SEPTEMBER 26, 2018 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated September 26, 2018. 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

9/14/18
Date

M. Elizabeth Reich
Elizabeth Reich
Chief Financial Officer

9-14-18
Date

RECEIVED
2018 SEP 14 PM 5:03
CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

COUNCIL AGENDA

September 26, 2018

(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, SEPTEMBER 26, 2018
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 - 55
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 56 - 60
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 61 - 78

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

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. 18-900 Approval of Minutes of the September 12, 2018 City Council Meeting

CONSENT AGENDA

Department of Aviation

2. 18-704 Authorize adoption of the Dallas Love Field 2015 Master Plan Update and approval of the recommendations contained therein as an implementation guide for future airport development to support forecasted operational demand - Financing: No cost consideration to the City

Department of Planning and Urban Design

3. 18-716 Authorize **(1)** acceptance of a cost-share grant (Grant No.14VSWTX018, CFDA No. 94.013) from the Corporation for National and Community Service to continue the AmeriCorps Volunteers in Service to America (VISTA) Program at the City of Dallas for capacity building in low-income communities for the period September 30, 2018 through September 28, 2019; **(2)** a cost-share in an amount not to exceed $73,866.00; and **(3)** execution of the Memorandum of Agreement and all terms, conditions, and documents required by the agreement - Not to exceed $73,866.00 - Financing: General Fund

4. 18-671 Authorize **(1)** amendments to the program statement for the growSouth Neighborhood Challenge Grant Program and rename it as the Dallas Neighborhood Vitality Grant Program; and **(2)** the City Manager to execute future grant agreements in accordance with the new program statement, subject to future appropriations - Financing: No cost consideration to the City

Department of Sustainable Development and Construction

5. 18-519 A resolution authorizing the conveyance of a wastewater easement containing approximately 7,163 square feet of land to the City of Heath for the construction, maintenance and use of wastewater facilities across City-owned Lake Ray Hubbard - Revenue: $1,517.00

6. 18-759 An ordinance abandoning a sanitary sewer easement, a water main easement, portions of two sanitary sewer easements and a portion of a water and sanitary sewer easement to Village Main Street LLC, the abutting owner, containing a total of approximately 27,690 square feet of land, located near the intersection of Shady Brook Lane and Southwestern Boulevard - Revenue: $5,400.00, plus the $20.00 ordinance publication fee

7. 18-828 An ordinance abandoning a portion of Villa Road to Dean Campbell, the abutting owner, containing approximately 8,355 square feet of land, located near the intersection of Villa Road and Mapleshade Lane; and authorizing the quitclaim - Revenue: $52,637.00, plus the $20.00 ordinance publication fee

Department of Transportation

8. 18-762 Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2015-2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0430-01-060, etc., CFDA No. 20.205) in the amount of $3,214,417.51 to design, upgrade, and construct nine traffic signals and associated on-system intersection improvements at: Scyene Road (SH 352) and Prairie Creek Road, Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue, Scyene Road (SH 352) and St. Augustine Drive, Buckner Boulevard (Loop 12) and Samuell Boulevard, Buckner Boulevard (Loop 12) and Mercer Drive, Buckner Boulevard (Loop 12) and Lake Highlands Drive, Kiest Boulevard (Spur 303) and Duncanville Road, Lancaster Road (SH 342) and Camp Wisdom Road, and Harry Hines Boulevard (Loop 354) at Lombardy Lane; **(2)** a required local match in the amount of $42,397.50 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of $198,900.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,214,417.51 - Financing: Texas Department of Transportation Grant Funds ($2,973,120.01) and General Fund ($42,397.50)

9. 18-765 Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2016 and 2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0091-06-059, etc., CFDA No. 20.205) in the amount of $3,832,559.62 to design, upgrade, and construct eleven traffic signals and associated on and off-system intersection improvements at five on-system intersections: Campbell Road and Preston Road (SH 289), Buckner Boulevard (Loop 12) and Lake June Road, Buckner Boulevard (Loop 12) and Forney Road, Great Trinity Forest Way (Loop 12) and Jim Miller Road, Ledbetter Drive (Loop 12) and Singing Hills Drive, and six off-system intersections: Webb Chapel Extension and Larga Drive, Duncanville Road and Illinois Avenue, Wheatland Road and Bolton Boone Drive, Holcomb Road and Lake June Road, Commerce Street and Griffin Street, Audelia Road and Royal Lane; **(2)** a required local match in the amount of $238,728.00 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of $264,100.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,832,559.62 - Financing: Texas Department of Transportation Grant Funds ($3,329,731.62) and General Fund ($238,728.00)

10. 18-766 Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0918-47-215, etc., CFDA No. 20.205) in the amount of $3,072,946.66 to design, upgrade, and construct eight traffic signals and associated off-system intersection improvements at: La Prada Drive and Oates Drive, Gaston Avenue and Munger Boulevard, Forest Lane and Marsh Lane, Fair Oaks Avenue and Pineland Drive, Cesar Chavez Boulevard and Hickory Street, Martin Luther King Boulevard and Atlanta Street, Haskell Avenue and Capitol Avenue, Arapaho Road and Hillcrest Road; **(2)** a required local match in the amount of $307,256.10 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of $186,410.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,072,946.66 - Financing: Texas Department of Transportation Grant Funds ($2,579,280.56) and General Fund ($307,256.10)

11. 18-732 Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. to replace the design of on-street bicycle facilities on Ervay Street and St. Paul Street with the design of the Union Bikeway Connector - Not to exceed $112,450.00, from $171,000.00 to $283,450.00 - Financing: General Fund (see Fiscal Information for potential future costs)

Fire-Rescue Department

12. 18-873 Authorize an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health and Hospital System for Biomedical On-Line Supervision for the period October 1, 2018 through September 30, 2019 - Not to exceed $542,854.00 - Financing: General Fund

13. 18-855 Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the State required medical direction services for the period October 1, 2018 through September 30, 2019 - Not to exceed $434,807.00 - Financing: General Fund

Library

14. 18-754 Authorize the **(1)** acceptance of a grant from the Institute of Museum and Library Service through the Texas State Library and Archives Commission (TSLAC) for the SFY 2019 Special Projects Grant Program (Grant No. SPP-19004/Federal ID No. LS-00-17-0044-18, CFDA No. 45.310) to create new advanced English as a Second Language (ESL) courses in the amount of $75,000.00 for the period September 1, 2018 through August 31, 2019; **(2)** establishment of appropriations in an amount not to exceed $75,000.00 in the SFY 2019 TSLAC-Special Projects Grant-ESL 18-19 Fund; **(3)** receipt and deposit of grant funds for reimbursement from the Texas State Library and Archives Commission in an amount not to exceed $75,000.00 in the SFY 2019 TSLAC-Special Projects Grant-ESL 18-19 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed $75,000.00 - Financing: Texas State Library and Archives Commission Grant Funds

Office of Budget

15. 18-879 Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to Gartner, Inc. in the amount of $82,986.00, North Central Texas Council of Governments in the amount of $128,638.00, Texas Municipal League in the amount of $56,560.00, Oncor Cities Steering Committee in the amount of $161,315.04, Texas Coalition of Cities for Utility Issues in the amount of $55,000.00, North Texas Commission in the amount of $60,000.00, Water Research Foundation in the amount of $357,430.66 - Total not to exceed $901,929.70 - Financing: General Fund ($461,513.04), Communication & Information Services Fund ($82,986.00), and Water Utilities Fund ($357,430.66)

Office of Community Care

16. 18-590 Authorize the acceptance of a donation in the amount of $75,000.00 from TXU Energy to provide temporary financial assistance through the Martin Luther King, Jr. Community Center to individuals and families who are experiencing a temporary financial crisis - Not to exceed $75,000.00 - Financing: Energy Emergency Assistance Fund

17. 18-778 Authorize the **(1)** acceptance of a grant from the Cities for Financial Empowerment Fund, Inc. in the amount of $20,000.00 for municipal engagement support to improve the financial stability of low- and moderate-income households by embedding financial empowerment strategies into local government infrastructure for the period September 26, 2018 through March 31, 2019; **(2)** receipt and deposit of grant funds in an amount not to exceed $20,000.00 in the Cities for Financial Empowerment Grant 18-19 Fund; **(3)** establishment of appropriations in an amount not to exceed $20,000.00 in the Cities for Financial Empowerment Grant 18-19 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed $20,000.00 - Financing: Cities for Financial Empowerment Fund, Inc. Grant Funds

18. 18-673 Authorize the second one-year renewal option and increase funding to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry to administer the Clinical Dental Care Program to provide dental health services to low-to-moderate income seniors aged 60 and older residing within the city of Dallas - Not to exceed $400,000.00, from $675,000.00 to $1,075,000.00 - Financing: General Fund

19. 18-702 Authorize the second one-year renewal option to increase funds to the contract with Senior Citizens of Greater Dallas, Inc. to administer the Older American Employment Initiative Program to provide employment assistance and information to low-to-moderate income adults aged 60 and above throughout Dallas as follows: training and job techniques, job search referrals, community presentations on employment training, employee/business presentations and quarterly reporting on the Dallas older adult job market - Not to exceed $137,280.00, from $172,806.00 to $310,086.00 - Financing: General Fund

20. 18-784 Authorize contracts with fully-licensed child care providers pursuant to the Child Care Services Program (list attached to the Agenda Information Sheet) administered by the Office of Community Care, and with any other fully-licensed child care providers selected by eligible parents who meet the requirements of the child care services program for the period October 1, 2018 through September 30, 2019 - Not to exceed $253,675.00 - Financing: 2018-19 Community Development Block Grant Funds

Office of Economic Development

21. 18-688 Authorize the exercise of the second of two, one-year renewal options to the service contract with Foundation Communities, Inc. to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide - Not to exceed $200,000.00 - Financing: General Fund

22. 18-837 Authorize **(1)** the second of four one-year renewal options, to the service contract with PeopleFund to administer the City of Dallas Community Development Block Grant Business Revolving Loan Program, for the purpose of servicing and making loans to area businesses and create or retain jobs for low-to-moderate income persons, in accordance with Department of Housing Urban Development regulations, for the term of October 1, 2018 through September 30, 2019 and to include that the City of Dallas may terminate the service contract for cause or convenience upon a 30-day notification to PeopleFund; and **(2)** any unexpended balances of program income from prior contract years to be rolled over to continue the City of Dallas Community Development Block Grant Business Revolving Loan Program - Financing: No cost consideration to the City

Office of Homeless Solutions

23. 18-852 Authorize an Interlocal Agreement with Dallas County/Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $1,900,855.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($153,334.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($177,184.00), and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($1,570,337.00)

24. 18-868 Authorize **(1)** the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0236L6T001709 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Gateway to Permanent Supportive Housing Project (Project) in an amount not to exceed $718,103.00, to provide project-based rental assistance and case management for single chronically homeless persons for the period October 1, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed $718,103.00 in the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund; **(3)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $718,103.00 in the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund; **(4)** a local cash match from the City of Dallas in an amount not to exceed $96,550.00; **(5)** the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $82,976.00; **(6)** an amendment to the Memorandum of Understanding, previously approved by Resolution No. 17-1413, between the City of Dallas and The Vineyards at the Forest Edge Apartments, The Vineyards at Ranch Apartments, and The Way Apartments for the period October 1, 2018 through September 30, 2019; and **(7)** execution of the grant agreement - Total not to exceed $897,629.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($718,103.00), In-Kind Contributions ($82,976.00) and General Fund ($96,550.00) (subject to appropriations)

25. 18-878 Authorize **(1)** the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0085L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' My Residence Program (Rapid Re-housing) (Project) in an amount not to exceed $435,627.00, to provide tenant-based rental assistance and case management for homeless families and single homeless persons for the period October 1, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed $435,627.00 in the FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund; **(3)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $435,627.00 in the FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund; **(4)** a local cash match from the City of Dallas in an amount not to exceed $58,575.00; **(5)** the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $50,332.00; and **(6)** execution of the grant agreement - Total not to exceed $544,534.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($435,627.00), In-Kind Contributions ($50,332.00) and General Fund ($58,575.00) (subject to appropriations)

26. 18-874 Authorize **(1)** the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0050L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Shelter Plus Care Operation Relief Center, Inc. (ORC) Project (Project) in an amount not to exceed $106,328.00, to provide rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2018 through September 30, 2019; **(2)** an amendment to the grant agreement to convert the Project from sponsor-based rental assistance to tenant-based rental assistance and discontinue Operation Relief Center, Inc. as project sponsor; **(3)** the establishment of appropriations in an amount not to exceed $106,328.00 in the FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund; **(4)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $106,328.00 in FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund; **(5)** a local cash match from the City of Dallas in an amount not to exceed $14,300.00; **(6)** the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $12,282.00; and **(7)** execution of the grant agreement and amendment - Total not to exceed $132,910.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($106,328.00), In-Kind Contributions ($12,282.00) and General Fund ($14,300.00) (subject to appropriations)

27. 18-882 Authorize **(1)** the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0072L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Shelter Plus Care Project ("Project") in an amount not to exceed $1,528,930.00, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities and their families for the period October 1, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed $1,528,930.00 in the FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund; **(3)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $1,528,930.00 in FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund; **(4)** a local cash match from the City of Dallas in an amount not to exceed $205,575.00; **(5)** the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $176,658.00; and **(6)** execution of the grant agreement - Total not to exceed $1,911,163.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($1,528,930.00), In-Kind Contributions ($176,658.00) and General Fund ($205,575.00) (subject to appropriations)

28. 18-843 Authorize **(1)** an amendment to Resolution No. 17-1050, previously approved on June 28, 2017 to accept additional grant funds from the Texas Health and Human Services Commission (THHSC) for (Contract No. 2016-049507-001B, Amendment No. 2), to provide services to homeless individuals who have a mental illness, substance abuse use or co-occurring psychiatric disorder through the Healthy Community Collaborative Program in an amount not to exceed $1,500,000.00 for the period of September 1, 2018 through August 31, 2019; **(2)** a private 1:1 cash match by the City, through its subcontractors, in an amount not to exceed $1,500,000.00; **(3)** the establishment of appropriations in an amount not to exceed $1,500,000.00 in the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund; **(4)** the receipt and deposit of grant funds for reimbursement in an amount not to exceed $1,500,000.00 by THHSC in the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund; and **(5)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed $1,500,000.00 - Financing: Texas Health and Human Services - Health and Human Services Commission Grant Funds

29. 18-850 Authorize **(1)** a grant agreement between the City of Dallas and Bridge Steps to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $504,201.00 for Bridge Steps to **(a)** provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals; **(b)** provide a private 1:1 cash match in an amount not to exceed $504,201.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement - Total not to exceed $504,201.00 - Financing: Texas Health and Human Services Commission Grant Funds

30. 18-899 Authorize **(1)** a grant agreement between the City of Dallas and CitySquare to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $491,598.00 for CitySquare to **(a)** provide coordination, assessment and supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals; **(b)** provide a private 1:1 cash match in an amount not to exceed $491,598.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement - Total not to exceed $491,598.00 - Financing: Texas Health and Human Services Commission Grant Funds

31. 18-847 Authorize **(1)** a grant agreement between the City of Dallas and Shelter Ministries of Dallas dba Austin Street Center to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $504,201.00 for Shelter Ministries of Dallas dba Austin Street Center to **(a)** provide emergency shelter and a wide range of supportive services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders; **(b)** provide a private 1:1 cash match in an amount not to exceed $504,201.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement - Total not to exceed $504,201.00 - Financing: Texas Health and Human Services Commission Grant Funds

32. 18-853 Authorize the second twelve-month renewal option to the contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $585,674.00 - Financing: 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($103,163.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($482,511.00)

33. 18-859 Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $273,108.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds

34. 18-861 Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $151,012.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($15,382.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($18,830.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($116,800.00)

35. 18-863 Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $469,579.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds

36. 18-854 Authorize the second twelve-month renewal option to the contract with My Second Chance, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $183,598.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds

37. 18-856 Authorize the second twelve-month renewal option to the contract with Open Arms Inc. dba Bryan's House to provide child care services for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $56,262.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds

38. 18-858 Authorize the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $1,231,723.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($82,835.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($335,863.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($813,025.00)

Office of Procurement Services

39. 18-682 Authorize a two-year service contract to perform an availability and disparity study for the Office of Business Diversity - MGT of America Consulting, LLC, most advantageous proposer of five - Not to exceed $400,568.00 - Financing: General Fund (subject to annual appropriations)

40. 18-476 Authorize a three-year service price agreement for irrigation system maintenance, repairs, and the purchase of irrigation system parts - V. L. & I., Inc. dba Urban Landscaping and Irrigation in the amount of $1,613,200.00, Texas Irrigation Supply in the amount of $1,234,400.00, and Professional Turf Products, LP in the amount of $107,435.50, lowest responsible bidders of five - Total not to exceed $2,955,035.50 - Financing: General Fund ($1,941,880.50), Aviation Fund ($650,015.00), Dallas Water Utilities Fund ($297,490.00), Convention and Event Services Fund ($52,570.00), and Stormwater Drainage Management Fund ($13,080.00)

41. 18-839 Authorize the purchase of one x-ray fluorescence analyzer for the Water Utilities Department with Thermo Electron North America, LLC through the Texas Association of School Boards cooperative agreement - Not to exceed $100,846.00 - Financing: Dallas Water Utilities Fund

42. 18-775 Authorize the purchase of two ozone generators for the Water Utilities Department- Xylem Water Solutions USA, Inc., sole source - Not to exceed $1,008,393.00 - Financing: Water Capital Improvement Series D Funds ($542,658.00) and Water Construction Funds ($465,735.00)

43. 18-826 Authorize the purchase of **(1)** five pieces of fleet equipment - Southwest International Trucks, Inc. in the amount of $124,453.00, and Plano Fun Center, Inc. dba Plano Kawasaki Suzuki in the amount of $89,327.28, lowest responsible bidders of two; **(2)** one piece of fleet equipment with Sam Pack's Five Star Ford in the amount of $126,306.25 through the Texas Smartbuy cooperative agreement; and **(3)** one piece of fleet equipment with Grande Truck Center in the amount of $124,054.00 through the Texas Association of School Boards (BuyBoard) cooperative agreement - Total not to exceed $464,140.53 - Financing: General Fund ($124,054.00), Dallas Water Utilities Fund ($213,780.28), and Mowmentum Park Improvement Funds ($126,306.25)

44. 18-681 Authorize a one-year master agreement for the purchase of bunker gear for the Fire-Rescue Department with Casco Industries, Inc. through the Texas Association of School Boards cooperative agreement - Estimated amount of $1,336,064.00 - Financing: General Fund

45. 18-709 Authorize a three-year master agreement for ferric sulfate to be used in the water purification process for the Water Utilities Department - Chemtrade Chemicals US, LLC lowest responsible bidder of three - Not to exceed $27,635,454.00 - Financing: Dallas Water Utilities Fund

46. 18-630 Authorize a three-year master agreement for the purchase of traffic signal poles, mast arms, transformer bases, median poles, and screw-in foundations for the Department of Transportation - Structural and Steel Products in the amount of $548,565.00 and Component Products, Inc. in the amount of $260,250.00, lowest responsible bidders of four - Total not to exceed $808,815.00 - Financing: General Fund

47. 18-484 Authorize **(1)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts - Richardson Saw & Lawn in the amount of $3,063,584.00, Professional Turf Prod, LP in the amount of $3,007,267.00, Tom Loftus Inc. dba Austin Turf & Tractor in the amount of $2,817,191.00, Four Brothers Outdoor Power in the amount of $2,720,300.00, Landmark Equipment, Inc. in the amount of $1,718,290.00, Deen Implement Co. in the amount of $660,000.00, Luber Brothers in the amount of $340,345.00, Loan Star Mower in the amount of $277,050.00, Pioneer Manufacturing Company Inc. in the amount of $130,000.00, Zimmerer Kubota & Equipment, Inc. in the amount of $70,000.00, Longhorn, Inc. in the amount of $27,070.00, Kut Kwick Corp. in the amount of $13,400.00, and Montage Enterprises Inc in the amount of $9,682.00, lowest responsive bidders of fourteen; **(2)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Vermeer Equipment of Texas Inc. in the amount of $483,300.00, Longhorn, Inc. in the amount of $255,948.00, Luber Brothers in the amount of $190,000.00, Washing Equipment of Texas Inc. in the amount of $75,000.00, Kubota Tractor Corporation in the amount of $70,000.00, Tom Loftus, Inc. dba Austin Turf & Tractor in the amount of $15,500.00, Ariens Company in the amount of $10,000.00, Landmark Equipment, Inc. in the amount of $6,700.00, and HCOP, LLC. in the amount of $1,650.00 through the Texas Association of School Boards cooperative agreement; **(3)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Clark Equipment Company dba Bobcat Company in the amount of $509,000.00, Earle Kinlaw Asso., Inc. dba EKA in the amount of $155,900.00, Trimax Mowing Systems, Inc in the amount of $99,840.00, and Anderson Machinery Austin Inc. in the amount of $58,350.00 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(4)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Custom Truck One Source, L.P. in the amount of $404,400.00 through Sourcewell cooperative agreement - Total not to exceed $17,189,767.00 - Financing: General Fund ($12,127,992.00), Dallas Water Utilities Fund ($2,268,600.00), Stormwater Drainage Management Fund ($2,172,575.00), Aviation Fund ($428,600.00), and Convention and Event Services Fund ($192,000.00)

48. 18-684 Authorize Supplemental Agreement No. 4 to exercise the first of two, one-year renewal options, to the contract with S2000 Corporation dba Certfocus for certificate of insurance and payment and performance bond compliance tracking services for the Office of Risk Management in the amount of $155,223.00, from $744,150.00 to $899,373.00 - Not to exceed $155,223.00 - Financing: Risk Management Funds (subject to appropriations)

Police Department

49. 18-530 Authorize **(1)** an application for and acceptance of the State of Texas Internet Crimes Against Children Grant (Grant No. 2745104) in the amount of $314,415.00 from the Office of the Governor, Criminal Justice Division to provide for one-year funding for the salaries and fringe benefits of two detectives and one police research specialist, to fund training, direct operating expenses and use of overtime to address the growing problem of technology-facilitated child abuse and exploitation for the period October 1, 2017 through September 30, 2018; **(2)** the establishment of appropriations in an amount not to exceed $314,415.00 in the State Internet Crimes Against Children Grant Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed $314,415.00 in the State Internet Crimes Against Children Grant Fund; and **(4)** execution of the grant agreement - Not to exceed $314,415.00 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds

50. 18-857 Authorize an Interlocal Agreement with the Dallas County Sheriff's Office for reimbursement of program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2017 through September 30, 2019 - Not to exceed $1,200,000.00 - Financing: General Fund

51. 18-860 Authorize the payments for parking fees for Dallas Police at Dallas County Frank Crowley Courts Building for five years - Estimated Annual Cost $72,000.00 - Total amount not to exceed $360,000.00 - Financing: General Fund (subject to annual appropriations)

Water Utilities Department

52. 18-700 Authorize a professional services contract with HDR Engineering, Inc. to provide engineering services for an alignment study and preliminary design report associated with the delivery of raw water from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant - Not to exceed $2,695,000.00 - Financing: Water Utilities Capital Improvement Funds

53. 18-521 Authorize a construction contract for roof and heating, ventilation, and air conditioning replacements at Dallas Water Utilities owned facilities (list attached to the Agenda Information Sheet) - DMI, Corp. d/b/a Decker Mechanical, lowest responsible bidder of three - Not to exceed $11,837,743.00 - Financing: Water Utilities Capital Improvement Funds

54. 18-568 Authorize a construction contract for the rehabilitation of wastewater mains at three locations (list attached to the Agenda Information Sheet) - Oscar Renda Contracting, Inc., lowest responsible bidder of three - Not to exceed $22,436,985.50 - Financing: Water Utilities Capital Improvement Funds

55. 18-708 Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - RKM Utility Services, Inc., lowest responsible bidder of five - Not to exceed $13,853,532.50 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

56. 18-901 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)

Housing & Neighborhood Revitalization

57. 18-786 Authorize an amendment to the City of Dallas Housing Finance Corporation ("DHFC") Articles of Incorporation and Bylaws to revise the structure, organizations, programs and/or activities as shown in Exhibit "A" and Exhibit "B" attached hereto - Financing: No cost consideration to the City

Office of Homeless Solutions

58. 18-865 Authorize **(1)** the second five-year renewal option to the amended and restated Management Services Contract, Phase II, with Bridge Steps, for continued operation of The Bridge for the period October 1, 2018 through September 30, 2023; **(2)** funding for the period October 1, 2018 through September 30, 2019 in an amount not to exceed $4,470,000.00; **(3)** new good neighbor provisions relating to community engagement and internal and external operations; and **(4)** up to 50 pay-to-stay shelter beds for stays of up to 90 days per person at a rate of $12.00 per person per night for the period October 1, 2018 through September 30, 2019 in an amount not to exceed $235,000.00 - Total not to exceed $4,705,000.00 - Financing: General Fund

59. 18-897 Authorize an Interlocal Agreement with Dallas County to accept $1,000,000.00 for homeless assistance services to be provided at The Bridge for the period October 1, 2018 through September 30, 2019 - Revenue: $1,000,000.00

ITEMS FOR FURTHER CONSIDERATION

Park & Recreation Department

60. 18-953 Authorize a public hearing to be held on October 24, 2018, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments for the proposed use of a portion of the Bachman Creek Greenbelt located at 3900 Shorecrest Drive, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation by providing parking, trail access, a driveway, landscaping, lighting, and other amenities to be constructed and maintained by QuikTrip Corporation for the benefit of the public - Financing: No cost consideration to the City (This item was deferred on September 12, 2018; the public hearing will be held November 14, 2018.)

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Sustainable Development and Construction

ZONING CASES - CONSENT

61. 18-881 A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District, on the west side of South Westmoreland Road, north of Red Raider Lane
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z178-112(WE/PD)

62. 18-867 A public hearing to receive comments regarding an application for and 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 southwest corner of Fireside Drive and Local Vista Drive
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z178-189(PD

63. 18-869 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, east of North Akard Street, between Pacific Avenue and Elm Street
Recommendation of Staff and CPC: Approval for a six-year period, subject to a site plan and conditions
Z178-243(PD)

64. 18-870 A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on a portion, on the west corner of Oak Lawn Avenue and Dickason Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions
Z178-245(SM)

65. 18-876 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Canton Street and South Malcolm X Boulevard
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z178-279(SM)

66. 18-883 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, on the northwest corner of Greenville Avenue and Lewis Street
Recommendation of Staff and CPC: Approval, subject to a revised development plan, elevation plan, and conditions
Z178-281(PD)

67. 18-885 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of North Exposition Avenue and Canton Street
Recommendation of Staff and CPC: Approval for a five-year period, subject to conditions
Z178-283(PD)

68. 18-877 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the development plan and landscape plan for a portion of Subarea A within Planned Development District No. 741 for mixed uses, on the southeast side of Wharf Road between the termini of Mulberry Hill Road and Bleecker Street
Recommendation of Staff and CPC: Approval, subject to a revised development plan and revised landscape plan
Z178-284(PD)

ZONING CASES - INDIVIDUAL

69. 18-886 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; **(2)** an ordinance granting the removal of a portion of the D Liquor Control Overlay; and **(3)** an ordinance terminating Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay and Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street
Recommendation of Staff: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and denial of the partial removal of the D Liquor Control Overlay
Recommendation of CPC: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and approval of the partial removal of the D Liquor Control Overlay
Z178-218(CY)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

70. 18-972 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 917 for MU-2 Mixed Use District uses and a consolidated rental car facility, on the northwest line of Manor Way, between Maple Avenue and Denton Drive

Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions

Z167-308(JM)

Note: This item was deferred by the City Council before opening the public hearing on September 12, 2018, and is scheduled for consideration on September 26, 2018

71. 18-672 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a new tract for MF-2(A) Multifamily District uses; **(2)** an ordinance granting the termination of Specific Use Permit No. 1636 for multifamily uses; and **(3)** an ordinance granting the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road

Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions; approval of the termination of Specific Use Permit No. 1636 for multifamily uses; and approval of the termination of Specific Use Permit No. 2213 for single family uses

Z167-404(SM)

Note: This item was deferred by the City Council before opening the public hearing on August 8, 2018, and is scheduled for consideration on September 26, 2018

72. 18-971 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 an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of JB Jackson Jr Boulevard and Park Row Avenue

Recommendation of Staff and CPC: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions

Z178-193(SM)

Note: This item was deferred by the City Council before opening the public hearing on September 12, 2018, and is scheduled for consideration on September 26, 2018

73. 18-973 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the east side of North Cesar Chavez Boulevard, between Elm Street and Main Street
Recommendation of Staff and CPC: Approval for a six-year period, subject to a site plan and conditions
Z178-242(PD)
Note: This item was deferred by the City Council before opening the public hearings on August 8, 2018 and September 12, 2018, and is scheduled for consideration on September 26, 2018

74. 18-544 A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of North St. Augustine Drive, south of Scyene Road
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z178-252(CT)
Note: This item was deferred by the City Council before opening the public hearing on August 22, 2018, and is scheduled for consideration on September 26, 2018

75. 18-552 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway, west of South Buckner Boulevard
Recommendation of Staff and CPC: Approval for a four-year period, subject to conditions
Z178-264(PD)
Note: This item was deferred by the City Council before opening the public hearing on August 22, 2018, and is scheduled for consideration on September 26, 2018

BENEFIT ASSESSMENT HEARINGS

Department of Public Works

76. 18-598 A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-464; 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 seven (list attached to the Agenda Information Sheet) - Not to exceed $988,473.37 - Financing: 2012 Bond Funds ($819,386.50), Water Utilities Capital Improvement Funds ($158,109.87), and Water Utilities Capital Construction Funds ($10,977.00)

MISCELLANEOUS HEARINGS

Department of Sustainable Development and Construction

77. 18-889 An appeal of the City Plan Commission's decision to deny an application for a certificate appropriateness for a 43.56 square foot multi-tenant monument sign at 2121 North Pearl Street on the southeast corner - Financing: No cost consideration to the City

Office of Environmental Quality & Sustainability

78. 18-871 A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath properties owned by Dallas Area Rapid Transit, located near the intersection of Oak Lane and Malcolm X Boulevard and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Dallas Area Rapid Transit 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

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

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

Agenda Date: September 26, 2018

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	N/A	C	N/A	N/A	Approval of Minutes of the September 12, 2018 City Council Meeting
2.	2	C	AVI	NC	Authorize adoption of the Dallas Love Field 2015 Master Plan Update and approval of the recommendations contained therein as an implementation guide for future airport development to support forecasted operational demand - Financing: No cost consideration to the City
3.	All	C	PNV	$73,866.00	Authorize (1) acceptance of a cost-share grant (Grant No.14VSWTX018, CFDA No. 94.013) from the Corporation for National and Community Service to continue the AmeriCorps Volunteers in Service to America (VISTA) Program at the City of Dallas for capacity building in low-income communities for the period September 30, 2018 through September 28, 2019; (2) a cost-share in an amount not to exceed $73,866.00; and (3) execution of the Memorandum of Agreement and all terms, conditions, and documents required by the agreement - Not to exceed $73,866.00 - Financing: General Fund
4.	All	C	PNV	NC	Authorize (1) amendments to the program statement for the growSouth Neighborhood Challenge Grant Program and rename it as the Dallas Neighborhood Vitality Grant Program; and (2) the City Manager to execute future grant agreements in accordance with the new program statement, subject to future appropriations - Financing: No cost consideration to the City
5.	Outside	C	DEV	REV $1,517.00	A resolution authorizing the conveyance of a wastewater easement containing approximately 7,163 square feet of land to the City of Heath for the construction, maintenance and use of wastewater facilities across City-owned Lake Ray Hubbard - Revenue: $1,517.00
6.	14	C	DEV	REV $5,400.00	An ordinance abandoning a sanitary sewer easement, a water main easement, portions of two sanitary sewer easements and a portion of a water and sanitary sewer easement to Village Main Street LLC, the abutting owner, containing a total of approximately 27,690 square feet of land, located near the intersection of Shady Brook Lane and Southwestern Boulevard - Revenue: $5,400.00, plus the $20.00 ordinance publication fee
7.	12	C	DEV	REV $52,637.00	An ordinance abandoning a portion of Villa Road to Dean Campbell, the abutting owner, containing approximately 8,355 square feet of land, located near the intersection of Villa Road and Mapleshade Lane; and authorizing the quitclaim - Revenue: $52,637.00, plus the $20.00 ordinance publication fee

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
8.	3, 5, 6, 7, 8, 9	C	TRN	$42,397.50	Authorize (1) a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2015-2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0430-01-060, etc., CFDA No. 20.205) in the amount of $3,214,417.51 to design, upgrade, and construct nine traffic signals and associated on-system intersection improvements at: Scyene Road (SH 352) and Prairie Creek Road, Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue, Scyene Road (SH 352) and St. Augustine Drive, Buckner Boulevard (Loop 12) and Samuell Boulevard, Buckner Boulevard (Loop 12) and Mercer Drive, Buckner Boulevard (Loop 12) and Lake Highlands Drive, Kiest Boulevard (Spur 303) and Duncanville Road, Lancaster Road (SH 342) and Camp Wisdom Road, and Harry Hines Boulevard (Loop 354) at Lombardy Lane; (2) a required local match in the amount of $42,397.50 to be issued as a warrant check for State construction costs and other State direct costs; and (3) an additional required local match identified for design of the traffic signals in the amount of $198,900.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,214,417.51 - Financing: Texas Department of Transportation Grant Funds ($2,973,120.01) and General Fund ($42,397.50)
9.	2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14	C	TRN	$238,728.00	Authorize (1) a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2016 and 2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0091-06-059, etc., CFDA No. 20.205) in the amount of $3,832,559.62 to design, upgrade, and construct eleven traffic signals and associated on and off-system intersection improvements at five on-system intersections: Campbell Road and Preston Road (SH 289), Buckner Boulevard (Loop 12) and Lake June Road, Buckner Boulevard (Loop 12) and Forney Road, Great Trinity Forest Way (Loop 12) and Jim Miller Road, Ledbetter Drive (Loop 12) and Singing Hills Drive, and six off-system intersections: Webb Chapel Extension and Larga Drive, Duncanville Road and Illinois Avenue, Wheatland Road and Bolton Boone Drive, Holcomb Road and Lake June Road, Commerce Street and Griffin Street, Audelia Road and Royal Lane; (2) a required local match in the amount of $238,728.00 to be issued as a warrant check for State construction costs and other State direct costs; and (3) an additional required local match identified for design of the traffic signals in the amount of $264,100.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,832,559.62 - Financing: Texas Department of Transportation Grant Funds ($3,329,731.62) and General Fund

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					($238,728.00)
10.	2, 6, 7, 9, 11, 12, 13, 14	C	TRN	$307,256.10	Authorize (1) a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0918-47-215, etc., CFDA No. 20.205) in the amount of $3,072,946.66 to design, upgrade, and construct eight traffic signals and associated off-system intersection improvements at: La Prada Drive and Oates Drive, Gaston Avenue and Munger Boulevard, Forest Lane and Marsh Lane, Fair Oaks Avenue and Pineland Drive, Cesar Chavez Boulevard and Hickory Street, Martin Luther King Boulevard and Atlanta Street, Haskell Avenue and Capitol Avenue, Arapaho Road and Hillcrest Road; (2) a required local match in the amount of $307,256.10 to be issued as a warrant check for State construction costs and other State direct costs; and (3) an additional required local match identified for design of the traffic signals in the amount of $186,410.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,072,946.66 - Financing: Texas Department of Transportation Grant Funds ($2,579,280.56) and General Fund ($307,256.10)
11.	2, 14	C	TRN	$112,450.00	Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. to replace the design of on-street bicycle facilities on Ervay Street and St. Paul Street with the design of the Union Bikeway Connector - Not to exceed $112,450.00, from $171,000.00 to $283,450.00 - Financing: General Fund (see Fiscal Information for potential future costs)
12.	All	C	FIR	$542,854.00	Authorize an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health and Hospital System for Biomedical On-Line Supervision for the period October 1, 2018 through September 30, 2019 - Not to exceed $542,854.00 - Financing: General Fund
13.	All	C	FIR	$434,807.00	Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the State required medical direction services for the period October 1, 2018 through September 30, 2019 - Not to exceed $434,807.00 - Financing: General Fund
14.	All	C	LIB	GT	Authorize the (1) acceptance of a grant from the Institute of Museum and Library Service through the Texas State Library and Archives Commission (TSLAC) for the SFY 2019 Special Projects Grant Program (Grant No. SPP-19004/Federal ID No. LS-00-17-0044-18, CFDA No. 45.310) to create new advanced English as a Second Language (ESL) courses in the amount of $75,000.00 for the period September 1, 2018 through August 31, 2019;

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					(2) establishment of appropriations in an amount not to exceed $75,000.00 in the SFY 2019 TSLAC-Special Projects Grant-ESL 18-19 Fund; (3) receipt and deposit of grant funds for reimbursement from the Texas State Library and Archives Commission in an amount not to exceed $75,000.00 in the SFY 2019 TSLAC-Special Projects Grant-ESL 18-19 Fund; and (4) execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed $75,000.00 - Financing: Texas State Library and Archives Commission Grant Funds
15.	N/A	C	OFS	$901,929.70	Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to Gartner, Inc. in the amount of $82,986.00, North Central Texas Council of Governments in the amount of $128,638.00, Texas Municipal League in the amount of $56,560.00, Oncor Cities Steering Committee in the amount of $161,315.04, Texas Coalition of Cities for Utility Issues in the amount of $55,000.00, North Texas Commission in the amount of $60,000.00, Water Research Foundation in the amount of $357,430.66 - Total not to exceed $901,929.70 - Financing: General Fund ($461,513.04), Communication & Information Services Fund ($82,986.00), and Water Utilities Fund ($357,430.66)
16.	All	C	OCC	GT	Authorize the acceptance of a donation in the amount of $75,000.00 from TXU Energy to provide temporary financial assistance through the Martin Luther King, Jr. Community Center to individuals and families who are experiencing a temporary financial crisis - Not to exceed $75,000.00 - Financing: Energy Emergency Assistance Fund
17.	All	C	OCC	GT	Authorize the (1) acceptance of a grant from the Cities for Financial Empowerment Fund, Inc. in the amount of $20,000.00 for municipal engagement support to improve the financial stability of low- and moderate-income households by embedding financial empowerment strategies into local government infrastructure for the period September 26, 2018 through March 31, 2019; (2) receipt and deposit of grant funds in an amount not to exceed $20,000.00 in the Cities for Financial Empowerment Grant 18-19 Fund; (3) establishment of appropriations in an amount not to exceed $20,000.00 in the Cities for Financial Empowerment Grant 18-19 Fund; and (4) execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed $20,000.00 - Financing: Cities for Financial Empowerment Fund, Inc. Grant Funds
18.	All	C	OCC	$400,000.00	Authorize the second one-year renewal option and increase funding to the Interlocal Agreement with Texas A&M University Health Science Center dba

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Texas A&M University College of Dentistry to administer the Clinical Dental Care Program to provide dental health services to low-to-moderate income seniors aged 60 and older residing within the city of Dallas - Not to exceed $400,000.00, from $675,000.00 to $1,075,000.00 - Financing: General Fund
19.	All	C	OCC	$137,280.00	Authorize the second one-year renewal option to increase funds to the contract with Senior Citizens of Greater Dallas, Inc. to administer the Older American Employment Initiative Program to provide employment assistance and information to low-to-moderate income adults aged 60 and above throughout Dallas as follows: training and job techniques, job search referrals, community presentations on employment training, employee/business presentations and quarterly reporting on the Dallas older adult job market - Not to exceed $137,280.00, from $172,806.00 to $310,086.00 - Financing: General Fund
20.	All	C	OCC	GT	Authorize contracts with fully-licensed child care providers pursuant to the Child Care Services Program (list attached to the Agenda Information Sheet) administered by the Office of Community Care, and with any other fully-licensed child care providers selected by eligible parents who meet the requirements of the child care services program for the period October 1, 2018 through September 30, 2019 - Not to exceed $253,675.00 - Financing: 2018-19 Community Development Block Grant Funds
21.	All	C	ECO	$200,000.00	Authorize the exercise of the second of two, one-year renewal options to the service contract with Foundation Communities, Inc. to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide - Not to exceed $200,000.00 - Financing: General Fund
22.	All	C	ECO	NC	Authorize (1) the second of four one-year renewal options, to the service contract with PeopleFund to administer the City of Dallas Community Development Block Grant Business Revolving Loan Program, for the purpose of servicing and making loans to area businesses and create or retain jobs for low-to-moderate income persons, in accordance with Department of Housing Urban Development regulations, for the term of October 1, 2018 through September 30, 2019 and to include that the City of Dallas may terminate the service contract for cause or convenience upon a 30-day notification to PeopleFund; and (2) any unexpended balances of program income from prior contract years to be rolled over to continue the City of Dallas Community Development Block Grant Business Revolving Loan Program - Financing: No cost consideration to the City
23.	All	C	OHS	GT	Authorize an Interlocal Agreement with Dallas County/Dallas County Health and Human Services to provide scattered site housing assistance for

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $1,900,855.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($153,334.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($177,184.00), and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($1,570,337.00)
24.	All	C	OHS	$96,550.00	Authorize (1) the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0236L6T001709 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Gateway to Permanent Supportive Housing Project (Project) in an amount not to exceed $718,103.00, to provide project-based rental assistance and case management for single chronically homeless persons for the period October 1, 2018 through September 30, 2019; (2) the establishment of appropriations in an amount not to exceed $718,103.00 in the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund; (3) the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $718,103.00 in the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund; (4) a local cash match from the City of Dallas in an amount not to exceed $96,550.00; (5) the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $82,976.00; (6) an amendment to the Memorandum of Understanding, previously approved by Resolution No. 17-1413, between the City of Dallas and The Vineyards at the Forest Edge Apartments, The Vineyards at Ranch Apartments, and The Way Apartments for the period October 1, 2018 through September 30, 2019; and (7) execution of the grant agreement - Total not to exceed $897,629.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($718,103.00), In-Kind Contributions ($82,976.00) and General Fund ($96,550.00) (subject to appropriations)
25.	All	C	OHS	$58,575.00	Authorize (1) the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0085L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' My Residence Program (Rapid Re-housing) (Project) in an amount not to exceed $435,627.00, to provide tenant-based rental assistance and case management for homeless families and single homeless persons for the period October 1, 2018 through September 30, 2019; (2) the establishment of appropriations in an amount not to exceed $435,627.00 in the FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund; (3) the receipt and deposit of grant funds as reimbursement from HUD in an amount not to

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					exceed $435,627.00 in the FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund; (4) a local cash match from the City of Dallas in an amount not to exceed $58,575.00; (5) the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $50,332.00; and (6) execution of the grant agreement - Total not to exceed $544,534.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($435,627.00), In-Kind Contributions ($50,332.00) and General Fund ($58,575.00) (subject to appropriations)
26.	All	C	OHS	$14,300.00	Authorize (1) the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0050L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Shelter Plus Care Operation Relief Center, Inc. (ORC) Project (Project) in an amount not to exceed $106,328.00, to provide rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2018 through September 30, 2019; (2) an amendment to the grant agreement to convert the Project from sponsor-based rental assistance to tenant-based rental assistance and discontinue Operation Relief Center, Inc. as project sponsor; (3) the establishment of appropriations in an amount not to exceed $106,328.00 in the FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund; (4) the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $106,328.00 in FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund; (5) a local cash match from the City of Dallas in an amount not to exceed $14,300.00; (6) the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $12,282.00; and (7) execution of the grant agreement and amendment - Total not to exceed $132,910.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($106,328.00), In-Kind Contributions ($12,282.00) and General Fund ($14,300.00) (subject to appropriations)
27.	All	C	OHS	$205,575.00	Authorize (1) the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0072L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Shelter Plus Care Project ("Project") in an amount not to exceed $1,528,930.00, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities and their families for the period October 1, 2018 through September 30, 2019; (2) the establishment of appropriations in an amount not to exceed $1,528,930.00 in the FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund; (3) the receipt and

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					deposit of grant funds as reimbursement from HUD in an amount not to exceed $1,528,930.00 in FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund; (4) a local cash match from the City of Dallas in an amount not to exceed $205,575.00; (5) the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $176,658.00; and (6) execution of the grant agreement - Total not to exceed $1,911,163.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($1,528,930.00), In-Kind Contributions ($176,658.00) and General Fund ($205,575.00) (subject to appropriations)
28.	All	C	OHS	GT	Authorize (1) an amendment to Resolution No. 17-1050, previously approved on June 28, 2017 to accept additional grant funds from the Texas Health and Human Services Commission (THHSC) for (Contract No. 2016-049507-001B, Amendment No. 2), to provide services to homeless individuals who have a mental illness, substance abuse use or co-occurring psychiatric disorder through the Healthy Community Collaborative Program in an amount not to exceed $1,500,000.00 for the period of September 1, 2018 through August 31, 2019; (2) a private 1:1 cash match by the City, through its subcontractors, in an amount not to exceed $1,500,000.00; (3) the establishment of appropriations in an amount not to exceed $1,500,000.00 in the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund; (4) the receipt and deposit of grant funds for reimbursement in an amount not to exceed $1,500,000.00 by THHSC in the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund; and (5) execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed $1,500,000.00 - Financing: Texas Health and Human Services - Health and Human Services Commission Grant Funds
29.	All	C	OHS	GT	Authorize (1) a grant agreement between the City of Dallas and Bridge Steps to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $504,201.00 for Bridge Steps to (a) provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals; (b) provide a private 1:1 cash match in an amount not to exceed $504,201.00; and (c) comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31,

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					2019; and (2) execution of the grant agreement - Total not to exceed $504,201.00 - Financing: Texas Health and Human Services Commission Grant Funds
30.	All	C	OHS	GT	Authorize (1) a grant agreement between the City of Dallas and CitySquare to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $491,598.00 for CitySquare to (a) provide coordination, assessment and supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals; (b) provide a private 1:1 cash match in an amount not to exceed $491,598.00; and (c) comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and (2) execution of the grant agreement - Total not to exceed $491,598.00 - Financing: Texas Health and Human Services Commission Grant Funds
31.	All	C	OHS	GT	Authorize (1) a grant agreement between the City of Dallas and Shelter Ministries of Dallas dba Austin Street Center to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $504,201.00 for Shelter Ministries of Dallas dba Austin Street Center to (a) provide emergency shelter and a wide range of supportive services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders; (b) provide a private 1:1 cash match in an amount not to exceed $504,201.00; and (c) comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and (2) execution of the grant agreement - Total not to exceed $504,201.00 - Financing: Texas Health and Human Services Commission Grant Funds
32.	All	C	OHS	GT	Authorize the second twelve-month renewal option to the contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $585,674.00 - Financing: 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($103,163.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($482,511.00)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
33.	All	C	OHS	GT	Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $273,108.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds
34.	All	C	OHS	GT	Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $151,012.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($15,382.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($18,830.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($116,800.00)
35.	All	C	OHS	GT	Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $469,579.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds
36.	All	C	OHS	GT	Authorize the second twelve-month renewal option to the contract with My Second Chance, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $183,598.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds
37.	All	C	OHS	GT	Authorize the second twelve-month renewal option to the contract with Open Arms Inc. dba Bryan's House to provide child care services for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $56,262.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds
38.	All	C	OHS	GT	Authorize the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $1,231,723.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($82,835.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($335,863.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($813,025.00)
39.	All	C	PBD	$400,568.00	Authorize a two-year service contract to perform an availability and disparity

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					study for the Office of Business Diversity - MGT of America Consulting, LLC, most advantageous proposer of five - Not to exceed $400,568.00 - Financing: General Fund (subject to annual appropriations)
40.	All	C	PBD	$2,995,035.50	Authorize a three-year service price agreement for irrigation system maintenance, repairs, and the purchase of irrigation system parts - V. L. & I., Inc. dba Urban Landscaping and Irrigation in the amount of $1,613,200.00, Texas Irrigation Supply in the amount of $1,234,400.00, and Professional Turf Products, LP in the amount of $107,435.50, lowest responsible bidders of five - Total not to exceed $2,955,035.50 - Financing: General Fund ($1,941,880.50), Aviation Fund ($650,015.00), Dallas Water Utilities Fund ($297,490.00), Convention and Event Services Fund ($52,570.00), and Stormwater Drainage Management Fund ($13,080.00)
41.	Outside	C	PBD	$100,846.00	Authorize the purchase of one x-ray fluorescence analyzer for the Water Utilities Department with Thermo Electron North America, LLC through the Texas Association of School Boards cooperative agreement - Not to exceed $100,846.00 - Financing: Dallas Water Utilities Fund
42.	6, Outside	C	PBD	$1,008,393.00	Authorize the purchase of two ozone generators for the Water Utilities Department- Xylem Water Solutions USA, Inc., sole source - Not to exceed $1,008,393.00 - Financing: Water Capital Improvement Series D Funds ($542,658.00) and Water Construction Funds ($465,735.00)
43.	All	C	PBD	$464,140.53	Authorize the purchase of (1) five pieces of fleet equipment - Southwest International Trucks, Inc. in the amount of $124,453.00, and Plano Fun Center, Inc. dba Plano Kawasaki Suzuki in the amount of $89,327.28, lowest responsible bidders of two; (2) one piece of fleet equipment with Sam Pack's Five Star Ford in the amount of $126,306.25 through the Texas Smartbuy cooperative agreement; and (3) one piece of fleet equipment with Grande Truck Center in the amount of $124,054.00 through the Texas Association of School Boards (BuyBoard) cooperative agreement - Total not to exceed $464,140.53 - Financing: General Fund ($124,054.00), Dallas Water Utilities Fund ($213,780.28), and Mowmentum Park Improvement Funds ($126,306.25)
44.	All	C	PBD	$1,336,064.00	Authorize a one-year master agreement for the purchase of bunker gear for the Fire-Rescue Department with Casco Industries, Inc. through the Texas Association of School Boards cooperative agreement - Estimated amount of $1,336,064.00 - Financing: General Fund
45.	6, Outside	C	PBD	$27,635,454.00	Authorize a three-year master agreement for ferric sulfate to be used in the water purification process for the Water Utilities Department - Chemtrade

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Chemicals US, LLC lowest responsible bidder of three - Not to exceed $27,635,454.00 - Financing: Dallas Water Utilities Fund
46.	All	C	PBD	$808,815.00	Authorize a three-year master agreement for the purchase of traffic signal poles, mast arms, transformer bases, median poles, and screw-in foundations for the Department of Transportation - Structural and Steel Products in the amount of $548,565.00 and Component Products, Inc. in the amount of $260,250.00, lowest responsible bidders of four - Total not to exceed $808,815.00 - Financing: General Fund
47.	All	C	PBD	$17,189,767.00	Authorize (1) a five-year master agreement for the purchase of grounds maintenance equipment and repair parts - Richardson Saw & Lawn in the amount of $3,063,584.00, Professional Turf Prod, LP in the amount of $3,007,267.00, Tom Loftus Inc. dba Austin Turf & Tractor in the amount of $2,817,191.00, Four Brothers Outdoor Power in the amount of $2,720,300.00, Landmark Equipment, Inc. in the amount of $1,718,290.00, Deen Implement Co. in the amount of $660,000.00, Luber Brothers in the amount of $340,345.00, Loan Star Mower in the amount of $277,050.00, Pioneer Manufacturing Company Inc. in the amount of $130,000.00, Zimmerer Kubota & Equipment, Inc. in the amount of $70,000.00, Longhorn, Inc. in the amount of $27,070.00, Kut Kwick Corp. in the amount of $13,400.00, and Montage Enterprises Inc in the amount of $9,682.00, lowest responsive bidders of fourteen; (2) a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Vermeer Equipment of Texas Inc. in the amount of $483,300.00, Longhorn, Inc. in the amount of $255,948.00, Luber Brothers in the amount of $190,000.00, Washing Equipment of Texas Inc. in the amount of $75,000.00, Kubota Tractor Corporation in the amount of $70,000.00, Tom Loftus, Inc. dba Austin Turf & Tractor in the amount of $15,500.00, Ariens Company in the amount of $10,000.00, Landmark Equipment, Inc. in the amount of $6,700.00, and HCOP, LLC. in the amount of $1,650.00 through the Texas Association of School Boards cooperative agreement; (3) a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Clark Equipment Company dba Bobcat Company in the amount of $509,000.00, Earle Kinlaw Asso., Inc. dba EKA in the amount of $155,900.00, Trimax Mowing Systems, Inc in the amount of $99,840.00, and Anderson Machinery Austin Inc. in the amount of $58,350.00 through the Houston-Galveston Area Council of Governments cooperative agreement; and (4) a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Custom Truck One Source, L.P. in the amount of $404,400.00 through Sourcewell cooperative agreement - Total not to exceed

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					$17,189,767.00 - Financing: General Fund ($12,127,992.00), Dallas Water Utilities Fund ($2,268,600.00), Stormwater Drainage Management Fund ($2,172,575.00), Aviation Fund ($428,600.00), and Convention and Event Services Fund ($192,000.00)
48.	All	C	PBD	$155,223.00	Authorize Supplemental Agreement No. 4 to exercise the first of two, one-year renewal options, to the contract with S2000 Corporation dba Certfocus for certificate of insurance and payment and performance bond compliance tracking services for the Office of Risk Management in the amount of $155,223.00, from $744,150.00 to $899,373.00 - Not to exceed $155,223.00 - Financing: Risk Management Funds (subject to appropriations)
49.	N/A	C	POL	GT	Authorize (1) an application for and acceptance of the State of Texas Internet Crimes Against Children Grant (Grant No. 2745104) in the amount of $314,415.00 from the Office of the Governor, Criminal Justice Division to provide for one-year funding for the salaries and fringe benefits of two detectives and one police research specialist, to fund training, direct operating expenses and use of overtime to address the growing problem of technology-facilitated child abuse and exploitation for the period October 1, 2017 through September 30, 2018; (2) the establishment of appropriations in an amount not to exceed $314,415.00 in the State Internet Crimes Against Children Grant Fund; (3) the receipt and deposit of grant funds in an amount not to exceed $314,415.00 in the State Internet Crimes Against Children Grant Fund; and (4) execution of the grant agreement - Not to exceed $314,415.00 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds
50.	1, 2, 3, 4, 5, 6, 7, 8, 14	C	POL	$1,200,000.00	Authorize an Interlocal Agreement with the Dallas County Sheriff's Office for reimbursement of program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2017 through September 30, 2019 - Not to exceed $1,200,000.00 - Financing: General Fund
51.	N/A	C	POL	$360,000.00	Authorize the payments for parking fees for Dallas Police at Dallas County Frank Crowley Courts Building for five years - Estimated Annual Cost $72,000.00 - Total amount not to exceed $360,000.00 - Financing: General Fund (subject to annual appropriations)
52.	6	C	WTR	$2,695,000.00	Authorize a professional services contract with HDR Engineering, Inc. to provide engineering services for an alignment study and preliminary design report associated with the delivery of raw water from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant - Not to exceed $2,695,000.00 - Financing: Water Utilities Capital

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Improvement Funds
53.	3, 4, 6, 7, 8, 9, 10, 11, 12, Outside	C	WTR	$11,837,743.00	Authorize a construction contract for roof and heating, ventilation, and air conditioning replacements at Dallas Water Utilities owned facilities (list attached to the Agenda Information Sheet) - DMI, Corp. d/b/a Decker Mechanical, lowest responsible bidder of three - Not to exceed $11,837,743.00 - Financing: Water Utilities Capital Improvement Funds
54.	8	C	WTR	$22,436,985.50	Authorize a construction contract for the rehabilitation of wastewater mains at three locations (list attached to the Agenda Information Sheet) - Oscar Renda Contracting, Inc., lowest responsible bidder of three - Not to exceed $22,436,985.50 - Financing: Water Utilities Capital Improvement Funds
55.	2, 7	C	WTR	$13,853,532.50	Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - RKM Utility Services, Inc., lowest responsible bidder of five - Not to exceed $13,853,532.50 - Financing: Water Utilities Capital Improvement Funds
56.	N/A	I	SEC	NC	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
57.	All	I	HOU	NC	Authorize an amendment to the City of Dallas Housing Finance Corporation ("DHFC") Articles of Incorporation and Bylaws to revise the structure, organizations, programs and/or activities as shown in Exhibit "A" and Exhibit "B" attached hereto - Financing: No cost consideration to the City
58.	All	I	OHS	$4,705,000.00	Authorize (1) the second five-year renewal option to the amended and restated Management Services Contract, Phase II, with Bridge Steps, for continued operation of The Bridge for the period October 1, 2018 through September 30, 2023; (2) funding for the period October 1, 2018 through September 30, 2019 in an amount not to exceed $4,470,000.00; (3) new good neighbor provisions relating to community engagement and internal and external operations; and (4) up to 50 pay-to-stay shelter beds for stays of up to 90 days per person at a rate of $12.00 per person per night for the period October 1, 2018 through September 30, 2019 in an amount not to exceed $235,000.00 - Total not to exceed $4,705,000.00 - Financing: General Fund
59.	All	I	OHS	REV $1,000,000.00	Authorize an Interlocal Agreement with Dallas County to accept $1,000,000.00 for homeless assistance services to be provided at The Bridge for the period October 1, 2018 through September 30, 2019 - Revenue: $1,000,000.00
60.	13	I	PKR	NC	Authorize a public hearing to be held on October 24, 2018, pursuant to

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Chapter 26 of the Texas Parks and Wildlife Code, to receive comments for the proposed use of a portion of the Bachman Creek Greenbelt located at 3900 Shorecrest Drive, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation by providing parking, trail access, a driveway, landscaping, lighting, and other amenities to be constructed and maintained by QuikTrip Corporation for the benefit of the public - Financing: No cost consideration to the City (This item was deferred on September 12, 2018; the public hearing will be held November 14, 2018.)
61.	3	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District, on the west side of South Westmoreland Road, north of Red Raider Lane Recommendation of Staff and CPC: Approval, subject to a development plan and conditions Z178-112(WE/PD)
62.	8	PH	DEV	NC	A public hearing to receive comments regarding an application for and 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 southwest corner of Fireside Drive and Local Vista Drive Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant Z178-189(PD
63.	14	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, east of North Akard Street, between Pacific Avenue and Elm Street Recommendation of Staff and CPC: Approval for a six-year period, subject to a site plan and conditions Z178-243(PD)
64.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on a portion, on the west corner of Oak Lawn Avenue and Dickason Avenue Recommendation of Staff and CPC: Approval, subject to a development

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					plan, landscape plan, and conditions Z178-245(SM)
65.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Canton Street and South Malcolm X Boulevard Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions Z178-279(SM)
66.	14	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, on the northwest corner of Greenville Avenue and Lewis Street Recommendation of Staff and CPC: Approval, subject to a revised development plan, elevation plan, and conditions Z178-281(PD)
67.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of North Exposition Avenue and Canton Street Recommendation of Staff and CPC: Approval for a five-year period, subject to conditions Z178-283(PD)
68.	6	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the development plan and landscape plan for a portion of Subarea A within Planned Development District No. 741 for mixed uses, on the southeast side of Wharf Road between the termini of Mulberry Hill Road and Bleecker Street Recommendation of Staff and CPC: Approval, subject to a revised development plan and revised landscape plan Z178-284(PD)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
69.	14	PH	DEV	NC	A public hearing to receive comments regarding an application for and (1) an ordinance granting a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; (2) an ordinance granting the removal of a portion of the D Liquor Control Overlay; and (3) an ordinance terminating Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay and Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street Recommendation of Staff: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and denial of the partial removal of the D Liquor Control Overlay Recommendation of CPC: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and approval of the partial removal of the D Liquor Control Overlay Z178-218(CY)
70.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 917 for MU-2 Mixed Use District uses and a consolidated rental car facility, on the northwest line of Manor Way, between Maple Avenue and Denton Drive Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions Z167-308(JM) Note: This item was deferred by the City Council before opening the public hearing on September 12, 2018, and is scheduled for consideration on September 26, 2018
71.	6	PH	DEV	NC	A public hearing to receive comments regarding an application for and (1) an ordinance granting a new tract for MF-2(A) Multifamily District uses; (2) an ordinance granting the termination of Specific Use Permit No. 1636 for multifamily uses; and (3) an ordinance granting the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road Recommendation of Staff and CPC: Approval, subject to a revised

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					conceptual plan and conditions; approval of the termination of Specific Use Permit No. 1636 for multifamily uses; and approval of the termination of Specific Use Permit No. 2213 for single family uses Z167-404(SM) Note: This item was deferred by the City Council before opening the public hearing on August 8, 2018, and is scheduled for consideration on September 26, 2018
72.	7	PH	DEV	NC	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 an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of JB Jackson Jr Boulevard and Park Row Avenue Recommendation of Staff and CPC: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions Z178-193(SM) Note: This item was deferred by the City Council before opening the public hearing on September 12, 2018, and is scheduled for consideration on September 26, 2018
73.	2	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the east side of North Cesar Chavez Boulevard, between Elm Street and Main Street Recommendation of Staff and CPC: Approval for a six-year period, subject to a site plan and conditions Z178-242(PD) Note: This item was deferred by the City Council before opening the public hearings on August 8, 2018 and September 12, 2018, and is scheduled for consideration on September 26, 2018
74.	7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of North St. Augustine Drive, south of Scyene Road Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant Z178-252(CT)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Note: This item was deferred by the City Council before opening the public hearing on August 22, 2018, and is scheduled for consideration on September 26, 2018
75.	7	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway, west of South Buckner Boulevard Recommendation of Staff and CPC: Approval for a four-year period, subject to conditions Z178-264(PD) Note: This item was deferred by the City Council before opening the public hearing on August 22, 2018, and is scheduled for consideration on September 26, 2018
76.	4, 5	PH	PBW	$988,473.37	A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-464; 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 seven (list attached to the Agenda Information Sheet) - Not to exceed $988,473.37 - Financing: 2012 Bond Funds ($819,386.50), Water Utilities Capital Improvement Funds ($158,109.87), and Water Utilities Capital Construction Funds ($10,977.00)
77.	14	PH	DEV	NC	An appeal of the City Plan Commission's decision to deny an application for a certificate appropriateness for a 43.56 square foot multi-tenant monument sign at 2121 North Pearl Street on the southeast corner - Financing: No cost consideration to the City
78.	2	PH	OEQ	NC	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath properties owned by Dallas Area Rapid Transit, located near the intersection of Oak Lane and Malcolm X Boulevard and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Dallas Area Rapid Transit 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

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION

TOTAL $113,937,608.70

Agenda Information Sheet

File #: 18-900 **Item #:** 1.

SUBJECT

Approval of Minutes of the September 12, 2018 City Council Meeting

Agenda Information Sheet

File #: 18-704 **Item #:** 2.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize adoption of the Dallas Love Field 2015 Master Plan Update and approval of the recommendations contained therein as an implementation guide for future airport development to support forecasted operational demand - Financing: No cost consideration to the City

BACKGROUND

In fall 2012, the Department of Aviation authorized initiation of Dallas Love Field (DAL or the Airport) Master Plan Update to the existing 2001 Master Plan. In May 2018, the Federal Aviation Administration approved the Airport Layout Plan, the final step in the Master Plan Update. The Master Plan Update was necessary due to significant changes impacting the Airport following the repeal of the Wright Amendment.

The Master Plan Update included, among other things, an assessment of the capacity of Love Field to accommodate the project growth as a result of the repeal of the Wright Amendment and the acceptance of the Five-Party Agreement. Among the major projects undertaken at the Airport was the Love Field Modernization Program (LFMP), which focused on reconstructing the Airport's passenger terminal to create an efficient, consolidated, and modern facility serving the needs of passengers and airlines well into the future.

In addition to the repeal of the Wright Amendment, many industry changes have occurred since the previous Master Plan was completed in 2001. Changes include technological advances, more stringent regulations, aviation industry economics, airline consolidations, and "trusted" traveler programs. These issues were considered in developing the 2015 Master Plan Update to define a development plan accommodating forecasted demand, while providing flexibility for the Department of Aviation to respond as the future requires changes.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

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Map of Dallas Love Field

N

September 26, 2018

WHEREAS, Dallas Love Field has completed a multi-year master plan update process; and

WHEREAS, short, medium, and long-term plans have been reviewed and studied; and

WHEREAS, plans have identified improvements to serve future demand, preserve and enhance the level of service for travelers, and maximize the use of existing Airport assets; and

WHEREAS, the master plan update process has included close coordination with the Federal Aviation Administration, City of Dallas stakeholders, airlines, and neighborhoods; and

WHEREAS, it is now desirable to authorize adoption of the Dallas Love Field 2015 Master Plan Update and the approval of the recommendations contained therein as an implementation guide for future airport development to support the forecasted operational demand.

Now, Therefore,

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

SECTION 1. That City Council hereby adopts the Dallas Love Field 2015 Master Plan Update and approves recommendations contained therein as an implementation guide for future airport development to support the forecasted operational demand.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 18-716 **Item #:** 3.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize **(1)** acceptance of a cost-share grant (Grant No.14VSWTX018, CFDA No. 94.013) from the Corporation for National and Community Service to continue the AmeriCorps Volunteers in Service to America (VISTA) Program at the City of Dallas for capacity building in low-income communities for the period September 30, 2018 through September 28, 2019; **(2)** a cost-share in an amount not to exceed $73,866.00; and **(3)** execution of the Memorandum of Agreement and all terms, conditions, and documents required by the agreement - Not to exceed $73,866.00 - Financing: General Fund

BACKGROUND

The Corporation for National and Community Service (CNCS) is a federal government agency that provides resources for supporting services, volunteering, and capacity building to cities in the United States. CNCS engages more than five million Americans in service through many programs such as AmeriCorps, Senior Corps, and Learn and Serve America. One of the CNCS AmeriCorps Programs is Volunteers in Service to America (VISTA). VISTA members are passionate and committed to their mission to bring communities out of poverty. Members make a year-long, full-time commitment to serve on a specific project at a nonprofit, community organization or public agency. They focus their efforts to build the capacity of organizations that fight illiteracy, improve health services, foster economic development, and otherwise assist low-income communities.

In 2014, the City of Dallas applied to the CNCS for an AmeriCorps Volunteers in Service to America (VISTA) Program grant. The City was awarded the grant, which began in the Mayor's Office as part of the growSouth Initiative. VISTA members were assigned to work in the Southern Dallas community providing technical assistance and capacity building services to neighborhood organizations.

In 2016, CNCS provided a monetary grant to the City of Dallas to expand the AmeriCorps VISTA Program for community outreach and community policing to include VISTA member placements with the Dallas Police Department and Community Courts, and to cover the salary for a full-time Coordinator for the program in the amount of $60,000.00 for the period from May 1, 2016 through April 29, 2017. In 2017, the Corporation for National and Community Service continued this grant for

an additional year for the period April 30, 2017 through April 28, 2018.

In FY 2017-18, the Planning and Urban Design Department began managing the CNCS AmeriCorps VISTA Program grant. Starting April 30, 2018, CNCS discontinued the monetary grant and transitioned the program to a cost-share program. The program included a total of 19 VISTA members for which the City was responsible for a cost-share for up to 6 VISTA members. This increased the number of VISTA placements with the Dallas Police Department and added new placements with the Office of Community Care. At this time, CNCS agreed to modify the Memorandum of Agreement term to better align with the City's fiscal year. Administrative Action No. 18-5705 was approved to execute a Memorandum of Agreement No. (Contract ID: PNV-2018-00006065) with CNCS, for the period April 29, 2018 through September 29, 2018, to expend $28,338.00 of appropriated funds for the cost-share portion of the grant for the remainder of FY 17-18.

This action will enable continuation of this grant for FY 2018-19, subject to the Council's appropriation of funding for the City's cost-share portion. The grant will continue to provide for up to a total of 19 VISTAs, with the City of Dallas responsible for a cost-share for up to 6 VISTAs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 11, 2016, City Council authorized the acceptance of the 2016 Corporation for National and Community Service AmeriCorps grant, Grant No.14VSWTX018, CFDA No. 94.013, for the period May 1, 2016 through April 29, 2017, by Resolution No. 16-1672.

On April 26, 2017, City Council authorized the acceptance of a continuation grant from the Corporation for National and Community Service AmeriCorps, Grant No. 14VSWTX018, CFDA No.94.013, for the period April 30, 2017 through April 28, 2018, by Resolution No. 17-0730.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on August 27, 2018.

FISCAL INFORMATION

General Fund - $73,866.00

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WHEREAS, the Corporation for National and Community Service (CNCS) is a federal government agency that provides resources for supporting services, volunteering, and capacity building to cities in the United States; and

WHEREAS, on October 11, 2016, City Council authorized the acceptance of the 2016 CNCS AmeriCorps Volunteers in Service to America (VISTA) Grant for the period May 1, 2016 through April 29, 2017, in an amount not to exceed $60,000.00, by Resolution No. 16-1672; and

WHEREAS, on April 26, 2017, City Council authorized the acceptance of the 2017 CNCS AmeriCorps VISTA Grant for the period April 30, 2017 through April 28, 2018, in an amount not to exceed $60,000.00, by Resolution No. 17-0730; and

WHEREAS, on April 23, 2018, Administrative Action No. 18-5705 authorized the execution of a Memorandum of Agreement for the remainder of the FY 2017-18 fiscal year from April 29, 2018 through September 29, 2018, to expend funds for the cost-share portion of the grant received from CNCS for the City of Dallas AmeriCorps VISTA Program, in an amount not to exceed $28,338.00; and

WHEREAS, CNCS has awarded an AmeriCorps VISTA one-year continuation grant to the City of Dallas for the period September 30, 2018 through September 28, 2019.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to **(1)** accept a cost-share grant (Grant No.14VSWTX018, CFDA No. 94.013) from the Corporation for National and Community Service to continue the AmeriCorps Volunteers in Service to America Program at the City of Dallas for capacity building in low-income communities for the period September 30, 2018 through September 28, 2019; **(2)** provide a cost-share in an amount not to exceed $73,866.00; and **(3)** execute the Memorandum of Agreement and all terms, conditions, and documents required by the agreement, 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 $73,866.00 to the Corporation for National and Community Service from General Fund, Fund 0001, Department PNV, Unit 2756, Object 3099, Activity ECNR, Encumbrance/Contract No. PNV-2018-00007319, Commodity 96269, Vendor VS97635.

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

Agenda Information Sheet

File #: 18-671 **Item #:** 4.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize **(1)** amendments to the program statement for the growSouth Neighborhood Challenge Grant Program and rename it as the Dallas Neighborhood Vitality Grant Program; and **(2)** the City Manager to execute future grant agreements in accordance with the new program statement, subject to future appropriations - Financing: No cost consideration to the City

BACKGROUND

In 2014, the Loving My Community (LMC) Neighborhood Improvement Grant was renamed the growSouth Neighborhood Challenge Grant, and a program statement was authorized to offer competitive, grant-based assistance to neighborhood-based organizations. The focus was on strengthening neighborhoods located in the City of Dallas south of I-30 east of Downtown and south of the Trinity River west of Downtown.

In 2015, the Department of Planning and Urban Design assumed contract administration responsibilities of the growSouth Neighborhood Challenge Grant and worked collaboratively with the Mayor's Office to execute the program. Up to $100,000.00 of general funds has been budgeted and appropriated annually for this program through City Council action as part of the annual budget process. On September 13, 2017, City Council approved amendments to the process and eligibility criteria, expanding eligibility to include projects throughout Dallas while giving preference to projects in Southern Dallas.

During FY 2017-18, Planning and Urban Design has managed another grant cycle, thus gaining more experience with program and process issues. In addition, City Council has adopted a new Comprehensive Housing Policy that emphasizes neighborhood revitalization in targeted Reinvestment Areas throughout Dallas. These considerations have provided the impetus for additional amendments to the grant program statement to rename and improve the program and bring it into alignment with the newly adopted neighborhood revitalization policy. These amendments to the program statement include the Program Description, Funding Categories, Project Eligibility, Applicant Eligibility, Eligible Expenses, Ineligible Expenses, the Application Process and the inclusion

of Additional Considerations. The proposed 2018 Program Statement (as amended) is attached to the Resolution as "Exhibit A." The existing 2017 Program Statement is attached to the Resolution for reference as "Exhibit B."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 27, 2009, City Council authorized the Loving My Community Neighborhood Improvement Grant Program to provide financial assistance to neighborhood groups that wish to improve the City's quality of life by implementing service programs or construction projects within their neighborhood by Resolution No. 09-1342.

On February 12, 2014, City Council adopted the program statement for the growSouth Neighborhood Challenge Grant (renamed from Loving My Community Neighborhood Improvement Grant) providing requirements, eligibility criteria and project scope for neighborhood groups to receive competitive grant-based financial assistance for projects located in Southern Dallas that improve neighborhood quality of life by Resolution No. 14-0334.

On September 13, 2017, City Council authorized continuation of the growSouth Neighborhood Challenge Grant Program and adopted amendments to the program statement of the growSouth Neighborhood Challenge Grant clarifying eligibility requirements and application process, and to include projects throughout Dallas, while giving preference to projects located within Southern Dallas by Resolution No. 17-1435.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on September 24, 2018.

FISCAL INFORMATION

No cost consideration to the City.

WHEREAS, on May 27, 2009, City Council authorized the Loving My Community Neighborhood Improvement Grant Program to provide financial assistance to neighborhood groups that wish to improve the City's quality of life by implementing service programs or construction projects within their neighborhoods by Resolution No. 09-1342; and

WHEREAS, on February 12, 2014, City Council adopted the program statement for the growSouth Neighborhood Challenge Grant (renamed from Loving My Community Neighborhood Improvement Grant) providing program requirements, eligibility criteria and program scope for neighborhood groups to receive competitive, grant-based financial assistance for projects located in Southern Dallas that improve neighborhood quality of life by Resolution No. 14-0334; and

WHEREAS, on September 13, 2017, City Council adopted amendments to the program statement of the growSouth Neighborhood Challenge Grant to clarify eligibility requirements and application process, and to include projects throughout Dallas, while giving preference to projects located within Southern Dallas by Resolution No. 17-1435; and

WHEREAS, on April 27, 2018, City Council adopted a new Comprehensive Housing Policy emphasizing neighborhood revitalization and identifying targeted Reinvestment Strategy Areas by Resolution No. 18-0704; and

WHEREAS, additional amendments to the grant program statement are warranted to align the growSouth Neighborhood Challenge Grant program with the new Comprehensive Housing Policy, to rename the program as the Dallas Neighborhood Vitality Grant Program, and to further clarify eligibility and application process requirements; and

WHEREAS, City Council finds that the renamed Dallas Neighborhood Vitality Grant Program statement, as amended, would continue to serve the public purpose of promoting safe and vibrant neighborhoods throughout Dallas.

Now, Therefore,

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

SECTION 1. That the amended program statement for the growSouth Neighborhood Challenge Grant Program renamed as the Dallas Neighborhood Vitality Grant Program is hereby adopted, a copy of which is attached hereto as "Exhibit A".

SECTION 2. That the City Manager is hereby authorized to execute future grant agreements in accordance with the amended program statement, subject to future appropriations.

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

EXHIBIT A

DALLAS NEIGHBORHOOD VITALITY GRANT PROGRAM STATEMENT

Program Purpose:
The Dallas Neighborhood Vitality Grant Program is created to encourage neighborhood organizations to identify and implement projects that address specific neighborhood needs while increasing resident engagement, promoting neighborhood pride, and building neighborhood organization capacity through collaborations and partnerships. Projects must serve a public purpose and provide community benefits by promoting the creation of strong, safe, and vibrant neighborhoods.

Program Description:
The grant program will offer funding on a reimbursement basis to top-ranked neighborhood enhancement projects through a competitive process. Organizations that represent neighborhoods must submit project proposals that utilize existing assets, knowledge, skills, partnerships and creativity to improve their neighborhood. This program places strong emphasis on projects that engage neighborhood residents and are ready for implementation. Funding would be considered for projects that fall within two categories:

- **Neighborhood Physical Improvements:** Grants up to $10,000 may be awarded to projects that enhance a neighborhood's physical appearance. Improvements must be located in areas that are highly visible and accessible to the public. Physical improvement projects include the following:
    - Neighborhood Art Installations: Art murals or sculptures
    - Neighborhood Signage: Street sign toppers, monument-subdivision signs, crime watch signs, and temporary signs that serve a neighborhood benefit (e.g., neighborhood meeting signs or bulky trash signs)
    - Neighborhood Beautification: Landscaping improvements to medians, traffic islands or other publicly accessible sites
    - Urban Gardens: Publicly accessible gardens - herbal or vegetable, pollinator (butterfly), or mobility container gardens
    - Public Park or Trail Improvements: Improvements in City parks including benches, picnic tables, pathways, paving, landscaping or other related physical enhancements
    - Neighborhood Litter Abatement: Illegal dumping surveillance operations, and large-scale neighborhood cleanups
    - Neighborhood Pedestrian Improvements: Including crosswalks, signage, and traffic calming improvements
    - Other Physical Improvements: Additional neighborhood physical improvement projects may be considered if they meet all other eligibility requirements included in this program statement

- **Neighborhood Engagement Enhancements:** Grants up to $5,000 and no less than $1,500 may be awarded to neighborhood events or activities that measurably increase residential engagement and improve neighborhood quality of life. These include the following:

- Neighborhood Engagement Events: Events that are open to the public that promote resident involvement and public awareness including National Night Out events, block parties, health and wellness events, and public safety events.
- Neighborhood Engagement Tools: Tools that encourage resident engagement in neighborhood organizations including development of neighborhood brand logos, promotional or informational materials, websites, and other member-recruitment or capacity building tools.
- Other Neighborhood Engagement Enhancements: Additional neighborhood engagement enhancement projects may be considered if they meet all other eligibility requirements included in this program statement.

Non-Reimbursement Project Consideration:

Although grant funds are primarily intended to be provided on a reimbursement basis, the City may consider implementing projects on behalf of applicants thus eliminating the need for reimbursement, if the project fits within the scope of an existing City program and can be handled through an inter-departmental transfer of funds or direct purchase. Non-reimbursement grant projects may be limited in number and their selection in any given grant cycle will be subject to availability of staff support needed to complete them within the required time frame. Projects that may be considered for non-reimbursement grants are listed below:

- Neighborhood Signage (except monument-subdivision signs)
- Pre-approved materials to support neighborhood engagement activities
- Neighborhood Litter Abatement
- Public Park or Trail Improvements
- Neighborhood Pedestrian Improvements

Project Eligibility:

It is strongly recommended that applicants discuss projects with appropriate City departments prior to application submission to gain an accurate understanding of project requirements and expectations. To be eligible all projects must:

- Be located within Dallas City limits
- Comply with all applicable City, State and Federal laws and regulations
- Provide free and open access to the public
- Be feasible to be completed within one year of executing a grant agreement
- Address future ongoing maintenance commitments without additional funding from the City
- Have written property owner permission if the project involves use of real property
- Be a one-time project or activity - ongoing program support is not eligible
- Not serve solely to bring a non-compliant property into compliance with laws or regulations
- Not use grant funds as a match to apply for funding from another grant source

Preference will be given to projects located within Southern Dallas defined to the north by the Trinity River west of Downtown and IH-30 east of Downtown, and to the south, east and west by Dallas City limits. In addition, preference will be given to projects located within the Reinvestment

EXHIBIT A

DALLAS NEIGHBORHOOD VITALITY GRANT PROGRAM STATEMENT

Strategy Areas defined in the Comprehensive Housing Policy adopted by Dallas City Council on April 27, 2018 by Resolution No. 18-0704, or as amended.

Applicant Eligibility:

All applicants must meet the following eligibility requirements:

- Applicants must be neighborhood-based resident organizations within Dallas city limits, e.g., homeowner associations, neighborhood associations, crime watch groups, youth or sport groups, parent teacher associations, and urban garden clubs.
- Individual persons or for-profit businesses are not eligible as applicants.
- Applicant, organization members, representatives and/or agents and fiscal sponsors must not have a conflict of interest or personal benefit from the proposed project.
- A signature representative of the applicant organization must have attended and completed the Grant Application Workshop to ensure familiarity with the program requirements and guidelines.
- Applicant organizations for reimbursement grants must have:
    - 501(c)(3) or 501(c)(4) status or have a fiscal sponsor with required IRS tax exempt status. A fiscal sponsor is a non-profit organization with IRS tax exempt status that is willing to accept all financial responsibilities related to successful completion of the grant funded project. Examples of fiscal sponsors include universities, schools, hospitals, faith-based or issue-based organizations, and governmental agencies.
    - Certificate of Good Standing with the State of Texas or equivalent document
- Applicant organizations for non-reimbursement grants must have filed and recorded their organization name (Assumed Name or Doing Business As) with the Dallas County Clerk's Office or equivalent.

Eligible Expenses:

Eligible expenses must be directly related to the project and fall within the following categories:

- Supplies and Materials: Expenses related to materials needed to complete the project
- Professional Services: Expenses related to consultants, artists, professional services and other vendors providing services that the applicant cannot provide through volunteer services
- Neighborhood Marketing: Expenses related to neighborhood marketing (temporary signs for neighborhood meetings, banners, flyers or postcards, neighborhood association websites). Grant funding may not be used for marketing of business or political activities.
- Permits: Expenses related to event or construction permits needed to complete the project.
- Construction and Capital: Expenses related to construction and renovation of parks and other public spaces.

Ineligible Expenses:

Grant funds may not be used for the following expenses:

- Payments made prior to execution of a grant agreement with the City of Dallas
- Operating and ongoing maintenance expenses
- Travel or transportation expenses, lodging or hotel expenses, catering, gift cards
- Payment to individuals other than those who provide professional services for the project

- Salaries or stipends
- Purchase of land
- Payment of rent for space leased for a period longer than 48 hours
- Payments that create a conflict of interest
- Any expenses deemed to not serve a public purpose

Application Process:

- Applications will not be accepted after the submission deadline stated in the call for projects in each grant cycle. All applications will be screened for completeness and eligibility prior to being scored by a Review Committee. The following documents are required with the grant application:
    - Signed City of Dallas Conflict of Interest Statement
    - Proof of Insurance (if applicable)
    - Written permission from property owners (if applicable)
- Applicants applying for reimbursement grants are required to submit proof of 501(c)(3) or 501(c)(4) status and a certificate of Good Standing with the State of Texas or equivalent documents.
- Applicants applying for non-reimbursement grants must submit proof of having filed and recorded their organization name (Assumed Name or Doing Business As) with the Dallas County Clerk's Office or equivalent.
- The Review Committee will be comprised of representatives from City Departments that manage the program or assist with its implementation. The Review Committee can request additional information or interviews from finalists if needed.
- Applications will be scored by the Review Committee based on the following criteria:

o Southern Dallas areas	7.5 points
o Reinvestment Strategy Areas	7.5 points
o New applicant	10 points
o Project description	10 points
o Project budget	10 points
o Neighborhood benefits	15 points
o Resident involvement	20 points
o Project feasibility and readiness	20 points
Total	**100 points**

- Application scores are averaged across the Review Committee and projects are selected based on rank order. The City may not award grant funds to a top ranked project, if it is subsequently determined that the applicant or project is unable to meet eligibility requirements, or if the project requires substantial modification to meet the requirements.

EXHIBIT B

COUNCIL CHAMBER
171435
September 13. 2017

WHEREAS, the City of Dallas recognizes the importance of its role in neighborhood quality of life; and

WHEREAS, the City of Dallas desires to provide incentives to neighborhood-oriented organizations to engage in activities that will enhance the quality of life in the City through the growSouth Neighborhood Challenge Grant; and

WHEREAS, on May 27, 2009, City Council authorized the Loving My Community Neighborhood Improvement Grant Program to provide financial assistance to neighborhood groups that wish to improve the City's quality of life by implementing neighborhood service programs or initiating construction projects within their neighborhood by Resolution No. 09-1342; and

WHEREAS, on September 23, 2009, City Council authorized the acceptance of a grant from the Communities Foundation of Texas (CFT), Mabel Peters Caruth Fund for the administration of the Loving My Community Neighborhood Improvement Grant to provide financial assistance to neighborhood groups through competitive grants for projects that will improve the area's quality of life; establishment of appropriations in the amount of $200,000 in the Communities Foundation of Texas (CFT), Mabel Peters Caruth Fund; and execution of the grant agreement by Resolution No. 09-2375; and

WHEREAS, on February 12, 2014, City Council authorized the Program Statement for the growSouth Neighborhood Challenge (renamed from Loving My Community Neighborhood Improvement Grant) providing requirements, eligibility criteria and project scope for neighborhood groups to receive competitive grant-based financial assistance for projects that will improve an area's quality of life by Resolution No. 14-0334; and

WHEREAS, on September 21, 2016, City Council authorized the appropriation of funds in the amount of $100,000 to be expended from the Planning and Urban Design Department to create the Neighborhood Vitality Project Fund (0297) for growSouth Neighborhood Challenge grants by Ordinance No. 30178; Resolution No. 16-1526; and

WHEREAS, the growSouth Neighborhood Challenge Grant is a citywide grant that can be applied for by neighborhood organizations whose projects will benefit neighborhoods and communities in the City of Dallas with preference given to projects located within the growSouth geographical boundaries; and

WHEREAS, the growSouth geographical boundaries defined by Dallas city limits are the west, south, and east. The northern border is the Trinity River west of downtown and Interstate 30 east of downtown; and

WHEREAS, there were several items identified that warranted adjustment of the program statement in order to further clarify eligibility requirements and the application process during the FY 2016-17 growSouth Neighborhood Challenge Grant Program; and

WHEREAS, the City Council finds that the growSouth Neighborhood Challenge Grant Program as amended serves the public purpose of promoting safe and vibrant communities; and

EXHIBIT B

COUNCIL CHAMBER
171435
September 13, 2017

WHEREAS, the City Council desires to adopt the amended growSouth Neighborhood Challenge Grant Program Statement clarifying eligibility requirements and the application process; and desires the City Manager to execute future grant agreements in accordance with the amended program statement, a copy of which is attached hereto as Exhibit A.

Now, Therefore,

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

SECTION 1. That the City Council hereby adopts the amended growSouth Neighborhood Challenge Grant Program Statement; and the City Manager is hereby authorized to execute future grant agreements in accordance with the amended program statement, approved as to form by the City Attorney, subject to future appropriations.

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 resolved.

APPROVED BY
CITY COUNCIL

SEP 13 2017

Interim City Secretary

EXHIBIT B

171435

EXHIBIT A

AMENDED PROGRAM STATEMENT
growSouth NEIGHBORHOOD CHALLENGE GRANT

Program Purpose:

The growSouth Neighborhood Challenge Grant was created to promote neighborhood pride, resident engagement, and community improvements in the City of Dallas, with preference given to projects within the growSouth geographical boundaries. The growSouth geographical boundaries are defined by Dallas city limits on the west, south, and east. The northern border is the Trinity River west of downtown and Interstate 30 East of downtown.

Annually, $100,000 in total funding is appropriated for grant-based financial assistance for neighborhood groups to improve physical features and develop service-based projects. Projects must provide a public benefit which promotes strong, safe and vibrant communities.

Program Description:

The City will award up to $10,000 in grant funds to groups with top-ranked service-based or construction projects. Residents will come together in their neighborhood to utilize existing assets, knowledge, skills, partnerships, and creativity to improve their neighborhood.

Grant funding will be considered for the following projects:

- **Service-based Projects** - Community enrichment activities, events, or projects that increase neighborhood engagement and improve the quality of the community.

- **Neighborhood Improvement Projects** - Activities that build and/or alter a neighborhood's appearance including entrance point and new/existing neighborhood landscaping. These areas must be highly visible to the public realm and serve as a community benefit.

Eligibility:

(1) A group of residents residing within the City of Dallas limits. Neighborhood groups are not required to be 501(c)(3). The following are examples of eligible participants:

- Neighborhood or Homeowner Associations
- Crime Watch groups
- Civic organizations
- Schools
- Community garden groups
- Parent Teacher Organizations
- Organized Youth Groups, such as Boy Scouts, Girl Scouts, or Sports groups
- Non-Profits 501(c)(3)

(2) Neighborhood groups will submit applications to the Review Committee for review by the application submission deadline. Eligibility will require one representative to attend and complete the Development Workshop to ensure all parties fully understand guidelines, restrictions and insurance requirements.

EXHIBIT B

EXHIBIT A

171435

AMENDED PROGRAM STATEMENT
growSouth NEIGHBORHOOD CHALLENGE GRANT

Application Review Process:

- Applications will not be accepted after 5PM CST on application deadline.
- Upon receipt of application, City staff will review the application for completeness. If the application is determined incomplete, it will not be considered by the Review Committee.
- The Review Committee will be comprised of representatives from partnership organizations and City departments that assist with the Program on a collaborative basis. The Review Committee can request interviews from finalists if needed.

Program Requirements:

Applications should demonstrate resident engagement and the groups must comply with the following:

- Be maintained by the neighborhood group without any assistance or future funding from the City of Dallas
- Provide a public benefit which promotes a stronger, safer, vibrant community
- Be maintained by the neighborhood group for two (2) years for construction projects and one (1) year for service-based projects
- Be completed within one (1) year of executing grant agreement
- Meet all City insurance requirements, polices and codes
- Applicants that have received a growSouth Neighborhood Challenge grant can apply on an annual basis, however, preference will be given to applicants that have not received a growSouth Neighborhood Challenge Grant in the past

Project Reimbursement:

- Service-based projects are reimbursement only
- Neighborhood Improvement Projects may be a reimbursement, or an internal inter-departmental transfer of funds, if a City department is involved with the installation or construction aspect of the project.

Unallowable Use of Funding include:

Neighborhood groups are not allowed to use funds for the following activities:

- Individual maintenance projects required by City code
- Operating/Administration expenses
- Projects that conflict with City insurance requirements, policies, or codes
- Expenditures incurred or financial commitment made prior to signing grant agreement
- Travel or transportation expenses
- Make payment to individuals other than those who provide their professional services to the project

EXHIBIT A

171435

AMENDED PROGRAM STATEMENT
growSouth NEIGHBORHOOD CHALLENGEGRANT

Program Review Criteria:

The application will be reviewed on a 200-point scale using a rubric based on criteria to include:

• Application Qualifications	60 points / 30%
• Project Description	70 points / 35%
• Project Timeline	20 points/ 10%
• Budget	30 points/ 15%
• Neighborhood Participation	20 points/ 10%

Agenda Information Sheet

File #: 18-519 **Item #:** 5.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution authorizing the conveyance of a wastewater easement containing approximately 7,163 square feet of land to the City of Heath for the construction, maintenance and use of wastewater facilities across City-owned Lake Ray Hubbard - Revenue: $1,517.00

BACKGROUND

This item authorizes the conveyance of a wastewater easement containing approximately 7,163 square feet of land to the City of Heath for the construction, maintenance and use of wastewater facilities across City-owned Lake Ray Hubbard. This property will be used for the City of Heath's Le Russiaeu residential project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Revenue: $1,517.00

OWNER

City of Heath

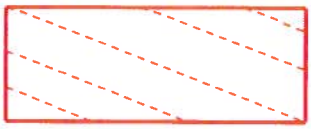
MAP

Attached



WASTEWATER EASEMENT

Approx. 7,163 Sq Ft near the intersection of Terry Lane and Myers Road





September 26, 2018

WHEREAS, the City of Dallas owns a tract of land which is used for Lake Ray Hubbard; and

WHEREAS, the City of Heath has requested a wastewater easement on said land for the construction, maintenance and use of wastewater facilities containing approximately 7,163 square feet across City-owned land located at Lake Ray Hubbard, City of Heath, Rockwall County, Texas; and being more fully described in Exhibit "A" attached hereto and made a part of hereof for all purposes; and

WHEREAS, the Interlocal Agreement and Lease between the City of Dallas and the City of Heath dated December 3, 2004, contemplates the granting of easement rights.

Now, Therefore,

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

SECTION 1. That upon receipt of **ONE THOUSAND FIVE HUNDRED SEVENTEEN DOLLARS AND NO/100 ($1,517.00)** from the City of Heath, the City Manager or designee is hereby authorized to execute a Wastewater Easement, to be attested by the City Secretary, approved as to form by the City Attorney.

SECTION 2. That the sale proceeds shall be deposited into the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction Services, Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred (General Fund, Fund 0001, Department DEV, Unit 1182, Object 5011). Any remaining proceeds shall be transferred to the Water and Sewer Fund, Fund 0100, Department DWU, Unit 7005, Revenue Code 8428.

SECTION 3. That this Resolution is designated for City purposes as Contract No. DEV-2018-00006887.

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:
CHRISTOPHER J. CASO, Interim City Attorney

BY: _____
Assistant City Attorney

EXHIBIT "A"

20 FT. CITY OF HEATH WASTEWATER EASEMENT

(7,163 square feet or 0.164 acre)

BEING a 7,163 square feet or 0.164 of an acre tract of land situated in the J.O. Heath Survey; Abstract 116 and the H.J. McKenzie Survey, Abstract 157, Rockwall County, Texas, and being part of a called 6.22 acre tract of land described in deed to the City of Dallas, recorded in Volume 81, Page 211, Deed Records, Rockwell County, Texas, and depicted as Tracts J-17 and J-18 on the Forest and Cotton Inc. Map, recorded in Volume 81, Page 244 of said Deed Records, and being within the Take Line of Lake Ray Hubbard as shown on Dallas Water Utilities Property Survey Map 612D-1, Sheet 111, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set for corner in said Take Line of Lake Ray Hubbard and in the common boundary line of said 6.22 acre tract and a 3.40 acre tract of land described in deed to Javier Huerta, recorded in Instrument 20160000022828 of said Deed Records from which a concrete monument (City of Dallas corner number J18-2) found broken for the east corner of said 6.22 acre tract and an ell corner of said 3.40 acre tract bears South 61 degrees 44 minutes 22 seconds East, a distance of 178.47 feet;

THENCE South 82 degrees 47 minutes 18 seconds West, a distance of 170.49 feet to a 1/2-inch iron rod set for corner;

THENCE South 01 degrees 55 minutes 51 seconds West, a distance of 184.65 feet to a 1/2-inch iron rod set for corner;

THENCE North 88 degrees 04 minutes 09 seconds West, a distance of 20.00 feet to a 1/2-inch iron rod set for corner, from which an "X" cut in the back of curb on the north side of Terry Lane, a 27 ft. concrete public road (variable width) bears South 05 degrees 21 minutes 49 seconds East, a distance of 50.38 feet;

THENCE North 01 degrees 55 minutes 51 seconds East, a distance of 201.69 feet to a 1/2-inch iron rod set for corner;

THENCE North 82 degrees 47 minutes 18 seconds East, a distance of 159.46 feet to a 1/2-inch iron rod set for corner in said Take Line of Lake Ray Hubbard and in the common boundary line of said 3.40 acre tract and said 6.22 acre tract;

THENCE South 61 degrees 44 minutes 22 seconds East, with said Take Line of Lake Ray Hubbard and with the common boundary line of said 3.4 acre tract and said 6.22 acre tract, a distance of 34.46 feet to the POINT OF BEGINNING and containing 7,163 square feet or 0.164 acre of land.

FIELD NOTES APPROVED:
3/9/18

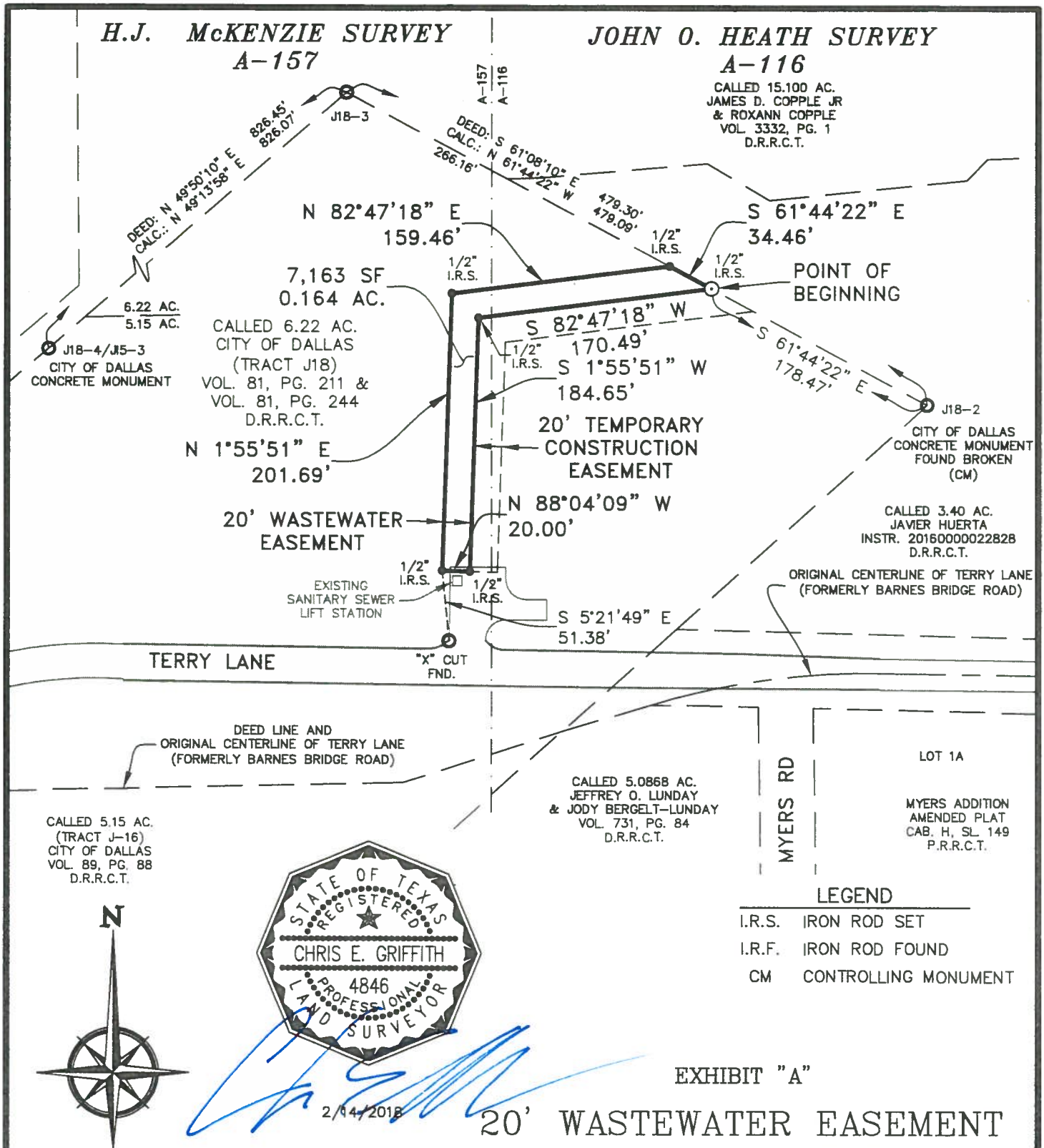


EXHIBIT "A"

20' WASTEWATER EASEMENT

H.J. McKENZIE SURVEY, ABST. NO. 157
J.O. HEATH SURVEY, ABST. NO. 116
CITY OF HEATH, ROCKWALL COUNTY, TEXAS

Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: FEBRUARY 14, 2018

7580\DWG\7580 Exhibit SSE.dwg

Agenda Information Sheet

File #: 18-759 **Item #:** 6.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a sanitary sewer easement, a water main easement, portions of two sanitary sewer easements and a portion of a water and sanitary sewer easement to Village Main Street LLC, the abutting owner, containing a total of approximately 27,690 square feet of land, located near the intersection of Shady Brook Lane and Southwestern Boulevard - Revenue: $5,400.00, plus the $20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a sanitary sewer easement, a water main easement, portions of two sanitary sewer easements and a portion of a water and sanitary sewer easement to Village Main Street LLC, the abutting owner. The area will be included with the property of the abutting owner for mixed-use development. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Revenue: $5,400.00, plus the $20.00 ordinance publication fee

OWNER

Village Main Street LLC

PC Village Apartments Dallas, LP

Pogue Family No. 2 Limited Partnership

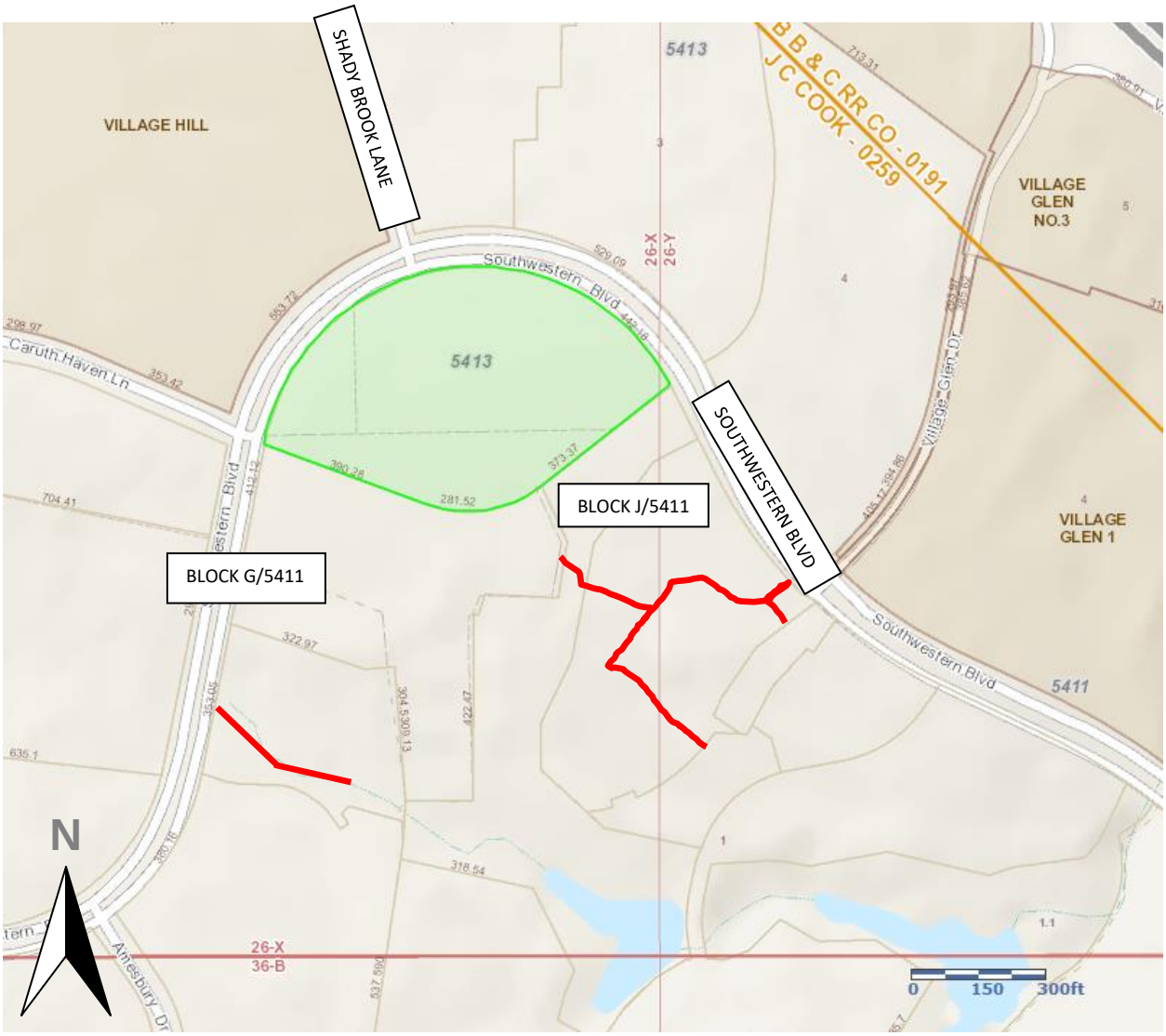
Pogue Family No. 2, Inc.

J. Blake Pogue, President

MAP

Attached

powered by Legistar™



Mapsco: 26-X

Abandonment areas: _____

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a sanitary sewer easement, a water main easement, portions of two sanitary sewer easements, and a portion of a water and sanitary sewer easement located in City Blocks G/5411 and J/5411 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Village Main Street LLC.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement, if needed, to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

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

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($5,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition

include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said portions of easements shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easement(s), if needed, to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement(s) are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. **GRANTEE** will grant the new easement at no cost consideration to the City and all work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 10. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 11. That this ordinance is designated for City purposes as Contract No. DEV-2018-00006272.

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:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

EXHIBIT A-TRACT 1

PARTIAL SANITARY SEWER EASEMENT ABANDONMENT
VILLAGE MEADOW NO. 1
PART OF LOT 1, BLOCK G/5411
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 5,144 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN C. COOK SURVEY, ABSTRACT NO. 259, CITY OF DALLAS BLOCK NUMBER G/5411, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF A 15-FOOT SANITARY SEWER EASEMENT (STRIP NO. 2) CREATED BY DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 68027, PAGE 550, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING A PORTION OF A 15-FOOT SANITARY SEWER EASEMENT CREATED BY LOT 1, BLOCK G/5411, VILLAGE MEADOW NO. 1, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78238, PAGE 2036, D.R.D.C.T., AND BEING OUT OF A CALLED 11.151 ACRE TRACT OF LAND (THE MEADOW, TRACT 1) DESCRIBED IN A SPECIAL WARRANTY DEED TO PC VILLAGE APARTMENTS DALLAS, LP, RECORDED IN VOLUME 91165, PAGE 1114, D.R.D.C.T..; SAID 0.1181 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK C/5411 OF BEND NO. 2A AND BEND NO. 3A, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95072, PAGE 2981, D.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF BLOCK F/5411 OF THE BEND NO. 4, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77239, PG. 2025, D.R.D.C.T., AND BEING IN THE SOUTHERLY LINE OF BLOCK H/5411 OF REVISED PLAT OF THE CLIFFS NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79172, PG. 2109, D.R.D.C.T.;

THENCE, NORTH 83°47' 22" WEST, ALONG THE COMMON LINE OF SAID BLOCK H/5411 AND SAID LOT 1, BLOCK C/5411, AT A DISTANCE OF 450.00 FEET PASSING THE SOUTHWEST CORNER OF SAID BLOCK H/5411, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK J/5411 OF THE LAKES, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84212, PAGE 2441 AND VOLUME 84222, PAGE 7, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411, AT A DISTANCE OF 621.31 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK C/5411, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK B/5411 OF SAID BEND NO. 2A AND BEND NO. 3A ADDITION, CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID LOT 1, BLOCK B/5411, AT A DISTANCE OF 1,346.87 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK B/5411, SAME BEING THE NORTHEAST CORNER OF BLOCK A/5411 OF THE BEND, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75238, PAGE 1040, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID BLOCK A/5411, IN ALL FOR A TOTAL DISTANCE OF 1,505.33 FEET TO A CUT "X" FOUND FOR AN ANGLE POINT IN THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID BLOCK A/5411;

THENCE, (L1) SOUTH 89°31'42" WEST, CONTINUING ALONG THE COMMON LINE OF LOT 1, BLOCK J/5411 AND SAID BLOCK A/5411, A DISTANCE OF 92.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK J/5411, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK G/5411;

THENCE, DEPARTING SAID COMMON LINE AND ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID LOT 1, BLOCK G/5411 THE FOLLOWING TWO (2) CALLS;

1. (L2) NORTH 07°31'42" EAST, A DISTANCE OF 590.00 FEET TO A POINT;
2. (L3) NORTH 05°12'06" WEST, A DISTANCE OF 56.58 FEET TO A POINT FOR THE INTERSECTION OF THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID LOT 1, BLOCK G/5411 AND BEING IN THE SOUTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT;

THENCE, (L4) NORTH 75°10'26" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 1, BLOCK G/5411 AND SAID 11.151 ACRE TRACT OF LAND AND ALONG THE SOUTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT, A DISTANCE OF 166.79 FEET TO THE **POINT OF BEGINNING**;

(For SPRG use only)

Reviewed by: JL Date: 10-5-15 SPRG NO: 3444

PARTIAL SANITARY SEWER EASEMENT ABANDONMENT
VILLAGE MEADOW NO. 1
PART OF LOT 1, BLOCK G/5411
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE, CONTINUING OVER AND ACROSS SAID LOT 1, BLOCK G/5411 AND SAID 11.151 ACRE TRACT OF LAND AND ALONG THE SOUTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT THE FOLLOWING CALLS:

1. (L5) NORTH 75°10'26" WEST, A DISTANCE OF 68.86 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 207.50 FEET;

2. (C1) NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°08'04", FOR AN ARC LENGTH 112.76 FEET, A CHORD BEARING OF NORTH 59°36'23" WEST AND A CHORD DISTANCE OF 111.37 FEET TO THE POINT OF TANGENCY;

3. (L6) NORTH 44°02'21" WEST, A DISTANCE OF 155.40 FEET TO A POINT FOR CORNER IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWESTERN BOULEVARD (90-FOOT WIDE PUBLIC RIGHT-OF-WAY, VOLUME 68065, PAGE 1920, D.R.D.C.T.);

THENCE, (L7) NORTH 10°09'04" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD, A DISTANCE OF 18.50 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD, CONTINUING OVER AND ACROSS SAID LOT 1, BLOCK G/5411 AND SAID 11.151 ACRE TRACT OF LAND AND ALONG THE NORTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT THE FOLLOWING CALLS:

1. (L8) SOUTH 44°02'21" EAST, A DISTANCE OF 166.22 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 192.50 FEET;

2. (C2) SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°08'04", FOR AN ARC LENGTH OF 104.60 FEET, A CHORD BEARING OF SOUTH 59°36'23" EAST AND A CHORD DISTANCE OF 103.32 FEET TO THE POINT OF TANGENCY;

3. (L9) SOUTH 75°10'26" EAST, A DISTANCE OF 78.08 FEET TO A POINT FOR CORNER;

THENCE, (L10) SOUTH 46°24'09" WEST, DEPARTING THE NORTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT, CONTINUING OVER AND ACROSS SAID LOT 1, BLOCK G/5411 AND SAID 11.151 ACRE TRACT OF LAND, A DISTANCE OF 17.61 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED 5,144 SQUARE FEET OR 0.1181 ACRES OF LAND;

NOTES:

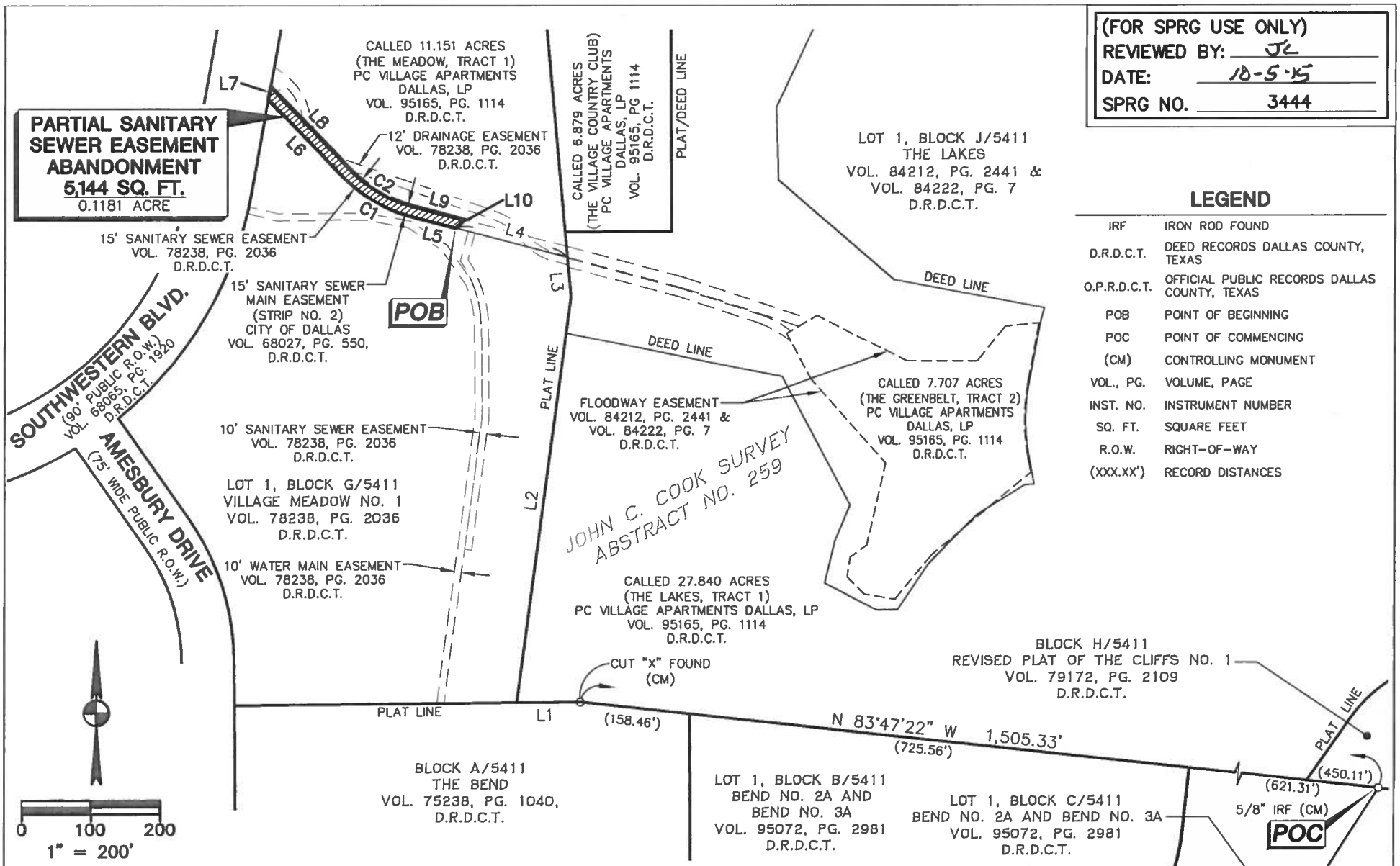
THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 83) (2011) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985469722.

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.



(For SPRG use only)

Reviewed by: JL Date: 10-5-15 SPRG NO: 3444



(FOR SPRG USE ONLY)
REVIEWED BY: JL
DATE: 10-5-15
SPRG NO. 3444

LEGEND

IRF	IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
(XXX.XX')	RECORD DISTANCES

EXHIBIT A-TRACT 1

BURY
5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
TBPLS Registration Number 10107502
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PARTIAL SANITARY SEWER EASEMENT ABANDONMENT
VILLAGE MEADOW NO. 1
PART OF LOT 1, BLOCK G/5411
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 09-28-2015	SCALE: 1" = 200'	DRAWN BY: JEG	PROJECT NO.: R0111747-30003	SHEET NO. 3 OF 4

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

SEE PAGE 4 OF 4 FOR LINE AND CURVE TABLE.

S:\SUR\0111747 PC Village\30003 The Village Main Street\EXHIBITS\EASEMENT ABANDONMENT\283004-SSE PARTIAL ABAND.dwg Sep 28, 15 1:05 PM by: mmurphy

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°31'42"W	92.00'
L2	N7°31'42"E	590.00'
L3	N5°12'06"W	56.58'
L4	N75°10'26"W	166.79'
L5	N75°10'26"W	68.86'
L6	N44°02'21"W	155.40'
L7	N10°09'04"E	18.50'
L8	S44°02'21"E	166.22'
L9	S75°10'26"E	78.08'
L10	S46°24'09"W	17.61'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	112.76'	207.50'	31°08'04"	111.37'	N59°36'23"W
C2	104.60'	192.50'	31°08'04"	103.32'	S59°36'23"E

EXHIBIT A-1 (1 OF 1)

BURY
5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
TBPLS Registration Number 10107502
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PARTIAL SANITARY SEWER EASEMENT ABANDONMENT

VILLAGE MEADOW NO. 1
PART OF LOT 1, BLOCK G/5411
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 09-28-2015	SCALE: N/A	DRAWN BY: JEG	PROJECT NO.: R0111747-30003	SHEET NO. 4 OF 4

(FOR SPRG USE ONLY)
REVIEWED BY: JC
DATE: 10-5-15
SPRG NO. 3444

STATE OF TEXAS
REGISTERED
MICHAEL J. MURPHY
5724
PROFESSIONAL
SURVEYOR

9/28/15

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

S:\SUR\0111747 PC Village\30003 The Village Main Street\EXHIBITS\EASEMENT ABANDONMENT\283004-SSE PARTIAL ABAND.dwg Sep 28, 15 1:05 PM by: mmurphy

EXHIBIT A-TRACT 2

PARTIAL WATER AND SANITARY SEWER EASEMENT ABANDONMENT
THE LAKES PART OF LOT 1, BLOCK J/5411
JOHN C. COOK SURVEY, ABSTRACT NO. 259
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 22,546 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN C. COOK SURVEY, ABSTRACT NUMBER 259, CITY OF DALLAS BLOCK NUMBER J/5411, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 1, BLOCK J/5411 OF THE LAKES, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84212, PAGE 2441 AND VOLUME 84222, PAGE 7 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND ALSO BEING OUT OF A CALLED 32.900 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO VILLAGE MAIN STREET LLC, RECORDED IN INSTRUMENT NUMBER 201700229195, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.); SAID 22,546 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND FOR THE NORTHEAST CORNER OF BLOCK A/5411 OF THE BEND, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75238, PAGE 1040, D.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK B/5411 OF BEND NO. 2A AND BEND NO. 3A, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95072, PAGE 2981, D.R.D.C.T., AND BEING IN THE SOUTH LINE OF SAID LOT 1, BLOCK J/5411

THENCE ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID BLOCK A/5411, THE FOLLOWING CALLS:

NORTH 83°47'22" WEST, A DISTANCE OF 158.46 FEET TO A CUT "X" FOUND FOR AN ANGLE POINT;

(L1) SOUTH 89°31'42" WEST, A DISTANCE OF 92.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK J/5411, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK G/5411 OF VILLAGE MEADOW NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78238, PAGE 2036 D.R.D.C.T., AND THE SOUTHEAST CORNER OF A CALLED 7.926 ACRE TRACT OF LAND (THE MEADOW), DESCRIBED IN A SPECIAL WARRANTY DEED TO FM VILLAGE FACILITY LLC, RECORDED IN INSTRUMENT NUMBER 201500234779, O.P.R.D.C.T.;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID LOT 1, BLOCK G/5411 THE FOLLOWING CALLS:

(L2) NORTH 07°31'42" EAST, A DISTANCE OF 590.00 FEET TO A POINT;

(L3) NORTH 05°12'06" WEST, AT A DISTANCE OF 45.43 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTHEAST CORNER OF SAID 7.926 ACRE TRACT OF LAND, CONTINUING ALONG SAID COMMON LINE IN ALL FOR A TOTAL DISTANCE OF 93.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK J/5411;

THENCE, DEPARTING THE COMMON LINE, OVER AND ACROSS SAID 32.900 ACRE TRACT OF LAND AND ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK J/5411 THE FOLLOWING CALLS:

(L4) NORTH 89°38'20" EAST, A DISTANCE OF 154.11 FEET TO A POINT;

(L5) NORTH 00°21'40" WEST, A DISTANCE OF 422.47 FEET TO A POINT;

(L6) SOUTH 87°39'18" EAST, A DISTANCE OF 10.00 FEET TO A POINT;

(L7) NORTH 19°23'17" EAST, A DISTANCE OF 49.99 FEET TO A POINT;

(L8) SOUTH 87°37'48" EAST, A DISTANCE OF 154.46 FEET TO THE **POINT OF BEGINNING**;

(L9) SOUTH 87°37'48" EAST, A DISTANCE OF 11.86 FEET TO A POINT FOR CORNER;

(L10) NORTH 08°24'47" EAST, A DISTANCE OF 8.96 FEET TO A POINT FOR CORNER;

(For SPRG use only)

Reviewed by: JL Date: 3-26-18 SPRG NO: 3385

EXHIBIT A-TRACT C

PARTIAL WATER AND SANITARY SEWER EASEMENT ABANDONMENT
THE LAKES PART OF LOT 1, BLOCK J/5411
JOHN C. COOK SURVEY, ABSTRACT NO. 259
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE, DEPARTING THE NORTHERLY LINE OF SAID LOT 1, BLOCK J/5411, CONTINUING OVER AND ACROSS SAID 32.900 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L11) SOUTH 48°26'30" EAST, A DISTANCE OF 61.16 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 192.50 FEET;

(C1) SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°01'25", FOR AN ARC LENGTH OF 57.20 FEET, A CHORD BEARING OF SOUTH 56°57'12" EAST, AND A CHORD DISTANCE OF 56.99 FEET TO THE POINT OF TANGENCY;

(L12) SOUTH 65°27'55" EAST, A DISTANCE OF 82.57 FEET TO A POINT FOR CORNER;

(L13) NORTH 24°32'05" EAST, A DISTANCE OF 120.93 FEET TO A POINT FOR CORNER;

(L14) NORTH 74°11'27" EAST, A DISTANCE OF 100.02 FEET TO A POINT FOR CORNER;

(L15) SOUTH 56°09'11" EAST, A DISTANCE OF 152.44 FEET TO A POINT FOR CORNER;

(L16) NORTH 88°01'42" EAST, A DISTANCE OF 38.13 FEET TO A POINT FOR CORNER;

(L17) NORTH 52°12'36" EAST, A DISTANCE OF 112.53 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHWESTERN BOULEVARD (A 90-FOOT WIDE PUBLIC RIGHT-OF-WAY), CREATED BY AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 68065, PAGE 1919, D.R.D.C.T., AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 45°05'13" EAST A DISTANCE OF 819.38 FEET;

THENCE, (C2) ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°03'30", FOR AN ARC LENGTH OF 15.13 FEET, A CHORD BEARING OF SOUTH 45°26'32" EAST, AND A CHORD DISTANCE OF 15.13 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD, OVER AND ACROSS SAID LOT 1, BLOCK J/5411 AND SAID 32.900 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L18) SOUTH 52°12'36" WEST, A DISTANCE OF 114.30 FEET TO A POINT FOR CORNER;

(L19) SOUTH 30°21'25" EAST, A DISTANCE OF 36.30 FEET TO A POINT FOR CORNER IN THE NORTHWESTERLY LINE OF THE REMAINDER OF A CALLED 27.840 ACRE TRACT OF LAND (THE LAKES, TRACT 1) DESCRIBED IN A SPECIAL WARRANTY DEED TO PC VILLAGE APARTMENTS DALLAS, LP RECORDED IN VOLUME 95165, PAGE 1114, D.R.D.C.T.;

THENCE, (L20) SOUTH 52°06'53" WEST ALONG THE NORTHWESTERLY LINE OF SAID 27.840 ACRE TRACT OF LAND, A DISTANCE OF 15.13 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID NORTHWESTERLY LINE, OVER AND ACROSS SAID 32.900 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L21) NORTH 30°21'25" WEST, A DISTANCE OF 43.00 FEET TO A POINT FOR CORNER;

(L22) SOUTH 88°01'42" WEST, A DISTANCE OF 36.52 FEET TO A POINT FOR CORNER;

(For SPRG use only)

Reviewed by: JL Date: 3-26-18 SPRG NO: 3385

EXHIBIT A-TRACT 2

PARTIAL WATER AND SANITARY SEWER EASEMENT ABANDONMENT
THE LAKES PART OF LOT 1, BLOCK J/5411
JOHN C. COOK SURVEY, ABSTRACT NO. 259
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(L23) NORTH 56°09'11" WEST, A DISTANCE OF 150.35 FEET TO A POINT FOR CORNER;

(L24) SOUTH 74°11'27" WEST, A DISTANCE OF 73.02 FEET TO A POINT FOR CORNER;

(L25) SOUTH 24°32'05" WEST, A DISTANCE OF 272.19 FEET TO A POINT FOR CORNER;

(L26) SOUTH 49°22'13" EAST, A DISTANCE OF 231.34 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF A CALLED 1.215 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO VILLAGE MAIN STREET LLC, RECORDED IN INSTRUMENT NUMBER 201700302685, O.P.R.D.C.T., SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 41°26'17" WEST, A DISTANCE OF 437.00 FEET;

THENCE, (C3) ALONG THE NORTH LINE OF SAID 1.215 ACRE TRACT OF LAND, SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°19'29" FOR AN ARC LENGTH OF 25.36 FEET, A CHORD BEARING OF SOUTH 50°13'27" WEST AND A CHORD DISTANCE OF 25.35 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE NORTH LINE OF SAID 1.215 ACRE TRACT OF LAND, OVER AND ACROSS SAID 32.900 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L28) NORTH 49°22'13" WEST, A DISTANCE OF 245.92 FEET TO A POINT FOR CORNER;

(L29) NORTH 24°32'05" EAST, A DISTANCE OF 153.51 FEET TO A POINT FOR CORNER;

(L30) NORTH 65°27'55" WEST, A DISTANCE OF 82.57 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 207.50 FEET;

(C4) NORTHWESTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°01'25", FOR AN ARC LENGTH OF 61.65 FEET, A CHORD BEARING OF NORTH 56°57'12" WEST, AND A CHORD DISTANCE OF 61.43 FEET TO THE POINT OF TANGENCY;

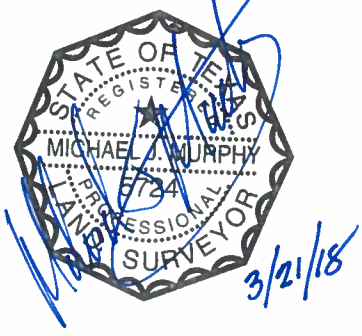
(L31) NORTH 48°26'30" WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 22,546 SQUARE FEET OR 0.5176 ACRES OF LAND.

NOTES:

THE BEARINGS CALLED FOR HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011. DISTANCE ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985469722.

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.



(For SPRG use only)

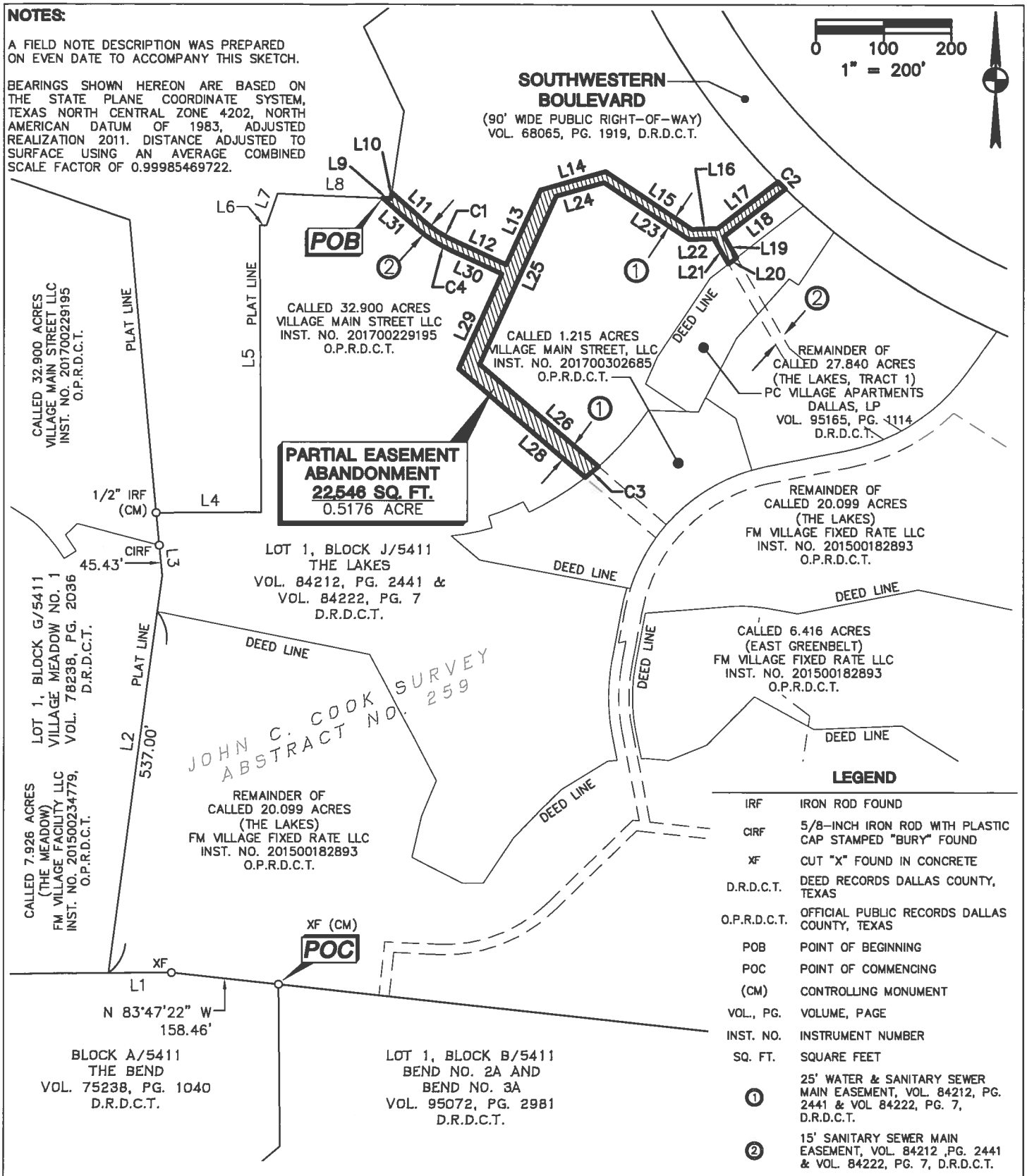
Reviewed by: JL Date: 3-26-18 SPRG NO: 3385

EXHIBIT A-TRACT 2

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011. DISTANCE ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985469722.



LEGEND

IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY" FOUND
XF	CUT "X" FOUND IN CONCRETE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
①	25' WATER & SANITARY SEWER MAIN EASEMENT, VOL. 84212, PG. 2441 & VOL 84222, PG. 7, D.R.D.C.T.
②	15' SANITARY SEWER MAIN EASEMENT, VOL. 84212 ,PG. 2441 & VOL. 84222, PG. 7, D.R.D.C.T.

Stantec
12222 Merit Drive, Suite 400
Dallas, TX 75251-2268
TBPE # F-6324 TBPLS # 10194229
www.stantec.com

PARTIAL WATER & SANITARY SEWER EASEMENT ABANDONMENT

THE LAKES

PART OF LOT 1, BLOCK J/5411

CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)
REVIEWED BY: JL
DATE: 3-26-18
SPRG NO. 3385

DATE	SCALE	DRAWN BY	PROJECT NO	SHEET NO
3/21/2018	1" = 200'	GDW	222210316	4 OF 5

V:\2222\active\222210316\survey\EXHIBITS\easement_abandonment\10316v_ex_patrial_util_aband.dwg Mar 21, 18 10:50 AM by: gwiley

EXHIBIT A-TRACT 2

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°31'42" W	92.00'
L2	N 07°31'42" E	590.00'
L3	N 05°12'06" W	93.50'
L4	N 89°38'20" E	154.11'
L5	N 00°21'40" W	422.47'
L6	S 87°39'18" E	10.00'
L7	N 19°23'17" E	49.99'
L8	S 87°37'48" E	154.46'
L9	S 87°37'48" E	11.86'
L10	N 08°24'47" E	8.96'
L11	S 48°26'30" E	61.16'
L12	S 65°27'55" E	82.57'
L13	N 24°32'05" E	120.93'
L14	N 74°11'27" E	100.02'
L15	S 56°09'11" E	152.44'
L16	N 88°01'42" E	38.13'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	N 52°12'36" E	112.53'
L18	S 52°12'36" W	114.30'
L19	S 30°21'25" E	36.30'
L20	S 52°06'53" W	15.13'
L21	N 30°21'25" W	43.00'
L22	S 88°01'42" W	36.52'
L23	N 56°09'11" W	150.35'
L24	S 74°11'27" W	73.02'
L25	S 24°32'05" W	272.19'
L26	S 49°22'13" E	231.34'
L28	N 49°22'13" W	245.92'
L29	N 24°32'05" E	153.51'
L30	N 65°27'55" W	82.57'
L31	N 48°26'30" W	65.45'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	57.20'	192.50'	17°01'25"	56.99'	S 56°57'12" E
C2	15.13'	819.38'	1°03'30"	15.13'	S 45°26'32" E
C3	25.36'	437.00'	3°19'29"	25.35'	S 50°13'27" W
C4	61.65'	207.50'	17°01'25"	61.43'	N 56°57'12" W

(FOR SPRG USE ONLY)
REVIEWED BY: JL
DATE: 3-26-18
SPRG NO. 3385

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12222 Merit Drive, Suite 400
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TBPE # F-6324 TBPLS # 10194229
www.stantec.com

PARTIAL WATER & SANITARY SEWER EASEMENT ABANDONMENT
THE LAKES
PART OF LOT 1, BLOCK J/5411
CITY OF DALLAS, DALLAS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
MICHAEL J. MURPHY
5724
PROFESSIONAL
LAND SURVEYOR
3/21/18

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE: 3/21/2018 | SCALE: N/A | DRAWN BY: GDW | PROJECT NO.: 222210316 | SHEET NO. 5 OF 5

V:\2222\active\222210316\survey\EXHIBITS\easement_abandonment\10316v_ex_patrial_util_aband.dwg Mar 21, 18 10:50 AM by: gwiley

Agenda Information Sheet

File #: 18-828 **Item #:** 7.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of Villa Road to Dean Campbell, the abutting owner, containing approximately 8,355 square feet of land, located near the intersection of Villa Road and Mapleshade Lane; and authorizing the quitclaim - Revenue: $52,637.00, plus the $20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Villa Road to Dean Campbell, the abutting owner. The area will be included with the property of the abutting owner for the construction of a parking lot for Campbell Christian Academy School. The abandonment fee is based on an independent appraisal.

Notices were sent to 13 property owners located within 300 feet of the proposed abandonment area. There were no responses in opposition of this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Revenue: $52,637.00, plus the $20.00 ordinance publication fee

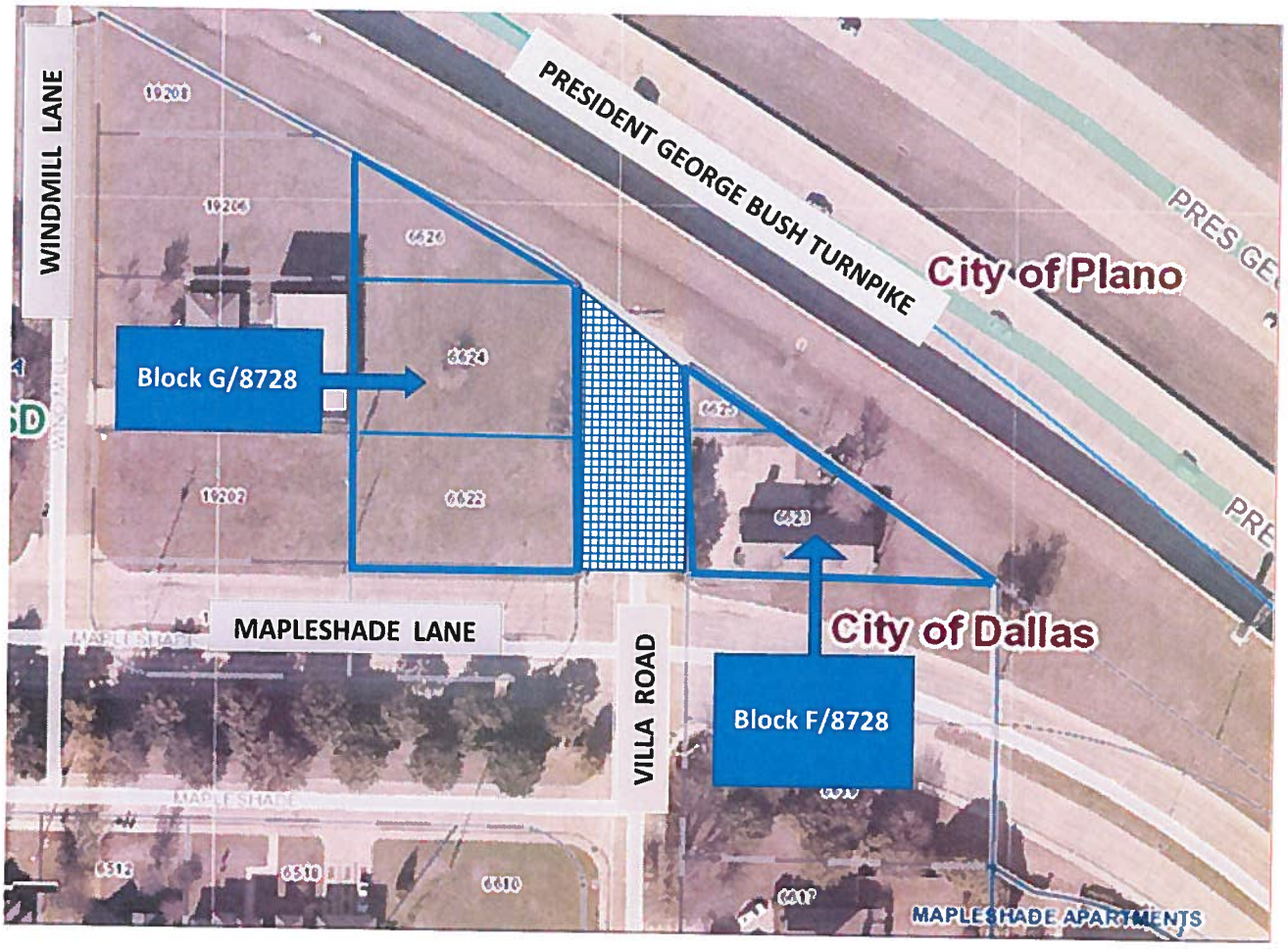
OWNER

Dean Campbell

MAP

Attached

powered by Legistar™



N
W E
S

STREET ABANDONMENT

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Villa Road located adjacent to City Blocks F/8728 and G/8728 in the City of Dallas and County of Collin, Texas; subject to a reverter; providing for the quitclaim thereof to Dean Campbell; 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 Dean Campbell, an individual, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portion of Villa Road is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms, conditions and reverter hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIFTY-TWO THOUSAND SIX HUNDRED AND THIRTY-SEVEN AND NO/100 DOLLARS ($52,637.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10 and 11, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE,** its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

> "(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator's action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005";

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A.

GRANTEE, its successors and assigns, hereby agree to defend any and all suits, claims,or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

(a) acknowledge that per the City of Dallas Thoroughfare Plan, Section 51 A-9, Mapleshade Lane requires 80 feet of right-of-way.

(b) maintain 8-inch water and 8-inch wastewater mains and easements through the provisions of Exhibit B.

(c) acknowledge Exhibit B which covers existing Oncor Electric Delivery facilities to remain in place.

SECTION 10. 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 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage 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 12. 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, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 13. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00006941.

SECTION 14. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

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

BY: _____
Assistant City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

JL/45793

Exhibit A

STREET ABANDONMENT
PART OF VILLA ROAD
ADJACENT TO BLOCK F/8728 AND G/8728
SITUATED IN THE MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF DALLAS, COLLIN COUNTY, TEXAS

Being a 8,355 square feet (0.1918 acre) tract of land situated in the Martha McBride Survey, Abstract No. 553 adjacent to City of Dallas Block F/8728 and G/8728, Collin County, Texas and being a portion of Villa Road (60 foot width right-of-way) dedicated by Preston Villa Addition, according to the map recorded in Volume 2, Page 63, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut in concrete found lying on the westerly line of said Villa Road and lying on the northerly right-of-way line of Mapleshade Lane (variable width right-of-way) Volume 2, Page 63, Map Records, Collin County, Texas and being the northeasterly corner of that certain tract of land dedicated to the City of Dallas, by Ordinance No. 22215, and being the southeasterly corner of Lot 6, Block G/8728 of said Preston Villa Addition;

THENCE North 00 degrees 30 minutes 38 seconds East, along the westerly right-of-way line of said Villa Road, passing at 79.03 feet a 3/8 inch iron rod found and continuing a total distance of 159.04 feet to a 3/8 inch iron rod found lying on the Southwesterly right-of-way line of President George Bush Turnpike (variable width right-of-way) Instrument No. 97-0093059, Official Public Records, Collin County, Texas and also being the southeasterly corner of the remainder of Lot 4, Block G/8728 of Preston Villa Addition;

THENCE South 54 degrees 22 minutes 09 seconds East, along the southwesterly right-of-way line of said President George Bush Turnpike, a distance of 73.71 feet to a 5/8 inch iron rod found lying on the easterly right-of-way line of said Villa Road and being the northwesterly corner of the remainder of Lot 34, Block F/8728 of said Preston Villa Addition;

THENCE South 00 degrees 36 minutes 21 West, along the easterly right-of-way line of said Villa Road and westerly line of said Lot 34 and passing at 38.50 feet a 5/8 inch iron rod found at the southwesterly corner of said Lot 34, Block F/8728 and the northwesterly corner of Lot 35, Block F/8728, of said Preston Villa Addition continuing along the westerly line of said Lot 35, Block F/8728, a total distance of 118.50 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" set for the southwesterly corner of Lot 35, Block F/8728 of said Preston Villa Addition;

THENCE North 87 degrees 43 minutes 01 seconds West, over and across said Villa Road, a distance of 60.12 feet to the POINT OF BEGINNING and containing 8,355 square feet or 0.1918 an acre of land.

STATE OF TEXAS
REGISTERED
RAUL DOMINGUEZ REYES
5390
PROFESSIONAL
LAND SURVEYOR

Raul D. Reyes, R.P.L.S. # 5390

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 5/9/18
SPRG NO: 4493

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

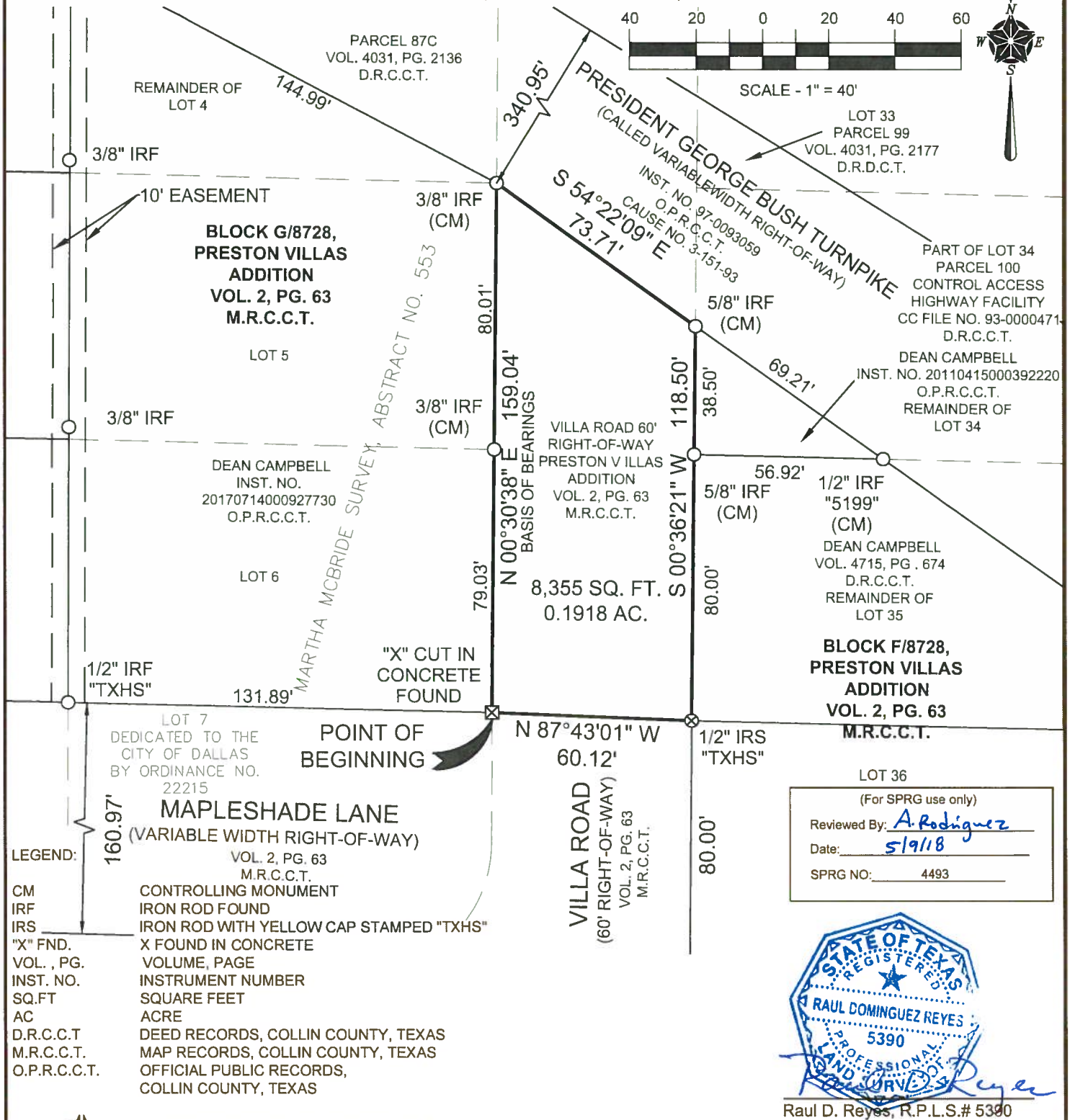
BASIS OF BEARING IS THE EAST LINE OF PRESTON VILLA, VOL. 2, PG. 63, M.R.D.C.T., COMMON WITH THE WEST LINE OF VILLA ROAD. (N 00°30'38"E)

JOB# 1704099-1
DATE: 1/11/2018
REVISED 5/02/2018

DRAWN BY: JWR

Exhibit A

STREET ABANDONMENT
PART OF VILLA ROAD
ADJACENT TO BLOCK F/8728 AND G/8728
SITUATED IN THE MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF DALLAS, COLLIN COUNTY, TEXAS



(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 5/9/18
SPRG NO: 4493

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD WITH YELLOW CAP STAMPED "TXHS"
"X" FND.	X FOUND IN CONCRETE
VOL. , PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ.FT	SQUARE FEET
AC	ACRE
D.R.C.C.T	DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
RAUL DOMINGUEZ REYES
5390
PROFESSIONAL
LAND SURVEYOR

Raul D. Reyes, R.P.L.S.# 5390

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

BASIS OF BEARING IS THE EAST LINE OF PRESTON VILLA ADDITION, VOL. 2, PG. 63, M.R.D.C.T., COMMON WITH THE WEST LINE OF VILLA ROAD. (N 00°30'38"E)

JOB# 1704099-1
DATE: 1/11/2018
REVISED: 5/02/2018
PAGE 2 of 2
DRAWN BY: JWR

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 Information Sheet

File #: 18-762 **Item #:** 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 3, 5, 6, 7, 8, 9

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2015-2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0430-01-060, etc., CFDA No. 20.205) in the amount of $3,214,417.51 to design, upgrade, and construct nine traffic signals and associated on-system intersection improvements at: Scyene Road (SH 352) and Prairie Creek Road, Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue, Scyene Road (SH 352) and St. Augustine Drive, Buckner Boulevard (Loop 12) and Samuell Boulevard, Buckner Boulevard (Loop 12) and Mercer Drive, Buckner Boulevard (Loop 12) and Lake Highlands Drive, Kiest Boulevard (Spur 303) and Duncanville Road, Lancaster Road (SH 342) and Camp Wisdom Road, and Harry Hines Boulevard (Loop 354) at Lombardy Lane; **(2)** a required local match in the amount of $42,397.50 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of $198,900.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,214,417.51 - Financing: Texas Department of Transportation Grant Funds ($2,973,120.01) and General Fund ($42,397.50)

BACKGROUND

The City of Dallas was awarded a grant of $5.9M from the 2015 Highway Safety Improvement Program (HSIP) administered by the Texas Department of Transportation (TxDOT) to upgrade twenty -one high accident intersections. In 2016, the total grant award was $ 8M for twenty-five locations, and in 2017 the City of Dallas was awarded $8.27M for an additional twenty-five locations. Upgrades will include removal of existing traffic signals and replacing them with new traffic signals; pedestrian and ADA related improvements; and other related construction.

The City is responsible for design of the traffic signals; and certain administrative fees. TxDOT is responsible for bidding the construction package, 100 percent construction costs for on-system intersections; construction engineering and project administration.

The current item is for nine of the seventy-one high accident intersections awarded in 2015-2017:

On-System Intersections:

- Scyene Road (SH 352) and Prairie Creek Road (2015 HSIP Award) (CSJ 0430-01-060), (Upgrade), (CD 5,7)
- Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue (2017 HSIP Award) (CSJ 0197-01-013), (Upgrade), (CD 7)
- Scyene Road (SH 352) and St. Augustine Drive (2016 HSIP Award) (CSJ 0430-01-061), (Upgrade), (CD 7)
- Buckner Boulevard (Loop 12) and Samuell Boulevard (2015 HSIP Award) (CSJ 0581-01-143), (Upgrade), (CD 7)
- Buckner Boulevard (Loop 12) and Mercer Drive (2017 HSIP Award) (CSJ 0581-01-153), (Upgrade), (CD 9)
- Buckner Boulevard (Loop 12) and Lake Highlands Drive (2016 HSIP Award) (CSJ 0581-01-149), (Upgrade), (CD 9)
- Kiest Boulevard (Spur 303) and Duncanville Road (2015 HSIP Award) (CSJ 2208-02-024), (Upgrade), (CD 3)
- Lancaster Road (SH 342) and Camp Wisdom Road (2017 HSIP Award) (CSJ 0918-47-229), (Upgrade), (CD 8)
- Harry Hines Boulevard (Loop 354) at Lombardy Lane (2015 HSIP Award) (CSJ 0196-06-031), (Upgrade), (CD 6)

This action will authorize payment of project-related state fees for the nine on-system locations in the amount of $42,397.50 to be issued as a warrant check for City of Dallas' match for the $3,214,417.51 estimated project cost.

TxDOT will be responsible for all the construction activities of the project and the U. S. Department of Transportation will provide the State with 90 percent Federal Participation in the amount of $2,515,805.50 while the State will be responsible for the 10 percent local construction match and the indirect State costs in the amount of $457,314.51 for a total amount of $2,973,120.01 in Federal and State funds for construction and associated intersection improvements at nine on-system intersections with a total project cost not to exceed $3,214,417.51. Specifically, the City is required to pay State fees in the amount of $42,397.50, professional design services in the amount of $198,900.00 (through a separate contract with Kimley-Horn and Associates, Inc.), bringing the City's portion of the project to $241,297.50.

Any change orders or overruns are the responsibility of the City of Dallas.

The traffic signals will be let for construction in FY 2019 and will be built over a 2-year period.

ESTIMATED SCHEDULE OF PROJECT

Complete Design	November 2018
Let for Construction	June 2019
Complete Construction	Summer 2021

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PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks by Resolution No. 17-0931.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Design (previously approved by Resolution No. 17-0931) - $198,900.00
Texas Department of Transportation Grant Funds (this action) - $2,973,120.01
General Fund (this action) - $42,397.50

The total project cost of this funding agreement is $3,214,417.51 with the following components:

Federal and State Funds (TxDOT)	$2,973,120.01
Local Match (City of Dallas)	$ 241,297.50

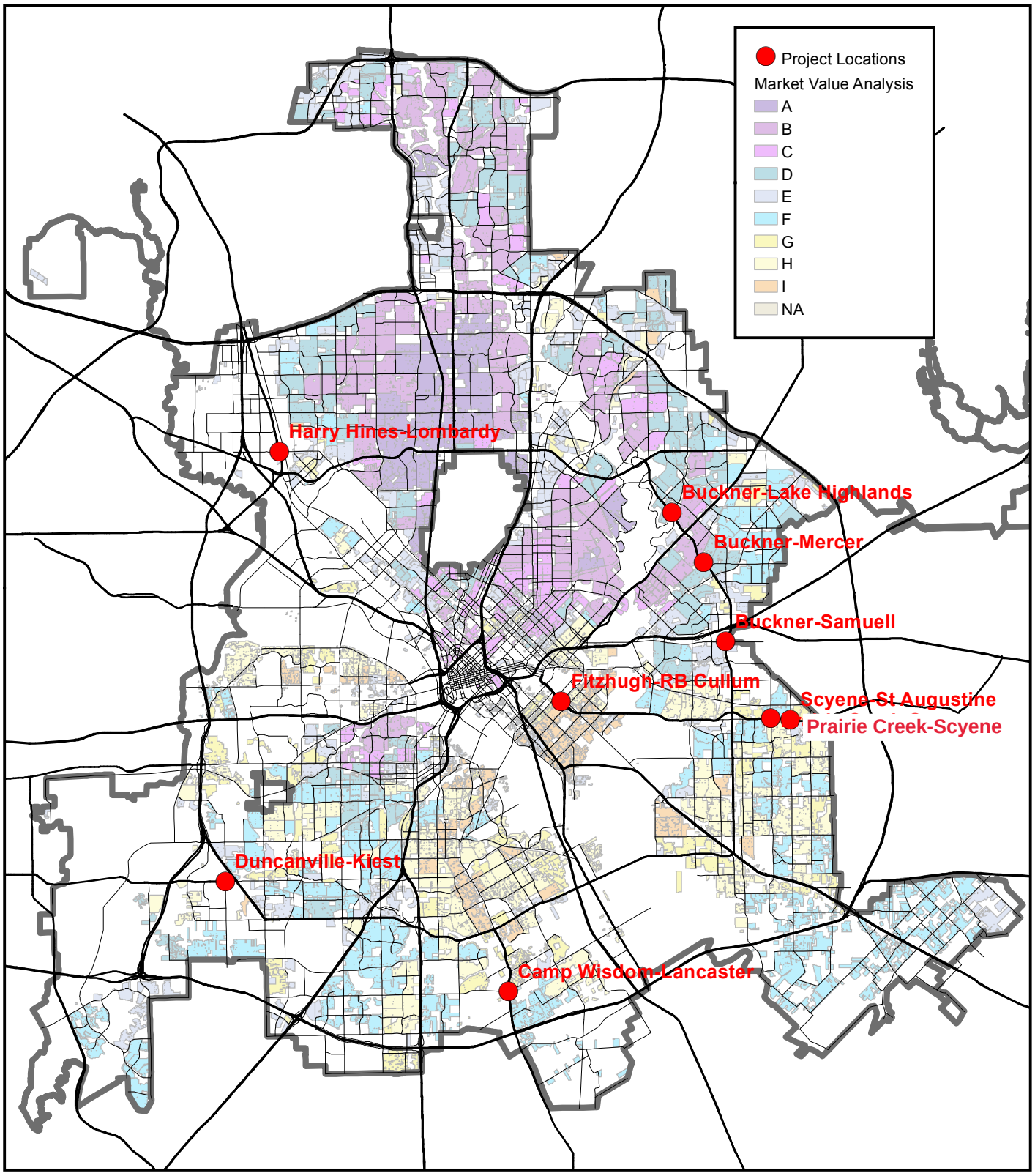
Council District	Amount
3	$ 304,437.64
5	$ 74,499.24
6	$ 333,880.78
7	$1,339,320.89
8	$ 427,278.86
9	$ 735,000.10
Total Amount	$3,214,417.51

MAP

Attached

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2015-17 HSIP, 2019 Let On-System Intersections



Council Districts 3, 5, 6, 7, 8, 9
Mapsco Pages 23-S, 37-H, 38-T, 46-U, 48-G, 49-W, 49-X, 52-Y, 65-V

Map by Transportation GIS, August 2018

WHEREAS, the City of Dallas desires to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation - Federal Highway Administration 2015-2017 Highway Safety Improvement Program (HSIP) Project for design, upgrade, and/or construction of nine traffic signals and associated on-system intersection improvements, at Scyene Road (SH 352) and Prairie Creek Road, Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue, Scyene Road (SH 352) and St. Augustine Drive, Buckner Boulevard (Loop 12) and Samuell Boulevard, Buckner Boulevard (Loop 12) and Mercer Drive, Buckner Boulevard (Loop 12) and Lake Highlands Drive, Kiest Boulevard (Spur 303) and Duncanville Road, Lancaster Road (SH 342) and Camp Wisdom Road, and Harry Hines Boulevard (Loop 354) at Lombardy Lane; and

WHEREAS, on June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks, which includes a portion of the local match for this project, in an amount not to exceed $198,900.00, by Resolution No. 17-0931; and

WHEREAS, the Federal/State portion of the project is $2,973,120.01 and the City of Dallas' local match is $241,297.50 ($42,397.50 state fees, and $198,900.00 design), for a total amount not to exceed $3,214,417.51; and

WHEREAS, the City of Dallas will issue a warrant check at the beginning of the project in the amount of $42,397.50 for the on- and off-system locations; and

WHEREAS, the City of Dallas will be responsible for any change orders or bid overruns.

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 Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2016 Highway Safety Improvement Program Grant to design, upgrade, and construct nine (9) traffic signals and associated on-system intersection improvements, Agreement Nos. CSJ 0430-01-060 (Scyene Road (SH 352) and Prairie Creek Road), CSJ 0197-01-013 (Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue), CSJ 0430-01-061 (Scyene Road (SH 352) and St. Augustine Drive), CSJ 0581-01-143 (Buckner Boulevard (Loop 12) and Samuell Boulevard), CSJ 0581-01-153 (Buckner Boulevard (Loop 12) and Mercer Drive), CSJ 0581-01-149 (Buckner Boulevard (Loop 12) and Lake Highlands Drive), CSJ 2208-02-024 (Kiest Boulevard (Spur 303) and Duncanville Road), CSJ 0918-47-229 (Lancaster Road (SH 342) and Camp Wisdom Road), and CSJ 0196-06-031 (Harry Hines Boulevard (Loop 354) at Lombardy Lane), CFDA 20.205, which may be terminated under the conditions as stated in the Master Agreement. This LPAFA may be terminated by the State if the project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds.

SECTION 2. That the Chief Financial Officer is hereby authorized to issue a warrant check to TxDOT in the amount of $42,397.50, Vendor No. 020318, in accordance with the terms and conditions of the agreement from General Fund, Fund 0001, Department TRN, Unit 3049, Object 4820.

SECTION 3. That the Chief Financial Officer is hereby authorized to reclassify the disbursement to a Prepaid Expense, Balance Sheet Account 032B, if required by Generally Accepted Accounting Principles.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit any unused General Fund advanced to TxDOT pertaining to this project into General Fund, Fund 0001, Department TRN, Balance Sheet Account 032B.

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 contract is designated as Contract No. TRN-2018-00007515.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 18-765 **Item #:** 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2016 and 2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0091-06-059, etc., CFDA No. 20.205) in the amount of $3,832,559.62 to design, upgrade, and construct eleven traffic signals and associated on and off-system intersection improvements at five on-system intersections: Campbell Road and Preston Road (SH 289), Buckner Boulevard (Loop 12) and Lake June Road, Buckner Boulevard (Loop 12) and Forney Road, Great Trinity Forest Way (Loop 12) and Jim Miller Road, Ledbetter Drive (Loop 12) and Singing Hills Drive, and six off-system intersections: Webb Chapel Extension and Larga Drive, Duncanville Road and Illinois Avenue, Wheatland Road and Bolton Boone Drive, Holcomb Road and Lake June Road, Commerce Street and Griffin Street, Audelia Road and Royal Lane; **(2)** a required local match in the amount of $238,728.00 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of $264,100.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,832,559.62 - Financing: Texas Department of Transportation Grant Funds ($3,329,731.62) and General Fund ($238,728.00)

BACKGROUND

The City of Dallas was awarded a grant of $8M from the 2016 Highway Safety Improvement Program (HSIP) administered by the Texas Department of Transportation (TxDOT) to upgrade twenty-five high accident intersections. Upgrades will include removal of existing traffic signals and replacing them with new traffic signals; pedestrian and ADA related improvements; and other related construction. In 2017 application year, the City of Dallas was awarded another $ 8.27M for twenty-five additional high accident locations.

The City is responsible for design of the traffic signals; 10 percent construction cost match for off-system intersections; and certain administrative fees. TxDOT is responsible for bidding the construction package, 90 percent construction costs for off-system intersections (100 percent for on-

system intersections); construction engineering and project administration.

The current item is for eleven of the twenty-five high accident intersections awarded in 2016 and twenty-five additional locations in 2017:

On-System Intersections (2016 HSIP award):

- Campbell Road and Preston Road (SH 289) (CSJ 0091-06-059), (Upgrade), (CD 11,12)
- Buckner Boulevard (Loop 12) and Lake June Road (CSJ 0581-01-146), (Upgrade), (CD 5)
- Buckner Boulevard (Loop 12) and Forney Road (CSJ 0581-01-148), (Upgrade), (CD 7)
- Great Trinity Forest Way (Loop 12) and Jim Miller Road (CSJ 0581-01-150), (Upgrade), (CD 8)
- Ledbetter Drive (Loop 12) and Singing Hills Drive (CSJ 0581-01-151), (Upgrade), (CD 3,4)

Off-System Intersections (2017 HSIP award:

- Webb Chapel Extension and Larga Drive (CSJ 0918-47-227), (Upgrade), (CD 2,6)
- Duncanville Road and Illinois Avenue (CSJ 0918-47-228), (Upgrade), (CD 3)
- Wheatland Road and Bolton Boone Drive (CSJ 0918-47-229), (Upgrade), (CD 8)
- Holcomb Road and Lake June Road (CSJ 0918-47-230), (Upgrade), (CD 5)
- Commerce Street and Griffin Street (CSJ 0918-47-231), (Upgrade), (CD 14)
- Audelia Road and Royal Lane (CSJ 0918-47-232), (Upgrade), (CD 10)

This action will authorize local matching funds in the amount of $238,728.00 to be issued as a warrant check for City of Dallas' match for the $3,832,559.62 estimated project cost.

TxDOT will be responsible for all the construction activities of the project and the U. S. Department of Transportation will provide the State with 90 percent Federal Participation in the amount of $2,975,214.00 while the State will be responsible for the indirect State costs in the amount of $354,517.62 for a total amount of $3,329,731.62 in Federal and State funds for construction and associated intersection improvements at eleven intersections with a total project cost not to exceed $3,832,559.62. Specifically, the City is required to pay State fees in the amount of $50,717.00, professional design services in the amount of $264,100.00 (through a separate contract with Kimley-Horn and Associates, Inc.), and 10 percent match for direct State engineering and construction costs for off-system intersections, totaling $188,011.00 bringing the City's portion of the project to $502,828.00.

Any change orders or overruns are the responsibility of the City of Dallas.

The traffic signals will be let for construction in FY 2020 and will be built over a 2-year period.

ESTIMATED SCHEDULE OF PROJECT

Design	Ongoing
Let for Construction	Fall 2020
Complete Construction	December 2022

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PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks by Resolution No. 17-0931.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Design (previously approved by Resolution No. 17-0931) - $264,100.00
Texas Department of Transportation Grant Funds (this action) - $3,329,731.62
General Fund (this action) - $238,728.00

The total project cost of this funding agreement is $3,832,559.62 with the following components:

Federal and State Funds (TxDOT) $3,329,731.62
Local Match (City of Dallas) $ 502,828.00

Council District	Amount
2	$ 271,981.97
3	$ 541,083.55
4	$ 127,968.02
5	$ 688,804.96
6	$ 90,660.66
7	$ 358,732.53
8	$ 722,447.77
10	$ 395,742.75
11	$ 175,481.68
12	$ 175,481.68
14	$ 284,174.05
Total Amount	$3,832,559.62

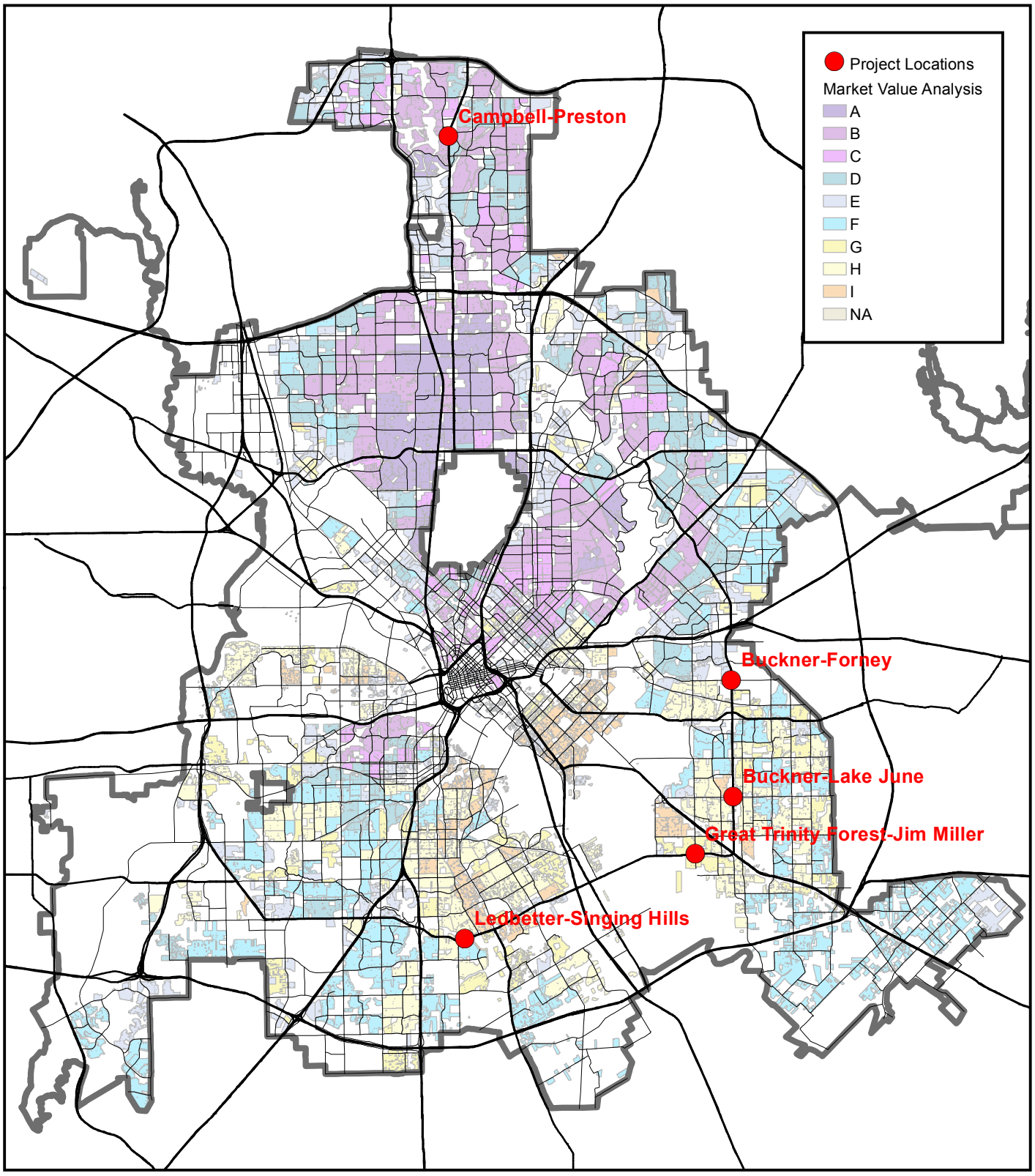
OWNER

Texas Department of Transportation (TxDOT)

MAP

Attached

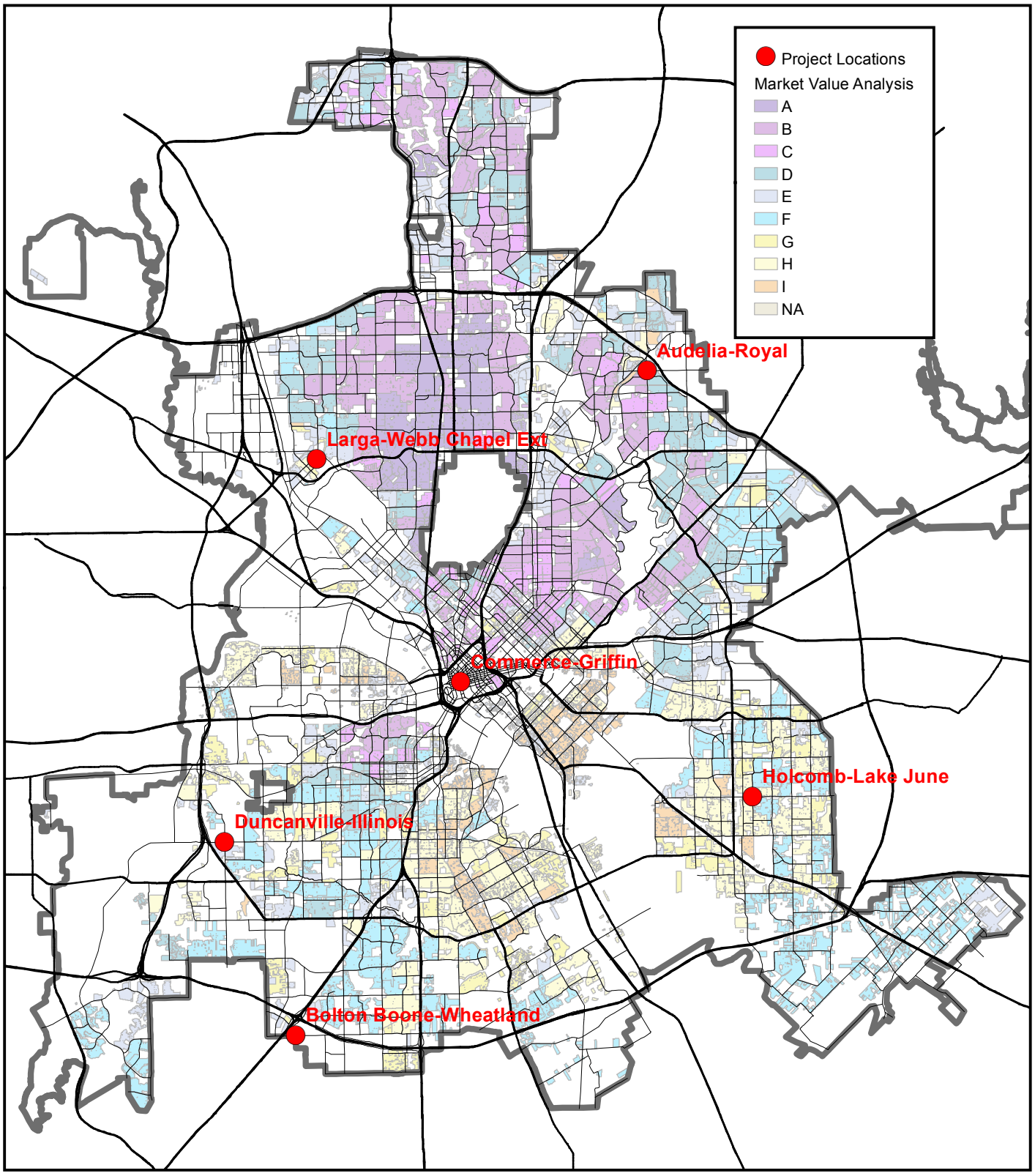
2016 HSIP, 2020 Let On-System Intersections



Council Districts 3, 4, 5, 7, 8, 11, 12
Mapsco Pages 5-P, 48-Q, 58-L, 58-S, 65-K

Map by Transportation GIS, August 2018

2017 HSIP, 2020 Let Off-System Intersections



Council Districts 2 ,3, 5, 6, 8, 10, 14
Mapsco Pages 23-Y, 27-G, 45-P, 52-U, 58-M, 73-B

Map by Transportation GIS, August 2018

WHEREAS, the City of Dallas desires to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation - Federal Highway Administration 2016-2017 Highway Safety Improvement Program (HSIP) Project for design, upgrade, and/or construction of eleven traffic signals and associated on- and off-system intersection improvements, consisting of five on-system intersections: Campbell Road and Preston Road (SH 289), Buckner Boulevard (Loop 12) and Lake June Road, Buckner Boulevard (Loop 12) and Forney Road, Great Trinity Forest Way (Loop 12) and Jim Miller Road, Ledbetter Drive (Loop 12) and Singing Hills Drive, and six off-system intersections: Webb Chapel Extension and Larga Drive, Duncanville Road and Illinois Avenue, Wheatland Road and Bolton Boone Drive, Holcomb Road and Lake June Road, Commerce Street and Griffin Street, Audelia Road and Royal Lane; and

WHEREAS, on June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks, which includes a portion of the local match for this project, in an amount not to exceed $264,100.00, by Resolution No. 17-0931; and

WHEREAS, the Federal/State portion of the project is $3,329,731.62 and the City of Dallas' local match is $502,828.00 ($188,011.00 for 10% percent construction match, $50,717.00 state fees, and $264,100.00 design), for a total amount not to exceed $3,832,559.62; and

WHEREAS, the City of Dallas will issue a warrant check at the beginning of the project in the amount of $238,728.00 for the on- and off-system locations; and

WHEREAS, the City of Dallas will be responsible for any change orders or bid overruns.

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 Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2016-2017 Highway Safety Improvement Program Grant to design, upgrade, and construct eleven traffic signals and associated on and off-system intersection improvements. The agreement includes five on-system intersections: Agreement Nos. CSJ 0091-06-059 (Campbell Road and Preston Road (SH 289)), CSJ 0581-01-146 (Buckner Boulevard (Loop 12) and Lake June Road (Loop 12)), CSJ 0581-01-148 (Buckner Boulevard (Loop 12) and Forney Road), CSJ 0581-01-150 (Great Trinity Forest Way (Loop 12) and Jim Miller Road), CSJ 0581-01-151 (Ledbetter Drive and Singing Hills Drive), and 6 off-system intersections: CSJ 0918-47-227 (Webb Chapel Extension and Larga Drive), CSJ 0918-47-228 (Duncanville Road and Illinois Avenue), CSJ 0918-47-229 (Wheatland Road and Bolton Boone Drive), CSJ 0918-47-230 (Holcomb Road and Lake June Road), CSJ 0918-47-231 (Commerce Street and Griffin Street), CSJ 0918-47-232 (Audelia Road and Royal Lane), CFDA 20.205, which may be terminated under the conditions as stated in the Master Agreement. This LPAFA may be terminated by the State if the project is inactive for thirty-six months or longer and no expenditures have been charged against federal funds.

SECTION 2. That the Chief Financial Officer is hereby authorized to issue a warrant check to TxDOT in the amount of $238,728.00, Vendor No. 020318, in accordance with the terms and conditions of the agreement from General Fund, Fund 0001, Department TRN, Unit 3049, Object 4820.

SECTION 3. That the Chief Financial Officer is hereby authorized to reclassify the disbursement to a Prepaid Expense, Balance Sheet Account 032B, if required by Generally Accepted Accounting Principles.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit any unused General Fund advanced to TxDOT pertaining to this project into General Fund, Fund 0001, Department TRN, Balance Sheet Account 032B.

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 contract is designated as Contract No. TRN-2018-00007407.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 18-766 **Item #:** 10.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2, 6, 7, 9, 11, 12, 13, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0918-47-215, etc., CFDA No. 20.205) in the amount of $3,072,946.66 to design, upgrade, and construct eight traffic signals and associated off-system intersection improvements at: La Prada Drive and Oates Drive, Gaston Avenue and Munger Boulevard, Forest Lane and Marsh Lane, Fair Oaks Avenue and Pineland Drive, Cesar Chavez Boulevard and Hickory Street, Martin Luther King Boulevard and Atlanta Street, Haskell Avenue and Capitol Avenue, Arapaho Road and Hillcrest Road; **(2)** a required local match in the amount of $307,256.10 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of $186,410.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed $3,072,946.66 - Financing: Texas Department of Transportation Grant Funds ($2,579,280.56) and General Fund ($307,256.10)

BACKGROUND

The City of Dallas was awarded a grant of $8.27M from the 2017 Highway Safety Improvement Program (HSIP) administered by the Texas Department of Transportation (TxDOT) to upgrade twenty -five high accident intersections. Upgrades will include removal of existing traffic signals and replacing them with new traffic signals; pedestrian and ADA related improvements; and other related construction.

The City is responsible for design of the traffic signals; 10 percent construction cost match for off-system intersections; and certain administrative fees. TxDOT is responsible for bidding the construction package, 90 percent construction costs for off-system intersections (100 percent for on-system intersections); construction engineering and project administration.

The current item is for eight of the twenty-five high accident intersections awarded in 2017:

- La Prada Drive and Oates Drive (CSJ 0918-47-215), (Upgrade), (CD 7,9)
- Gaston Avenue and Munger Boulevard (CSJ 0918-47-217), (Upgrade), (CD 14)
- Forest Lane and Marsh Lane (CSJ 0918-47-218), (Upgrade), (CD 6,13)
- Fair Oaks Avenue and Pineland Drive (CSJ 0918-47-221), (Upgrade), (CD 13)
- Cesar Chavez Boulevard and Hickory Street (CSJ 0918-47-222), (Upgrade), (CD 2)
- Martin Luther King Boulevard and Atlanta Street (CSJ 0918-47-224), (Upgrade), (CD 7)
- Haskell Avenue and Capitol Avenue (CSJ 0918-47-225), (Upgrade), (CD 2,14)
- Arapaho Road and Hillcrest Road (CSJ 0918-47-226), (Upgrade), (CD 11,12)

This action will authorize local matching funds in the amount of $307,256.10 to be issued as a warrant check for City of Dallas' match for the $3,072,946.66 estimated total project cost.

TxDOT will be responsible for all the construction activities of the project and the U. S. Department of Transportation will provide the State with 90 percent Federal Participation in the amount of $2,409,226.50 while the State will be responsible for the indirect State costs in the amount of $170,054.06 for a total amount of $2,579,280.56 in Federal and State funds for construction and associated intersection improvements at eight intersections with a total project cost not to exceed $3,072,946.66. Specifically, the City is required to pay State fees in the amount of $39,611.10, professional design services in the amount of $186,410.00 (through a separate contract with Kimley-Horn and Associates, Inc.), and 10 percent match for direct State engineering and construction costs for off-system intersections, totaling $267,645.00 bringing the City's portion of the project to $493,666.10.

Any change orders or overruns are the responsibility of the City of Dallas.

The traffic signals will be let for construction in FY 2021 and will be built over a 2-year period.

ESTIMATED SCHEDULE OF PROJECT

Design	Ongoing
Let for Construction	Spring 2021
Complete Construction	Spring 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks by Resolution No. 17-0931.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Design (previously approved by Resolution No. 17-0931) - $186,410.00
Texas Department of Transportation Grant Funds (this action) - $2,579,280.56
General Fund (this action) - $307,256.10

The total project cost of this funding agreement is $3,072,946.66 with the following components:

Federal and State Funds (TxDOT) $2,579,280.56
Local Match (City of Dallas) $ 493,666.10

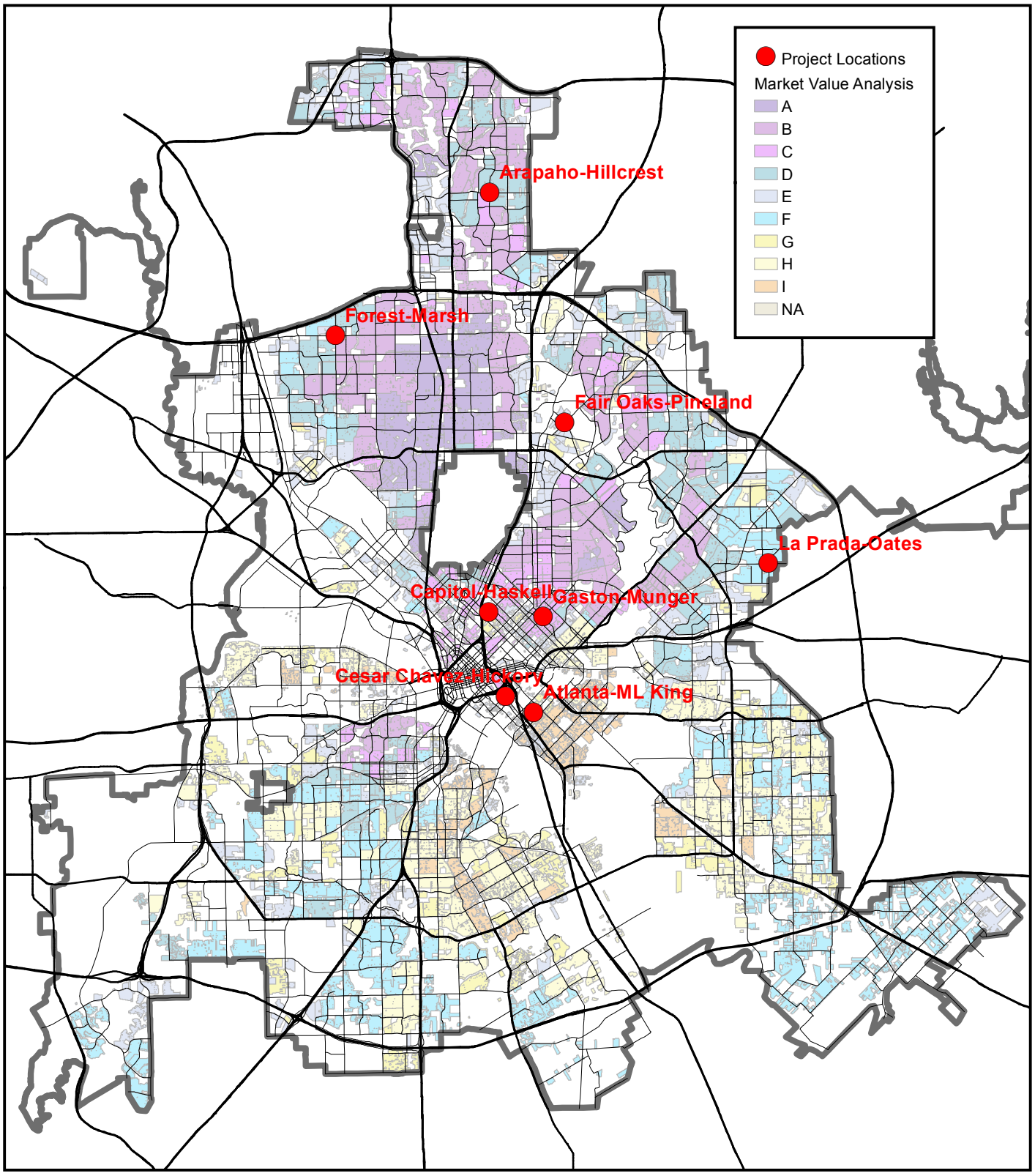
Council District	**Amount**
2	$ 557,710.29
6	$ 106,120.43
7	$ 548,233.53
9	$ 195,326.99
11	$ 196,104.28
12	$ 196,104.28
13	$ 688,035.25
14	$ 585,311.61
Total Amount	$3,072,946.66

MAP

Attached

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2017 HSIP, 2021 Let Off-System Intersections



Council Districts 2, 6, 7, 9, 11, 12, 13, 14
Mapsco Pages 5-Z, 13-Z, 26-Q, 39-S, 45-C, 45-R, 46-B, 46-T

Map by Transportation GIS, August 2018

September 26, 2018

WHEREAS, the City of Dallas desires to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation - Federal Highway Administration 2017 Highway Safety Improvement Program (HSIP) Project for design, upgrade, and/or construction of eight traffic signals and associated off-system intersection improvements at: La Prada Drive and Oates Drive, Gaston Avenue and Munger Boulevard, Forest Lane and Marsh Lane, Fair Oaks Avenue and Pineland Drive, Cesar Chavez Boulevard and Hickory Street, Martin Luther King Boulevard and Atlanta Street, Haskell Avenue and Capitol Avenue, Arapaho Road and Hillcrest Road, and

WHEREAS, on June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks, which includes a portion of the local match for this project, in an amount not to exceed $186,410.00, by Resolution No. 17-0931; and

WHEREAS, the Federal/State portion of the project is $2,579,280.56 and the City of Dallas' local match is $493,666.10 ($267,645.00 for 10 percent construction match, $39,611.10 state fees, and $186,410.00 design), for a total amount not to exceed $3,072,946.66; and

WHEREAS, the City of Dallas will issue a warrant check at the beginning of the project in the amount of $307,256.10 for the eight off-system locations; and

WHEREAS, the City of Dallas will be responsible for any change orders or bid overruns.

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 Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2017 Highway Safety Improvement Program Grant, approved as to form by the City Attorney, to design, upgrade, and construct eight traffic signals and associated off-system intersection improvements. The agreement includes eight off-system intersections: Agreement Nos. CSJ 0918-47-215 (La Prada Drive and Oates Drive), CSJ 0918-47-217 (Gaston Avenue and Munger Boulevard), CSJ 0918-47-218 (Forest Lane and Marsh Lane), CSJ 0918-47-221 (Fair Oaks Avenue and Pineland Drive), CSJ 0918-47-222 (Cesar Chavez Boulevard and Hickory Street), CSJ 0918-47-224 (Martin Luther King Boulevard and Atlanta Street), CSJ 0918-47-225 (Haskell Avenue and Capitol Avenue), CSJ 0918-47-226 (Arapaho Road and Hillcrest Road), CFDA 20.205, which may be terminated under the conditions as stated in the Master Agreement. This LPAFA may be terminated by the State if the project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds.

SECTION 2. That the Chief Financial Officer is hereby authorized to issue a warrant check to TxDOT in the amount of $307,256.10, Vendor No. 020318, in accordance with the terms and conditions of the agreement from General Fund, Fund 0001, Department TRN, Unit 3049, Object 4820.

SECTION 3. That the Chief Financial Officer is hereby authorized to reclassify the disbursement to a Prepaid Expense, Balance Sheet Account 032B, if required by Generally Accepted Accounting Principles.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit any unused General Fund advanced to TxDOT pertaining to this project into General Fund, Fund 0001, Department TRN, Balance Sheet Account 032B.

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 contract is designated as Contract No. TRN-2018-00007529.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 18-732 **Item #:** 11.

&STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. to replace the design of on-street bicycle facilities on Ervay Street and St. Paul Street with the design of the Union Bikeway Connector - Not to exceed $112,450.00, from $171,000.00 to $283,450.00 - Financing: General Fund (see Fiscal Information for potential future costs)

BACKGROUND

On January 11, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. for the design of on-street bicycle facilities by Resolution No. 17-0128. The contract scope included design fees for ten streets for the addition of on-street bicycle facilities. The design of on-street bicycle facilities on Ervay Street and St. Paul Street were included in the contract. Since contract approval, the design for these two streets have been placed on hold pending a redevelopment project.

On June 8, 2017, the North Central Texas Council of Governments awarded the City of Dallas funding through the 2017 Transportation Alternatives Program (TAP) Call for Projects for the Union Bikeway Connector. This project will connect Klyde Warren Park to dedicated bicycle lanes on Houston Street, and effectively the Katy Trail, through a combination of on and off-street dedicated bicycle facilities. To accommodate the implementation timelines set forth through TAP, it is necessary to begin the design process as expeditiously as possible. Staff has proposed using annual bicycle program Fund as the required local funding match for the project. The local match will entail design of the Union Bikeway Connector.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 11, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. for the design services of on-street bicycle facilities by Resolution No. 17-0128.

FISCAL INFORMATION

General Fund - $112,450.00

Council District	Amount
2	-$35,550.00 originally allocated to the design of on-street bicycle facilities on Ervay Street and St. Paul Street to be reallocated to District 14 for design of the Union Bikeway Connector.
14	$148,000.00 including $35,550.00 in funding reallocated from District 2, and the fee increase of $112,450.00 to design the Union Bikeway Connector.

Future Cost Consideration: The Union Bikeway Connector project is funded through a Federal Transportation Alternatives Program (TAP) Grant, which requires a local twenty percent match.

Local Match: $152,537.00
Federal TAP Grant: $610,150.00
Total Project Cost: $762,687.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$112,450.00	Architecture & Engineering	25.66%	29.71%	$33,407.32
• This contract exceeds the M/WBE goal.				
Supplemental Agreement No. 1 - 27.16% Overall M/WBE participation				

OWNER

Kimley-Horn and Associates, Inc.

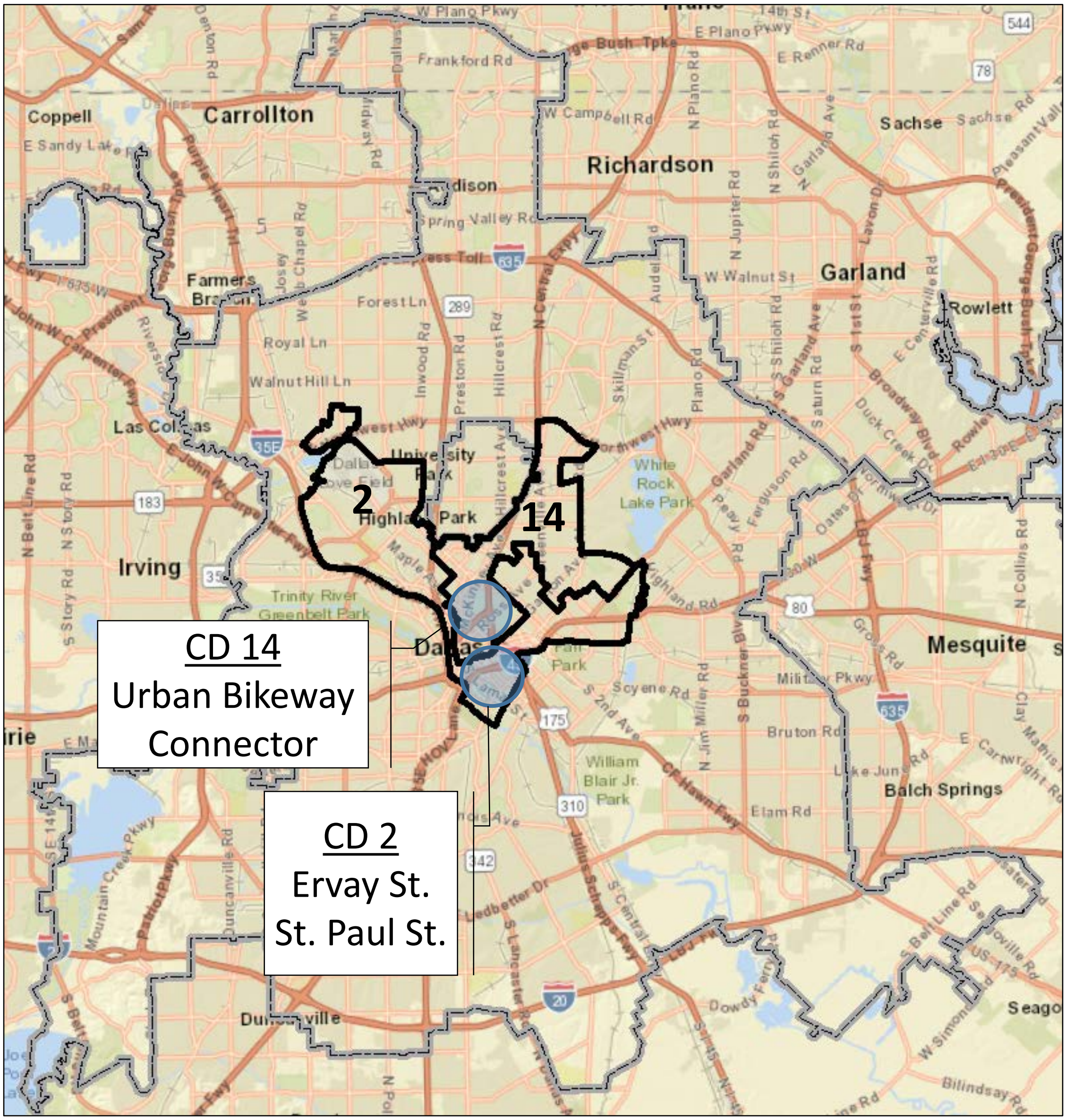
Steven E. Lefton, PLA, President

MAP

Attached

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On-Street Bicycle Facility Design Contract
Amended Project Locations



MAPSCO: 45E,F,Q,V

WHEREAS, with the adoption of the 2011 Dallas Bike Plan, the City of Dallas committed to implementing an interconnected, dedicated on-street bicycle transportation network at various locations; and

WHEREAS, Kimley-Horn and Associates, Inc. was selected to provide the engineering design services for the on-street bicycle facilities; and

WHEREAS, on January 11, 2017, City Council authorized a professional services agreement with Kimley-Horn and Associates, Inc. for the design of on-street bicycle facilities by Resolution No. 17-0128; and

WHEREAS, the design of on-street bicycle facilities on Ervay Street and St. Paul Street were included in the original contract scope of services; and

WHEREAS, it is necessary to replace the design of on-street bicycle facilities on Ervay Street and St. Paul Street with the design of the Union Bikeway Connector; and

WHEREAS, the Union Bikeway Connector will implement one-half mile of protected on-street bicycle facilities connecting Victory Park to Klyde Warren Park.

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. 1, approved as to form by the City Attorney, to the professional services contract with Kimley-Horn and Associates, Inc. to replace the design of on-street bicycle facilities on Ervay Street and St. Paul Street with the design of the Union Bikeway Connector.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $112,450.00 from the Department of Transportation Bicycle Program Fund, Fund 0001, Department TRN, Unit 1579, Activity PB13, Object 4111, Program STCUR001, Encumbrance CT STSCUR001D1, Vendor 135447.

SECTION 3. That this contract is designated as Contract No. TRN-2018-00007342.

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

Agenda Information Sheet

File #: 18-873 **Item #:** 12.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Fire-Rescue Department

EXECUTIVE: Jon Fortune

SUBJECT

Authorize an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health and Hospital System for Biomedical On-Line Supervision for the period October 1, 2018 through September 30, 2019 - Not to exceed $542,854.00 - Financing: General Fund

BACKGROUND

Texas Administrative Code Title 25, Part 1, Chapter 157, Subchapter A; Rule 157.2 requires Biomedical On-Line Supervision of the City of Dallas Fire-Rescue paramedics. The City issued a Request for Proposal No. PA0000357 for Biomedical On-Line Supervision for the Dallas area emergency medical system.

The Biotel system, staffed by Parkland Health and Hospital System physicians and nurses, was created on July 1, 1980 to provide medical control for the paramedics in the field via radio and telemetered patient data.

This service also provides for implementation and maintenance of the Comprehensive Trauma Plan endorsed by City Council in February 1993.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 13, 2017, City Council authorized a contract renewal for Biomedical On-Line Supervision by Resolution No. 17-1408.

Information about this item will be provided to the Public Safety and Criminal Justice Committee on September 24, 2018.

FISCAL INFORMATION

General Fund - $542,854.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$542,854.00	Interlocal Agreement	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Interlocal Agreements.				

OWNER

Dallas County Hospital District d/b/a Parkland Health and Hospital System

Fred Cerise, Chief Executive Officer

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September 26, 2018

WHEREAS, Texas Administrative Code: Title 25, Part 1, Chapter 157, Subchapter A; Rule 157.2 requires Biomedical On-Line Supervision of the City of Dallas Fire-Rescue paramedics; and

WHEREAS, it is most advantageous to the City of Dallas to enter into an Interlocal Agreement for Biomedical On-Line Supervision services with Dallas County Hospital District d/b/a Parkland Health and Hospital System.

Now, Therefore,

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

SECTION 1. That the City Manager or designee is hereby authorized to sign an Interlocal Agreement with Dallas County Hospital District d/b/a Parkland Health and Hospital System, approved as to form by the City Attorney, for Biomedical On-Line Supervision for the period October 1, 2018 through September 30, 2019.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $542,854.00 to Dallas County Hospital District d/b/a Parkland Health and Hospital System from General Fund, Fund 0001, Dept. DFD, Unit ER90, Object 3070, Encumbrance/Contract No. CX-DFD-2018-00007867, Vendor 900498.

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

Agenda Information Sheet

File #: 18-855 **Item #:** 13.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Fire-Rescue Department

EXECUTIVE: Jon Fortune

SUBJECT

Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the State required medical direction services for the period October 1, 2018 through September 30, 2019 - Not to exceed $434,807.00 - Financing: General Fund

BACKGROUND

Texas Administrative Code: Title 25, Part 1, Chapter 157, Subchapter A; Rule 157.2 requires a Medical Director for pre-hospital care delivered by Emergency Medical Service personnel. The Medical Director provides protocols for paramedics to follow and permits paramedics to operate under his/her license.

The Dallas Fire-Rescue Department (DFR) has, for over 45 years, provided 911 out-of-hospital emergency medical services (EMS) for the City of Dallas. DFR dispatches ambulances (“Rescues”), fire engines and trucks staffed by paramedics, EMT’s and First Responders to over 200,000 patients each year. Historically, medical direction and clinical oversight of the DFR’s EMS program has been managed by the UT Southwestern Department of Emergency Medicine through the appointment of a single Medical Director contracted at set number of hours per week.

Under the current contractual services, all the required systems and protocols have been effectively networked between the City, hospitals and the State to ensure uninterrupted services.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 13, 2017, City Council authorized a contract award for the services of a Medical Director by Resolution No. 17-1411.

Information about this item will be provided to the Public Safety and Criminal Justice Committee on September 24, 2018.

FISCAL INFORMATION

General Fund - $434,807.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$434,807.00	Professional Services	N/A	N/A	N/A
• M/WBE goal waived due to no M/WBE availability				

OWNER

The University of Texas Southwestern Medical Center at Dallas

Daniel K. Podolsky, M.D., Ph.D., President, UTSWMCD

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September 26, 2018

WHEREAS, the City of Dallas Fire-Rescue Department operates the emergency ambulance service for the City; and

WHEREAS, the State legislature enacted legislation requiring guidelines for medical direction/supervision of pre-hospital care delivered by certified Emergency Medical Service (EMS) personnel; and

WHEREAS, Texas Administrative Code: Title 25, Part 1, Chapter 157, Subchapter A; Rule 157.2 requires, and it is in the best interest of the community to provide a Medical Director to perform the duties as outlined in the above-named legislation; and

WHEREAS, on September 13, 20107, City Council authorized a contract with The University of Texas Southwestern Medical Center at Dallas (UTSWMC) to provide the service of a Medical Director by Resolution No. 17-1411; and

WHEREAS, the original contract provides for annual renewal by City Council resolution and funding.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to renew the contract for the services of a Medical Director with The University of Texas Southwestern Medical Center at Dallas for the period October 1, 2018 through September 30, 2019, in an amount not to exceed $434,807.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $434,807.00 for services provided by a Medical Director beginning October 1, 2018 through September 30, 2019 from General Fund, Fund 0001, Department DFD, Unit ER90, Object 3070, Encumbrance/Contract No. DFD-2018-00007866, Vendor 904272, contingent upon appropriation of funds in fiscal year 2018-2019.

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

Agenda Information Sheet

File #: 18-754 **Item #:** 14.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Library

EXECUTIVE: Joey Zapata

SUBJECT

Authorize the **(1)** acceptance of a grant from the Institute of Museum and Library Service through the Texas State Library and Archives Commission (TSLAC) for the SFY 2019 Special Projects Grant Program (Grant No. SPP-19004/Federal ID No. LS-00-17-0044-18, CFDA No. 45.310) to create new advanced English as a Second Language (ESL) courses in the amount of $75,000.00 for the period September 1, 2018 through August 31, 2019; **(2)** establishment of appropriations in an amount not to exceed $75,000.00 in the SFY 2019 TSLAC-Special Projects Grant-ESL 18-19 Fund; **(3)** receipt and deposit of grant funds for reimbursement from the Texas State Library and Archives Commission in an amount not to exceed $75,000.00 in the SFY 2019 TSLAC-Special Projects Grant-ESL 18-19 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed $75,000.00 - Financing: Texas State Library and Archives Commission Grant Funds

BACKGROUND

Texas State Library and Archives Commission (TSLAC) awards competitive grants to libraries and regional library systems across the state to support literacy and educational initiatives. The Dallas Public Library is the recipient of one such grant from TSLAC.

The 2018 TSLAC Special Projects Grant, in the amount of $75,000.00, will provide support for a new suite of English language learning classes. The collaborative project between the Dallas Public Library, Dollar General, and the Friends of the Dallas Public Library will create new advanced English as a Second Language (ESL) courses that will supplement the library's current general ESL classes. These Applied ESL classes will focus on subjects applicable to the community and workplace such as customer service, school enrollment, doctor visits, and interviewing. This grant will support one full -time and one part-time instructor position who will develop course curriculum and teach courses at library locations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council authorized the acceptance of the TSLAC-Special Projects Grant by Resolution No. 16-1571.

On September 27, 2017, City Council authorized the acceptance of the TSLAC-Special Projects Grant by Resolution No. 17-1543.

Information about this item will be provided to the Quality of Life, Arts & Culture Committee on September 24, 2018.

FISCAL INFORMATION

Texas State Library and Archives Commission Grant Funds - $75,000.00

WHEREAS, the Texas State Library has awarded the City of Dallas, Dallas Public Library, funds to enhance community engagement and child literacy efforts, including the Special Projects Grant to support staff salaries for the Library's Applied English as a Second Language (ESL) classes; and

WHEREAS, the Applied ESL classes will focus on subjects applicable to the community and workplace such as customer service, school enrollment, doctor visits, and interviewing; and

WHEREAS, on September 28, 2016, City Council authorized the acceptance of the TSLAC-Special Projects Grant by Resolution No. 16-1571; and

WHEREAS, on September 27, 2017, City Council authorized the acceptance of the TSLAC-Special Projects Grant by Resolution No. 17-1543; and

WHEREAS, it is recommended that the City Manager be authorized to accept this grant fund, in an amount not to exceed $75,000.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a grant from the Institute of Museum and Library Service through the Texas State Library and Archives Commission for the SFY 2019 Special Projects Grant Program (Grant No. SPP-19004/Federal ID No. LS-00-17-0044-18, CFDA No. 45.310) in the amount of $75,000.00 for the period September 1, 2018 through August 31, 2019; and sign the grant agreement and all terms, conditions, and documents required by the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $75,000.00 in the SFY 2019 Special Projects Grant Fund-ESL 18-19 Fund, Fund F562, Department LIB, Unit 3711, various Object Codes, according to the attached Schedule.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed $75,000.00 into the SFY 2019 Special Projects Grant Fund-ESL 18-19 Fund, Fund F562, Department LIB, Unit 3711, Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $75,000.00 from the SFY 2019 Special Projects Grant Fund-ESL 18-19 Fund, Fund F562, Department LIB, Unit 3711, various Object Codes, according to the attached Schedule.

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

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

SECTION 7. That this contract is designated as Contract No. LIB-2018-00007632.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Schedule
FY 2019 Special Projects Grant
Fund F562, Department LIB, Unit 3711

Object Code	Description	Amount
1101	Salary	51,367
1301	Pension	7,397
1303	Life Insurance	36
1304	Health Insurance	10,791
1306	FICA	745
1309	Wellness	41
3851	Pension Bond Debt Service	4,623
	Total	**75,000**

Agenda Information Sheet

File #: 18-879 **Item #:** 15.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Budget

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to Gartner, Inc. in the amount of $82,986.00, North Central Texas Council of Governments in the amount of $128,638.00, Texas Municipal League in the amount of $56,560.00, Oncor Cities Steering Committee in the amount of $161,315.04, Texas Coalition of Cities for Utility Issues in the amount of $55,000.00, North Texas Commission in the amount of $60,000.00, Water Research Foundation in the amount of $357,430.66 - Total not to exceed $901,929.70 - Financing: General Fund ($461,513.04), Communication & Information Services Fund ($82,986.00), and Water Utilities Fund ($357,430.66)

BACKGROUND

Arrangements with these professional organizations provide the City of Dallas an avenue for greater communication and cooperation with other municipalities and government entities, access to research and information of benefit to the City, and consultation opportunities with other agencies on the needs of the region, state, and nation.

Gartner, Inc. for Information Technology(IT) annual membership fee is $ 82,986.00. Gartner Inc. membership provides access to leading technology analysts and research that provides insight and interpretation into continuous improvement strategies for IT Organizations. In addition, the membership also gives access to best practices, emerging technology trends, IT metrics for measuring alignment with peers, staffing and investment levels, IT governance, enterprise architecture framework and support with strategic planning. Unlimited access to over 1,200 IT analysts, research data, peer connections, briefings and access to Gartner Inc's compensation study, which reviews IT positions reported by approximately 2,000 organizations.

North Central Texas Council of Governments (NCTCOG) annual membership fee is $128,638.00. NCTCOG services its member governments and the region in a variety of ways, including comprehensive regional planning in transportation, environmental resources, and human services. The NCTCOG aggressively works to strengthen ties with State and Federal agencies and has

become an information resource for regional and local economic development efforts. Members of the Dallas City Council serve in leadership roles on the NCTCOG executive board and committees.

Texas Municipal League (TML) annual membership fee is $56,560.00. The purpose of TML is "to render services which individual cities have neither time, money, or strength to do alone." In practice, this objective translates into several functions that specifically benefit Texas cities. These functions include: representing cities' interests at the State and Federal levels; conducting a wide variety of training sessions and conferences; maintaining the most comprehensive file of city government information in the State; publishing a wide variety of documents; providing legal and technical information on all aspects of city government; serving as the forum for molding the diverse views of the city officials into coherent statewide policies; and operating two group risk pool programs that produce dollar savings for TML members cities.

Oncor Cities Steering Committee annual membership fee is $161,315.04. The Oncor Cities Steering Committee was created to provide a means for cities in the Oncor service area to pool their resources and prevent duplication of effort while participating in electric utility rate proceedings before the Public Utility Commission. The City of Dallas participated with this committee in the 1990, 1993, 2008, and 2011 rate cases. The City also participated with this Committee in the various regulatory proceedings relating to Senate Bill 7 and electric deregulation. As a result of the Oncor Cities Steering Committee's activities, Oncor agreed to make settlement payments to the cities beginning in 2005 and to fund "beneficial public use" payments through the cities for the benefit of the City's ratepayers. The City of Dallas received in excess of $17.1 million as a result of that settlement agreement. The Oncor Cities Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery (formerly known as TXU Electric Delivery) within the City. The Oncor Cities Steering Committee is actively pursuing the appeal of Oncor's previous rate case, Docket No. 35717, in which the Commission reduced franchise fees paid to cities. The current annual assessment for the City of Dallas is based on $0.125 per capita.

Texas Coalition of Cities For Utility Issues annual membership fee is $55,000.00. The Texas Coalition of Cities For Utility Issues was organized in 1996 to (a) collect, analyze, discuss, and distribute information on utility related matters; (b) participate and develop positions in utility regulatory body rulemaking dockets and on bills proposed in the legislature relating to utility matters; and (c) work cooperatively on matters relating to utility franchises and fee issues.

North Texas Commission (NTC) annual membership fee is $60,000.00. The City of Dallas is a founding member of the North Texas Commission (NTC) and has consistently maintained its membership since 1972. The City's current annual investment in the NTC is $60,000 (discounted from $95,285.25, which is based on the 2017 COG Dallas population estimate of 1,270,170.) The North Texas Commission is a private-public partnership comprised of cities, businesses, counties, chambers, economic development entities and higher education institutions, united to collaborate and advocate on critical issues facing North Texas. Leaders from across the 13-county region join the NTC to be a part of the collective voice advocating for a strong and vibrant region, with Dallas being the catalyst. Under the NTC's new strategic plan and leadership, the Commission will be leading the region's state and federal legislative advocacy strategies to ensure a cohesive voice for business-friendly, pro-local control and growth-oriented policies. Through the North Texas Advocacy Coalition launched in January 2018, the NTC is providing non-partisan, not biased E2E tools and resources for

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employers to share with their employees to promote voter engagement. Dallas, and the region, experienced greater voter turnout results in the recent primaries due in part to these tools and enhanced strategies are already underway for future elections. The NTC also provides regional marketing support through a variety of regional resources and publications. The North Texas Profile, is a publication that aggregates industry and labor market statistics as well as data focusing on the quality of life benefits in North Texas. NTX Magazine is the only business-to-business publication representing the DFW region, providing relevant and compelling editorial content for C-Suite executives, site selectors, corporations interested in relocation, expansion and conducting business in North Texas. Over 20,000 copies of NTX are distributed worldwide through direct mail to c-suite executives as well as being distributed through the Admiral Clubs at DFW Airport and to local Chambers of Commerce, EDC's, City offices and universities. The NTC is building our region's civic and political leaders through our graduate-level leadership training, Leadership North Texas (LNT), and Leadership North Texas University (LNT U), which is designed for future leaders ages 23-35. Currently, the NTC is partnering with the City of Dallas on the 2020 Census Complete Count Committee as well as the Dallas 2030 initiative.

Water Research Foundation (WRF) annual membership fee is $357,430.66. WRF is an international non-profit scientific and educational society dedicated to the improvement of drinking water quality and supply. WRF conducts numerous research studies to enhance the improvement of drinking water and then provides the results to its members. Dallas Water Utilities is required annually to submit a water quality report to its customers. WRF is recognized as the authoritative resource for knowledge, information, and advocacy to improve the quality and supply of drinking water in North America and beyond

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance and Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

General Fund	$461,513.04
Communication Information Services Fund	$ 82,986.00
Water Utilities Fund	$357,430.66

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WHEREAS, arrangements with professional organizations provide the City of Dallas access to research and information of benefit to the City, enhanced communication with other municipalities, opportunities for information exchange and professional development, as well as effective lobbying on matters of municipal interest; and

WHEREAS, the City of Dallas continues to benefit through its relationships with these professional organizations.

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 payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services and authorize the City of Dallas to continue arrangements with the organizations listed below for fiscal year 2018-19 for the annual fees specified.

SECTION 2. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $82,986.00 to Gartner, Inc. from Fund 0198, Department DSV, Unit 1664, Object 3340, Encumbrance/Contract No. CX-DSV-2018-00007904, Vendor VS0000018090, for payment of annual fees for the Information Technology Executives and Leaders.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $128,638.00 to North Central Texas Council of Governments from Fund 0001, Department BMS, Unit 1991, Object 3340, Encumbrance/Contract No. CX-BMS-2018-00007907, Vendor 265554, for payment of annual fees.

SECTION 4. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $56,560.00 to Texas Municipal League from Fund 0001, Department BMS, Unit 1991, Object 3340, Encumbrance/Contract No. CX-BMS-2018-00007916, Vendor 079714, for payment of annual fees.

SECTION 5. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $161,315.04 to Oncor Cities Steering Committee from Fund 0001, Department BMS, Unit 1991, Object 3340, Encumbrance/Contract No. CX-BMS-2018-00007908, Vendor 264729, for payment of annual fees.

SECTION 6. That the Chief Financial Officer is hereby authorized to encumber and disburse an amount not to exceed $55,000.00 to Texas Coalition of Cities for Utility Issues from Fund 0001, Department BMS, Unit 1991, Object 3340, Encumbrance/Contract No. CX-BMS-2018-00007909, Vendor 354776, for payment of annual fees.

SECTION 7. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $60,000.00 to the North Texas Commission from Fund 0001, Department ECO, Unit 1164, Object 3340 Encumbrance/Contract No. CX-ECO-2018-00007910, Vendor 193362, for payment of annual fees.

SECTION 8. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed $357,430.66 to Water Research Foundation from Fund 0100, Department DWU, Unit 7015, Object 3340, Encumbrance/Contract No. CX-DWU-2018-00007906, Vendor VC0000008752, for payment of annual fees.

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 Information Sheet

File #: 18-590 **Item #:** 16.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Community Care

EXECUTIVE: Nadia Chandler Hardy

SUBJECT

Authorize the acceptance of a donation in the amount of $75,000.00 from TXU Energy to provide temporary financial assistance through the Martin Luther King, Jr. Community Center to individuals and families who are experiencing a temporary financial crisis - Not to exceed $75,000.00 - Financing: Energy Emergency Assistance Fund

BACKGROUND

TXU Energy and the City of Dallas recognized the need for providing charitable energy assistance to persons in financial distress to help reduce energy related costs essential to their health and welfare. TXU Energy developed the TXU Energy Aid Program as a supplement to government and community aid programs designed to assist individuals in financial distress to reduce energy related costs.

In March 2010, TXU Energy entered into an Energy Aid Agreement with the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center to provide charitable assistance to individuals that are TXU Energy customers needing energy efficiency assistance services. Energy Aid will be delivered as a component of the emergency financial assistance services available through the Social Services Programs at the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center.

TXU Energy provides grant funds, or in certain cases, products in lieu of grant funds to both Centers. The TXU Energy Aid Program is funded by voluntary contributions from TXU Energy. Through this program, the average assistance per client for utility bill payments will be $700.00-$900.00 with approximately 628 persons served.

To participate in the program, the client must be a current TXU Energy customer and have a TXU Energy bill that is past due. There are no income limits or age restrictions to receive assistance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 22, 2014, City Council accepted a donation from TXU Energy to provide temporary financial assistance to individuals and families who are experiencing a temporary financial crisis by Resolution No. 14-0245.

On January 13, 2016, City Council accepted a donation from TXU Energy, to provide temporary financial assistance through the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center, to individuals and families who are experiencing a temporary financial crisis by Resolution No. 16-0078.

Information about this item will be provided to the Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

Energy Emergency Assistance Fund - $75,000.00

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WHEREAS, there is a need to provide temporary financial assistance to families in need of utility assistance; and

WHEREAS, the Martin Luther King, Jr. Community Center and the West Dallas Multipurpose Center have developed a partnership with TXU Energy to provide financial assistance through the TXU Energy Aid Program.

Now, Therefore

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

SECTION 1. That the City Manager is hereby authorized to accept a donation in the amount of $75,000.00 from TXU Energy to provide temporary financial assistance through the Martin Luther King, Jr. Community Center to individuals and families who are experiencing a temporary financial crisis.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds from TXU Energy Aid Fund in an amount not to exceed $75,000.00 in TXU Energy Aid Fund, Fund 0312, Department. HOU, Unit 0418, Revenue Code 8411.

SECTION 3. That this contract is designated as Contract No. MGT-2018-00007194.

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

Agenda Information Sheet

File #: 18-778 **Item #:** 17.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Community Care

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the **(1)** acceptance of a grant from the Cities for Financial Empowerment Fund, Inc. in the amount of $20,000.00 for municipal engagement support to improve the financial stability of low- and moderate-income households by embedding financial empowerment strategies into local government infrastructure for the period September 26, 2018 through March 31, 2019; **(2)** receipt and deposit of grant funds in an amount not to exceed $20,000.00 in the Cities for Financial Empowerment Grant 18 -19 Fund; **(3)** establishment of appropriations in an amount not to exceed $20,000.00 in the Cities for Financial Empowerment Grant 18-19 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed $20,000.00 - Financing: Cities for Financial Empowerment Fund, Inc. Grant Funds

BACKGROUND

The Cities for Financial Empowerment Fund (CFE Fund) supports municipal efforts to improve the financial stability of households by leveraging opportunities unique to local government. By translating cutting edge experience with large scale programs, research, and policy in cities of all sizes, the CFE Fund assists mayors and other local leaders to identify, develop, fund, implement, and research pilots and programs that help families build assets and make the most of their financial resources.

CityStart is an initiative of the CFE Fund that offers cities financial support and technical assistance to identify and plan for local municipal empowerment strategies. The initiative draws on the CFE Fund’s extensive programmatic work with local government leaders in over 60 cities, connecting critical on-the-ground insights about the impact of financial instability on families, communities, and municipal budgets with tangible, measurable, and sustainable municipal strategies to improve families' financial lives. Working with CFE Fund, the City of Dallas will construct and host a day-long municipal financial “boot camp” event to bring together local constituencies, including City leadership, local funders, community organization partners, and financial institution representatives. This process will inform the development of a financial empowerment blueprint identifying actionable implementation steps.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Human and Social Needs Committee on August 6, 2018 as part of the Community Centers Briefing.

Information about this item will be provided to the Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

Cities for Financial Empowerment Fund, Inc. Grant Funds - $20,000.00

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WHEREAS, more than half of Dallas residents earn a salary of $50,000.00 or less and there is a need for financial empowerment services; and

WHEREAS, the Cities for Financial Empowerment Fund, Inc. works to support municipal engagement to improve the financial stability of low- and moderate-income households by embedding financial empowerment strategies into local government infrastructure; and

WHEREAS, the City of Dallas has been selected by Cities for Financial Empowerment Fund, Inc. for its CityStart initiative.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a grant from the Cities for Financial Empowerment Fund, Inc. (CFE Fund) in the amount of $20,000.00 for municipal engagement support to improve the financial stability of low- and-moderate- income households for the period September 26, 2018 through March 31, 2019; and sign the grant agreement and all terms, conditions, and documents required by the agreement, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed $20,000.00 in the Cities for Financial Empowerment Grant 18-19 Fund, Fund P131, Department MGT, Unit 3651, Revenue Code 8411.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $20,000.00 in the Cities for Financial Empowerment Grant 18-19 Fund, Fund P131, Department MGT, Unit 3651, Object 3070.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $20,000.00 from the Cities for Financial Empowerment Grant 18-19 Fund, Fund P131, Department MGT, Unit 3651, Object 3070.

SECTION 5. That the City Manager is hereby authorized to reimburse to CFE Fund any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

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

SECTION 7. That this grant agreement with CFE Fund is designated as Contract No. MGT-2018-00007322.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Information Sheet

File #: 18-673 **Item #:** 18.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Community Care

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second one-year renewal option and increase funding to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry to administer the Clinical Dental Care Program to provide dental health services to low-to-moderate income seniors aged 60 and older residing within the city of Dallas - Not to exceed $400,000.00, from $675,000.00 to $1,075,000.00 - Financing: General Fund

BACKGROUND

On May 26, 2016 and June 2, 2016, a Request for Competitive Sealed Proposals (RFCSP), was advertised for the solicitation of clinical dental care services for low/moderate-income seniors residing within the city of Dallas (BTZ1618). One vendor submitted a proposal, Texas A&M University College of Dentistry. A Clinical Dental Care Program Selection Panel was created to review the proposal received in response to the RFCSP. On August 17, 2016, the Selection Panel met to: (1) review the proposals for responsiveness and (2) evaluate the proposals for capability and expertise, overall approach and methodology and cost. After their review, Texas A&M University Health Science Center dba Texas A&M University College of Dentistry was chosen as the responsive successful bidder.

On September 28, 2016, City Council authorized an Interlocal Agreement with Texas A&M University System with two one-year renewal options to implement the Clinical Dental Services Program for dental health services to low-to-moderate income seniors aged 60 and older residing within the city of Dallas, in the amount of $64,000.00, by Resolution No. 16-1564.

On May 24, 2017, City Council authorized 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 Program, previously approved on September 28, 2016, by Resolution No. 16-1564 to increase the contract to provide dental health services to low-to-moderate income seniors aged 60 and older residing within the city of Dallas, in an amount not to exceed $236,000.00, by Resolution No. 17-0839.

On September 13, 2017, City Council authorized the first of two, twelve-month renewal options to increase funding to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry to administer the Clinical Dental Care Program in an amount not to exceed $375,000.00, by Resolution No. 17-1420.

Texas A&M University Health Science Center dba Texas A&M University College of Dentistry is contracted to provide basic dental health services, including: exams, cleanings, fluoride treatment, sealants, filings, extractions, root canals, treatment for infections and oral health education to seniors aged 60 and older residing within the city of Dallas. In FY 18, partials and full dentures will be added to the list of dental health services offered to senior clients. 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.

The goals for the FY 2018-19 Program year are as follows:

	GOALS
• Unduplicated Seniors Served	2,000
• Patients Visits	3,625
• Dental Procedures Provided	6,000

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council authorized an Interlocal Agreement with Texas A&M University System with two one-year renewal options to implement the Clinical Dental Services Program for dental health services to low/moderate-income seniors aged 60 and older residing within the city of Dallas by Resolution No. 16-1564.

On May 24, 2017, City Council authorized 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 Program, previously approved on September 28, 2016, by Resolution No. 16-1564 to increase the contract to provide dental health services to low/moderate-income seniors aged 60 and older residing within the city of Dallas by Resolution No. 17-0839.

On September 13, 2017, City Council authorized the first of two, twelve-month renewal options to increase funding to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry to administer the Clinical Dental Care Program to provide dental health services to low/moderate-income seniors age 60 and older residing within the city of Dallas by Resolution No. 17-1420.

Information about this item will be provided to the Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

FY 2018-19 General Fund - $400,000.00

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WHEREAS, 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 with two one-year renewal options to provide dental health services to low-to-moderate income seniors aged 60 and older residing within the city of Dallas, by Resolution No. 16-1564; and

WHEREAS, on May 24, 2017, City Council authorized 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 Program to increase the contract and provide dental health services to low-to-moderate income seniors aged 60 and older residing within the city of Dallas, by Resolution No. 17-0839; and

WHEREAS, on September 13, 2017, City Council authorized the first of two, twelve-month renewal options to increase funding to the Interlocal Agreement with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry to administer the Clinical Dental Care Program to provide dental health services to low-to-moderate income seniors aged 60 and older residing within the city of Dallas, by Resolution No. 17-1420.

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 and final, twelve-month renewal option to the contract with Texas A&M University Health Science Center dba Texas A&M University College of Dentistry, approved as to form by the City Attorney, to administer the Clinical Dental Care Program to provide dental health services to low/moderate-income seniors aged 60 and older residing within the city of Dallas.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $400,000.00 to Texas A&M University Health Science Center dba Texas A&M University College of Dentistry from General Fund, Fund 0001, Department MGT, Unit 4305, Object 3070, Encumbrance/Contract No. MASC MGT-2017-00002990, 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 Information Sheet

File #: 18-702 **Item #:** 19.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Community Care

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second one-year renewal option to increase funds to the contract with Senior Citizens of Greater Dallas, Inc. to administer the Older American Employment Initiative Program to provide employment assistance and information to low-to-moderate income adults aged 60 and above throughout Dallas as follows: training and job techniques, job search referrals, community presentations on employment training, employee/business presentations and quarterly reporting on the Dallas older adult job market - Not to exceed $137,280.00, from $172,806.00 to $310,086.00 - Financing: General Fund

BACKGROUND

On February 13, 2017, an Informal Solicitation was advertised for Senior Employment Services (B4170001). Two vendors submitted proposals, Senior Citizens of Greater Dallas, Inc. and P.C.D.I. Healthcare and Consultants of Texas, LLC. A Senior Employment Program Selection Panel was created to review the proposals received in response to the informal solicitation. On March 3, 2017, the selection panel met to: (1) review the proposals for responsiveness, and (2) evaluate the proposals for capability and expertise, overall approach and methodology and cost. After final review, Senior Citizens of Greater Dallas, Inc. was chosen as the responsive successful bidder.

Senior Citizens of Greater Dallas, Inc. has served older adults in the Dallas area for 56 years. The mission of Senior Citizens of Greater Dallas, Inc. is to enhance the overall quality of life and empower all older adults in greater Dallas to thrive. It accomplishes this goal by offering a variety of different programs. The Senior Employment Program is one of these programs. Senior Citizens of Greater Dallas, Inc. has provided employment assistance to older adults since 1994.

The program helps older adults seeking employment by providing them with the tools they need to conduct a successful employment search in a very challenging job market. Participants in the program learn the latest in job search strategies that are specifically geared to overcome the challenges older job seekers face in today's labor market.

Older adults receive assistance in several ways, including one-on-one career counseling, assistance with resumes, interviewing skills, and training in effective job search techniques. One of the greatest obstacles seniors face in finding work is the lack of computer skills. Senior Citizens of Greater Dallas, Inc. offers basic computer classes on Microsoft Word, Excel, Power Point and Publisher. In addition to these activities, the program also facilitates a support and networking group that meets twice a month for older job seekers. This program also provides information and education to employers who are actively recruiting mature workers.

The goals for the FY 2018-19 Program year are as follows:	GOALS
• Provide Job Search Training Seminars	90
• Provide Job Referrals	350
• Labor Market Research and Reporting	Quaterly
• Number of Seniors Reached through Community Presentations	850
• Employment/Business Presentations	120
• Employer Engagement Events	2
• Job Fairs and Hiring Events	4
• Financial Education Workshops	2

On March 13, 2017, Administrative Action No. 17-5673 authorized a contract with Senior Citizens of Greater Dallas, Inc. to administer the Older American Employment Initiative Program to provide employment assistance and information to low-to-moderate income adults aged 60 and above throughout Dallas as follows: training and job techniques, job search referrals, community presentations on employment training, employee/business presentations and quarterly reporting on the Dallas older adult job market.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 9, 2017, City Council adopted the FY 2017-18 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 17-1171.

On September 13, 2017, City Council authorized the first of two, twelve-month renewal options to increase funds to the contract with Senior Citizens of Greater Dallas, Inc. to administer the Older American Employment Initiative Program to a provide employment assistance and information to low-to-moderate income adults aged 60 and above throughout Dallas, by Resolution No. 17-1418.

Information about this item will be provided to the Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

FY 2018-19 General Fund - $137,280.00

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WHEREAS, on March 13, 2017, Administrative Action No. 17-5673 authorized a contract with The Senior Source/Senior Citizens of Greater Dallas, Inc. to administer the Older American Employment Initiative Program to provide employment assistance and information to low-to-moderate income adults aged 60 and above throughout Dallas as follows: training and job techniques, job search referrals, community presentations on employment training, employee/business presentations and quarterly reporting on the Dallas older adult job market; and

WHEREAS, on August 9, 2017, City Council adopted the FY 2017-18 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No.17-1171; and

WHEREAS, on September 13, 2017, City Council authorized the first of two, twelve-month renewal options to increase funds to the contract with Senior Citizens of Greater Dallas, Inc. to administer the Older American Employment Initiative Program to a provide employment assistance and information to low-to-moderate income adults aged 60 and above throughout Dallas by Resolution No. 17-1418.

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 and final, twelve-month renewal option to increase funds to the contract with Senior Citizens of Greater Dallas, Inc., approved as to form by the City Attorney, to administer the Older American Employment Initiative Program to provide employment assistance and information to low-to-moderate income adults aged 60 and above throughout Dallas as follows: training and job techniques, job search referrals, community presentations on employment training, employee/business presentations and quarterly reporting on the Dallas older adult job market.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $137,208 (subject to appropriations) to Senior Citizens of Greater Dallas, Inc. from General Fund, Fund 0001, Department MGT, Unit 4305, Object 3070, Encumbrance/Contract No. MGT-2017-00002949, Vendor 243979.

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

Agenda Information Sheet

File #: 18-784 **Item #:** 20.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Community Care

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize contracts with fully-licensed child care providers pursuant to the Child Care Services Program (list attached to the Agenda Information Sheet) administered by the Office of Community Care, and with any other fully-licensed child care providers selected by eligible parents who meet the requirements of the child care services program for the period October 1, 2018 through September 30, 2019 - Not to exceed $253,675.00 - Financing: 2018-19 Community Development Block Grant Funds

BACKGROUND

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds. The grant funds are available beginning October 1, 2018, contingent upon approval of the City's FY 2018-19 Action Plan and execution of grant agreements with HUD. The FY 2018-19 HUD Consolidated Plan Budget includes a line item budget for a child care services program, in an amount not to exceed $500,000.00.

The Child Care Services Program, administered by the Office of Community Care in accordance with the City of Dallas Child Care Services Program Policies and Procedures for Parents, promotes stability for low- and moderate-income working parents and teen parents who are full-time high school students by reducing the cost of child care to enable them to strive for self-sufficiency. Approximately 150 children will be subsidized for a one-year period.

The child care services program pays up to $50.00 per week per child directly to contracted child care providers for child care services for working parents whose income falls in the low- to moderate-income range of Community Development Block Grant funding eligibility.

The following chart illustrates the income range which is 50-80% of Area Median Income (AMI).

Family Size	Low Income (50%)	Moderate Income (80%)
1	$27,050.00	$43,250.00
2	$30,900.00	$49,400.00
3	$34,750.00	$55,600.00
4	$38,600.00	$61,750.00
5	$41,700.00	$66,700.00
6	$44,800.00	$71,650.00
7	$47,900.00	$76,600.00
8	$51,000.00	$81,550.00

The child care service program pays 100% of the cost for child care for teen parents who are enrolled in high school full-time. Individuals in this income range are frequently labeled as the "working poor" because their income places them just above the level to be eligible for other forms of public assistance such as Child Care Assistance (CCA), which is a child care subsidy program, and Head Start of Greater Dallas. Currently, there is a waiting list at CCA. Head Start of Greater Dallas has a limited number of slots for children ranging from 3 1/2 to 5 years of age.

Once approved, eligible parents would be able to select the child care provider. Eligible parents can select a child care provider not listed in Exhibit A. Any child care provider not listed in Exhibit A will be reviewed by the City to ensure the provider meets the requirement of the child care services program prior to receiving any payments.

This item will allow the City to enter into contracts with fully-licensed child care service providers, listed in Exhibit A, and also allows the City to enter into a contract with other fully-licensed child care providers that are selected by eligible parents, but not listed in Exhibit A, subsequent to the passage of this resolution, as long as the child care provider meets the requirements of the child care services program. If the provider agrees to accept the funds from the City of Dallas and follow all child care services program requirements, they will be added to the list during the year. If child care allotted funds from the City of Dallas are not spent, such remaining funds may be directed to other fully-licensed child care providers selected by eligible parents.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 11, 2017, City Council authorized contracts with fully-licensed child care providers pursuant to the child care services program for the period October 1, 2016 through September 30, 2017 and with other fully-licensed child care providers selected by eligible parents by Resolution No. 17-0074.

On August 9, 2017, City Council adopted the FY 2017-18 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds for the following programs: Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, Housing Opportunities for Person with AIDS Grant, and Program Income by Resolution No. 17-1171.

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On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidate Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds for the following programs: Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, Housing Opportunities for Person with AIDS Grant, and Program Income by Resolution No. 18-0987.

Information about this item will be provided to the Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2018-19 Community Development Block Grant Funds - $253,675.00

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WHEREAS, the Office of Community Care is administering the child care services program which initially began in October 1985; and

WHEREAS, on August 9, 2017, City Council authorized the final adoption of the FY 2017-18 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) grant funds for the following programs: Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, Housing Opportunities for Person with AIDS Grant, and Program Income by Resolution No. 17-1171; and

WHEREAS, on June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidate Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds for the following programs: Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, Housing Opportunities for Person with AIDS Grant, and Program Income by Resolution No. 18-0987; and

WHEREAS, the City will make monthly partial payments to the child care providers selected by eligible parents, so long as the provider meets the requirements of the child care services program; and

WHEREAS, the child care services program pays a portion of child care expenses for working parents whose income falls in the low- to moderate range of Community Development Block Grant eligibility; and

WHEREAS, it is necessary for the City Council to approve contracts with the child care providers to facilitate payment.

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 contracts with fully-licensed child care providers, listed in Exhibit A, pursuant to the child care services program administered by the Office of Community Care, and with any other fully-licensed child care providers selected by eligible parents who meet the requirements of the child care services program, approved as to form by the City Attorney, for the period October 1, 2018 through September 30, 2019, and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to make payments of $50.00 per week per child to fully-licensed child care providers, listed in Exhibit A, and to other fully-licensed child care providers who meet the requirements of the child care services program in an amount not to exceed $253,675.00 from Fund CD18, Department MGT, Unit 812C, Object 3070.

SECTION 3. That the contracts be designated as the Contract Numbers listed in Exhibit A.

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
Child Care Services Program
Child Care Provider Master List 2018-2019

Good Street Learning Center, Incorporated 169527	Gwendolyn Sneed	3126 Elsie Faye Higgins St. Dallas, TX 75215	214.421-7504 F) 214.421-2742	$15,000	MGT-2018-00004523
TL Ward Inc., dba Heavenly Christian Academy VS0000013797	Tia Ward	11421 Shiloh Rd. Dallas, TX 75228	972.681-7545	$25,000	MGT-2018-00004524
TL Ward Inc., dba Heavenly Child Care 346147	Kamile Adams	9625 Plano Rd. #1700 Dallas, TX 75238	214.343-0216	$25,000	MGT-2018-00004525
Kaleidoscope Child Development Center, Inc. 513152	Diana Docherty	19310 Midway Road Dallas, Texas 75287	972.248-1543 F) 972.248-0563	$35,000	MGT-2018-00004526
Kirby's Kreative Learning Center, Inc. 337889	Tina Green	330 S.R.L. Thornton Frwy. Dallas, Texas 75203	214.943-7309 F) 214.943-4817	$35,000	MGT-2018-00004527
Dallas Kiddie Korner Private School, Inc. 248963	Linda Peters	328 W. 12th Street Dallas, TX 75208	214.946-3151 F) 214.946-2081	$25,000	MGT-2018-00004528
Metro Christian Academies of Dallas, Inc., dba Metropolitan Christian Academy 518139	Joey Allen	3430 S. Polk Street Dallas, TX 75224	214-375-2227 F)214-375-2227	$18,675	MGT-2018-00004529
Union Christian Academy VS0000016546	Sylvia Martin	3312 S. Polk Street Dallas, Texas75224	214.372-9822 F) 214.372-9539	$25,000	MGT-2018-00004531
N'Goyala Community Learning Center, Inc., dba American Care Academy VS0000056574	Patricia Williams	530 S.R.L. Thornton Frwy. Dallas, TX 75203	214.943-7300	$25,000	MGT-2018-00004536
Tiny Academy, LLC dba: Little Scholars Academy VS96545	Michael Sun	14045 Waterfall Way Dallas, Texas 75240	214-802-7622	$25,000	MGT-2018-00005003

Agenda Information Sheet

File #: 18-688 **Item #:** 21.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize the exercise of the second of two, one-year renewal options to the service contract with Foundation Communities, Inc. to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide - Not to exceed $200,000.00 - Financing: General Fund

BACKGROUND

The City has supported Volunteer Income Tax Assistance (VITA) through payments to the United Way or Foundation Communities, Inc. for the past six years. These payments have supported a VITA Program that provided free tax help to over 8,700 Dallas tax filers for the 2017 tax year at seven different sites throughout the city. The VITA Program offers free tax assistance to families and individuals who make less than $54,000.00 a year, and are full time sites, operating six days a week and 6-8 hours a day. Approximately 25 percent of the tax returns completed through the VITA Program claimed the Earned Income Tax Credit. Additionally, over 780 individuals requested referrals for financial education classes or one-on-one financial coaching sessions with a partner agency.

In 2016, the City issued a Request for Competitive Sealed Proposals to solicit proposals for the administration of a Program Tax Preparation and Financial Education Services Program for low to moderate income families or individuals citywide. Foundation Communities, Inc. won the solicitation and has provided a city-wide program for free tax assistance with a secondary goal of enhancing financial literacy by using the Earned Income Tax Credit as the anchor for wrap-around services. This program scope aligns with the recommendations from the Mayor's Task Force on Poverty's briefing to City Council to develop an awareness campaign to get more people to VITA sites.

During the 2018 tax season (Spring 2019), Foundation Communities, Inc. intends to prepare 9,500 tax returns within the City of Dallas.

Foundation Communities, Inc. will operate seven site locations in the City dedicated to tax preparation and continue its a robust bilingual marketing program, which includes direct mailings, social media campaigns and grassroots efforts.

Sites will be open from mid-January through the tax deadline in April 2019. Each site location recruits at least 50 active volunteers, secures and maintains appropriate and sufficient equipment, and hires and manages paid staff to ensure proper coverage. At least 50 percent of the program's seasonal positions will be filled by employees who are bilingual. All returns completed undergo review and quality control by experienced staff and volunteers. During the previous tax year, 464 trained volunteers provided more than 9,300 volunteer hours. Additionally, Foundation Communities, Inc. will operate one year-round sites for on-going assistance at North Dallas Shared Ministries.

Foundation Communities, Inc. will continue to emphasize financial literacy and coaching by referring tax clients to financial coaching sessions and assisting clients with establishing savings accounts and purchasing savings bonds. During the previous tax season, more than 7,000 clients completed a survey to assess what referrals the clients wanted. The most common responses were savings opportunities and financial aid. Foundation Communities, Inc. offers two programs to assist with savings, a savings bond program and DallasSaves. DallasSaves, the savings account program, offers clients the opportunity to establish or add to a savings account meant for use during financial emergencies or to deal with an unanticipated expense and offers matching funds as an incentive to families who set aside between $200.00 and $500.00 of their tax return through the tax return process and maintain the balance for a year. 120 families participated in Dallas saves, with a current total savings balance of over $13,000.00. Additionally, 115 individuals purchased savings bonds through that program.

The contract term is for one year, and this agenda item authorizes the second of two renewals. The total program cost is approximately $552,000.00. City funds will provide up to $200,000.00 of that program cost (from current funds).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized a one-year service contract, with a one-year renewal option, to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide with United Way of Metropolitan Dallas by Resolution No. 13-2143.

On November 12, 2014, City Council authorized a one-year renewal to the service contract with United Way of Metropolitan Dallas, Inc., to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide by Resolution No. 14-1973.

On September 22, 2015, City Council authorized a one-year service contract to administer a Volunteer Income Tax Assistance Program with Foundation Communities, Inc. by Resolution No. 15-1818.

On September 28, 2016, City Council authorized a one-year service contract, with two one-year renewal options, to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide with Foundation Communities, Inc. by Resolution No. 16-1561.

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On September 27, 2017, City Council authorized the first of two, one-year service contract renewals with Foundation Communities, Inc. to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide by Resolution No. 17-1537.

Information about this item will be provided to the Economic Development and Housing Committee on September 17, 2018.

FISCAL INFORMATION

General Fund - $200,000.00

OWNER

Foundation Communities, Inc.

Walter Moreau, Executive Director
Julian Huerta, Deputy Executive Director

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WHEREAS, the City has provided assistance for free tax preparation through the Volunteer Income Tax Assistance (VITA) Program for the past four years; and

WHEREAS, the City wishes to continue supporting VITA services for it citizens and also to enhance financial literacy and coaching opportunities for its citizens; and

WHEREAS, the City issued a Request for Competitive Sealed Proposals to solicit proposals for the administration of a Program Tax Preparation and Financial Education Services Program for low to moderate income families or individuals citywide with a secondary goal of enhancing financial literacy by using the Earned Income Tax Credit as the anchor for wrap-around services; and

WHEREAS, Foundation Communities, Inc. was found to be the most advantageous bidder of three; and

WHEREAS, the City now wishes to exercise the second of two, one-year renewal options to the service contract with Foundation Communities, Inc. to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide.

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 of two, one-year renewal options to the service contract with Foundation Communities, Inc., approved as to form by the City Attorney's, to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide, in an amount not to exceed $200,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $200,000.00 to Foundation Communities, Inc. (VS0000081894) from Service Contract No. MASC BQZ1618, as follows:

Fund	Department	Unit	Object	Amount
0001	ECO	1166	3072	$200,000.00

SECTION 3. That this contract is designated as Contract No. ECO-2016-00001224.

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

Agenda Information Sheet

File #: 18-837 **Item #:** 22.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize **(1)** the second of four one-year renewal options, to the service contract with PeopleFund to administer the City of Dallas Community Development Block Grant Business Revolving Loan Program, for the purpose of servicing and making loans to area businesses and create or retain jobs for low-to-moderate income persons, in accordance with Department of Housing Urban Development regulations, for the term of October 1, 2018 through September 30, 2019 and to include that the City of Dallas may terminate the service contract for cause or convenience upon a 30-day notification to PeopleFund; and **(2)** any unexpended balances of program income from prior contract years to be rolled over to continue the City of Dallas Community Development Block Grant Business Revolving Loan Program - Financing: No cost consideration to the City

BACKGROUND

Since 1989, the City of Dallas has used a portion of its Community Development Block Grant (CDBG) funds to support the City of Dallas CDBG Business Revolving Loan Program (BRLP), as approved by Resolution No. 89-0815. Since inception the CDBG Business Revolving Loan Program has provided approximately 202 business loans totaling an estimated $20,270,565.00. These loans have been used to leverage an estimated $42,439,502.00 in private investment and have created/retained approximately 2,024 jobs.

PeopleFund is the current sub-recipient of the CDBG funds and administers the BRLP on behalf of the City as an activity to meet a national objective of Low-to-Moderate Job Creation or Retention (LMJ). The program provides funding and access to capital to eligible businesses that create or retain jobs for low-to-moderate income persons to foster community, economic development and revitalization within the city limits.

PeopleFund will continue to make and service loans to eligible for-profit businesses located within the City of Dallas. Every $35,000.00 of funds that are lent under the BRLP must result in the creation or retention of one (1) full-time equivalent permanent job where at least 51 percent of jobs, computed on a full-time equivalent basis, involve the employment of a low-to-moderate income individual, in

accordance with the Department of Housing Urban Development (HUD) regulations.

Program income generated from the BRLP will be retained by PeopleFund to make new loans to eligible borrowers and offset cost of program operation as defined by the contract and HUD regulations. No general fund dollars will be used for this loan program. This action does not encumber funds.

Historical loan production for the past 4 years:

Program Yr.	# of loans/amts	Jobs created/retained
2014/2015	3/$243,000	22
2015/2016	1/$ 75,000	9
2016/2017	2/$126,000	3
2017/2018	2/$171,500	11

The existing CDBG loan portfolio and accounts receivable consist of 16 loans totaling $1,119,865.00 and a cash bank balance of $637,322.19, as of July 31, 2018.

FY 2017/2018 program income is projected to be $670,819.00 with projected expenses of approximately $115,194.00. Eligible program delivery costs will be reimbursed from the program income. There is no cost consideration to the City.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 14, 2016, City Council authorized (1) a one-year service contract beginning October 1, 2016, with four one-year renewal options, with PeopleFund, for the purpose of making and servicing loans to eligible businesses and creating and/or retaining jobs for low-to-moderate income persons, in accordance with HUD, and (2) that any unexpended balances from the contract with the previous administrator, Southern Dallas Development Corporation, be rolled over to fund the City of Dallas CDBG Business Revolving Loan Program, and (3) that all program income be rolled back into the BRLP, by Resolution No. 16-1476.

On August 9, 2017, City Council authorized the adoption of the FY 2017-18 HUD Consolidated Plan Budget for the following programs: CDBG, HOME, ESG, HOPWA which included program income estimated at $165,000 be retained by PeopleFund to carry out the CDBG BRLP, by Resolution No. 17-1171.

On September 27, 2017, City Council authorized the first of four renewal options to the service contract with PeopleFund to administer the City of Dallas Community Development Block Grant Business Revolving Loan Program for the term from October 1, 2017 to September 30, 2018 and that any unexpended balances of program income to be rolled over to continue the BRLP, by Resolution No. 17-1538.

On June 27, 2018, City Council authorized the adoption of the FY 2018-19 HUD Consolidated Plan Budget which included program income estimated at $225,000, by Resolution No. 18-0987.

Information about this item will be provided to the Economic Development and Housing Committee

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on September 17, 2018.

FISCAL INFORMATION

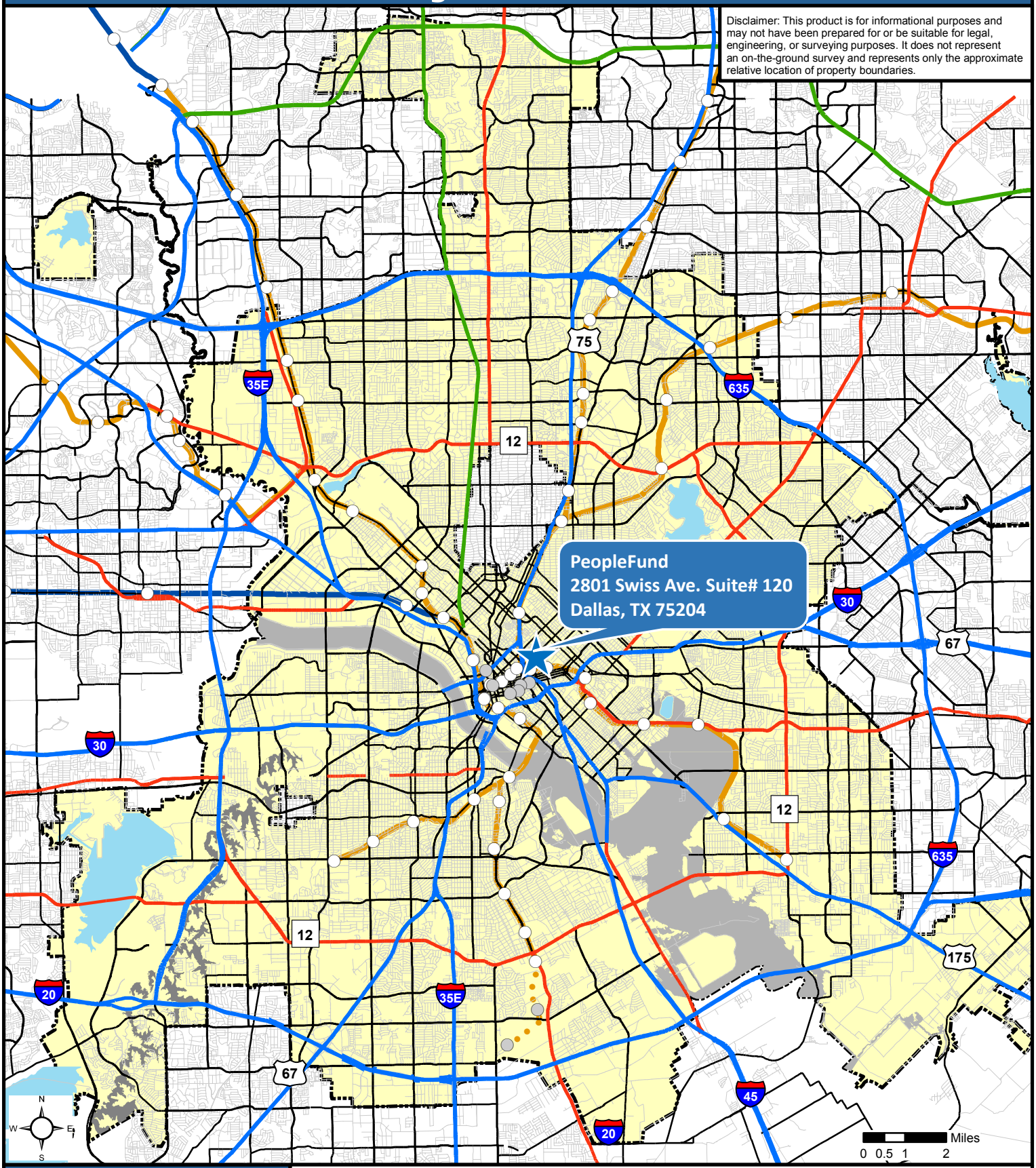
No cost consideration to the City.

MAP

Attached

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City of Dallas



DALLAS
ECONOMIC
DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 08.18.16, Last Updated 08.18.16 - PeopleFund

Legend

- PeopleFund
- Rail Station
- DART Light Rail
- Commuter Rail
- Future DART Light Rail
- Future Station
- Freeway
- Tollway
- Highway
- City of Dallas
- Flood Plain
- Lake

Data Source - City of Dallas GIS

WHEREAS, on September 14, 2016, City Council authorized (1) a one-year service contract beginning October 1, 2016, with four one-year renewal options, with PeopleFund, for the purpose of making and servicing loans to eligible businesses and creating and/or retaining jobs for low-to-moderate income persons, in accordance with Department of Housing and Urban Development (HUD); (2) that any unexpended balances from the contract with the previous administrator, Southern Dallas Development Corporation, be rolled over to fund the City of Dallas Community Development Block Grant Business Revolving Loan Program; and (3) that all program income be rolled back into the Business Revolving Loan Program, by Resolution No. 16-1476; and

WHEREAS, on August 9, 2017, City Council adopted the FY 2017-18 HUD Consolidated Plan Budget which included program income estimated at $165,000 to be retained by PeopleFund to carry out the Community Development Block Grant Business Revolving Loan Program, by Resolution No. 17-1171; and

WHEREAS, on September 27, 2017, City Council authorized the first of four twelve-month renewal options to the contract with PeopleFund to administer the City of Dallas Community Development Block Grant Business Revolving Loan Program, for a term of October 1, 2017 to September 30, 2018 and that any unexpended balances of program income to be rolled over to continue the Business Revolving Loan Program, by Resolution No. 17-1538; and

WHEREAS, on June 27, 2018, City Council adopted the FY 2018-19 Consolidated Plan Budget which included program income estimated at $225,000 to be retained by PeopleFund to carry out the City of Dallas Community Development Block Grant Business Revolving Loan Program, by Resolution No. 18-0987.

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 of four one-year renewal options to the contract with PeopleFund to administer the City of Dallas Community Development Block Grant Business Revolving Loan Program, for a term of October 1, 2018 to September 30, 2019 and to include that the City of Dallas may terminate the service contract for cause of convenience upon a 30-day notification to PeopleFund.

SECTION 2. That any unexpended balances or program income, be rolled over to fund the City of Dallas Community Development Block Grant Business Revolving Loan Program.

SECTION 3. That PeopleFund will make a minimum of five (5) loans to eligible businesses within the City of Dallas with a requirement that each $35,000 of loan funds expended satisfy the HUD objective of creating or retaining at least one full-time equivalent permanent job. Loan funds may be used for property acquisition, facility acquisition, working capital, new construction and purchase of equipment and inventory.

SECTION 4. That this contract be designated Contract No. ECO-2018-00003562.

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

Agenda Information Sheet

File #: 18-852 **Item #:** 23.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize an Interlocal Agreement with Dallas County/Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $1,900,855.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($153,334.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($177,184.00), and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($1,570,337.00)

BACKGROUND

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 18-0987. The FY 2018-19 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) Grant Funds, which are available beginning October 1, 2018, contingent upon HUD's approval of the City's FY 2018-19 Action Plan (which is based on the approved Consolidated Plan Budget and submitted on August 15, 2018), and execution of grant agreements with HUD.

Because HOPWA grant funds may be expended for eligible purposes within three years of HUD's award, remaining funds from FY 2016-17 and FY 2017-18 may be included in this year's Interlocal Agreement (ILA) with Dallas County/Dallas County Health and Human Services (County).

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

Since approximately 1993, through ILA with the City, the County has provided HOPWA scattered site housing assistance, comprised of Tenant-Based Rental Assistance (TBRA), Short-Term Rent/Mortgage/Utility (STRMU) (Emergency) Assistance, supportive services, and administrative costs, to eligible persons primarily residing in Dallas County. The TBRA program includes long-term rental assistance (with a utility allowance) that an eligible person may use at a housing unit of his or

her choice. This assistance is portable, and moves with the client, similar to the Housing Choice Voucher program, within the Dallas EMSA. STRMU assistance is designed to prevent homelessness, and includes short-term rent, mortgage, and utility payments for up to 21 weeks in any 52-week period. HOPWA clients receiving scattered site housing assistance also receive housing support services through case managers, who ensure that clients have access to other services, such as medical care, transportation, legal services, and food pantry.

The County has the organizational capacity, including one full-time HOPWA supervisor, three full-time HOPWA caseworkers, and a full-time HOPWA clerk, in place to continue providing scattered site housing assistance to eligible persons without disruption. In addition, the County is the administrative agency for other local area organizations eligible for HIV/AIDS grant funding and, as such, has collaborative relationships with HIV/AIDS service providers across the Dallas EMSA. For these reasons, the County is recommended for funding to continue providing scattered site housing assistance services to eligible persons residing primarily in Dallas County. To ensure eligible persons across the Dallas EMSA have access to the full continuum of HOPWA eligible activities, the City intends to enter into additional project sponsor agreements with entities that provide additional eligible activities (e.g., facility-based housing, housing information services, housing placement, and support services) or that provide scattered site housing assistance to eligible individuals more distant from Dallas County.

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes. County staff must input client-level data into the local HMIS with applicable written consent. The County must also submit monthly financial reports (including supporting documentation) and performance reports (including demographic data, outputs, and outcomes), as well as an overview of accomplishments at year end, to the City. These reports are compiled at year end into the City's annual report to HUD.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Emergency - unduplicated clients served	110	112	110
Tenant-based - unduplicated clients served	200	166	200
Total - unduplicated clients served	310	278	310

OUTCOME MEASURES

Housing Stability

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Emergency - percent in stable housing	98%	TBD**	98%
Tenant-based - percent in stable housing	96%	99%	96%

*YTD data through 7/31/18 (10 months)
**TBD - Housing Stability for Emergency Assistance determined at year end

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council adopted the FY 2016-17 HUD Consolidated Plan Budget for the U. S. Department of Housing and Urban Development Grant Funds by Resolution No. 16-1066.

On August 9, 2017, City Council adopted the FY 2017-18 HUD Consolidated Plan Budget for the U. S. Department of Housing and Urban Development Grant Funds by Resolution No. 17-1171.

On September 13, 2017, City Council authorized an Interlocal Agreement with Dallas County/Dallas County Health and Human Services to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1412.

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U. S. Department of Housing and Urban Development Grant Funds by Resolution No. 18-0987.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2016-17 Housing Opportunities for Persons with AIDS Grant Funds - $153,334.00
2017-18 Housing Opportunities for Persons with AIDS Grant Funds - $177,184.00
2018-19 Housing Opportunities for Persons with AIDS Grant Funds - $1,570,337.00

September 26, 2018

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 C.F.R. Part 574 to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY 2018-19 Consolidated Plan Budget includes HOPWA Grant Funds from HUD in the amount of $6,645,116.00; and

WHEREAS, the City of Dallas seeks to enter into an Interlocal Agreement (ILA) with Dallas County/Dallas County Health and Human Services (County) to provide a portion of the City's HOPWA Grant Funds to the County to allow the County to continue providing certain eligible scattered site housing assistance services authorized by the City's HOPWA entitlement grant; and

WHEREAS, this ILA is funded by FY 2018-19 HOPWA Grant Funds, which, contingent upon HUD's approval of the City's FY 2018-19 Action Plan and execution of the grant agreements will be available beginning October 1, 2018, and unspent FY 2016-17 and FY 2017-18 HOPWA Grant Funds.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an Interlocal Agreement with Dallas County/Dallas County Health and Human Services, approved as to form by the City Attorney, to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019, and execute any and all documents required by the Interlocal Agreement.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,900,855.00 in periodic payments to Dallas County/Dallas County Health and Human Services (Vendor 254643) from Service Contract No. MGT-2018-00007330, as follows:

Fund	Department	Unit	Object	Description	Amount
HW16	HOU	562A	3099	E/TBRA - Housing Services	$ 126,761.00
HW16	HOU	568A	3099	Program Admin/Project Sponsors	$ 26,573.00
HW17	MGT	291B	3099	E/TBRA - Financial Assistance	$ 131,425.00
HW17	MGT	298B	3099	Program Admin/Project Sponsors	$ 45,759.00
HW18	MGT	831C	3099	E/TBRA	$1,518,314.00
HW18	MGT	836C	3099	Program Admin/Project Sponsors	$ 52,023.00
				Total	$1,900,855.00

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

Agenda Information Sheet

File #: 18-868 **Item #:** 24.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0236L6T001709 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Gateway to Permanent Supportive Housing Project (Project) in an amount not to exceed $718,103.00, to provide project-based rental assistance and case management for single chronically homeless persons for the period October 1, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed $718,103.00 in the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund; **(3)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $718,103.00 in the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund; **(4)** a local cash match from the City of Dallas in an amount not to exceed $96,550.00; **(5)** the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $82,976.00; **(6)** an amendment to the Memorandum of Understanding, previously approved by Resolution No. 17-1413, between the City of Dallas and The Vineyards at the Forest Edge Apartments, The Vineyards at Ranch Apartments, and The Way Apartments for the period October 1, 2018 through September 30, 2019; and **(7)** execution of the grant agreement - Total not to exceed $897,629.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($718,103.00), In-Kind Contributions ($82,976.00) and General Fund ($96,550.00) (subject to appropriations)

BACKGROUND

The City of Dallas Office of Homeless Solutions (OHS) will continue using CoC Grant funds for the City of Dallas' Gateway to Permanent Supportive Housing Project (Grant No. TX0236L6T001709 and CFDA No. 14.267) to provide rental assistance and case management to chronically homeless individuals. OHS is currently in the process of outsourcing or transitioning the operation of the Project to non-profit organization(s), and expects to seek authorization from City Council at a later date to transfer the grant to a substitute grantee, subject to approval from HUD. Until the transition is complete, OHS will operate the project and ensure that participants can remain in housing.

Chronically homeless means: (1) a ‘‘homeless individual with a disability,’’ who: (i) lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and (ii) has been homeless and living in such place continuously for at least 12 months or on at least four separate occasions in the last 3 years; (2) an individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days, and was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility; or (3) a family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets these criteria. Disability may include substance abuse disorder, serious mental illness, developmental disability, posttraumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability.

New applicants for the Project are referred through the local Coordinated Assessment System operated by Metro Dallas Homeless Alliance, based on the applicant’s Documentation of Priority Status and placement on the local Housing Priority List. Pursuant to HUD’s Interim Rule, all CoC projects are required to participate in the centralized or coordinated assessment systems established by the local Continuum of Care, and are not permitted to enroll new applicants directly into their projects outside of coordinated assessment.

Under the grant agreement, the Project will pay rent and utilities for 70 one-bedroom units for chronically homeless persons annually who are high utilizers of public services (e.g., emergency room, jail, etc.). Clients will be housed in three locations (The Vineyards at Forest Edge, The Vineyards at the Ranch, and The Way Apartments) to better ensure full access to services. Rental payments are made directly to the apartment complex based on the reasonable rent for the area. Clients are eligible to receive rental assistance permanently depending on the client needs.

The grant agreement also includes funding for three to four project staff (including case management staff) to carry out the project according to the grant agreement. The Continuum of Care Program requires that social or rehabilitative services be provided to all persons residing in permanent supportive housing. Case management staff coordinates these services with partnering agencies, including drug treatment, medications, psychiatric counseling, legal aid, employment, and training classes.

Under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), all eligible funding costs must be matched with no less than a 25 percent cash match or In-Kind contribution. The total match for the CoC Grant fund equals $179,526.00, of which $96,550.00 is a local cash match from the City of Dallas and $82,976.00 are In-Kind Contributions from one or more local partner agencies. The local cash match for this grant is included in FY 2018-19 General Fund budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2016, City Council authorized the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Gateway to Permanent Supportive Housing Program, to provide project-based rental assistance and case management for single chronically homeless persons and to provide funding for three staff positions to carry out the program for the period October 1, 2016 through September 30, 2017; a Memorandum of Understanding between the City of Dallas and Eban Village to provide an In-Kind Contribution in the amount of

$16,680; and execution of the grant agreement by Resolution No. 16-1328

On April 12, 2017, City Council authorized an amendment to the grant agreement (Grant No. TX0236L6T001507) between the City of Dallas and the U.S. Department of Housing and Urban Development to add The Way Apartments as a project site to the grant agreement; a Memorandum of Understanding (MOU) between the City of Dallas and the apartment property owner, MDL The Way LP herein referred to as The Way 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 execution of the amendment to the grant agreement and of the MOU by Resolution No. 17-0587.

On May 24, 2017, City Council authorized an amendment to the grant agreement (Grant No. TX0236L6T001507) between the City of Dallas and the U.S. Department of Housing and Urban Development to add The Vineyards at Forest Edge Apartments and The Vineyards at the Ranch Apartments as project sites to the grant agreement; 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 execution of the amendment to the grant agreement and of the MOUs by Resolution No. 17-0838.

On September 13, 2017, City Council authorized the acceptance of a Continuum of Care Grant (Grant No. TX0236L6T001608 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development for the Gateway to Permanent Supportive Housing Program, to provide project-based rental assistance and case management for single chronically homeless persons and to provide funding for four staff positions to carry out the program for the period October 1, 2017 through September 30, 2018; a Memorandum of Understanding between the City of Dallas and The Vineyards at the Forest Edge Apartments, The Vineyards at the Ranch Apartments, and The Way Apartments to provide an In-Kind Contribution; and execution of the grant agreement and the MOU by Resolution No. 17-1413.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

U.S. Department of Housing and Urban Development Grant Funds - $718,103.00
General Fund - $96,550.00 (subject to appropriations)
In-Kind Contributions - $82,976.00

WHEREAS, the City of Dallas recognizes the 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 Continuum of Care (CoC) Grant funds to assist the homeless with rental assistance; and

WHEREAS, under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 ("HEARTH Act"), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contributions; and

WHEREAS, HUD has approved the City of Dallas FY 2017 renewal application for the Gateway to Permanent Supportive Housing Project, and awarded CoC Grant funds in the amount of $718,103.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a Continuum of Care Grant (Grant No. TX0236L6T001709 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development for the City of Dallas' Gateway to Permanent Supportive Housing Project (Project) in an amount not to exceed $718,103.00, to provide project-based rental assistance and case management for single chronically homeless persons for the period October 1, 2018 through September 30, 2019; provide a local cash match from the City of Dallas in an amount not to exceed $96,550.00; accept In-Kind Contributions for the Project and execute an agreement with one or more local partner agencies in an amount not to exceed $82,976.00; execute an amendment to the Memorandum of Understanding between the City of Dallas and The Vineyards at the Forest Edge Apartments, The Vineyards at Ranch Apartments, and The Way Apartments for the period October 1, 2018 through September 30, 2019; and execute the grant agreement and all documents required by the grant, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $718,103.00 in the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund, Fund F556, Department MGT, Unit 3654, various Object Codes, according to the attached Schedule A.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds as reimbursement from HUD, in an amount not to exceed $718,103.00 in the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund, Fund F556, Department MGT, Unit 3654, Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse grant funds in an amount not to exceed $718,103.00 from the FY17 CoC Grant-Gateway to Permanent Supportive Housing FY19 Fund, Fund F556, Department MGT, Unit 3654, various Object Codes, according to the attached Schedule A.

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse a local cash match from the City of Dallas in an amount not to exceed $96,550.00 (subject to appropriations) from Fund 0001, Department MGT, Unit 4311, according to the attached Schedule A.

SECTION 6. That the City Manager is hereby authorized to accept In-Kind Contributions for the Project and execute an agreement, approved as to form by the City Attorney, with one or more local partner agencies in an amount not to exceed $82,976.00, according to the attached Schedule A.

SECTION 7. That the City Manager is hereby authorized to sign an extension to the Memorandum of Understanding between the City of Dallas and The Vineyards at the Forest Edge Apartments (Contract No. HOU-2017-00003714), The Vineyards at Ranch Apartments (Contract No. HOU-2017-00003715), and The Way Apartments (Contract No. HOU-2017-00003713) for the period October 1, 2018 through September 30, 2019.

SECTION 8. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

SECTION 9. That the City Manager is hereby authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

SECTION 10. That the grant agreement is designated as Contract No. MGT-2018-00007352.

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.

SCHEDULE A

Continuum of Care Grant
Gateway to Permanent Supportive Housing Project
(Project-Based Rental Assistance)
Fund F556, Dept. MGT, Unit 3654, Revenue Source Code 6506
October 1, 2018 through September 30, 2019

Object Code	Description	Amount
1510	Temporary Help Services	$ 44,706.00
3099	Miscellaneous Special Services	$538,577.00
3330	Rents	$134,820.00
	Total	**$718,103.00**

Matching Funds
Cash
Fund 0001, Dept. MGT, Unit 4311

Object Code	Description	Amount
3099	Miscellaneous Special Services	$ 96,550.00
	Total	**$ 96,550.00**

Matching Funds
In-Kind Contributions

Description	Amount
Local Partner Agencies	$ 82,976.00
Total	**$ 82,976.00**

Agenda Information Sheet

File #: 18-878 **Item #:** 25.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0085L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' My Residence Program (Rapid Re-housing) (Project) in an amount not to exceed $435,627.00, to provide tenant-based rental assistance and case management for homeless families and single homeless persons for the period October 1, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed $435,627.00 in the FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund; **(3)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $435,627.00 in the FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund; **(4)** a local cash match from the City of Dallas in an amount not to exceed $58,575.00; **(5)** the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $50,332.00; and **(6)** execution of the grant agreement - Total not to exceed $544,534.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($435,627.00), In-Kind Contributions ($50,332.00) and General Fund ($58,575.00) (subject to appropriations)

BACKGROUND

The City of Dallas Office of Homeless Solutions (OHS) will continue using CoC Grant funds for the City of Dallas' My Residence Program (Rapid Re-Housing) Project (Grant No. TX0085L6T001710 and CFDA No. 14.267) to provide rental assistance and case management to homeless families and single homeless individuals. OHS is currently in the process of outsourcing or transitioning the operation of the My Residence Program to non-profit organization(s), and expects to seek authorization from City Council at a later date to transfer the grant to a substitute grantee, subject to approval from HUD. Until the transition is complete, OHS will operate the Project and ensure that participants can remain in housing.

New applicants for the Project are referred through the local Coordinated Assessment System operated by Metro Dallas Homeless Alliance, based on the applicant's Documentation of Priority Status and placement on the local Housing Priority List. Pursuant to HUD's Interim Rule, all

Continuum of Care projects are required to participate in the centralized or coordinated assessment systems established by the local CoC, and are not permitted to enroll new applicants directly into their projects outside of coordinated assessment.

Under the grant agreement, the Project will pay rent and utilities for thirty-one (31) one-bedroom and six (6) two-bedroom scattered site units. Clients will select the location in which they choose to reside based on their individual needs. Rental payments will be made directly to the apartment complexes based on the reasonable rent for the area. Under the My Residence Program, rental assistance can be provided on a short-term basis (up to 3 months) or medium (4 to 24 months), dependent on the client's need. Quarterly assessments are conducted on program participants to determine their progress toward meeting their goals of becoming self-sufficient.

In October 2014, the City of Dallas converted its transitional housing program to the rapid re-housing model, which assists individuals and families who are homeless, move as quickly as possible into permanent housing and achieve stability in that housing through a combination of rental assistance and supportive services. Communities have demonstrated and research has shown that rapid re-housing is a valuable strategy for quickly transitioning individuals and families from shelters into permanent housing. Rapid re-housing is considered a permanent housing program under HUD guidelines.

Under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 ("HEARTH Act"), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contribution. The total match for the CoC Grant funds equals $108,907.00, of which $58,575.00 is a local cash match from the City of Dallas and $50,332.00 are In-Kind Contributions from one or more local partner agencies. The local cash match for this grant is included in FY 2018-19 General Fund budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 10, 2014, City Council authorized the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for rapid re-housing (formerly Transitional Supportive Housing), to provide tenant-based rental assistance and case management for homeless families and single homeless persons and to provide funding for two staff positions to administer the program for the period October 1, 2014 through September 30, 2015; a Memorandum of Understanding between the City of Dallas and Metrocare Services to provide an In-Kind Contributions; and execution of the grant agreement by Resolution No. 14-1459.

On August 12, 2015, City Council authorized the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for rapid re-housing, to provide tenant-based rental assistance and case management for homeless families and single homeless persons and to provide funding for two staff positions to provide direct program services for the period October 1, 2015 through September 30, 2016; and execution of the grant agreement by Resolution No. 15-1363.

On August 24, 2016, City Council authorized the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for My Residence Program (Rapid Re-housing), to provide tenant-based rental assistance and case management for homeless families and single homeless persons and to provide funding for two staff positions to administer the program for the period October 1, 2016 through September 30, 2017; and execution of the grant agreement by

Resolution No. 16-1329.

On September 13, 2017, City Council authorized the acceptance of a Continuum of Care Grant (Grant No. TX0085L6T001609, CFDA No. 14.267) from the U.S. Department of Housing and Urban Development for My Residence Program (Rapid Re-housing), to provide tenant-based rental assistance and case management for homeless families and single homeless persons and to provide funding for two staff positions to administer the program for the period October 1, 2017 through September 30, 2018; and execution of the grant agreement Resolution No. 17-1414.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

U.S. Department of Housing and Urban Development Grant Funds - $435,627.00
General Fund - $58,575.00 (subject to appropriations)
In-Kind Contributions - $50,332.00

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WHEREAS, the City of Dallas recognizes the need to assist homeless families and individuals by providing rental assistance in conjunction with support services; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Continuum of Care (CoC) Grant funds to assist the homeless with rental assistance; and

WHEREAS, under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 ("HEARTH Act"), enacted into law on May 20, 2009, all eligible funding costs except leasing cost must be matched with no less than a 25 percent cash or In-Kind Contribution; and

WHEREAS, communities have demonstrated, and research has shown, that rapid re-housing is a valuable strategy for quickly transitioning individuals and families from shelters into permanent housing and, for this reason, the City of Dallas converted its transitional housing program into a rapid re-housing model for permanent housing; and

WHEREAS, HUD has approved the City of Dallas FY 2017 renewal application for the My Residence Program (Rapid Re-Housing) project, and awarded CoC Grant funds in the amount of $435,627.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a Continuum of Care Grant (Grant No. TX0085L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development for My Residence Program (Rapid Re-Housing) ("Project") in an amount not to exceed $435,627.00, to provide tenant-based rental assistance and case management for homeless families and single homeless persons for the period October 1, 2018 through September 30, 2019; provide a local cash match from the City of Dallas in an amount not to exceed $58,575.00; accept In-Kind Contributions for the Project and execute an agreement with one or more local partners agencies in an amount not to exceed $50,332.00; and execute the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $435,627.00 in the FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund, Fund F557, Department MGT, Unit 3682, various Object Codes, according to the attached Schedule A.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds as reimbursement from HUD in an amount not to exceed $435,627.00 in the in FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund, Fund F557, Department MGT, Unit 3682, Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse grant funds in an amount not to exceed $435,627.00 from the FY17 CoC Grant-My Residence Program-Rapid Re-Housing FY19 Fund, Fund F557, Department MGT, Unit 3682, various Object Codes, according to the attached Schedule A.

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse a local cash match from the City of Dallas in an amount not to exceed $58,575.00 (subject to appropriations) from Fund 0001, Department MGT, Unit 4311, Object 3099, according to the attached Schedule A.

SECTION 6. That the City Manager is hereby authorized to accept In-Kind Contributions for the Project and execute an agreement, approved as to form by the City Attorney, with one or more local partner agencies in an amount not to exceed $50,332.00, according to the attached Schedule A.

SECTION 7. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. That the City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

SECTION 8. That the City Manager is hereby authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

SECTION 9. That the grant agreement is designated as Contract No. MGT-2018-00007353.

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.

SCHEDULE A

Continuum of Care Grant
My Residence Program (Rapid Re-Housing) Project
(Tenant-Based Rental Assistance)
Fund F557, Dept. MGT, Unit 3682, Revenue Source Code 6506
October 1, 2018 through September 30, 2019

Object Code	Description	Amount
1510	Temporary Help Services	$ 32,593.00
3099	Miscellaneous Special Services	$326,720.00
3330	Rents	$ 76,314.00
	Total	**$435,627.00**

Matching Funds
Cash
Fund 0001, Dept. MGT, Unit 4311

Object Code	Description	Amount
3099	Miscellaneous Special Services	$ 58,575.00
	Total	**$ 58,575.00**

Matching Funds
In-Kind Contributions

Description	Amount
Local Partner Agencies	$ 50,332.00
Total	**$ 50,332.00**

Agenda Information Sheet

File #: 18-874 **Item #:** 26.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0050L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Shelter Plus Care Operation Relief Center, Inc. (ORC) Project (Project) in an amount not to exceed $106,328.00, to provide rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2018 through September 30, 2019; **(2)** an amendment to the grant agreement to convert the Project from sponsor-based rental assistance to tenant-based rental assistance and discontinue Operation Relief Center, Inc. as project sponsor; **(3)** the establishment of appropriations in an amount not to exceed $106,328.00 in the FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund; **(4)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $106,328.00 in FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund; **(5)** a local cash match from the City of Dallas in an amount not to exceed $14,300.00; **(6)** the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $12,282.00; and **(7)** execution of the grant agreement and amendment - Total not to exceed $132,910.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($106,328.00), In-Kind Contributions ($12,282.00) and General Fund ($14,300.00) (subject to appropriations)

BACKGROUND

The City of Dallas is grantee for a CoC Grant (Grant No. TX0050L6T001710 and CFDA No. 14.267) from HUD for the City of Dallas' Shelter Plus Care ORC Project, to provide rental assistance for permanent housing to homeless veterans who are disabled by chronic mental illness, substance use disorder, or developmental or physical disabilities.

Previously, ORC was the project sponsor for the Project under the Continuum of Care Program ("Program"). ORC is a 501(c)(3) non-profit, community-based organization, which has been providing services to the needy for the past 27 years. As sponsor under the Program, ORC has been operating the Project since its inception in 2000, providing permanent housing and case management for disabled veterans, at two of its housing developments.

Under the Program, the Project pays sponsor-based rental assistance for up to ten one-bedroom units for homeless veterans with disabilities. Since the rental assistance is sponsor-based, clients served by the Project must reside at a property owned by the authorized sponsor. ORC has formally notified the City of Dallas that it will not renew its participation in the Program or the Project for the upcoming FY 2018-19 year; therefore, it will no longer act as project sponsor beginning October 1, 2018. Staff attempted to obtain approval from HUD to merge the Project with the City's larger Shelter Plus Care Project, but HUD has a moratorium on CoC grant mergers at this time. As such, the Project must remain a separate and standalone project.

In lieu of securing an alternate project sponsor, the City of Dallas Office of Homeless Solutions (OHS) has submitted a request to HUD to amend the grant agreement to convert the project from sponsor-based rental assistance (where clients must reside at a property owned by the sponsor) to tenant-based rental assistance (where clients may reside at a property owned by any landlord that will accept the voucher). Once the grant agreement is amended and as their current leases expire, clients in the Project could elect to stay at their present location (with ORC acting only as a landlord) or move to a new location (with a new landlord). Clients with income are required to pay 30% of their adjusted income for rent.

With the CoC Grant being converted to tenant-based rental assistance, OHS would operate the Project (in a manner similar to the City's Shelter Plus Care Project), and continue using grant funds to provide rental assistance for homeless veterans with disabilities (including those presently participating in the project). However, OHS is currently in the process of outsourcing or transitioning the operation of all of its CoC programs (including this Project), and expects to seek authorization from City Council at a later date to transfer this grant to a substitute grantee, subject to approval from HUD. Until the transition is complete, OHS will operate the Project and ensure that participants can remain in housing.

New applicants for the Project are referred through the local Coordinated Assessment System operated by Metro Dallas Homeless Alliance, based on the applicant's Documentation of Priority Status and placement on the local Housing Priority List. Pursuant to HUD's Interim Rule, all Continuum of Care projects are required to participate in the centralized or coordinated assessment system established by the local CoC, and are not permitted to enroll new applicants directly into their projects outside of coordinated assessment.

HUD's Program requires that supportive services be provided to all participants in the Program. These services are provided by project case management staff (funded through match), as well as the Veterans Administration and community agencies. Eligible costs include case management, child care, education services, employment assistance and job training, food, housing search and counseling services, legal services, life skills training, mental health training, outpatient health services, outreach services, substance abuse treatment services, transportation, and utility deposits.

Under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 ("HEARTH Act"), all eligible funding costs must be matched with no less than a 25 percent cash match or In-Kind Contribution. The total match for the CoC Grant funds equals $25,582.00, of which $14,300.00 is a local cash match from the City of Dallas and $12,282.00 are In-Kind Contributions from one or more local partner agencies. The local cash match for this grant is included in FY 2018-19 General Fund budget.

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PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 10, 2014, City Council authorized the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development (formerly known as Shelter Plus Care) to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2014 through September 30, 2015; a contract between the City of Dallas and Operation Relief Center, Inc. to provide sponsor-based rental assistance to homeless veterans with disabilities, to provide an In-Kind Contributions; and execution of the grant agreement by Resolution No. 14-1458.

On August 12, 2015, City Council authorized the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for Operation Relief Center, Inc. to the City to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2015 through September 30, 2016; a contract between the City of Dallas and Operation Relief Center, Inc. to provide sponsor-based rental assistance to homeless veterans with disabilities and In-Kind Contributions as match; and execution of the grant agreement by Resolution No. 15-1362.

On August 24, 2016, City Council authorized the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program through the Operation Relief Center, Inc, to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2016 through September 30, 2017; a contract between the City of Dallas and Operation Relief Center, Inc. to provide sponsor-based rental assistance to homeless veterans with disabilities and an In-Kind Contribution as match; and execution of the grant agreement by Resolution No. 16-1330.

On September 13, 2017, City Council authorized the acceptance of a Continuum of Care Grant (Grant No. TX0050L6T001609, CFDA No. 14.267) from the U.S. Department of Housing and Urban Development also referred to as Shelter Plus Care Program through the Operation Relief Center, Inc., to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities for the period October 1, 2017 through September 30, 2018; a contract between the City of Dallas and Operation Relief Center, Inc. to provide sponsor-based rental assistance to homeless veterans with disabilities and an In-Kind Contribution as match; and execution of the grant agreement and contract by Resolution No. 17-1415.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

U.S. Department of Housing and Urban Development Grant Funds - $106,328.00
General Fund - $14,300.00 (subject to appropriations)
In-Kind Contributions - $12,282.00

WHEREAS, the City of Dallas recognizes the need to assist homeless veterans by providing sponsor-based rental assistance, in conjunction with support services; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Continuum of Care (CoC) Grant funds to assist veterans with sponsor-based rental assistance; and

WHEREAS, under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 ("HEARTH Act"), enacted into law on May 20, 2009, all eligible funding costs under the grant must be matched with no less than a 25 percent cash match or In-Kind Contributions; and

WHEREAS, HUD has approved the City of Dallas FY 2017 renewal application for the Shelter Plus Care Operation Relief Center, Inc. Project, and awarded CoC Grant funds in the amount of $106,328.00; and

WHEREAS, the current project sponsor, Operation Relief Center, Inc., has notified the City of Dallas that it will not renew its participation in the Continuum of Care Program for the upcoming FY 2018-19 year and, in lieu of securing an alternate project sponsor, the CoC Grant would be converted from sponsor-based to tenant-based rental assistance and operated by the City of Dallas directly.

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 Continuum of Care Grant (Grant No. TX0050L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development for the City of Dallas' Shelter Plus Care Operation Relief Center, Inc. (ORC) Project ("Project") in an amount not to exceed $106,328.00, to provide rental assistance for permanent housing for homeless veterans with disabilities, for the period October 1, 2018 through September 30, 2019; amend the grant agreement to convert the Project from sponsor-based rental assistance to tenant-based rental assistance and discontinue Operation Relief Center, Inc. as project sponsor; provide a local cash match from the City of Dallas in an amount not to exceed $14,300.00; accept In-Kind Contributions for the Project and execute an agreement with one or more local partner agencies in an amount not to exceed $12,282.00; and execute the grant agreement and amendment, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $106,328.00 in the FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund, Fund F559, Department MGT, Unit 3698, various Object Codes, according to the attached Schedule A.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds as reimbursement from HUD, in an amount not to exceed $106,328.00 in the FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund, Fund F559, Department MGT, Unit 3698, Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse grant funds in an amount not to exceed $106,328.00 from the FY17 CoC Grant-Shelter Plus Care-ORC FY19 Fund, Fund F559, Department MGT, Unit 3698, various Object Codes, according to the attached Schedule A.

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse a local cash match from the City of Dallas in an amount not to exceed $14,300.00 (subject to appropriations) from Fund 0001, Department MGT, Unit 4311, Object 3099, according to the attached Schedule A.

SECTION 6. That the City Manager is hereby authorized to accept In-Kind Contributions for the Project and execute an agreement, approved as to form by the City Attorney, with one or more local partner agencies in an amount not to exceed $12,282.00, according to the attached Schedule A.

SECTION 7. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

SECTION 8. That the City Manager is hereby authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

SECTION 9. That the grant agreement is designated as Contract No. MGT-2018-00007355.

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 Dallas, and it is accordingly so resolved.

SCHEDULE A

Continuum of Care Grant
Shelter Plus Care ORC Project
(Rental Assistance)
Fund F559, Dept. MGT, Unit 3698, Revenue Source Code 6506
October 1, 2018 through September 30, 2019

Object Code	Description	Amount
3099	Miscellaneous Special Services	$ 81,218.00
3330	Rents	$ 25,110.00
	Total	**$106,328.00**

Matching Funds
Cash
Fund 0001, Dept. MGT, Unit 4311

Object Code	Description	Amount
3099	Miscellaneous Special Services	$ 14,300.00
	Total	**$ 14,300.00**

Matching Funds
In-Kind Contributions

Description	Amount
Local Partner Agencies	$ 12,282.00
Total	**$ 12,282.00**

Agenda Information Sheet

File #: 18-882 **Item #:** 27.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** the acceptance of a Continuum of Care (CoC) Grant (Grant No. TX0072L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development (HUD) for the City of Dallas' Shelter Plus Care Project ("Project") in an amount not to exceed $1,528,930.00, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities and their families for the period October 1, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed $1,528,930.00 in the FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund; **(3)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed $1,528,930.00 in FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund; **(4)** a local cash match from the City of Dallas in an amount not to exceed $205,575.00; **(5)** the acceptance of In-Kind Contributions for the Project and execution of an agreement with one or more local partner agencies in an amount not to exceed $176,658.00; and **(6)** execution of the grant agreement - Total not to exceed $1,911,163.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds ($1,528,930.00), In-Kind Contributions ($176,658.00) and General Fund ($205,575.00) (subject to appropriations)

BACKGROUND

The City of Dallas Office of Homeless Solutions (OHS) will continue CoC Grant funds for the City of Dallas' Shelter Plus Care Project (Grant No. TX0072L6T001710 and CFDA No. 14.267) to provide rental assistance to homeless persons with disabilities and their families. This includes homeless persons with serious mental illness, chronic problems with alcohol and/or drugs, or HIV/AIDS or related diseases. OHS is currently in the process of outsourcing or transitioning the operation of the Project to non-profit organization(s), and expects to seek authorization from City Council at a later date to transfer the grant to a substitute grantee, subject to approval from the U.S. Department of Housing and Urban Development ("HUD"). Until the transition is complete, OHS will operate the project and ensure that participants can remain in housing.

New applicants for the Project are referred through the local Coordinated Assessment System operated by Metro Dallas Homeless Alliance, based on the applicant's Documentation of Priority

Status and placement on the local Housing Priority List. Pursuant to HUD's Interim Rule, all CoC projects are required to participate in the centralized or coordinated assessment system established by the local CoC, and are not permitted to enroll new applicants directly into their projects outside of coordinated assessment.

Under the grant agreement, the Project will provide full or partial rental payments for 150 units (130 one-bedroom units and 20 two-bedroom units) serving 180 persons. Clients will select the site in which they choose to reside based on their individual needs. Rental payments will be made at the reasonable rate for the area. Clients with income are required to pay 30% of the family's monthly adjusted income, 10% of the family's monthly gross income, or if the family is receiving welfare assistance and a portion of the welfare assistance is specifically designated for the family's housing costs, the portion of the payment designated for housing costs, whichever is greater.

HUD's Continuum of Care Program ("Program") requires that supportive services be provided to all participants of the Program. These services are provided by project case management staff and community agencies. Eligible costs include case management, child care, education services, employment assistance and job training, food, housing search and counseling services, legal services, life skills training, mental health training, outpatient health services, outreach services, substance abuse treatment services, transportation and utility deposits.

Under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 ("HEARTH Act"), all eligible funding costs must be matched with no less than a 25 percent cash match or In-Kind Contributions. The total match for the CoC Grant funds equals $382,233.00, of which $205,575.00 is a local cash match from the City of Dallas and $176,658.00 are In-Kind Contributions from one or more local partner agencies. The local cash match for this grant is included in FY 2018-19 General Fund budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 12, 2015, City Council authorized the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development for Permanent Supportive Housing, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities for the period October 1, 2015 through September 30, 2016; a Memorandum of Understanding between the City of Dallas and LifeNet Services of Texas to provide an in-kind match; a Memorandum of Understanding between the City of Dallas and AIDS Arms, Inc. to provide an in-kind match; a Memorandum of Understanding between the City of Dallas and Metrocare Services to provide an in-kind match; a Memorandum of Understanding between the City of Dallas and ABC Behavioral Health to provide an in-kind match; and execution of the grant agreement by Resolution No. 15-1365.

On October 14, 2015, City Council authorized an amendment to Resolution No. 15-1365, previously approved on August 12, 2015 to increase the local cash match from the City of Dallas; decrease the In-Kind Contributions by AIDS Arms, Inc. and specify new terms regarding match requirements in the Memorandum of Understanding between the City of Dallas and AIDS Arms, Inc. to provide an In-Kind Contribution, under the Continuum of Care Grant for the Permanent Supportive Housing from the U.S. Department of Housing and Urban Development by Resolution No. 15-1873.

On August 24, 2016, City Council authorized the acceptance of a Continuum of Care Grant from the

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U.S. Department of Housing and Urban Development for the Shelter Plus Care Program (Permanent Supportive Housing), to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities for the period October 1, 2016 through September 30, 2017; a Memorandum of Understanding between the City of Dallas and AIDS Arms, Inc. to provide an In-Kind Contribution; a Memorandum of Understanding between the City of Dallas and Metrocare Services to provide an In-Kind Contribution; a Memorandum of Understanding between the City of Dallas and ABC Behavioral Health to provide an In-Kind Contribution; and execution of the grant agreement by Resolution No. 16-1331.

On September 13, 2017, City Council authorized the acceptance of a Continuum of Care Grant (Grant No. TX0072L6T001609, CFDA No. 14.267) from the U.S. Department of Housing and Urban Development also referred to as Shelter Plus Care Program, to provide both permanent housing in the form of tenant-based rental assistance and eligible supportive services for homeless persons with disabilities for the period October 1, 2017 through September 30, 2018; a Memorandum of Understanding (MOU) between the City of Dallas and PRISM Health North Texas to provide an In-Kind Contribution; and a Memorandum of Understanding between the City of Dallas and Metrocare Services to provide an In-Kind Contribution; and execution of the grant agreement and the MOUs by Resolution No. 17-1416.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

U.S. Department of Housing and Urban Development Grant Funds - $1,528,930.00
General Fund - $205,575.00 (subject to appropriations)
In-Kind Contributions - $176,658.00

September 26, 2018

WHEREAS, the City of Dallas recognizes the need to assist homeless persons by providing rental assistance, in conjunction with support services; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides Continuum of Care (CoC) Grant funds to assist the homeless with rental assistance; and

WHEREAS, under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 ("HEARTH Act"), enacted into law on May 20, 2009, all eligible funding costs accepted must be matched with no less than a 25 percent cash match or In-Kind Contribution; and

WHEREAS, HUD has approved the City of Dallas FY 2017 renewal application for the Shelter Plus Care Project, and awarded CoC Grant funds in the amount of $1,528,930.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a Continuum of Care Grant (Grant No. TX0072L6T001710 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development for the City of Dallas' Shelter Plus Care Project (Project) in an amount not to exceed $1,528,930.00, to provide tenant-based rental assistance for permanent housing and supportive services for homeless persons with disabilities and their families for the period October 1, 2018 through September 30, 2019; provide a local cash match from the City of Dallas in an amount not to exceed $205,575.00; accept In-Kind Contributions for the Project and execute an agreement with one or more local partner agencies in an amount not to exceed $176,658.00; and execute the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $1,528,930.00 in the FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund, Fund F558, Department MGT, Unit 3683, various Object Codes, according to the attached Schedule A.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds as reimbursement from HUD, in an amount not to exceed $1,528,930.00, in the FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund, Fund, F558, Department MGT, Unit 3683, Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse grant funds in an amount not to exceed $1,528,930.00 from the FY17 CoC Grant-Shelter Plus Care-PSH FY19 Fund, Fund F558, Department MGT, Unit 3683, various Object Codes, according to the attached Schedule A.

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse a local match from the City of Dallas in an amount not to exceed $205,575.00 (subject to appropriations) from Fund 0001, Department MGT, Unit 4311, Object Code 3099, according to the attached Schedule A.

SECTION 6. That the City Manager is hereby authorized to accept In-Kind Contributions for the Project and execute an agreement, approved as to form by the City Attorney, from one or more local partner agencies in an amount not to exceed $176,658.00, according to the attached Schedule A.

SECTION 7. That the City Manager is hereby authorized to reimburse to HUD any expenditures identified as ineligible. That the City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement. Further, the City Manager shall keep the appropriate City Council Committee informed of all final HUD monitoring reports not later than 30 days after the receipt of the report.

SECTION 8. That the City Manager be authorized to provide additional information and make adjustments to take other actions relating to these budgets as may be necessary in order to satisfy HUD requirements.

SECTION 9. That the grant agreement is designated as Contract No. MGT-2018-00007354.

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.

SCHEDULE A

Continuum of Care Grant
Shelter Plus Care Project
(Tenant-Based Rental Assistance)
Fund F558, Dept. MGT, Unit 3683, Revenue Source Code 6506
October 1, 2018 through September 30, 2019

Object Code	Description	Amount
1510	Temporary Help Services	$ 39,123
3099	Miscellaneous Special Services	$1,146,697
3330	Rents	$ 343,110
	Total	**$1,528,930**

Matching Funds
Cash
Fund 0001, Dept. MGT, Unit 4311

Object Code	Description	Amount
3099	Miscellaneous Special Services	$205,575
	Total	**$205,575**

Matching Funds
In-Kind Contributions

Description	Amount
Local Partner Agencies	$176,658
Total	**$176,658**

Agenda Information Sheet

File #: 18-843 **Item #:** 28.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** an amendment to Resolution No. 17-1050, previously approved on June 28, 2017 to accept additional grant funds from the Texas Health and Human Services Commission (THHSC) for (Contract No. 2016-049507-001B, Amendment No. 2), to provide services to homeless individuals who have a mental illness, substance abuse use or co-occurring psychiatric disorder through the Healthy Community Collaborative Program in an amount not to exceed $1,500,000.00 for the period of September 1, 2018 through August 31, 2019; **(2)** a private 1:1 cash match by the City, through its subcontractors, in an amount not to exceed $1,500,000.00; **(3)** the establishment of appropriations in an amount not to exceed $1,500,000.00 in the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund; **(4)** the receipt and deposit of grant funds for reimbursement in an amount not to exceed $1,500,000.00 by THHSC in the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund; and **(5)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed $1,500,000.00 - Financing: Texas Health and Human Services - Health and Human Services Commission Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant funds and the required private matching funds includes: establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment) and once required services are met, the provision and/or coordination of additional/optional services may be provided. The City and its subcontractors will

have to match funds 1:1 from private funds. The Request for Competitively Sealed Proposal procurement process was advertised for subcontractors on June 28, 2018 and July 5, 2018 with proposals due on August 9, 2018. As a result of the procurement process, the subcontractors will be Bridge Steps, Citysquare, and Shelter Ministries of Dallas dba Austin Street Center. Each contract is subject to further council approval.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative for the period May 1, 2014 through August 31, 2015 and execution of any required grant agreements; an eighth amendment to the Management Services Contract, Phase II, with Bridge Steps by Resolution 14-1080.

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of Housing and Community Affairs to provide services to the homeless through the Homeless Housing and Services Program for the period September 1, 2015 through August 31, 2016, and execution of the required grant agreements; the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community for the period July 1, 2014 through August 31, 2017; and the first amendment to the Management Services Contract, Phase II, with Bridge Steps by Resolution No. 15-1893.

On February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302.

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893, previously approved on October 14, 2015, to correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to provide services to the homeless through the HCC for the period August 1, 2016 through August 31, 2017; and execution of the grant agreement by Resolution No. 16-1387.

On June 28, 2017, City Council authorized an amendment to Resolution No. 16-1387, previously approved on August 24, 2016 for the FY 2016 and FY 2017 Healthy Community Collaborative Grants; application and acceptance of FY 2018 HCC grant from HHSC (Contract No. 2016-049507-001A, Amendment No. 1) to provide services to the homeless through HCC grant for the period of September 1, 2017 through August 31, 2018; and execution of the grant agreement by Resolution No. 17-1050.

Information about this item will be provided to the Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

Texas Health and Human Services - Health and Human Services Commission Grant Funds -

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$1,500,000.00
Private Match -$1,500,000.00

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WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding quality/comprehensiveness of care, and outcomes for persons who re both homeless and have a mental illness, substance abuse use or co-occurring psychiatric disorder; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative for the period May 1, 2014 through August 31, 2015 and execution of any required grant agreements; an eighth amendment to the Management Services Contract, Phase II, with Bridge Steps by Resolution 14-1080; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of Housing and Community Affairs to provide services to the homeless through the Homeless Housing and Services Program for the period September 1, 2015 through August 31, 2016, and execution of the required grant agreements; the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community for the period July 1, 2014 through August 31, 2017; and the first amendment to the Management Services Contract, Phase II, with Bridge Steps by Resolution No. 15-1893; and

WHEREAS, on February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893, previously approved on October 14, 2015, to correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to provide services to the homeless through the HCC for the period August 1, 2016 through August 31, 2017; and execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, eradicating homelessness is a high priority of the City of Dallas.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an amendment to accept additional grant funds from the Texas Health and Human Services Commission (THHSC) for (Contract No. 2016-049507-001B, Amendment 2), to provide services to homeless individuals who have a mental illness, substance abuse use or co-occurring psychiatric disorder through the Healthy Community Collaborative Program in an amount not to exceed $1.500,000.00 for the period of September 1, 2018 through August 31, 2019; provide a private 1:1 cash match by the City, through its subcontractors, in an amount not to exceed $1,500,000.00; and sign the grant agreement and all terms, conditions, and all documents required by the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $1,500,000.00 in the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund, Fund S331, Department MGT, Unit 3653, and various Object Codes, according to the attached Schedule A.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds for reimbursement by THHSC in an amount not to exceed $1,500,000.00 in the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund, Fund S331, Department MGT, Unit 3653, Revenue Code 6508.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,500,000.00 from the HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund, Fund S331, Department MGT, Unit 3653, and various Object Codes, according to the attached Schedule A.

SECTION 5. 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 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 receipt of the report.

SECTION 7. That this contract is designated as Contract No. MGT-2018-00007262.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

SCHEDULE A

Texas Health and Human Services Commission(THHSC)
Healthy Community Collaborative Grant
FY 2018-19 Grant – Contract No. 2016-049507-001B
Amendment No. 2
Fund S331, Dept. MGT, Unit 3653, Revenue Source 6508

FY 2019 Grant Contract No. 2016-049507-001B

Object Code	**Description**	**Budget**
1101	Salaries	$ 24,000.00
1301	Pension	$ 3,456.00
1303	Life Insurance	$ 24.00
1304	Health Insurance	$ 4,185.00
1306	FICA	$ 348.00
1309	Wellness	$ 27.00
2110	Supplies	$ 100.00
3361	Professional Development	$ 200.00
3070	Contractual Services	$1,404,660.00
2890	Miscellaneous Equipment	$ 63,000.00
	Total	**$1,500,000.00**

Matching Funds
Cash
FY 2019 Grant – Contract No. 2016-049507-001B
Private Match Cash

Awarded Agencies	**Amount**
TBD	TBD

Agenda Information Sheet

File #: 18-850 **Item #:** 29.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** a grant agreement between the City of Dallas and Bridge Steps to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $504,201.00 for Bridge Steps to **(a)** provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals; **(b)** provide a private 1:1 cash match in an amount not to exceed $504,201.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement - Total not to exceed $504,201.00 - Financing: Texas Health and Human Services Commission Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

The Bridge is a private non-profit organization that provides services 24-hours a day, 365 days a year.

Bridge Steps is currently under contract to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders.

On June 28, 2018 and July 5, 2018, the Office of Homeless Solutions solicited a Request for Competitive Sealed Proposal through the Office of Procurement Services for organizations to provide services to homeless individuals who have a mental illness, substance abuse use or co-occurring psychiatric disorder for fiscal year 2018-19 through the Texas Health and Human Services Commission Healthy Community Collaborative Grant for $1.5 million.

Proposals were selected by a Healthy Community Collaborative Review Committee.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council authorized a grant agreement with Bridge Steps to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 16-1567.

On February 22, 2017, City Council authorized Supplemental Agreement No. 1 to the contract with Bridge Steps to revise the budget amount and increase the contract amount to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for FY 2017 allocation for the period August 1, 2016 through August 31, 2017; and execution of any and all documents required by the contract by Resolution No. 17-0382.

On June 28, 2017, City Council authorized an amendment to Resolution No. 16-1387, previously approved on August 24, 2016; application and acceptance of FY 2018 Healthy Community Collaborative grant from the Health and Human Services Commission (Contract No. 2016-049507-001A, Amendment No. 1) to provide services to the homeless through the Healthy Community Collaborative grant for the period September 1, 2017 through August 31, 2018, and to provide private 1:1 cash match; and execution of the grant agreement by Resolution No. 17-1050.

On August 23, 2017, City Council authorized the renewal of the grant agreement between the City of Dallas and Bridge Steps through a grant from the Health and Human Services Commission Healthy Community Collaborative Program for FY 2017-18 (Grant No. 2016-049507-001A) to (a) provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse

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disorder or co-occurring psychiatric disorders for the period September 1, 2017 through August 31, 2018; and (b) provide a private 1:1 cash match from Bridge Steps; and execution of the grant agreement by Resolution No. 17-1287.

Information about this item will be provided to the Human & Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

Texas Health and Human Services Commission Grant Funds - $504,201.00
Private Match (Bridge Steps) - $504,201.00

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on September 28, 2016, City Council authorized a grant agreement with Bridge Steps in the amount of $1,799,735.00 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 16-1567; and

WHEREAS, on February 22, 2017, City Council authorized Supplemental Agreement No. 1 to the contract with Bridge Steps to revise the budget amount and increase the contract amount from $1,799,735.00 to $2,145,819.00 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for FY 2017 allocation for the period August 1, 2016 through August 31, 2017, in the amount of $346,084.00, from $299,735.00 to $645,819.00; and execution of any and all documents required by the contract by Resolution No. 17-0382; and

WHEREAS, on June 28, 2017, City Council authorized an amendment to Resolution No. 16-1387, previously approved on August 24, 2016; application and acceptance of FY 2018 Healthy Community Collaborative grant from the Health and Human Services Commission (Contract No. 2016-049507-001A, Amendment No. 1) to provide services to the homeless through the Healthy Community Collaborative grant in the amount of $1,500,000.00 for the period September 1, 2017 through August 31, 2018, and to provide private 1:1 cash match in an amount not to exceed $1,500,000.00; and execution of the grant agreement by Resolution No. 17-1050; and

WHEREAS, on August 23, 2017, City Council authorized the renewal of the grant agreement between the City of Dallas and Bridge Steps through a grant from the Health and Human Services Commission Healthy Community Collaborative Program for FY 2017-18 (Grant No. 2016-049507-001A) to (a) provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders in an amount not to exceed $504,201.00 for the period September 1, 2017 through August 31, 2018; and (b) provide a private 1:1 cash match from Bridge Steps in an amount not to exceed $504,201.00; and execution of the grant agreement by Resolution No. 17-1287; and

WHEREAS, the City desires to contract with Bridge Steps to serve mentally ill and substance abuse homeless individuals.

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)** sign a grant agreement between the City of Dallas and Bridge Steps to be funded by the Texas Health and Human Services Commission (THHSC) for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $504,201.00 for Bridge Steps to **(a)** provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals; **(b)** provide a private 1:1 cash match in an amount not to exceed $504,201.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $504,201.00 to Bridge Steps, from HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund, Fund S331, Department MGT, Unit 3707, Object 3070, Encumbrance/Contract No. MGT-2018-00007262, Vendor VS0000067075.

SECTION 3. That the City Manager is hereby authorized to reimburse THHSC 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 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 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.

File #: 18-899 **Item #:** 30.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** a grant agreement between the City of Dallas and CitySquare to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $491,598.00 for CitySquare to **(a)** provide coordination, assessment and supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals; **(b)** provide a private 1:1 cash match in an amount not to exceed $491,598.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement - Total not to exceed $491,598.00 - Financing: Texas Health and Human Services Commission Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

CitySquare, which is located at 511 North Akard Street, Suite #302, Dallas, Texas 75201, submitted an application for assistance in response to the Request for Competitive Sealed Proposals (RFCSP)

posted on July 7, 2016, and was found to be responsive. CitySquare is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Founded in 1988, CitySquare provides 450 supportive housing units to assist homeless persons to transitions from homelessness. These funds will assist them in serving homeless clients with supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment for twelve months.

On June 28, 2018 and July 5, 2018, the Office of Homeless Solutions posted a Request for Competitive Sealed Proposals through the Office of Procurement Services for organizations to provide services to homeless individuals who have a mental illness, substance abuse use or co-occurring psychiatric disorder for fiscal year 2018-19 through the Texas Health and Human Services Commission Healthy Community Collaborative Grant for $1.5 million.

Proposals were selected by a Healthy Community Collaborative Review Committee.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council authorized a grant agreement with CitySquare to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period of August 1, 2016 through August 31, 2017, by Resolution No. 16-1568.

On February 22, 2017, City Council authorized Supplemental Agreement No. 1 to the contract with CitySquare to revise the budget amount and decrease the contract amount to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and execution of any and all documents required by the contract by Resolution No. 17-0383.

On August 9, 2017, City Council authorized Supplemental Agreement No. 2 to the grant agreement with CitySquare to decrease the contract amount to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Health and Human Services Commission Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 17-1163.

On August 23, 2017, City Council authorized the renewal of the grant agreement between the City of Dallas and CitySquare through a grant from the Health and Human Services Commission for the Health Community Collaborative Program for FY 2017-18 (Grant No. 2016-049507-001A) to (a) provide services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders for the period September 1, 2017 through August 31, 2018; and (b) provide a private 1:1 cash match from CitySquare; and execution of the grant agreement by Resolution No. 17-1288.

Information about this item will be provided to the Human and Social Needs Committee on

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September 17. 2018.

FISCAL INFORMATION

Texas Health and Human Services Commission Grant Funds - $491,598.00
Private Match (CitySquare) - $491,598.00

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on September 28, 2016, City Council authorized a grant agreement with CitySquare to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period of August 1, 2016 through August 31, 2017, in an amount not to exceed $1,508,192.00; and required CitySquare to comply with all conditions of the Texas Department of State Health Services grant by Resolution No. 16-1568; and

WHEREAS, on February 22, 2017, City Council authorized Supplemental Agreement No. 1 to the contract with CitySquare to revise the budget amount and decrease the contract amount from $1,508,192.00 to $857,725.00 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and execution of any and all documents required by the contract by Resolution No. 17-0383; and

WHEREAS, on August 9, 2017, City Council authorized Supplemental Agreement No. 2 to the grant agreement with CitySquare to decrease the contract amount from $857,725.00 to $757,725.00 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Health and Human Services Commission Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 17-1163; and

WHEREAS, on August 23, 2017, City Council authorized the renewal of the grant agreement between the City of Dallas and CitySquare through a grant from the Health and Human Services Commission for the Health Community Collaborative Program for FY 2017-18 (Grant No. 2016-049507-001A) to (a) provide services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders in an amount not to exceed $491,598.00 for the period September 1, 2017 through August 31, 2018; and (b) provide a private 1:1 cash match from CitySquare in an amount not to exceed $491,598.00; and execution of the grant agreement by Resolution No. 17-1288; and

WHEREAS, the City desires to contract with CitySquare to serve mentally ill and substance abuse homeless individuals.

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)** sign a grant agreement between the City of Dallas and CitySquare to be funded by the Texas Health and Human Services Commission (THHSC) for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $491,598.00 for CitySquare to **(a)** provide coordination, assessment and supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals; **(b)** provide a private 1:1 cash match in an amount not to exceed $491,598.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $491,598.00 to CitySquare from HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund, Fund S331, Department MGT, Unit 3708, Object 3070, Encumbrance/Contract No. MGT-2018-00007331, Vendor VS0000000497.

SECTION 3. That the City Manager is hereby authorized to reimburse to THHSC 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 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 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 Information Sheet

File #: 18-847 **Item #:** 31.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** a grant agreement between the City of Dallas and Shelter Ministries of Dallas dba Austin Street Center to be funded by the Texas Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $504,201.00 for Shelter Ministries of Dallas dba Austin Street Center to **(a)** provide emergency shelter and a wide range of supportive services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders; **(b)** provide a private 1:1 cash match in an amount not to exceed $504,201.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement - Total not to exceed $504,201.00 - Financing: Texas Health and Human Services Commission Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

Opened in 1983, Shelter Ministries of Dallas dba Austin Street Center provides overnight shelter,

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food, clothes, showers, job training and case management for its internal programs and with co-located agencies to assist homeless individuals to transition from homelessness. They serve more than 300 individuals experiencing homelessness per year. Shelter Ministries of Dallas dba Austin Street Center is currently under contract with the City of Dallas to provide expanded services with an intense and longer term transitional shelter program for homeless individuals with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services.

On June 28, 2018 and July 5, 2018, the Office of Homeless Solutions solicited a Request for Competitive Sealed Proposal through the Office of Procurement Services for organizations to provide services to homeless individuals who have a mental illness, substance abuse use or co-occurring psychiatric disorder for fiscal year 2018-19 through the Texas Health and Human Services Commission Healthy Community Collaborative Grant for $1.5 million.

Proposals were selected by a Healthy Community Collaborative Review Committee.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council authorized a grant agreement with Shelter Ministries of Dallas dba Austin Street Center to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 16-1569.

On February 22, 2017, City Council authorized Supplemental Agreement No. 1 with Shelter Ministries of Dallas dba Austin Street Center to revise the budget amount and increase the contract amount to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and execution of any and all documents required by the contract by Resolution No. 17-0384.

On August 9, 2017, City Council authorized Supplemental Agreement No. 2 to the grant agreement between the City of Dallas and Shelter Ministries of Dallas dba Austin Street Center to increase funding to provide services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders under the Texas Health and Human Services Commission Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 17-1164.

On August 23, 2017, City Council authorized the renewal of the grant agreement between the City of Dallas and Shelter Ministries of Dallas dba Austin Street Center through a grant from the Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2017-18 (Grant No. 2016-049507-001A) to (a) provide emergency shelter, and a wide range of supportive services to homeless men and women to address their needs and assist them to transition out of homelessness for homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders in an amount not to exceed $504,201 for the period September 1, 2017 through August 31, 2018; and (b) provide a private 1:1 cash match from Shelter Ministries of Dallas dba Austin Street Center in an amount not to exceed $504,201; and execution of the grant

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agreement by Resolution No. 17-1289.

Information about this item will be provided to the Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

Texas Health and Human Services Commission Grant Funds - $504,201.00
Private Match (Shelter Ministries of Dallas dba Austin Street Center) - $504,201.00

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on September 28, 2016, City Council authorized a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of $500,000.00 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, by Resolution No. 16-1569; and

WHEREAS, on February 22, 2017, City Council authorized Supplemental Agreement No. 1 to the contract with Shelter Ministries of Dallas dba Austin Street Center to revise the budget amount and increase the contract amount from $500,000.00 to $654,383.00 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017; and execution of any and all documents required by the contract by Resolution No. 17-0384; and

WHEREAS, on August 9, 2017, City Council authorized Supplemental Agreement No. 2 to the grant agreement between the City of Dallas and Shelter Street Ministries of Dallas dba Austin Street Center to increase funding in the amount of $200,000.00 to provide services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders under the Texas Health and Human Services Commission Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed $200,000.00, increasing the contract amount from $654,383.00 to $854,383.00, by Resolution No. 17-1164; and

WHEREAS, on August 23, 2017, City Council authorized the renewal of the grant agreement between the City of Dallas and Shelter Ministries of Dallas dba Austin Street Center through a grant from the Health and Human Services Commission for the Healthy Community Collaborative Program for FY 2017-18 (Grant No. 2016-049507-001A) to (a) provide emergency shelter, and a wide range of supportive services to homeless men and women to address their needs and assist them to transition out of homelessness for homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders in an amount not to exceed $504,201 for the period September 1, 2017 through August 31, 2018; and (b) provide a private 1:1 cash match from Shelter Ministries of Dallas dba Austin Street Center in an amount not to exceed $504,201.00; and execution of the grant agreement by Resolution No. 17-1289.

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)** sign a grant agreement between the City of Dallas and Shelter Ministries of Dallas dba Austin Street Center to be funded by the Texas Health and Human Services Commission (THHSC) for the Healthy Community Collaborative Program for FY 2018-19 (Grant No. 2016-049507-001B) in an amount not to exceed $504,201.00 for Shelter Ministries of Dallas dba Austin Street Center to **(a)** provide emergency shelter and a wide range of supportive services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders to address their needs and assist them to transition out of homelessness; **(b)** provide a private 1:1 cash match in an amount not to exceed $504,201.00; and **(c)** comply with all conditions of the Texas Department of State Health Services grant to provide services to the homeless through the Texas Department of State Health Services Healthy Community Collaborative Program for the period September 1, 2018 through August 31, 2019; and **(2)** execution of the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $504,201.00 to Shelter Ministries of Dallas dba Austin Street Center from HHSC-FY 2019 Healthy Community Collaborative Grant 18-19 Fund; Fund S331, Department MGT, Unit 3709, Object 3070. Encumbrance/Contract No. MGT-2018-00007333, Vendor VC0000011655.

SECTION 3. That the City Manager is hereby authorized to reimburse to THHSC 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 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 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 Information Sheet

File #: 18-853 **Item #:** 32.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second twelve-month renewal option to the contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $585,674.00 - Financing: 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($103,163.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($482,511.00)

BACKGROUND

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds, by Resolution No. 18-0987. The FY 2018-19 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) Grant Funds, which are available beginning October 1, 2018, contingent upon HUD's approval of the City's FY 2018-19 Action Plan (which is based on the approved Consolidated Plan Budget and submitted on August 15, 2018), and execution of grant agreements with HUD.

Because HOPWA Grant Funds may be expended for eligible purposes within three years of HUD's award, remaining funds from FY 2017-18 may be included in this year's contract with Health Services of North Texas, Inc. (HSNT).

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

On July 7, 2016, the City of Dallas Business Development and Procurement Services Department solicited and received Requests for Competitive Sealed Proposals (BTZ1616) for the HOPWA program. HSNT submitted a proposal for scattered site housing assistance for persons with HIV/AIDS, and was recommended for funding.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month

renewal options contingent upon available funding with HSNT to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 16-1663.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with HSNT to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1290. This is the second and final twelve-month renewal option to that contract.

HSNT is a non-profit agency located in Denton, with offices also located in Plano, providing quality medical and support services to persons living with HIV/AIDS in the rural and outer urban communities of North Texas. The agency was founded in 1988 and has been providing HOPWA scattered site housing assistance through Tarrant County since 1995 and through Dallas County since 1996.

HSNT will provide HOPWA assistance to persons with HIV/AIDS residing in the rural/suburban counties within the Dallas EMSA. To ensure eligible persons across the Dallas EMSA have access to the full continuum of HOPWA eligible activities, the City intends to enter into additional project sponsor agreements with entities that provide additional eligible activities (e.g., facility based housing, housing information services, housing placement, and support services) or that provide scattered site housing assistance to eligible individuals in Dallas County.

Under the HOPWA program, HSNT provides short-term emergency assistance and long-term tenant based rental assistance to low income persons living with HIV/AIDS primarily in Collin, Denton, Hunt, Kaufman, and Rockwall counties. The emergency assistance program includes short-term rent, mortgage, and utility payments, for up to 21 weeks in any 52-week period, to prevent the homelessness of the client. The tenant-based rental assistance program includes rent assistance (with a utility allowance) similar to the Section 8 voucher program. In addition to housing assistance, HOPWA clients also receive supportive services through case managers who ensure that clients have access to needed services.

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes. HSNT staff must input client-level data into the local HMIS with applicable written consent. HSNT must also submit monthly financial reports (including supporting documentation) and performance reports (including demographic data, outputs, and outcomes), as well as an overview of accomplishments at year end, to the City. These reports are compiled at year end into the City's annual report to HUD.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Emergency-unduplicated clients served	45	56	45
Tenant-based-unduplicated clients served	40	47	40
Total-unduplicated clients served	85	86	85

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OUTCOME MEASURES

Housing Stability

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Emergency - percent in stable/temp housing	98%	TBD%	98%
Tenant-based - percent in stable housing	96%	98%	96%

*YTD data through 5/31/18 (8 months)
**TBD - Housing Stability for Emergency Assistance determined at year end

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1663.

On August 9, 2017, City Council adopted the FY 2017-18 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 17-1171.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1290.

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 18-0987.

On August 22, 2018, City Council authorized Supplemental Agreement No. 1 to the FY 2017-18 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Sponsors budget categories to the E/TBRA - Financial Assistance budget category with no net change in the contract amount by Resolution No. 18-1159.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2017-18 Housing Opportunities for Persons with AIDS Grant Funds - $103,163.00
2018-19 Housing Opportunities for Persons with AIDS Grant Funds - $482,511.00

OWNER

Health Services of North Texas, Inc.

Board of Directors

Honorable David Garcia, President
Trang Dang-Le, Vice President
Michael Foster, Treasurer
Gloria Herron, Secretary
Derrell Bulls
Louise Baldwin
James Henderson
Glen McKenzie
Dean Perkins
Clara Sanchez
Howard Shaw
Dale Tampke

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY 2018-19 HUD Consolidated Plan Budget includes the HOPWA Grant Funds from HUD in the amount of $6,645,116.00; and

WHEREAS, Health Services of North Texas, Inc. submitted a proposal in response to the City's Request for Competitive Sealed Proposals (BTZ1616) to provide scattered site housing assistance; and

WHEREAS, on October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1663; and

WHEREAS, on August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1290; and

WHEREAS, on August 22, 2018, City Council authorized Supplemental Agreement No. 1 to the FY 2017-18 contract with Health Services of North Texas, Inc. to provide scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services and Program Administration/Project Sponsors budget categories to the E/TBRA - Financial Assistance budget category with no net change in the contract amount by Resolution No. 18-1159.

WHEREAS, the City of Dallas seeks to enter into the second and final twelve-month renewal option to the contract with Health Services of North Texas, Inc. to continue providing these services, funded by FY 2018-19 HOPWA Grant Funds, which, contingent upon HUD's approval of the City's FY 2018-19 Action Plan and execution of the grant agreements, will be available beginning October 1, 2018, and unspent FY 2017-18 HOPWA Grant Funds.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the second twelve-month renewal option to the contract with Health Services of North Texas, Inc., approved as to form by the City Attorney, to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019; and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds, in periodic payments to Health Services of North Texas, Inc. (Vendor 516465) in an amount not to exceed $585,674.00 from Service Contract No. OHS-2016-00001268, as follows:

Fund	Department	Unit	Object	Description	Amount
HW17	MGT	292B	3099	E/TBRA -Housing Services	$103,163.00
HW18	MGT	831C	3099	Emergency/Tenant Based Rental Asst	$441,377.00
HW18	MGT	834C	3099	Housing Information/Resource (HMIS)	$ 1,276.00
HW18	MGT	835C	3099	Program Admin/City of Dallas (HMIS)	$ 1,915.00
HW18	MGT	836C	3099	Program Admin/Project Sponsors	$ 37,943.00
				Total	$585,674.00

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

Agenda Information Sheet

File #: 18-859 **Item #:** 33.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $273,108.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 18-0987. The FY 2018-19 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) Grant Funds, which are available beginning October 1, 2018, contingent upon HUD's approval of the City's FY 2018-19 Action Plan (which is based on the approved Consolidated Plan Budget and submitted on August 15, 2018), and execution of grant agreements with HUD.

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

On July 7, 2016, the City of Dallas Business Development and Procurement Services Department solicited and received Requests for Competitive Sealed Proposals (BTZ1616) for the HOPWA program. Legacy Counseling Center, Inc. (Legacy) submitted a proposal for facility based housing assistance for persons with HIV/AIDS, and was recommended for funding.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1664.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract

with Legacy to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1291. This is the second and final twelve-month renewal option to that contract.

Legacy is a non-profit agency located in the Oak Lawn area. Legacy was founded in 1989 and has been providing services to the HIV/AIDS impacted population of Dallas and surrounding counties since that time. The agency's programs fall under three categories of services - mental health, substance abuse, and housing. Mental health and substance abuse services include individual, couple, and family therapy and support groups for persons impacted by the HIV/AIDS epidemic, including crisis counseling as well as short and long-term therapy.

Legacy will provide HOPWA facility based housing assistance to persons living with HIV/AIDS through its special care housing program. Legacy also provides HOPWA housing information services and resource identification for persons living with HIV/AIDS and HOPWA master leasing and emergency vouchers for homeless persons living with HIV/AIDS under separate contracts.

Under its special care housing program, Legacy provides housing and hospice/respite care in a home-like setting at the Legacy Founder's Cottage, comprised of seven single room occupancy units. The facility serves critically ill people living with HIV/AIDS, focusing on alleviating their pain and providing comfort and support during the final stages of the disease (typically in the last six months of life).

Supportive services for this high need population consist of 24-hour around-the-clock care (including housing, prepared meals, volunteer based support, and comprehensive case management, as well as access to medical care, transportation, medications, and counseling) for individuals too sick to care from themselves.

To ensure eligible persons across the Dallas EMSA have access to the full continuum of HOPWA eligible activities, the City intends to enter into additional project sponsor agreements with entities that provide additional eligible activities (e.g., facility-based housing, scattered site housing assistance, housing information services, housing placement, and support services).

All HOPWA projects use the local Homeless Management Information System ("HMIS") to collect client-level data for service coordination and reporting/evaluation purposes. Legacy staff must input client-level data into the local HMIS with applicable written consent. Legacy must also submit monthly financial reports (including supporting documentation) and performance reports (including demographic data, outputs, and outcomes), as well as an overview of accomplishments at year end, to the City. These reports are compiled at year end into the City's annual report to HUD.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Unduplicated clients served	26	21	26

OUTCOME MEASURES

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Housing Stability

	2016-17 Goal	2016-17 Actual*	2017-18 Goal
Percent in stable/temporary housing	86%	90%	86%

*YTD data through 7/31/18 (10 months)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy Counseling Center, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1664.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1291.

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 18-0987.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2018-19 Housing Opportunities for Persons with AIDS Grant Funds - $273,108.00

OWNER

Legacy Counseling Center, Inc.

Board of Directors

David Andrews, Chair
Cody Lynch, Vice Chair
Scott Kahle, Secretary
Nina Ojeda, Treasurer
Rick Adams
Carlo Barone
Robert Cantrell
Steve Lopez
Vince Martinez
Roberta McDonald
Scott Pharr
John Rieger
Pamela Robert

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS ("HOPWA") program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY 2018-19 HUD Consolidated Plan Budget includes the HOPWA Grant Funds from HUD in the amount of $6,645,116.00; and

WHEREAS, Legacy Counseling Center, Inc. submitted a proposal in response to the City's Request for Competitive Sealed Proposals (BTZ1616) to provide facility based housing assistance; and

WHEREAS, on October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy Counseling Center, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1664; and

WHEREAS, on August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1291; and

WHEREAS, the City of Dallas seeks to enter into the second and final twelve-month renewal option to the contract with Legacy to continue providing these services, funded by FY 2018-19 HOPWA Grant Funds, which, contingent upon HUD's approval of the City's FY 2018-19 Action Plan and execution of the grant agreements, will be available beginning October 1, 2018.

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 twelve-month renewal option to the contract with Legacy Counseling Center, Inc., approved as to form by the City Attorney, to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019; and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in periodic payments to Legacy Counseling Center, Inc. (Vendor 502679) in an amount not to exceed $273,108.00 from Service Contract No. OHS-2016-00001135, as follows:

Fund	Department	Unit	Object	Description	Amount
HW18	MGT	832C	3099	Housing Facilities Operations	$254,269.00
HW18	MGT	834C	3099	Housing Information/Resource (HMIS)	$ 458.00
HW18	MGT	835C	3099	Program Admin/City of Dallas (HMIS)	$ 687.00
HW18	MGT	836C	3099	Program Admin/Project Sponsors	$ 17,694.00
				Total	$273,108.00

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

Agenda Information Sheet

File #: 18-861 **Item #:** 34.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $151,012.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($15,382.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($18,830.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($116,800.00)

BACKGROUND

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 18-0987. The FY 2018-19 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) Grant Funds, which are available beginning October 1, 2018, contingent upon HUD's approval of the City's FY 2018-19 Action Plan (which is based on the approved Consolidated Plan Budget and submitted on August 15, 2018), and execution of grant agreements with HUD.

Because HOPWA Grant Funds may be expended for eligible purposes within three years of HUD's award, remaining funds from FY 2016-17 and FY 2017-18 may be included in this year's contract with Legacy Counseling Center, Inc. (Legacy).

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

On July 7, 2016, the City of Dallas Business Development and Procurement Services Department solicited and received Requests for Competitive Sealed Proposals (BTZ1616) for the HOPWA program. Legacy submitted a proposal for housing information services and resource identification for persons with HIV/AIDS, and was recommended for funding.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1665.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1292. This is the second and final twelve-month renewal option to that contract.

Legacy is a non-profit agency located in the Oak Lawn area. Legacy was founded in 1989 and has been providing services to the HIV/AIDS impacted population of Dallas and surrounding counties since that time. The agency's programs fall under three categories of services - mental health, substance abuse, and housing. Mental health and substance abuse services include individual, couple, and family therapy and support groups for persons impacted by the HIV/AIDS epidemic, including crisis counseling as well as short and long-term therapy.

Legacy will provide HOPWA housing information services and resource identification for persons living with HIV/AIDS. Legacy also provides HOPWA facility based housing assistance and hospice/respite care to critically ill HIV+ persons at the Legacy Founders Cottage and HOPWA master leasing and emergency vouchers for homeless persons living with HIV/AIDS under separate contracts.

Under HOPWA housing information services and resource identification, Legacy operates an HIV housing resource center, which serves as a central/coordinated access point for persons with HIV/AIDS experiencing a housing crisis to receive information and direct, one-on-one assistance in locating and accessing community-based housing resources in the Dallas EMSA. The resource center includes a website and on-line searchable database of housing resources.

To ensure eligible persons across the Dallas EMSA have access to the full continuum of HOPWA eligible activities, the City intends to enter into additional project sponsor agreements with entities that provide additional eligible activities (e.g., facility based housing, scattered site housing assistance, housing information services, housing placement, and support services).

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes. Legacy staff must input client-level data into the local HMIS with applicable written consent. Legacy must also submit monthly financial reports (including supporting documentation) and performance reports (including demographic data, outputs, and outcomes), as well as an overview of accomplishments at year end, to the City. These reports are compiled at year end into the City's annual report to HUD.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Unduplicated clients served	225	204	225

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OUTCOME MEASURES

Housing Stability

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Percent in stable/temporary housing	98%	TBD**	98%

*YTD data through 7/31/18 (10 months)
**TBD - Housing Stability for placed clients determined at year end

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council adopted the FY 2016-17 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 16-1066.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1665.

On August 9, 2017, City Council adopted the FY 2017-18 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 17-1171.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1292.

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U. S. Department of Housing and Urban Development Grant Funds by Resolution No. 18-0987.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2016-17 Housing Opportunities for Persons with AIDS Grant Funds - $15,382.00
2017-18 Housing Opportunities for Persons with AIDS Grant Funds - $18,830.00
2018-19 Housing Opportunities for Persons with AIDS Grant Funds - $116,800.00

OWNER

Legacy Counseling Center, Inc.

Board of Directors

David Andrews, Chair

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Cody Lynch, Vice Chair
Scott Kahle, Secretary
Nina Ojeda, Treasurer
Rick Adams
Carlo Barone
Robert Cantrell
Steve Lopez
Vince Martinez
Roberta McDonald
Scott Pharr
John Rieger
Pamela Robert

September 26, 2018

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY 2018-19 HUD Consolidated Plan Budget includes the HOPWA Grant Funds from HUD in the amount of $6,645,116.00; and

WHEREAS, Legacy Counseling Center, Inc. submitted a proposal in response to the City's Request for Competitive Sealed Proposals (BTZ1616) to provide housing information services and resource identification; and

WHEREAS, on October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1665; and

WHEREAS, on August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1292; and

WHEREAS, the City of Dallas seeks to enter into the second and final twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to continue providing these services, funded by FY 2018-19 HOPWA Grant Funds, which, contingent upon HUD's approval of the City's FY 2018-19 Action Plan and execution of the grant agreements, will be available beginning October 1, 2018, together with unspent FY 2016-17 and FY 2017-18 HOPWA Grant Funds.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc., approved as to form by the City Attorney, to provide housing information services and resource identification for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019; and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds, in periodic payments to Legacy Counseling Center, Inc. (Vendor 502679) in an amount not to exceed $151,012.00 from Service Contract No. OHS-2016-00001136, as follows:

Fund	Department	Unit	Object	Description	Amount
HW16	HOU	566A	3099	Housing Info Services/Resource Id	$ 15,382.00
HW17	MGT	296B	3099	Housing Info Services/Resource Id	$ 18,830.00
HW18	MGT	834C	3099	Housing Info Services/Resource Id	$105,788.00
HW18	MGT	834C	3099	Housing Information/Resource (HMIS)	$ 568.00
HW18	MGT	835C	3099	Program Admin/City of Dallas (HMIS)	$ 850.00
HW18	MGT	836C	3099	Program Admin/Project Sponsors	$ 9,594.00
				Total	$151,012.00

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

Agenda Information Sheet

File #: 18-863 **Item #:** 35.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $469,579.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 18-0987. The FY 2018-19 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) Grant Funds, which are available beginning October 1, 2018, contingent upon HUD's approval of the City's FY 2018-19 Action Plan (which is based on the approved Consolidated Plan Budget and submitted on August 15, 2018), and execution of grant agreements with HUD.

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

On July 7, 2016, the City of Dallas Business Development and Procurement Services Department solicited and received Requests for Competitive Sealed Proposals (BTZ1616) for the HOPWA program. Legacy Counseling Center, Inc. (Legacy) submitted a proposal for master leasing and emergency vouchers for homeless persons with HIV/AIDS, and was recommended for funding.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1666.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract

with Legacy to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1293. This is the second and final twelve-month renewal option to that contract.

Legacy is a non-profit agency located in the Oak Lawn area. Legacy was founded in 1989 and has been providing services to the HIV/AIDS impacted population of Dallas and surrounding counties since that time. The agency's programs fall under three categories of services - mental health, substance abuse, and housing. Mental health and substance abuse services include individual, couple, and family therapy and support groups for persons impacted by the HIV/AIDS epidemic, including crisis counseling as well as short and long-term therapy.

Legacy will provide a HOPWA master leasing program, as well as emergency hotel/motel vouchers, for homeless persons with HIV/AIDS. Legacy also provides HOPWA facility based housing assistance and HOPWA housing information services and resource identification for persons living with HIV/AIDS under separate contracts.

Under master leasing, Legacy leases apartment units under a master lease with a private landlord, and subleases those units to homeless persons with HIV/AIDS for independent, long-term living. The master leasing program covers the cost of rent and utilities (less the required tenant portion), along with other costs to operate the units. The agency also provides a housing case manager to provide support for the client in maintaining housing stability and access to care and services. Under emergency vouchers, Legacy provides emergency hotel/motel vouchers for homeless persons with HIV/AIDS for up to 30 days to reduce their stay on the streets or in a shelter prior to moving into permanent housing.

To ensure eligible persons across the Dallas EMSA have access to the full continuum of HOPWA eligible activities, the City intends to enter into additional project sponsor agreements with entities that provide additional eligible activities (e.g., facility based housing, scattered site housing assistance, housing information services, housing placement, and support services).

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes. Legacy staff must input client-level data into the local HMIS with applicable written consent. Legacy must also submit monthly financial reports (including supporting documentation) and performance reports (including demographic data, outputs, and outcomes), as well as an overview of accomplishments at year end, to the City. These reports are compiled at year end into the City's annual report to HUD.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Unduplicated clients (master leasing)	50	43	50
Unduplicated clients (vouchers)	15	14	15

OUTCOME MEASURES

Housing Stability

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	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Percent in stable housing (master leasing)	97%	93%	97%
Percent in stable/temporary (vouchers)	86%	93%*	86%

*YTD data through 7/31/18 (10 months)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy Counseling Center, Inc. to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1666.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1293.

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 18-0987.

On August 22, 2018, City Council authorized Supplemental Agreement No. 1 to the FY 2017-18 contract with Legacy Counseling Center, Inc. for Housing Opportunities for Persons with AIDS master leasing/emergency vouchers, to revise the Statement of Services and budget to reallocate funds from the Housing Facility Operations (Emergency Vouchers), Supportive Services, and Administrative Costs budget categories to the Housing Facility Operations (Master Leasing) budget category, with no net change in the contract amount, by Resolution No. 18-1160.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2018-19 Housing Opportunities for Persons with AIDS Grant Funds - $469,579.00

OWNER

Legacy Counseling Center, Inc.

Board of Directors

David Andrews, Chair
Cody Lynch, Vice Chair
Scott Kahle, Secretary
Nina Ojeda, Treasurer
Rick Adams
Carlo Barone

Robert Cantrell
Steve Lopez
Vince Martinez
Roberta McDonald
Scott Pharr
John Rieger
Pamela Robert

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WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY 2018-19 HUD Consolidated Plan Budget includes the HOPWA Grant Funds from HUD in the amount of $6,645,116.00; and

WHEREAS, Legacy Counseling Center, Inc. submitted a proposal in response to the City's Request for Competitive Sealed Proposals (BTZ1616) to provide master leasing and emergency vouchers; and

WHEREAS, on October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Legacy Counseling Center, Inc. to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1666; and

WHEREAS, on August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1293; and

WHEREAS, on August 22, 2018, City Council authorized Supplemental Agreement No. 1 to the FY 2017-18 contract with Legacy Counseling Center, Inc. for Housing Opportunities for Persons with AIDS master leasing/emergency vouchers, to revise the Statement of Services and budget to reallocate funds in the amount of $42,000.00 from the Housing Facility Operations (Emergency Vouchers), Supportive Services, and Administrative Costs budget categories to the Housing Facility Operations (Master Leasing) budget category, with no net change in the contract amount by Resolution No. 18-1160; and

WHEREAS, the City of Dallas seeks to enter into the second and final twelve-month renewal option to the contract with Legacy Counseling Center, Inc. to continue providing these services, funded by FY 2018-19 HOPWA Grant Funds, which, contingent upon HUD's approval of the City's FY 2018-19 Action Plan and execution of the grant agreements, will be available beginning October 1, 2018.

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 twelve-month renewal option to the contract with Legacy Counseling Center, Inc., approved as to form by the City Attorney, to provide master leasing and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019; and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds, in periodic payments to Legacy Counseling Center, Inc. (Vendor 502679) in an amount not to exceed $469,579.00 from Service Contract No. OHS-2016-00001137, as follows:

Fund	Department	Unit	Object	Description	Amount
HW18	MGT	832C	3099	Housing Facilities Operations (EV)	$ 16,403.00
HW18	MGT	832C	3099	Housing Facilities Operations (ML)	$432,178.00
HW18	MGT	834C	3099	Housing Information/Resource (HMIS)	$ 586.00
HW18	MGT	835C	3099	Program Admin/City of Dallas (HMIS)	$ 880.00
HW18	MGT	836C	3099	Program Admin/Project Sponsors	$ 19,532.00
				Total	$469,579.00

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

Agenda Information Sheet

File #: 18-854 **Item #:** 36.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second twelve-month renewal option to the contract with My Second Chance, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $183,598.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds, by Resolution No. 18-0987. The FY 2018-19 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) Grant Funds, which are available beginning October 1, 2018, contingent upon HUD's approval of the City's FY 2018-19 Action Plan (which is based on the approved Consolidated Plan Budget and submitted on August 15, 2018), and execution of grant agreements with HUD.

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

On July 7, 2016, the City of Dallas Business Development and Procurement Services Department solicited and received Requests for Competitive Sealed Proposals (BTZ1616) for the HOPWA program. My Second Chance, Inc. (MSC) submitted a proposal for facility based housing assistance and was recommended for funding.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with MSC to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1667.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract

with MSC to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1294. This is the second and final twelve-month renewal option to that contract.

MSC is a non-profit agency located in the Cedar Crest area of Dallas County. The agency was founded in 1999 and has been providing recovery support services and supportive housing for women living with HIV/AIDS since August 2007.

Under this contract, the agency will provide residential supportive housing for HIV positive women at its five-bed facility. In addition to safe, stable living accommodations and nutritious meals, all program participants receive case management, supportive services (such as life skills training, job readiness, employment coaching, and computer training), recovery coaching, relapse prevention, aftercare and follow-up services, as well as access to medical and mental health care.

To ensure eligible persons across the Dallas Eligible Metropolitan Statistical Area (EMSA) have access to the full continuum of HOPWA eligible activities, the City intends to enter into additional project sponsor agreements with entities that provide additional eligible activities (e.g., facility based housing, scattered site housing assistance, housing information services, housing placement, and support services).

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes. MSC staff must input client-level data into the local HMIS with applicable written consent. MSC must also submit monthly financial reports (including supporting documentation) and performance reports (including demographic data, outputs, and outcomes), as well as an overview of accomplishments at year end, to the City. These reports are compiled at year end into the City's annual report to HUD.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Unduplicated clients served	18	11	18

OUTCOME MEASURES

Housing Stability

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Percent in stable/temporary housing	86%	73%	86%

*YTD data through 7/31/18 (10 months)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 11, 2016, City Council authorized a contract, with two twelve-month renewal options, with My Second Chance, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1667.

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On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with My Second Chance, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1294.

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 18-0987.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2018-19 Housing Opportunities for Persons with AIDS Grant Funds - $183,598.00

OWNER

My Second Chance, Inc.

Board of Directors

Emily Marie Vernon, President
Donna Fay Randle, Vice President
Betty Jean Grant, Treasurer
Theresa Braddy
Amy Carenza
Tanya Patryce Miller
Margaret Annette Sears
Phyllis Thompson

September 26, 2018

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY 2018-19 Consolidated Plan Budget includes the HOPWA Grant Funds from HUD in the amount of $6,645,116.00; and

WHEREAS, My Second Chance, Inc. submitted a proposal in response to the City's Request for Competitive Sealed Proposals (BTZ1616) to provide facility based housing assistance; and

WHEREAS, on October 11, 2016, City Council authorized a contract, with two twelve-month renewal options, with My Second Chance, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1667; and

WHEREAS, on August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with My Second Chance, Inc. to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1294; and

WHEREAS, the City of Dallas seeks to enter into the second and final twelve-month renewal option to the contract with My Second Chance, Inc. to continue providing these services, funded by FY 2018-19 HOPWA Grant Funds, which, contingent upon HUD's approval of the City's FY 2018-19 Action Plan and execution of the grant agreements, will be available beginning October 1, 2018.

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 twelve-month renewal option to the contract with My Second Chance, Inc., approved as to form by the City Attorney, to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019, and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in periodic payments to My Second Chance, Inc. (Vendor VS0000020290) in an amount not to exceed $183,598.00 from Service Contract No. OHS-2016-00001139, as follows:

Fund	Department	Unit	Object	Description	Amount
HW18	MGT	832C	3099	Housing Facilities Operations	$169,126.00
HW18	MGT	834C	3099	Housing Information/Resource (HMIS)	$ 1,055.00
HW18	MGT	835C	3099	Program Admin/City of Dallas (HMIS)	$ 1,582.00
HW18	MGT	836C	3099	Program Admin/Project Sponsors	$ 11,835.00
				Total	$183,598.00

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

Agenda Information Sheet

File #: 18-856 **Item #:** 37.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second twelve-month renewal option to the contract with Open Arms Inc. dba Bryan's House to provide child care services for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $56,262.00 - Financing: 2018-19 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 27, 2018, City Council adopted the FY2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 18-0987. The FY 2018-19 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) Grant Funds, which are available beginning October 1, 2018, contingent upon HUD's approval of the City's FY 2018-19 Action Plan (which is based on the approved Consolidated Plan Budget and submitted on August 15, 2018), and execution of grant agreements with HUD.

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding, with Open Arms, Inc. dba Bryan's House ("Open Arms"), to provide child care services for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1668.

On September 13, 2017, City Council authorized the first of two, twelve-month renewal options to the contract with Open Arms to provide child care services for persons with HIV/AIDS for the period of October 1, 2017 through September 30, 2018, by Resolution No. 17-1417. This is the second and final twelve-month renewal option to that contract.

Open Arms is a nonprofit agency located in the western sector of Dallas County. The agency was

founded in 1988 and has opened its doors as a safe haven for children and families affected by HIV and AIDS.

Child Care services are provided at Bryan's House, Inc. 12,000 square foot childcare facility located in West Dallas. The program is available for children impacted by HIV/AIDS or other health needs who go home at night to be with their families, but who come during the day so that their parent(s) can work, attend school or job training program or otherwise pursue self-sufficiency, attend a medical or social service appointment, or attend to other needs. After-school and summer programs are also offered for children impacted by HIV/AIDS who attend traditional school.

To ensure eligible persons across the Dallas EMSA have access to the full continuum of HOPWA eligible activities, the City intends to enter into additional project sponsor agreements with entities that provide additional eligible activities (e.g., facility based housing, scattered site housing assistance, housing information services, housing placement, and support services).

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes. Open Arms staff must input client-level data into the local HMIS with applicable written consent. Open Arms must also submit monthly financial reports (including supporting documentation) and performance reports (including demographic data, outputs, and outcomes), as well as an overview of accomplishments at year end, to the City. These reports are compiled at year end into the City's annual report to HUD.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Unduplicated clients served	20	13	20

*YTD data through 6/30/18 (9 months)

OUTCOME MEASURES

Access to Health Care

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Percent with access to health care	88%	TBD	88%

*TBD - Actual data will be reported at the end of the year

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding, with Open Arms, Inc. dba Bryan's House to provide child care services for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1668.

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On September 13, 2017, City Council authorized the first of two, twelve-month renewal options to the contract, with Open Arms Inc. dba Bryan's House to provide child care services for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1417.

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development Grant Funds by Resolution No. 18-0987.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2018-19 Housing Opportunities for Persons with AIDS Grant Funds - $56,262.00

OWNER

Open Arms, Inc. dba Bryan's House

Board of Directors

Linda Hall, President
Ryan Friend, Incoming President
Donna German, 1st Vice President
Homer Brown, 2nd Vice President
Stuart Newsome, Secretary
Elizabeth Dacus, Treasurer
Chris Aydam
Jessica Whitt Garner
Ronnie Godbey
Tommy Haskins
Clay Hosterman
Kayla Marshall
Ryan McCuller
Jan Shakely Raub
Rusty Reid
Ken Sheffield
Tinsley Silcox
Steven Upchurch
Debra Villarreal
Chad Wynn

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WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY 2018-19 Consolidated Plan Budget includes the HOPWA Grant Funds from HUD in the amount of $6,645,116.00; and

WHEREAS, on October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with Open Arms, Inc. dba Bryan's House to provide child care services for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1668; and

WHEREAS, on September 13, 2017, City Council authorized the first of two, twelve-month renewal options to the contract, with Open Arms Inc. dba Bryan's House to provide child care services for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1417; and

WHEREAS, the City of Dallas seeks to enter into the second and final twelve-month renewal option to the contract with Open Arms Inc. dba Bryan's House to continue providing these services, funded by FY 2018-19 HOPWA Grant Funds, which, contingent upon HUD's approval of the City's FY 2018-19 Action Plan and execution of the grant agreements, will be available beginning October 1, 2018.

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 twelve-month renewal option to the contract with Open Arms, Inc. dba Bryan's House, approved as to form by the City Attorney, to provide child care services for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019; and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds to Open Arms, Inc. dba Bryan's House (Vendor 266376) in an amount not to exceed $56,262.00 from Service Contract No. OHS-2017-00002509, as follows:

Fund	Department	Unit	Object	Description	Amount
HW18	MGT	833C	3099	Hsg Place & Other Supportive Services	$53,625.00
HW18	MGT	834C	3099	Housing Information/Resource (HMIS)	$ 1,055.00
HW18	MGT	835C	3099	Program Admin/City of Dallas (HMIS)	$ 1,582.00
				Total	$56,262.00

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

Agenda Information Sheet

File #: 18-858 **Item #:** 38.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019 - Not to exceed $1,231,723.00 - Financing: 2016-17 Housing Opportunities for Persons with AIDS Grant Funds ($82,835.00), 2017-18 Housing Opportunities for Persons with AIDS Grant Funds ($335,863.00) and 2018-19 Housing Opportunities for Persons with AIDS Grant Funds ($813,025.00)

BACKGROUND

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds by Resolution No. 18-0987. The FY 2018-19 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) Grant Funds, which are available beginning October 1, 2018, contingent upon HUD's approval of the City's FY 2018-19 Action Plan (which is based on the approved Consolidated Plan Budget and submitted on August 15, 2018), and execution of grant agreements with HUD.

Because HOPWA Grant Funds may be expended for eligible purposes within three years of HUD's award, remaining funds from FY 2016-17 and FY 2017-18 may be included in this year's contract renewal with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD).

The City of Dallas has applied for and received HOPWA funds since 1993 to support eligible activities within the Dallas Eligible Metropolitan Statistical Area (Dallas EMSA) which includes the counties of Dallas, Collin, Denton, Ellis, Hunt, Kaufman, and Rockwall.

On July 7, 2016, the City of Dallas Business Development and Procurement Services Department solicited and received Requests for Competitive Sealed Proposals (BTZ1616) for the HOPWA program. ASD submitted a proposal for facility based housing assistance and was recommended for funding.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with ASD to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1669.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with ASD to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1295. This is the second and final twelve-month renewal option to that contract.

ASD is a non-profit agency located in the southwestern part of the city. The agency was founded in 1987 with its mission being to create and strengthen healthy communities through the delivery of quality, affordable, service-enriched housing for individuals and families living with HIV/AIDS. The agency has been providing supportive housing services continually since April 1987.

ASD will provide HOPWA facility based housing assistance for persons living with HIV/AIDS. Under this program, the agency provides housing and supportive services to low-income and formerly homeless persons living with HIV/AIDS and their families in four apartment communities (125 units) that are licensed by the Texas Department of State Health Services as special care facilities. The properties are located in North Oak Cliff (75203), south of the Trinity River and adjacent to the Central Business District. They include Ewing Center, Hillcrest House, Revlon Apartments, and Spencer Gardens.

In addition to a privately-configured, furnished apartment, ASD residents receive home health care, comprehensive case management, volunteer support, disease management, food services, transportation, and vocational services.

To ensure eligible persons across the Dallas EMSA have access to the full continuum of HOPWA eligible activities, the City intends to enter into additional project sponsor agreements with entities that provide additional eligible activities (e.g., facility based housing, scattered site housing assistance, housing information services, housing placement, and support services).

All HOPWA projects use the local Homeless Management Information System (HMIS) to collect client -level data for service coordination and reporting/evaluation purposes. ASD staff must input client-level data into the local HMIS with applicable written consent. ASD must also submit monthly financial reports (including supporting documentation) and performance reports (including demographic data, outputs, and outcomes), as well as an overview of accomplishments at year end, to the City. These reports are compiled at year end into the City's annual report to HUD.

PERFORMANCE MEASURES

Number of Persons Assisted

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Unduplicated clients served at Ewing	24	23	24
Unduplicated clients served at Hillcrest	77	74	77
Unduplicated clients served at Revlon	28	27	28
Unduplicated clients served at Spencer	13	12	13

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Total unduplicated clients served	142	136	142

OUTCOME MEASURES

Housing Stability

	2017-18 Goal	2017-18 Actual*	2018-19 Goal
Percent in stable housing at Ewing	97%	96%	97%
Percent in stable housing at Hillcrest	97%	89%	97%
Percent in stable housing at Revlon	97%	100%	97%
Percent in stable housing at Spencer	97%	100%	97%

*YTD data through 6/30/18 (9 months)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council adopted the FY 2016-17 HUD Consolidated Plan Budget for the U. S. Department of Housing and Urban Development Grant Funds by Resolution No. 16-1066.

On August 9, 2017, City Council adopted the FY 2017-18 HUD Consolidated Plan Budget for the U. S. Department of Housing and Urban Development Grant Funds by Resolution No. 17-1171.

On October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1669.

On August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1295.

On June 27, 2018, City Council adopted the FY 2018-19 HUD Consolidated Plan Budget for the U. S. Department of Housing and Urban Development Grant Funds by Resolution No. 18-0987.

Information about this item will be provided to Human and Social Needs Committee on September 17, 2018.

FISCAL INFORMATION

2016-17 Housing Opportunities for Persons with AIDS Grant Funds - $82,835.00
2017-18 Housing Opportunities for Persons with AIDS Grant Funds - $335,863.00
2018-19 Housing Opportunities for Persons with AIDS Grant Funds - $813,025.00

OWNER

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas

Board of Directors

Sam Etheridge, Chair
Deborah Ochoa, Vice Chair
Carlton Holloway, Secretary
Dennis Kershner, Treasurer
Jacque Borel
Mark Edgell
Robert Helm
Bruce Jaster
Matthew Jones
Nathan Justice
Donald Mercer
Karen Muncy
Ellen Sweets
Wayne Thomas
Jonathan Thorne

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides grant funds through the Housing Opportunities for Persons with AIDS (HOPWA) program according to the terms of 24 C.F.R. Part 574, to assist grantees in meeting the housing needs of low-income persons with HIV/AIDS and HIV-related illness and their families within the grantee's Eligible Metropolitan Statistical Area (EMSA); and

WHEREAS, the City is a grantee of HOPWA funds to serve the Dallas EMSA, and the City's FY 2018-19 HUD Consolidated Plan Budget includes the HOPWA Grant Funds from the HUD in the amount of $6,645,116.00; and

WHEREAS, PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas submitted a proposal in response to the City's Request for Competitive Sealed Proposals (BTZ1616) to provide facility based housing assistance; and

WHEREAS, on October 11, 2016, City Council authorized a twelve-month contract, with two twelve-month renewal options contingent upon available funding with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2016 through September 30, 2017, by Resolution No. 16-1669; and

WHEREAS, on August 23, 2017, City Council authorized the first twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1295; and

WHEREAS, the City of Dallas seeks to enter into the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to continue providing these services, funded by FY 2018-19 HOPWA Grant Funds, which, contingent upon HUD's approval of the City's FY 2018-19 Action Plan and execution of the grant agreements, will be available beginning October 1, 2018, together with unspent FY 2016-17 and FY 2017-18 HOPWA Grant Funds.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the second twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, approved as to form by the City Attorney, to provide facility based housing assistance for persons with HIV/AIDS for the period October 1, 2018 through September 30, 2019; and execute any and all documents required by the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds, in periodic payments to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (Vendor 268632), in an amount not to exceed $1,231,723.00 from Service Contract No. OHS-2016-00001134, as follows:

Fund	Department	Unit	Object	Description	Amount
HW16	HOU	563A	3099	Housing Facilities Operations	$ 54,385.00
HW16	HOU	564A	3099	Supportive Services	$ 28,450.00
HW17	MGT	293B	3099	Housing Facilities Operations	$ 148,075.00
HW17	MGT	294B	3099	Supportive Services	$ 187,788.00
HW18	MGT	832C	3099	Housing Facilities Operations	$ 730,362.00
HW18	MGT	834C	3099	Housing Information/Resource (HMIS)	$ 1,120.00
HW18	MGT	835C	3099	Program Admin/City of Dallas (HMIS)	$ 1,680.00
HW18	MGT	836C	3099	Program Admin/Project Sponsors	$ 79,863.00
				Total	$1,231,723.00

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

Agenda Information Sheet

File #: 18-682 **Item #:** 39.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a two-year service contract to perform an availability and disparity study for the Office of Business Diversity - MGT of America Consulting, LLC, most advantageous proposer of five - Not to exceed $400,568.00 - Financing: General Fund (subject to annual appropriations)

BACKGROUND

This service contract will provide for an availability and disparity (A&D) study to analyze the City's historical utilization in awarding contracts to minority/women owned business enterprise (M/WBE) firms when competing for City contracts. In addition to reviewing the existing M/WBE goals and programs, this study will identify the market and industry sectors of available M/WBE's that are ready, willing, and able to do business with the City that have historically not been utilized or under-utilized. The A&D study period will cover fiscal years 2013 through 2017.

In 1989, the United States Supreme Court ruled that governments may adopt a narrowly tailored race -conscious goal program only to remedy identified discriminations. The court also ruled that both availability and disparity was needed to justify a goal-based program.

In 1994, the City commissioned the first A&D study and adopted the current inclusion plan and M/WBE goals. In 2001 the City commissioned the second A&D study and performed a "But/For" study in 2003 to determine that if the City's M/WBE program was not in place, utilization of M/WBE's would not have existed.

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

- Fair Housing and Human Rights Office (1)
- Water Utilities Department (1)
- Office of Economic Development (1)
- Office of Procurement Services (1)*
- Office of Business Diversity (2)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity evaluated the qualifications and the Business Inclusion and Development Plan.

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

- Cost 50 Points
- Capabilities and expertise 35 Points
- Business Inclusion and Development Plan 15 Points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,763 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance and Financial Management was briefed about the availability and disparity study on January 16, 2018.

On November 8, 2017, City Council authorized amendments to the City's Business Inclusion and Development Plan to Change references to Business Development and Procurement Services to Office of Business Diversity; and establish a sunset date of September 30, 2020 for the existing Minority and Women Owned Business Enterprise subcontracting goals by Resolution No. 17-1734.

The Government Performance and Financial Management committee was briefed on the Office of Business Diversity Overview and Action Plan on October 2, 2017.

The Government Performance & Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

General Fund - $400,568.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$400,568.00	Other Services	23.80%	32.17%	$128,850.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	• Utilized for high technology procurements, insurance procurements, and other goods and services • Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price

The Office of Procurement Services received the following proposals from solicitation number BKZ1803. We opened them on June 14, 2018. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*MGT of America, Consulting, LLC	516 N. Adams St. Tallahassee, FL 32301	96.95	$400,568.00
BBC Research & Consulting	1999 Broadway Suite 2200 Denver, CO 80202	88.92	$474,980.00
Griffin & Strong, P.C.	235 Peachtree St. N.E. Suite 400 Atlanta, GA 30303	86.01	$497,500.00
Miller3 Consulting, Inc.	400 Pryor St. Suite 4068 Atlanta, GA 30302	84.51	$541,934.00
Mason Tillman & Associates, Ltd.	1999 Harrison St. Suite 1440 Oakland, CA 94612	75.93	$620,000.00

OWNER

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MGT of America Consulting, LLC

A. Trey Traviesa, President
Fred Seamon, Vice President
Brad Burgess, Secretary

WHEREAS, on November 8, 2017, City Council authorized amendments to the City's Business Inclusion and Development Plan to Change references to Business Development and Procurement Services to Office of Business Diversity; and establish a sunset date of September 30, 2020 for the existing Minority and Women Owned Business Enterprise subcontracting goals by Resolution No. 17-1734.

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 MGT of America Consulting, LLC (VC17775), approved as to form by the City Attorney, to perform an availability and disparity study for the Office of Business Diversity for a term of two years, in an amount not to exceed $400,568.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to MGT of America Consulting, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by MGT of America Consulting, LLC under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $400,568.00 (subject to annual appropriations) to MGT of America Consulting, LLC from Master Agreement Service Contract No. MGT-2018-00007374.

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

Agenda Information Sheet

File #: 18-476 **Item #:** 40.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for irrigation system maintenance, repairs, and the purchase of irrigation system parts - V. L. & I., Inc. dba Urban Landscaping and Irrigation in the amount of $1,613,200.00, Texas Irrigation Supply in the amount of $1,234,400.00, and Professional Turf Products, LP in the amount of $107,435.50, lowest responsible bidders of five - Total not to exceed $2,955,035.50 - Financing: General Fund ($1,941,880.50), Aviation Fund ($650,015.00), Dallas Water Utilities Fund ($297,490.00), Convention and Event Services Fund ($52,570.00), and Stormwater Drainage Management Fund ($13,080.00)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services and goods, for a specific term, which are ordered on an as needed basis. We anticipate the following City departments will use this agreement:

- Department of Aviation
- Department of Convention and Event Services
- Fire-Rescue Department
- Water Utilities Department
- Library
- Office of Cultural Affairs
- Department of Public Works
- Park & Recreation Department
- Department of Trinity Watershed Management

This service contract will allow for irrigation system maintenance, repairs, and the purchase of irrigation system parts for projects that require specialized services, additional labor and after hour services. This contract will ensure these services are available twenty-four hours, seven days a week in case of emergencies.

The Park and Recreation Department maintains irrigations systems at six 18-hole golf courses, 268 athletic fields, 43 recreation centers, numerous flower beds, and landscaped grounds throughout the City, this service price agreement will supplement the current City staff. This service price agreement will provide complete services at other City facilities including Love Field Airport, libraries, and fire stations.

In-ground irrigation drip systems are installed to provide water to newly planted trees and vegetation. Department plumbers use irrigation parts for projects including for correcting drainage problems for City facilities and plumbing repairs at swimming pools.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,220 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 27, 2014, City Council authorized a three-year service contract for irrigation system parts and repairs with V. L. & I., Inc. dba Urban Landscaping and Professional Turf Products, LP; and a three-year master agreement for irrigation system parts with Horizon Distributors, Inc. and Longhorn, Inc. by Resolution No. 14-1346.

On August 2, 2018, the Park and Recreation Board authorized a three-year service price agreement with Professional Turf Products, LP, Urban Landscaping and Irrigation, and Texas Irrigation Supply.

The Government Performance & Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

General Fund - $1,941,880.50
Aviation Fund - $650,015.00
Dallas Water Utilities Fund - $297,490.00
Convention and Event Services Fund - $52,570.00
Stormwater Drainage Management Fund - $13,080.00

Fund	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
General Fund	$0	$499,780.17	$721,598.92	$720,501.42
Aviation Current Funds	$0	$216,671.66	$216,671.66	$216,671.66

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Convention and Event Services Current Funds	$1,460.00	$17,523.00	$17,523.00	$16,064.00
Trinity Watershed Management Current Funds		$4,360.00	$4,360.00	$4,360.00
Dallas Water Utilities Fund	$0	$99,164.00	$99,163.00	$99,163.00
Total	$1,460.00	$837,498.83	$1,059,316.58	$1,056,760.08

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$2,955,035.50	Other Services	23.80%	48.70%	$1,438,974.40
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BI1812. We opened them on April 19, 2018. We recommend the City Council award this service price agreement to the lowest responsive and responsible bidders by group and line. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidder	Address	Amount
*V. L. & I., Inc. dba Urban Landscaping and Irrigation	700 South Dallas Avenue Lancaster, TX 75146	Multiple Groups/Lines

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*Texas Irrigation Supply	16813 Joe Barbee Drive Round Rock, TX 78664	Multiple Groups/Lines
*Professional Turf Products, LP	1010 N. Industrial Boulevard Euless, TX 76039	Multiple Groups/Lines
Good Earth Corporation	7922 Forney Road Dallas, TX 75227	Multiple Groups/Lines
SRH Landscapes LLC	6710 Barkworth Drive Dallas, TX 75248	Multiple Groups/Lines

OWNERS

V. L. & I., Inc. dba Urban Landscaping and Irrigation

Dexter Payne, President

Texas Irrigation Supply

Bruce Lipien, President

Professional Turf Products, LP

Edward Clark, President
David Lau, Treasurer

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WHEREAS, on August 27, 2014, City Council authorized a three-year service contract for irrigation system parts and repairs with V. L. & I., Inc. dba Urban Landscaping & Irrigation in the amount of $848,458.00 and Professional Turf Products, LP in the amount of $61,759.00; and a three-year master agreement for irrigation system parts with Horizon Distributors, Inc. in the amount of $123,064.00 and Longhorn, Inc. in the amount of $33,194.00, by Resolution No. 14-1346; and

WHEREAS, on August 29, 2017, Administrative Action No. 17-6784 authorized to extend the service contract for six months for lawn and irrigation repairs and services with Urban Landscaping and Irrigation from August 26, 2017 to February 25, 2018; and

WHEREAS, on August 29, 2017, Administrative Action No. 17-6785 authorized to extend the service contract for six months for lawn and irrigation repairs and services with Professional Turf Products, LP from August 26, 2017 to February 25, 2018; and

WHEREAS, on August 29, 2017, Administrative Action No. 17-6788 authorized to extend the master agreement for six months for lawn and irrigation repairs and services with Longhorn, Inc. from August 26, 2017 to February 25, 2018; and

WHEREAS, on August 29, 2017, Administrative Action No. 17-6789 authorized to extend the master agreement for six months for lawn and irrigation repairs and services with Horizon Distributors Inc. from August 26, 2017 to February 25, 2018; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5454 authorized to extend the service contract for six months for lawn and irrigation repairs and services with Urban Landscaping and Irrigation from February 26, 2018 to August 24, 2018; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5455 authorized to extend the service contract for six months for lawn and irrigation repairs and services with Professional Turf Products, LP from February 26, 2018 to August 24, 2018; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5456 authorized to extend the master agreement for six months for lawn and irrigation repairs and services with Horizon Distributors Inc. from February 26, 2018 to August 24, 2018; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5457 authorized to extend the master agreement for six months for lawn and irrigation repairs and services with Longhorn, Inc. from February 26, 2018 to August 24, 2018.

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 price agreement with V. L. & I., Inc. dba Urban Landscaping and Irrigation (514920) in the amount of $1,613,200.00, Texas Irrigation Supply (VS0000074417) in the amount of $1,234,400.00, and Professional Turf Products, LP (355952) in the amount of $107,435.50, approved as to form by the City Attorney, for irrigation system maintenance, repairs, and the purchase of irrigation system parts for a term of three years, in a total amount not to exceed $2,955,035.50. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to V. L. & I., Inc. dba Urban Landscaping and Irrigation, Texas Irrigation Supply, and Professional Turf Products, LP shall be based only on the amount of the services directed to be performed by the City and properly performed by V. L. & I., Inc. dba Urban Landscaping and Irrigation, Texas Irrigation Supply, and Professional Turf Products, LP under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,955,035.50 to V. L. & I., Inc. dba Urban Landscaping and Irrigation, Texas Irrigation Supply, and Professional Turf Products, LP from Service Contract No. POM-2018-00006549.

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

Agenda Information Sheet

File #: 18-839 **Item #:** 41.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize the purchase of one x-ray fluorescence analyzer for the Water Utilities Department with Thermo Electron North America, LLC through the Texas Association of School Boards cooperative agreement - Not to exceed $100,846.00 - Financing: Dallas Water Utilities Fund

BACKGROUND

This item will allow for the purchase of one x-ray fluorescence analyzer for the Water Utilities Department. This analyzer will provide the East Side Water Treatment Plant laboratory with the ability to quickly analyze all treatment chemicals with high accuracy. This instrument will reduce the workload and reduce the number of discrepancies with chemical vendors. It will also offer the Water Utilities Department the benefits of non-destructive testing for all unknown or questionable materials throughout the treatment process.

The Texas Association of School Boards cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

Dallas Water Utilities Fund - $100,846.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$100,846.00	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchas Agreements (COOPs).				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing	• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement

OWNER

Thermo Electron North America LLC

Marc N. Casper, Chief Executive Officer
Stephen Williamson, Chief Financial Officer
Thomas W. Loewald, Chief Commercial Officer

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September 26, 2018

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

SECTION 1. That the purchase of one x-ray fluorescence analyzer for the Water Utilities Department is authorized with Thermo Electron North America, LLC (VS0000078260), in an amount not to exceed $100,846.00.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for one x-ray fluorescence analyzer for the Water Utilities 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 in an amount not to exceed $100,846.00 to Thermo Electron North America, LLC, Fund 0102, Department DWU, Unit CW50, Object 4720, Purchase Order No. DWU00000141543.

SECTION 4. That this contract is designated as Contract No. DWU-2018-00007824.

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

Agenda Information Sheet

File #: 18-775 **Item #:** 42.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6, Outside City Limits

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize the purchase of two ozone generators for the Water Utilities Department- Xylem Water Solutions USA, Inc., sole source - Not to exceed $1,008,393.00 - Financing: Water Capital Improvement Series D Funds ($542,658.00) and Water Construction Funds ($465,735.00)

BACKGROUND

This item will provide for the purchase of two ozone generators to be used at the Eastside Water Treatment Plant and Bachman Treatment Plant. This purchase will allow for the replacement of one 4,000 pound/day and one 3,000 pound/day existing Wedeco ozone generators which have met their useful life.

The ozone generators are fully assembled with dielectrics to use at the water treatment plants. The generator located at Eastside Water Treatment Plant is one of nine units and the generator located at Bachman Treatment Plant is one of four units currently configured to work in unison to produce ozone.

Ozone is used as a primary disinfectant at the Eastside Water Treatment Plant and Bachman Treatment Plant which provides a combined volume of approximately 590 MGD of treated water for the City and the wholesale customers.

The replacement ozone generators will increase the ozone production capacity of the Eastside Water Treatment Plant and Bachman Treatment Plant to 32,000 and 9,000 pounds per day respectively.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council authorized the purchase of one ozone generator with Xylem Water Solutions USA, Inc. by Resolution No. 16-1052.

The Government Performance & Financial Management Committee will receive this item for

consideration on September 17, 2018.

FISCAL INFORMATION

Water Capital Improvement Series D Funds - $542,658.00
Water Construction Funds - $465,735.00

Council District	Amount
6	$ 465,735.00
Outside City Limits	$ 542,658.00
Total	$1,008,393.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,008,393.00	Goods	N/A	N/A	N/A
• M/WBE Goal Waived				
Xylem Water Solutions USA, Inc. is providing two ozone generators and is the sole source provider. No sub-contracting opportunities are available.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Sole Source	• Utilized for procurements where functional requirements can only be satisfied by one vendor, such as those where patents, copyrights or monopolies exists • Exempted from competitive bidding process • Reviewed by Procurement Services to ensure the procurement meets at least one general exception as stated in the Texas Local Government Code

Bidder	Address	Amount
*Xylem Water Solutions USA, Inc.	14125 South Bridge Circle Charlotte, NC 28273	$1,008,393.00

Note: The Office of Procurement Services conducted a sole source review and found no exceptions.

OWNER

Xylem Water Solutions USA, Inc.

Ronald C. Askin, President
Kenneth Napolitano, Vice President
Jane Dobson, Secretary
Matthew Fisher, Treasurer

September 26, 2018

WHEREAS, on June 22, 2016, City Council authorized the purchase of one ozone generator with Xylem Water Solutions USA, Inc. in the amount of $561,658.00, by Resolution No. 16-1052.

Now, Therefore,

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

SECTION 1. That the purchase of two ozone generators for the Water Utilities Department is authorized with Xylem Water Solutions USA, Inc. (VC0000010486) in an amount not to exceed $1,008,393.00.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for two ozone generators for the Water Utilities Department. If a formal contract is required for this purchase instead of a purchase order, the City Manager is 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 appropriations in an amount not to exceed $1,008,393.00 to Xylem Water Solutions USA, Inc.:

Fund	Department	Unit	Object	Amount	Encumbrance
2115	DWU	PW50	4720	$542,658.00	PODWU00000141127
0102	DWU	CW50	4720	$465,735.00	PODWU00000141128

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

Agenda Information Sheet

File #: 18-826 **Item #:** 43.

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	September 26, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Procurement Services
EXECUTIVE:	Elizabeth Reich

SUBJECT

Authorize the purchase of **(1)** five pieces of fleet equipment - Southwest International Trucks, Inc. in the amount of $124,453.00, and Plano Fun Center, Inc. dba Plano Kawasaki Suzuki in the amount of $89,327.28, lowest responsible bidders of two; **(2)** one piece of fleet equipment with Sam Pack's Five Star Ford in the amount of $126,306.25 through the Texas Smartbuy cooperative agreement; and **(3)** one piece of fleet equipment with Grande Truck Center in the amount of $124,054.00 through the Texas Association of School Boards (BuyBoard) cooperative agreement - Total not to exceed $464,140.53 - Financing: General Fund ($124,054.00), Dallas Water Utilities Fund ($213,780.28), and Mowmentum Park Improvement Funds ($126,306.25)

BACKGROUND

This item will allow for the purchase of seven pieces of fleet equipment for various City departments which includes:

- A 14 cubic yard dump truck - 1 (Water Utilities Department)
- All-terrain vehicles - 4 (Water Utilities Department)
- Bucket trucks - 2 (Park and Recreation Department - 1, Department of Transportation - 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 five vehicles and equipment and two new units.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 2,010 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy

groups, to ensure maximum vendor outreach.

The Texas Association of School Boards and the Texas SmartBuy, cooperative agreements are authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment with Metro Fire Apparatus Specialists, Inc., Dallas Dodge Chrysler Jeep, Southwest Ambulance Sales, Kinloch Equipment & Supply, Inc. and The Around the Clock Freightliner Group, LLC; thirty-eight fleet vehicles and equipment with RDO Equipment Company, Kirby-Smith Machinery, Inc. and Holt Texas, LTD; and eighty-eight fleet vehicles and equipment with Sam Pack's Five Star Ford by Resolution No. 13-2055.

On March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty-seven fleet vehicles and equipment with Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International, The Around The Clock Freightliner Group, LLC, Freedom Chevrolet, Southwest International Trucks, Inc., Equipment Southwest, Inc., RDO Equipment Company, Kirby-Smith Machinery, Inc. and Bobcat of Dallas; twenty fleet vehicles and equipment with Holt Texas, Ltd. dba Holt Cat, Caldwell Country Chevrolet, Sam Pack's Five Star Ford, Ltd. and Southwest International Trucks, Inc.; and one-hundred nine fleet vehicles and equipment with Sam Pack's Five Star Ford, Ltd. by Resolution No. 15-0478.

On December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment with Chastang Ford, Southwest International Trucks, Inc., Austin Truck & Equipment, LTD dba Freightliner of Austin, Holt Texas, Ltd. dba Holt Cat, RDO Equipment Company, BTE Body Company, Inc., Clark Equipment Company dba Bobcat Company, Kirby-Smith Machinery, Inc., Landmark Equipment, Inc. and Darr Equipment; one hundred eighty-one fleet vehicles with Sam Pack's Five Star Ford, Ltd.; eighty-three Police fleet and equipment with Freedom Dodge, Kinloch Equipment and Supply, Inc. and Blueline Rental, LLC; and twenty-one fleet vehicles with Freedom Chevrolet by Resolution No. 15-2199.

On May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment with Briggs Equipment, Darr Equipment, Southwest International Trucks, Inc., Kirby-Smith Machinery, RDO Equipment, Austin Truck and Equipment, LTD dba Freightliner of Austin, Central Texas Heavy Equipment Co., Inc.; four pieces of fleet vehicles with Sam Pack's Five Star Ford; two pieces of fleet equipment with Rush Truck Centers of Texas, LP; and two fleet vehicles with Freedom Dodge dba Duncanville Automotive by Resolution No. 16-0717.

On June 22, 2016, City Council authorized the purchase of twenty-three pieces of fleet vehicles and equipment with Hudson Bus Sales, LLC and Metro Fire Apparatus Specialists, Inc.; one pumper truck with Brasada Ford, Ltd.; and one excavator with mower attachment with Landmark Equipment, Inc. by Resolution No. 16-1053.

On September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue

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with Sam Pack's Five Star Ford 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 with Chastang Ford, Holt Texas, Ltd., BTE Body Co., Inc., Austin Truck and Equipment dba Freightliner of Austin, Southwest International Trucks, Inc., RDO Equipment Co., Sam Pack's Five Star Ford, and Landmark Equipment; 157 fleet vehicles and equipment with Sam Pack's Five Star Ford; 107 fleet vehicles with Freedom Chevrolet; and 2 pieces of fleet equipment with Wausau Equipment Company, Inc. by Resolution No. 17-0181.

On May 24, 2017, City Council authorized the purchase of 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists, Daco Fire Equipment, Hudson Bus Sales, LLC, Rush Truck Centers of Texas, LP, Silsbee Ford, Inc., Cues, Inc., Johnston North America, Inc., and Houston Freightliner, Inc.; 8 pieces of fleet and equipment with Bond Equipment, Austin Truck & Equipment, Ltd. dba Freightliner of Austin, RDO Equipment, Chastang Ford, and Briggs Equipment; and 20 pieces of fleet and equipment with Sam Pack's Five Star Ford by Resolution No. 17-0827.

On February 28, 2018, City Council authorized a one-year master agreement for the purchase of 549 pieces of fleet vehicles and equipment with Austin Truck & Equipment, LTD dba Freightliner of Austin, Sam Pack's Five Star Ford, Freedom Dodge dba Duncanville Automotive, Holt Texas, LTD, Chastang Ford, BTE Body Co., Inc., Freedom Chevrolet dba Duncanville Automotive, Grande Truck Center, Bond Equipment, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty, and Landmark Equipment; 56 pieces of fleet vehicles and equipment with Siddons Emergency Group, LLC, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales, Sam Pack's Five Star Ford, and Houston Freightliner, Inc.; 89 pieces of fleet vehicles with Sam Pack's Five Star Ford; 9 pieces of fleet vehicles with Southwest International Trucks, Inc.; and 1 piece of equipment with East Texas Mack Sales, LLC by Resolution No. 18-0374.

On August 22, 2018, City Council authorized the purchase of two pieces of fleet vehicles and equipment with Siddons Martin Emergency Group and Houston Freightliner, Inc.; six pieces of equipment with Dickson Equipment Co., Inc.; five pieces of equipment with Rush Truck Centers of Texas, LP, Kirby-Smith Machinery, Four Brothers Outdoor Power, and RDO Equipment Co.; four pieces of fleet vehicles and equipment with Scully's Aluminum Boats, Inc.; and four pieces of fleet vehicles with Sam Pack's Five Star Ford by Resolution No. 18-1145.

The Government Performance & Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

General Fund - $124,054.00
Dallas Water Utilities Fund - $213,780.28
Mowmentum Park Improvement Funds - $126,306.25

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$464,140.53	Goods	N/A	N/A	N/A
• M/WBE goal waived due to no M/WBE availability				
Two pieces of fleet equipment in the amount of $250,360.25 are funded through Coopera Agreement. Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs)				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

Cooperative Purchasing	• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement

The Office of Procurement Services received the following bids from solicitation number BN1827. We opened them on August 23, 2018. We recommend the City Council award this purchase in its entirety to the lowest responsive and responsible bidders.

*Denotes successful bidders

Bidders	Address	Amount
*Southwest International Trucks, Inc.	3722 Irving Blvd. Dallas, TX 75247	$124,453.00
*Plano Fun Center, Inc. dba Plano Kawasaki Suzuki	3405 N. Central Expwy. Plano, TX 75023	$ 89,327.28

OWNERS

Southwest International Trucks, Inc.

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Russ Trimble, President
Sid Stewart, Vice President
Jane Roth, Secretary

Plano Fun Center, Inc. dba Plano Kawasaki Suzuki

Larry O'Neal, President

Sam Pack's Five Star Ford

Sam Pack, President

Grande Truck Center

Dick Keck, President
David Keck, Treasurer

WHEREAS, on December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment with Metro Fire Apparatus Specialists, Inc. in the amount of $6,072,222.00, Dallas Dodge Chrysler Jeep in the amount of $4,628,922.00, Southwest Ambulance Sales in the amount of $2,470,586.00, Kinloch Equipment & Supply, Inc. in the amount of $473,093.00, and The Around the Clock Freightliner Group, LLC in the amount of $351,162.00; thirty-eight fleet vehicles and equipment with RDO Equipment Company in the amount of $2,107,702.00, Kirby-Smith Machinery, Inc. in the amount of $452,915.00 and Holt Texas, LTD in the amount of $1,249,431.00; and eighty-eight fleet vehicles and equipment with Sam Pack's Five Star Ford in the amount of $2,780,382.00, by Resolution No. 13-2055; and

WHEREAS, on March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty-seven fleet vehicles and equipment with Rush Truck Centers of Texas, LP dba Rush Crane & Refuse Systems International in the amount of $2,192,504.00, The Around The Clock Freightliner Group, LLC in the amount of $2,038,730.00, Freedom Chevrolet in the amount of $1,258,030.00, Southwest International Trucks, Inc. in the amount of $1,076,486.00, Equipment Southwest, Inc. in the amount of $784,665.00, RDO Equipment Company in the amount of $803,325.00, Kirby-Smith Machinery, Inc. in the amount of $596,920.00, and Bobcat of Dallas in the amount of $68,136.00; twenty fleet vehicles and equipment with Holt Texas, Ltd. dba Holt Cat in the amount of $1,105,672.00, Caldwell Country Chevrolet in the amount of $457,350.00, Sam Pack's Five Star Ford, Ltd. in the amount of $220,560.00, and Southwest International Trucks, Inc. in the amount of $157,458.00; and one-hundred nine fleet vehicles and equipment with Sam Pack's Five Star Ford, Ltd. in the amount of $4,279,479.00, by Resolution No. 15-0478; and

WHEREAS, on December 9, 2015, City Council authorized a one-year master agreement for the purchase of one hundred fleet vehicles and equipment with Chastang Ford in the amount of $3,629,204.00, Southwest International Trucks, Inc. in the amount of $2,809,369.00, Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $2,224,153.00, Holt Texas, Ltd. dba Holt Cat in the amount of $1,302,446.00, RDO Equipment Company in the amount of $1,710,940.00, BTE Body Company, Inc. in the amount of $925,174.00, Clark Equipment Company dba Bobcat Company in the amount of $465,363.00, Kirby-Smith Machinery, Inc. in the amount of $78,178.00, Landmark Equipment, Inc. in the amount of $73,751.00, and Darr Equipment in the amount of $27,395.00; one hundred eighty-one fleet vehicles with Sam Pack's Five Star Ford, Ltd. in the amount of $4,331,599.00; eighty-three Police fleet and equipment with Freedom Dodge in the amount of $1,764,139.00, Kinloch Equipment and Supply, Inc. in the amount of $736,747.00, and Blueline Rental, LLC in the amount of $358,365.00; and twenty-one fleet vehicles with Freedom Chevrolet in the amount of $826,491.00, by Resolution No. 15-2199; and

WHEREAS, on May 11, 2016, City Council authorized the purchase of eleven pieces of fleet vehicles and equipment with Briggs Equipment in the amount of $157,610.00, Darr Equipment in the amount of $92,726.00, Southwest International Trucks, Inc. in the amount of $156,547.00, Kirby-Smith Machinery in the amount of $649,693.00, RDO Equipment in the amount of $88,875.00, Austin Truck and Equipment, LTD dba Freightliner of Austin in the amount of $347,425.00, Central Texas Heavy Equipment Co., Inc. in the amount of $167,000.00; four pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $76,080.00; two pieces of fleet equipment with Rush Truck Centers of Texas, LP in the amount of $384,030.00; and two fleet vehicles with Freedom Dodge dba Duncanville Automotive in the amount of $52,200.00, 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 with Hudson Bus Sales, LLC in the amount of $2,665,662.00 and Metro Fire Apparatus Specialists, Inc. in the amount of $7,053,525.00; one pumper truck with Brasada Ford, Ltd. in the amount of $151,750.00; and one excavator with mower attachment with Landmark Equipment, Inc. in the amount of $107,399.00, by Resolution No. 16-1053; and

WHEREAS, on September 28, 2016, City Council authorized the purchase of four fleet vehicles for Fire-Rescue with Sam Pack's Five Star Ford in the amount of $121,381.00, 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 with Chastang Ford in the amount of $5,747,210.00, Holt Texas, Ltd. in the amount of $3,004,194.00, BTE Body Co., Inc. in the amount of $1,623,647.00, Austin Truck and Equipment dba Freightliner of Austin in the amount of $1,173,754.00, Southwest International Trucks, Inc. in the amount of $705,197.00, RDO Equipment Co. in the amount of $385,605.00, Sam Pack's Five Star Ford in the amount of $99,064.00, and Landmark Equipment in the amount of $17,436.00; 157 fleet vehicles and equipment with Sam Pack's Five Star Ford in the amount of $4,868,401.00; 107 fleet vehicles with Freedom Chevrolet in the amount of $3,289,989.00; and 2 pieces of fleet equipment with Wausau Equipment Company, Inc. in the amount of $371,411.00, by Resolution No. 17-0181; and

WHEREAS, on May 24, 2017, City Council authorized the purchase of 28 pieces of fleet vehicles and equipment with Metro Fire Apparatus Specialists in the amount of $5,779,817.00, Daco Fire Equipment in the amount of $1,663,124.00, Hudson Bus Sales, LLC in the amount of $1,534,608.00, Rush Truck Centers of Texas, LP in the amount of $319,062.00, Silsbee Ford, Inc. in the amount of $316,938.00, Cues, Inc. in the amount of $169,500.00, Johnston North America, Inc. in the amount of $140,600.00, and Houston Freightliner, Inc. in the amount of $51,717.00; 8 pieces of fleet and equipment with Bond Equipment in the amount of $1,000,560.00, Austin Truck & Equipment, Ltd. dba Freightliner of Austin in the amount of $148,532.00, RDO Equipment in the amount of $111,750.00, Chastang Ford in the amount of $83,879.00, and Briggs Equipment in the amount of $59,874.00; and 32 pieces of fleet and equipment with Sam Pack's Five Star Ford in the amount of $1,280,05.00, by Resolution No. 17-0827; and

WHEREAS, on February 28, 2018, City Council authorized a one-year master agreement for the purchase of 549 pieces of fleet vehicles and equipment with Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of $7,739,741.00, Sam Pack's Five Star Ford in the amount of $7,336,461.00, Freedom Dodge dba Duncanville Automotive in the amount of $3,915,044.00, Holt Texas, LTD in the amount of $3,836,090.00, Chastang Ford in the amount of $3,503,450.00, BTE Body Co., Inc. in the amount of $1,121,466.00, Freedom Chevrolet dba Duncanville Automotive in the amount of $534,680.00, Grande Truck Center in the amount of $380,778.00, Bond Equipment in the amount of $273,429.00, Rush Truck Centers of Texas, LP dba Rush Truck Center Dallas Light and Medium Duty in the amount of $259,328.00, and Landmark Equipment in the amount of $154,388.00; 56 pieces of fleet vehicles and equipment with Siddons Emergency Group, LLC in the amount of $7,548,946.00, Hudson Bus Sales, LLC dba Hudson Emergency Vehicle Sales in the amount of $4,196,597.00, Sam Pack's Five Star Ford in the amount of $599,212.00, and Houston Freightliner, Inc. in the amount of $344,746.00; 89 pieces of fleet vehicles with Sam Pack's Five Star Ford in the amount of $2,914,138.00; 9 pieces of fleet vehicles with Southwest International Trucks, Inc. in the amount of $1,766,519.00; and 1 piece of equipment with East Texas Mack Sales, LLC in the amount of $264,125.00, by Resolution No. 18-0374.

Now, Therefore,

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

SECTION 1. That the purchase of **(1)** five pieces of fleet equipment is authorized with Southwest International Trucks, Inc. (003940) in the amount of $124,453.00, and Plano Fun Center, Inc. dba Plano Kawasaki Suzuki (VS95371) in the amount of $89,327.28; **(2)** one piece of fleet equipment with Sam Pack's Five Star Ford (113696) in the amount of $126,306.25 through the Texas Smartbuy cooperative agreement; and **(3)** one piece of fleet equipment with Grande Truck Center (VS0000030980) in the amount of $124,054.00 through the Texas Association of School Boards (BuyBoard) cooperative agreement in a total amount not to exceed $464,140.53.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for seven 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 the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations and is designated as DWU– 2018-00007731 and EBS-2018-00007730 for the following encumbrance numbers in an amount not to exceed $464,140.53:

Fund	Department	Unit	Object	Amount	FY	Encumbrance
0100	DWU	7330	4720	$124,453.00	FY18	PODWU00000141445
0100	DWU	7320	4740	$89,327.28	FY18	PODWU00000141448
0001	TRN	3180	4742	$124,054.00	FY18	POEBS00000141444
0T80	PKR	T110	4740	$126,306.25	FY18	POEBS00000141443

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

Agenda Information Sheet

File #: 18-681 **Item #:** 44.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a one-year master agreement for the purchase of bunker gear for the Fire-Rescue Department with Casco Industries, Inc. through the Texas Association of School Boards cooperative agreement - Estimated amount of $1,336,064.00 - Financing: General Fund

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This master agreement will provide for the purchase of bunker gear for the Fire-Rescue Department. Bunker gear, also called structural and proximity gear, is the protective body gear necessary to perform emergency response work in hazardous environments. The purpose of bunker gear is to provide the Fire-Rescue Department flame resistant apparel that allows fire fighters the ability to combat fires at close proximity as well as to safely accomplish other daily activities including roadway accident scenes and hazardous materials response. Structural gear consists of coat, pants, hoods, helmets, boots, and suspenders and is used by approximately 1,500 fire fighters at 58 stations throughout the city. Proximity gear utilizes a reflective aluminized film for radiant heat resistance for the coat and pant and also includes helmet, bonnet, shroud, boots, and gloves and is used by approximately 60 fire fighters serving Executive Airport and at Love Field.

Bunker gear is equipped with thermal insulating lining and is made from special materials resistant to burning, melting, scorching and hazardous materials. Bunker gear also allows ample flexibility to enable personnel to effectively operate in the field. Due to the critical purpose the gear serves, all materials must meet the National Fire Protection Association and Texas Commission on Fire Protection standards for structural fire fighters' protective clothing.

The Texas Association of School Boards cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 25, 2013, City Council authorized the purchase of bunker gear for Fire-Rescue with Casco Industries, Inc. by Resolution No. 13-1725.

On November 12, 2013, City Council authorized a three-year master agreement for the purchase of bunker gear for Fire-Rescue with Casco Industries, Inc. and North America Fire Equipment Company, Inc. by Resolution No. 13-1918.

The Public Safety & Criminal Justice Committee will receive this item for consideration on September 24, 2018.

FISCAL INFORMATION

General Fund - $1,336,064.00 (Estimated amount)

M/WBE INFORMATION

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

Estimated Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,336,064.00	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchasir Agreements (CO-OPs).				

PROCUREMENT INFORMATION

Cooperative Purchasing	• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement

OWNER

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Casco Industries, Inc.

Robert Douglas Schaumburg, President
Emily Schaumburg, Vice President
Coleman Brown, Secretary

September 26, 2018

WHEREAS, on September 25, 2013, City Council authorized the purchase of bunker gear for Fire-Rescue with Casco Industries, Inc. in the amount of $909,920.00, by Resolution No. 13-1725; and

WHEREAS, on November 12, 2013, City Council authorized a three-year master agreement for the purchase of bunker gear for Fire-Rescue with Casco Industries, Inc. in the amount of $4,079,472.50 and North America Fire Equipment Company, Inc. in the amount of $124,425.00, by Resolution No. 13-1918.

Now, Therefore,

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

SECTION 1. That a master agreement for the purchase of bunker gear is authorized with Casco Industries, Inc. (082798) in the estimated amount of $1,336,064.00 through the Texas Association of School Boards cooperative agreement. The amount payable pursuant to this master agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this master agreement during its term.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for bunker gear. If a written contract is required or requested for any or all purchases of bunker gear under the master agreement instead of individual purchase orders, the City Manager is 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 in an estimated amount of at least $1,336,064.00, but not more than the amount of budgetary appropriations for this master agreement during its term to Casco Industries, Inc., from Master Agreement Contract No. DFD-2018-00007273.

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

Agenda Information Sheet

File #: 18-709 **Item #:** 45.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6, Outside City Limits

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year master agreement for ferric sulfate to be used in the water purification process for the Water Utilities Department - Chemtrade Chemicals US, LLC lowest responsible bidder of three - Not to exceed $27,635,454.00 - Financing: Dallas Water Utilities Fund

BACKGROUND

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

This master agreement will provide ferric sulfate used in the water purification process for the Water Utilities Department. Ferric sulfate is used in the coagulation stage of the chemical treatment process to remove dirt, algae, bacteria, and other contaminants in the water as mandated by Texas Commission on Environmental Quality regulatory requirements.

This master agreement will continue to provide National Sanitary Foundation 60 certified ferric sulfate for use at all three water treatment plants. The Water Utilities Department is responsible for providing clean drinking water to approximately 2.3 million people in Dallas and surrounding communities.

In this solicitation, the Office of Procurement Services required bidders to submit a response using unit pricing. This bid resulted in an 11.80 percent increase on comparable unit prices for the bid awarded in 2015.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 256 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 13, 2015, City Council authorized a three-year master agreement for ferric sulfate to be used in the water purification process with Chemtrade Chemicals US and Pencco, Inc. by Resolution No. 15-0839.

The Government Performance & Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

Dallas Water Utilities Fund - $27,635,454.00

Council District	Amount
6	$ 7,207,704.00
Outside City Limits	$20,427,750.00
Total	$27,635,454.00

FY 2018-19 - $9,211,818.00
FY 2019-20 - $9,211,818.00
FY 2020-21 - $9,211,818.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$27,635,454.00	Goods	18.00%	2.35%	$650,000.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BW1811. We opened them on July 27, 2018. We recommend the City Council award this master agreement in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	**Address**	**Amount**
*Chemtrade Chemicals US, LLC	90 East Halsey Road Parsippany, NJ 07054	$27,635,454.00
Pencco, Inc.	831 Bartlett Road Sealy, TX 77474	$36,667,900.00
Altivia Chemicals, LLC	1100 Louisiana Street Suite 4800 Houston, TX 77002	$46,657,680.00

OWNER

Chemtrade Chemicals US, LLC

Mark Davis, President
Dan Dietz, Vice President
Susan Pare, Secretary
Rohit Bhardwaj, Treasurer

September 26, 2018

WHEREAS, on May 13, 2013, City Council authorized a three-year master agreement for ferric sulfate to be used in the water purification process with Chemtrade Chemicals US, LLC in the amount of $19,518,300.00 and Pencco, Inc. in the amount of $4,244,400.00, by Resolution No. 15-0839.

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 Chemtrade Chemicals US, LLC (053277), approved as to form by the City Attorney, for the purchase of ferric sulfate to be used in the water purification process for the Water Utilities Department for a term of three years in an amount not to exceed $27,635,454.00.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for ferric sulfate to be used in the water purification process for the Water Utilities Department. If a written contract is required or requested for any or all purchases of ferric sulfate to be used in the water purification process for the Water Utilities Department under the master agreement instead of individual purchase orders, the City Manager is 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 in an amount not to exceed $27,635,454.00 to Chemtrade Chemicals US, LLC from Master Agreement Contract No. DWU-2018-00007817.

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

Agenda Information Sheet

File #: 18-630 **Item #:** 46.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year master agreement for the purchase of traffic signal poles, mast arms, transformer bases, median poles, and screw-in foundations for the Department of Transportation - Structural and Steel Products in the amount of $548,565.00 and Component Products, Inc. in the amount of $260,250.00, lowest responsible bidders of four - Total not to exceed $808,815.00 - Financing: General Fund

BACKGROUND

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

This master agreement will provide for the purchase of traffic signal poles, mast arms, transformer bases, median poles, and screw-in foundations. The Department of Transportation is responsible for maintaining, upgrading, and managing approximately 1,500 traffic signals for signalized intersections throughout the City, as well as, approximately 1,300 school flasher locations.

Signal lights and school flashers are vital for automobile and pedestrian traffic safety control. Equipment purchased through this master agreement will be used to repair traffic signal knockdowns, install and repair school flashers, install and replace median signal poles for left turn signals, and to upgrade mast arms as needed for additional capacity.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 409 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 9, 2014, City Council authorized a two-year master agreement for traffic signal poles, mast arms, bases and foundations with Union Metal Corporation and Component Products, Inc. by Resolution No. 14-0588.

The Government Performance & Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

General Fund - $808,815.00

FY 2017-18 $ 50,000.00
FY 2018-19 $252,938.00
FY 2019-20 $252,938.00
FY 2020-21 $252,939.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$808,815.00	Goods	18.00%	0.00%	$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
Products are shipped directly from the manufacturer. No sub-contracting opportunities are available.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BB1807. We opened them on June 8, 2018. We recommend the City Council award this master agreement to the lowest responsive and responsible bidders by group.

*Denotes successful bidders

Bidders	**Address**	**Amount**
*Structural and Steel Products	1320 South University Dr. #701 Fort Worth, TX 76107	Group 1 - $548,565.00 Group 2 - Non-responsive**
*Component Products, Inc.	764 N. Oaklawn Ave. Elmhurst, IL 60126	Group 1 - No Bid Group 2 - $260,250.00
Techlinc, Inc.	9609 Beck Cr. Austin, TX 78758	Group 1 - $683,436.60 Group 2 - $635,625.00
Tiger Electric Supply, Inc. dba Wildcat Electric Supply, Inc.	764 N. Oaklawn Ave. Houston, TX 77020	Group 1 - $771,526.00 Group 2 - $453,225.00

**Structural and Steel Products was deemed non-responsive for group 2 due to not meeting bid specifications.

OWNERS

Structural and Steel Products

Joe Troop, President
Christine Klote, Chief Operating Officer

Component Products, Inc.

Linda J. Guertler, President
James J. Guertler, Vice President

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WHEREAS, on April 9, 2014, City Council authorized a two-year master agreement for traffic signal poles, mast arms, bases and foundations with Union Metal Corporation in the amount of $503,465.00 and Component Products, Inc. in the amount of $141,250.00, by Resolution No. 14-0588; and

WHEREAS, on February 4, 2016, Administrative Action Nos. 16-5222, 16-5385 authorized a one year extension to the master agreement extending the term from April 9, 2016 to April 8, 2017; and

WHEREAS, on December 16, 2016, Administrative Action Nos. 16-7074, 16-7075 authorized a one year extension to the master agreement extending the term from April 8, 2017 to April 8, 2018.

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 Structural and Steel Products (009140) in the amount of $548,565.00 and Component Products, Inc. (VS0000031021) in the amount of $260,250.00, approved as to form by the City Attorney, for the purchase of traffic signal poles, mast arms, transformer bases, median poles, and screw-in foundations for the Department of Transportation for a term of three years, in a total amount not to exceed $808,815.00.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for traffic signal poles, mast arms, transformer bases, median poles, and screw-in foundations for the Department of Transportation. If a written contract is required or requested for any or all purchases of traffic signal poles, mast arms, transformer bases, median poles, and screw-in foundations for the Department of Transportation 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 $808,815.00 to Structural and Steel Products and Component Products, Inc. from Master Agreement Contract No. TRN-2018-00007115.

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

Agenda Information Sheet

File #: 18-484 **Item #:** 47.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize **(1)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts - Richardson Saw & Lawn in the amount of $3,063,584.00, Professional Turf Prod, LP in the amount of $3,007,267.00, Tom Loftus Inc. dba Austin Turf & Tractor in the amount of $2,817,191.00, Four Brothers Outdoor Power in the amount of $2,720,300.00, Landmark Equipment, Inc. in the amount of $1,718,290.00, Deen Implement Co. in the amount of $660,000.00, Luber Brothers in the amount of $340,345.00, Loan Star Mower in the amount of $277,050.00, Pioneer Manufacturing Company Inc. in the amount of $130,000.00, Zimmerer Kubota & Equipment, Inc. in the amount of $70,000.00, Longhorn, Inc. in the amount of $27,070.00, Kut Kwick Corp. in the amount of $13,400.00, and Montage Enterprises Inc in the amount of $9,682.00, lowest responsive bidders of fourteen; **(2)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Vermeer Equipment of Texas Inc. in the amount of $483,300.00, Longhorn, Inc. in the amount of $255,948.00, Luber Brothers in the amount of $190,000.00, Washing Equipment of Texas Inc. in the amount of $75,000.00, Kubota Tractor Corporation in the amount of $70,000.00, Tom Loftus, Inc. dba Austin Turf & Tractor in the amount of $15,500.00, Ariens Company in the amount of $10,000.00, Landmark Equipment, Inc. in the amount of $6,700.00, and HCOP, LLC. in the amount of $1,650.00 through the Texas Association of School Boards cooperative agreement; **(3)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Clark Equipment Company dba Bobcat Company in the amount of $509,000.00, Earle Kinlaw Asso., Inc. dba EKA in the amount of $155,900.00, Trimax Mowing Systems, Inc in the amount of $99,840.00, and Anderson Machinery Austin Inc. in the amount of $58,350.00 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(4)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Custom Truck One Source, L.P. in the amount of $404,400.00 through Sourcewell cooperative agreement - Total not to exceed $17,189,767.00 - Financing: General Fund ($12,127,992.00), Dallas Water Utilities Fund ($2,268,600.00), Stormwater Drainage Management Fund ($2,172,575.00), Aviation Fund ($428,600.00), and Convention and Event Services Fund ($192,000.00)

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis. We anticipate the following City departments will use this agreement:

- Department of Aviation
- Department of Code Compliance
- Department of Convention and Event Services
- Fire-Rescue Department
- Water Utilities Department
- Department of Public Works
- Park & Recreation Department
- Department of Transportation
- Department of Trinity Watershed Management

This master agreement will be used to purchase grounds maintenance equipment such as, mowers, tractors, utility vehicles, hand held equipment, and other types of grounds maintenance equipment and repair parts. The equipment will be used to maintain parks, athletic fields, golf course greens and fairways, other facility grounds, and outdoor venues located throughout the City for various departments.

The Park and Recreation Department monitors repair rates, cost and availability of replacement parts, compliance with the most recent (Tier IV and CAB) air emissions standards, and overall performance quality of each type of grounds maintenance equipment to identify specific equipment that meets the desired quality standard for function, reparability and environmental stewardship. This process ensures that the departments maintain a highly functional fleet of ground maintenance equipment and minimizes repair costs, down time, and impact on the environment. In most cases, at least two equipment manufacturers represented for each type of equipment.

The Texas Association of School Boards, the Houston-Galveston Area Council of Governments, and the Sourcewell cooperative agreements are authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 509 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2018, City Council executed the casting of lots to identify the recommended vendor resulting from tie bids on lines 28, 30, 31, 32, 34, 93, 119, 137, and 166 for bid BI1806 for a five- year master agreement for the purchase of grounds maintenance equipment and parts by Resolution No. 18-0955.

The Government Performance & Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

General Fund - $12,127,992.00
Dallas Water Utilities Fund - $2,268,600.00
Stormwater Drainage Management Fund - $2,172,575.00
Aviation Fund - $428,600.00
Convention and Event Services Fund - $192,000.00

Fund	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
General Fund	$10,898.00	$1,527,172.00	$1,290,297.00	$3,857,305.00	$4,939,004.00	$503,316.00
Aviation Fund	$0	$85,720.00	$85,720.00	$85,720.00	$85,720.00	$85,720.00
Convention and Event Services Fund	$0	$38,400	$38,400	$38,400	$38,400	$38,400
Stormwater Drainage Management Fund	$0	$724,191.66	$724,191.67	$724,191.67	$0	$0
Dallas Water Utilities Fund	$0	$453,720	$453,720	$453,720	$453,720	$453,720
Total	$10,898.00	$2,829,203.66	$2,592,328.67	$5,159,336.67	$5,516,844.00	$1,081,156.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$17,189,767.00	Goods	N/A	N/A	$N/A
• M/WBE Goal Waived due to no M/WBE availability				
Equipment and Parts are shipped directly from the manufacturer. No sub-contracting opportunities are available.				

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PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

Cooperative Purchasing	• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement

The Office of Procurement Services received the following bids from solicitation number BI1806. We opened them on April 20, 2018. We recommend the City Council award this master agreement to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidders	Address	Amount
*Richardson Saw & Lawn	802 S. Central Expwy. Richardson, TX 75080	Multiple Lines
*Professional Turf Prod, LP	1010 N. Industrial Blvd. Euless, TX 76039	Multiple Lines
*Tom Loftus Inc. dba Austin Turf & Tractor	2098 Valley View Ln. Farmers Branch, TX 75234	Multiple Lines
*Four Brothers Outdoor Power	2324 E. I-30 Royse City, TX 75189	Multiple Lines
*Landmark Equipment, Inc.	1351 S. Loop 12 Irving, TX 75060	Multiple Lines
*Deen Implement Co.	703 W. Broad St. Forney, TX 75126	Multiple Lines

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*Luber Brothers	5224 Bear Creek Ct. Irving, TX 75064	Multiple Lines
*Loan Star Mower	100 Syble Jean Dr. Burleson, TX 76028	Multiple Lines
*Pioneer Manufacturing Company Inc.	4529 Industrial Pkwy. Cleveland, OH 44135	Multiple Lines
*Zimmerer Kubota & Equipment, Inc.	5165 Mark IV Pkwy. Fort Worth, TX 76106	Multiple Lines
*Longhorn, Inc.	2640 Tarna Dr. Dallas, TX 75229	Multiple Lines
*Kut Kwick Corp.	1927 Newcastle St. Brunswick, GA 31521	Multiple Lines
*Montage Enterprises Inc	140 Route 94 Blairstown, NJ 07825	Multiple Lines
Argent Associates, Inc.	2800 E. Plano Pkwy. Suite 400 Plano, TX 75074	Non-Responsive**

**Argent Associates, Inc. was deemed non-responsive due to not meeting specifications.

OWNERS

Richardson Saw & Lawn

James Poen, President
Brenda Poen, Treasurer

Professional Turf Prod, LP

Edward Clark, President
David Lau, Treasurer

Tom Loftus Inc. dba Austin Turf & Tractor

Tom Loftus, President
Harry Jukes, Operations Director

Four Brothers Outdoor Power

Rex Kelly, President
Russell Kelly, Vice President

Eddy Kelly, Secretary

Landmark Equipment, Inc.

Mike Lyle, President
Gary Lyle, Vice President
Marla Lyle, Secretary
Kimberly Chambers, Treasurer

Deen Implement Co.

Jeff Deen, President

Luber Brothers

Rick Luber, President
Ron Luber, Vice President

Loan Star Mower

Justin Houston, President

Pioneer Manufacturing Company Inc.

Doug Schattinger, President/Treasurer
Jack Nesser, Vice President/Secretary

Zimmerer Kubota & Equipment, Inc.

Leonard Zimmerer, President
Sam Zimmerer, Vice President
Larry Zimmerer, Secretary and Treasurer

Longhorn, Inc.

Lloyd Evans, President
Lynn Evans, Vice President
Lynn Evans, Secretary
Tom Swor, Treasurer

Kut Kwick Corp

Robert M. Torras Sr., President
Deborah Torras, Secretary
Robert M. Torras Sr., Treasurer

Montage Enterprises Inc

Thoman Montanya, President

Vermeer Equipment of Texas Inc.

Whit D. Perryman, President and Chief Executive Officer
Mark Krueger, Chief Operating Officer
Darren Tallman, Chief Financial Officer

Washing Equipment of Texas Inc.

Tom Lye, President/Secretary
Charles Allen, Vice President/Treasurer

Kubota Tractor Corporation

Masato Yoshikawa, President
Todd Stucke, Vice President
Krish Gudipaty, Treasurer

Ariens Company

Dan Ariens, President
Larry Weyers, Vice President
Mark Olsen, Treasurer

HCOP, LLC

Doug Hooks, President

Clark Equipment Company dba Bobcat Company

Rick Goldsbury, President
Joel Honeyman, Vice President
Sara Campbell-Kraft, Secretary
Michael Wood, Treasurer

Earle Kinlaw Asso., Inc. dba EKA

Earle F Kinlaw, President
MaryAnn Kinlaw, Secretary

Trimax Mowing Systems, Inc

Robert Sievwright, President
Michael Sievwright, Vice President

Anderson Machinery Austin Inc.

Jim Anderson, President
Tom Anderson, Vice President

Custom Truck One Source, L.P.

Fred Ross, President
Matt Beller, Vice President

WHEREAS, on November 24, 2015, Administrative Action No. 15-7247 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Luber Brothers from February 13, 2016 to February 12, 2017; and

WHEREAS, on November 24, 2015, Administrative Action No. 15-7248 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Tom Loftus Inc. dba Austin Turf & Tractor from February 13, 2016 to February 12, 2017; and

WHEREAS, on November 24, 2015, Administrative Action No. 15-7249 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Landmark Equipment, Inc. from February 13, 2016 to February 12, 2017; and

WHEREAS, on November 24, 2015, Administrative Action No. 15-7250 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Professional Turf Prod, LP from February 13, 2016 to February 12, 2017; and

WHEREAS, on November 24, 2015, Administrative Action No. 15-7279 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Longhorn, Inc. from February 13, 2016 to February 12, 2017; and

WHEREAS, on November 24, 2015, Administrative Action No. 15-7312 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Richardson Saw & Lawn from February 13, 2016 to February 12, 2017; and

WHEREAS, on November 24, 2015, Administrative Action No. 15-7314 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Landmark Equipment, Inc. from February 13, 2016 to February 12, 2017; and

WHEREAS, on December 1, 2015, Administrative Action No. 15-7313 authorized to extend the master agreement for one year for grounds maintenance equipment parts with HCOP, LLC from February 13, 2016 to February 12, 2017; and

WHEREAS, on February 1, 2017, Administrative Action No. 17-5430 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Professional Turf Prod, LP from February 14, 2017 to February 13, 2018; and

WHEREAS, on February 1, 2017, Administrative Action No. 17-5431 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Landmark Equipment Inc. from February 14, 2017 to February 13, 2018; and

WHEREAS, on February 1, 2017, Administrative Action No. 17-5432 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Richardson Saw & Lawn from February 14, 2017 to February 13, 2018; and

WHEREAS, on February 1, 2017, Administrative Action No. 17-5433 authorized to extend the master agreement for one year for grounds maintenance equipment parts with HCOP, LLC from February 14, 2017 to February 13, 2018; and

WHEREAS, on February 1, 2017, Administrative Action No. 17-5434 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Longhorn, Inc. from February 14, 2017 to February 13, 2018; and

WHEREAS, on February 1, 2017, Administrative Action No. 17-5435 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Luber Brothers from February 14, 2017 to February 13, 2018; and

WHEREAS, on May 5, 2017, Administrative Action No. 17-5981 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Tom Loftus Inc. dba Austin Turf & Tractor from February 14, 2017 to February 13, 2018; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5396 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Longhorn, Inc. from February 13, 2018 to February 12, 2019; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5397 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Richardson Saw & Lawn from February 13, 2018 to February 12, 2019; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5398 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Tom Loftus Inc. dba Austin Turf & Tractor from February 13, 2018 to February 12, 2019; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5399 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Professional Turf Prod, LP from February 13, 2018 to February 12, 2019; and

WHEREAS, on March 1, 2018, Administrative Action No. 18-5401 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Landmark Equipment, Inc. from February 13, 2018 to February 12, 2019; and

WHEREAS, on March 2, 2018, Administrative Action No. 18-5529 authorized to extend the master agreement for one year for grounds maintenance equipment parts with Luber Brothers from February 13, 2018 to February 12, 2019; and

WHEREAS, on June 27, 2018, City Council executed the casting of lots to identify the recommended vendor resulting from tie bids on lines 28, 30, 31, 32, 34, 93, 119, 137, and 166 for bid BI1806 for a five- year master agreement for the purchase of grounds maintenance equipment and parts by Resolution No. 18-0955.

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 five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Richardson Saw & Lawn (103002) in the amount of $3,063,584.00, Professional Turf Prod, LP (355952) in the amount of $3,007,267.00, Tom Loftus Inc. dba Austin Turf & Tractor (353926) in the amount of $2,817,191.00, Four Brothers Outdoor Power (256331) in the amount of $2,720,300.00, Landmark Equipment, Inc. (502100) in the amount of $1,718,290.00, Deen Implement Co. (VS0000014880) in the amount of $660,000.00, Luber Brothers (507154) in the amount of $340,345.00, Loan Star Mower (VC18118) in the amount of $277,050.00, Pioneer Manufacturing Company Inc. (075376) in the amount of $130,000.00, Zimmerer Kubota & Equipment, Inc. (VS0000071912) in the amount of $70,000.00, Longhorn, Inc.(VS0000005048) in the amount of $27,070.00, Kut Kwick Corp (VS0000038430) in the amount of $13,400.00, Montage Enterprises Inc, (359948) in the amount of $9,682.00; **(2)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Vermeer Equipment of Texas Inc. (048268) in the amount of $483,300.00, Longhorn, Inc. (VS0000005048) in the amount of $255,948.00, Luber Brothers (507154) in the amount of $190,000.00, Washing Equipment of Texas Inc. (VS98376) in the amount of $75,000.00, Kubota Tractor Corporation (VC0000010333) in the amount of $70,000.00, Tom Loftus Inc. dba Austin Turf & Tractor (353926) in the amount of $15,500.00, Ariens Company (VC18983) in the amount of $10,000.00, Landmark Equipment, Inc. (502100) in the amount of $6,700.00, and HCOP, LLC (VS0000075560) in the amount of $1,650.00, through the Texas Association of School Boards cooperative agreement; **(3)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Clark Equipment Company dba Bobcat Company (VC0000009348) in the amount of $509,000.00, Earle Kinlaw Asso., Inc. dba EKA (VC0000007136) in the amount of $155,900.00, Trimax Mowing Systems Inc (VC18349) in the amount of $99,840.00, Anderson Machinery Austin Inc. (VC0000007867) in the amount of $58,350.00 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(4)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Custom Truck One Source, L.P. (VC18014) in the amount of $404,400.00, through the Sourcewell cooperative agreement, approved as to form by the City Attorney, in a total amount not to exceed $17,189,767.00.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for the purchase of grounds maintenance equipment and repair parts. If a written contract is required or requested for any or all purchases for grounds maintenance equipment and repair parts 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 $17,189,767.00 to Richardson Saw & Lawn, Professional Turf Prod, LP, Tom Loftus Inc. dba Austin Turf & Tractor, Four Brothers Outdoor Power, Landmark Equipment, Inc., Deen Implement Co., Luber Brothers, Loan Star Mower, Pioneer Manufacturing Company Inc., Zimmerer Kubota & Equipment, Inc., Longhorn, Inc., Kut Kwick Corp, Montage Enterprises Inc., Vermeer Equipment of Texas Inc, Washing Equipment of Texas Inc., Kubota Tractor Corporation, Ariens Company, HCOP, LLC, Clark Equipment Company dba Bobcat Company, Earle Kinlaw Asso., Inc. dba EKA, Trimax Mowing Systems Inc, Anderson Machinery Austin Inc., and Custom Truck One Source, LP from Master Agreement Contract Nos. POM-2018-00006970, POM-2018-00006971 and PKR-2018-00005745.

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 solution shall take effect immediately from and after its passage

City of Dallas Fiscal Impact Form

A fiscal impact form is required for each item scheduled for City Council action regardless of the subject.

Agenda Date:

9/12/18

Department:

Trinity Watershed Management

Summary:

Authorize **(1)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts - Richardson Saw & Lawn in the amount of $3,063,584.00, Professional Turf Prod, LP in the amount of $3,007,267.00, Tom Loftus Inc. dba Austin Turf & Tractor in the amount of $2,817,191.00, Four Brothers Outdoor Power in the amount of $2,720,300.00, Landmark Equipment, Inc. in the amount of $1,718,290.00, Deen Implement Co. in the amount of $660,000.00, Luber Brothers in the amount of $340,345.00, Loan Star Mower in the amount of $277,050.00, Pioneer Manufacturing Company Inc. in the amount of $130,000.00, Zimmerer Kubota & Equipment, Inc. in the amount of $70,000.00, Longhorn, Inc. in the amount of $27,070.00, Kut Kwick Corp. in the amount of $13,400.00, and Montage Enterprises Inc in the amount of $9,682.00, lowest responsive bidders of fourteen; **(2)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Vermeer Equipment of Texas Inc. in the amount of $483,300.00, Longhorn, Inc. in the amount of $255,948.00, Luber Brothers in the amount of $190,000.00, Washing Equipment of Texas Inc. in the amount of $75,000.00, Kubota Tractor Corporation in the amount of $70,000.00, Tom Loftus, Inc. dba Austin Turf & Tractor in the amount of $15,500.00, Ariens Company in the amount of $10,000.00, Landmark Equipment, Inc. in the amount of $6,700.00, and HCOP, LLC. in the amount of $1,650.00 through the Texas Association of School Boards cooperative agreement; **(3)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Clark Equipment Company dba Bobcat Company in the amount of $509,000.00, Earle Kinlaw Asso., Inc. dba EKA in the amount of $155,900.00, Trimax Mowing Systems, Inc in the amount of $99,840.00, and Anderson Machinery Austin Inc. in the amount of $58,350.00 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(4)** a five-year master agreement for the purchase of grounds maintenance equipment and repair parts with Custom Truck One Source, L.P. in the amount of $404,400.00 through Sourcewell cooperative agreement - Total not to exceed $17,189,767.00 - Financing: General Fund ($12,127,992.00), Dallas Water Utilities Fund ($2,268,600.00), Stormwater Drainage Management Fund ($2,172,575.00), Aviation Fund ($428,600.00), and Convention and Event Services Fund ($192,000.00)

Cost Consideration Type: ○ No Cost Consideration ○ **Cost Consideration**

○ Cost Consideration to Others ○ **Future Cost Consideration**

○ Grant ○ Revenue ○ Revenue Foregone

City of Dallas Fiscal Impact Form

A fiscal impact form is required for each item scheduled for City Council action regardless of the subject.

_____

_____

Are funds budgeted for this expenditure? ○ **Yes** ○ No ○ N/A

Do you need appropriation? ○ Yes ○ **No** ○ N/A

General Fund Contingency? ○ Yes ○ **No** ○ N/A

Funding Summary (Insert rows if necessary)

○ **OPERATING** ○ GRANT ○ CAPITAL								
					Add FY	Add FY	Add FY	Add FY
Fund	Dept	Unit	Project	Object	This Item 2019	Future Year 2020	Future Year 2021	Future Year 2022
0061	SDM	4792		2120	$100,000	$140,000	$644,192	$644,192
				Total	$100,000	$240,000	$884,192	$1,582,384

Add FY
Future Year 2023
$644,191
$2,172,575

City of Dallas Fiscal Impact Form

A fiscal impact form is required for each item scheduled for City Council action regardless of the subject.

Position Detail

Position(s) Authorized? ○ Yes ○ No ○ N/A

Position Summary (Insert rows if necessary)

		Add FY	Add FY	Add FY
Job Title (Position Adjustment Form required)	Salary/Benefits	Future Year	Future Year	Future Year

Capital Project Detail

Capital Summary (Insert rows if necessary)

		Add FY	Add FY	Add FY
Contract Type	Fund Name or Fund Category	Future Year	Future Year	Future Year
Professional Services	General Obligation Bond Funds			
Design Services				
Construction				

Operating and Maintenance Detail

Impact on Operating and Maintenance? ○ Yes ○ No ○ N/A

Future Operating and Maintenance Impact (Insert rows if necessary)

	Add FY	Add FY	Add FY
Description of Impact	Future Year	Future Year	Future Year

Form Completed By:

Name	Phone Number
Gehan Asaad	214-671-9516

Agenda Information Sheet

File #: 18-684 **Item #:** 48.

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	September 26, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Procurement Services
EXECUTIVE:	Elizabeth Reich

SUBJECT

Authorize Supplemental Agreement No. 4 to exercise the first of two, one-year renewal options, to the contract with S2000 Corporation dba Certfocus for certificate of insurance and payment and performance bond compliance tracking services for the Office of Risk Management in the amount of $155,223.00, from $744,150.00 to $899,373.00 - Not to exceed $155,223.00 - Financing: Risk Management Funds (subject to appropriations)

BACKGROUND

This Supplemental Agreement No. 4 will continue to provide certificate of insurance and payment and performance bond compliance tracking services for the Office of Risk Management.

On February 26, 2014, a service contract was awarded to provide for insurance and bond compliance and tracking services. Approximately 9,500 certificates of insurance, policies, endorsements, and bonds are monitored and tracked for the City annually. The reviews of the various insurance documents are available in one centralized system in which vendor compliance is verified and documented. S2000 Corporation dba CertFocus will continue to provide services to ensure vendor compliance with the City's insurance requirements related to contracts, ordinances, lease agreements, and permits. The contract awarded to Insurance Tracking Services, Inc. on August 23, 2017 to provide insurance and bond compliance tracking services was not successfully implemented by the vendor and the contract was terminated on August 6, 2018.

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 February 26, 2014, City Council authorized a three-year service contract, with two one-year renewal options, for certificate of insurance and payment and performance bond compliance tracking services by Resolution No. 14-0369.

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The Government Performance & Financial Management Committee will receive this item for consideration on September 17, 2018.

FISCAL INFORMATION

Risk Management Funds - $155,223.00 (subject to appropriations)

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$155,223.00	Other Services	N/A	N/A	N/A
• M/WBE goal waived due to no M/WBE availability				
Supplemental Agreement No. 4 - 0.00% Overall M/WBE participation				

OWNER

S2000 Corporation dba Certfocus

Joseph Sforzo, President

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WHEREAS, on February 26, 2014, City Council authorized a three-year service contract, with two one-year renewal options, for certificate of insurance and payment and performance bond compliance tracking services with S2000 Corporation dba CertFocus, in the amount of $740,550.00, by Resolution No. 14-0369; and

WHEREAS, on February 16, 2016, Administrative Action 16-5358 authorized Supplemental Agreement No. 1 an increase in the scope of services to the contract with S2000 Corporation dba Certfocus and an increase in the contract amount, not to exceed $3,600.00, from $740,550.00 to $744,150.00; and

WHEREAS, on January 31, 2017, Administrative Action 17-5384 authorized Supplemental Agreement No. 2 to amend the scope of services to the contract with S2000 Corporation dba Certfocus and to extend the term of the contract for one year until February 25, 2018; and

WHEREAS, on January 24, 2018, Administrative Action 18-5156 authorized Supplemental Agreement No. 3 to extend the term of the contract with S2000 Corporation dba Certfocus for seven additional months from February 25, 2018 until September 30, 2018.

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. 4 to exercise the first of two, one-year renewal options, to the service contract with S2000 Corporation dba Certfocus (VS0000083596), approved as to form by the City Attorney, for certificate of insurance and payment and performance bond compliance tracking services for the Office of Risk Management, in an amount not to exceed $155,223.00, increasing the service contract from $744,150.00 to $899,373.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $155,223.00 (subject to appropriations) to S2000 Corporation dba Certfocus from Master Agreement Service Contract No.ORM2019CTS3830.

SECTION 4. That the contract with S2000 Corporation dba Certfocus is designated as Contract No. ORM-2016-00000384.

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

Agenda Information Sheet

File #: 18-530 **Item #:** 49.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Police Department

EXECUTIVE: Jon Fortune

SUBJECT

Authorize **(1)** an application for and acceptance of the State of Texas Internet Crimes Against Children Grant (Grant No. 2745104) in the amount of $314,415.00 from the Office of the Governor, Criminal Justice Division to provide for one-year funding for the salaries and fringe benefits of two detectives and one police research specialist, to fund training, direct operating expenses and use of overtime to address the growing problem of technology-facilitated child abuse and exploitation for the period October 1, 2017 through September 30, 2018; **(2)** the establishment of appropriations in an amount not to exceed $314,415.00 in the State Internet Crimes Against Children Grant Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed $314,415.00 in the State Internet Crimes Against Children Grant Fund; and **(4)** execution of the grant agreement - Not to exceed $314,415.00 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds

BACKGROUND

Increases in internet based crimes against children continue to be a serious concern across the nation and within the City of Dallas. These offenses pertain to children ranging in age from newborn to 17 years old who are victims of internet and/or technology facilitated crimes. The State of Texas Internet Crimes Against Children grant allows the City to supplement current efforts by funding staff to investigate and research these crimes. The grant funded positions are part of a larger team working together to solve and eliminate internet crimes and trafficking against children

The 2017-18 State of Texas Internet Crimes Against Children Grant will provide $314,415.00 to enhance the response of the Dallas Crimes Against Children Task Force in the area of prevention, investigation, and prosecution of computer-facilitated systems and other technology. Staff are responsible for the investigation of cybertips originating at National Center for Missing and Exploited Children, cell phone forensics, computer and electronic device preview and evidence analysis, suspect and witness interviews, surveillance operations, arrests, and other critical tasks. In FY17, staff assigned to this grant were able to investigate over 900 cybertips, conduct 37 forensic exams, and made 6 felony arrests for charges related to the sexual exploitation of children. In FY18, staff has already made 11 felony arrests for charges related to the sexual exploitation of children.

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The grant will provide one-year funding for the salaries and fringe benefits of two detectives and one police research specialist. Funds will also be utilized for training, direct operating expenses, purchase of equipment, and use of overtime to address the growing problem of technology-facilitated child abuse and exploitation. There is no cash match or in-kind cost to the City of Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 22, 2014, City Council authorized acceptance of a grant from the Office of the Governor, Criminal Justice Division, for response to the sexual abuse and exploitation of children facilitated by the use of computer technology by Resolution No. 14-0185.

On October 28, 2015, City Council authorized acceptance of a grant from the Office of the Governor, Criminal Justice Division, for response to the sexual abuse and exploitation of children facilitated by the use of computer technology by Resolution No. 15-1958.

On August 9, 2017, City Council authorized acceptance of a grant from the Office of the Governor, Criminal Justice Division, for response to the sexual abuse and exploitation of children facilitated by the use of computer technology by Resolution No. 17-1175.

Information about this item will be provided to the Public Safety and Criminal Justice Committee on September 24, 2018.

FISCAL INFORMATION

Office of the Governor, Criminal Justice Division State Grant Funds - $314,415.00

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WHEREAS, the State of Texas, Office of the Governor, Criminal Justice Division (CJD) has made funds available to aid missing and exploited children during Fiscal Year 2017-2018; and

WHEREAS, the increased program and funding source would benefit the City of Dallas in its endeavor to reduce crime and improve public safety; and

WHEREAS, the City of Dallas agrees that in the event of loss or misuse of the CJD funds, the City of Dallas assures that the funds will be returned to the CJD in full; and

WHEREAS, the City of Dallas designates the City Manager or an Assistant City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to apply for and accept the State of Texas Internet Crimes Against Children (Grant No. 2745104), from the Office of the Governor, Criminal Justice Division in the amount of $314,415.00 to provide for one-year funding for the salaries and fringe benefits of two detectives and one police research specialist, to fund training**,** direct operating expenses and use of overtime to address the growing problem of technology-facilitated child abuse and exploitation for the period October 1, 2017 through September 30, 2018; and to sign the grant agreement with the Office of the Governor, Criminal Justice Division.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $314,415.00, in the State Internet Crimes Against Children Grant Fund, Fund S332, Department DPD, Unit 3563, various Object codes, in accordance with the attached Schedule A.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed $314,415.00 into the State Internet Crimes Against Children Grant Fund, Fund S332, Department DPD, Unit 3563, Revenue Code 6516.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $314,415.00 from the State Internet Crimes Against Children Grant Fund, Fund S332, Department DPD, Unit 3563, Various Object codes, in accordance with the attached Schedule A.

SECTION 5. That in the event of loss or misuse of funds, the City of Dallas will return all grant funds to the Office of the Governor, Criminal Justice Division, in full.

SECTION 6. That the City Manager is hereby authorized to reimburse the Office of the Governor, Criminal Justice Division in the event of loss, or misuse of funds, in full. The City Manager shall notify the appropriate City Council Committee of any return of grants funds not later than 30 days after the reimbursement.

SECTION 7. That the City Manager shall keep the appropriate City Council Committee informed of all CJD final monitoring reports not later than 30 days after the receipt of the report.

SECTION 8. That this contract is designated as Contract No. DPD-2018-00007003.

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.

Schedule A

State Internet Crimes Against Children Grant
Fund S332, Unit 3563
FY- 2017-2018

Obj. Code	Description	OOG Funds
1101	Civilian Salaries	51,486.02
1102	Sworn Salaries	159,068.47
1202	Overtime - Uniform	20,000.00
1301	Pension - Civilian	7,413.99
1302	Pension - Uniform	49,289.49
1303	Life	72.00
1304	Health	19,839.00
1306	FICA	3,053.03
1309	Wellness	81.00
2181	Fleet Fuel and Lube	1,920.00
3361	Professional Development	-
3410	Equipment and Automotive Rental	2,192.00
	Program Totals	314,415.00

Agenda Information Sheet

File #: 18-857 **Item #:** 50.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8, 14

DEPARTMENT: Police Department

EXECUTIVE: Jon Fortune

SUBJECT

Authorize an Interlocal Agreement with the Dallas County Sheriff's Office for reimbursement of program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2017 through September 30, 2019 - Not to exceed $1,200,000.00 - Financing: General Fund

BACKGROUND

In January 2008, the Dallas County Sheriff's Office assumed primary freeway coverage responsibility in Southern Dallas County allowing Dallas Police Department to reallocate resources to focus more intently on neighborhoods, while the Dallas County Sheriff's Office provides a targeted regional response on the highways to achieve greater response times and enhanced response capabilities.

From the inception of the program in 2008 through FY 2010-11, the City did not contribute funding towards the operation of the program.

In FY 2011-12, the City of Dallas assisted Dallas County in meeting budgetary shortfalls for the Dallas County Highway Program by contributing $1M in financing toward the program. In addition, the agreement modified the traffic management coverage areas for the Dallas Police Department and the Dallas County Sheriff's Office.

In addition to receiving a financial commitment from the City, the Regional Transportation Council through the North Central Texas Council of Governments has contributed funding towards this traffic safety partnership of approximately $1M annually.

The program has had an operating deficit in prior years that was funded by Dallas County. In FY 2017-18 and FY 2018-19, the delta is estimated to be approximately $6.8M. The estimated FY 2017-18 and FY 2018-19 program expenses are $11.8M while the program revenues and funding contributions account for $5M.

Below is a summary of funding contributions by the City:

During FY 2012-13 and FY 2013-14, highway coverage remained the same and the City contributed $800,000 to program expenses in FY 2012-13 and $600,000.00 in FY 2013-14.

During FY 2014-15, FY 2015-16 and FY2016-17, highway coverage remained the same and the City contributed $600,000.00 to cover program expenses.

For FY 2017-18 and FY 2018-19, highway coverage has and will remain the same and the City is being asked to contribute $600,000.00 annually to cover program expenses.

Under this agreement, the Dallas County Sheriff's Office manages traffic coverage in the following locations:

Loop 12	Trinity River to Interstate Highway (IH) 35/Loop 12 (Walton Walker) split
Woodall Rodgers Freeway	from Central Expressway to Riverfront Boulevard
U.S. Highway 175	from IH 45 to City of Seagoville city limits
Interstate Highway 45	Woodall Rodgers Freeway to U.S. Highway 175
Interstate Highway 30	from the City of Irving city limits to the City of Mesquite city limits
Interstate Highway 35	from Woodall Rodgers Freeway to the city limits (North of IH 635) and from the IH 35/U.S. Highway 67 split to Woodall Rodgers Freeway
Interstate Highway 20	from the City of Balch Springs city limits to the City of Grand Prairie city limits

There have been recent discussions with the County regarding the potential to expand the program to increase coverage along Interstate Highway 75 and Interstate Highway 635. At this time, the County has indicated that they do not have the capacity to accommodate this coverage but the City will continue to work with the County to ensure that there is adequate highway coverage throughout the City. The below table represents metrics from the services provided by Dallas County under this agreement:

Dallas County Sheriff	**FY 2015-16**	**FY 2016-17**
Calls for Service	48,443	69,991
Traffic Accident Responses	6,588	5,833
Response Time (minutes)	9.03	9.9
Clearance Time (minutes)	21.8	21.7
Recovered Stolen Vehicles	94	69
Persons Arrested	1,231	1,203
Traffic Warning Issued	12,227	12,268

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Speeding Tickets	3,828	8,498
DWI/DUI	253	211

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 22, 2014, City Council authorized a payment to the Dallas County Sheriff's Office to reimburse Dallas County for program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2013 through September 30, 2014, by Resolution No. 14-0188.

On June 17, 2015, City Council authorized a payment to the Dallas County Sheriff's Office to reimburse Dallas County for program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2014 through September 30, 2015, by Resolution No. 15-1244.

On May 11, 2016, City Council authorized a payment to the Dallas County Sheriff's Office for reimbursement of program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2015 through September 30, 2016, by Resolution No. 16-0731.

On June 14, 2017, City Council authorized a payment to the Dallas County Sheriff's Office for reimbursement of program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2016 through September 30, 2017, by Resolution No. 17-0939.

Information about this item was provided to the Public Safety and Criminal Justice Committee on September 24, 2018.

FISCAL INFORMATION

General Fund - $1,200,000.00

FY 2017-18 $600,000.00
FY 2018-19 $600,000.00

Council District	Amount
1	$ 133,332.00
2	$ 133,332.00
3	$ 133,332.00
4	$ 133,334.00
5	$ 133,334.00
6	$ 133,334.00
7	$ 133,334.00
8	$ 133,334.00
14	$ 133,334.00
Total	$1,200,000.00

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September 26, 2018

WHEREAS, Dallas County maintains a highway traffic program for limited-access facilities in portions of Dallas County Highway Traffic Program; and

WHEREAS, the Parties previously agreed upon a funding strategy for the Dallas County Highway Traffic Program to address an expected shortfall for FY 2012, FY 2013, FY 2014, FY 2015, FY 2016, FY 2017, FY 2018 and FY 2019; and

WHEREAS, given the success of the funding strategy for FY 2012, FY 2013, FY 2014, FY 2015, FY 2016, and FY 2017, the Parties now desire to enter into an agreement concerning the funding for the Dallas County Highway Traffic Program for FY 2018 and FY 2019; and

WHEREAS, in consideration of these premises, Dallas County and the City of Dallas, agree to reimburse program expenses associated with the Dallas County Highway Traffic Program.

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 Dallas County Sheriff's Office, approved as to form by the City Attorney, for reimbursement of program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2017 through September 30, 2019, in an amount not to exceed $1,200,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay the Dallas County Sheriff's Office (Vendor 014003), in an amount not to exceed $1,200,000.00 from General Fund, Fund 0001, Department DPD, Unit 2121, Object 3070, Encumbrance/Contract No. MASC-DPD-2018-00004999, Vendor 014003.

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

Agenda Information Sheet

File #: 18-860 **Item #:** 51.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Police Department

EXECUTIVE: Jon Fortune

SUBJECT

Authorize the payments for parking fees for Dallas Police at Dallas County Frank Crowley Courts Building for five years - Estimated Annual Cost $72,000.00 - Total amount not to exceed $360,000.00 - Financing: General Fund (subject to annual appropriations)

BACKGROUND

This action will authorize payments for parking fees incurred by Dallas Police personnel who appear for court at the Dallas County Frank Crowley Court House.

The Dallas County owned parking lots located at the Frank Crowley Court House is currently managed by ABM Parking Services. Dallas County selected ABM Parking Services through a formal procurement process for the contract which is effective May 1, 2017 through April 30, 2022.

The current fee structure for Frank Crowley parking garages is $3.00 for 0-30 min; $4.00 for 31-60 min; $5.00 for 61-90 min; and $6.00 for 91 min or over. On average, 1,200 officers report for court during a given month.

This action will eliminate thousands of Dallas Police employee parking reimbursement requests and reduce the amount of staff time required to reimburse officers for out of pocket expenses.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 12, 2014, City Council authorized the payment of parking fees for Dallas Police at Dallas County Frank Crowley Courts Building for five years by Resolution No. 14-1915.

Information about this item will be provided to the Public Safety and Criminal Justice Committee on September 24, 2018.

FISCAL INFORMATION

General Fund- $360,000.00 (subject to annual appropriations)

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WHEREAS, on December 6, 2013, Administrative Action No. 13-6951 authorized payment for parking fees at Dallas County Frank Crowley Courts building; and

WHEREAS, on November 12, 2014, City Council authorized the payment of parking fees for Dallas Police at Dallas County Frank Crowley Court Building for five years, by Resolution No. 14-1915; and

WHEREAS, this action will eliminate thousands of Dallas Police employee parking reimbursement requests and reduce the amount of staff time required to reimburse officers for out of pocket expenses.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute an agreement with ABM Parking Services (341514) or a successor, should an agreement be needed, after it has been approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $360,000.00 (subject to annual appropriations) from Service Contract No. DPD-2018-00007774.

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

Agenda Information Sheet

File #: 18-700 **Item #:** 52.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with HDR Engineering, Inc. to provide engineering services for an alignment study and preliminary design report associated with the delivery of raw water from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant - Not to exceed $2,695,000.00 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

Since 2007, the City of Dallas and the Tarrant Regional Water District (TRWD) have partnered on the development and construction of an integrated raw water transmission pipeline system that is required to meet future water needs in North Texas. The Integrated Pipeline (IPL) project will bring water from Lake Palestine, Richland-Chambers Reservoir, and Cedar Creek Reservoir to Dallas and TRWD in a more reliable and cost-efficient manner. The approximately 150-mile long raw water transmission pipeline from Lake Palestine to Lake Benbrook ranges in diameter from 84-inch to 120-inches and will convey raw water with a planned peak capacity of 347 million gallons per day (MGD). Dallas' portion of the shared pipeline capacity is a planned 150 MGD.

The first segments of the IPL (combined portion) from Cedar Creek Reservoir to the TRWD's Kennedale Balancing Reservoir, southeast of Lake Arlington, are scheduled to be complete and operational in the first quarter of 2019. TRWD is currently designing, permitting and acquiring land for the Dallas segment of the IPL between Lake Palestine and Cedar Creek Reservoir. Included within the IPL project is a delivery point near Joe Pool Lake constructed for Dallas' use. This project will evaluate alignment alternatives and conveyance methods to deliver water from Dallas' IPL delivery point to the Bachman Water Treatment Plant.

The action includes engineering services to evaluate multiple alignment alternatives and conveyance methods to deliver 150 MGD to the Bachman Water Treatment Plant. It includes the preparation of a design report outlining the recommended alternative. The second phase of this project will provide detailed design documents and construction administration services associated with this project and

will be awarded in a subsequent Council action after the recommended alternative has been identified.

This project is the final step required in connecting Lake Palestine to the Dallas system by 2027, as recommended by Dallas' 2014 Long Range Water Supply Plan.

ESTIMATED SCHEDULE OF PROJECT

Begin Study	November 2018
Complete Study	November 2019
Begin Final Design	December 2019
Complete Final Design	June 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $2,695,000.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$2,695,000.00	Architecture & Engineering	25.66%	25.71%	$693,000.00
• This contract exceeds the M/WBE goal.				

OWNER

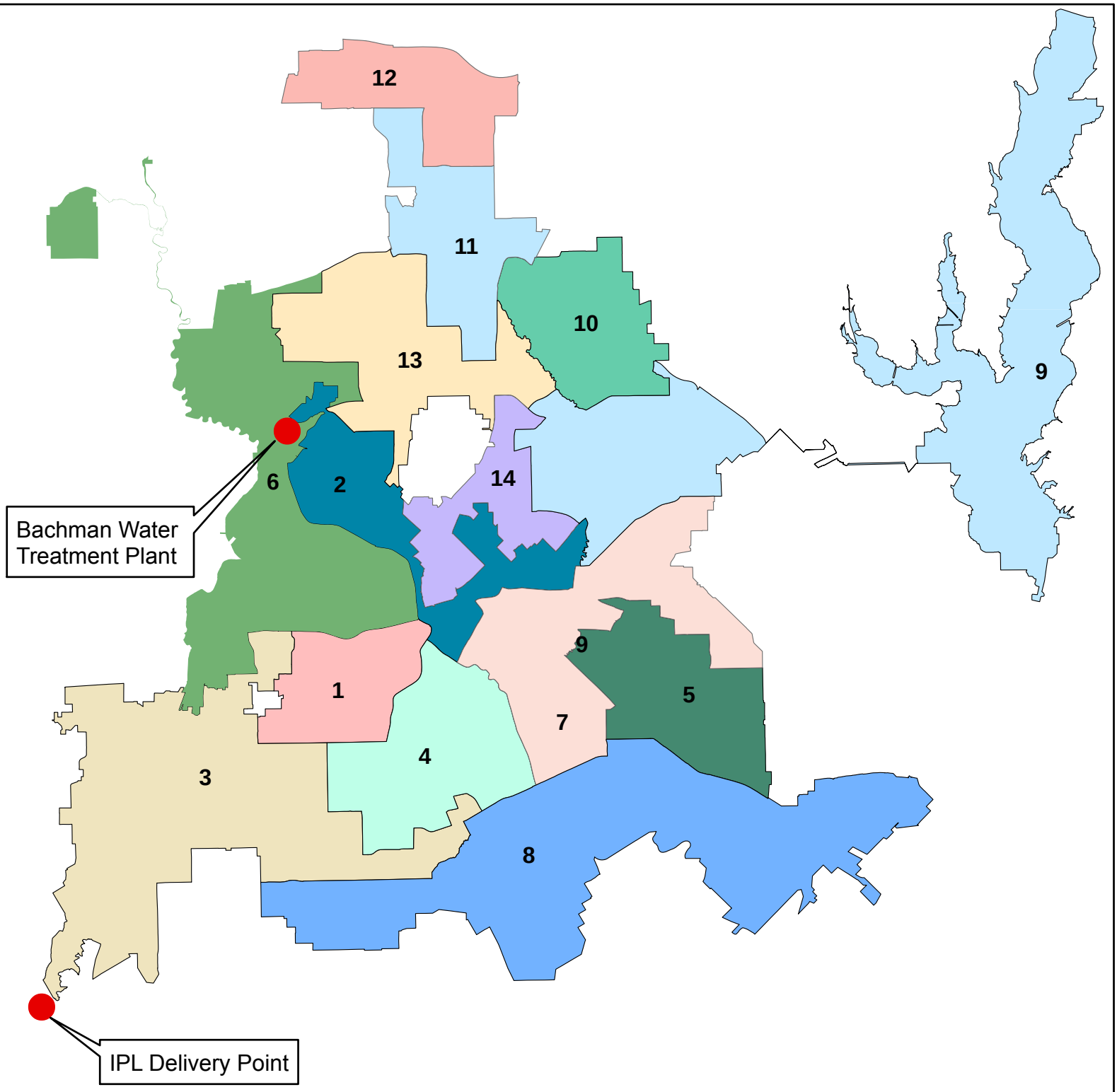
HDR Engineering, Inc.

Eric Keen, Chairman and Chief Executive Officer

MAP

Attached

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Dallas Water Utilities
Contract No. 18-175E
IPL to Bachman Water Treatment Plant
Alignment and Conveyance Study

WHEREAS, the City of Dallas has identified a need to provide raw water conveyance from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant.; and

WHEREAS, engineering services are required to evaluate multiple alignment alternatives and conveyance methods and prepare a design report outlining the recommended alternative to deliver 150 million gallons of raw water per day from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant; and

WHEREAS, HDR Engineering, Inc., 17111 Preston Road, Suite 300, Dallas, Texas 75248 has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

SECTION 1. That the proposal submitted by HDR Engineering, Inc., Contract No. 18-175E, in the amount of $2,695,000.00 be approved and the consultant be authorized to perform the required engineering services.

SECTION 2. That the City Manager is hereby authorized to sign a professional services contract with HDR Engineering, Inc., approved as to form by the City Attorney, to provide engineering services for an alignment study and preliminary design report associated with the delivery of raw water from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant, in an amount not to exceed $2,695,000.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,695,000.00 to HDR Engineering, Inc. from the Water Capital Improvement Fund, Fund 3115, Department DWU, Unit PW20, Object 4111, Program 718175, Encumbrance/Contract No. CX-DWU-2018-00007267, Vendor 181219.

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

Agenda Information Sheet

File #: 18-521 **Item #:** 53.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 3, 4, 6, 7, 8, 9, 10, 11, 12, Outside City Limits

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for roof and heating, ventilation, and air conditioning replacements at Dallas Water Utilities owned facilities (list attached to the Agenda Information Sheet) - DMI, Corp. d/b/a Decker Mechanical, lowest responsible bidder of three - Not to exceed $11,837,743.00 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action will authorize construction work associated with roof replacements for 33 buildings and 900 pieces of heating, ventilation, and air conditioning (HVAC) equipment at water and wastewater treatment plants, pump stations and other Dallas Water Utilities (DWU) owned facilities. Roofs and HVAC systems at DWU facilities are generally exposed to more aggressive and corrosive environments due to chemicals used in treatment processes. With this exposure, roof and HVAC materials break down at a higher rate, which necessitates more frequent repairs and replacements. Regularly scheduled roof and HVAC replacements and repairs provide protection of building assets and ensure continued reliable water and wastewater service to DWU's customers.

This project also includes renovation improvements to the Administration and Controls Building at the Elm Fork Water Treatment Plant. This building was originally constructed in 1990 and is being renovated to eliminate water and air infiltration at the south facade of the building. Replacement of the south facade windows will stop the deterioration of interior finishes caused by water leaks around the windows and improve the efficiency of the HVAC system in the building.

DMI, Corp. d/b/a Decker Mechanical has had no contractual activities with the City of Dallas within the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design October 2017

Completed Design	April 2018
Begin Construction	October 2018
Complete Construction	January 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 26, 2014, City Council authorized a professional services contract with Halff Associates, Inc. to provide (1) architectural and engineering services for the design of roof and HVAC systems; and (2) a space utilization study for the Trinity Watershed Management Department by Resolution No. 14-0523.

On April 13, 2016, City Council authorized Supplemental Agreement No. 1 to the engineering services contract with Conley Group, Inc. for additional architectural and engineering services for a condition assessment of the Priority 3 and 4 roof and heating, ventilation, and air conditioning systems at 35 Dallas Water Utilities locations by Resolution No. 16-0565.

On September 13, 2017, City Council authorized a professional services contract with Terracon Consultants, Inc. to provide architectural and engineering services for the design of roof and heating, ventilation, and air conditioning systems by Resolution No. 17-1457.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $11,837,743.00

Design	$ 1,579,405.00
Construction (this action)	$11,837,743.00
Total Project Cost	$13,417,148.00

Council District	Amount
3	$ 118,661.24
4	$ 3,553,032.80
6	$ 588,658.40
7	$ 556,720.00
8	$ 3,416,058.62
9	$ 113,069.42
10	$ 997,991.24
11	$ 118,661.24
12	$ 84,330.62
Outside City Limits	$ 2,290,559.42
Total	$11,837,743.00

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PROCUREMENT INFORMATION

The following three bids with quotes were opened on July 27, 2018:

*Denotes successful bidder

Bidders	Bid Amount
*DMI, Corp. d/b/a Decker Mechanical 1002 KCK Way Cedar Hill, Texas 75104	$11,837,743.00
MYCON General Contractors, Inc.	$15,070,484.03
Phoenix I Restoration and Construction, Ltd.	$15,709,400.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$11,837,743.00	Construction	25.00%	28.59%	$3,383,986.00
• This contract exceeds the M/WBE goal.				

OWNER

DMI, Corp. d/b/a Decker Mechanical

Wade Decker, President and Owner

MAP

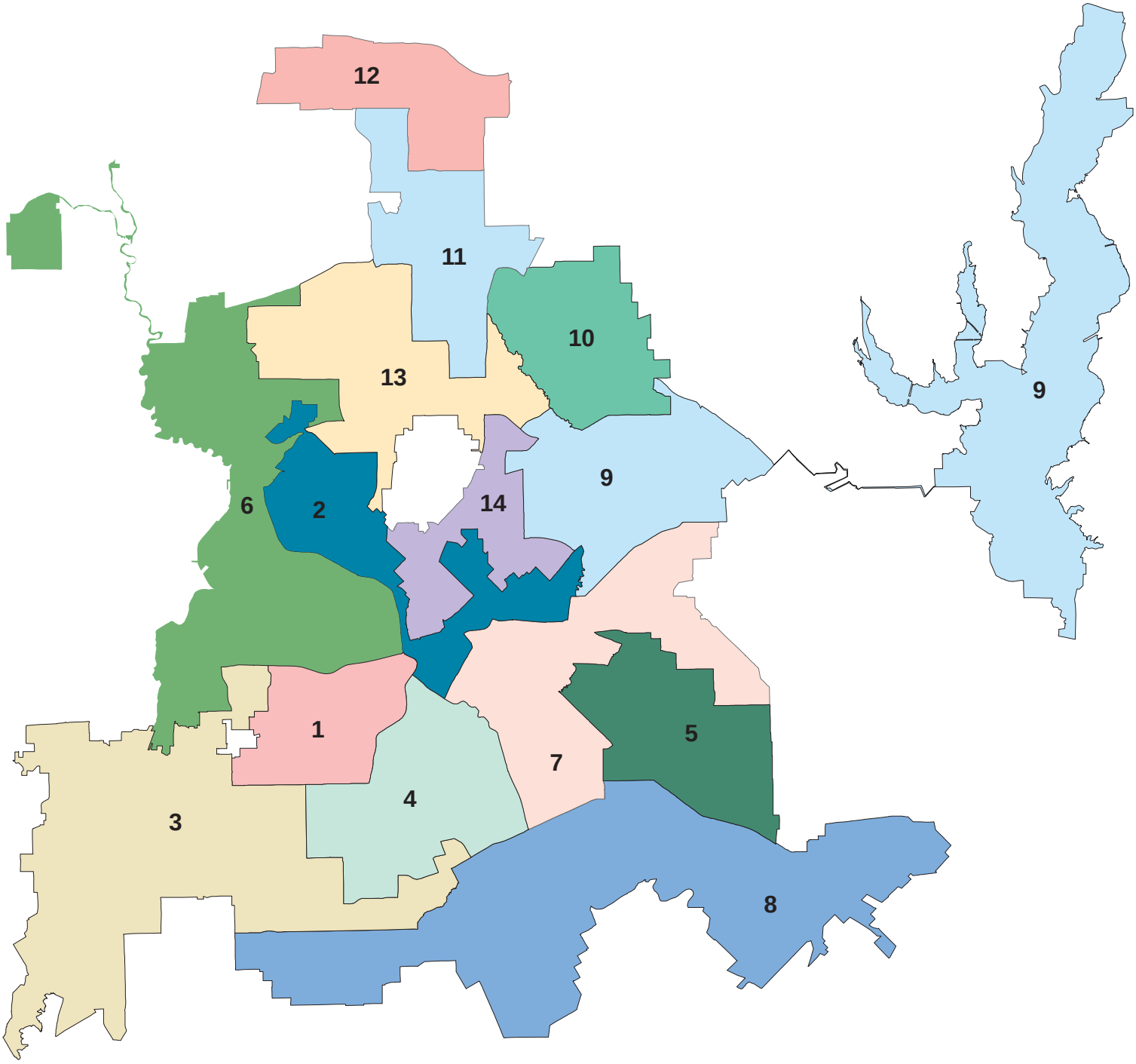
Attached

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List

Roof and HVAC Replacement

Council District	Facility Name
3	Red Bird Pump Station Sorcey Pump Station
4	Cedar Crest Pump Station Central Wastewater Treatment Plant
6	Bachman Water Treatment Plant Walnut Hill Pump Station
7	Jim Miller Pump Station Southeast Service Center
8	Alta Mesa Pump Station Southside Wastewater Treatment Plant
9	Lake Ray Hubbard White Rock Control Center
10	Abrams Pump Station Northeast Service Center Whispering Hills Pump Station
11	Cosa Crest Pump Station Meandering Way Pump Station
12	Parkway Pump Station
Outside City Limits	Beltwood Pump Station East Side Water Treatment Plant Elm Fork Water Treatment Plant Iron Bridge Raw Water Facility Iron Bridge Pump Station Lake Fork Pump Station



Dallas Water Utilities
Contract No. 18-177/178
Roof and HVAC Replacement
at DWU Facilities

September 26, 2018

WHEREAS, on July 27, 2018, three bids were received for the installation of roof and heating, ventilation, and air conditioning systems at various Dallas Water Utilities facilities, Contract No. 18-177/178, listed as follows:

Bidders	**Bid Amount**
DMI, Corp. d/b/a Decker Mechanical	$11,837,743.00
MYCON General Contractors, Inc.	$15,070,484.03
Phoenix I Restoration and Construction, Ltd.	$15,709,400.00

WHEREAS, the bid submitted by DMI, Corp. d/b/a Decker Mechanical, 1002 KCK Way, Cedar Hill, Texas 75104, in the amount of $11,837,743.00, is the lowest and best of all bids received.

Now, Therefore,

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

SECTION 1. That the bid submitted by DMI, Corp. d/b/a Decker Mechanical, in the amount of $11,837,743.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-177/178, be accepted.

SECTION 2. That the City Manager is hereby authorized to sign a construction contract with DMI, Corp. d/b/a Decker Mechanical, approved as to form by the City Attorney, for roof and heating, ventilation, and air conditioning replacements at Dallas Water Utilities owned facilities, in an amount not to exceed $11,837,743.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $11,837,743.00 to DMI, Corp. d/b/a Decker Mechanical, as follows:

Water Capital Improvement Fund	
Fund 2115, Department DWU, Unit PW42	
Object 4310, Program 718177, Vendor 338212	
Encumbrance/Contract No. CX-DWU-2018-00007310	$ 4,002,391.00
Wastewater Capital Improvement Fund	
Fund 3116, Department DWU, Unit PS42	
Object 4310, Program 718178, Vendor 338212	
Encumbrance/Contract No. CX-DWU-2018-00007310	$ 7,835,352.00
Total amount not to exceed	$11,837,743.00

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

Agenda Information Sheet

File #: 18-568 **Item #:** 54.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the rehabilitation of wastewater mains at three locations (list attached to the Agenda Information Sheet) - Oscar Renda Contracting, Inc., lowest responsible bidder of three - Not to exceed $22,436,985.50 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the rehabilitation of approximately 12,515 feet of critical wastewater interceptors with identified condition deficiencies. This includes the rehabilitation of approximately 364 feet of 42-inch, 475 feet of 54-inch, and 11,676 feet of 120-inch wastewater mains. The project also includes point repairs to an existing 72-inch wastewater interceptor and the construction of approximately 500 feet of reinforced concrete retaining walls to protect these critical interceptors from continued erosion of the adjacent river bank.

The existing wastewater interceptors were built between 1954 and 1987. The existing 120-inch diameter interceptor has recently experienced pipe joint failures allowing soil and water infiltration into the existing pipe. In addition, condition assessments for these interceptors showed significant structural defects at joints, visible surface reinforcement, infiltration and longitudinal cracks. Based on risk of failure, the rehabilitation of these interceptors is a high priority for Dallas Water Utilities.

The following chart illustrates Oscar Renda Contracting, Inc.'s contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR	TWM
Projects Completed	0	2	0	0
Change Orders	0	2	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2016
Completed Design	April 2018
Begin Construction	November 2018
Complete Construction	November 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 14, 2016, City Council authorized an engineering services contract with Kimley-Horn & Associates, Inc. to provide engineering design services for the replacement and rehabilitation of water and wastewater mains at 14 locations by Resolution No. 16-1471.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $22,436,985.50

Design	$ 1,460,340.00
Construction (this action)	$22,436,985.50
Total Project Cost	$23,897,325.50

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$22,436,985.50	Construction	25.00%	25.81%	$5,791,891.65
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following three bids with quotes were opened on July 13, 2018:

*Denotes successful bidder

Bidders	Bid Amount
*Oscar Renda Contracting, Inc. 608 Henrietta Creek Road	$22,436,985.50

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Roanoke, Texas 76262

S.J. Louis Construction of Texas, Ltd.	$22,618,945.15
Ric-Man Construction, Inc.	$24,560,844.00

OWNER

Oscar Renda Contracting, Inc.

Frank Renda, President
Rudolph V. Renda, Vice President
Walter Timothy Winn, Vice President
Jarrod Watson, Corporate Secretary and Treasurer

MAPS

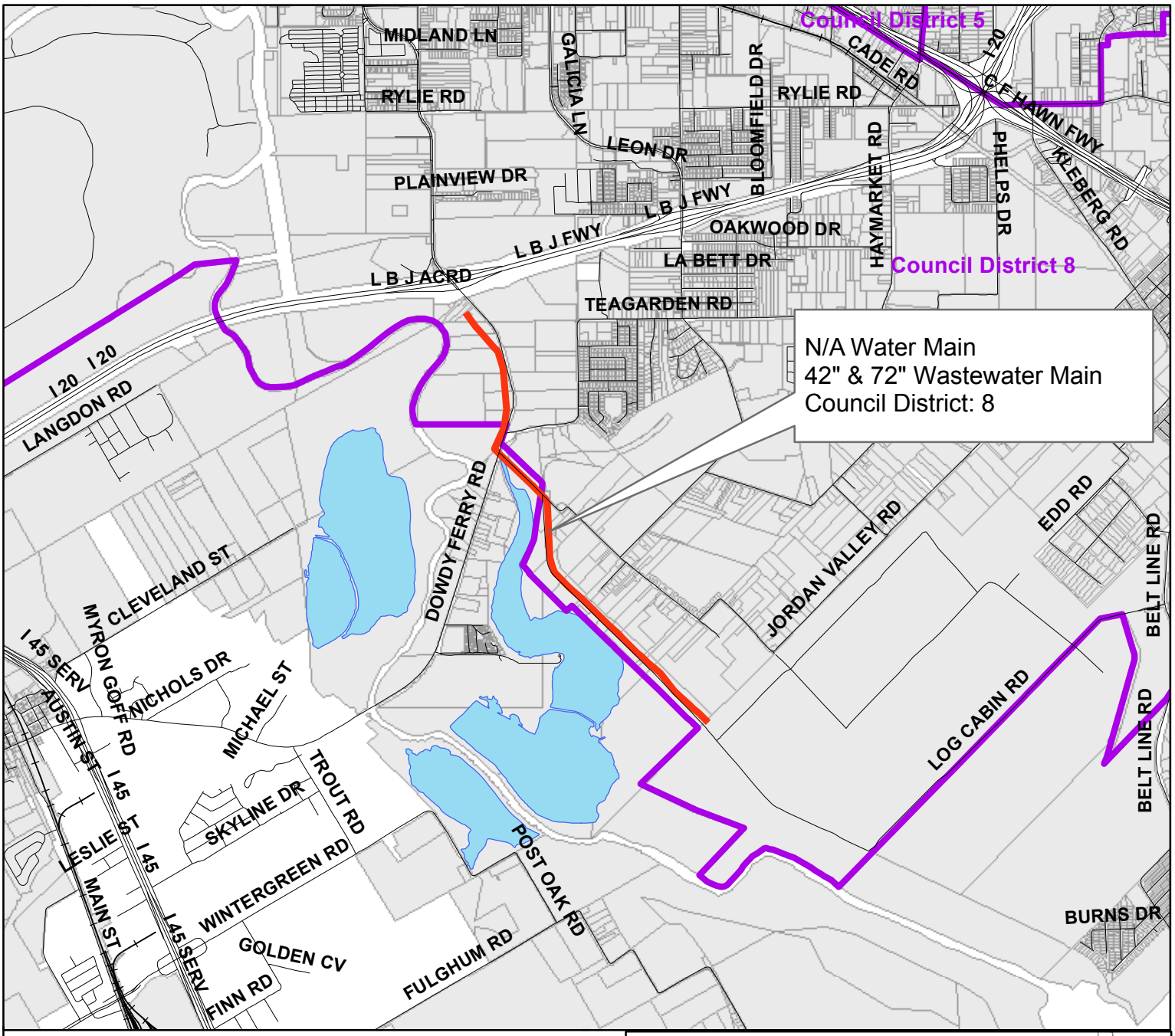
Attached

Segment List

Wastewater Interceptor Rehabilitation at 3 Locations

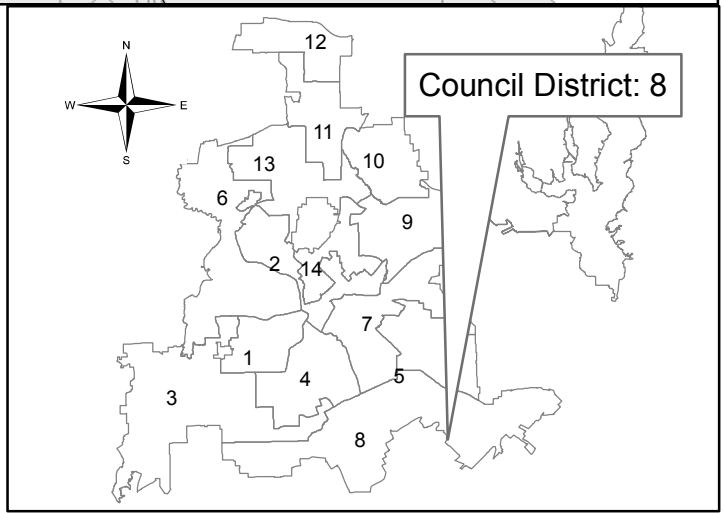
District 8

Easement between Dowdy Ferry Road and Middlefield Road from south of Interstate Highway 635 (L.B.J. Freeway) southeast
Easement between Dowdy Ferry Road and Teagarden Road from south of Interstate Highway 635 (L.B.J. Freeway) southeast
Easement south of Interstate Highway 635 (L.B.J. Freeway) west to Dowdy Ferry Road



Easement between Dowdy Ferry Road and Middlefield Road

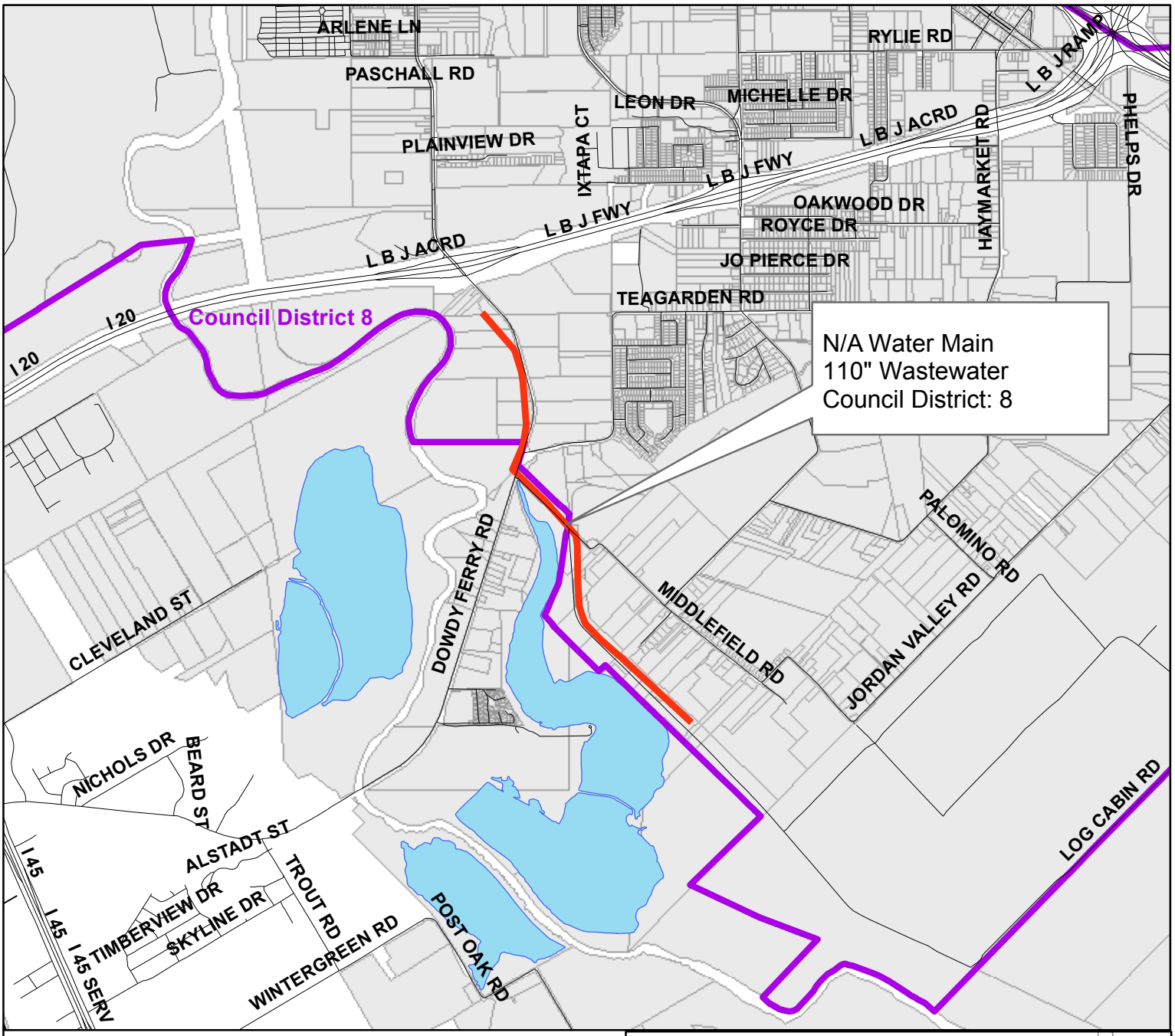
from south of Interstate Highway 635 (L.B.J. Freeway) southeast



Dallas Water Utilities
Contract No. 18-034
Wastewater Interceptor Rehabilitation at 3 Locations

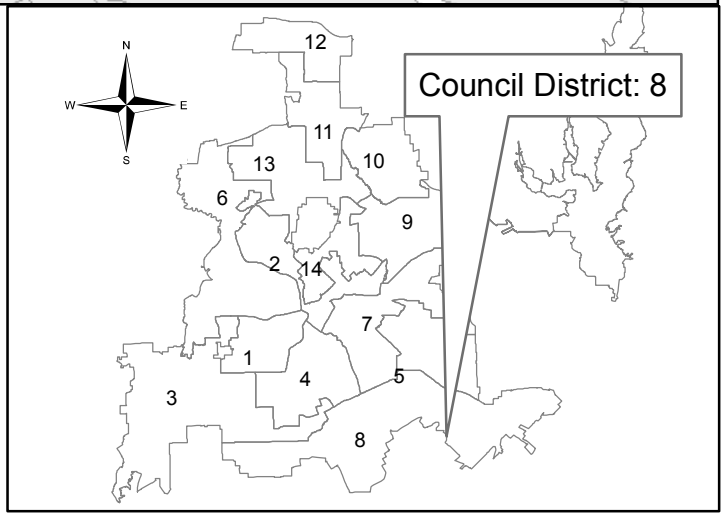
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Segment 1 of 3



Easement between Dowdy Ferry Road and Teagarden Road

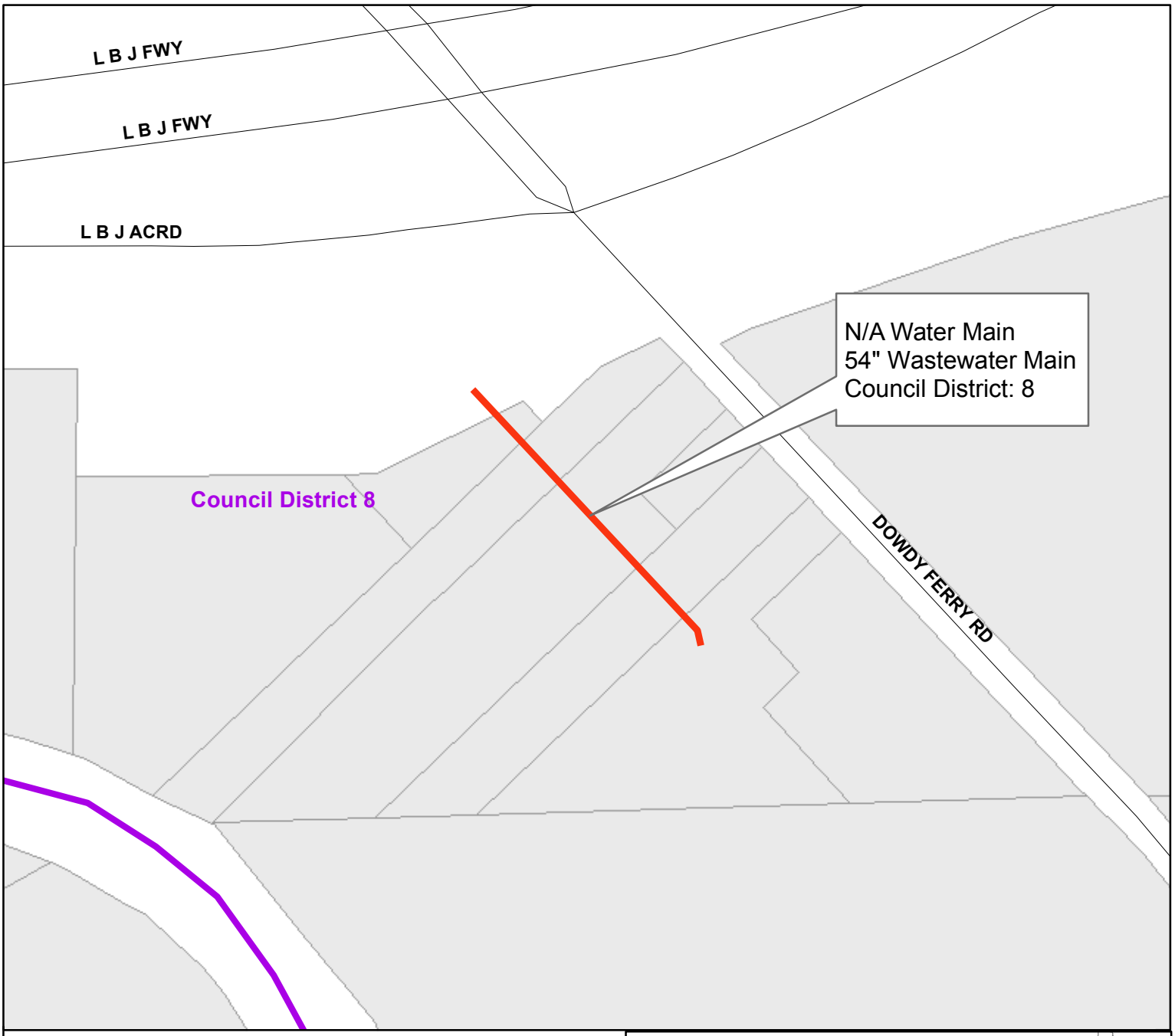
from south of Interstate Highway 635 (L.B.J. Freeway) southeast



Dallas Water Utilities
Contract No. 18-034
Wastewater Interceptor Rehabilitation at 3 Locations

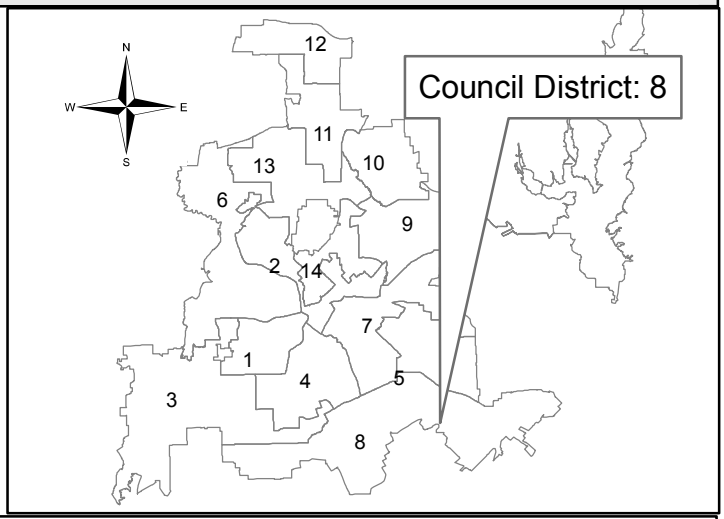
PID: 5939

Segment 2 of 3



Easement south of Interstate Highway 635 (L.B.J. Freeway)

west to Dowdy Ferry Road



Dallas Water Utilities
Contract No. 18-034
Wastewater Interceptor Rehabilitation
at 3 Locations

PID: 5971

Segment 3 of 3

September 26, 2018

WHEREAS, on July 13, 2018, three bids were received for the rehabilitation of wastewater mains at three locations, Contract No. 18-034, listed as follows:

Bidders	**Bid Amount**
Oscar Renda Contracting, Inc.	$22,436,985.50
S.J. Louis Construction of Texas, Ltd.	$22,618,945.15
Ric-Man Construction, Inc.	$24,560,844.00

WHEREAS, the bid submitted by Oscar Renda Contracting, Inc., 608 Henrietta Creek Road, Roanoke, Texas 76262, in the amount of $22,436,985.50, is the lowest and best of all bids received.

Now, Therefore,

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

SECTION 1. That the bid submitted by Oscar Renda Contracting, Inc., in the amount $22,436,985.50, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-034, be accepted.

SECTION 2. That the City Manager is hereby authorized to sign a construction contract with Oscar Renda Contracting, Inc., approved as to form by the City Attorney, for the rehabilitation of wastewater mains at three locations, in an amount not to exceed $22,436,985.50.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $22,436,985.50 to Oscar Renda Contracting, Inc. from the Wastewater Capital Improvement Fund, Fund 2116, Department DWU, Unit PS40, Object 4330, Program 718034, Encumbrance/Contract No. CX-DWU-2018-00007158, Vendor 244607.

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

Agenda Information Sheet

File #: 18-708 **Item #:** 55.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - RKM Utility Services, Inc., lowest responsible bidder of five - Not to exceed $13,853,532.50 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

The project consists of the replacement and rehabilitation of 39,835 feet of water and wastewater mains. This includes the installation of approximately 2,420 feet of 6-inch, 18,370 feet of 8-inch, 1,560 feet of 12-inch, 2,665 feet of 16-inch and 1,125 feet of 20-inch water mains, and approximately 12,375 feet of 8-inch, 640 feet of 12-inch, 250 feet of 16-inch, and 430 feet of 18-inch wastewater mains.

The existing water and wastewater mains were built between 1916 and 1982. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

The following chart illustrates RKM Utility Services, Inc.'s contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR	TWM
Projects Completed	0	1	0	2
Change Orders	0	0	0	1
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2015
Completed Design	February 2018
Begin Construction	November 2018
Complete Construction	November 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2014, City Council authorized an engineering services contract with Stream Water Group, Inc. to provide engineering design services for the replacement and rehabilitation of water and wastewater mains by Resolution No. 14-2127.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $13,853,532.50

Design	$ 964,592.35
Construction (this action)	$13,853,532.50
Total Project Cost	$14,818,124.85

Council District	Amount
2	$ 7,658,157.14
7	$ 6,195,375.36
Total	$13,853,532.50

PROCUREMENT INFORMATION

The following five bids with quotes were opened on July 27, 2018:

*Denotes successful bidder

Bidders	Bid Amount
*RKM Utility Services, Inc 2105 Waterview Parkway Richardson, Texas 75080	$13,853,532.50
Ark Contracting Services, LLC	$14,130,995.00
John Burns Construction Company of Texas, Inc.	$14,667,538.00
Camino Construction, L.P.	$15,278,009.00
SYB Construction Company, Inc.	$16,587,346.50

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M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$13,853,532.50	Construction	25.00%	26.72%	$3,701,169.67
• This contract exceeds the M/WBE goal.				

OWNER

RKM Utility Services, Inc.

Ryan Dowdy, President and Owner
Bryan Piper, Vice President

MAPS

Attached

Segment List

Installation of Water and Wastewater Mains

District 2

1st Avenue from Hickory Street southeast
*1st Avenue from Parry Avenue west
Alley between Alton Avenue and Santa Fe Avenue from Beacon Street to Fulton Street
Alley between Samuell Boulevard and R. L. Thornton Freeway from Winslow Avenue east
*Barry Avenue from Crosstown Expressway northwest
Browder Street from Griffin Street to Belleview Street
Caldwell Avenue from alley north of Lindsley Avenue southeast
*Caldwell Avenue from Ware Street southeast
*Easement between 1st Avenue and Exposition Avenue from Parry Avenue west
Easement between Canton Street and Commerce Street from Cesar Chavez Boulevard east
Easement between W. Griffin Street and E. Griffin Street from Browder Street north
Easement west of Exposition Ramp from 1st Avenue to Exposition Avenue
Fulton Street from Alton Avenue to Santa Fe Avenue
Garland Avenue from Haskell Avenue to Peak Street
Graham Avenue from Lindsley Avenue to Ash Lane
Griffin Street from Browder Street to R. L. Thornton Service Road
Hickory Street from Bluebell Street to Interstate Highway 45
Lamar Street from Horton Street northwest
Marilla Street from Young Street to Akard Street

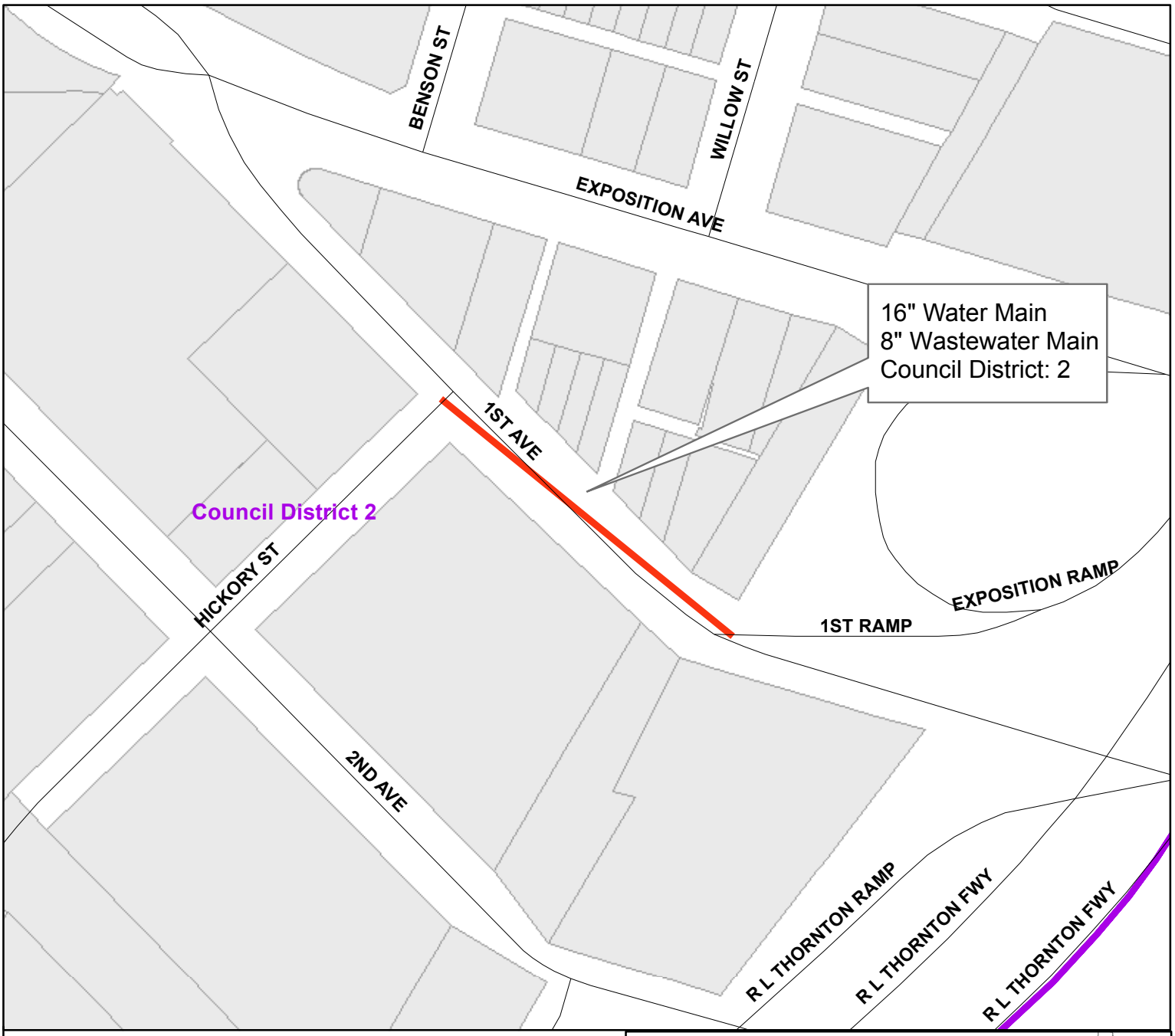
District 7

*(1st Avenue from Parry Avenue west)
(See District 2)
Adjacent to Fair Park Aquarium from 1st Avenue to back of the Aquarium building
Alley between Eugene Street and Poplar Street from Central Expressway to Waldron Avenue
Ash Lane from Exposition Avenue to 1st Avenue
*(Barry Avenue from Crosstown Expressway northwest)
(See District 2)
*(Caldwell Avenue from Ware Street southeast)
(See District 2)
Durrett Street from Caldwell Avenue to Harris Court
*(Easement between 1st Avenue and Exposition Avenue from Parry Avenue west)
(See District 2)
Eugene Street from Colonial Avenue to Central Expressway
Jeffries Street from Hickory Street to Santa Fe Avenue
Jeffries Street from Interstate Highway 30 (R. L. Thornton Freeway) to Hickory Street
Marburg Street from Malcolm X Boulevard to Meadow Street

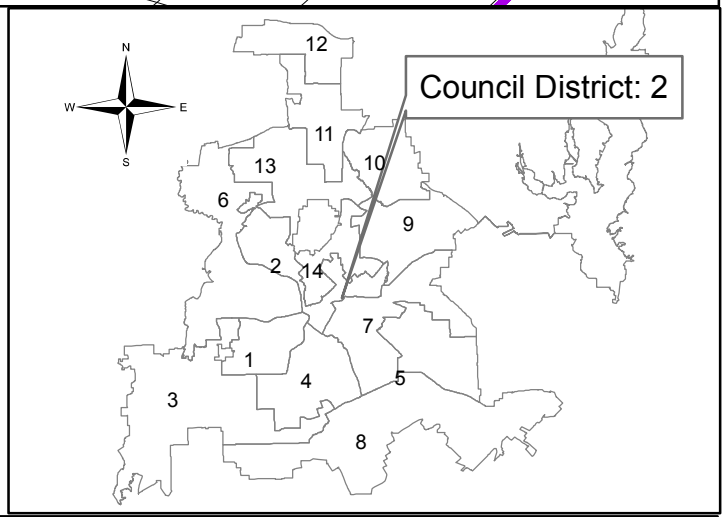
District 7 (Continued)

Santa Fe Avenue from Jeffries Street to Merlin Street
Schull Street from Caldwell Avenue to Fleetwood Street

*Project limits in more than one Council District



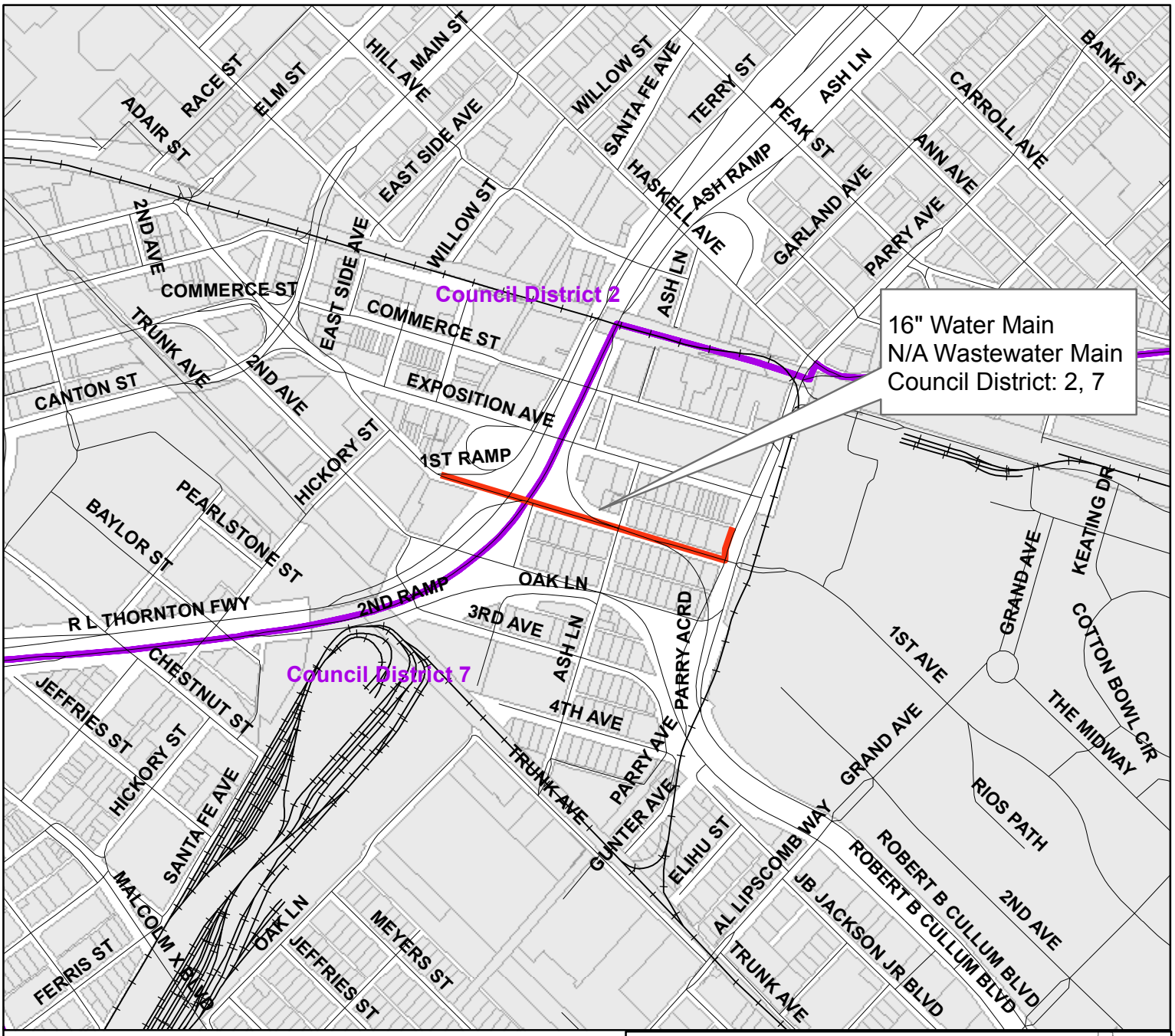
1st Avenue
from Hickory Street southeast



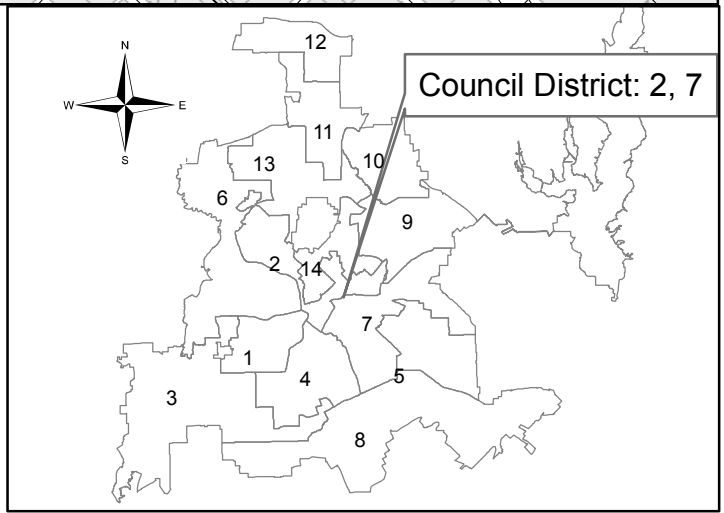
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4295

Segment 1 of 29



1st Avenue
from Parry Avenue west



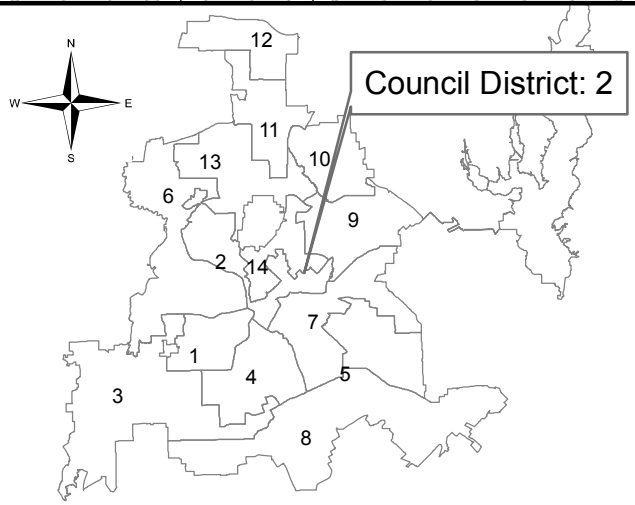
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5156

Segment 2 of 29



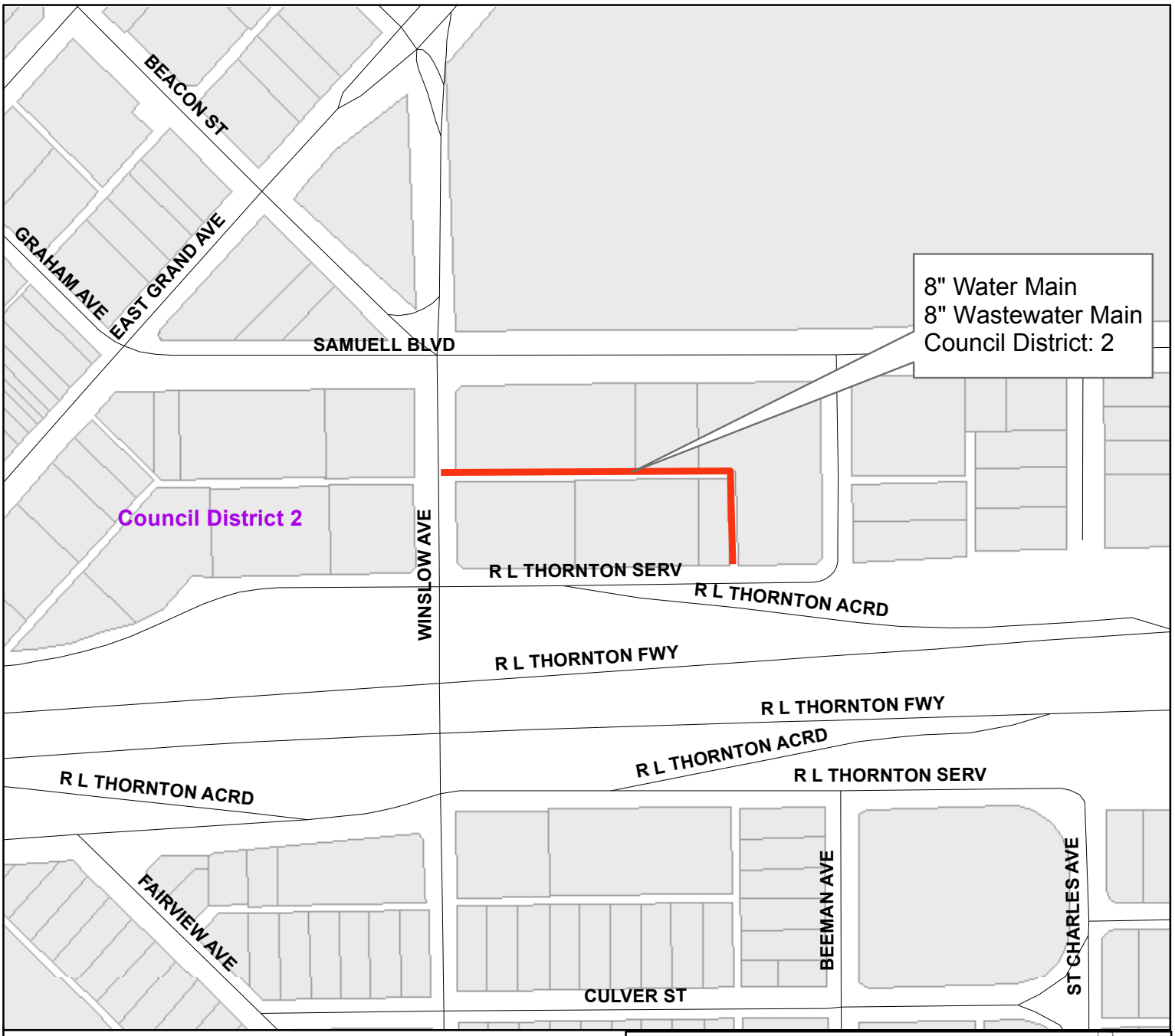
Alley between Alton Avenue and Santa Fe Avenue from Beacon Street to Fulton Street



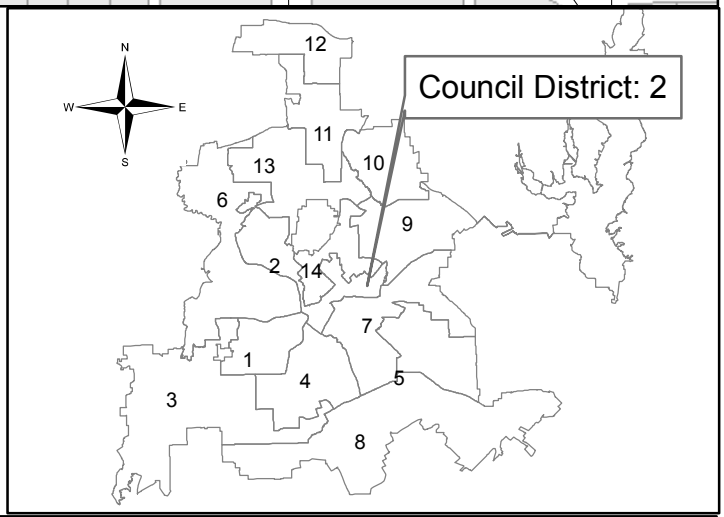
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations at 29 Locations

PID: 5735

Segment 3 of 29



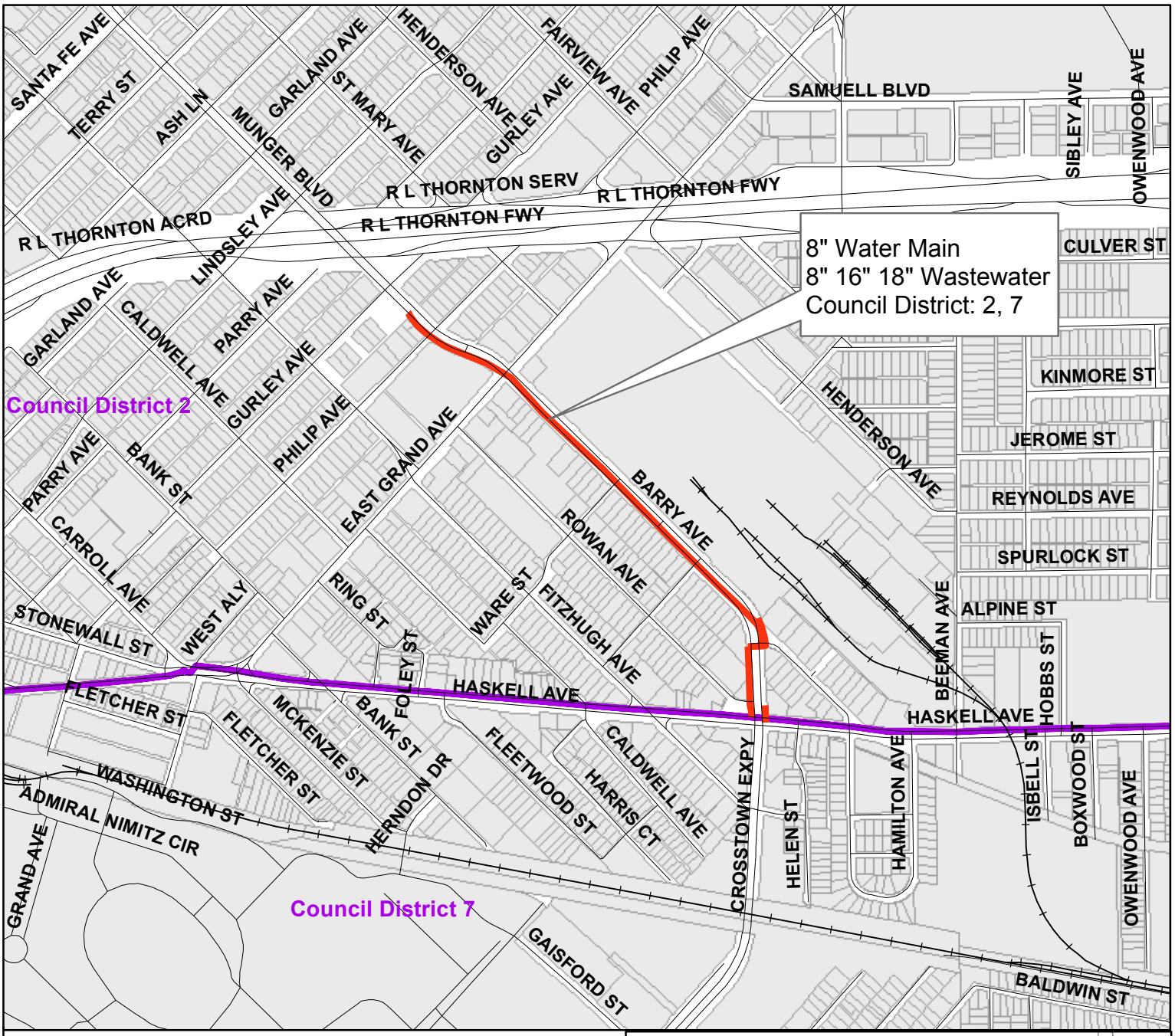
Alley between Samuell Boulevard and
R.L. Thornton Freeway
from Winslow Avenue east



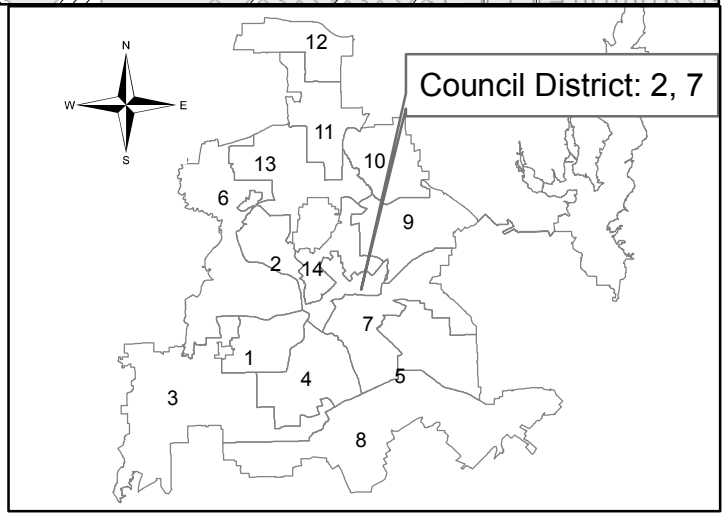
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4269

Segment 4 of 29



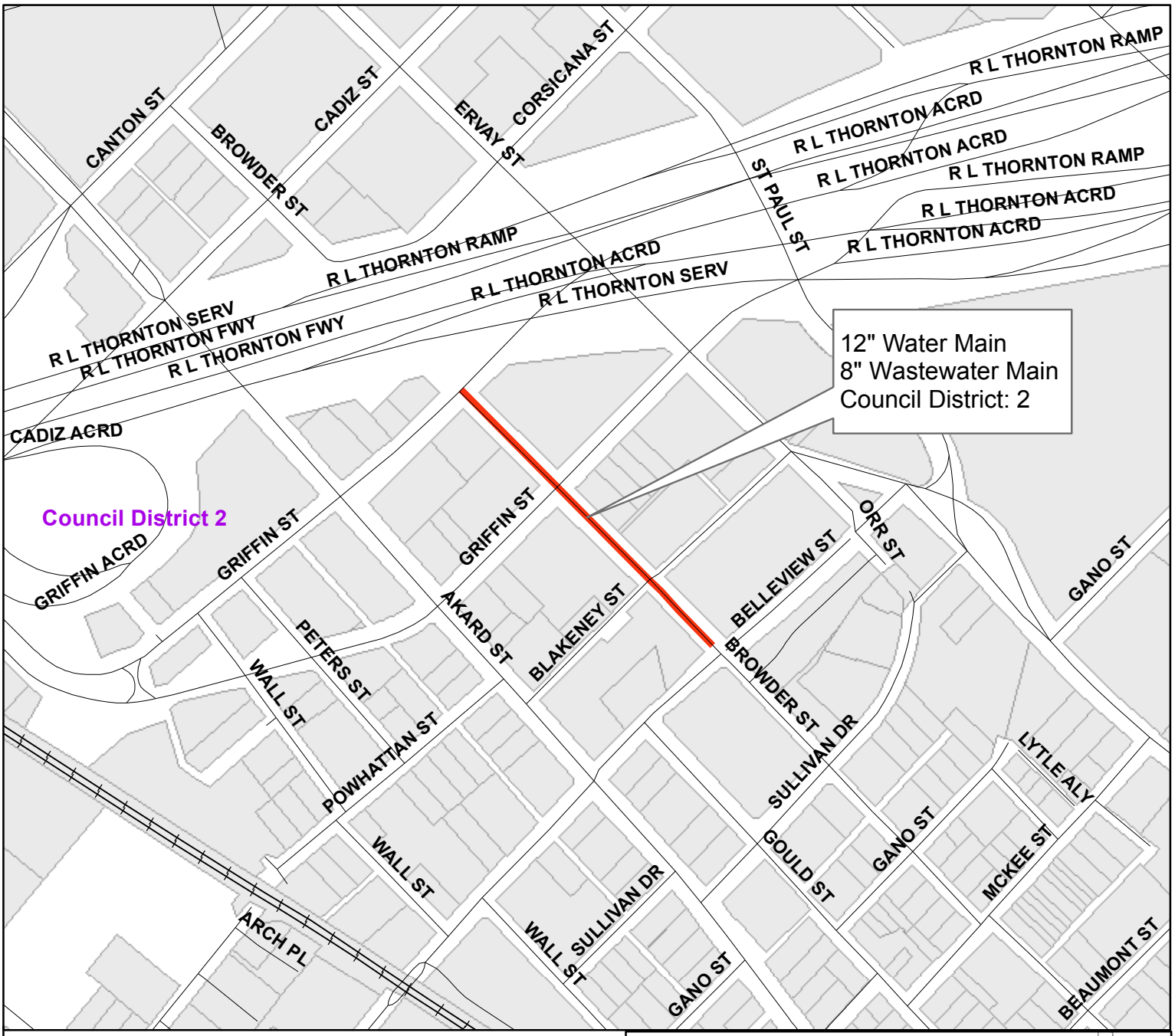
Barry Avenue
from Crosstown Expressway northwest



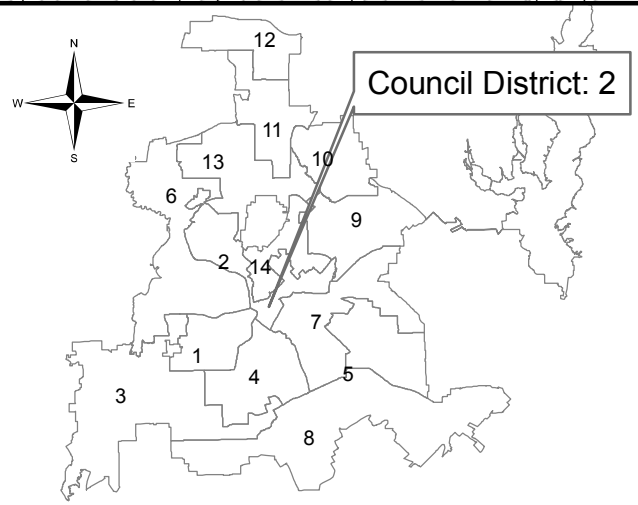
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3114

Segment 5 of 29



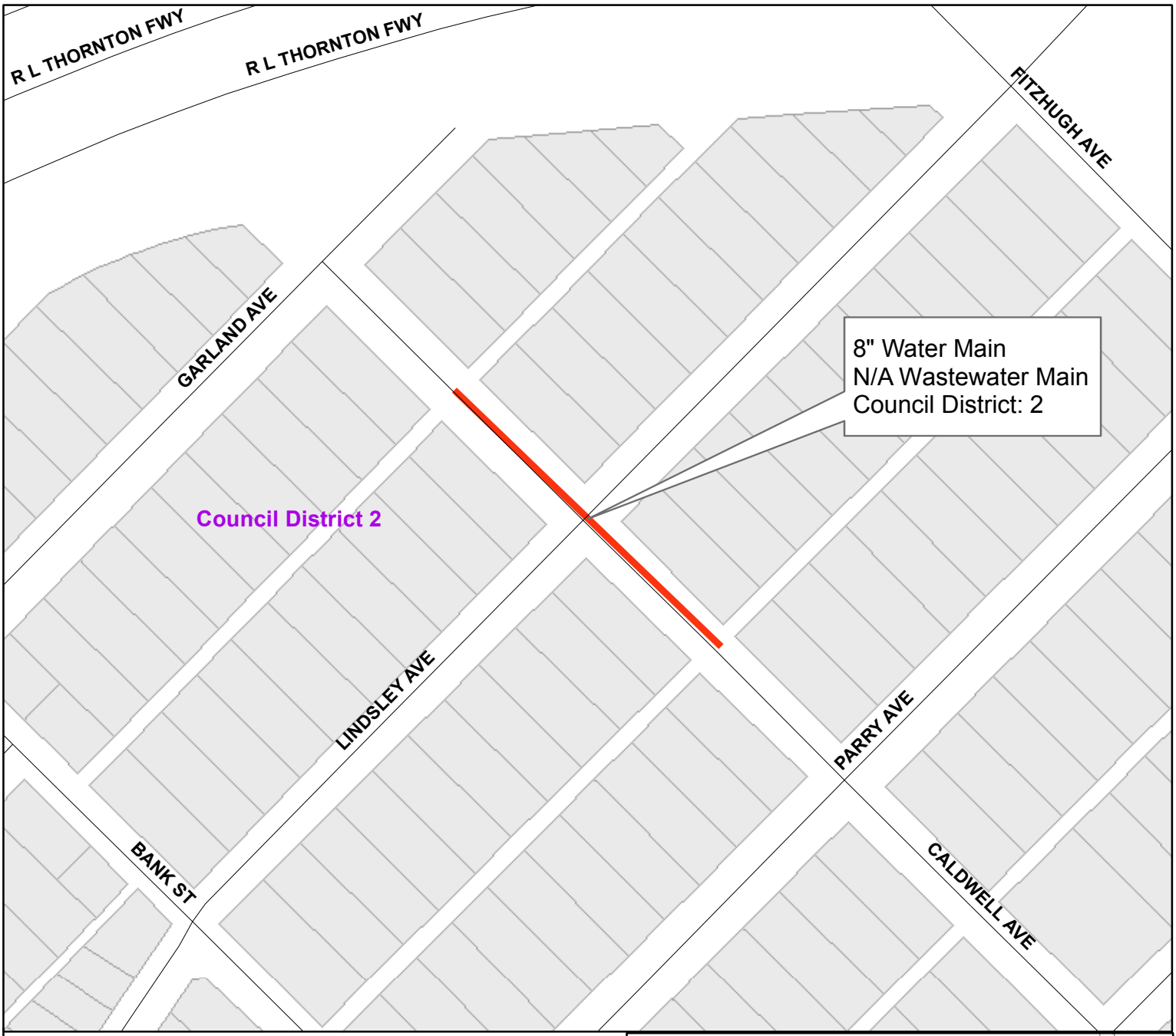
Browder Street
from Griffin Street to Belleview Street



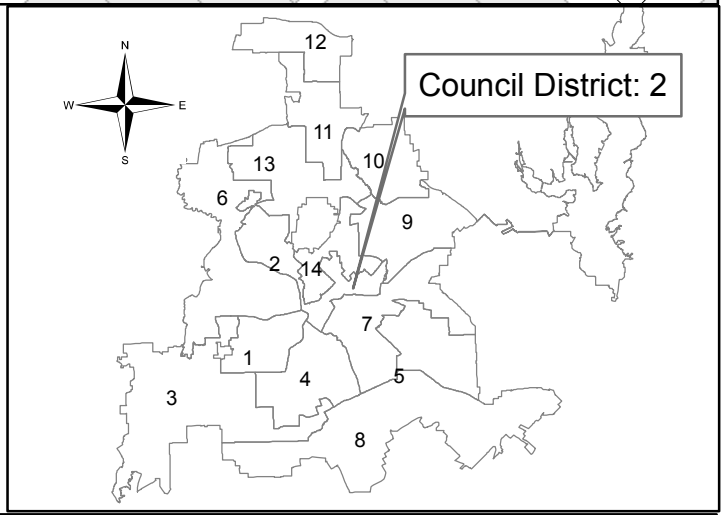
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 2697

Segment 6 of 29



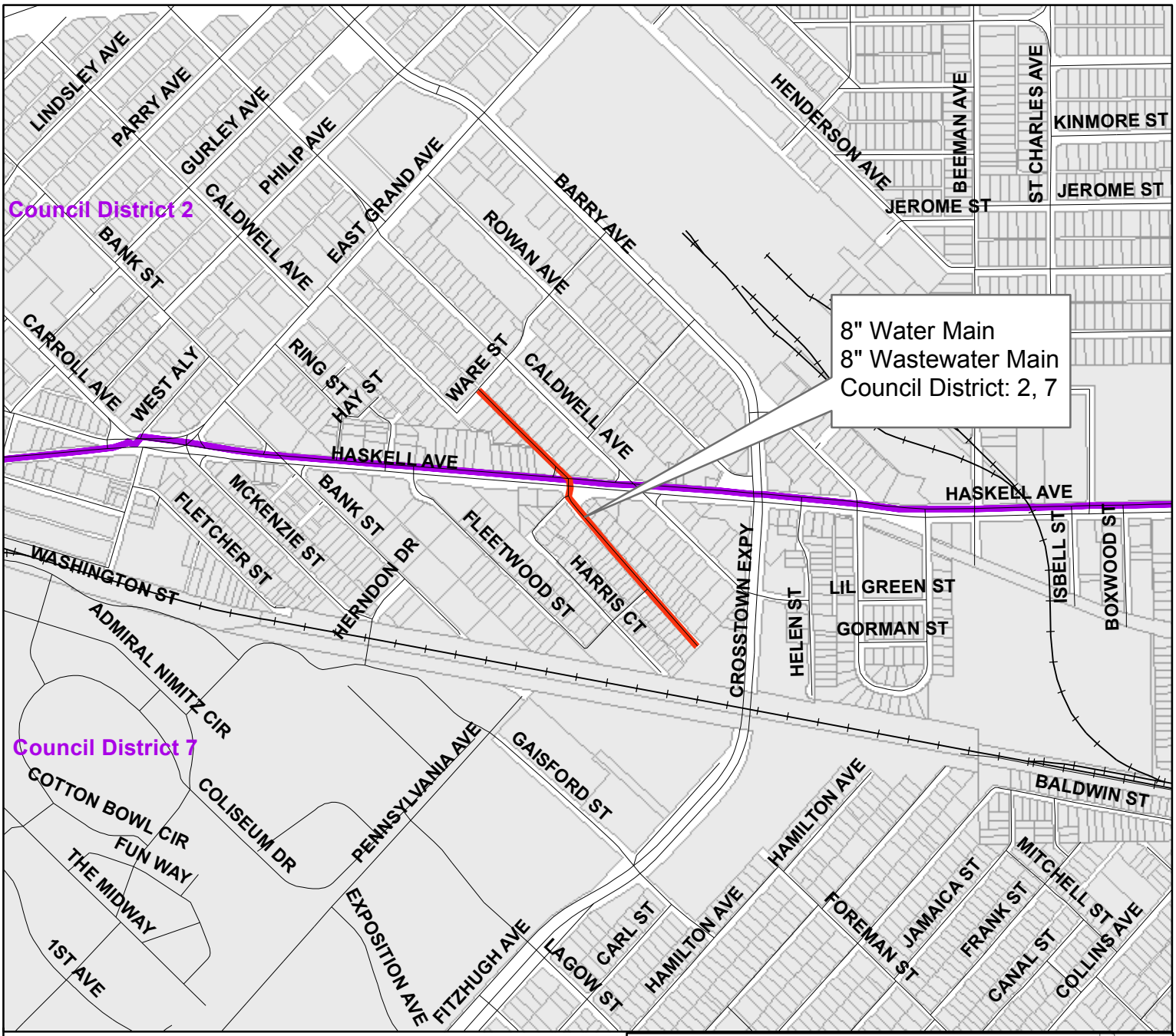
Caldwell Avenue
from alley north of Lindsley Avenue southeast



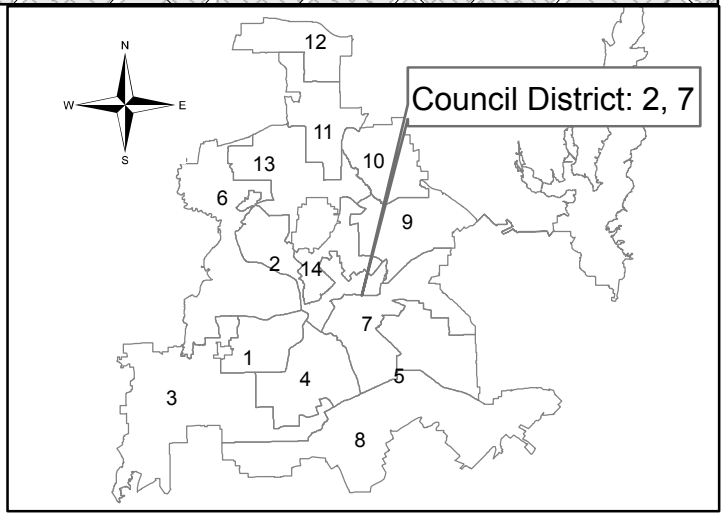
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5754

Segment 7 of 29



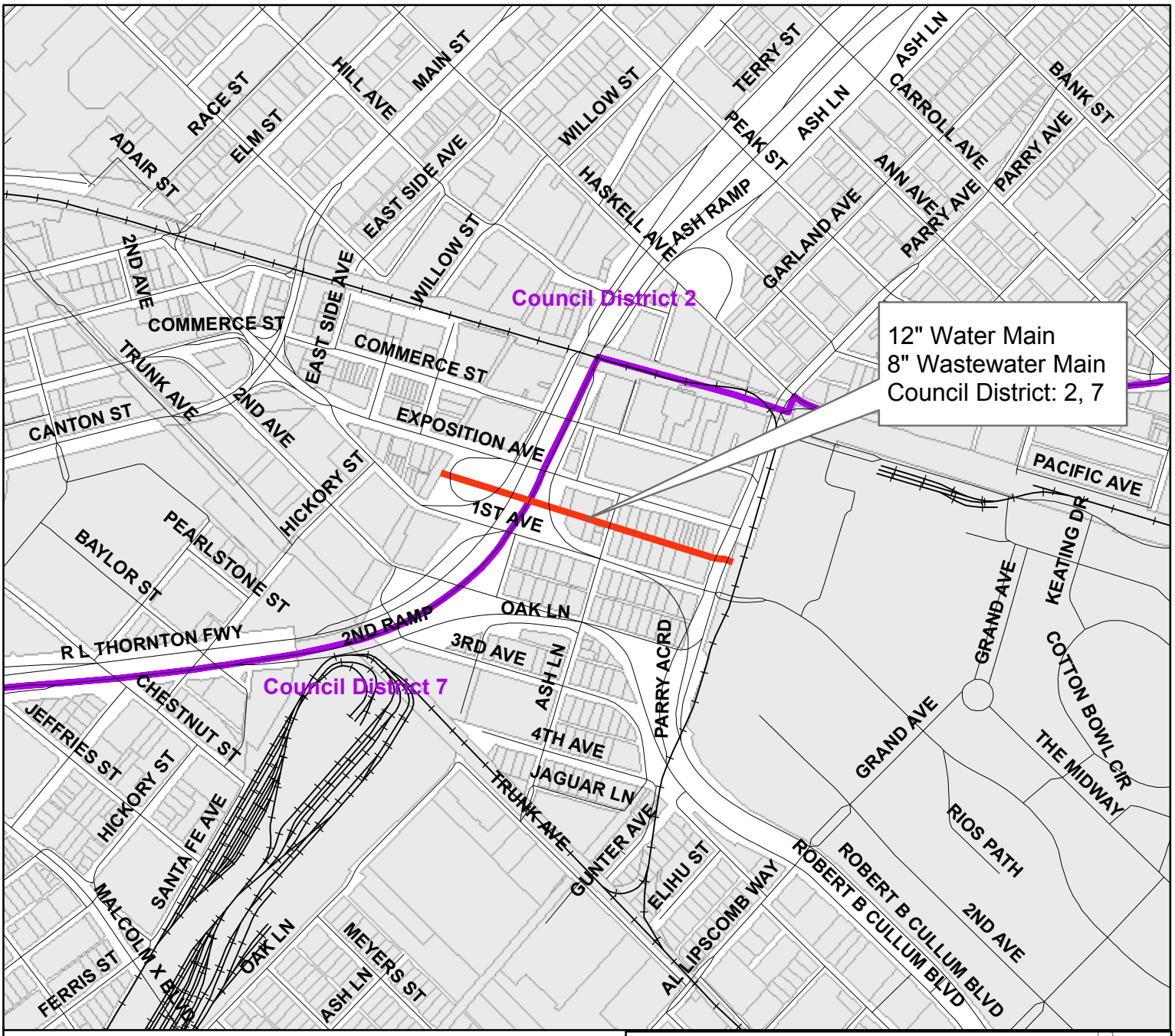
Caldwell Avenue
from Ware Street southeast



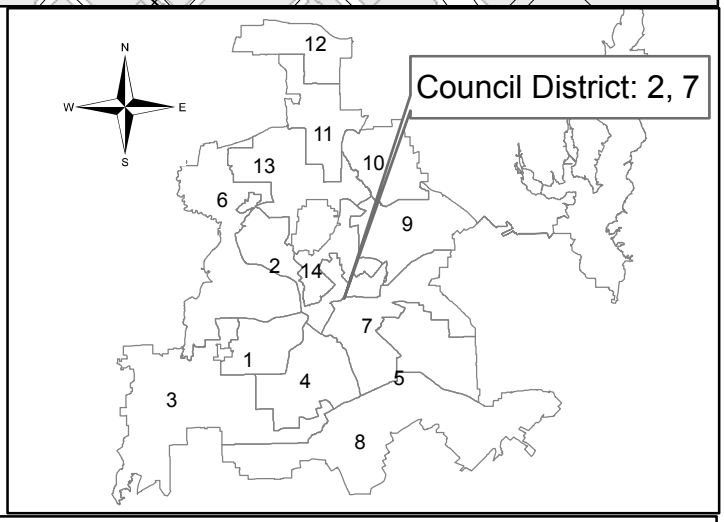
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 781

Segment 8 of 29



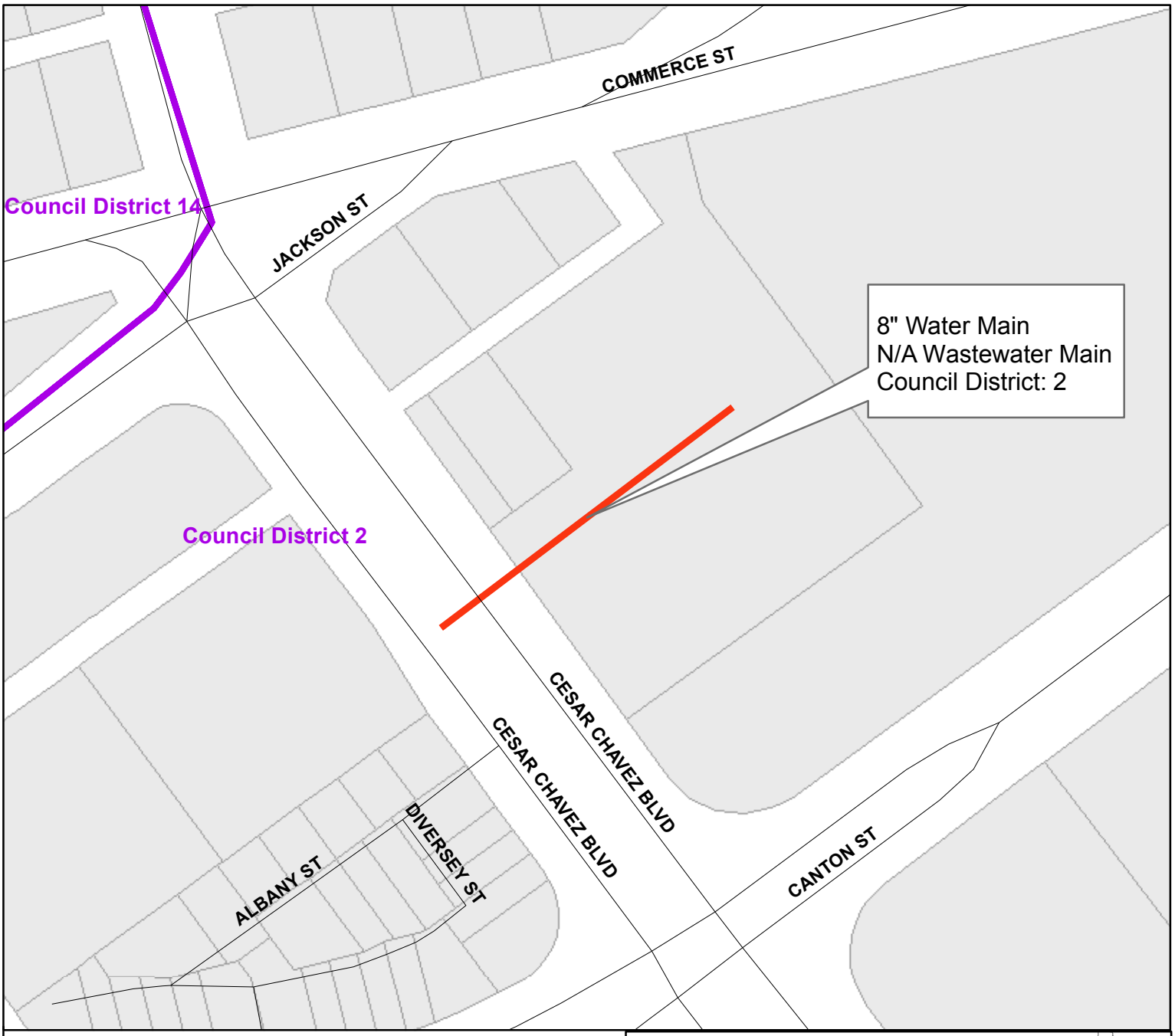
Easement between 1st Avenue and Exposition Avenue from Parry Avenue west



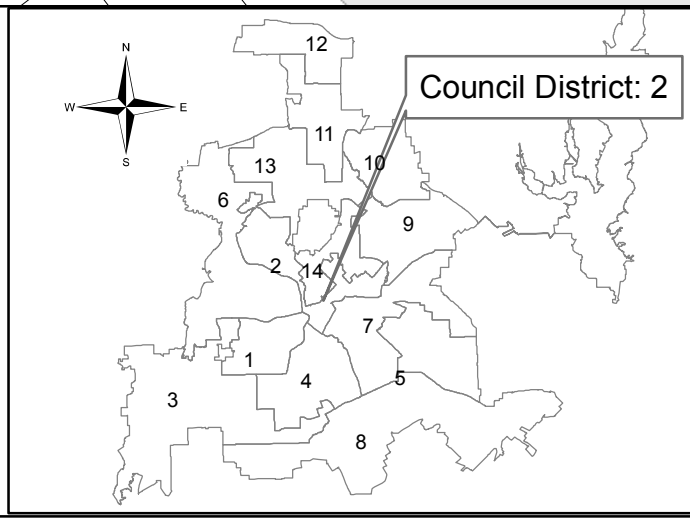
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4294

Segment 9 of 29



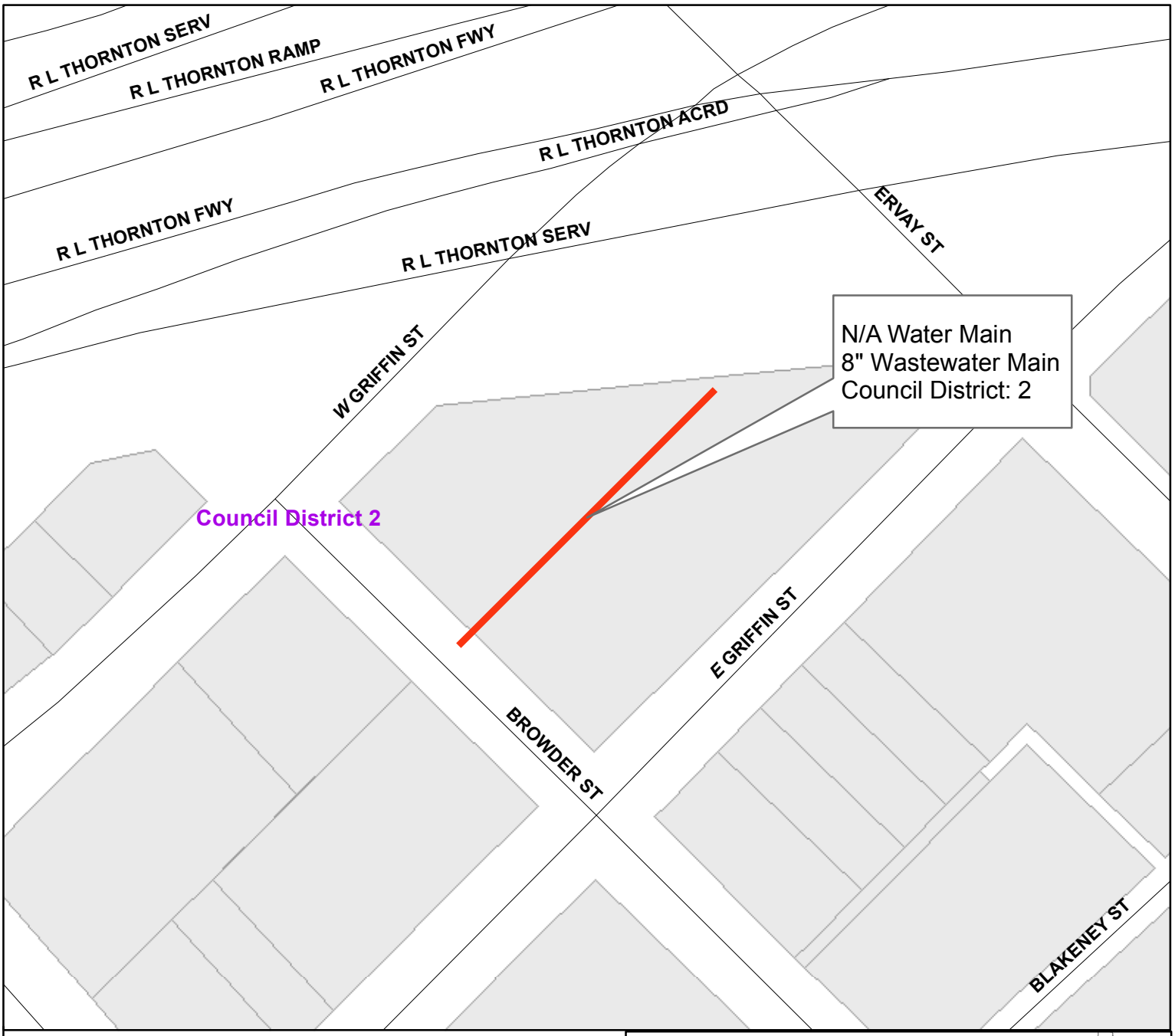
Easement between Canton Street and
Commerce Street
from Cesar Chavez Boulevard east



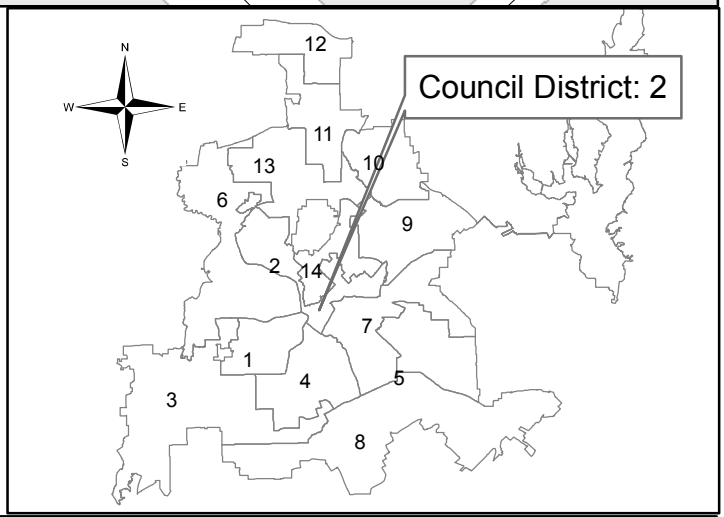
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 1671

Segment 10 of 29



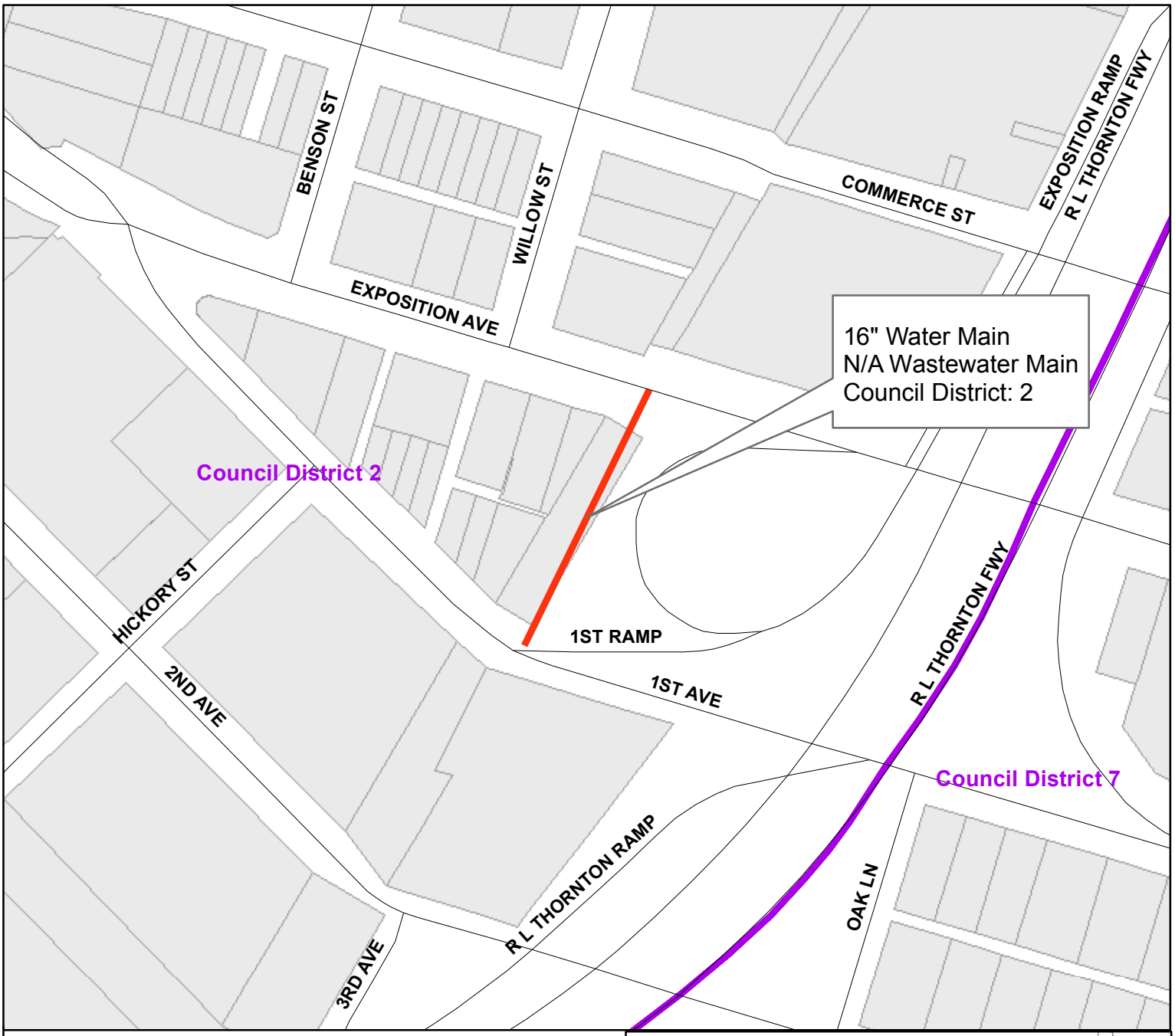
Easement between W. Griffin Street
and E. Griffin Street
from Browder Street north



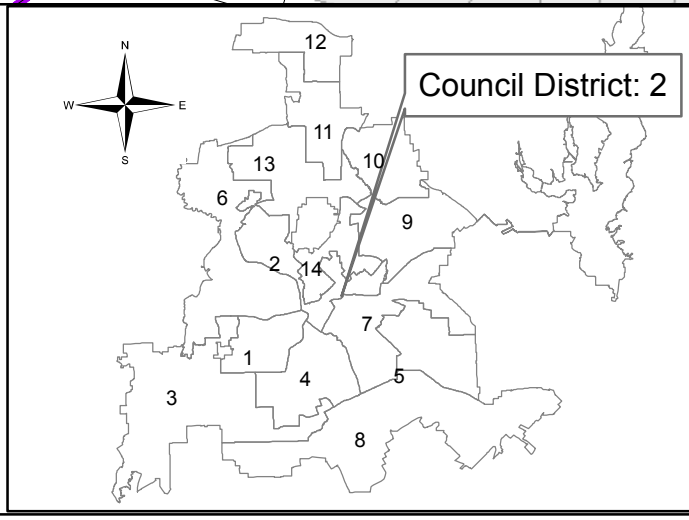
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 6129

Segment 11 of 29



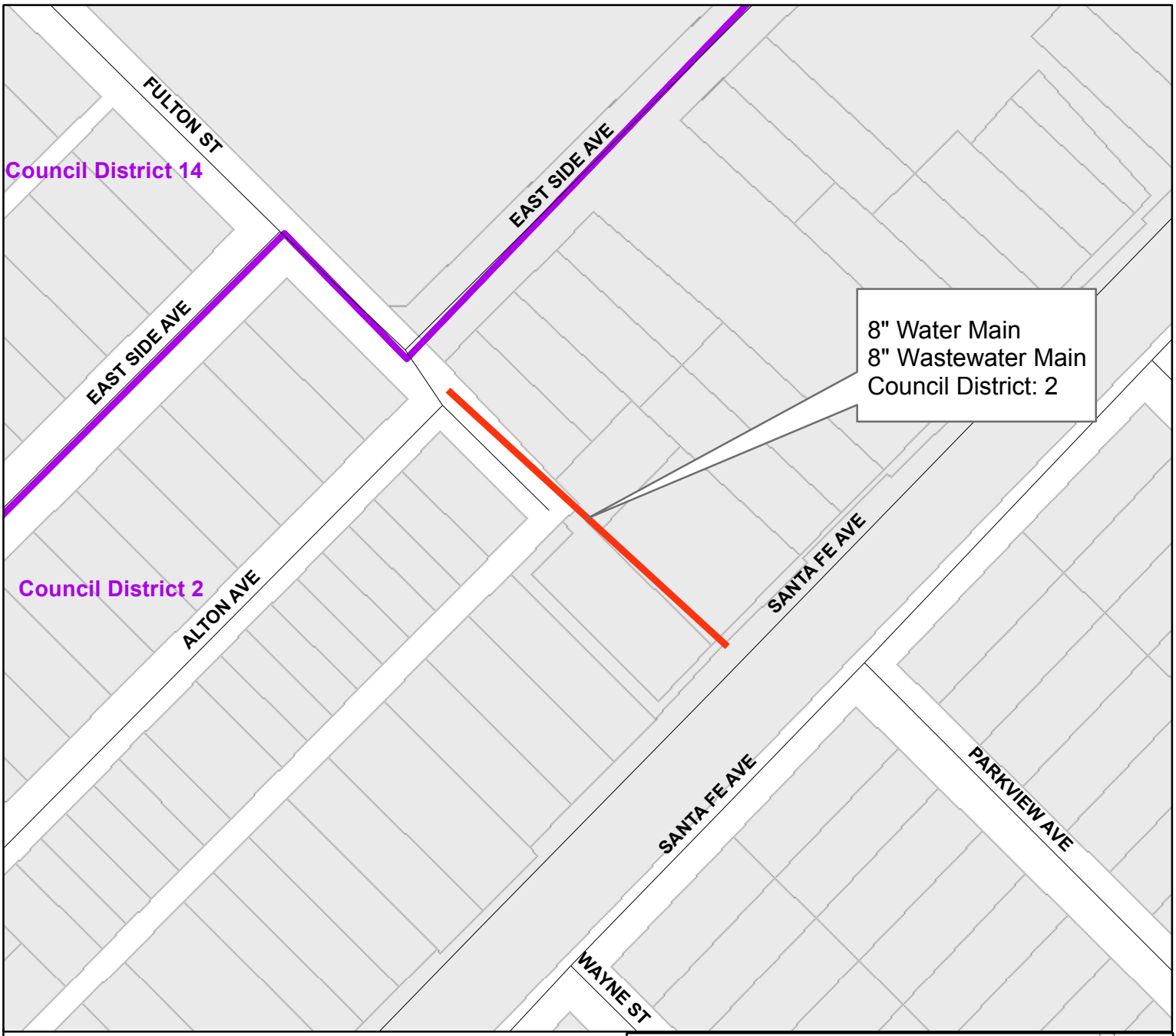
Easement west of Exposition Ramp
from 1st Avenue to Exposition Avenue



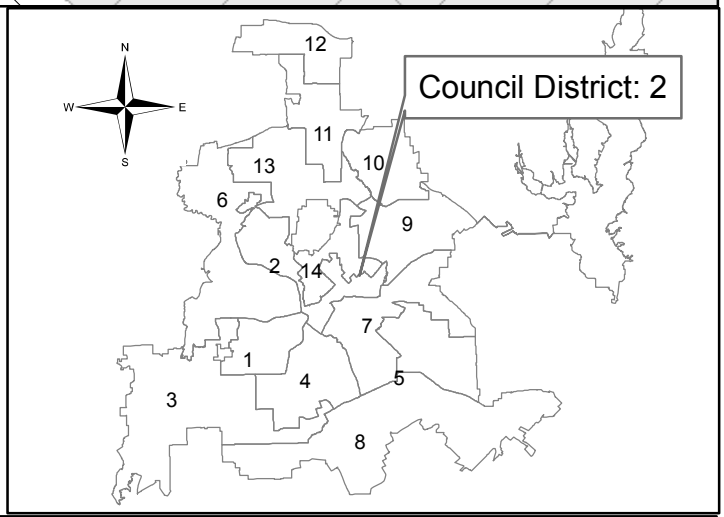
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4293

Segment 12 of 29



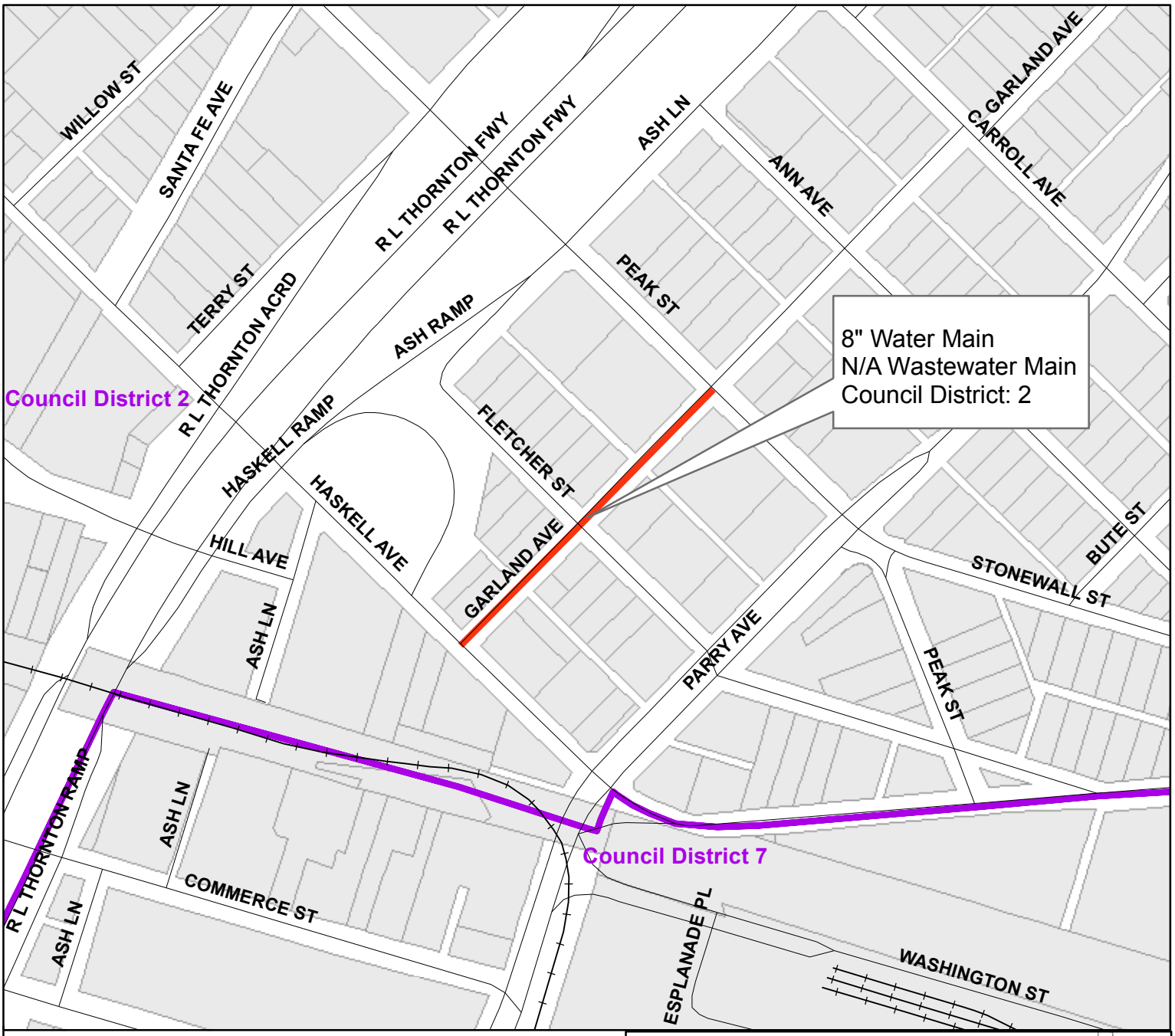
Fulton Street
from Alton Avenue to Santa Fe Avenue



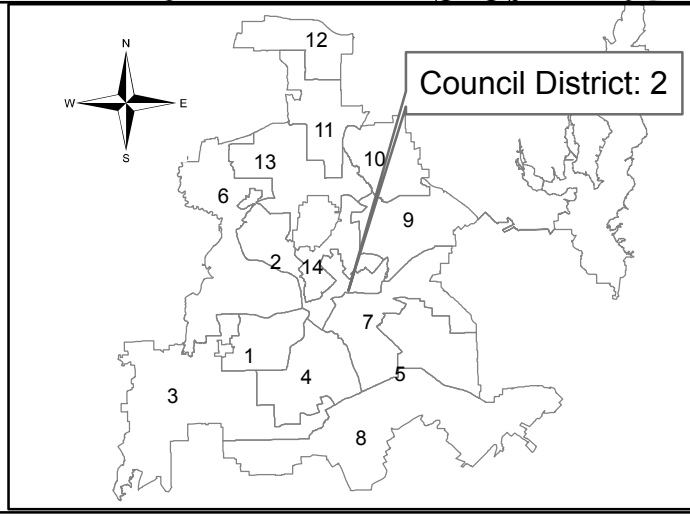
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5736

Segment 13 of 29



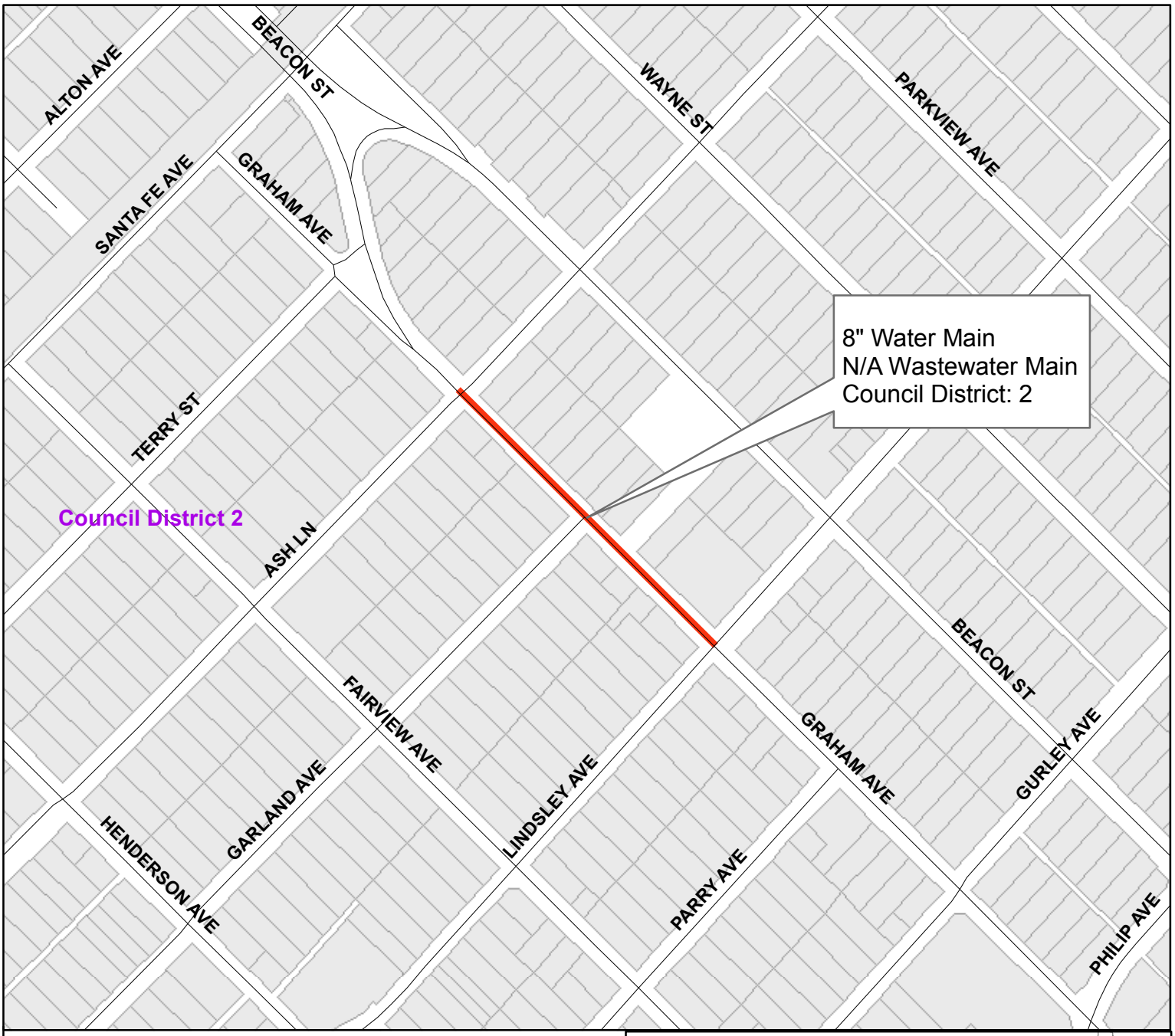
Garland Avenue
from Haskell Avenue to Peak Street



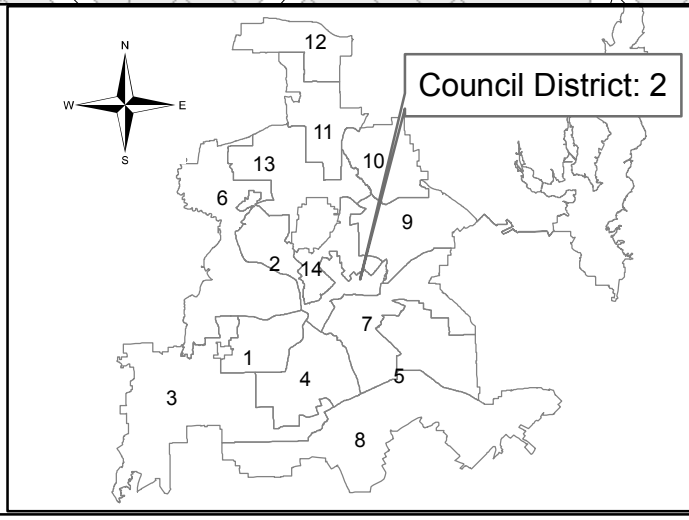
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 1009

Segment 14 of 29



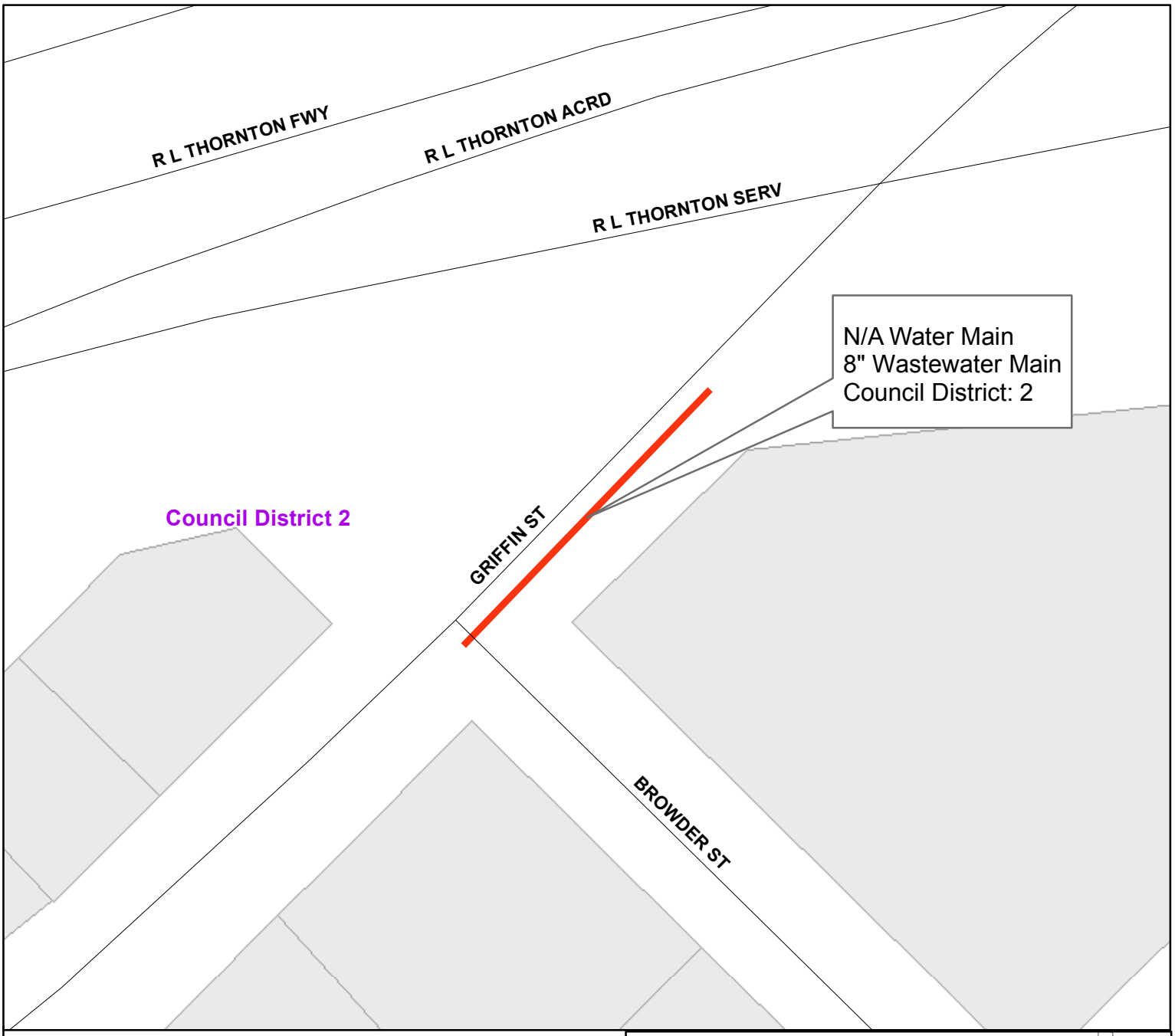
Graham Avenue
from Lindsley Avenue to Ash Lane



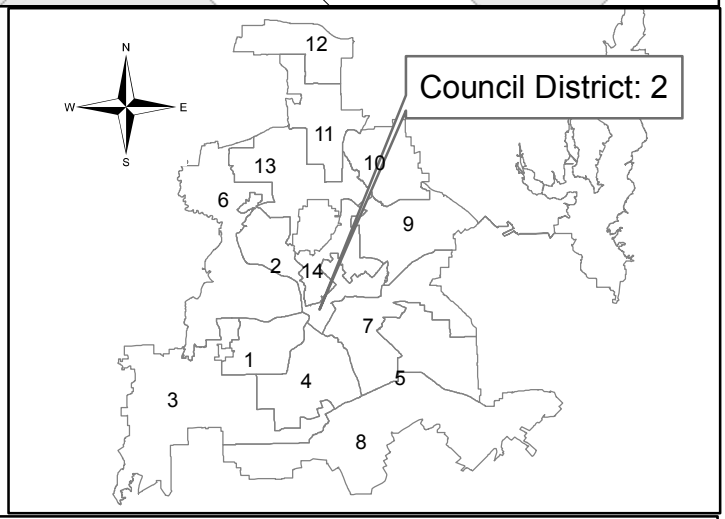
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5169

Segment 15 of 29



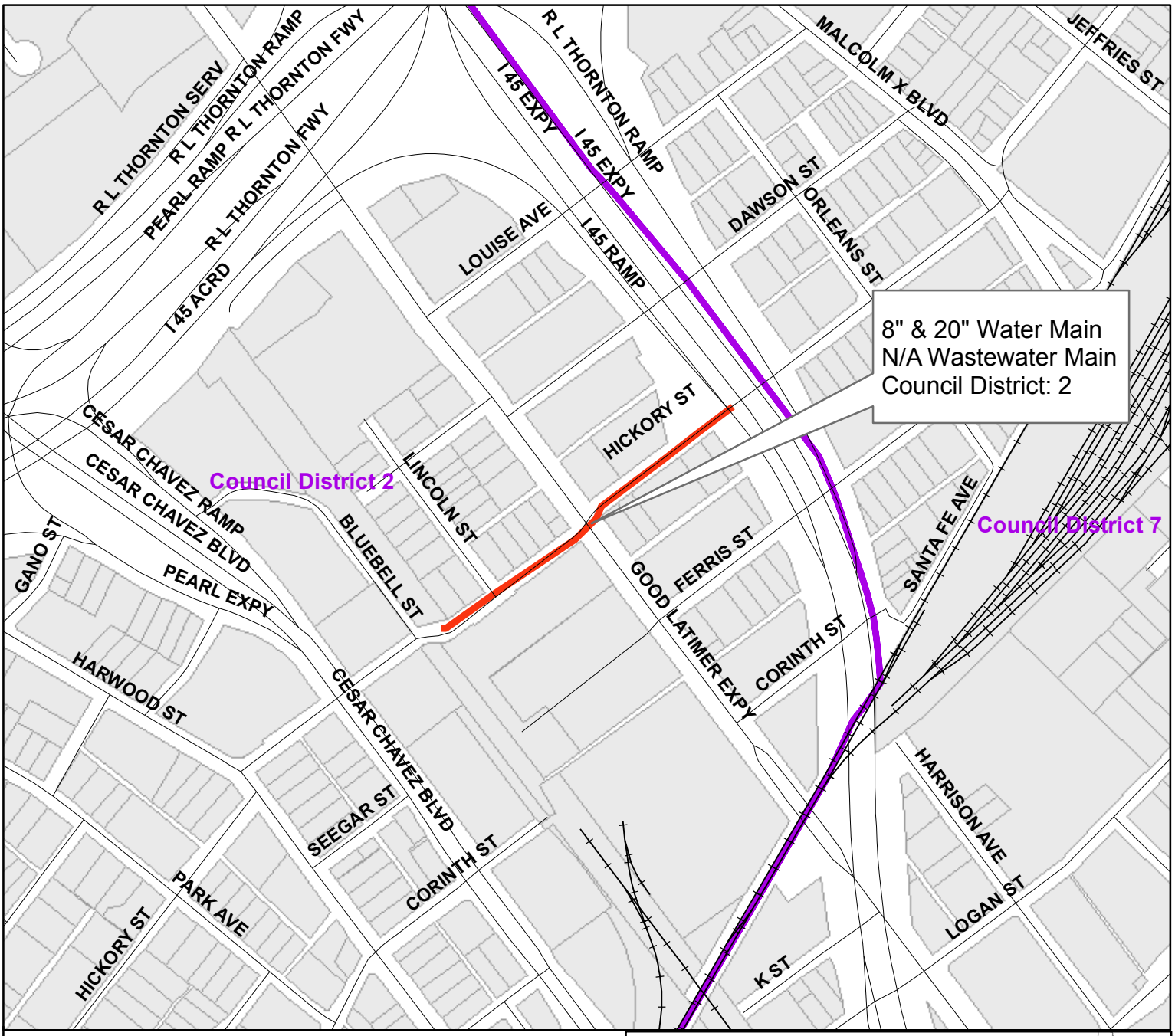
Griffin Street
from Browder Street to R. L. Thornton Service Road



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

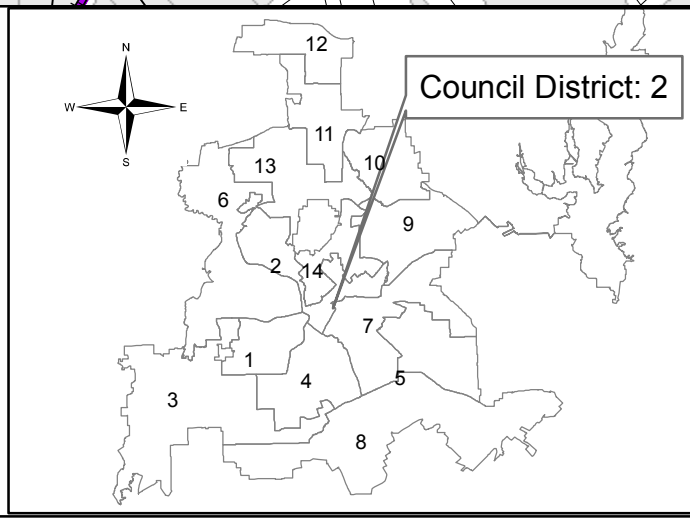
PID: 6128

Segment 16 of 29



Hickory Street

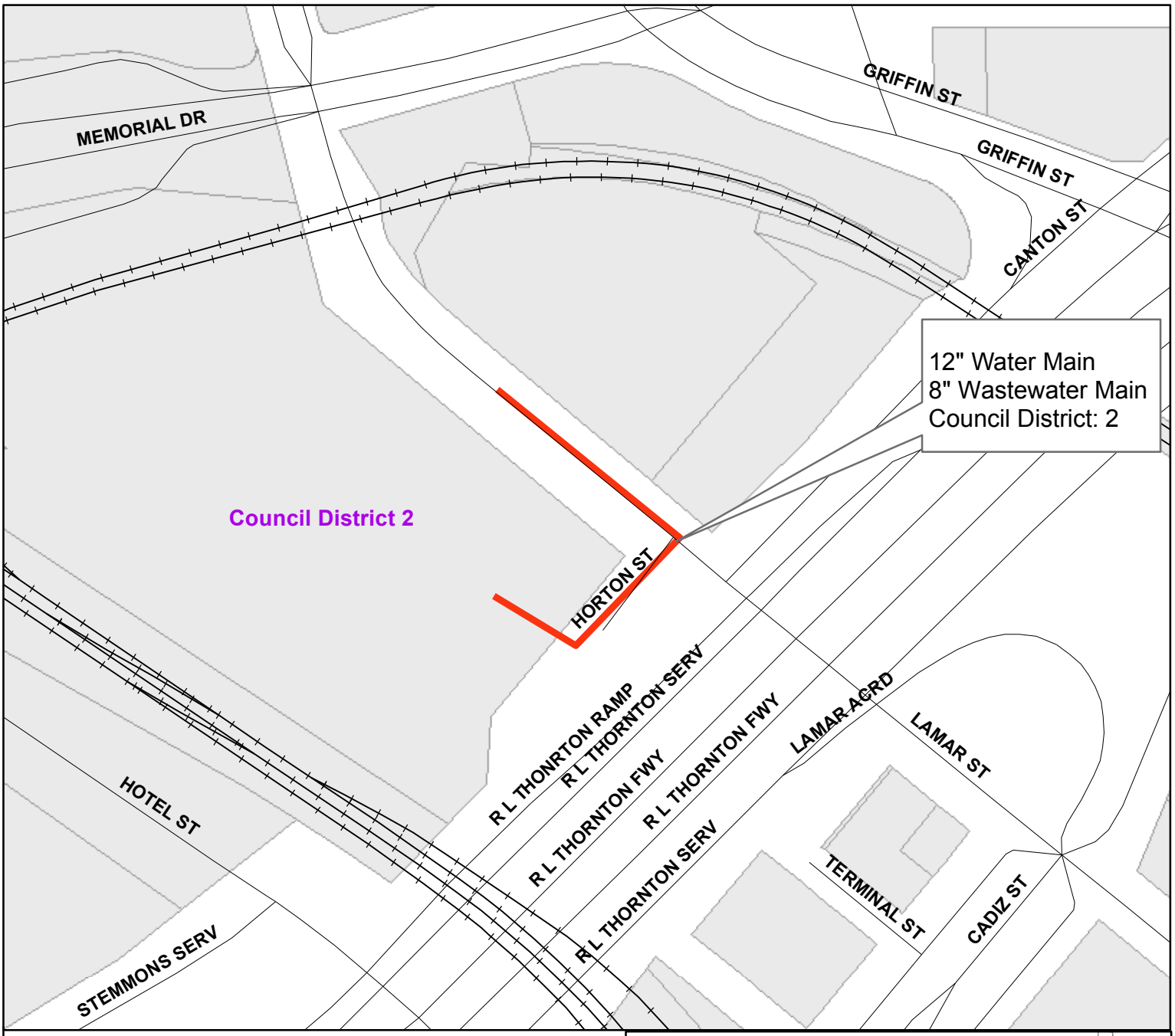
from Bluebell Street to Interstate Highway 45



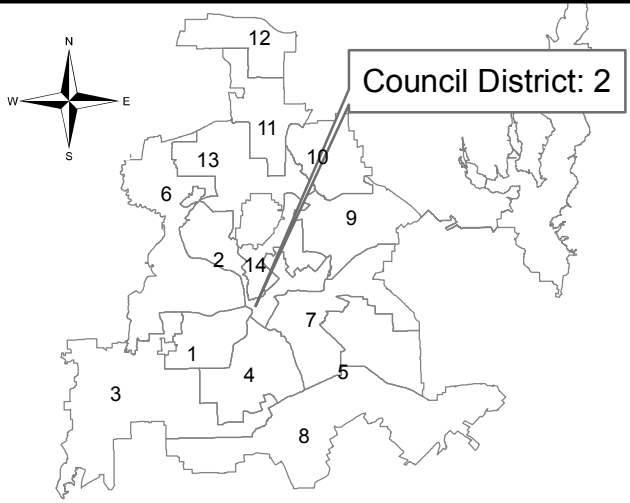
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3159

Segment 17 of 29



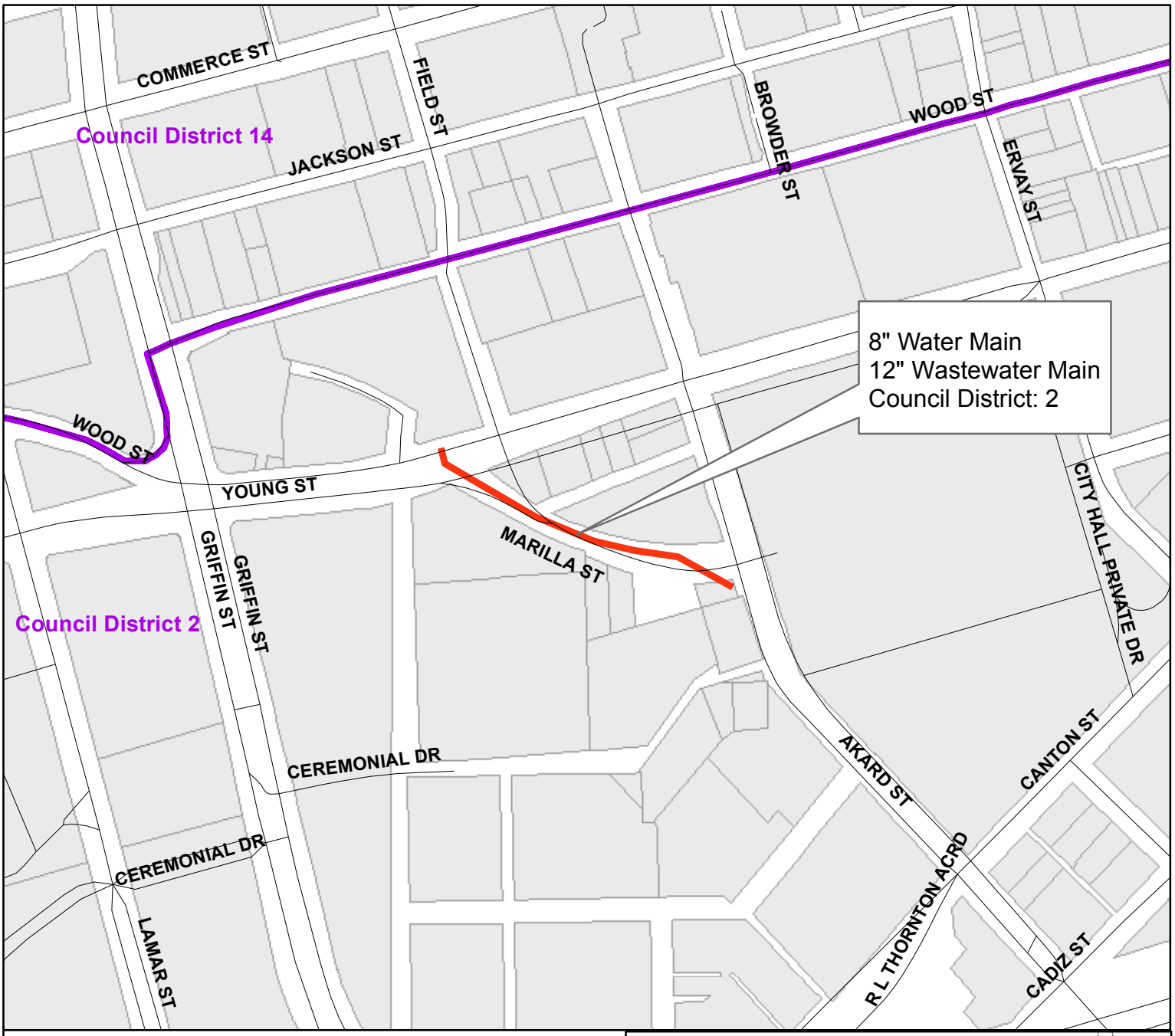
Lamar Street
from Horton Street northwest



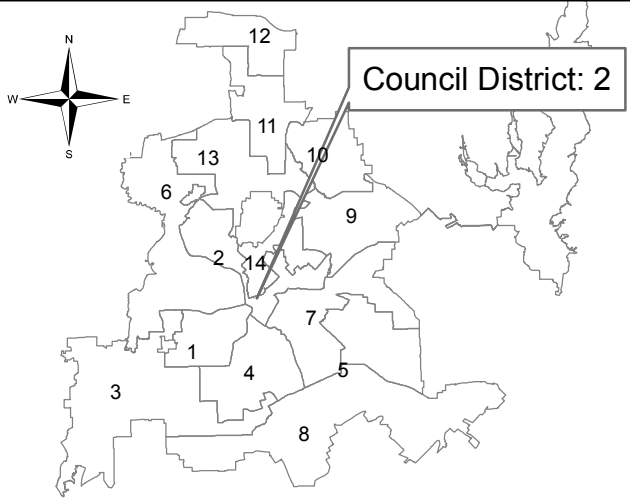
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5339

Segment 18 of 29



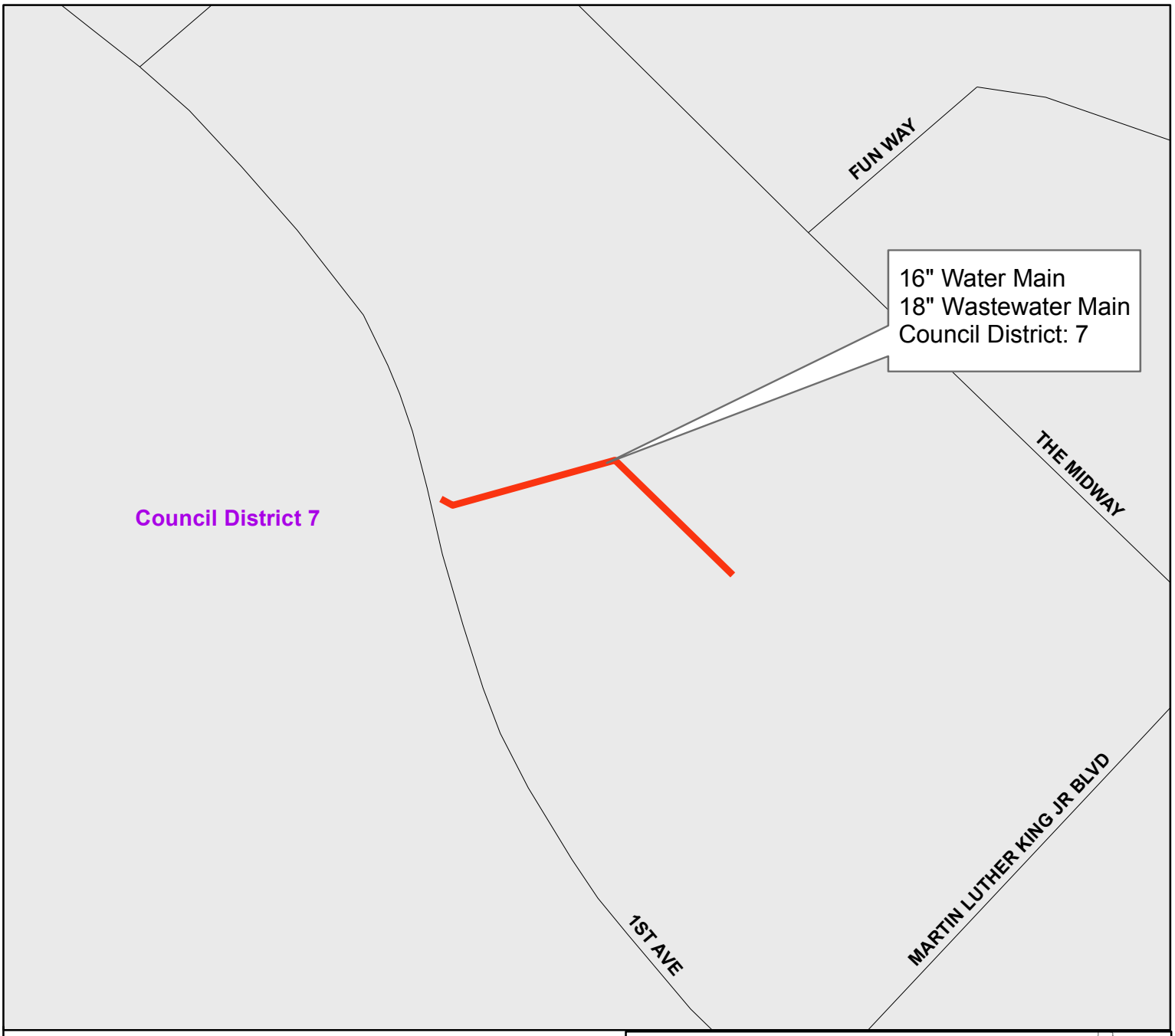
Marilla Street
from Young Street to Akard Street



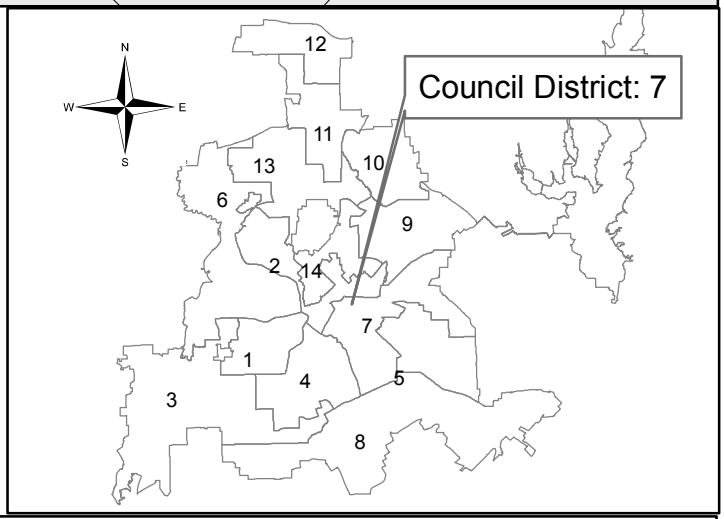
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5321

Segment 19 of 29



Adjacent to Fair Park Aquarium
from 1st Avenue to back of the Aquarium building



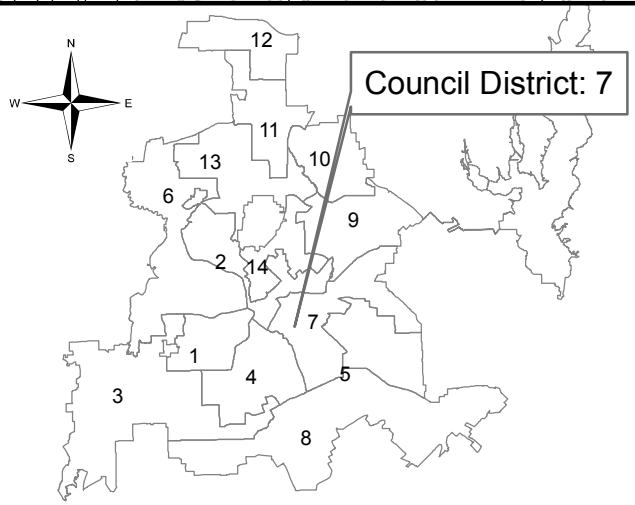
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 5738

Segment 20 of 29



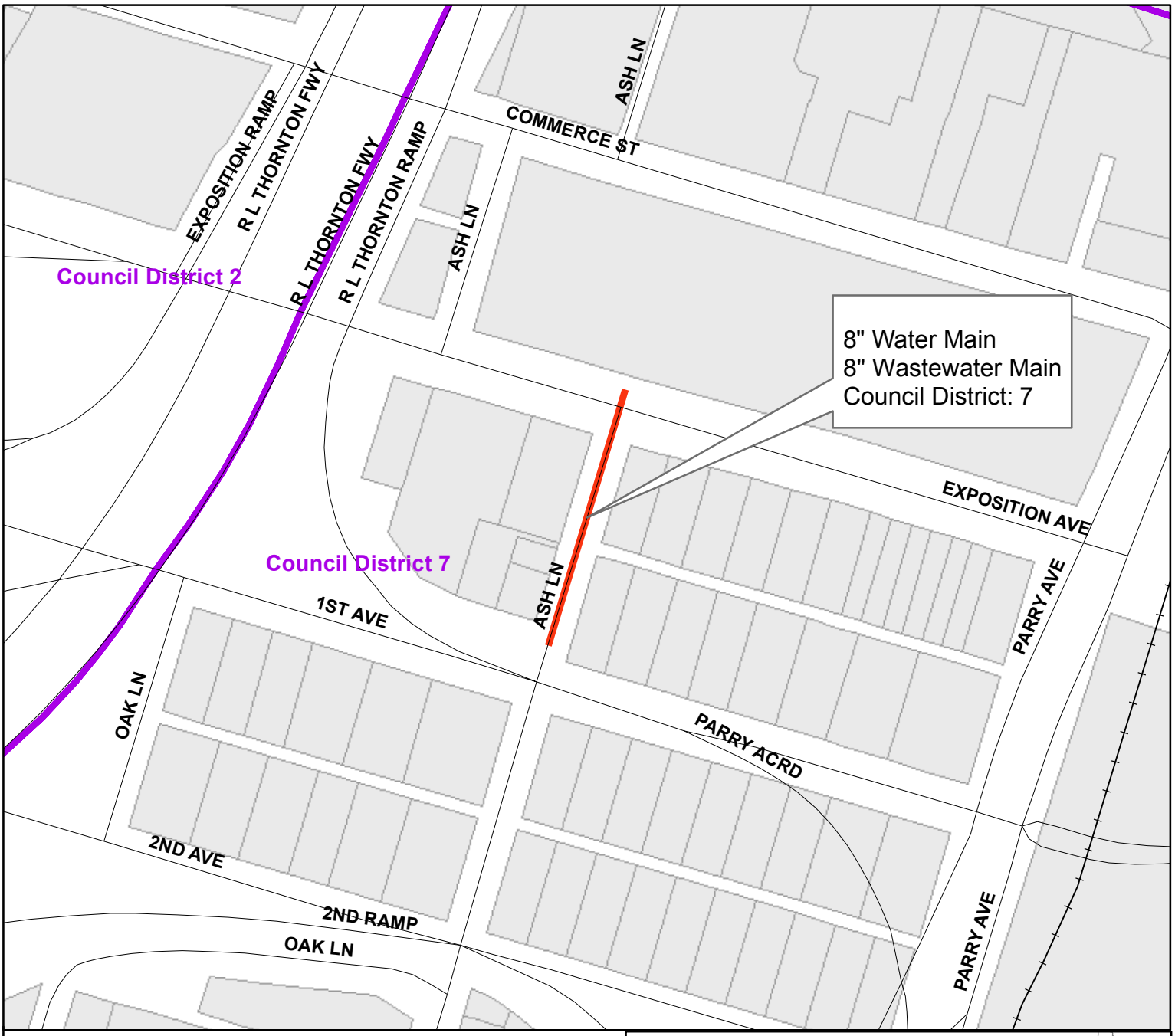
Alley between Eugene Street and Poplar Street
from Central Expressway to Waldron Avenue



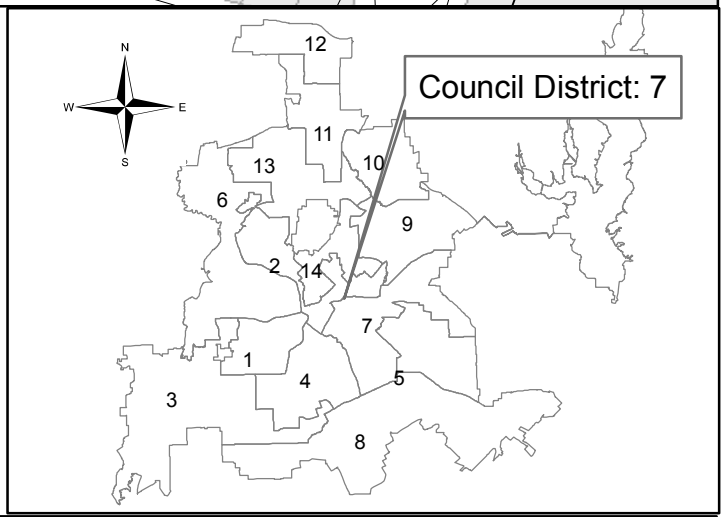
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3180

Segment 21 of 29



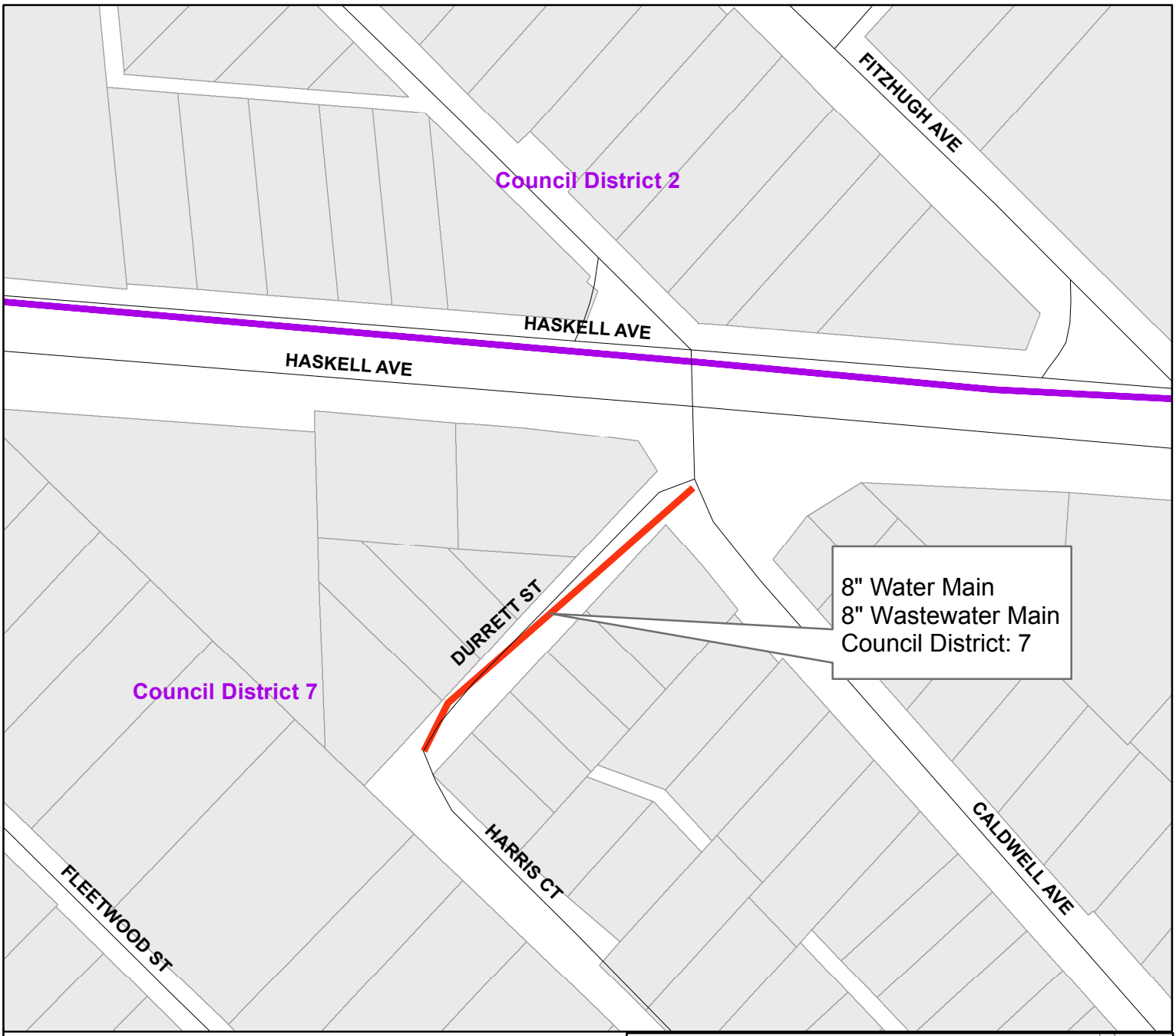
Ash Lane
from Exposition Avenue to 1st Avenue



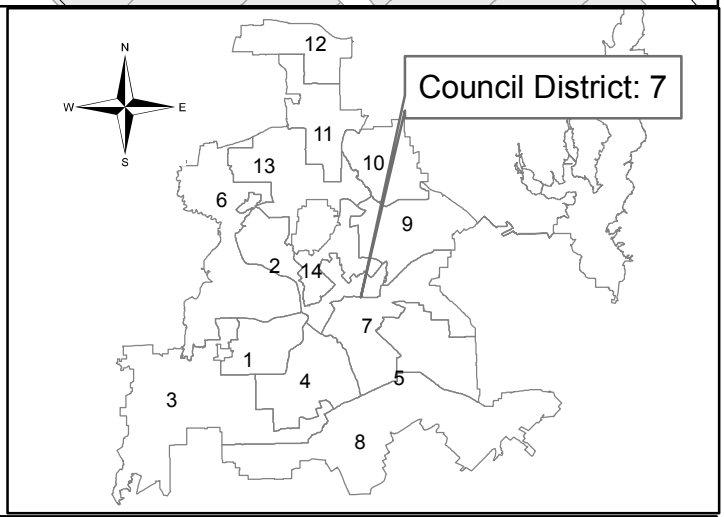
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 6127

Segment 22 of 29



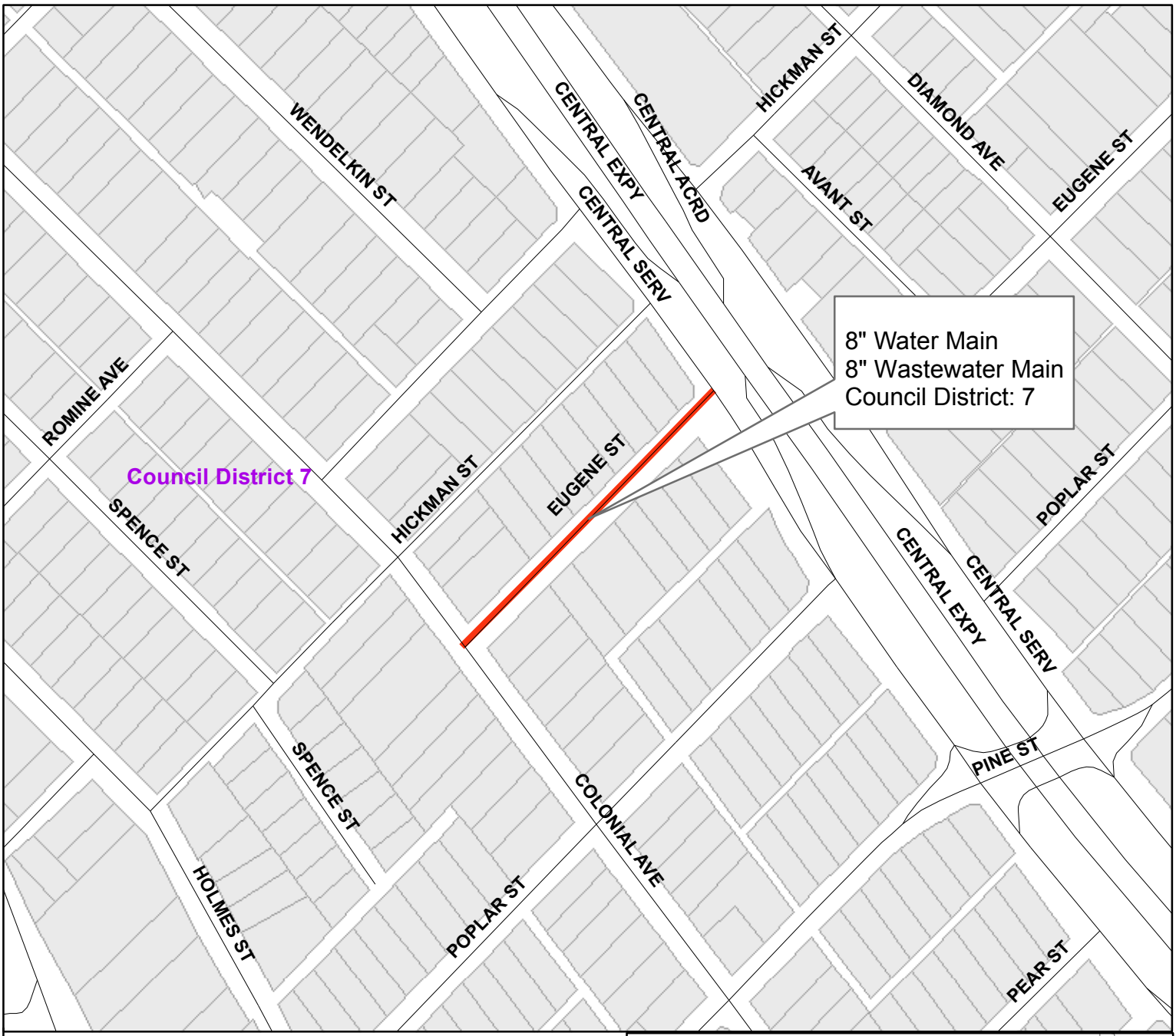
Durrett Street
from Caldwell Avenue to Harris Court



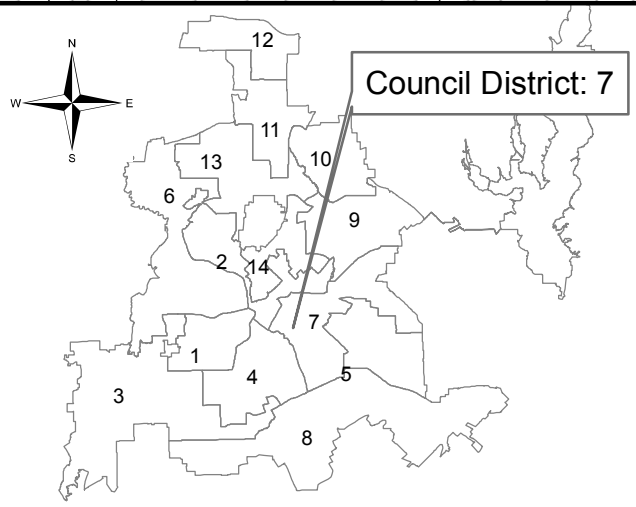
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3860

Segment 23 of 29



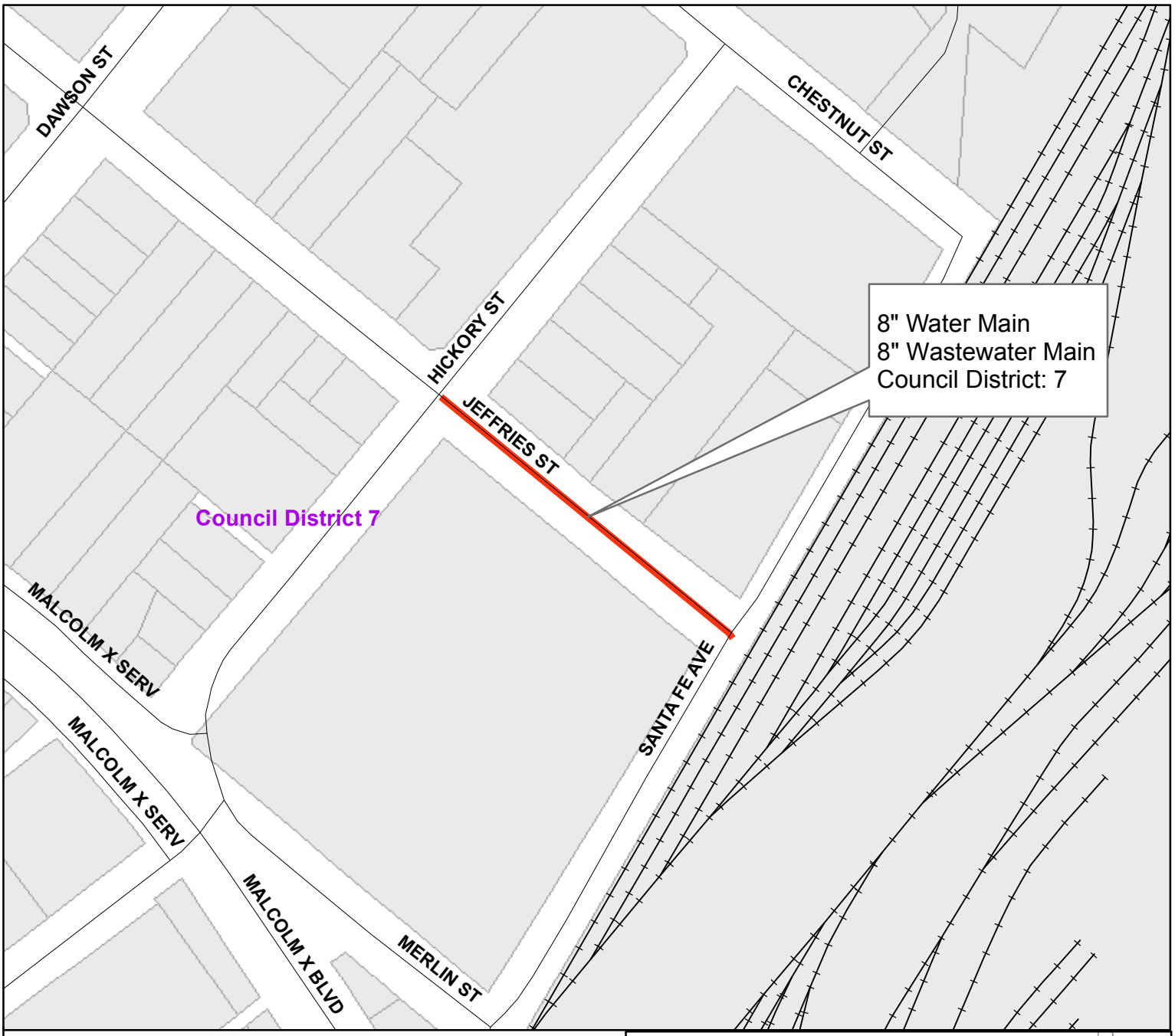
Eugene Street
from Colonial Avenue to Central Expressway



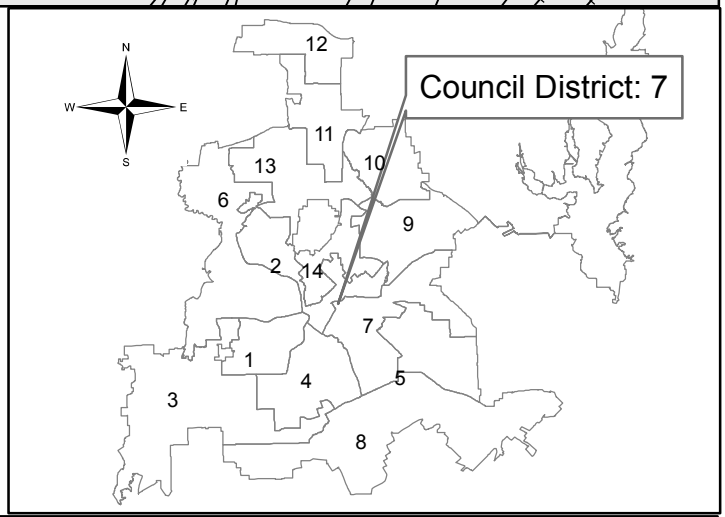
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3195

Segment 24 of 29



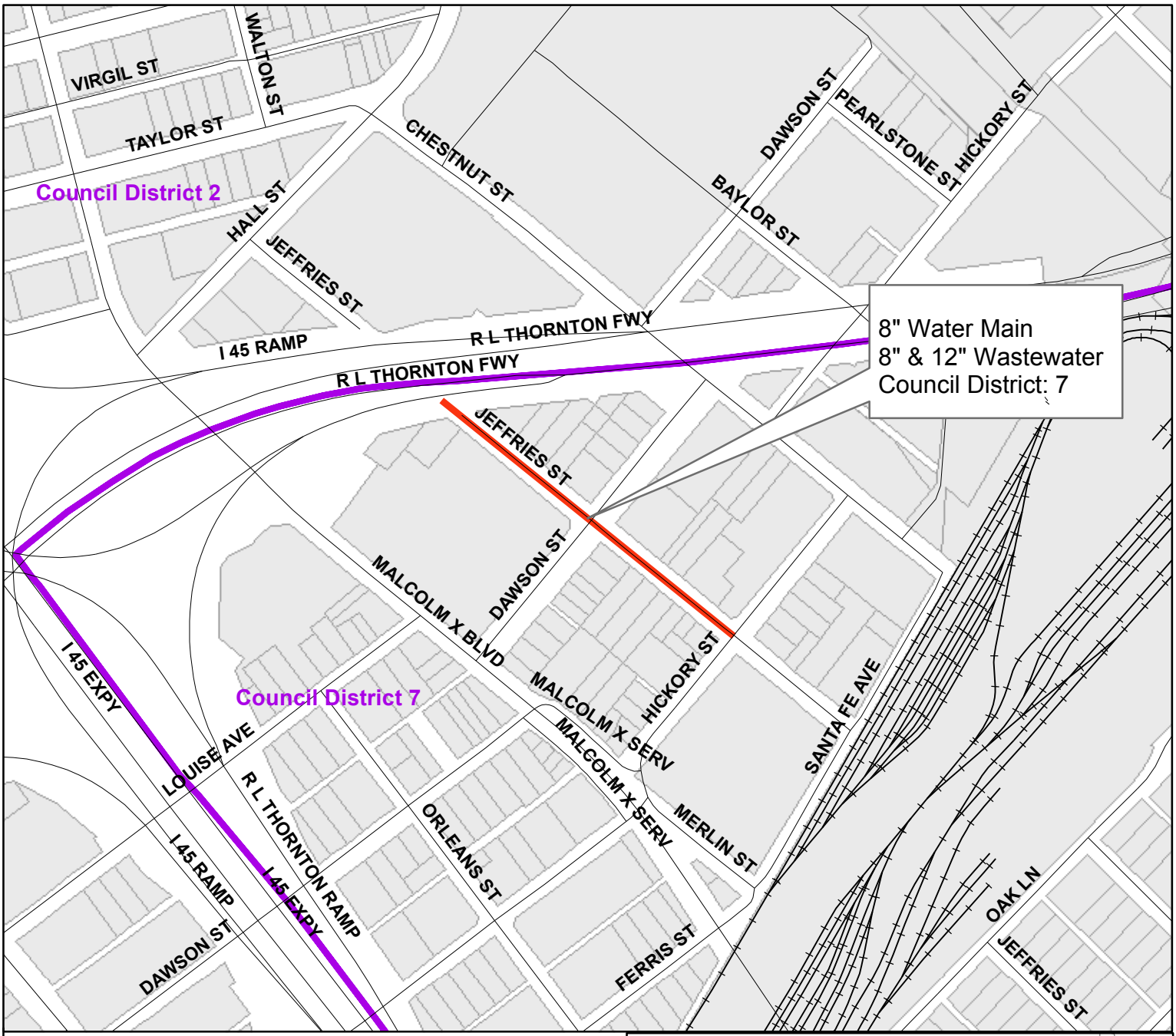
Jeffries Street
from Hickory Street to Santa Fe Avenue



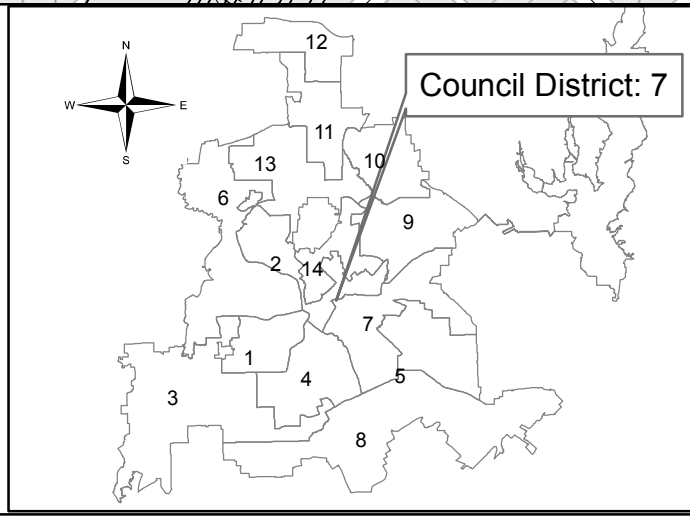
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 1138

Segment 25 of 29



Jeffries Street
from Interstate Highway 30 (R.L. Thornton Freeway) to Hickory Street



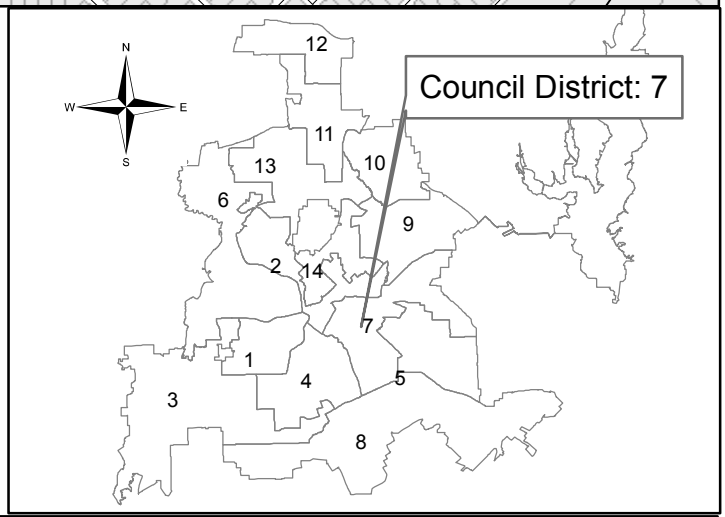
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 4266

Segment 26 of 29



Marburg Street
from Malcolm X Boulevard to Meadow Street



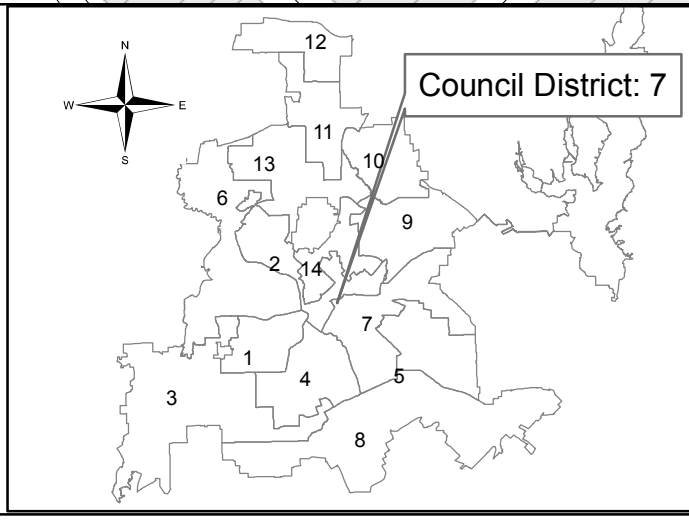
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3199

Segment 27 of 29



Santa Fe Avenue
from Jefferies Street to Merlin Street



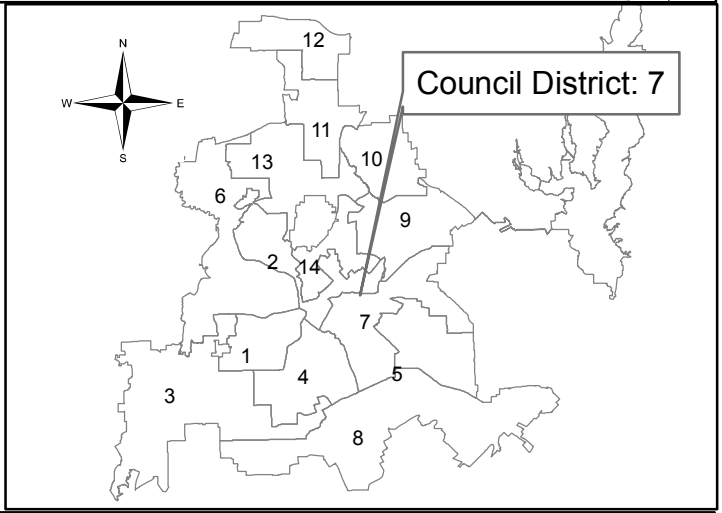
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 6135

Segment 28 of 29



Schull Street
from Caldwell Avenue to Fleetwood Street



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

PID: 3862

Segment 29 of 29

September 26, 2018

WHEREAS, on July 27, 2018, five bids were received for the installation of water and wastewater mains at 29 locations, Contract No. 18-443/444, listed as follows:

Bidders	**Bid Amount**
RKM Utility Services, Inc.	$13,853,532.50
Ark Contracting Services, LLC	$14,130,995.00
John Burns Construction Company of Texas, Inc.	$14,667,538.00
Camino Construction, L.P.	$15,278,009.00
SYB Construction Company, Inc.	$16,587,346.50

WHEREAS, the bid submitted by RKM Utility Services, Inc., 2105 Waterview, Richardson, Texas 75080, in the amount of $13,853,532.50, is the lowest and best of all bids received.

Now, Therefore,

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

SECTION 1. That the bid submitted by RKM Utility Services, Inc., in the amount of $13,853,532.50, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-443/444, be accepted.

SECTION 2. That the City Manager is hereby authorized to sign a construction contract with RKM Utility Services, Inc., approved as to form by the City Attorney, for the installation of water and wastewater mains at 29 locations, in an amount not to exceed $13,853,532.50.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $13,853,532.50 to RKM Utility Services, Inc., as follows:

Water Capital Improvement Fund	
Fund 2115, Department DWU, Unit PW40	
Object 4550, Program 718443, Vendor VS0000026242	
Encumbrance/Contract No. CX-DWU-2018-00007326	$ 9,942,058.93
Wastewater Capital Improvement Fund	
Fund 2116, Department DWU, Unit PS40	
Object 4560, Program 718444, Vendor VS0000026242	
Encumbrance/Contract No. CX-DWU-2018-00007326	$ 3,911,473.57
Total amount not to exceed	$13,853,532.50

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.

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 18-901 **Item #:** 56.

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary’s Office

SUBJECT

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

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Agenda Information Sheet

File #: 18-786 **Item #:** 57.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing & Neighborhood Revitalization

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize an amendment to the City of Dallas Housing Finance Corporation ("DHFC") Articles of Incorporation and Bylaws to revise the structure, organizations, programs and/or activities as shown in Exhibit "A" and Exhibit "B" attached hereto - Financing: No cost consideration to the City

BACKGROUND

On April 25, 1984, the City Council authorized the creation of the DHFC, a public instrumentality and nonprofit corporation, and adopted the Articles of Incorporation. The purpose of the DHFC was to issue revenue bonds on behalf of the City for the purpose of providing funds to finance multifamily developments and mortgage loans for the purchase of single family homes that serve low to moderate income households.

Recently, City identified DHFC's role as an intermediary for the Voucher Sublease Program under the Comprehensive Housing Policy adopted on May 9, 2018. In preparation of the Voucher Sublease Program, staff recommends amending the DHFC's Articles of Incorporation and Bylaws to provide staff administrative support and oversight, streamline functions, modify Board representation by increasing the number of Board members to 15, and memorialize Chapter 12A and portions of Chapter 8 of the Dallas City Code.

On May 8, 2018, the DHFC Board of Directors ("DHFC Board") was briefed by staff on the proposed amendments to the Articles of Incorporation and Bylaws. On June 1, 2018, the DHFC Board submitted a joint proposal of amendments to staff. On June 12, 2018, the DHFC Board adopted the joint proposal of amendments and scheduled a DHFC Board Retreat to discuss the amendments in detail. On July 13, 2018, both staff and DHFC Board walked through the Articles of Incorporation and Bylaws in an effort to present an inclusive and joint recommendation to City Council.

With the exception of two points, staff and the DHFC Board agreed upon the proposed amendments. The following are the two points that the parties have disagreed on:

1. Under Article VII of the Articles of Incorporation, the DHFC Board proposes to incorporate language that a board member must be removed for just cause by the City Council. Staff opposes this language as it was not included in the original Articles of Incorporation.

2. Under Section of 3.1(b) of the Bylaws, the DHFC Board would like to have the ability to appoint the General Manager of the DHFC versus adopting in the Bylaws that the General Manager shall be the Director of the Housing and Neighborhood Revitalization Department or his or her designee ("Director"). Staff does not agree with this change. Since the DHFC is a public instrumentality of the City, it is appropriate for the Director to be in this position to have oversight over the DHFC as the actions of the DHFC could impact the City. Furthermore, since the primary function of the DHFC is to finance the cost of residential ownership and development that will provide decent, safe, and sanitary housing for the residents of the City, it is practical to have the Housing Director who manages housing within the City, serve as the General Manager and provide expertise to the DHFC.

Staff recommends the amendments to the Articles of Incorporation and Bylaws attached as Exhibit "A" and Exhibit "B" and if approved, the Articles of Incorporation to be known as the Certificate of Formation will be filed with the Texas Secretary of State.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 25, 1984, City Council authorized the creation of the City of Dallas Housing Finance Corporation by Resolution No. 84-1458.

On March 28, 1990, City Council authorized an amendment to the Bylaws to expand the loan area for the single-family mortgage program by Resolution No. 90-1116.

On February 28, 2007, City Council approved an amendment to the Bylaws to allow the DHFC to purchase, lease, own, hold title to, otherwise acquire an interest in a residential development with City Council approval by Resolution No. 07-0733.

On March 27, 2013, City Council authorized an amendment to the Articles of Incorporation to state the DHFC was organized for charitable, religious, educational and scientific purpose including for making distributions to 501(c)(3) charitable organizations by Resolution No. 13-0541.

Information about this item was provided to the Government Performance and Financial Management Committee on May 21, 2018.

Information about this item was provided to the Economic Development and Housing Committee on May 21, 2018 and on September 4, 2018.

FISCAL INFORMATION

No cost consideration to the City.

powered by Legistar™

September 26, 2018

WHEREAS, on April 25, 1984, the City of Dallas ("City") authorized the creation of the City of Dallas Housing Finance Corporation ("DHFC") as a Texas nonprofit corporation, pursuant to the Texas Housing Finance Corporation Act, Chapter 394, Local Government Code, V.T.C.A., as amended (the "Act"), to act on behalf of the City in carrying out the public purpose of the Act by Resolution No. 84-1458; and

WHEREAS, the DHFC is authorized by the Act to issue its revenue bonds on behalf of the City for the purpose of providing funding for the development of different types of rental housing and for the purpose of providing funds to finance mortgage loans made to persons of low and moderate income to purchase residences and to issue Mortgage Credit Certificates to first-time homebuyers who purchased residences in the City; and

WHEREAS, on March 28, 1990, City Council authorized an amendment of the DHFC's bylaws to expand the eligible loan area for the single-family mortgage program from "southern portion of the city", "central business district", and "Community Development Block Grant Areas of the City" to "citywide" in order to permit the making of single family mortgage loans within the entire City limits by Resolution No. 90-1116; and

WHEREAS, on February 28, 2007, the City Council authorized an amendment to the DHFC Bylaws to allow the DHFC to purchase, lease, own, hold title to, or otherwise acquire an interest in a residential development, directly or indirectly through a subsidiary of the DHFC, subject to City Council approval by Resolution No. 07-0733; and

WHEREAS, on March 27, 2013, the City Council authorized an amendment to the DHFC's Articles of Incorporation to allow the DHFC to classify all its income as tax exempt in accordance with 509(a)(2) of the Internal Revenue Service Code by Resolution No. 13-0541; and

WHEREAS, on May 9, 2018, City Council authorized the adoption of a new comprehensive housing policy which included the DHFC by Resolution No. 18-0704.

Now, Therefore,

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

SECTION 1. That this City Council hereby finds and determines that it is wise, expedient, necessary and advisable that the amendments be made to the City of Dallas Housing Finance Corporation Articles of Incorporation and Bylaws.

SECTION 2. That pursuant to Article XI of the DHFC's Articles of Incorporation, this City Council does hereby approve and adopt the Amended and Restated Certificate of Formation (formerly known as the Articles of Incorporation) and the Amended and Restated Bylaws as set forth in Exhibit "A" and Exhibit "B", such governing documents shall be effective upon adoption of this resolution, and authorizes the filing with the Texas Secretary of State in accordance with the Texas Housing Finance Corporation.

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

EXHIBIT "A"

AMENDED AND RESTATED CERTIFICATE OF FORMATION

This amended and restated certificate of formation, formerly known as the articles of incorporation, includes new amendments that are submitted for filing pursuant to the applicable provisions of the Texas Housing Finance Corporations Act.

The Unit is defined as the City of Dallas (the "Unit"). The governing body is the Unit's City Council.

On _____, 2018, the governing body of the Unit duly adopted a Resolution No._-____, approving the form of this Amended and Restated Certificate of Formation (the "Certificate of Formation"), and authorizing the filing of this Amended and Restated Certificate of Formation with the Secretary of State.

The City of Dallas Housing Finance Corporation (the "Corporation") is an existing public, nonprofit corporation organized under the provisions of the Texas Housing Finance Corporations Act, Chapter 394, Sections 394.001, et seq., Local Government Code, as amended (the "Act").

ARTICLE I

The name of the Corporation is CITY OF DALLAS HOUSING FINANCE CORPORATION.

ARTICLE II

The Corporation is a public instrumentality and nonprofit corporation.

ARTICLE III

The duration of the Corporation is perpetual.

ARTICLE IV

The Corporation is organized solely to carry out the purposes of the Texas Housing Finance Corporations Act and shall have and possess all powers enumerated in such Act.

In addition, said Corporation is organized exclusively for charitable, religious, educational and scientific purposes, including the purpose of making distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, as amended.

ARTICLE V

The Corporation shall have no members and is a nonstock corporation.

EXHIBIT "A"

ARTICLE VI

The street address of the registered office of the Corporation is Dallas City Hall, Housing & Neighborhood Revitalization – The City of Dallas Housing Finance Corporation, 6DN, 1500 Marilla, Dallas, Texas 75201, and the name of the registered agent is David Noguera.

ARTICLE VII

All powers of the Corporation shall be vested in a Board of Directors consisting of any number of directors, but not less than three, and may be fixed by the bylaws of the Corporation, each of whom shall be appointed by written resolution of the governing body of the Unit. Each member of the governing body of the Unit may appoint only one director. Each director shall serve for a term of two years, unless he or she resigns or is removed and replaced pursuant to this Certificate of Formation before the expiration of a two-year term; provided that, if any director shall at any time also be a member of the governing body of the Unit, then the term of such director shall never exceed the period for which such director is a member of such governing body. Any director may be removed from office at any time by written resolution and the affirmative record vote of a majority of the then-serving members of the governing body of the Unit. All vacancies occurring on the Board of Directors through death, resignation, or otherwise shall be filled by the governing body of the Unit, and the director appointed to fill such vacancy shall hold such office until the expiration of the term for which the vacating director had been appointed. In accordance with Section 8-1.5 "Limitation of Terms" of the Dallas City Code, a director who has served as a member of the Board of Directors for four consecutive two-year terms will not again be eligible to serve until at least one term has elapsed, regardless of whether service was as a director or officer.

All other matters pertaining to the internal affairs of the Corporation shall be governed by the bylaws of the Corporation, so long as such bylaws are not inconsistent with this Certificate of Formation or any law of the State of Texas. Where such inconsistency exists between the bylaws and this Certificate of Formation, the Certificate of Formation shall control the governance of the Corporation.

ARTICLE VIII

The number of directors constituting the initial Board of Directors of the Corporation is three. The names and addresses of the initial directors, each of whom resided at the time of incorporation in the Unit, are:

NAME	ADDRESS
A Starke Taylor, Jr.	City Hall, 1500 Marilla, Dallas, Texas 75201
Annette Strauss	City Hall, 1500 Marilla, Dallas, Texas 75201
Dr. James Hart	City Hall, 1500 Marilla, Dallas, Texas 75201

Each director, including the initial directors, shall be eligible for reappointment.

EXHIBIT "A"

ARTICLE IX

The names and street addresses of the initial incorporators, each of whom resided at the time of incorporation within the Unit, are:

NAME	ADDRESS
A Starke Taylor, Jr.	City Hall, 1500 Marilla, Dallas, Texas 75201
Annette Strauss	City Hall, 1500 Marilla, Dallas, Texas 75201
Dr. James Hart	City Hall, 1500 Marilla, Dallas, Texas 75201

ARTICLE X

On April 25, 1984, the governing body of the Unit duly adopted a resolution approving the form of the initial Articles of Incorporation, approving the creation of the Corporation, and authorizing the Corporation to act on its behalf to further the public purposes in the resolution and the Articles of Incorporation. On March 27, 2013, the governing body of the Unit duly adopted a resolution stating the Corporation was organized for charitable, religious, educational and scientific purpose including for making distributions to 501(c)(3) charitable organizations. On___, 2018, the Board of Directors of the Corporation, and on__, 2018, the governing body of the Unit, amended and restated the Corporation's former Articles of Incorporation in this Certificate of Formation, and approved the form hereof.

ARTICLE XI

This Certificate of Formation may be amended by either of the following methods: (1) the members of the Board of Directors of the Corporation may file with the governing body of the Unit a written application, approved by a majority of the Board of Directors, seeking permission to amend the Certificate of Formation, specifying in such application the amendment proposed to be made. If the governing body of the Unit by appropriate resolution finds and determines that it is wise, expedient, necessary, or advisable that the proposed amendment be made and approves the form and authorizes the amendments to be made, then the Board of Directors of the Corporation may amend the Certificate of Formation and deliver the certificate of amendment to the Secretary of State, or (2) the governing body of the Unit, in its sole discretion, by affirmative vote may amend the Certificate of Formation to change the structure, organization, programs, or activities of the Corporation, including the power to terminate the Corporation, subject to any limitation on the impairment of contracts. The governing body shall thereafter deliver the amended Certificate of Formation to the Texas Secretary of State.

The bylaws of the Corporation may be amended by either of the following methods: (1) the method for amending the Certificate of Formation described in subparagraph (1) of the preceding paragraph; or (2) the governing body of the Unit, in its sole discretion, and at any time, may propose any change to the structure, organization, programs, or activities of the Corporation that it deems wise, expedient, necessary, or advisable, subject to any limitation on

the impairment of contracts entered into by the Corporation, by a majority vote of the appropriate Unit Committee and delivering the proposed revision to the Board of Directors. If approved by the Board of Directors, such amendment must be adopted by a majority vote of the governing body of the Unit in order to take effect. In the event the Board of Directors fails to adopt such amendment, the governing body of the Unit shall hold a public hearing at the appropriate Unit Committee to allow the Board of Directors to provide comments to the amendment. The Unit Committee shall determine, in its sole discretion, to either: (a) propose an alternative amendment for consideration by the Board of Directors; or (b) to recommend approval to the governing body of the Unit to adopt a resolution approving the amendment as is. If approved by the governing body, such amendment may be made to the bylaws.

ARTICLE XII

No dividends shall ever be paid by the Corporation, and no part of its net earnings shall be distributed to, or inure to the benefit of, its directors or officers or any person, association, or corporation, except as reasonable compensation for services rendered; provided, however, that nothing herein contained shall prevent the Board of Directors from transferring its corporate property in accordance with the terms of any written contract entered into by the Corporation.

If the Board of Directors determines that sufficient provision has been made for full payment of the expenses, bonds, and other obligations of the Corporation, any net corporate earnings accruing after the determination shall be paid to the Unit. The Unit shall use amounts received under this subsection only to provide for the housing needs of individuals and families of low and moderate-incomes, including single-family units and mixed income multifamily projects found by the Unit to serve the interests of low and moderate-income individuals and families if the single-family and multifamily projects have as a major purpose the provision of safe, sanitary, and decent housing for individuals and families of low income.

No substantial part of the Corporation's activities shall be carrying on propaganda, or otherwise attempting to influence legislation, and it shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE XIII

If the governing body of the Unit or Corporation determines by resolution that the Corporation should be dissolved; then the Corporation shall execute a certificate of dissolution stating that it substantially met the purpose, all obligations have been met, and declaring the Corporation is dissolved. The certificate of dissolution shall contain the Corporation's seal and must be filed on record with the Texas Secretary of State. The title to all funds and property owned by the Corporation at the time of the dissolution shall vest in the Unit for the purpose of providing for the housing needs of individuals and families of low and moderate-incomes, including single-family units and mixed income multifamily projects found by the Unit to serve the interests of low and moderate income individuals and families if the single-family and multifamily projects have as a major purpose the provision of safe, sanitary, and decent housing for individuals and families of low income. The funds and property shall be promptly delivered

to the Unit.

ARTICLE XIV

The Corporation is subject to the Texas Open Meetings Act, pursuant to Chapter 551 of the Texas Government Code, as amended, and the Texas Public Information Act, pursuant to Chapter 552 of the Texas Government Code, as amended.

ARTICLE XV

The Corporation is subject to the Code of Ethics pursuant to Chapter 12A of the Dallas City Code, as amended.

No director or board member shall have any financial interest, direct or indirect, in any contract with the Corporation, or be financially interested, directly or indirectly, in the sale to the Corporation of any land, materials, supplies or services, except on behalf of the Corporation.

ARTICLE XVI

The Corporation shall be subject to Article I, Section 8-1.1 "Reports to the City Council," Section 8-1.2. "Notice of Appointment; Acceptance," Section 8-1.4. "Qualification Considerations in Appointments to Boards," and Section 8-1.5 "Limitation of Terms"; Article IV, Section 8-14 "Financial Interest," Section 8-18 "Demand for Roll Call," Section 8-20 "Attendance," and Section 8-21 "Excusal During Meeting;" Article V "Code of Conduct;" and Article VI, Section 8-26 "Board Recommendations" in Chapter 8 of the Dallas City Code, as amended.

Date: _____, 2018

VERIFICATION: AMENDMENTS APPROVED AND CERTIFIED TO BE TRUE AND CORRECT and to reflect accurately the official action of the duly constituted officers and members of the Corporation's Board of Directors, by a majority vote of the Board of Directors in office, all on
_____, 2018.

CITY OF DALLAS
HOUSING FINANCE CORPORATION

By: _____
Sherman Roberts, President

ATTEST:

By: _____
Marcy Helfand, Secretary

EXHIBIT "B"

Adopted: April 25, 1984 – Resolution No. 84-1458
Amended: March 28, 1990 – Resolution No. 90-1116
February 28, 2007 – Resolution No. 07-0733
September ___, 2018 – Resolution No. 18-XXXX

AMENDED AND RESTATED BYLAWS OF CITY OF DALLAS HOUSING FINANCE CORPORATION

PREAMBLE

These Bylaws are subject to, and governed by the Texas Housing Finance Corporations Act, Chapter 394 of the Local Government Code, as amended (the "Act"); the Texas Business Organizations Code, as amended ("TBOC"); the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended ("TOMA"); the Texas Public Information Act, Chapter 552 of the Texas Government Code, as amended; and the Articles of Incorporation and/or the Amended and Restated Certificate of Formation (the "Certificate of Formation"), of the City of Dallas Housing Finance Corporation (the "Corporation"), as amended (collectively referred to as the "Governing Regulations"). In the event of a direct conflict between the provisions of these Bylaws and the mandatory provisions of the Governing Regulations, such provisions of the Governing Regulations, as the case may be, shall control. The City of Dallas shall be referred to as the "City" or "Unit" and the Dallas City Council shall be referred to as the "Governing Body."

ARTICLE I
POWERS AND PURPOSES

Section 1.1. Financing of Projects. Any project or projects to be financed in whole or in part through the issuance of obligations of the Corporation must be located within City limits. In order to implement the purposes for which the Corporation was formed and as set forth in the Certificate of Formation, the Corporation may issue obligations to finance all or part of the cost of one or more projects located within the City, provided that all of such actions are made pursuant to the provisions of the Act.

Section 1.2. Powers of Corporation. The Corporation shall possess all powers enumerated in the Act to accomplish the purposes for which the Corporation is organized including without limitation the power to issue bonds to defray, in whole or in part, (a) the development costs of a residential development, as defined in the Act; (b) the costs of purchasing or funding the making of home mortgages, either on a first-come, first-served basis or by selling lender commitments, including all costs related thereto, as allowed by the Act; and (c) any other costs associated with the provision of decent, safe, and sanitary housing and non-housing facilities that are an integral part of or are functionally related to an affordable housing project. The Corporation is a duly constituted authority and a public instrumentality of the City within the meaning of the regulations of the United States Treasury Department and the rulings of the Internal Revenue Service prescribed and promulgated pursuant to Section 103 of the Internal Revenue Code of 1986 (26 U.S.C. §103), as amended, and the Corporation is authorized, and has as an additional specific purpose for its organization and operation, to act on behalf of the City as provided in the Certificate of Formation. However, no agreements, bonds, debts, or obligations of the Corporation

are or shall ever be deemed to be the agreements, bonds, debts, or obligations, or the lending of credit, or a grant of public money or thing of value, of or by the City, or any other political corporation, subdivision, or agency of the State of Texas, or a pledge of the faith and credit of any of them.

However, the Corporation shall not purchase, lease, own, hold title to, or otherwise acquire an interest in a residential development, as such term is defined in the Act (a "Residential Development"), except as set forth below.

The Corporation may by a majority vote of the Board of Directors of the Corporation (the "Board of Directors"), purchase, lease, own, hold title to, or otherwise acquire an interest in a Residential Development, directly or indirectly through a subsidiary of the Corporation, provided that the Governing Body of the Unit, by appropriate resolution, prior to the transaction being consummated by the Corporation: (i) finds and determines that such transaction should be undertaken; (ii) approves the form of the transaction; and (iii) authorizes such purchase, lease, or ownership of, holding of title to, or acquisition of the interest in the Residential Development.

Notwithstanding the foregoing, nothing in these Bylaws shall be construed to restrict or prohibit the Corporation, either acting by or through a duly authorized agent, from exercising any right it may have to satisfy, in whole or in part, any obligation of the Corporation.

Section 1.3. Issuance of Obligations. The Corporation may issue any obligations permitted by the Act upon compliance with all provisions thereof.

Section 1.4. Books and Records; Approval of Programs and Financing Statements. The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board of Directors and any committees of the Board of Directors formed under these Bylaws. All books and records of the Corporation may be inspected by any Director or his agent or attorney for any proper purpose at any reasonable time; and at all times the Unit, including but not limited to the Governing Body, will have access to the books and records of the Corporation upon written request to the General Manager or President. The Unit shall be entitled to annually review and request the Corporation's explanation of any financial statements, programs, or expenditures of the Corporation.

Section 1.5. Nonprofit Corporation. The Corporation shall be a public nonprofit corporation.

Section 1.6. Corporation Policies. The Corporation, by action of the Board of Directors, shall be authorized to promulgate, implement, and amend policies governing the receipt, processing, and approval of applications for financial participation in development projects and prescribing the fees to be paid by applicants in amounts reasonably estimated to, at least, pay the ministerial and staff costs and expenses of the Corporation, plus reasonable reserves therefor.

Section 1.7. Staff Services. Staff services for the Corporation shall be performed by an employee of the Unit, as determined by the Governing Body or the Director of the Housing & Neighborhood Revitalization department of the Unit or designee ("Housing Director"). The Corporation shall reimburse the Unit, from any fees collected by it, the amount of costs for such staff services but in no event shall the amount exceed the amount adopted in the Corporation's annual operating budget or exceed an amount otherwise authorized by a majority vote of the

Board of Directors. Any employee of the Unit that performs the duties described herein shall be known as "staff". Staff shall not include the General Manager, the Assistant General Manager, the Assistant Treasurer, the Assistant Secretary, and the Administrator.

The Board of Directors may at any time hire outside consultants to perform specialized tasks.

ARTICLE II
BOARD OF DIRECTORS

Section 2.1. Powers, Number and Term of Office. The property and affairs of the Corporation shall be managed and controlled by the Board of Directors. Subject to the restrictions imposed by law, the Certificate of Formation, and these Bylaws, the Board of Directors shall exercise all of the powers of the Corporation.

The Board of Directors shall consistent of fifteen members. Each city council member of the Governing Body may appoint one member to the Board of Directors. The term for each member is as set forth in the Certificate of Formation.

Section 2.2. Meetings of Directors. The Board of Directors may hold their meetings at any place authorized by the Act, as the Board of Directors may from time to time determine; provided that, in the absence of any such determination by the Board of Directors, the meetings shall be held at the principal office of the Corporation.

Section 2.3. Regular Meetings. Regular Meetings of the Board of Directors shall be held at such times and places as shall be designated, from time to time, by the Board of Directors.

Section 2.4. Special Meetings. Special Meetings of the Board of Directors shall be held whenever called by the President, by the Secretary, by three or more of the Directors at the time being in office, or upon advice of or request by the Governing Body.

Section 2.5. Public Notice of Meetings; Open Meetings.

(a) Written notice of the date, hour, place and subject of each meeting of the Board of Directors shall be posted before each meeting at such times and in such places as prescribed by TOMA.

(b) Every meeting of the Board of Directors shall be open to the public, except as otherwise permitted by TOMA.

Section 2.6. Quorum. A quorum exists when there are physically present a simple majority of the number of members officially appointed to the Board of Directors, regardless of the total number of members actually appointed to the Board of Directors if less than 15. The act of a majority of the Directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board of Directors, unless the act of a greater number is required by law, the Certificate of Formation, or these Bylaws.

Section 2.7. Conduct of Business. At the meetings of the Board of Directors, matters pertaining to the purposes of the Corporation shall be considered in such order as from time to time the Board of Directors may determine.

At all meetings of the Board of Directors, the President shall preside, and in the absence of the President, the Vice President shall exercise the powers of the President.

The Secretary of the Corporation shall act as Secretary of all meetings of the Board of Directors. In the absence of the Secretary or at the request of the Secretary, the Assistant Secretary shall act as Secretary during a meeting of the Board of Directors. In the absence of the Secretary and Assistant Secretary, the presiding Officer may appoint any person to act as Secretary of the meeting.

Section 2.8. Committees. The Board of Directors, by resolution passed by a majority of the Directors present at a properly-called meeting of the Board of Directors at which there is a quorum present, may designate three or more Directors to constitute a committee, but any committee shall be limited in size so as not to constitute a quorum of the Directors, and any such committee shall act in the manner provided in such resolution. The committee so designated shall keep regular minutes of the transactions of its meetings, shall cause such minutes to be recorded in books kept for that purpose in the office of the Corporation, and shall file such minutes with the Board of Directors from time to time. Committees are solely for advisory purposes and any action undertaken by the committee cannot bind the Board of Directors or the Corporation.

Section 2.9. Compensation of Directors. Directors as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses which are (1) authorized by majority vote of the Board of Directors present at a properly-called meeting of the Board of Directors at which a quorum thereof is present and (2) incurred in the performance of their duties hereunder.

ARTICLE III
OFFICERS, MANAGERS AND ADMINISTRATOR

Section 3.1. Titles and Term of Office.

(a) The officers of the Corporation shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board of Directors may from time to time elect or appoint. Terms of office shall not exceed two years, provided that an officer may be re-elected to such position by the Board of Directors. All officers must be a member of the Board of Directors.

All officers shall be subject to removal from office, with or without cause, at any time by a vote of a majority of the entire Board of Directors.

A vacancy in the office of any of officer shall be filled by a vote of a majority of the entire Board of Directors.

(b) The General Manager of the Corporation shall be the Housing Director of the Unit or his or her designee. The General Manager shall exercise such powers and perform such duties as are set forth in Section 3.6 of these Bylaws and as shall be determined from time to time by the Unit.

(c) The City Attorney's Office will provide general counsel services for the Board of Directors, including, but not limited to, advice regarding TOMA, Robert's Rule of Order, and matters relating to board governance as well as any other legal matters directed by the Board of Directors. The costs to provide such services shall not exceed the amount adopted in the

Corporation's annual operating budget.

The Corporation may engage one or more outside attorneys to provide legal advice to the Corporation and the Board of Directors subject to approval by the City Attorney's Office of any attorney selected by the Corporation to provide such service. The City Attorney's Office may disapprove the engagement of the outside counsel so selected for good cause. Such engagements shall be made on a per-matter basis. The Board of Directors may appoint a committee of its members to review and approve or reject the invoices of any attorney engaged by the Corporation.

Section 3.2. Powers and Duties of the President. The President shall be the chief executive officer of the Corporation, and subject to the direction of the Board of Directors, the President shall be in general charge of the properties and affairs of the Corporation and shall preside at all meetings of the Board of Directors. The President shall be the agent of the Corporation with primary responsibility for executing contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes, and other instruments on behalf of and/or in the name of the Corporation, provided however, that the President may not execute any instrument on behalf of the Corporation without the prior written approval of the Board of Directors. For purposes of this Section 3.2, the approval of the Board of Directors of the parties to and material terms of an instrument shall constitute the approval of the President's execution of such instrument except when the Board of Directors has otherwise authorized the execution of such instrument.

Section 3.3. Powers and Duties of the Vice President. The Vice President shall have such powers and duties as may be assigned by the Board of Directors and shall exercise the powers of the President during that officer's absence or inability to act; provided however, that the Vice President may not execute any instrument on behalf of the Corporation without the prior written approval of the Board of Directors. For purposes of this Section 3.3, the approval of the Board of Directors of the parties to and material terms of an instrument shall constitute the approval of the Vice President's execution of such instrument except when the Board of Directors has otherwise authorized the execution of such instrument.

Section 3.4. Powers and Duties of the Treasurer. The Treasurer shall have custody of all the funds and securities or the Corporation which come into his or her hands. When necessary or proper, he or she may endorse, on behalf of the Corporation, for collection, checks, notes, and other obligations, and shall deposit the same to the credit of the Corporation in such bank or banks or depositories as shall be designated in the manner prescribed by the Board of Directors; he or she may sign all checks, receipts and vouchers for payment made to the Corporation, jointly with the General Manager, Assistant General Manager, Assistant Treasurer and such other Officer as is designated by the Board of Directors; whenever required by the Board of Directors, he or she shall render a statement of the Corporation's accounts; he or she shall enter or cause to be entered regularly in the books of the Corporation to be kept by him or her for that purpose full and accurate amounts of all monies received and paid out on account of the Corporation; he or she shall perform all acts incident to the position of Treasurer subject to the control of the Board of Directors and provided that he or she shall not transfer, convey, or dispose of any asset of the Corporation except as directed by the Board of Directors; and he or she shall, if required by the Board of Directors, give such bond for the faithful discharge of his or her duties in such form as the Board of Directors may require, at the expense of the Corporation.

The Board of Directors shall appoint the Chief Financial Officer ("CFO") of the Unit or his or her

designee to serve as an Assistant Treasurer, who shall have the same level of access to the books and records of the Corporation as the Treasurer. The Assistant Treasurer may perform any duty required of or power granted to the Treasurer in these Bylaws and/or in any resolution or order approved by the Board of Directors.

Section 3.5. Powers and Duties of the Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors in books provided for that purpose; he or she shall attend to the giving and serving of all notices; in furtherance of the purposes of this Corporation, he or she may sign with the President in the name of the Corporation and/or attest the signature thereto, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation authorized by the Board of Directors as set forth in Section 3.2 above; he or she shall have access upon demand to the corporate books and records of which the Treasurer shall have custody and charge, and shall have custody and charge of such other books and papers as the Board of Directors may direct, all of which shall at all reasonable times be open to inspection upon request at the office of the Corporation during business hours, and he or she shall in general perform all duties incident to the office of Secretary subject to the control of the Board of Directors.

The Board of Directors may appoint one or more persons to serve as an Assistant Secretary, which person may, but need not, be a Director. The Assistant Secretary may perform any duty required of or granted to the Secretary in these Bylaws and/or in any resolution or order approved by the Board of Directors, other than the execution of documents.

Section 3.6. Powers and Duties of the General Manager.

(a) The powers and duties of the General Manager shall include the following:

(1) In cooperation with the Corporation's legal counsel, to ensure that all actions of the Board of Directors are in compliance with the laws, ordinances, orders, and resolutions that are in effect.

(2) Except as otherwise herein provided, to hire and remove all subordinates, employees, agents, or contractors of the Corporation.

(3) To manage the day to day operations of the Corporation, subject to the Governing Regulations, the Certificate of Formation, these Bylaws, and any policies and procedures adopted by the Board of Directors.

(4) To review all contracts of the Corporation to ensure each contract is in accordance with the directives of the Board of Directors and execute such contracts when directed by the Board of Directors.

(5) To attend and participate in all meetings and deliberations of the Board of Directors to the extent allowed by TOMA, but shall not possess the power to vote.

(6) To recommend to the Board of Directors for adoption such measures as he or she may deem necessary or expedient to further the goals and priorities of the Governing Body.

(7) In collaboration with the Treasurer and Assistant Treasurer, keep the Board of Directors at all times fully advised of the financial condition of the Corporation including providing monthly financial statements or reports.

(8) To spend funds up to $25,000.00 without prior approval from the Board of Directors when the General Manager deems it necessary to pay a refundable option fee or earnest money in connection with any contract for the sale, purchase, or lease of real property or real property interests, provided that the General Manager shall first execute an enforceable written agreement which makes all funds paid fully refundable at the Board of Director's discretion. Any such agreement or pledge of funds shall be approved by the Board of Directors prior to execution or acceptance of an agreement that would render the funds non-refundable.

(9) To act as budget supervisor with the Treasurer and Assistant Treasurer and as such prepare and submit to the Board of Directors the annual budget.

(b) The General Manager shall execute all necessary documents in performance of the duties specified in Section 3.6(a).

(c) The General Manager may appoint an Assistant General Manager who shall perform such duties of the General Manager as may be assigned by the General Manager and shall exercise the powers of the General Manager during the General Manager's absence or inability to act. The Assistant General Manager shall be removable, with or without cause, at any time by the General Manager. The Assistant General Manager shall not be an officer of the Board of Directors.

(d) The General Manager may appoint an Administrator who shall perform such duties as may be assigned by the General Manager or the Assistant General Manager and shall report to the General Manager or the Assistant General Manager, as applicable. The Administrator shall be removable, with or without cause, at any time by the General Manager and shall not be an officer of the Board of Directors.

(e) The General Manager shall make recommendations to the Board of Directors regarding the engagement and retainment of contractors for professional services, as needed by the Board of Directors.

Section 3.7. Compensation. Officers as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder. The General Manager, Assistant General Manager, Assistant Treasurer, Assistant Secretary, and the Administrator (the "HFC Liaisons") shall not receive any salary from the Corporation for their performance of their duties because the HFC Liaisons are not employees of the Corporation. However, such HFC Liaisons may be reimbursed pursuant to Section 1.7 "Staff Services".

Section 3.8. Requests by the Board of Directors. The Board of Directors may provide input to the Housing Director (or the City Manager, or designee, of the Unit if the Housing Director is operating as the person in question) regarding the performance of duties of General

Manager, the Assistant General Manager, the Assistant Treasurer, the Assistant Secretary, or the Administrator, to ensure alignment of their performance with the duties described in these Bylaws. By a two-third (2/3) vote of the Board of Directors, the Corporation may request that the Housing Director or the City Manager assign a new person to fill the position in question. The Housing Director or the City Manager retains the sole discretion regarding the reassignment of each position.

ARTICLE IV
PROVISIONS REGARDING ARTICLES OF INCORPORATION AND BYLAWS

Section 4.1. Effective Date. These Bylaws shall become effective only upon the adoption of these Bylaws by the Board of Directors and approval of the Governing Body.

Section 4.2. Amendments to Bylaws. These Bylaws may be amended as set forth in the Certificate of Formation.

Section 4.3. Interpretation of Bylaws. These Bylaws and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein. If any word, phrase, clause, sentence, paragraph, section or other part of these Bylaws or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these Bylaws and the application of such word, phrase, clause, sentence, paragraph, section or other part of these Bylaws to any other person or circumstance shall not be affected thereby.

ARTICLE V
GENERAL PROVISIONS

Section 5.1. Principal Office. The principal office of the Corporation shall be located at Dallas City Hall, 1500 Marilla Street, 6DN, Dallas, Texas 75201.

Section 5.2. Fiscal Year. The fiscal year of the Corporation shall be as determined by the Board of Directors.

Section 5.3. Seal. The seal of the Corporation, if any, shall be as determined by the Board of Directors.

Section 5.4. Notice and Waiver of Notice. Whenever any notice whatsoever is required to be given under the provisions of the Act, the Certificate of Formation, or these Bylaws, such notice shall be deemed to be sufficient if sent by U.S. Mail, with proper postage, certified mail return receipt requested or by a nationally recognized overnight delivery service addressed to the person entitled thereto at his or her post office address, as it appears on the books of the Corporation, and such notice shall be deemed to have been given three business days following such mailing.

Attendance of a Director at a meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. Neither the business to be transacted at nor the purpose of any Regular or Special Meeting of the Board of Directors need be specified in the notice of such meeting, unless required by the Board of Directors or by the

provisions of these Bylaws. A waiver of notice in writing, signed by the person or persons entitled to notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Section 5.5. Resignations. Any Director or Officer may resign at any time. Such resignations shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the President or Secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

Section 5.6. Action Without a Meeting of Directors or Committees. Any action which may be taken at a meeting of the Board of Directors or of any committee may be taken without a meeting if a consent in writing, setting forth the action to be taken, shall be signed by all of the Directors, or all of the members of the committee, as the case may be, subject to TOMA. Such consent shall have the same force and effect as a unanimous vote and may be stated as such in any articles or document filed with the Secretary of State, or any other person.

Section 5.7. Approval or Advice and Consent of the Governing Body. To the extent these Bylaws refer to any approval by the Unit or refer to advice and consent by the Unit, such advice and consent shall be evidenced by a certified copy of a resolution, or motion duly adopted by the Governing Body.

ARTICLE VI
CODE OF ETHICS

Section 6.1. Conflicts of Interest. In addition to the sections of the Dallas City Code adopted by reference in the Certificate of Formation, it is the policy of the Corporation that Directors and Officers conduct themselves in a manner consistent with sound business and ethical practices; that the public interest always be considered in conducting corporate business; that the appearance of impropriety be avoided to ensure and maintain public confidence in the Corporation; and that no Officer, employee or member of the Board of Directors, should have an interest, financial or otherwise, direct or indirect, or engage in any business, transaction or professional activity or incur any obligation of any nature which is in conflict with the proper discharge of his or her duties and are not to use their position for personal gain.

ARTICLE VII
INDEMNIFICATION

Section 7.1. Indemnification. A Director of the Corporation shall not be personally liable to the Corporation for monetary damages for any act or omission in such Director's capacity as a Director, except that this Article does not authorize the elimination or limitation of the liability of a Director to the extent the Director is found liable for: (i) a breach of a Director's duty of loyalty to the Corporation; (ii) an act or omission not in good faith that constitutes a breach of duty of the Director to the Corporation or an act or omission that involves intentional misconduct or a knowing violation of the law; (iii) a transaction from which a Director received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the Director's office; or (iv) an act or omission for which the liability of a Director is expressly provided for by an applicable statute. The foregoing elimination of liability shall not be deemed exclusive of any other rights, limitations of liability or indemnity to which a Director may be entitled under any other provision

of the Restated Certificate of Formation or Bylaws of the Corporation, contract or agreement, vote of Directors, principle of law or otherwise. Any repeal or amendment of this Article shall be prospective only, and shall not adversely affect any limitation on the personal liability of a Director of the Corporation existing at the time of such repeal or amendment. In addition to the circumstances in which a Director of the Corporation is not personally liable as set forth in the foregoing provisions of this Article, a Director shall not be liable to the full extent permitted by any amendment to the Texas Business Organizations Code or Texas Housing Finance Corporations Act hereafter enacted that further eliminates or authorizes the elimination of the liability of a Director.

Section 7.2. Directors and Officers Insurance. The Corporation shall indemnify Directors, Officers, employees and agents of the Corporation to the fullest extent permitted by law, subject in each case to the restrictions, if any, of Section 7.1 above. The Corporation shall have the power to purchase and maintain at its cost and expense insurance on behalf of such persons to the fullest extent permitted by law.

VERIFICATION: AMENDMENTS APPROVED AND CERTIFIED TO BE TRUE AND CORRECT and to reflect accurately the official action of the duly constituted officers and members of the Corporation's Board of Directors, by a majority vote of the Board of Directors in office, all on_____, 2018.

CITY OF DALLAS
HOUSING FINANCE CORPORATION

By: _____
Sherman Roberts, President

ATTEST:

By: _____
Marcy Helfand, Secretary

Agenda Information Sheet

File #: 18-865 **Item #:** 58.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize **(1)** the second five-year renewal option to the amended and restated Management Services Contract, Phase II, with Bridge Steps, for continued operation of The Bridge for the period October 1, 2018 through September 30, 2023; **(2)** funding for the period October 1, 2018 through September 30, 2019 in an amount not to exceed $4,470,000.00; **(3)** new good neighbor provisions relating to community engagement and internal and external operations; and **(4)** up to 50 pay-to-stay shelter beds for stays of up to 90 days per person at a rate of $12.00 per person per night for the period October 1, 2018 through September 30, 2019 in an amount not to exceed $235,000.00 - Total not to exceed $4,705,000.00 - Financing: General Fund

BACKGROUND

On December 13, 2017, City Council authorized the amended and restated Management Services Contract, Phase II ("Management Services Contract"), with Bridge Steps, for continued operation, programming, and management of The Bridge Homeless Assistance Center ("HAC") located at 1818 Corsicana, as a low-barrier, housing-focused shelter committed to ending and preventing homelessness, with continued emphasis on using the Homeless Management Information System ("HMIS") to record and report client and services data, and increased emphasis on fundraising and financial sustainability. By floor amendment, the end date for the first five-year renewal option was accelerated from September 30, 2020 to September 30, 2018, with a second five-year renewal option, if the City elects, to begin on October 1, 2018 and end of September 30, 2023, by Resolution No. 17-1865.

Approval of this item will authorize exercise of the second five-year renewal option to the Management Services Contract for continued operation of The Bridge for the period October 1, 2018 through September 30, 2023, provide funding for the operation of the Bridge in an amount not to exceed $4,470,000.00 (down from $4,800,000.00 for the prior year, a reduction of $330,000.00), and include new good neighbor provisions relating to community engagement and internal and external operations. A separate item would authorize an Interlocal Agreement to accept $1,000,000.00, for homeless assistance services to be provided at The Bridge, for the period October 1, 2018 through

September 30, 2019, as revenue to offset the City's expense.

The Bridge opened on May 20, 2008, providing a centralized entry point for homeless persons to access multiple services at one location through on-site services and co-located agencies. The Bridge serves more than 7,000 people experiencing homelessness per year, the majority of whom transition out of the agency's collaborative network rapidly. For adults experiencing episodes of homelessness, The Bridge provides triage services, jail diversion/reentry services, medical/behavioral health care services, and day shelter services. For adults experiencing or at-risk of long-term homelessness, The Bridge provides night shelter and recreational/education services, and assists clients in obtaining employment/disability income and affordable/supportive housing. Since opening in 2008, The Bridge has been able to provide more than 2,000 job placements and more than 2,000 housing placements.

Under this second five-year renewal option, the amended and restated Management Services Contract with Bridge Steps remains consistent with the original intent of The Bridge as a low-barrier, housing-focused shelter, and retains supplementary provisions incorporated in FY 2017-18 regarding clearer service expectations; good neighbor expectations; additional metrics, reporting, and monitoring; and more detailed language outlining division of responsibility for City-owned facilities - all meant to improve accountability, transparency, and oversight functions for both parties.

In this second five-year renewal option, the good neighbor expectations incorporated in the FY 2017-18 document are retained, except for the provisions relating to good neighbor agreements, since the relevant neighborhood bodies declined to move forward with written agreements. Several meetings were held with Bridge Steps, the neighborhood bodies, and staff from several City departments (including Office of Homeless Solutions, City Attorney's Office, Dallas Police Department, and Code Compliance). Discussions were helpful, but no written agreements have results or are likely to result.

Nevertheless, Bridge Steps and City staff took the feedback from those meetings as it related specifically to The Bridge, and incorporated new good neighbor provisions into the Management Services Contract relating to community engagement and internal and external operations.

- Community Engagement: Bridge Steps would attend neighborhood meetings as requested, solicit participation by neighborhood representatives on a community advisory board (if approved by Bridge Steps' Board of Directors), host standing periodic good neighbor meetings at the facility (to include City departments), and enlist volunteers (including community courts) for regular clean-up dates in the area.

- Internal Operations: Bridge Steps would implement procedures and train staff on the appropriate manner to divert patrons to other shelters when The Bridge is full or unable to accommodate them, and to cultivate a culture of "no trash" and "no harassment." Bridge Steps would collaborate with other shelters regarding drop-off procedures.

- External Operations: Bridge Steps would establish and maintain a dedicated phone or email to receive feedback, referrals, or other information from neighbors, and implement a procedure to communicate with entities within and outside the area when The Bridge is full and unable to accept additional guests.

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Approval of this item will also authorize a change to the Management Services Contract to add up to 50 temporary pay-to-stay shelter beds at The Bridge for unsheltered homeless, as part of the Office of Homeless Solutions' four-track Homeless Solutions Strategy.

The local 2018 Homeless Point-In-Time Count revealed that 3,506 persons were experiencing homelessness in the City of Dallas, an almost 9 percent increase from the 2017 count. Similarly, 1,098 unsheltered persons experiencing homelessness were identified, a 24 percent increase from the 2017 results. The increase of both total and unsheltered homelessness in the City of Dallas has trended for several years. Numerous factors contribute to these devastating results including decreased shelter capacity; a lack of available and affordable housing units; and an uncoordinated and underutilized homeless response system to name a few.

On August 1, 2018, the Office of Homeless Solutions briefed City Council on its proposed a four-track Homeless Solutions Strategy to address homelessness in the City of Dallas. This Strategy includes Track 1 (Increase Shelter Capacity), which aims to expand capacity of existing providers through contracted pay-to-stay shelter beds.

Under Track 1, Bridge Steps has agreed to add capacity of up to 50 additional shelter beds in the facility's Welcome Center, within building and fire safety codes. This change to the Management Services Contract would authorize the purchase of 50 beds for $16,000 and the provision of pay-to-stay nights of shelter (up to 90 days per person) for $219,000, for a total budget of $235,000. With these additional beds, Bridge Steps could provide overnight shelter to an additional 200 unsheltered homeless persons (based on the maximum 90-day stay).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 13, 2017, City Council approved an amended and restated Management Services Contract, Phase II (MSC), with Bridge Steps consistent with the original intent as a low-barrier, housing-focused shelter with proven results in housing placement, reduction in average length stay and reduction in returns to homelessness, and to ensure The Bridge complies with all conditions for additional funding, for the period October 1, 2017 through September 30, 2018, with the second renewal term, if the City elects to renew the contract, to begin on October 1, 2018 and end on September 30, 2023; funding for Bridge Steps for the period October 1, 2017 through September 30, 2018 from General Funds; and funding for Bridge Steps for the period September 1, 2017 through August 31, 2018 from Texas Department of Housing and Community Affairs Grant Funds, under the Homeless Housing and Services Program by Resolution No. 17-1865.

On August 2, 2018, City Council was briefed on the Office of Homeless Solutions Proposed Strategy.

The Human and Social Needs Committee was briefed on this item on September 4, 2018.

FISCAL INFORMATION

FY 2018-19 General Fund - $4,705,000.00

WHEREAS, on December 12, 2007, City Council authorized the Management Services Contract, Phase II (the "Contract"), with Metro Dallas Homeless Alliance ("MDHA") for the operation, programming and management of The Bridge Homeless Assistance Center ("The Bridge"), for the period December 12, 2007 through September 30, 2015, by Resolution No. 07-3739; and

WHEREAS, MDHA subsequently spun off the operation of The Bridge into a separate Texas nonprofit corporation, Bridge Steps, and on October 1, 2011, Bridge Steps assumed all of MDHA's obligations under the Contract and amendments thereto; and

WHEREAS, on September 22, 2015, City Council authorized the first five-year renewal option to the Contract, with Bridge Steps for continued operation of The Bridge, for the period October 1, 2015 through September 30, 2020, which continued requirements relating to Bridge Steps' fundraising and financial stability, as well as participation in the local designated Homeless Management Information System ("HMIS") selected by the Continuum of Care and managed by the HMIS lead agency, to record and report client level demographic and service data on a timely basis, by Resolution No. 15-1800; and

WHEREAS, on December 13, 2017, City Council approved the amended and restated Management Services Contract, Phase II (the "Restated Contract"), with Bridge Steps, for continued operation, programming, and management of The Bridge, as a low-barrier, housing-focused shelter committed to ending and preventing homelessness, with continued emphasis on using HMIS to record and report client and services data, and increased emphasis on fundraising and financial sustainability, and by floor amendment, accelerated the end date of the first contract renewal term from September 30, 2020 to September 30, 2018, with a second five-year renewal term, if the City elects, to begin on October 1, 2018 and end of September 30, 2023, by Resolution No. 17-1865; and

WHEREAS, The Bridge serves more than 7,000 persons experiencing homelessness per year; and

WHEREAS, Dallas County will provide funding in the amount of $1,000,000.00 for the period October 1, 2017 through September 30, 2018 through Interlocal Agreement approved by separate resolution, to be used by the City of Dallas for the operation of the facility, as revenue applied to the City's General Fund for The Bridge totaling $4,470,000.00, for a net cost to the City of $3,470,000.00; and

WHEREAS, the City of Dallas desires to exercise the second five-year renewal option to the Restated Contract for the period October 1, 2018 through September 30, 2023, and authorize funding for the one-year period October 1, 2018 through September 30, 2019, to continue the operation, programming, and management of The Bridge as a low-barrier, housing-focused shelter committed to ending and preventing homelessness, with continued emphasis on using HMIS to record and report client and services data and increased emphasis on fundraising and financial sustainability, under the leadership of the agency; and

WHEREAS, the 2018 Homeless Point In Time Count shows that there are, on any given night, over 3,500 homeless persons in the City of Dallas (a 9% increase over last year), of which almost 1,100 are unsheltered living on the streets and other places not meant for human habitation within the City limits (a 24% increase over last year); and

WHEREAS, the City of Dallas Office of Homeless Solutions, with assistance from the Immediate Solutions Committee of the Citizen Homelessness Commission, solicited informal quotes from the larger emergency shelters in the city (including The Bridge, Salvation Army, Dallas Life, Union Gospel Mission, and Austin Street Center) for available shelter beds, and found that the existing emergency shelter system is consistently full night after night and does not have capacity to shelter additional homeless persons without additional funding for expansion; and

WHEREAS, the lack of available shelter capacity within the City of Dallas has created a shelter crisis necessitating the immediate creation of additional available shelter beds to preserve and protect the public health and safety of unsheltered homeless residents of the City of Dallas; and

WHEREAS, the City of Dallas Office of Homeless Solutions has proposed a four-track Homeless Solutions Strategy, with Track 1 (Increase Shelter Capacity) aiming to expand capacity of existing providers through contracted pay-to-stay shelter beds at a rate of $12 per night per person for stays of up to 90 days per person; and

WHEREAS, Bridge Steps has agreed to make available up to 50 pay-to-stay shelter beds at The Bridge, and the City of Dallas desires to provide funding to Bridge Steps for these pay-to-stay shelter beds to implement Track 1 of the Homeless Solutions Strategy.

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)** sign the second five-year renewal option to the amended and restated Management Services Contract, Phase II, with Bridge Steps, for continued operation of The Bridge for the period October 1, 2018 through September 30, 2023; **(2)** add funding for the period October 1, 2018 through September 30, 2019 in an amount not to exceed $4,470,000.00; **(3)** include new good neighbor provisions relating to community engagement and internal and external operations; and **(4)** provide for up to 50 pay-to-stay shelter beds for overnight shelter stays of up to 90 days per person at a rate of $12.00 per person per night for the period October, 2018 through September 30, 2019 in an amount not to exceed $235,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $4,470,000.00 to Bridge Steps (Vendor VS0000067075) from Fund 0001, Department MGT, Unit 4291, Object 3099, MASC Service Contract No. OHS-2017-00003150, for continued operation, programming, and services at the Bridge.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $235,000.00 to Bridge Steps (Vendor VS0000067075) from Fund 0001, Department MGT, Unit 4291, Object 3099, MASC Service Contract No. OHS-2017-00003150, for pay-to-stay shelter beds.

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

Agenda Information Sheet

File #: 18-897 **Item #:** 59.

STRATEGIC PRIORITY: Human and Social Needs

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Nadia Chandler-Hardy

SUBJECT

Authorize an Interlocal Agreement with Dallas County to accept $1,000,000.00 for homeless assistance services to be provided at The Bridge for the period October 1, 2018 through September 30, 2019 - Revenue: $1,000,000.00

BACKGROUND

The Bridge opened on May 20, 2008, providing a centralized entry point for homeless persons to access multiple services at one location through on-site services and co-located agencies. The Bridge serves more than 7,000 people experiencing homelessness per year, the majority of whom transition out of the agency's collaborative network rapidly. For adults experiencing episodes of homelessness, The Bridge provides triage services, jail diversion/reentry services, medical/behavioral health care services, and day shelter services. For adults experiencing or at-risk of long-term homelessness, The Bridge provides night shelter and recreational/education services and assists clients in obtaining employment/disability income and affordable/supportive housing. Since opening in 2008, The Bridge has been able to provide more than 2,000 job placements and more than 2,000 housing placements.

Dallas County has been providing funding for homeless assistance services at The Bridge since it opened. Approval of this item will provide for funding for the operation of The Bridge for the period October 1, 2018 through September 30, 2019.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 22, 2014, City Council authorized an Interlocal Agreement with Dallas to assist in providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps, for the period October 1, 2014 through September 30, 2015, by Resolution No. 14-1792.

On September 22, 2015, City Council authorized the first five-year renewal option to the Management Services Contract, Phase II (MSC), with Bridge Steps for the continued operation,

programming, and management of The Bridge for the period October 1, 2015 through September 30, 2020; funding for the first year of the five-year renewal term of the MSC with General Funds for the period October 1, 2015 through September 30, 2016; an Interlocal Agreement with Dallas County to accept $1,000,000.00, to assist in providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps for the period October 1, 2015 through September 30, 2016; an Interlocal Agreement with Dallas County to accept 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge for the period October 1, 2015 through September 30, 2016; and use of 2015-16 Emergency Solutions Grant Funds for shelter operations at The Bridge from the Homeless Assistance Center - Operations line item by Resolution No. 15-1800.

On October 11, 2016, City Council authorized the second amendment first five-year renewal optionto the Management Services Contract, Phase II (MSC), with Bridge Steps for the continued operation, programming, and management of The Bridge for the period October 1, 2015 through September 30, 2020; funding for the first year of the five-year renewal term of the MSC with General Funds for the period October 1, 2016 through September 30, 2017; an Interlocal Agreement with Dallas County to accept $1,000,000.00 to assist in providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps, for the period October 1, 2016 through September 30, 2017; award of FY 2016-17 Emergency Solutions Grant funds for shelter operations at The Bridge from the Homeless Assistance Center to Bridge Steps for facility operations; and acceptance of a grant from the Texas Department of Housing and Community Affairs through the Homeless Housing and Services Program to provide services to the homeless through the City's contractor Bridge Steps for the period September 1, 2016 through August 31, 2017, by Resolution No. 16-1670.

On December 13, 2017, City Council authorized an Interlocal Agreement with Dallas County to accept funding for homeless assistance services at The Bridge for the period October 1, 2017 through September 30, 2018, by Resolution No. 17-1864.

The Human and Social Needs Committee was briefed on this item on September 4, 2018.

FISCAL INFORMATION

Revenue: $1,000,000.00

powered by Legistar™

September 26, 2018

WHEREAS, The Bridge Homeless Assistance Center ("The Bridge") serves more than 7,000 persons experiencing homelessness per year; and

WHEREAS, The Bridge facility is owned by the City of Dallas, and operated and managed by Bridge Steps through a Management Services Contract, Phase II (the "Bridge Steps Contract"); and

WHEREAS, Dallas County will provide $1,000,000.00 from its General Fund for homeless assistance services at The Bridge for the period October 1, 2018 through September 30, 2019; and

WHEREAS, the City of Dallas desires to accept this funding of $1,000,000.00 from Dallas County through Interlocal Agreement, and provide those funds for the operation of The Bridge through the Bridge Steps Contract, as revenue applied to the City's General Fund for The Bridge totaling $4,470,000.00, for a net cost to the City of $3,470,000.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an Interlocal Agreement with Dallas County, approved as to form by the City Attorney, to accept $1,000,000.00, for homeless assistance services to be provided at The Bridge for the period October 1, 2018 through September 30, 2019.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit quarterly payments from Dallas County in the amount of $250,000.00 for three quarters and the final quarterly payment within thirty days after expiration of the contract period October 1, 2018 through September 30, 2019, in an amount not to exceed $1,000,000.00 in Fund 0001, Department MGT, Unit 4291, Revenue Code 6511.

SECTION 3. That the Interlocal Agreement with Dallas County is designated as Contract No. MGT-2018-00007576.

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

Agenda Information Sheet

File #: 18-953 **Item #:** 60.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize a public hearing to be held on October 24, 2018, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments for the proposed use of a portion of the Bachman Creek Greenbelt located at 3900 Shorecrest Drive, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation by providing parking, trail access, a driveway, landscaping, lighting, and other amenities to be constructed and maintained by QuikTrip Corporation for the benefit of the public - Financing: No cost consideration to the City (This item was deferred on September 12, 2018; the public hearing will be held November 14, 2018.)

BACKGROUND

QuikTrip is proposing to widen the four-foot wide Bachman Lake Park Trail under Lemmon Avenue to improve trail access, provide additional security measures including lighting on the trail under the bridge and around-the-clock surveillance, and, finally, to construct an additional lane on Lemmon Avenue at the intersection with West Northwest Highway to improve traffic control at this busy intersection. Development and maintenance of the park will be at QuikTrip's cost by separate agreement.

The City of Dallas owns municipal parkland known as Bachman Creek Greenbelt (approximately 41 acres) located at 3900 Shorecrest Drive, just north of Dallas Love Field Airport. This passive-use park is used for open space. A trail runs through the park along the north side of Bachman Creek which connects to and is a part of the Bachman Lake Park Trail in adjacent Bachman Lake Park to the west. Currently, there is no direct public access to Bachman Creek Greenbelt for residential neighborhoods to the north. There is a need for access to Bachman Creek Greenbelt for the surrounding neighborhood. QuikTrip offers to construct and maintain a trailhead which includes parking, landscaping, seating, paving, and a drinking fountain. QuikTrip proposes to allow its patrons use of the proposed parkland access drive and parking lot. For more than 85 years this portion of the park has always been turf and because of its unusual configuration has never been developed. The development of a trailhead at this location is a functional use of the space which will provide much needed access to the Bachman Lake Trail.

In compliance with the law, the City must determine that there is a need, that there is no feasible and prudent alternative, and that all reasonable care will be taken not to damage the remainder of the park property and to mitigate any disruption of park services.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Quality of Life, Arts and Culture Committee on August 27, 2018.

On September 12, 2018, this item was deferred by Councilmember Omar Narvaez.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

City of Dallas

MAPS

Attached

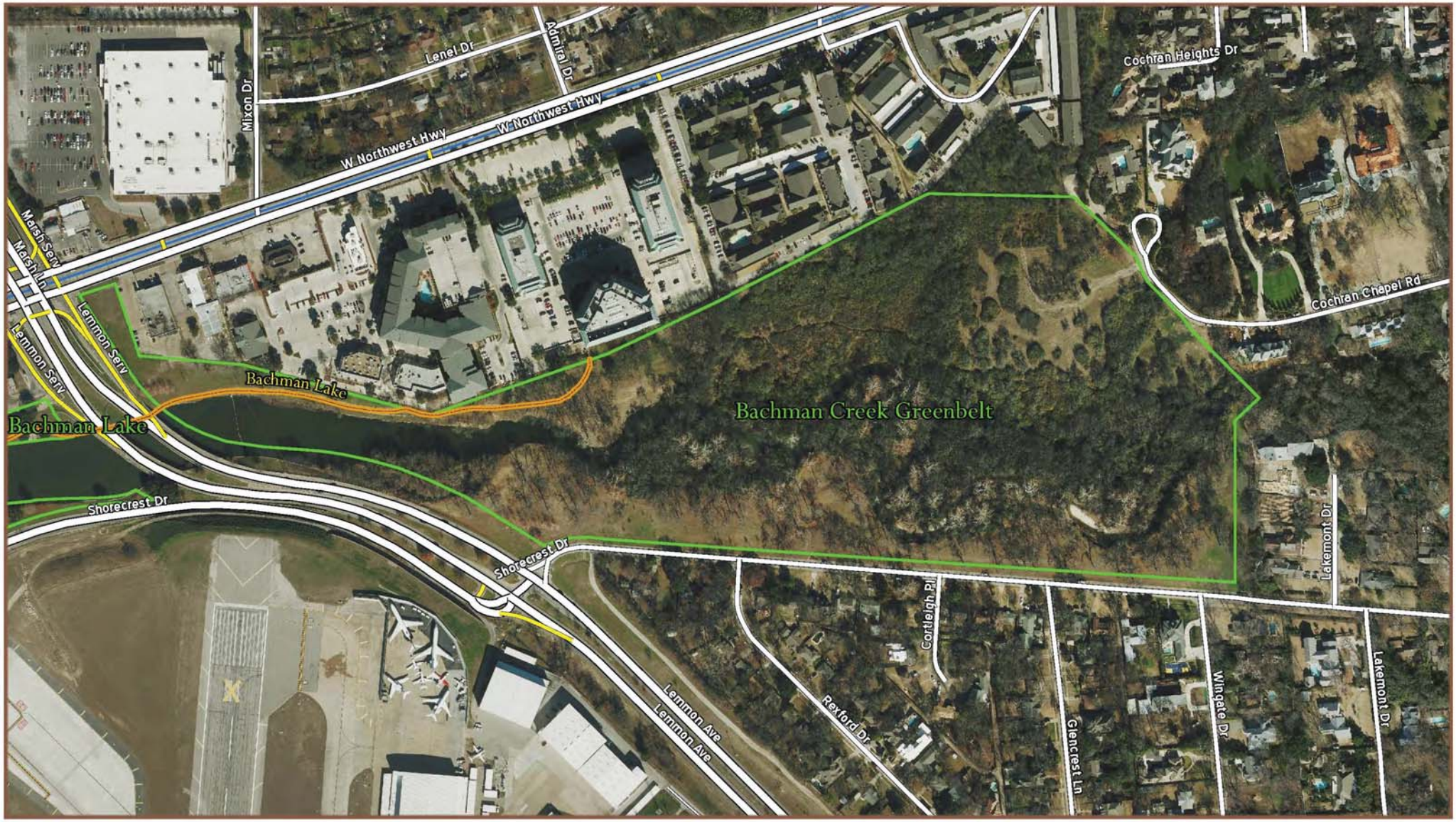
powered by Legistar™



Bachman Creek Greenbelt
(3900 Shorecrest Dr.)

Mapsco
23 Z
24 W

District
13



Bachman Creek Greenbelt

September 26, 2018

WHEREAS, the City of Dallas owns land in Dallas known as Bachman Creek Greenbelt located at 3900 Shorecrest Drive, north of Dallas Love Field Airport, which has been maintained by the City as parkland since 1930; and

WHEREAS, QuikTrip Corporation proposes to design, construct, and maintain a trailhead on approximately 42,323 square feet of parkland in Bachman Creek Greenbelt which will provide accessible public access to the existing hike and bike trail; and

WHEREAS, QuikTrip Corporation has requested a non-exclusive use of the trailhead, access driveway, and parking for itself and its patrons, and the Park and Recreation Board is agreeable to providing the property for this non-exclusive license; and

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

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

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

Now, Therefore,

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

SECTION 1. That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers on October 24, 2018.

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

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

LANDSCAPE CHECK LIST

City of Dallas Landscape Ordinance

MANDATORY PROVISIONS:

- ✓ Tree Survey - must include trees 6" caliper and greater on the lot and/or within 50' of construction.
- ✓ Tree Protection - permanent protective fencing around the drip line of each protected tree to remain. Ref. A4B/L0.00.
- ✓ Protected Tree Mitigation - Replacement trees must equal, in caliper, the caliper of protected trees removed. Approved replacement trees to be 2" minimum caliper and be of a species on the approved tree list. See below.
- ✓ Site Trees - Must have one 2" caliper tree per 4,000 square feet of lot area with a minimum of 4 trees. All site trees must be located on the lot.

  58,805 sf / 4000 = 10 site trees
- NA Perimeter Landscape Buffer Strip - Must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists and at least be 10' wide. Must contain buffer plant material as defined in Sec. 51A-10.125(b)(1).
- NA Screening of off-street loading spaces - Must be screened from residential adjacent public streets. Minimum 6' height. See Sec. 51A-4.602(b)(3) for methods of screening and automatic irrigation required for any screening material.
- ✓ Street Trees - Must have one 3" caliper large tree per 50' of street frontage with a minimum of 2 trees. All street trees must be located within 30' of the projected street curb.

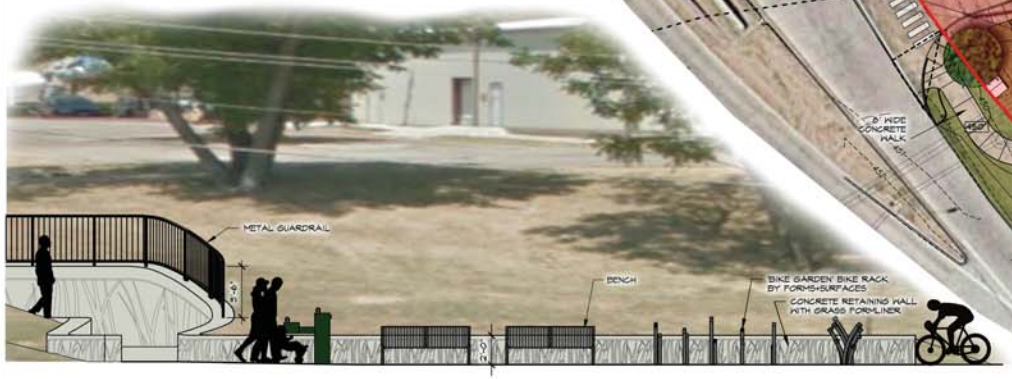
  184 linear ft.

  Required Street Trees = 0 (3" cal. min.)
- ✓ Parking Lot Trees - All required parking spaces must be located within 120' of the trunk of a 2" caliper (min.) large canopy tree. Parking lot trees may not be planted closer than 2.5' to the paved portion of the parking lot.

DESIGN STANDARDS

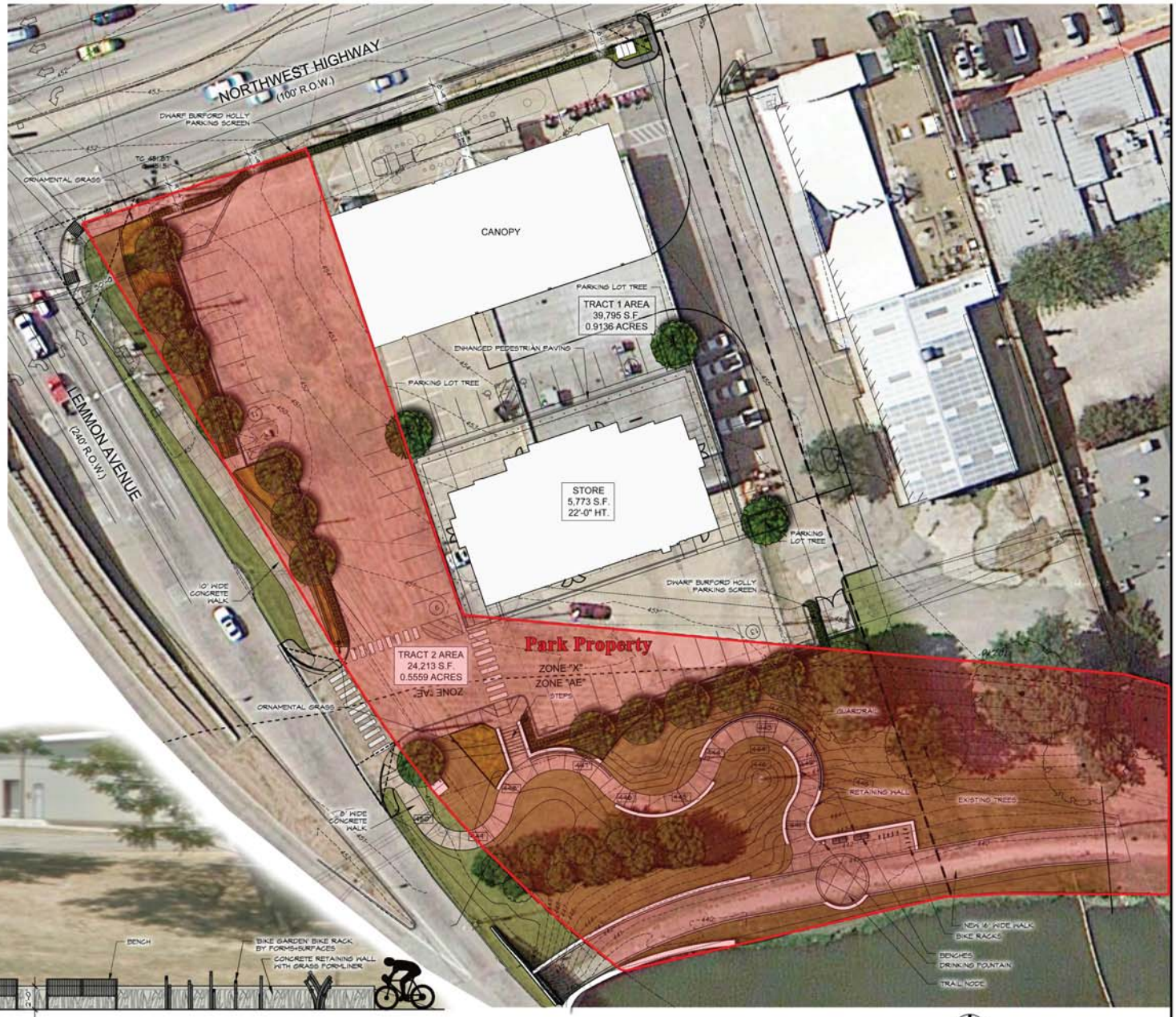
- ✓ Screening of off-street parking - Screen all parking lots on the building site or artificial lot. Must be voluntary, extend along entire street frontage excluding driveways and visibility triangles, and at least 3' in height (ex. large evergreen shrubs, 5' height, 7-#1 gallon, 3' on center, 3' wide bed, or 3' tall solid fence, or 3' tall berm, or a combination) with an automatic irrigation system required. Underground parking is considered to be screened for purposes of this subsection.

  - Northwest Highway - Provided shrub screen
- ✓ Enhanced Pedestrian Walkways - Walkways must consist of enhanced pavement intended for pedestrian use and occupy at least 5% of the lot.



B TRAIL CONNECTION ELEVATION

SCALE: 1/4" = 1'-0"



A LANDSCAPE PLAN

PLAN

SCALE: 1" = 20'-0"

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET

nlb

Newman, Jackson, Berkenstein
Landscape Architecture

Banner Place North
12770 Coit Road, Suite 210
Dallas, Texas 75251
tel: 972-233-3033
fax: 972-233-3022
njbinc@njbinc.net

QT

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QuikTrip No. 0961

NORTHWEST HWY & LEMON AVE

DALLAS, TEXAS

Revisions

No.	Date	Item

Date	05/13/15
Drawn	MA
Checked	KVB
Project No.	

Sheet Title

Exhibit A

Scale : as noted

Sheet No.



Exhibit A

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
0961	Overall aerial view looking NE	SEC of Lemmon and NW Hwy	Dallas, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-0961-PE02	NTS	12/01/15	BP	

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LANDSCAPE CHECK LIST

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- NA Screening of off-street loading spaces - Must be screened from residential adjacent public streets. Minimum 6' height. See Sec. 51A-4.602(b)(3) for methods of screening and automatic irrigation required for any screening material.
- ✓ Street Trees - Must have one 3" caliper large tree per 50' of street frontage with a minimum of 2 trees. All street trees must be located within 30' of the projected street curb.

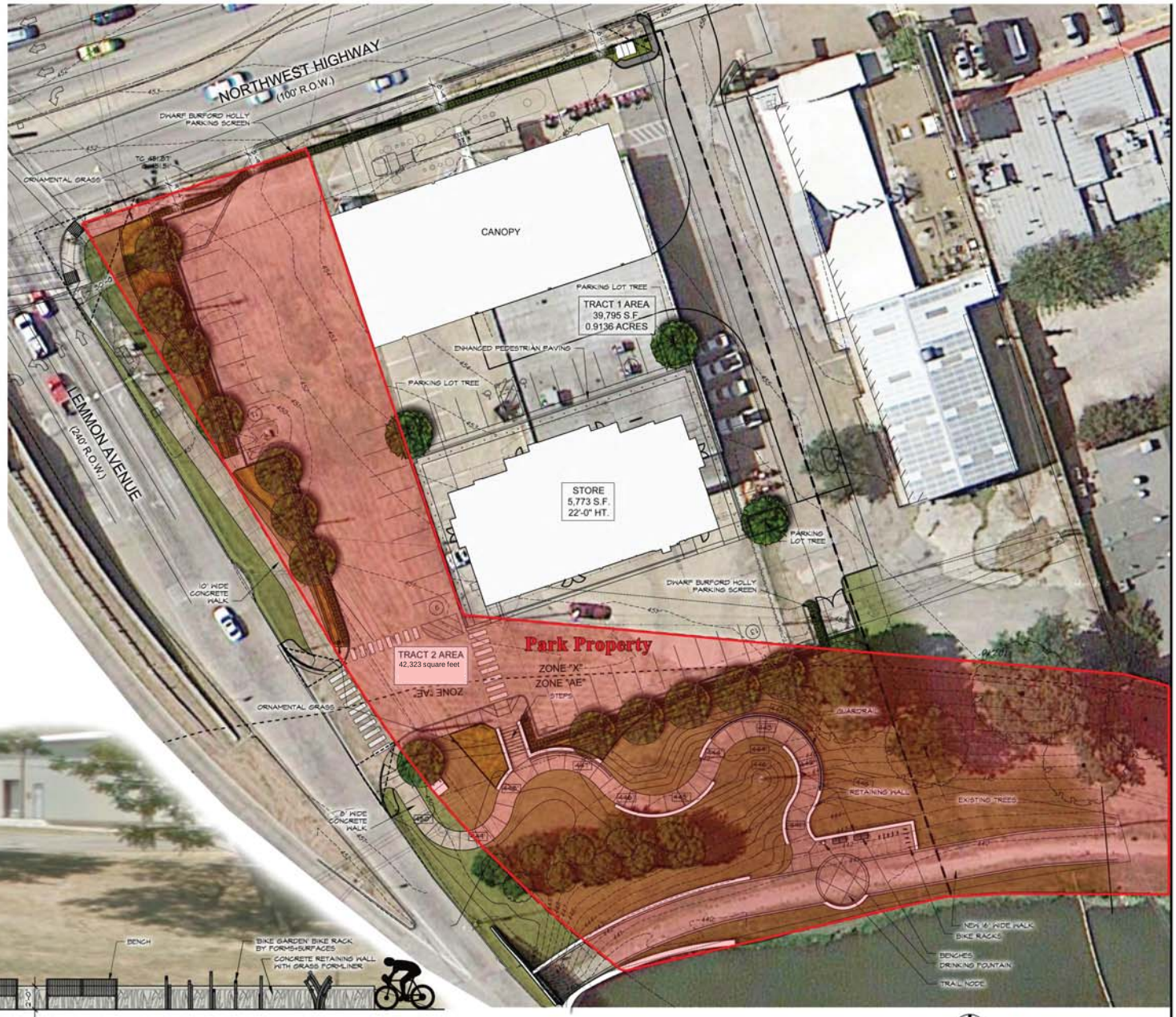
  154 linear ft.

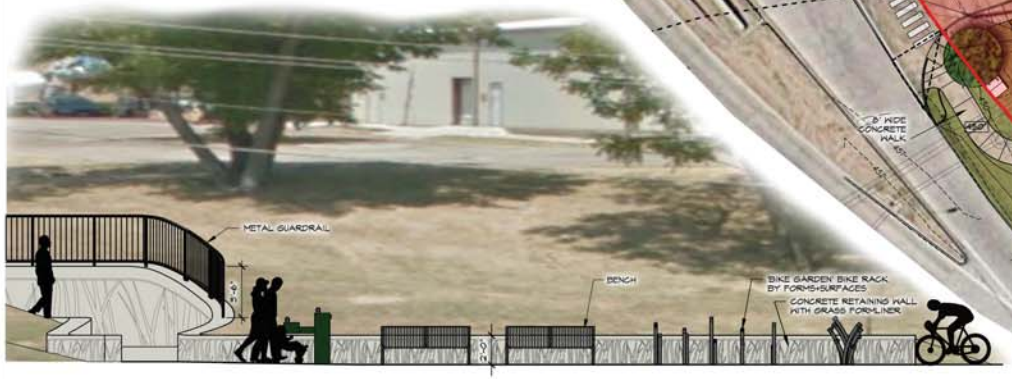
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DESIGN STANDARDS

- ✓ Screening of off-street parking - Screen all parking lots on the building site or artificial lot. Must be voluntary, extend along entire street frontage excluding driveways and visibility triangles, and at least 3' in height (ex. large evergreen shrubs, 5' height, 7-#1 gallon, 3' on center, 3' wide bed, or 3' tall solid fence, or 3' tall berm, or a combination) with an automatic irrigation system required. Underground parking is considered to be screened for purposes of this subsection.

  - Northwest Highway - Provided shrub screen
- ✓ Enhanced Pedestrian Walkways - Walkways must consist of enhanced pavement intended for pedestrian use and occupy at least 5% of the lot.





B TRAIL CONNECTION ELEVATION — SCALE: 1/4" = 1'-0"

A LANDSCAPE PLAN PLAN — SCALE: 1" = 20'-0"

NORTH

0 10 20 40 60 GRAPHIC SCALE IN FEET

nelsonjacksonbeckstrom
Newman, Jackson, Beckstrom Landscape Architecture
Banner Place North
12770 Coit Road, Suite 210
Dallas, Texas 75251
tel: 972-233-2033
fax: 972-233-2022
njbinc@njbinc.net

QT

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QuikTrip No. 0961
NORTHWEST HWY & LEMON AVE
DALLAS, TEXAS

Revisions
No. Date Item

Date 05/13/15
Drawn MA
Checked KVB
Project No.

Sheet Title
Exhibit B

Scale : as noted
Sheet No.



Exhibit B

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
0961	Overall aerial view looking NE	SEC of Lemmon and NW Hwy	Dallas, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-0961-PE02	NTS	12/01/15	BP	

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Agenda Information Sheet

File #: 18-881 **Item #:** 61.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District, on the west side of South Westmoreland Road, north of Red Raider Lane
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z178-112(WE/PD)

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HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 26, 2018

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-112(WE/PD)	**DATE FILED:**	October 24, 2017
LOCATION:	West side of South Westmoreland Road, north of Red Raider Lane		
COUNCIL DISTRICT:	3	**MAPSCO:**	63 S
SIZE OF REQUEST:	Approx. 5.14 acres	**CENSUS TRACT:**	109.03

APPLICANT: S.I. Abed & Hasan Nasser

OWNER: Grand Junction Partners-2

REPRESENTATIVE: S.I. Abed, P.E.

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the development of approximately 25 single family lots. The lot sizes will range between 5,000 square feet and 9,976 square feet. Lot sizes will vary due to an existing creek and the preservation of a large number of existing mature trees on the site.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The request site is undeveloped with heavy vegetation.

- On October 5, 2017, the City Plan Commission recommended denial without prejudice an application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District. [Z167-194]

- The applicant's request for a Planned Development District for single family uses will allow for the construction of 25 single family dwellings. The proposed single-family development will have lot sizes ranging between 5,000 square feet and 9,976 square feet.

- As suggested at the public hearing on May 3, 2018, the applicant submitted three revised development plans as options for the Commission to review at their meeting on August 16, 2018. The development plan that they selected removed the common area allowing for larger lot sizes that are more consistent with the R-7.5(A) single family development that is located immediately adjacent to the subject site.

- The applicant proposes to distribute the single-family dwellings as follows:

Lot Types	Lot size	Number of lots
A	5,000 sq. ft. to 5,100 sq. ft.	Max. of 5 lots
B	7,500 sq. ft. to 9,976 sq. ft.	20 lots

Zoning History: There have been three zoning changes requested in the area for the past five years.

1. Z134-210 On December 10, 2014, the City Council approved an amendment and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District

2. Z167-222 On June 14, 2017, the City Council approval for a renewal of Specific Use Permit No. 1929 for an open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District.

3. Z167-194 On October 5, 2017, the City Plan Commission denied without prejudice an R-5(A) Single Family District on property zoned an R-10(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Westmoreland Road	Principal Arterial	100 ft.	100 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system. However, a left turn auxiliary lane is recommended and have been made part of the plan. In an effort to address concerns of visibility at the site driveway a deceleration lane is recommended to mitigate any sight distance limitations, although not warranted based on traffic volumes.

Land Use:

	Zoning	Land Use
Site	R-10(A)	Undeveloped
North	TH-2(A)	Single Family
South	R-7.5(A)	Single Family
East	R-10(A)	Undeveloped
West	R-10(A)	Single Family

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE ELEMENT

ECONOMIC DEVELOPMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is undeveloped and is contiguous to single family uses to the north, south and west. The applicant's request to change the zoning from an R-10(A) Single Family District to a Planned Development District for R-7.5(A) Single Family District uses will allow for the development of approximately 25 lots containing single family dwellings. The proposed PDD will also provide the applicant the flexibility to develop the proposed single family development with lots ranging between 5,000 square feet and 9,976 square feet. The applicant proposes to retain several large, mature trees and develop the site around an existing creek that traverses through the property as well as a 15-foot sewer easement. Subsequently, due to these site constraints, the applicant is requesting to reduce the front yard setback from 25-feet as required in an R-7.5(A) Single Family District to 10-feet.

A previous request submitted by the applicant proposed an R-5(A) Single Family District uses with varied lot sizes. In an attempt to ensure the site is developed as proposed by the applicant, staff advised two options of 1) providing volunteered deed restrictions to identify or list the number of lots and lots sizes in the development and protect the trees and creek, or 2) amend the application to request a Planned Development District that will impose development regulations and standards for the development and provide a development plan that will show the layout of the proposed single-family development. The applicant chose to provide volunteered deed restrictions limiting the size of the proposed lots. However, they were later advised that deed restrictions cannot be used to limit the lot area. Consequently, staff would not support the applicant's request for an R-5(A) Single Family District. Additionally, staff would not support the applicant's request for an R-5(A) Single Family District because the lot size neither reflected the overall development pattern of the surrounding area nor conformed to the residential pattern along South Westmoreland Road.

The proposed 25-lot, single family development will be compatible to the uses in the immediate adjacent area. Surrounding land uses consist of mixed density residential developments. The properties to the north are developed on TH-2(A) District lots with a minimum lot size of 2,000 square feet, while the residential developments to the south and southwest of the site are constructed on lots ranging between 7,500 square feet and 10,000 square feet.

As depicted on the development plan, the proposed development will have one primary access point from South Westmoreland Road, a 100' right-of-way principal arterial road that extends north from West Camp Wisdom Road. The residential lots within the development will be served by an internal street network with a minimum width of 53

feet and a left turn auxiliary lane within the right-of-way to mitigate any sight distance limitations.

The main uses permitted within this PDD will include single family detached homes and other uses consistent with the R-7.5(A) zoning district. The PDD proposes a maximum lot coverage of 45 percent, with lot sizes ranging between 5,000 to 9,976 square feet, and a maximum height of 30 feet. With an exception of the proposed front yard setback and five (5) proposed lots which will differ from what is allowed in the R-7.5(A) development standards, the proposed request will provide for a residential development that will be more consistent with the R-7.5(A) and R-10(A) single family development that is located immediately adjacent to the south and west.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
PDD for R-7.5(A) uses - Proposed	10'	5'	Varied sizes	30'	45%	Single family
R-7.5(A) Adjoining to the south	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	Single family
R-10(A) Existing/Adjoining to W and E	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%	Single family
TH-2(A) Adjoining to the north	0'	0'	1 Dwelling Unit/ 2,000 sq. ft.	36'	60%	Single family

Landscaping: Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

List of Officers

Land Owner: GRAND JUNCTION PARTNERS-2, LLC

Managers/Partners/Owners:

S.I. Abed, PE, CFM
Afzal Noor

CPC ACTION:
August 16, 2018

Z178-112(WE/PD) Planner: Pamela Daniel

***De minimus* Significant Change Motion:** In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because in the Commission's judgment is *de minimus* in nature.

Maker: Houston
Second: Mack
Result: Carried: 14 to 1

For: 14 - West, Rieves, Houston, Davis, Shidid, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 1 - Carpenter
Absent: 0
Vacancy: 0

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a development plan (Plan C) and revised conditions with the following modifications: 1) strike SEC. 51P-___.108. YARD, LOT, AND SPACE REGULATIONS. (g), language that reads: "(g) One Common area lot (Non-Buildable) with a minimum 4,000 sq. ft. size to be provided." and 2) strike SEC. 51P-___.113. ADDITIONAL PROVISIONS. (d), language that reads: "(d) Pedestrian amenities. A minimum of two benches, one trash can, and two pedestrian scale lighting fixtures must be provided within the open space area." on property zoned an R-10(A) Single Family District, on the west side of South Westmoreland Road, north of Red Raider Lane.

Maker: Houston
Second: Mack
Result: Carried: 14 to 1

For: 14 - West, Rieves, Houston, Davis, Shidid, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 1 - Carpenter
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 90
Replies: For: 2 Against: 4

Speakers: For: S.I. Abed, 503 Wade St., Euless, TX, 7603
Against: Elsa Cadena, 6815 American Way, Dallas, TX, 75237
Bert Gonzalez, 6440 Wanklyn St., Dallas, TX, 75237
Juan Cadena, 6815 American Way, Dallas, TX, 75237

CPC RECOMMENDED CONDITIONS

ARTICLE_____.

PD _____.

SEC. 51P.____.101. LEGISLATIVE HISTORY.

PD ___ was established by Ordinance No. ____, passed by the Dallas City Council on May ____, 2018.

SEC.51P-___.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located the west side of South Westmoreland Road, north of Red Raider Lane. The size of PD_____ is approximately 5.14 acres.

SEC. 51P__.103. DEFINITIONS AND INTERPRETATIONS.

a. Unless otherwise stated, the definitions and interpretations in Chapter 5lA apply to this article.

b. Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

c. This district is considered to be a residential zoning district.

SEC. 51P-___.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit _____: development 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.

Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R 7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district, etc.

SEC. 51P-___.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 10 feet.

(b) Side and rear yard. Minimum side or rear yard is five feet.

(c) Density. Maximum number of dwelling units 25.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height. Maximum structure height is 30 feet.

(f) Lot coverage. Maximum lot coverage is 45 percent.

(g) Lot size. For a maximum of five lots on the Property, minimum lot size is 5,000 square feet. Minimum lot size for all other lots is 7,500 square feet.

(h) Stories. Maximum number of stories above grade is two.

SEC.51P-___.108. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.109. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-___.110. SCREENING/FENCING.

A wood fence with brick columns must be provided along Westmoreland Road, exclusive of points of ingress/egress and curb cuts.

SEC. 51P-___.111. URBAN DESIGN STANDARD.

(a) The front facade of single family structures, excluding doors and windows, must be constructed of brick.

SEC. 51P-____.112. SIGNS.

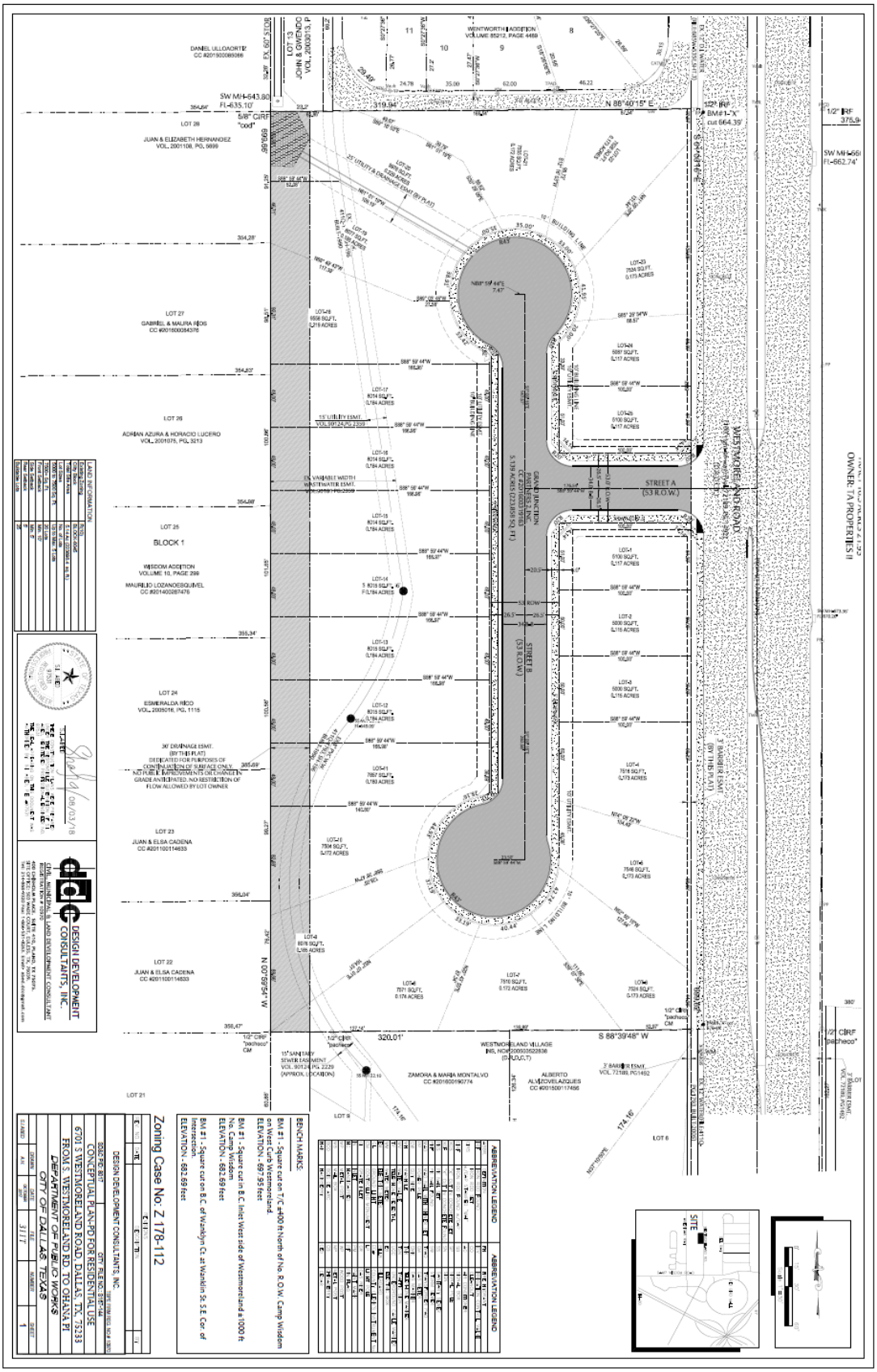
Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-___.113. COMPLIANCE WITH CONDITIONS.

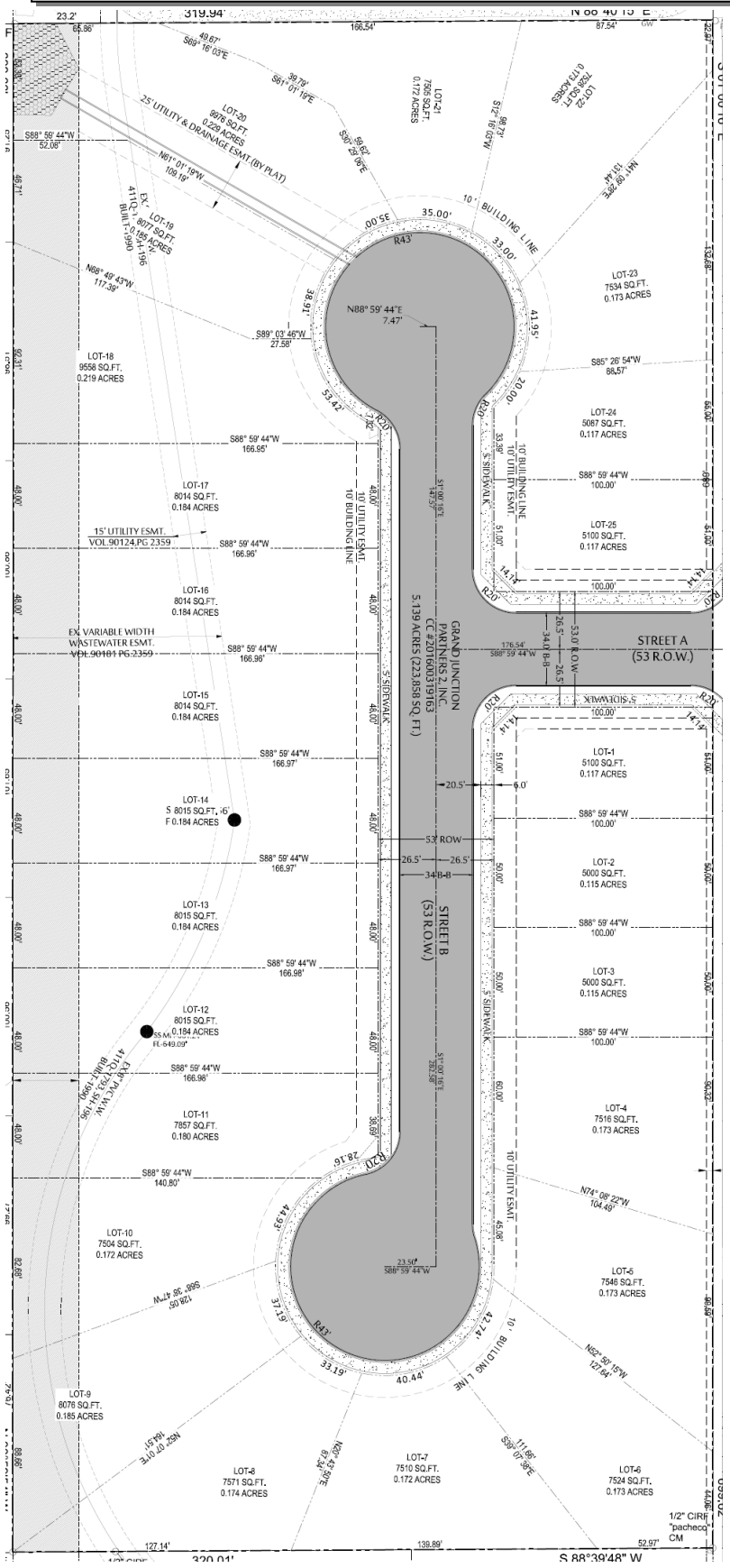
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

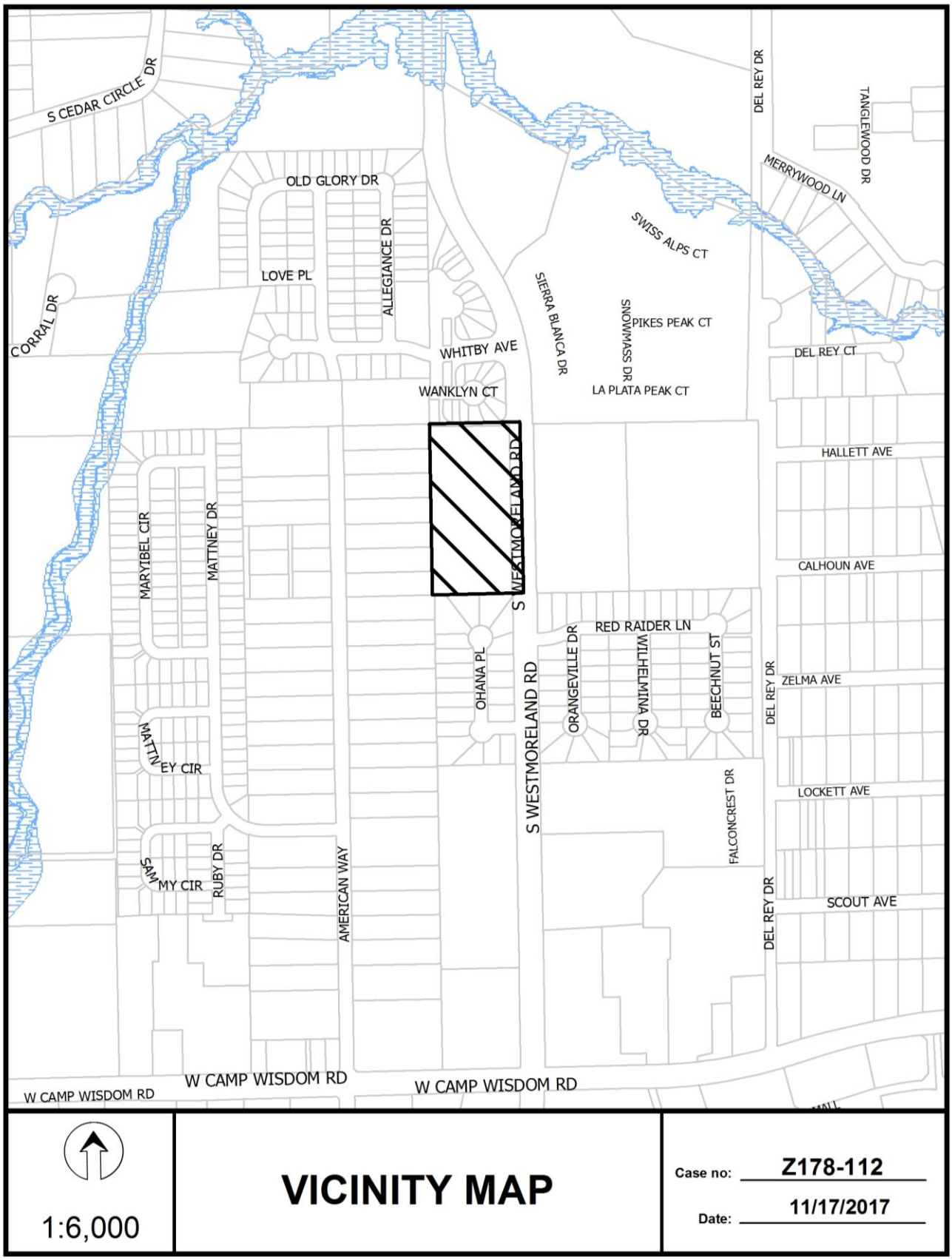
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

PROPOSED DEVELOPMENT PLAN



ENLARGED PROPOSED DEVELOPMENT PLAN



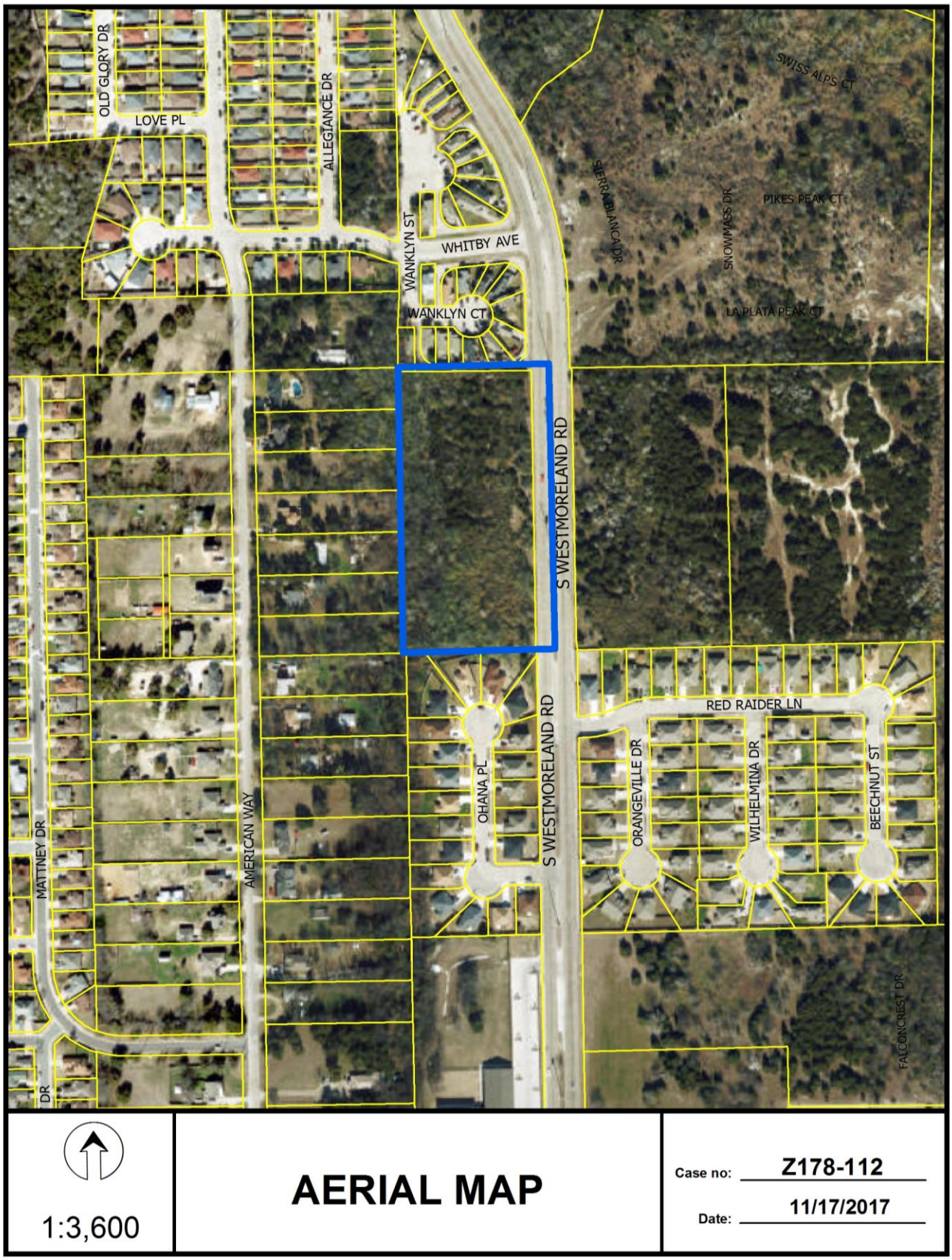


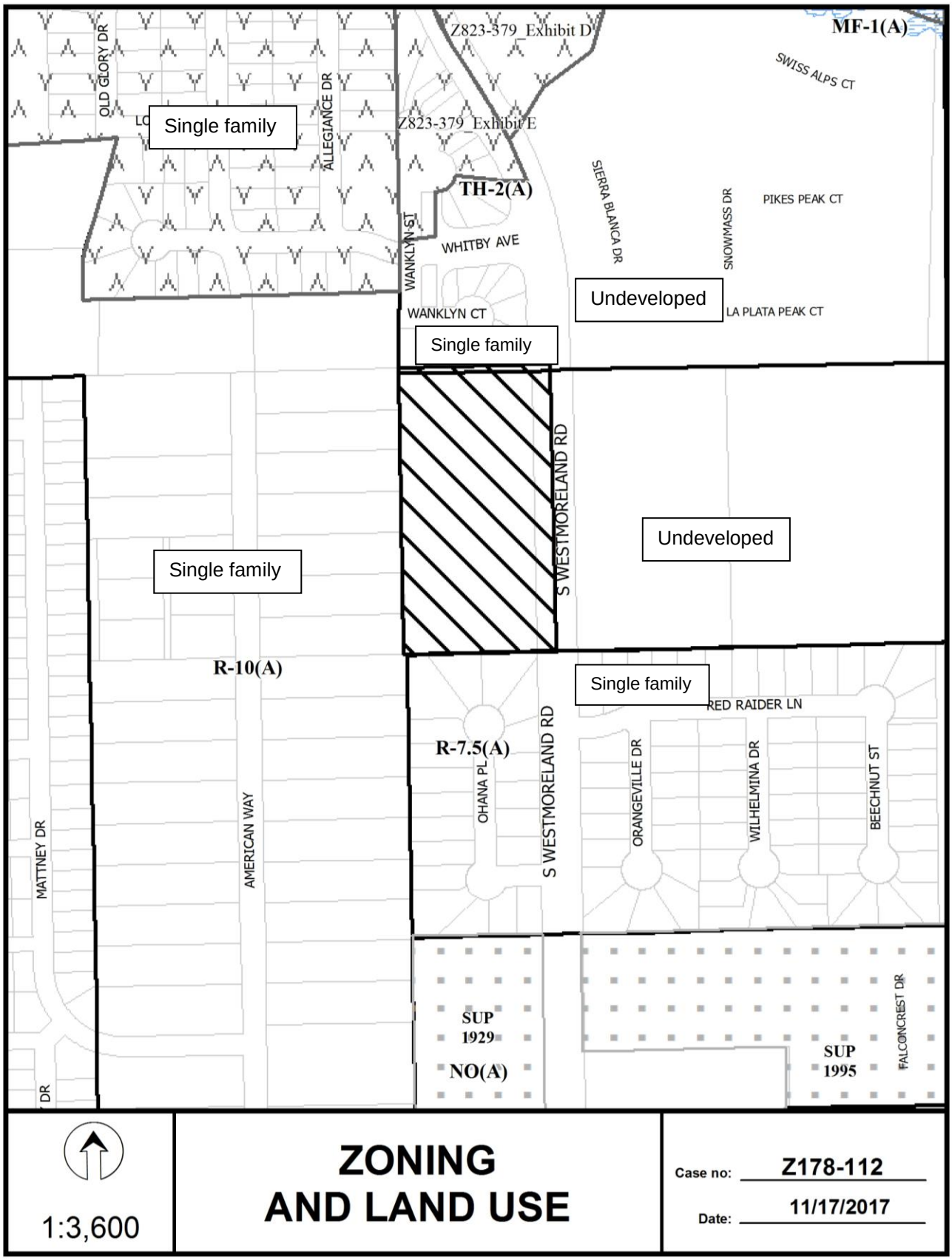
1:6,000

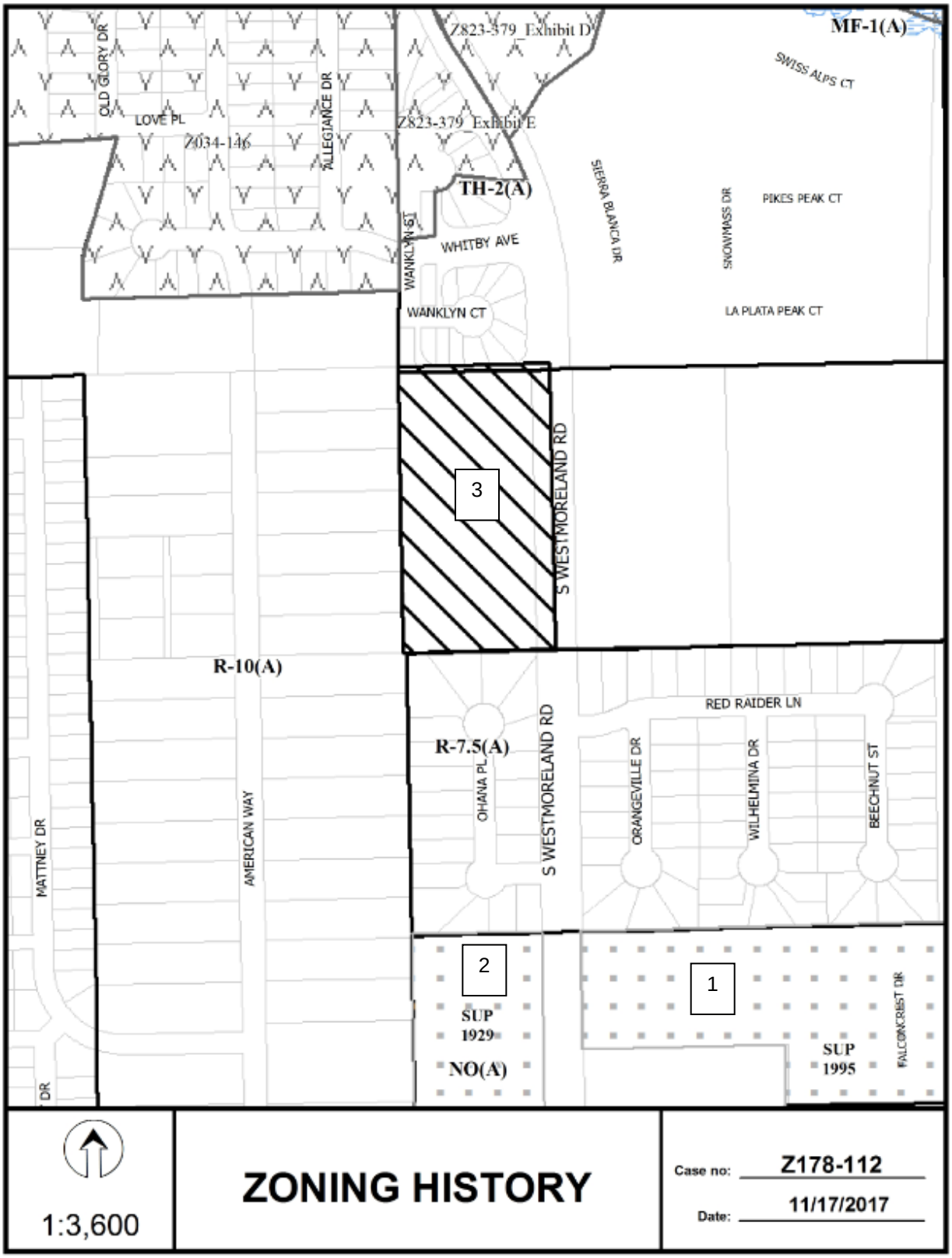
VICINITY MAP

Case no: Z178-112

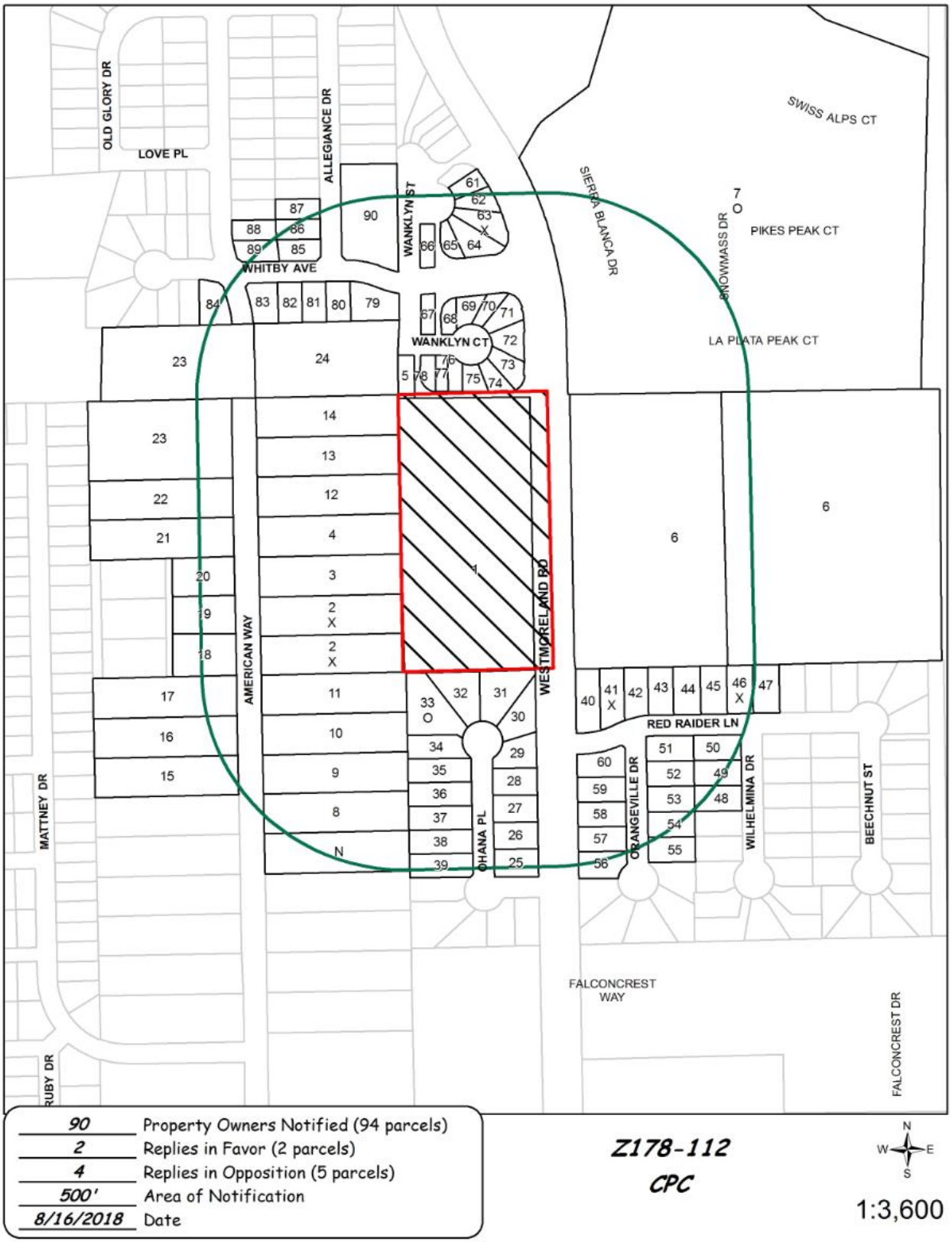
Date: 11/17/2017


OLD GLORY DR
LOVE PL
ALLEGIANCE DR
WANKLYN ST
WHITBY AVE
WANKLYN CT
SWISS ALPS CT
SIERRABLANCA DR
SNOWMASS DR
PIKES PEAK CT
LA PLATA PEAK CT
S WESTMORELAND RD
RED RAIDER LN
OHANA PL
ORANGEVILLE DR
WILHELMINA DR
BEECHNUT ST
MATTNEY DR
AMERICAN WAY
FALCONCREST DR
1:3,600
AERIAL MAP
Case no: Z178-112
Date: 11/17/2017


Z823-379_Exhibit D
Z823-379_Exhibit E
MF-1(A)
SWISS ALPS CT
OLD GLORY DR
ALLEGIANCE DR
Single family
TH-2(A)
SIERRA BLANCA DR
SNOWMASS DR
PIKES PEAK CT
WANKLYN ST
WHITBY AVE
WANKLYN CT
Undeveloped
LA PLATA PEAK CT
Single family
S WESTMORELAND RD
Undeveloped
Single family
R-10(A)
Single family
RED RAIDER LN
R-7.5(A)
OHANA PL
S WESTMORELAND RD
ORANGEVILLE DR
WILHELMINA DR
BEECHNUT ST
MATTNEY DR
AMERICAN WAY
SUP 1929
NO(A)
SUP 1995
FALCONCREST DR
1:3,600
ZONING AND LAND USE
Case no: Z178-112
Date: 11/17/2017


Z823-379_Exhibit D
Z823-379_Exhibit E
MF-1(A)
SWISS ALPS CT
OLD GLORY DR
LOVE PL
Z034-146
ALLEGIANCE DR
TH-2(A)
SIERRA BLANCA DR
SNOWMASS DR
PIKES PEAK CT
WANKLYN ST
WHITBY AVE
WANKLYN CT
LA PLATA PEAK CT
3
S WESTMORELAND RD
R-10(A)
RED RAIDER LN
R-7.5(A)
OHANA PL
S WESTMORELAND RD
ORANGEVILLE DR
WILHELMINA DR
BEECHNUT ST
MATTNEY DR
AMERICAN WAY
2
SUP
1929
NO(A)
1
SUP
1995
FALCONCREST DR
DR
1:3,600
ZONING HISTORY
Case no: Z178-112
Date: 11/17/2017

CPC Responses



08/29/2018

Reply List of Property Owners

Z178-112

90 Property Owners Notified ***2 Property Owners in Favor*** ***4 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	6701	S WESTMORELAND RD	GRAND JUNCTION PARTNERS 2 LLC
X	2	6622	AMERICAN WAY	CADENA JUAN & ELSA
	3	6606	AMERICAN WAY	RICO ESMERALDA
	4	6530	AMERICAN WAY	LOZANOESQUIVEL MAURILIO
	5	3928	WANKLYN CT	HALL JOHN E &
	6	6731	DEL REY DR	Dallas ISD
O	7	6600	S WESTMORELAND RD	TA PROPERTIES II
	8	6722	AMERICAN WAY	LUCERO LUIS ALAN
	9	6714	AMERICAN WAY	STRAIN JAMES K
	10	6706	AMERICAN WAY	STRAIN BETTY
	11	6630	AMERICAN WAY	LAND ROBERT EUGENE &
	12	6522	AMERICAN WAY	AZURA ADRIAN I &
	13	6514	AMERICAN WAY	RIOS GABRIEL & MAURA
	14	6506	AMERICAN WAY	HERNANDEZ JUAN F JR &
	15	6715	AMERICAN WAY	RUBIO NATIVIDAD & MARIA D
	16	6707	AMERICAN WAY	OLVERA IGNACIO & LETICIA
	17	6631	AMERICAN WAY	AZUARA ADRIAN I
	18	6623	AMERICAN WAY	MONTOYA PAUL A
	19	6615	AMERICAN WAY	REYES MANUEL &
	20	6607	AMERICAN WAY	HERRERA NELSON &
	21	6531	AMERICAN WAY	PRINCESS PROPERTY MANAGEMENT LLC
	22	6523	AMERICAN WAY	LARA ELI & MARIA I
	23	6507	AMERICAN WAY	THAMES C J
	24	6500	AMERICAN WAY	CASTANON MARINO & OFELIA
	25	6728	OHANA PLC	BT HARBOR ONE LLC
	26	6724	OHANA PLC	MACIAS EDNA &

08/29/2018

Reply	*Label #*	*Address*		*Owner*
	27	6720	OHANA PLC	JONES LATASHA D
	28	6716	OHANA PLC	BLACK LANETTE &
	29	6712	OHANA PLC	TRAN HAN VAN &
	30	6708	OHANA PLC	CANALES SANTOS JULIANA &
	31	6704	OHANA PLC	OVALLE MARIA
	32	6703	OHANA PLC	MONTALVO MARTIN ZAMORA &
O	33	6707	OHANA PLC	PINEDA HECTOR ENMANUEL GOMEZ &
	34	6711	OHANA PLC	GARCIA CARLOS A &
	35	6715	OHANA PLC	JIMENEZ JUAN CARLOS E &
	36	6719	OHANA PLC	NICKLEBERRY KIMBERLY EVON
	37	6723	OHANA PLC	RODRIGUEZ ROSELY SILIEZAR &
	38	6727	OHANA PLC	SMITH LEMAYA
	39	6731	OHANA PLC	MEDINAALMANZA JORGE A &
	40	3753	RED RAIDER LN	RAPHEL DORIS
X	41	3749	RED RAIDER LN	GARCIA KAREN
	42	3745	RED RAIDER LN	GONZALEZ BRENDA &
	43	3741	RED RAIDER LN	ANDERSON TERRY N & ANISSA P
	44	3737	RED RAIDER LN	HE LING
	45	3733	RED RAIDER LN	CASTANEDA PERFECTO &
X	46	3729	RED RAIDER LN	LAW BARBARA & LAWRENCE E JR
	47	3725	RED RAIDER LN	RODRIGUEZ DAVID
	48	6813	WILHELMINA DR	BROWN KERRY F
	49	6809	WILHELMINA DR	ZARAGOZA LUIS ALBERTO
	50	6805	WILHELMINA DR	FONTILLAS ANNALYN
	51	6804	ORANGEVILLE DR	DUFFEY JIMMY & JOSEPHINE
	52	6808	ORANGEVILLE DR	SIERRA OSPICIO
	53	6812	ORANGEVILLE DR	RODRIGUEZ RAUL IBARRA &
	54	6816	ORANGEVILLE DR	GRIFFIN TENNILLE RICHARDS
	55	6820	ORANGEVILLE DR	BROWN TERRY
	56	6823	ORANGEVILLE DR	BREWER ERNEST &
	57	6819	ORANGEVILLE DR	BERRY ERICKA &

08/29/2018

Reply	*Label #*	*Address*		*Owner*
	58	6815	ORANGEVILLE DR	LEVEY HOWARD II
	59	6811	ORANGEVILLE DR	BARRERA RAYNALDO &
	60	6807	ORANGEVILLE DR	HORTON KELVIN L & KISHA SHERRICE
	61	6432	WANKLYN ST	GILBERT BRIDGETTE
	62	6436	WANKLYN ST	IVY MICHELLE J
X	63	6440	WANKLYN ST	GONZALEZ DAPHNE J
	64	6444	WANKLYN ST	CATES YOLANDA
	65	6448	WANKLYN ST	WHITE ALICIA
	66	6452	WANKLYN ST	GOMEZ RAFAEL
	67	3923	WANKLYN CT	SOLORZANO JORGE
	68	3919	WANKLYN CT	SANMIGUEL JAVIER
	69	3915	WANKLYN CT	MILLER SANDRA J
	70	3911	WANKLYN CT	ANDERSON WILLIE HAYWOOD EST OF
	71	3907	WANKLYN CT	ADKISON JIMMY L
	72	3903	WANKLYN CT	COFER BRENDA R
	73	3904	WANKLYN CT	WILLBANKS TAMMY
	74	3908	WANKLYN CT	BERRY LUTHER W & ELLEN J
	75	3912	WANKLYN CT	HUBBARD ROSIE M
	76	3916	WANKLYN ST	MUELLER BEVERLY
	77	3920	WANKLYN ST	BROWN ELLEN R
	78	3924	WANKLYN CT	DOTSON VERNETTE
	79	4004	WHITBY AVE	COTTMAN MARIA O
	80	4012	WHITBY AVE	GARCIA IRMA
	81	4016	WHITBY AVE	SANCHEZ JOHANNA S
	82	4020	WHITBY AVE	MACIAS LUIS A & SANDRA
	83	4024	WHITBY AVE	JOHNSON BURCHINAL D
	84	4034	WHITBY AVE	CORONADO PEDRO
	85	6453	ALLEGIANCE DR	AIYELESO OLASEYI
	86	6449	ALLEGIANCE DR	SALAS ERIC F
	87	6445	ALLEGIANCE DR	HALL WILNETTA
	88	6442	AMERICAN WAY	RAMIREZ LAURA

08/29/2018

Reply	*Label #*	*Address*		*Owner*
	89	6446	AMERICAN WAY	GONZALEZ FELIPE N
	90	6501	AMERICAN WAY	HOA OF AMERICAN WAY ESTATES INC

Agenda Information Sheet

File #: 18-867 **Item #:** 62.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a 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 southwest corner of Fireside Drive and Local Vista Drive
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z178-189(PD

powered by Legistar™

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 26, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-189(PD) **DATE FILED:** February 21, 2018

LOCATION: Southwest corner of Fireside Drive and Local Vista Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 68 D

SIZE OF REQUEST: ±0.23 acres **CENSUS TRACT:** 116.02

APPLICANT/OWNER: Maria Hernandez

REPRESENTATIVE: Mike Arreguin

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.

SUMMARY: The purpose of this request is to allow a general merchandise or food store 3,500 square feet or less. The proposed deed restrictions prohibit certain uses that are allowed in the CR Community Retail District.

CPC RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

BACKGROUND:

- The subject site contains approximately 0.23 acres and is currently developed with a commercial structure.

- The existing structure consists of approximately 1,512 square feet and was constructed in 1973, according to Dallas County Appraisal District records.

- Although the nonconforming use is currently not in operation, when there was an active use, the structure was continuously occupied by a general merchandise or food store 3,500 square feet or less use.

- The Building Inspections Division last issued a Certificate of Occupancy on December 30, 2003. Internal records convey the loss of nonconforming rights in 2006 when the use ceased operation.

- Due to the use having been out of operation for more than nine years, the applicant cannot obtain approval of a Certificate of Occupancy due to the loss of nonconforming rights. Nonconforming rights are lost when a use has been out of operation for more than six months. See Section 51A-4.704(2)

- Consequently, an application to the Board of Adjustment may not approve a special exception request to reinstate the nonconforming rights because the applicant cannot prove intent to be out of operation for more than 15 years.

- The applicant is requesting to change the zoning to a CR Community Retail District to allow for the operation of a neighborhood store.

Zoning History: There have been no zoning requests in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Fireside Drive	Residential Collector	60 feet
Local Vista Drive	Residential Collector	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning request and determined that it will not have a negative impact on the existing street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	General Merchandise or Food Store
North	R-7.5(A)	City of Dallas Parks & Recreation Center
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

ECONOMIC

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIROMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Land Use Compatibility:

The request site is ±0.23 acres, or 10,018 square feet, and is surrounded primarily by single family uses and a public park and recreation use, all within the R-7.5(A) Single Family District. The existing structure was built in 1973 and continuously operated as a general merchandise or food store 3,500 square feet or less, until the use ceased operation in 2006, per internal records.

The applicant is requesting a CR Community Retail District on property zoned an R-7.5(A) Single Family District to allow the use of a general merchandise or food store 3,500 square feet or less. While staff does understand that rezoning the property to a CR Community Retail District will permit the sale of alcohol and tobacco, the retail and personal service use, in its broader context, would be an asset to the neighborhood. The neighborhood can be classified as a food desert with the nearest general merchandise or food store being approximately 1.7 miles away.

While staff has considered the implications of the yard, lot and space regulations for a CR Community Retail District in a primarily single family district, the existing lot can never comply with the regulations should the existing structure be demolished and redeveloped. The 60-foot by 165-foot site is conveniently located on a corner lot with a 35-foot front yard build line and a 15-foot side yard build line. The current build lines will restrict any structure from encroaching into these required setbacks. Additionally, Section 51A-4.401(b) regulates the continuity of the established setback along street frontage must be maintained.

The proximity to the single family district would impose a 20-foot side yard and rear yard setback inclusive of a 10 foot landscape buffer. Further restricting redevelopment of the site is the inability to comply with the off-street parking regulations which require one loading space and a parking ratio of 1:200. Currently, the site cannot comply with the required eight off-street parking spaces which further alleviates staff's concerns with the sale of alcohol. Although the use does have delta credits that can be used to satisfy the off-street parking requirement, all new construction which exceeds the current square footage of 1,512 will trigger the new square footage to comply with the off-street parking ratio. Lastly, due to the surrounding single family district, the Residential Proximity Slope, (RPS) will apply, restricting the height of the structure by imposing a 1 to 3 slope at an angle which will project throughout the entire site.

Therefore, staff supports the request of a CR Community Retail District and finds that the current structure and any redevelopment of the site will be consistent with the scale and intensity of the surrounding residential community.

Development Standards:

DISTRICT	Setbacks		FAR	RPS	Height	Lot Coverage	Primary Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single family	25’	5’	N/A	26’	30’	45%	Single family
Proposed							
CR Community Retail	15’	20’	0.5 to 0.75	26’	54’	60%	Commercial & community-serving retail, personal service and office uses at a scale and intensity consistent compatible with residential communities

Parking:

The parking requirements for a general merchandise or food store 3,500 square feet or less use is one space per 200 square feet of floor area. The 1,512 square foot structure will require eight off-street parking spaces. However, Building Inspections has determined that the site has delta credits which will satisfy the minimum required parking.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended.

LIST OF PARTNERS

Luis M. Garcia

Maria C. Hernandez

Victor M. Ochoa

Volunteered Deed Restrictions

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

(1) The following uses are prohibited:

(A) Commercial and business service uses.

-- Catering service.
-- Medical or scientific laboratory.
-- Tool or equipment rental.

(B) Industrial uses.

-- Gas drilling and production.
-- Temporary concrete or asphalt batching plant.

(C) Lodging uses.

-- Hotel and motel.
-- Lodging or boarding house.

(D) Office uses.

-- Alternative financial establishment.
-- Financial institution without drive-in window.
-- Financial institution with drive-in window.
-- Medical clinic or ambulatory surgical center.

(E) Residential uses.

-- College dormitory, fraternity, or sorority house.

(F) Retail and personal service uses.

-- Alcoholic beverage establishments.
-- Animal shelter or clinic without outside runs.
-- Auto service center.
-- Car wash.
-- Commercial amusement (outside).
-- Commercial parking lot or garage.
-- Convenience store with drive-through.
-- Furniture store.

-- General merchandise or food store 100,000 square feet or more.
-- Home improvement center, lumber, brick or building materials sale yard.
-- Liquor store.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursey, garden shop, or plant sales.
-- Pawn shop.
-- Restaurant with drive-in or drive-through service.

(G) Utility and public service uses.

-- Electrical substation.

(H) Wholesale, distribution and storage uses.

-- Mini warehouse.
-- Recycling buy-back center.
-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

CPC ACTION:
August 2, 2018

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant to include the prohibition of restaurant without drive-in or drive-thru service on property zoned an R-7.5(A) Single Family District, on the southwest corner of Fireside Drive and Local Vista Drive.

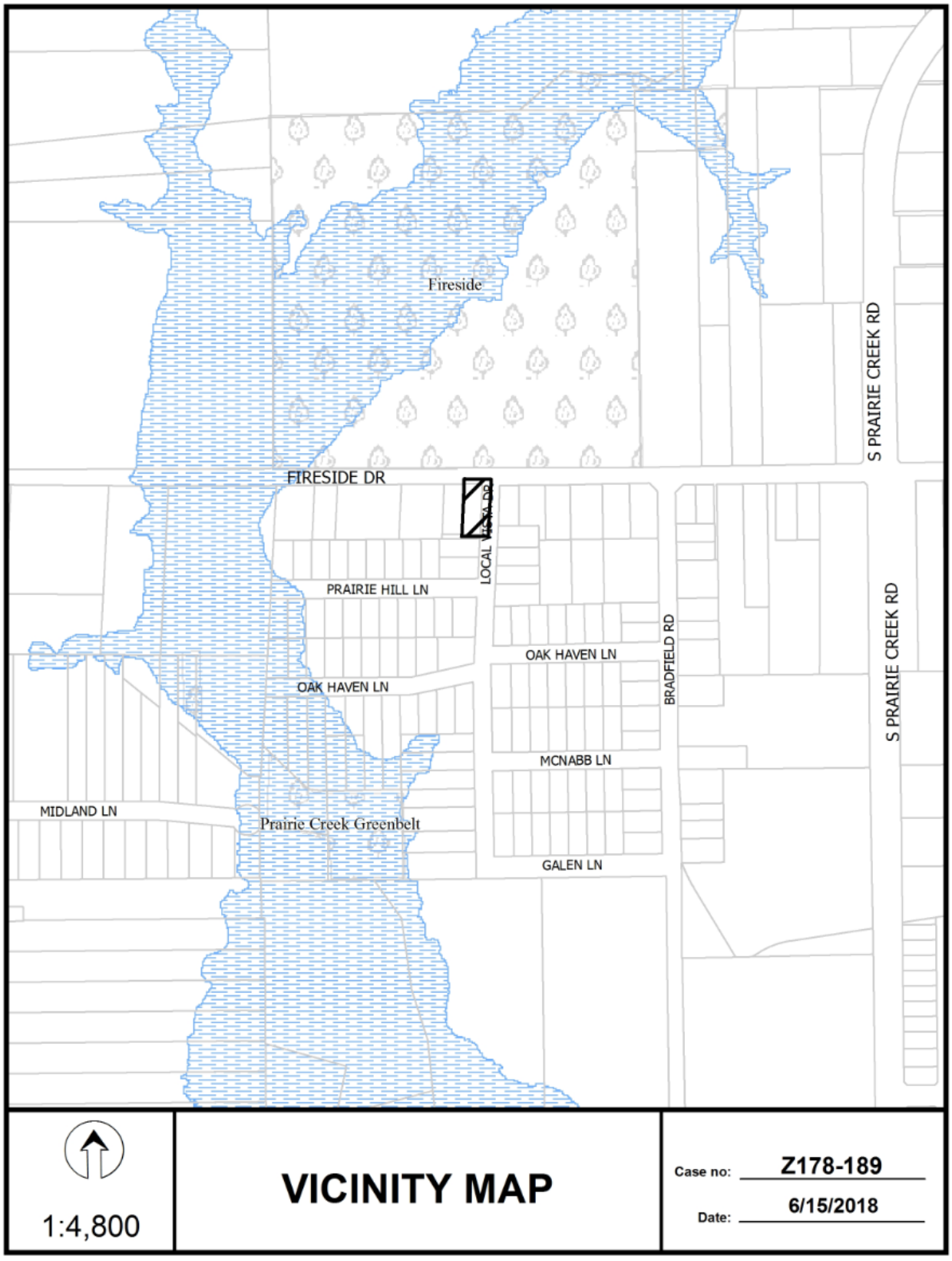
Maker: Shidid
Second: Schultz
Result: Carried: 13 to 0

For: 13 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley

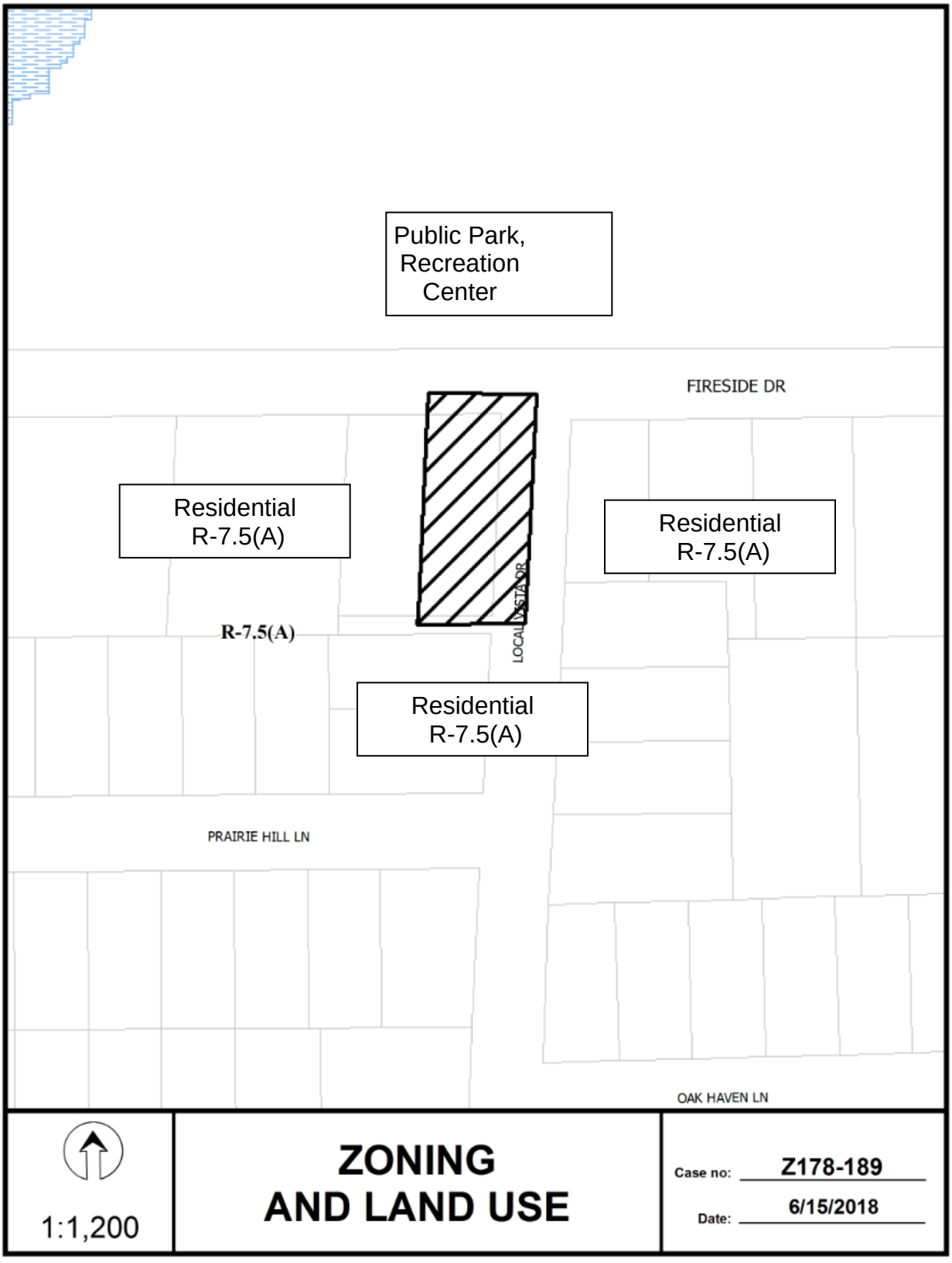
Against: 0
Absent: 1 - Tarpley
Vacancy: 1 - District 8

Notices: Area: 200 Mailed: 16
Replies: For: 1 Against: 0

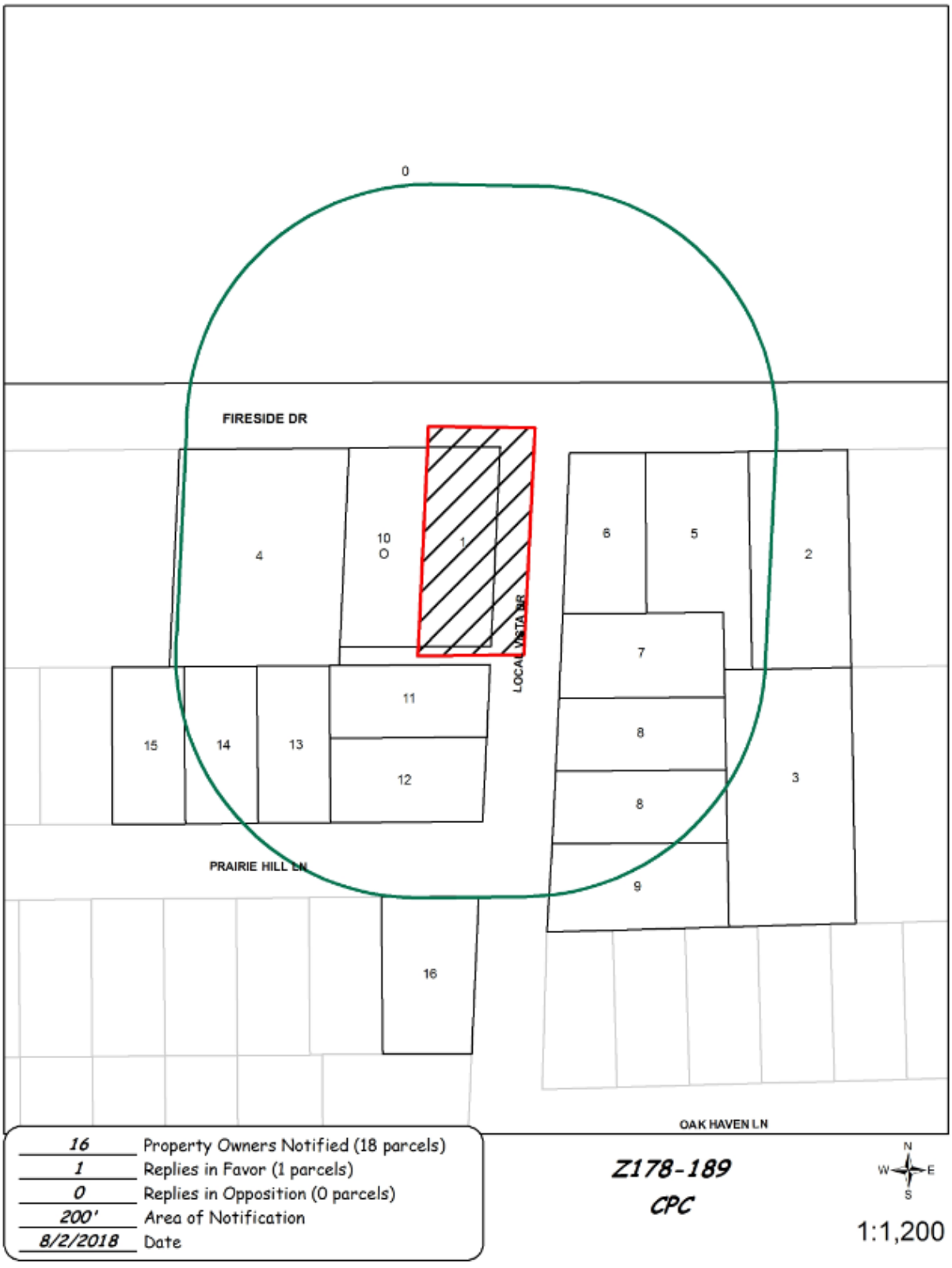
Speakers: For: Maria Hernandez, 1410 Ashview Cir., Dallas, TX, 75217
Against: None


Fireside
S PRAIRIE CREEK RD
FIRESIDE DR
LOCAL
PRAIRIE HILL LN
OAK HAVEN LN
OAK HAVEN LN
BRADFIELD RD
S PRAIRIE CREEK RD
MCNABB LN
MIDLAND LN
Prairie Creek Greenbelt
GALEN LN
1:4,800
VICINITY MAP
Case no: Z178-189
Date: 6/15/2018


FIRESIDE DR
LOCAL VISTA DR
PRAIRIE HILL LN
OAK HAVEN LN
1:1,200
AERIAL MAP
Case no: Z178-189
Date: 6/15/2018


Public Park, Recreation Center
FIRESIDE DR
Residential R-7.5(A)
Residential R-7.5(A)
R-7.5(A)
LOCAL
Residential R-7.5(A)
PRAIRIE HILL LN
OAK HAVEN LN
1:1,200
ZONING AND LAND USE
Case no: Z178-189
Date: 6/15/2018

CPC RESPONSES



Reply List of Property Owners

Z178-189

16 Property Owners Notified ***1 Property Owner in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	8560	FIRESIDE DR	ROJAS JOSE
	2	8620	FIRESIDE DR	MARTIN SANDRA KAY
	3	8629	OAK HAVEN LN	BIBLE RUBY V
	4	8550	FIRESIDE DR	CASH NIM FRANKLIN
	5	8614	FIRESIDE DR	YOUNG VICKIE BARLETT
	6	8610	FIRESIDE DR	BALDERRAMA ROBERTO L &
	7	904	LOCAL VISTA DR	BURROUGH THERESTA
	8	908	LOCAL VISTA DR	BURKS MARY LEE
	9	918	LOCAL VISTA DR	MENDOZA LUIS
O	10	8556	FIRESIDE DR	GANN HENRY RAY
	11	911	LOCAL VISTA DR	REEVES EDDIE A
	12	915	LOCAL VISTA DR	BRADON GARY B & LINDA A
	13	8561	PRAIRIE HILL LN	VILLEGAS PETRA
	14	8541	PRAIRIE HILL LN	PEREZ RIGOBERTO & PAULA
	15	8535	PRAIRIE HILL LN	GARCIA J EVARSISTO
	16	8546	PRAIRIE HILL LN	YOUNG VICKIE BARTLETT

Agenda Information Sheet

File #: 18-869 **Item #:** 63.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, east of North Akard Street, between Pacific Avenue and Elm Street
Recommendation of Staff and CPC: Approval for a six-year period, subject to a site plan and conditions
Z178-243(PD)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 26, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-243(PD) **DATE FILED:** April 19, 2018

LOCATION: East of North Akard Street, between Pacific Avenue and Elm Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 K

SIZE OF REQUEST: ± .23 acres **CENSUS TRACT:** 31.01

APPLICANT: Radiant Outdoor, LLC

OWNER: 1601 Elm Holdings LP

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

REQUEST: An application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The applicant proposes to install one attached projecting non-premise district activity videoboard sign on the southern façade of an existing commercial parking garage.

CPC RECOMMENDATION: **Approval** for a six-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a six-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with a commercial parking garage use.
- The properties in the surrounding area consist of a multifamily use to the east; condominium and restaurant uses to the west; across Pacific Avenue, to the north are multifamily, restaurant uses and the DART Line; with restaurant, bar, retail and multifamily uses to the south, across Elm Street.
- The applicant is proposing to install a 16'x 9' (144 square feet) videoboard sign. The proposed sign will be installed 22 feet above the sidewalk.
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs.
- Ordinance No. 28347 was adopted by City Council on August 24, 2011. One of the amendments in this ordinance was to increase the number of videoboard signs the in Downtown SPSD to a total of 15 and increase the area in which the videoboard signs are allowed.
- Currently, 13 non-premise district activity videoboard signs have been approved in the Downtown Special Provision Sign District with a 14th request deferred by the City Council on August 8, 2018. [Z178-242]
- A maximum of 15 signs is allowed, if approved, this request will be the 14th sign approved.
- If this request is approved, the request will be the first to have residential uses surrounding the proposed videoboard sign on all sides and the 15th and final videoboard sign allowed.

Zoning History: There have been five recent zoning cases within the past five years.

1. **Z178-214:** On June 27, 2018, the City Council approved an amendment to and renewal of Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign.
2. **Z178-124:** On February 14, 2018, the City Council approved the renewal of Specific Use Permit No. 1958 for an attached projecting non-premise district activity videoboard sign.
3. **Z167-398:** On January 24, 2018, the City Council approved an amendment to and renewal of Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service.

4. **Z145-278:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign.

5. **Z145-276:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs.

Videoboard Signs: There are currently 13 active videoboard signs. (Refer to Exhibit A)

NO.	SUP NO./CASE NO.	APPROVED	EXPIRATION
1 & 2	**SUP No.1755** (Renewal, Z145-276)	9-9-2015 (two videoboards)	9-9-2021
3	**SUP No.1788** (Renewal, Z145-277)	9-9-2015	9-9-2021
4	**SUP No. 1791**(Renewal, Z145-278)	9-9-2015	9-9-2021
5	**SUP No. 1796**(Renewal, Z123-224)	8-14-2013	8-14-2019
6	**SUP No. 1957**(Renewal, Z178-123)	6-13-2018	6-13-2028
7	**SUP No. 1958**(Renewal, Z178-124)	2-14-2018	2-14-2028
8	**SUP No. 1959**(Amend/Renewal, Z178-214)	6-27-2018	6-27-2024
9	**SUP No. 2005** (Z123-123)	1-23-2013	1-23-2019
10	**SUP No. 2006** (Z123-122)	1-23-2013	1-23-2019
11	**SUP No. 2007** (Z123-112)	1-23-2013	1-23-2019
12	**SUP No. 2008** (Z123-110)	1-23-2013	1-23-2019
13	**SUP No. 2009** (Z112-111)	1-23-2013	1-23-2019
14	**SUP No. 2302** (Z178-242)	08-08-18*	N/A

*Deferred

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Elm Street	Collector	Variable Width
Pacific Avenue	Minor Arterial	Variable Width

Traffic:

The applicant submitted a traffic study conducted by an independent firm. The traffic analysis concluded that the proposed sign will not significantly interfere with the effectiveness of traffic control devices within 300 feet of the sign.

Additionally, the Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No 619	Commercial Parking Garage
North	CA-1(A), H/126	Restaurant, Multifamily & Dart Rail
West	PDD No. 619	Restaurant, Single Family
South	PDD No. 619, SUP No. 1791	Restaurant, Bar, Retail & Multifamily
East	PDD No. 619	Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

The subject site is identified as being within the *Downtown Area* on the ***forwardDallas!*** **Vision Illustration**, adopted June 2006. The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC EVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

- Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

- Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Land Use Compatibility:

The .23-acre request site is zoned Planned Development District No. 619 and is developed with a commercial parking garage use. The applicant proposes to install one attached projecting non-premise district activity videoboard sign on the southern façade of the existing commercial parking garage.

Immediately adjacent on all sides to the proposed videoboard sign are multifamily uses. The properties in the surrounding area consist of a multifamily use to the east, condominium and restaurant uses to the west, across Pacific Avenue to the north are multifamily, restaurant uses and the Dart Line, with restaurant, bar, retail and multifamily uses to the south across Elm Street.

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.

Section 51A-7.909(g) pertains to the occupancy of buildings upon which videoboards may be attached. Videoboard signs are "only permitted on buildings with retail and personal service uses (other than commercial parking lot) or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more."

The applicant submitted an affidavit indicating the ground floor meets the occupancy requirements as well as the overall building.

The applicant's request, subject a site plan, and conditions, complies with the general provisions for consideration of an SUP.

Development Standards:

A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Avenue, and Cesar Chavez Boulevard.

Non-premise district activity videoboard signs may not be placed on Pacific Avenue between North Akard Street and Ervay Street. Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

A maximum of one non-premise district activity videoboard sign is permitted per block face. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have maximum of 150 square feet in effective area.

Non-premise district activity videoboard signs are only permitted by SUP

Projecting non-premise activity videoboard signs

- must have a vertical orientation with height exceeding the width at a minimum of 16:9 width-to-height ratio;
- may project a maximum of 12 feet into the right-of-way;
- must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk.
- must have video displays on both sides of the sign.

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
    - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
    - the dimming level, multiplied by .0039 equal the brightness level; then
    - the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits.
- must be turned off between 1:00a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

- must have a full color display able to display a minimum of 281 trillion color shades; and
- must be able to display a high-quality image with a minimum resolution equivalent to 19mm maximum pixel size.

Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds
- Changes of message must be accomplished within two seconds
- Changes of message must occur simultaneously on the entire sign face
- No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

LIST OF OFFICERS

Radiant Outdoor, LLC
Brad Berkley, CEO
Erin Watkins, Secretary

1601 Elm Holdings, LP
William Prewitt, EVP
Jonas Woods, Partner

CPC ACTION:
August 16, 2018

Motion: It was moved to recommend **approval** of a Specific Use Permit for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to a site plan and staff's recommended conditions on property zoned Planned Development District No. 619, east of North Akard Street, between Pacific Avenue and Elm Street.

Maker: Ridley
Second: Murphy
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 83
Replies: For: 0 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Erin Watkins, 1528 Slocum St., Dallas, TX, 75207
Against: None

Videoboards Current & Proposed
(Exhibit A)



CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

3. TIME LIMIT: This specific use permit expires on (six years from the passage of this ordinance.

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SIGN PLACEMENT ANALYSIS

DeShazo Group

Traffic. Transportation Planning. Parking. Design.

400 S. Houston Street, Suite 330
Dallas, TX 75202
214.748.6740 ✦ Fax: 214.748.7037
deshazogroup.com

Technical Memorandum

To: *Mr. Travis K. Hodges* — **Radiant Outdoor, Inc.**

From: *J. Mark Mathis, P.E.,* — **DeShazo Group, Inc.**

Date: January 31, 2018

Re: **Requisite Traffic Analysis for Proposed "Non-Premise District Activity Videoboard Sign" at 1511 Elm Street in Downtown Dallas**
DeShazo Project No. 18022.02

BACKGROUND

This analysis is provided to satisfy the requirement for a traffic study in a request for a Specific Use Permit (SUP) for a *non-premise district activity videoboard sign* (a.k.a., electronic message board, etc.), or "sign", to be located at 1511 Elm Street in Downtown Dallas, Texas. The scope of the requisite study, as outlined in Section 51A-7.909(d)(2) of the Dallas Development Code, is to review of potential conflict created by the digital videoboard with traffic control devices within 300 feet of the proposed location.

This report was prepared by traffic engineers from **DeShazo Group, Inc.** of Dallas, Texas—an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering.

An illustration of the proposed sign installation location considered in this analysis is provided in **Exhibit 1 and 2.** [NOTE: This analysis is specifically intended for this proposed sign location as illustrated and does not apply to any other sign location. It is also assumed that the sign installation and operational parameters outlined in the respective City of Dallas sign ordinance and any other applicable regulations shall be in effect.]

STUDY SCOPE

The conditions set forth by the Ordinance for the proposed sign location are that the sign will not interfere with the effectiveness of traffic control devices within 300 feet of the sign. In this analysis, the sign is visible to westbound traffic on Elm Street (since Elm Street is restricted to one-way traffic westbound only); therefore, traffic control devices 300 feet to the west of the existing sign location on Elm Street was evaluated. **Exhibit 2** graphically shows the proposed sign location and the nearest traffic control device within 300 feet.

ANALYSIS

Electronic message boards are relatively recent devices, and relatively few specific design and application standards currently exist. More evaluation criteria and standards may evolve over time as more applications of these devices are made, which may or may not apply to the devices considered herein. But, for the purposes of this analysis, engineering judgment and discretion are the primary resources available to perform this evaluation.

The ultimate traffic-related consideration is to assess whether the proposed electronic message board will interfere with the normal operation of an existing traffic control device while driving, resulting in a vehicle-related accident. Given this evaluation parameter, **DeShazo**'s analysis consisted of the considerations listed and described below. Each of these analysis parameters are subjective and require field inspection.

- line of site of existing traffic control devices — this evaluation considered whether the proposed location of the sign is aligned with the line of site of a motorist and an existing traffic control device to a degree that obscures or diminishes the effectiveness of the traffic control device

- spacing/proximity with existing traffic control devices — this evaluation considered whether the proposed location of the sign is in such close proximity to an existing traffic control device that it diminishes the effectiveness of the traffic control device

- visual "competition" with existing traffic control devices — this evaluation considered whether the proposed location of the sign is otherwise situated in such a manner to distract a motorist from becoming cognizant of an existing traffic control device

Other evaluation assumptions:

- Unless a unique condition existed, this analysis only focused on the motorists travelling on the aforementioned street (i.e., no cross streets or parallel streets were considered).

Z178-243

- Although the emphasis of this study relates to passenger and commercial vehicles, the results of this analysis also apply to bicyclists and other vehicles travelling on the public street(s).

- Based upon the configuration requirements in the city ordinance, direct effects on pedestrians using the sidewalks and crosswalks were not considered.

The following findings, summarized in **Table 1**, reflect **DeShazo**'s evaluations.

CONCLUSION

Based upon **DeShazo**'s evaluation of the proposed *non-premise district activity videoboard sign*, or electronic message board located at 1511 Elm Street, the proposed installation location as generally illustrated in **Exhibit 1 and 2** will not significantly interfere with the effectiveness of traffic control devices within 300 feet of the sign.

END OF MEMO

Table 1. Westbound Elm Street Proposed Sign Location Evaluation

PARAMETER	SUMMARY OF EVALUATION	RECOMMENDATION
Line of Site	The proposed sign location will not directly obstruct the view of an existing traffic control device within a critical distance.	None.
Spacing/Proximity	The proposed sign location will be at a clear height of approximately 20 feet from the top of sidewalk and is within 300 feet of the existing traffic signal head located in the NW Corner of the Elm Street and N Akard Street intersection. However, due to the vertical offset of at least 10-12 feet above the traffic signal head, the proximity of the existing sign will not be a conflict.	None.
Visual "Competition"	The proposed sign location will not visually compete with any existing traffic control device within the critical distance.	None.

General recommendations:

- In accordance with the City regulations and industry standards, the sign image should not rapidly change or display images containing motion or flashing content (unless the street is closed to vehicular traffic).
- The sign shall not display images that intentionally or unintentionally depict or resemble an image of a traffic control device or the content of a traffic control device. This includes but is not limited to: red, yellow, or green circles.

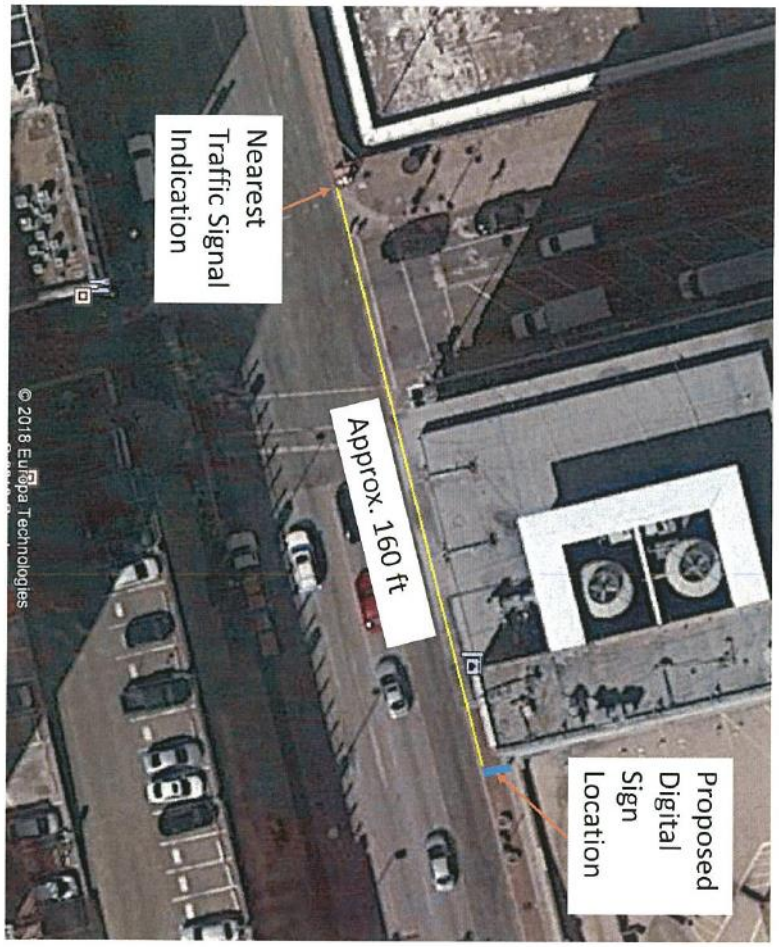
Z178-243(PD)
Z178-243
14

EXHIBIT 2

Proposed Digital Sign
1511 Elm St
westbound

22ft above Sidwalk

Sign 16'H x 9'W



Z178-243

EXHIBIT 1

Proposed
Digital Sign
1511 Elm St

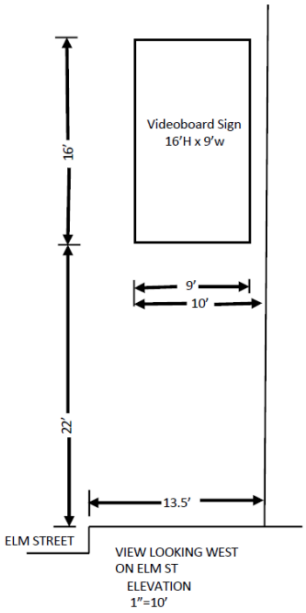
Westbound
View

22ft above
Sidwalk

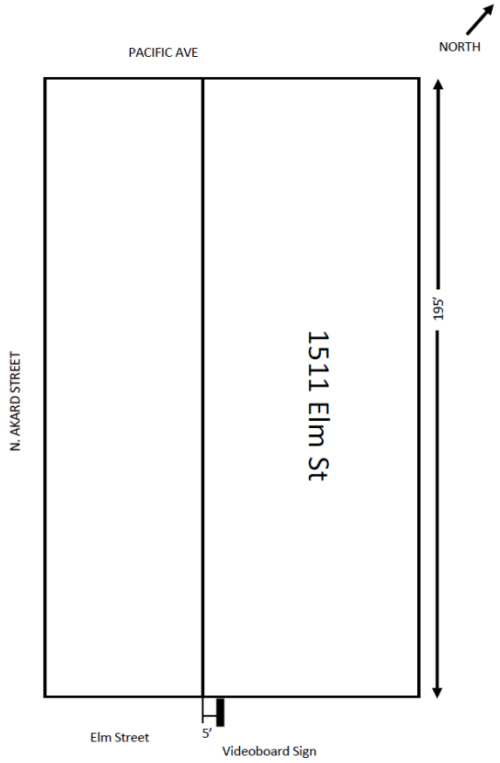
Sign 16'H x 9'W

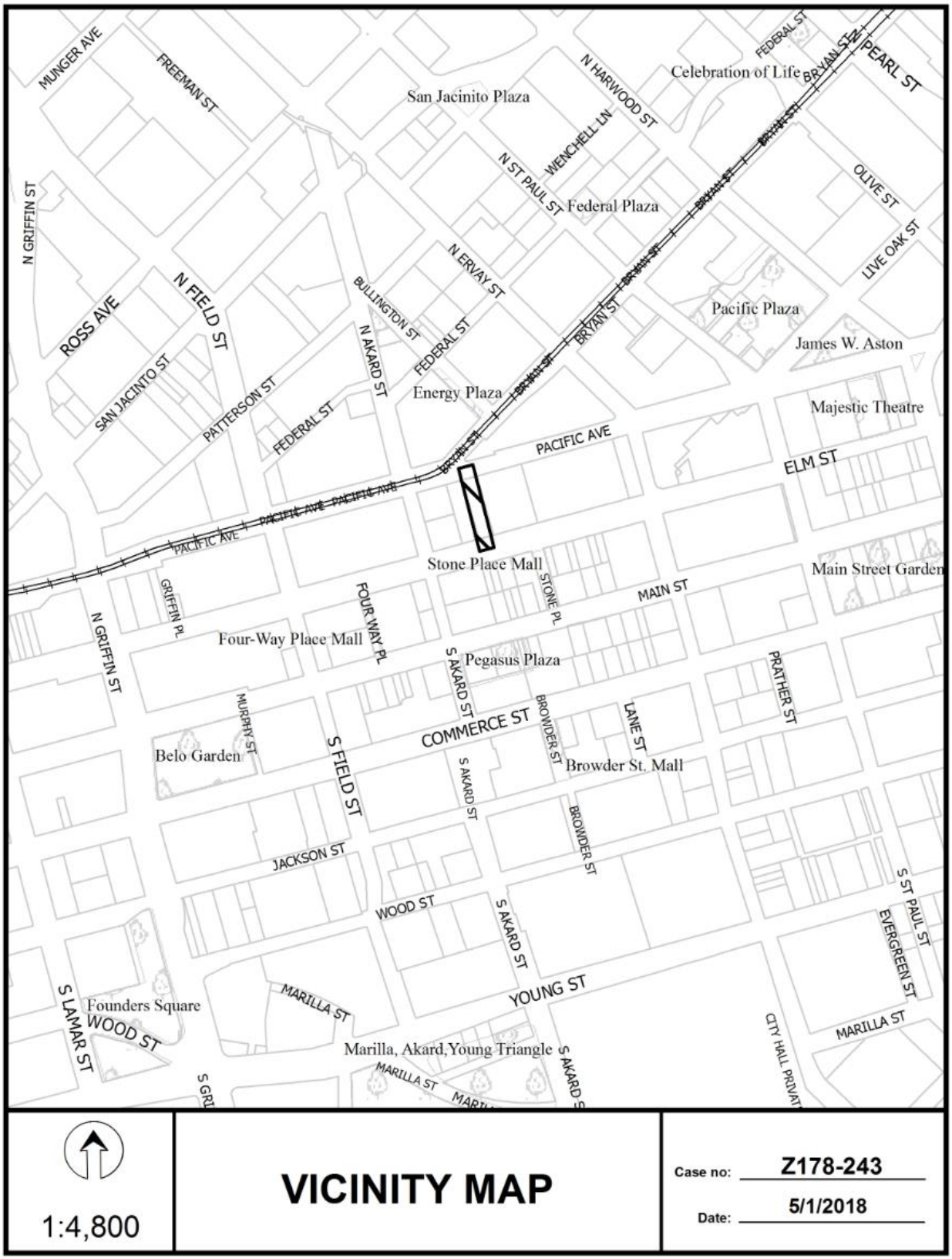
Z178-243

Proposed Site Plan







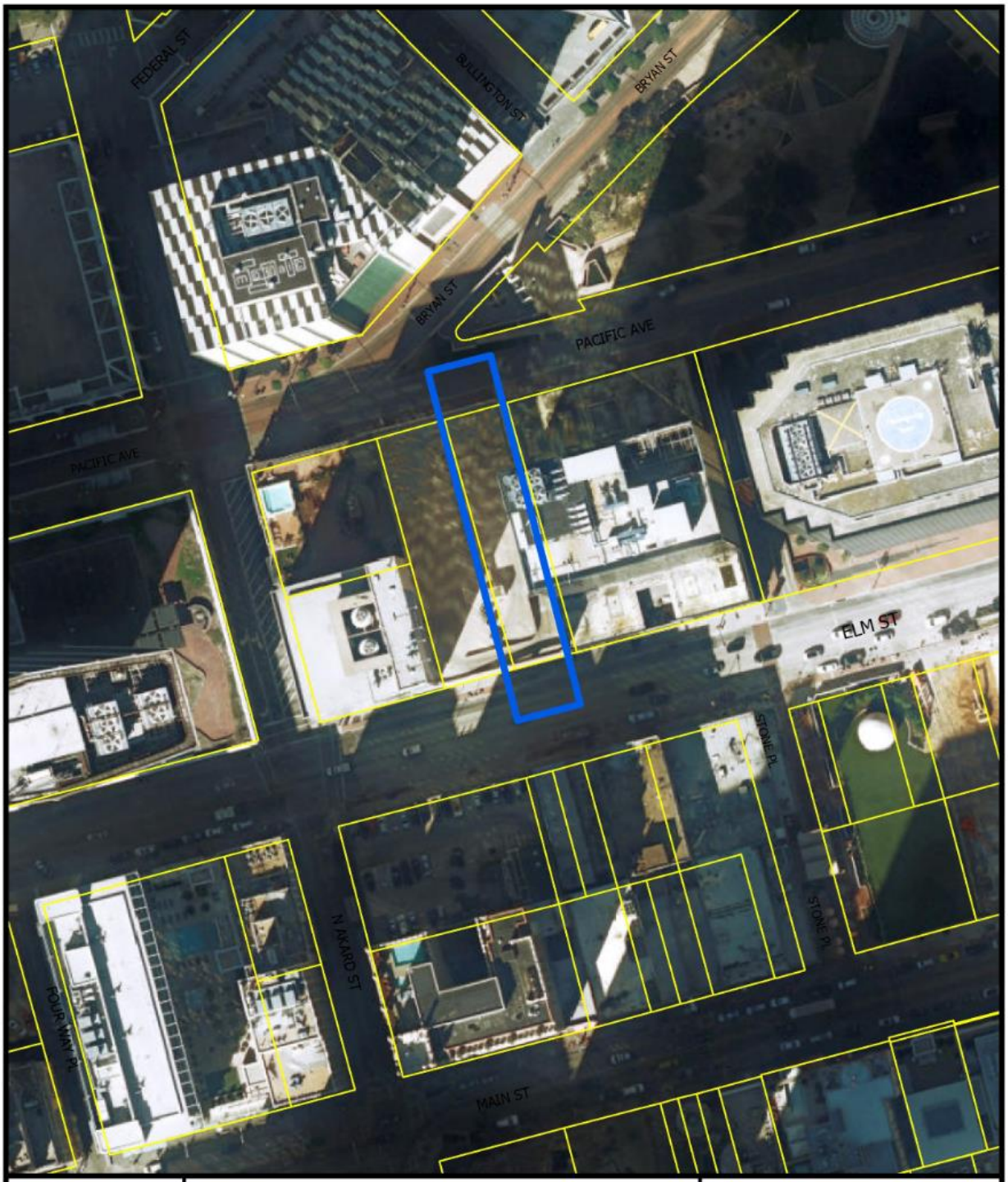


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VICINITY MAP

Case no: Z178-243

Date: 5/1/2018

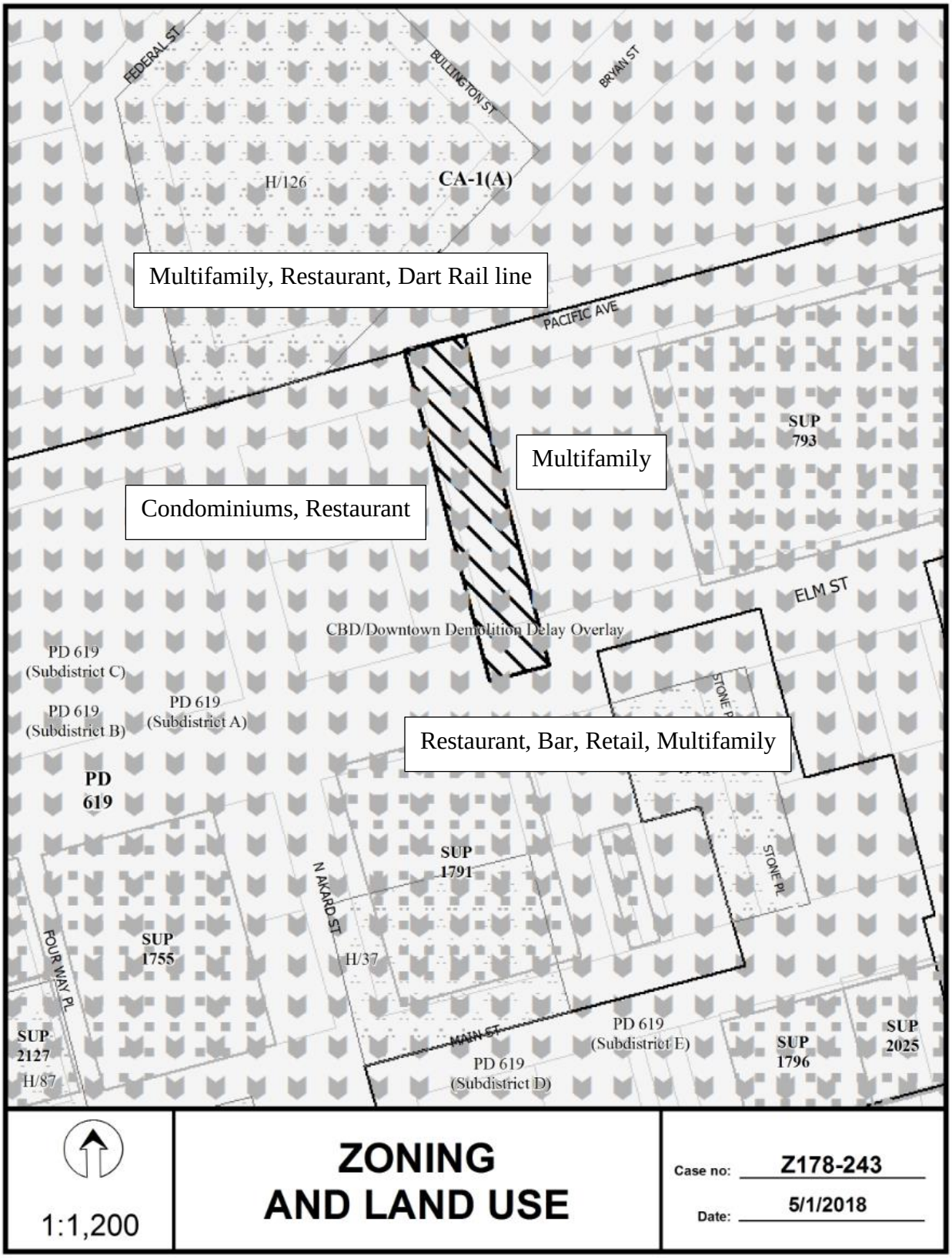


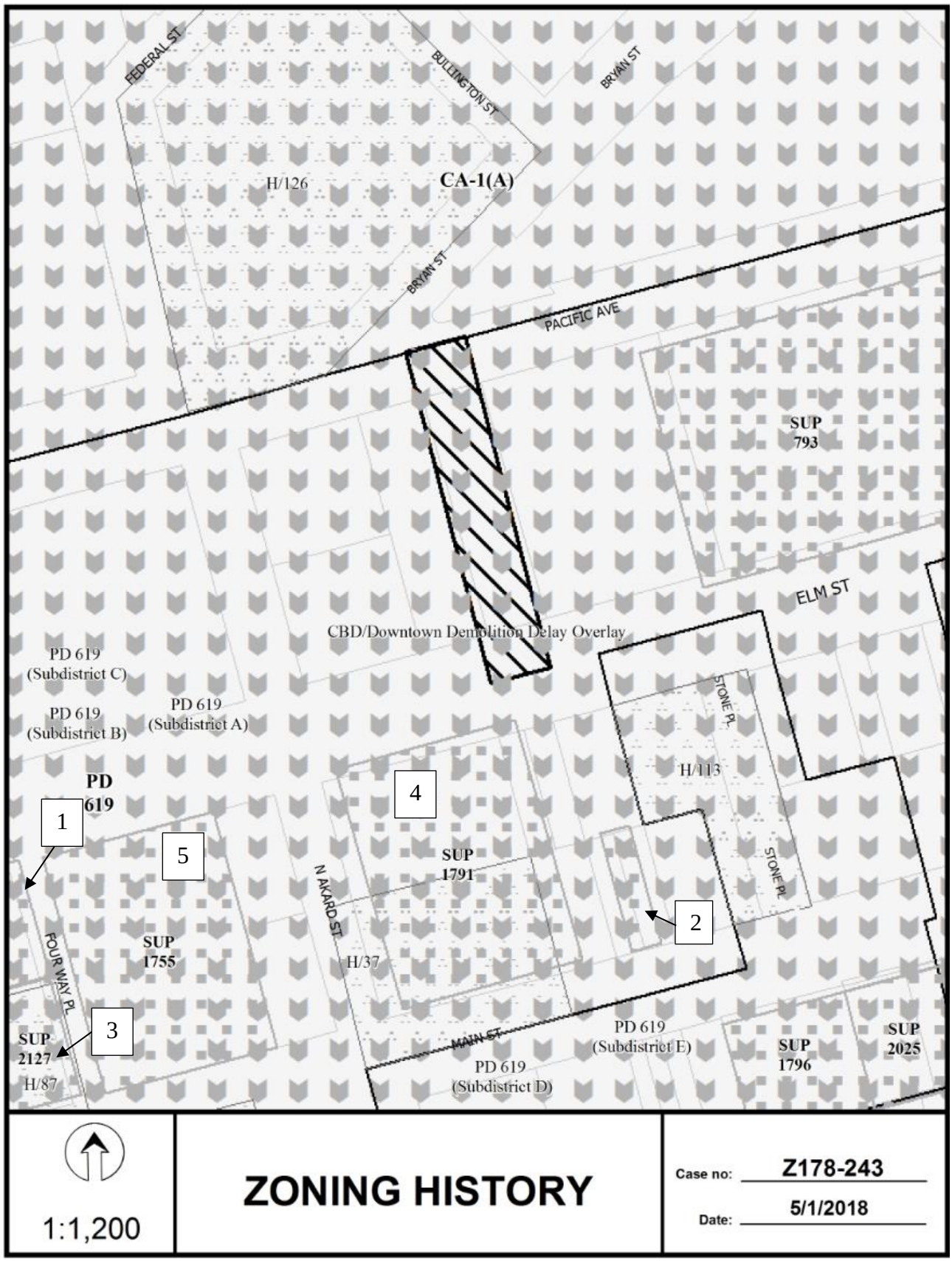
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AERIAL MAP

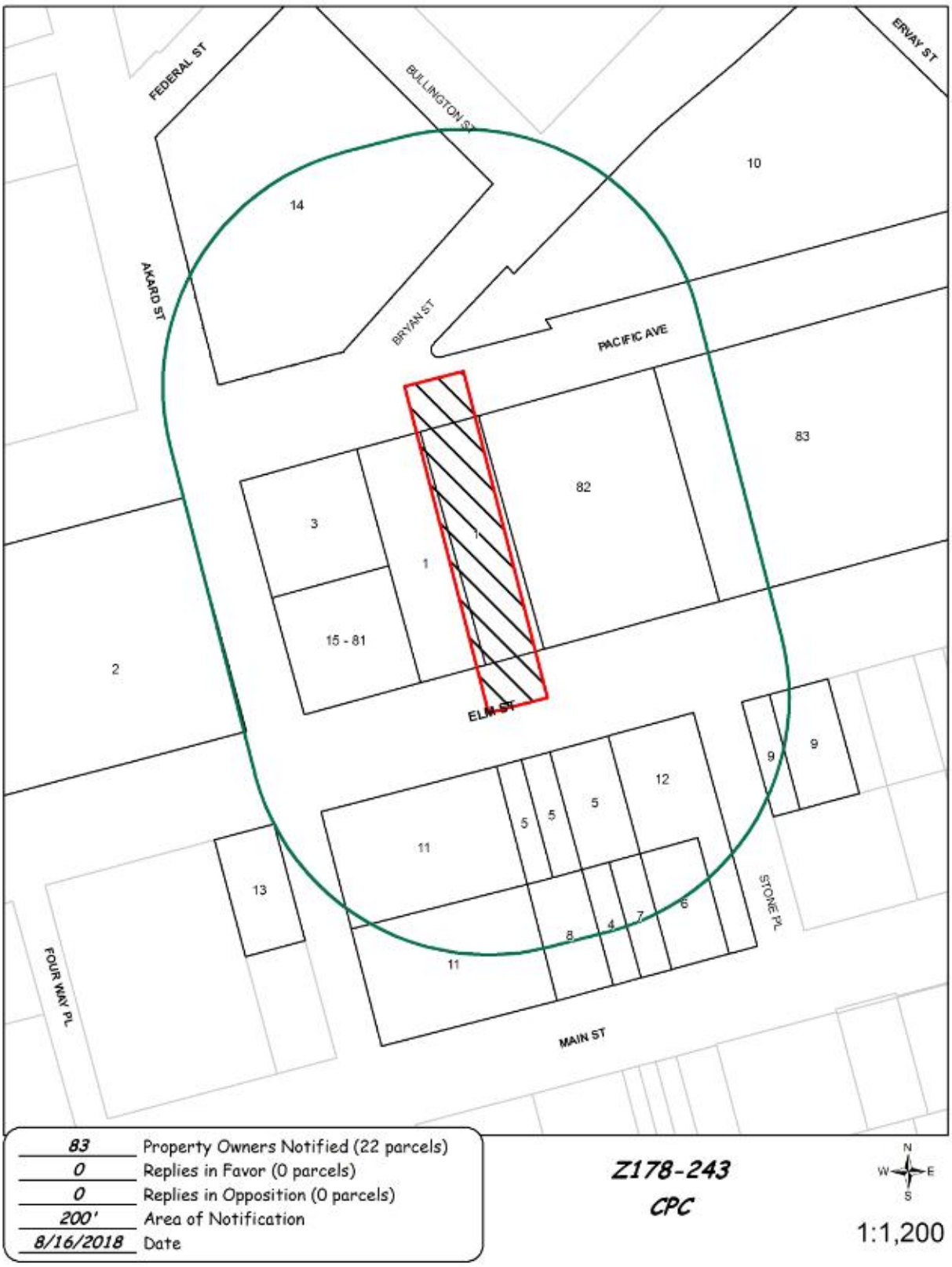
Case no: Z178-243

Date: 5/1/2018


FEDERAL ST
BULLINGTON ST
BRYAN ST
H/126
CA-1(A)
Multifamily, Restaurant, Dart Rail line
PACIFIC AVE
SUP 793
Multifamily
Condominiums, Restaurant
ELM ST
CBD/Downtown Demolition Delay Overlay
PD 619 (Subdistrict C)
PD 619 (Subdistrict B)
PD 619 (Subdistrict A)
Restaurant, Bar, Retail, Multifamily
PD 619
SUP 1791
N AKARD ST
STONE PL
FOUR WAY PL
SUP 1755
H/37
SUP 2127
H/87
MAIN ST
PD 619 (Subdistrict E)
PD 619 (Subdistrict D)
SUP 1796
SUP 2025
1:1,200
ZONING AND LAND USE
Case no: Z178-243
Date: 5/1/2018


FEDERAL ST
BULLINGTON ST
BRYAN ST
H/126
CA-1(A)
BRYAN ST
PACIFIC AVE
SUP 793
ELM ST
CBD/Downtown Demolition Delay Overlay
PD 619 (Subdistrict C)
PD 619 (Subdistrict B)
PD 619 (Subdistrict A)
PD 619
STONE PL
H/113
1
2
3
4
5
SUP 1791
N AKARD ST
SUP 1755
FOUR WAY PL
H/37
SUP 2127
H/87
MAIN ST
PD 619 (Subdistrict D)
PD 619 (Subdistrict E)
SUP 1796
SUP 2025
1:1,200
ZONING HISTORY
Case no: Z178-243
Date: 5/1/2018

CPC RESPONSES



08/15/2018

Reply List of Property Owners

Z178-243

83 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	1511	ELM ST	1601 ELM HOLDINGS LP
	2	1401	ELM ST	DREVER 1401 ELM LLC
	3	208	N AKARD ST	208NAKARD LLC
	4	1517	MAIN ST	FONBERG PETER D TR ET AL
	5	1514	ELM ST	MID ELM LP
	6	1521	MAIN ST	ROMAN CATHOLIC DIOCESE DALLAS
	7	1519	MAIN ST	1519 MAIN PROPERTY LP
	8	1515	MAIN ST	LEGAL AID OF NORTHWEST TE
	9	1604	ELM ST	ELM AT STONEPLACE HOLDINGS LLC
	10	1627	PACIFIC AVE	THANKSGIVING SQUARE FDN
	11	1502	ELM ST	KIRBY APARTMENTS LP THE
	12	1520	ELM ST	STONE PLACE MALL INV1 LTD
	13	1414	ELM ST	LICGF DALLAS LOFTS INC
	14	318	N AKARD ST	WW MOSAIC DALLAS LLC
	15	1505	ELM ST	CHRISTIAN LARRY &
	16	1505	ELM ST	DUCOTEY WARREN 2002 TR
	17	1505	ELM ST	MOSBACHER DIANE B &
	18	1505	ELM ST	KEY SEAN
	19	1505	ELM ST	BUTLER KELLY A LIVING TRUST
	20	1505	ELM ST	DELEON JOSE & ALMA FLORES
	21	1505	ELM ST	NORRIS SONJA
	22	1505	ELM ST	WONG ERIK JEFFREY
	23	1505	ELM ST	LOLLIS PATRICK &
	24	1505	ELM ST	LEAVERTON KEVIN O
	25	1505	ELM ST	MENDEZPEREZ JAIME & FANNY
	26	1505	ELM ST	SCHMIDT MICHAEL

Reply	*Label #*	*Address*		*Owner*
	27	1505	ELM ST	JD RENTALS LLC
	28	1505	ELM ST	BRAINARD SYDNEY
	29	1505	ELM ST	BECKMAN JAMIE W
	30	1505	ELM ST	SYMPHONY PROPERTIES LLC
	31	1505	ELM ST	HIRSCHHEIMER JOSHUA DAVID
	32	1505	ELM ST	KILANOWSKI KATHLEEN
	33	1505	ELM ST	EDMONDSON ROY M
	34	1505	ELM ST	HAGGARD SCOTT JR
	35	1505	ELM ST	VO LAWRENCE
	36	1505	ELM ST	PATEL JAYSHREE & SANJAY
	37	1505	ELM ST	DENNEY JESSE A III & ROBERTA J
	38	1505	ELM ST	BASSAMPOUR FATEMAH &
	39	1505	ELM ST	LUCK CHRISTOPHER R & VIRGINIA
	40	1505	ELM ST	SCAGLIONE HEATHER L
	41	1505	ELM ST	BRAIR GHASSAN B
	42	1505	ELM ST	MAGAN NAVIN
	43	1505	ELM ST	MENDENHALL MYLES E & KATHERINE M
	44	1505	ELM ST	HIGHT STEPHANIE D
	45	1505	ELM ST	QUINN KAILIE CHRISTINE
	46	1505	ELM ST	MUNK FLORENCE
	47	1505	ELM ST	SCHMIDT MICHAEL L
	48	1505	ELM ST	ACT EAGLE 1505 PROPERTIES LLC
	49	1505	ELM ST	JONES REBECCA J
	50	1505	ELM ST	JAQUA DAVID ARLEIGH &
	51	1505	ELM ST	RICHARD C WERNON
	52	1505	ELM ST	SMITH VALERIE RUSSO
	53	1505	ELM ST	ANTERHAUS ROBERT H &
	54	1505	ELM ST	MUNOZ ROLANDO & DONNA W
	55	1505	ELM ST	MCKNIGHT BILLY REA
	56	1505	ELM ST	DILENA R J
	57	1505	ELM ST	FREIFELD MARK & RAYNA HANDELMAN

Reply	*Label #*	*Address*		*Owner*
	58	1505	ELM ST	HOLLOWAY MICHAEL S &
	59	1505	ELM ST	VANCE BARBARA A
	60	1505	ELM ST	DANE EUGENE
	61	1505	ELM ST	AMERSON MARVIN E
	62	1505	ELM ST	MCLAIN WILLIAM T &
	63	1505	ELM ST	MITTELSTET STEPHEN K
	64	1505	ELM ST	ABENDSCHEIN FREDERICK
	65	1505	ELM ST	ROBERTSON RON & DONNA
	66	1505	ELM ST	EDWARDS GARY DON & JANIE FAY
	67	1505	ELM ST	ZUTTER JOHN C & JASMINE KWON
	68	1505	ELM ST	NIENDORFF CARL A IV
	69	1505	ELM ST	HALL MICHAEL D
	70	1505	ELM ST	PATTERSON J R JR & BILLIE JO PUD
	71	1505	ELM ST	HARVEY BARBARA ANN
	72	1505	ELM ST	AKIN LARRY D & CAROL D
	73	1505	ELM ST	SPIEGEL ROSS ADAM
	74	1505	ELM ST	BOLDEN PAUL &
	75	1505	ELM ST	ROBERTS FINES OLIVER
	76	1505	ELM ST	WIEDERMANN FAMILY LIVING TR
	77	1505	ELM ST	GULLEY FAMILY TRUST B
	78	1505	ELM ST	WIEDEMANN CYNTHIA
	79	1505	ELM ST	WILSON ADDISON G IV
	80	1505	ELM ST	SCRIPPS FREDERIC SCOTT
	81	1505	ELM ST	FLOYD CYNTHIA LEE
	82	1600	PACIFIC AVE	1600 PACIFIC LANDLORD LLC
	83	1601	ELM ST	1601 ELM HOLDINGS LP

Agenda Information Sheet

File #: 18-870 **Item #:** 64.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on a portion, on the west corner of Oak Lawn Avenue and Dickason Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions
Z178-245(SM)

powered by Legistar™

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 26, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-245(SM)	**DATE FILED:**	April 20, 2018
LOCATION:	West corner of Oak Lawn Avenue and Dickason Avenue		
COUNCIL DISTRICT:	2	**MAPSCO:**	35 W
SIZE OF REQUEST:	Approx. 1.904 acres	**CENSUS TRACT:**	5.00

APPLICANT: Howell Beaver, Oden Hughes, LLC

OWNER: NADG Oaklawn LTD Ps

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on a portion.

SUMMARY: The purpose of the request is to provide a mixed-use development with a maximum 330 dwelling units and 6,000 square feet of retail or restaurant uses. The applicant requests three modifications to the existing zoning regulations: 1) a minimum 10-foot front yard setback for all portions of the Dickason Avenue facade, 2) a 25-foot setback on Oak Lawn Avenue with an allowance to permit a third floor amenity terrace to project up to 15 feet into the requested setback, and 3) an increase in floor area ratio from 2.5:1 to 4.0:1. The applicant has offered additional restrictions including urban design standards and providing a minimum three and one-half percent of the total dwelling units for affordable housing.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The existing retail structure was constructed in 1990 with 25,600 square feet, according to Dallas Central Appraisal District Records.

Zoning History: There have been seven recent zoning changes requested in the area in the last five years.

1. **Z178-186:** On April 25, 2018, City Council approved a demolition delay overlay.

2. **Z134-156:** On October 8, 2014, City Council denied an application for the removal of the D Liquor Control Overlay, on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay with consideration given to granting a D-1 Liquor Control Overlay on the northwest side of Oak Lawn Avenue and the southwest side of Dickason Avenue.

3. **Z167-159:** On June 14, 2017, City Council approved an amendment to Planned Development Subdistrict No. 157 for mixed uses, on the east corner of Cedar Springs Road and Oak Lawn Avenue.

4. **Z167-224:** On June 14, 2017, City Council approved GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the east corner of Congress Avenue and Shelby Avenue.

5. **Z167-119:** On May 24, 2017, City Council approved SUP No. 2243 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.

6. **Z134-202:** On June 12, 2014, City Council approved Specific Use Permit No. 2085 for a bank or saving and loan office on property zoned a GR General Retail Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner Oak Lawn Avenue and Brown Street.

7. **Z167-190:** On October 25, 2017, City Council approved Planned Development Subdistrict No. 133 for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on the south corner of Welborn Street and Congress Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Oak Lawn Avenue	Principal Arterial	70' existing
Dickason Avenue	Local Street	39.96'
Shelby Avenue	Local Street	50'

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a negative impact on the surrounding street system. The Engineering Section also reviewed the access points proposed on the development plan and recommended the alternate one-way exit drive to Oak Lawn Avenue noted on the development plan. The determination is based upon a traffic impact analysis the applicant provided.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Area Plan:

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 meets the above objectives of the Oak Lawn Special Purpose District and the Oak Lawn Plan. The request sets a base that conforms to the existing GR development standards and proposes additional floor area ratio (FAR) and relief to the additional front yard setbacks on Dickason Avenue in exchange for urban design standards and affordable housing, staff considers the request consistent with the Oak Lawn Special Purpose District and the Oak Lawn Plan.

STAFF ANALYSIS:

Land Use Compatibility:

The site is developed with a one-story retail building with surface parking and a loading area that abuts Shelby Avenue on the north. The request site abuts three streets: Oak Lawn Avenue, Dickason Avenue, and Shelby Avenue.

Across Dickason Avenue to the northeast is a historic hotel with a surface parking lot to the northwest of the original hotel, named the Melrose Hotel. To the southeast, across Oak Lawn Avenue, is a one-story multi-tenant shopping center and a two-story, single-family structure that was converted into a restaurant. Abutting the site to the southwest, is a post office that also extends from Oak Lawn Avenue to Shelby Avenue. To the northwest, across Dickason Avenue, is a three-story multifamily structure.

The applicant proposes to construct a mixed-use building with structured parking. The proposed development plan shows the Oak Lawn Avenue frontage activated with a corner retail or restaurant use and a leasing office further southwest on Oak Lawn Avenue. The Dickason Avenue frontage contains the corner retail or restaurant use and

live/work[1] units for the entire frontage. The Shelby Avenue frontage contains required loading areas and garage access. The applicant proposes to construct a parking garage and limit above-ground parking to two levels. The parking above-ground parking garage will be wrapped with uses on Oak Lawn Avenue and Dickason Avenue and along Shelby Avenue, the parking garage will contain facade materials that are consistent with the remainder of the building as is customary in PDD No. 193. The upper levels of the proposed eight-story building will serve the proposed multifamily use.

The request therefore is compatible with surrounding land uses which are summarized in the table below.

Direction	PD 193 Subdistrict	Land Use
Site	GR with D on a portion	Existing Retail Proposed Mixed Use
Northeast	PDS 101 with Historic Overlay No. 22	Melrose Hotel
Southeast	GR	Retail & Restaurant
Southwest	GR & MF-3-D	Post Office
Northwest	MF-3-D	Multiple Family

Development Standards:

PD 193 Subdistrict		Setbacks		FAR	Height	Lot Coverage
		Front	Side			
Existing	GR with D on a portion	10' for first 36 feet; 25' for portions above 36'	10'	2:1 2.5*:1	120'	80%
Proposed	PDS with GR base with D on a portion	Oak Lawn Ave: 25' with 3rd floor amenity projection to a 10' setback Dickason Ave: 10' Shelby Ave: GR setbacks	10'	4:1	112'	80%

* An additional 0.5:1 FAR is allowed where there is a minimum 1:1 component of residential use.

The applicant proposes relief from additional setbacks along Dickason Avenue in exchange for an increased setback along Oak Lawn Avenue. Staff supports this request, because the proposed setbacks compliment the Historic Melrose Hotel site to the northeast of the request site. Regarding the site to the northeast, on December 11, 2013, City Council approved Planned Development Subdistrict No. 101 on the Melrose Hotel site. Although the front yard setback along Oak Lawn Avenue of PDS No. 101 is not dimensioned on the development plan, staff estimates that it is approximately 25 feet, which is consistent with the applicant's request. The Council-approved PDS No. 101 development plan was also approved with a development plan that shows a new 32-foot-tall building that abuts Dickason Avenue with a minimum 10-foot setback, which aligns with the original historic hotel and is the setback proposed by the applicant.

The applicant proposes to decrease the allowable maximum height from 120 feet to 112 feet. The proposed development plan shows an eight-story building, 100-foot tall

[1] In the proposed PDD, LIVE/WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses.

building that would allow 12 feet of rooftop structures, including but not limited to, stairs, mechanical rooms, elevator bulkheads, etc. that are typical of structures that exceed 36 feet in height.

The applicant also proposes an additional 1.5:1 floor area ratio (FAR) from the existing zoning. In exchange, the applicant has offered to decrease the maximum height as described above, provide a minimum of three and one-half percent of the proposed dwelling units as affordable housing, will comply with urban design standards, and has reduced the existing maximum dwelling unit density allowed. Three and one-half percent of the proposed dwelling units as affordable housing is consistent with the amount offered and accepted for a previous zoning case in the area (PDS No. 133 at the south corner of Welborn Street and Congress Avenue) which was also granted an additional 1.5 FAR. The proposed urban design standards include limitations on blank wall, providing direct unit access for ground story dwelling units, prohibiting loading area facilities on Oak Lawn Avenue and Dickason Avenue, mandating a minimum of 8,500 square feet of on-site open space, providing design standards for above ground parking, and requiring transparency minimums that are consistent with the Mixed Use Shopfront development type in Form Districts. The applicant proposes to reduce the maximum dwelling unit density to 330 dwelling units. The GR Subdistrict limits dwelling unit density based on the amount of lot area and the number of bedrooms in each unit. Based upon the size of the request site and the maximum lot area per bedroom units, the maximum dwelling unit density could vary between 854 units if all were efficiency units to 488 units, if all were three-bedroom units. Since the applicant proposes to limit the number of dwelling units on the property to 330, the applicant's requested maximum density is a decrease.

Parking:

The applicant proposes to conform to the standard parking regulations for Part I of PDD No. 193 with two exceptions. First, for accessory community centers within a multiple-family development, the applicant requests that no parking is required for this accessory use. Staff supports this request because accessory community centers within a multiple-family development do not require additional parking in any other Chapter 51A regulated zoning district.

Second, the applicant requests to reduce the parking requirement for affordable units up to a total of six parking spaces. Pursuant to Part I of PDD No. 193, multiple family uses that exceed 36 feet in height require one parking space per 500 square feet of floor area, with a minimum of one space per unit and a maximum of one and a half-space per unit. The applicant requests limiting the parking requirement for the affordable units to one per affordable unit. Since the request is within the recommended range as required by Part I, of PDD 193 and those units with the proposed parking reduction will be for affordable units, staff supports this request.

Landscaping:

Landscaping must be in accordance with the proposed landscaping plan. The applicant has provided the following comparison table to identify how the proposed landscape plan differs from Part I of Planned Development District No. 193. GR subdistricts typically call for 60 percent front yard landscape site area and most of the Oak Lawn Avenue frontage is within a pedestrian walkway. The decrease in existing groundcover in the front yard on Oak Lawn Avenue will have a negative impact on the retained trees along the parkway. The conversion could damage roots which feed the trees from that area, including but not limited to demolishing the existing sidewalk and constructing its replacement. Therefore, in order to retain the existing trees on Oak Lawn Avenue, it will need to be determined if the tree will still be stable to stay in the public right-of-way. This evaluation should be completed by the arborist to determine how to achieve the objective of retaining the large trees in the area. Therefore, further site evaluation should be made before demolition of the exiting improvements begin. If it is determined the existing trees cannot survive the proposed construction, an amendment to the landscape plan would be required. Further, because the landscape plan provides more landscape area in three out of the four provisions, the 8.7 percent reduction in landscape site area in the front yard, staff supports the applicant's proposed landscape plan because it is considered consistent with the spirit and intent of the landscaping regulations of Part I of Planned Development District No. 193.

Landscape Ordinance Calculations
Dallas, Texas
Zoning GR
PD-193 Provisions

		SQ. FT.
	Total Site Area	85,355
	Front Yard Area	15,954
1) **Landscape Site Area**		
	Landscape Site Area Required	8,536
	Landscape Site Area Provided	11,790
	Landscape Site Area Required in Front Yard	9,572
	Landscape Site Area Provided in Front Yard	8,739
2) **General Planting Area**		
	General Planting Area Required in Front Yard	1,914
	General Planting Area Provided in Front Yard	3,150
3) **Special Planting Area**		
	Special Planting Area Required in Front Yard	957
	Special Planting Area Provided in Front Yard	1,691

Prior CPC Action – August 16, 2018:

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a development plan, landscape plan, and revised conditions (as briefed) with the following modifications: 1) maximum 330 affordable units at 3.5 percent for 20 years with a minimum of 12 affordable units or 3.5 percent affordable units; whichever is greater, 2) amend Section 113(c)(2) to require the ground story building access on Dickason Avenue to include an entry door with minimum 50 percent transparency for pedestrians, and 3) amend Section 111(d)(1) to require pedestrian/landscape lighting along Dickason Avenue and Oak Lawn Avenue, on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay on a portion, on the west corner of Oak Lawn Avenue and Dickason Avenue.

Maker: Rieves
Second: Housewright
Result: Carried: 11 to 4

For: 11 - West, Rieves, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Tarpley

Against: 4 - Houston, Davis, Shidid, Ridley
Absent: 0
Vacancy: 0

West's Friendly Amendment: Commissioner West offered an amendment to Section 113(c)(2) to require the ground story building access on Dickason Avenue to include an entry door with minimum 50 percent transparency for pedestrians and an amendment to Section 111(d)(1) to require pedestrian/landscape lighting along Dickason Avenue and Oak Lawn Avenue. Commissioner Rieves accepted both amendments. Commissioner Housewright, the seconder of the original motion, accepted both amendments.

Ridley's Friendly Amendment: Commissioner Ridley offered an amendment to require a minimum of 15 affordable units. Commission Rieves accepted the amendment to require a minimum of 12 affordable units. Commissioner Housewright, the seconder of the original motion, accepted the amendment.

Notices: Area: 500 Mailed: 181
Replies: For: 5 Against: 0

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Evan Beattie, 80 Vanguard Way, Dallas, TX, 75243

Howell Beaver, 4902 Travis Country Cir., Austin, TX, 78735
For (Did not speak): Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219
Against: None

Principals, Partners, Officers

Oden Hughes -
Steve Oden – Partner/Owner
Craig Hughes – Partner/Owner

NADG -
John Preston - Founder/Chairman & CEO
Steve Preston – Managing Partner

CPC Recommended PDS Conditions

Division S-_____. PD Subdistrict _____.

SEC. S-_____.101. LEGISLATIVE HISTORY.

PD Subdistrict _____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located at west corner of Oak Lawn Avenue and Dickason Avenue. The size of PD Subdistrict _____ is 1.959 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows, doors, columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) LIVE/WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses.

(3) ON-SITE OPEN SPACE means the portion of a building site that is accessible to all occupants of that building site. On site open space is principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos. The on-site open space must be a contiguous open area of not less than 10 feet in width or length.

(4) STOOP means a porch leading to the entrance of a residence with a maximum five feet in depth, including stairs, and six feet in width.

(5) SUBDISTRICT means a subdistrict of PD 193.

(6) TRANSPARENCY means the total area of window and door openings filled with glass, or openings in a parking garage facade, expressed as a percentage of the total facade area by story.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S- ____.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit ___A: development plan.

(2) Exhibit ___B: landscape plan.

SEC. S-_____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-_____). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-_____.106. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-_____.107. ACCESSORY USES.

(a) Except as provided in this section, as a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are prohibited:

-- Private stable.
-- Amateur communication tower.
-- Open storage.

(c) The following accessory use is permitted in conjunction with a single family, duplex, and multifamily use.

-- Community center (private). [*Including, but not limited to, health studio areas, wine storage areas, hot tubs, swimming pools, steam rooms, poolside refreshment areas, offices, business centers, internet cafes, theaters, pool tables, meeting rooms, community kitchens, or similar facilities.*]

SEC. S-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(b) Increased development standards. When the provisions of Section S-___.113 are met, the modifications to the GR General Retail Subdistrict in this subsection apply.

(1) Front yard.

(A) Minimum front yard on Oak Lawn Avenue is 25 feet.

(B) Minimum front yard setback on Dickason Avenue is 10 feet.

(C) Maximum four-foot-tall retaining walls and stoops may project up to five feet into the required front yard.

(D) Outside seating and required fencing, retaining, landscaping, and planters are allowed within the required front setback. Railings in conjunction with outside seating are limited to a maximum height of 42-inches.

(E) Ground floor awnings may extend up to eight feet into the required front yard with a minimum of 10-foot clear height to the sidewalk below.

(F) Along Oak Lawn Avenue, an amenity terrace on the third story and supporting columns may project a maximum of 15 feet into the front yard setback.

(2) Side yard. Minimum side yard is 10 feet. Maximum four-foot-tall retaining walls and ground floor awnings with a minimum 10-foot clear height to the sidewalk below may project up to five feet into the required side yard.

(3) Density. Maximum number of dwelling units is 330.

(4) Floor area ratio. Maximum floor area ratio is 4.0

(5) Height. Maximum structure height is 112 feet.

(6) Lot size. No minimum lot size.

(7) Building courtyards. Section 51P-193.107(a)(3)(E)(iii) and (iv) do not apply.

SEC. S-_____.109. OFF-STREET PARKING AND LOADING.

(a) In General. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Multiple-family uses. Parking for an accessory community center (private) use in conjunction with a multiple family use is not required.

(c) Affordable units.

(1) A property owner may reduce the standard off-street parking requirement for up to 12 multiple-family dwelling units by providing affordable units in accordance with Section S-XXX.114.

(2) For a multiple-family use, 1.0 spaces per dwelling unit is required for affordable units provided in accordance with Section S-XXX-114.

(3) A parking reduction under Section S-XXX.111 may be combined with other off-street parking reductions available in Section 51P-193.113.

(d) Bicycle Parking. Bicycle parking must be provided in accordance with Division 51A-4.330. Bicycle parking required in Section S-XXX.111 may count towards required bicycle parking. Bicycle parking provided under this section may be combined with other off-street parking reductions available in Section 51A-4.314.

SEC. S-_____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-_____.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit _____).

(b) Structures that exceed 36 feet in height must provide sidewalks that comply with the following provisions:

(1) Minimum 10-foot-wide unobstructed sidewalk is required on Oak Lawn Avenue.

(2) Minimum 6-foot-wide unobstructed sidewalk is required on Dickason Avenue and Shelby Avenue.

(c) The following pedestrian amenities are required between the back of the projected street curb and the street-facing building facade on Oak Lawn Avenue and Dickason Avenue:

(1) Bench,

(2) Trash receptacle, and

(3) Bicycle rack for a minimum of five bicycles.

(4) Pedestrian lighting (free-standing, wall-mounted, or mounted on landscaping) must be provided at one per 75 feet of frontage.

(d) Article X tree mitigation applies.

(e) Plant materials must be maintained in a healthy, growing condition.

SEC. S-_____.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. S-_____.113. SPECIAL PROVISIONS.

(a) Applicability. For a project to qualify for the modifications to the GR General Retail Subdistrict yard, lot, and space regulations described in Section S-___.108(b), it must comply with all requirements in this section.

(b) Mixed-Income Housing. A minimum of 12 dwelling units or three and one-half percent of the total dwelling units, whichever is greater, must be either:

(1) Available to households earning 80 percent or less of the median family income for the Dallas area; or

(2) Available to holders of housing vouchers, including vouchers directly or indirectly funded by the federal government.

(c) Urban design.

(1) Blank wall. Maximum blank wall area for street-facing facades is 20 linear feet. Screening walls are exempt from this provision.

(2) Building access. Ground story street-facing dwelling units must be connected to the public sidewalk with individual improved paths. Each improved path must be constructed out of impervious or pervious materials. Additionally, a minimum of one entry door with a minimum 50 percent transparency for use for all residents is required on Dickason Avenue.

(3) Off-street loading facilities. On Oak Lawn Avenue and Dickason Avenue, off-street loading facilities are prohibited between the street and street-facing building facade.

(4) On-site open space. A minimum 8,500 square feet must be provided as on-site open space. On-site open space may be provided at or above-ground.

(5) Above ground parking.

(A) Above-ground parking is limited to two levels,

(B) Except along Shelby Avenue, above ground parking must be wrapped with a permitted main use other than parking for minimum depth of 30 feet measured from the street-facing building facade, and

(C) Except for points of ingress and egress on Shelby Avenue, must be constructed with a minimum four-foot tall solid screening wall, measured from the top of the finished floor for each parking garage level.

(6) Transparency.

(A) Except as provided in this subsection, minimum ground story transparency for street-facing facades is 50 percent. Minimum ground story transparency for facades facing Shelby Avenue is 25 percent.

(B) Minimum upper story transparency for street-facing facades is 25 percent.

SEC. S-_____.114. MIXED-INCOME HOUSING.

For a project to qualify for modifications to the GR General Retail Subdistrict yard, lot, and space regulations as described in Section S-___.108(b), it must comply with all requirements in this section.

(a) Applicability. This section only applies when an application is made for a certificate of occupancy for a multiple-family use that includes the increased development standards described in Section S-___.108.

(b) Definitions. In this section:

(1) AFFIRMATIVE FAIR HOUSING MARKETING means a marketing strategy designed to attract renters of all majority and minority groups, regardless of race, color, national origin, religion, sex, age, disability, or other protected class under Title VIII of the Civil Rights Act of 1964 and all related regulations, executive orders, and directives.

(2) AFFORDABLE UNITS means three and one-half percent of the rental units within a development that are available to be occupied by either (i) eligible households or (ii) voucher holders during the rental affordability period. Affordable units rented to eligible households shall be subject to the Monthly Maximum Rents per unit type listed for families at 80 percent of Adjusted Median Family Income in the Intown Housing Program Income and Rent Limits for Affordable Housing Unit Tenants published annually by the City of Dallas.

(3) AREA MEDIAN INCOME means the median income for the Dallas area Standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the Department of Housing and Urban Development.

(4) DEVELOPER means the owner or operator of the Property during the rental affordability period.

(5) DIRECTOR means the director of the Office of Fair Housing or the director's representative.

(6) EFFICIENCY UNIT means a dwelling unit with no separate bedroom.

(7) ELIGIBLE HOUSEHOLDS means households earning up to 80 percent of area median income.

(8) RENTAL AFFORDABILITY PERIOD means the period of time that the affordable units are available to be leased to and occupied by eligible households or voucher holders.

(9) VOUCHER HOLDER means a holder of a housing voucher, including vouchers directly or indirectly funded by the federal government.

(c) Qualification requirements. To qualify for the modifications to the GR General Retail Subdistrict yard, lot, and space regulations in Section S ___ .108(b), the development must comply with the requirements in this section:

(1) Affordable units must be dispersed throughout the residential floor area of each building, but may not be fixed to specific dwelling units and must float within each dwelling unit type.

(2) Affordable units must be of identical finish-out and materials as the market rate dwelling units and must be made available to eligible households or voucher holders on identical lease terms, except rent amount, as are available to market rate dwelling unit tenants.

(3) Except as provided in Subsection (g), affordable units must be dispersed substantially pro-rata among the affordable unit types so that not all the affordable units are efficiency or one-bedroom units. For example, if 10 percent of the multiple-family dwelling units are affordable units, 10 percent of the efficiency units, 10 percent of the one-bedroom units, 10 percent of the two-bedroom units, 10 percent of the three-bedroom units (and so on, if applicable) must be affordable units. A maximum of three specialty units such as club suites and penthouse suites are not required to be part of the dispersal of affordable units by type; however, the overall 10 percent requirement is calculated based on the total number of all units.

(4) Affordable units must be marketed in accordance with an affirmative fair housing marketing plan provided by the developer in coordination with the Office of Fair Housing.

(5) A household's status as an eligible household must be established no more than 30 days before the household's execution of a lease for an affordable unit and each lease must not exceed one year. All eligible tenants must recertify their household income for each subsequent lease renewal.

(6) The rent charged for affordable units must include all expenses that are mandatory for all tenants, but may not include optional reserved parking expenses, or other optional expenses approved by the director.

(7) Eligible households or voucher holders occupying affordable units may not be restricted from common areas and amenities, unless the restrictions apply to all dwelling unit occupants.

(8) The rental affordability period is 20 years beginning on the date the first affordable unit is leased to an eligible household or voucher holder. The modifications to the GR General Retail Subdistrict, lot, and space regulations survives expiration of the rental affordability period.

(9) The affordable units must not be segregated or concentrated in any one floor or area of any buildings, but must be dispersed throughout all residential buildings.

(10) Developer must execute deed restrictions, prior to approval of the certificate of occupancy, in a form acceptable to the city, in the city's sole discretion, and record the executed deed restrictions in the Deed Records of Dallas County, Texas to ensure that the Property will comply with all conditions.

(11) Developer shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government, in accordance with Section 20A-4 of the Dallas City Code.

(d) Request process.

(1) Building permit. If a permit for a multiple-family structure that exceeds 36-feet in height is requested by the developer, an incentive zoning affordable housing plan must be submitted with an application for a building permit and must include:

(A) The date, names, addresses, and telephone numbers of the developer and the person preparing the incentive zoning affordable housing plan, if different;

(B) Lot and block descriptions, zoning classification, and census tracts of the lots for which the parking reduction is requested;

(C) The percentage of total dwelling units that will be affordable units and the actual number of dwelling units that will be affordable units; and

(D) The total number of one bedroom dwelling units, two bedroom dwelling units, etc. being proposed.

(2) Affirmative fair housing marketing plan.

(A) The affirmative fair housing marketing plan must be in writing and must be submitted to, and receive written approval from, the director at least three months prior to the start of pre-leasing.

(B) The affirmative fair housing marketing plan must describe the advertising, outreach, community contacts, and other marketing activities that informs potential renters of the existence of the affordable units.

(C) The director must approve or deny the affirmative fair housing marketing plan within 60 days after a complete plan is submitted.

(i) Approval. The director shall approve the affirmative fair housing marketing plan if it complies with the requirements of this section and meets the purpose of the marketing requirements.

(ii) Denial. The director shall deny the affirmative fair housing marketing plan if it does not comply with the requirements of this section or does not meet the purpose of the marketing requirements. If the director denies the affirmative fair housing marketing plan, he or she shall state in writing the specific reasons for denial. If denied, a new affirmative fair housing marketing plan may be submitted.

(3) Certificate of occupancy. Before the issuance of a certificate of occupancy for a multiple-family use that modifies the GR General Retail Subdistrict yard, lot, and space regulations, the developer must submit to the building official an incentive zoning affordable housing plan that must include:

(A) The approved affirmative fair housing marketing plan.

(B) A statement that all signatories agree to defend, indemnify, and hold harmless the City of Dallas from and against all claims or liabilities arising out of or in connection with a multiple family structure that exceeds 36 feet in height.

(C) A statement and acknowledgement from the developer that the qualifications in Subsection (c) will be continuously met.

(D) The signature of the director verifying that the developer has informed the Office of Fair Housing that the developer intends to apply for a certificate of occupancy.

(f) Annual report.

(1) An annual report must be submitted to the director in writing and must include the following:

(A) a rent roll;

(B) a list of dwelling units deemed affordable units;

(C) a list of the affordable units currently offered for lease;

(D) the income and household size for each eligible household or voucher holder;

(E) a signed statement by the developer acknowledging compliance with Subsection (c); and

(F) any other reasonable and pertinent information the director deems necessary to demonstrate compliance with Subsection (c).

(2) The first annual report must be submitted to the director on the one year anniversary of the beginning of the affordability period. After the first annual report, the developer shall submit annual reports on subsequent anniversary dates.

(3) The final annual report must be signed by the director verifying that the rental affordability period has ended and must be filed with the building official.

(g) Consent to substitute.

(1) Notwithstanding the pro-rata distribution requirements in this section, if the developer cannot locate eligible households or voucher holders to lease two-bedroom or larger dwelling units, and if the director is satisfied that the developer has made best efforts to lease the two-bedroom or larger dwelling units, if applicable, including full compliance with the affirmative fair housing marketing plan, with written consent from the director, developer may from time to time substitute on a two-for-one basis additional one bedroom dwelling units and/or on a three-to-one basis additional efficiency units to meet the pro rata distribution requirements described in this subsection.

(2) Before granting written consent, the director shall review and approve an amended affirmative fair housing marketing plan detailing how the developer will target marketing to larger households who could qualify to lease the two-bedroom dwelling units (and larger dwelling units, if applicable). The director's written consent shall include a time period during which the agreed-upon substitutions satisfy the pro rata distribution requirements.

(h) Audit and income verification.

(1) The annual report may be audited by the director to verify the information provided in the annual report.

(2) The director may also randomly, regularly, and periodically select a sample of tenants occupying affordable units for the purpose of income verification. Any information received pursuant to this subsection remains confidential and may only be used for the purpose of verifying income to determine eligibility for occupation of the affordable units. All prospective tenants of an affordable unit must agree to provide or to allow the director to obtain sufficient information to enable income verification as contemplated in this section as a condition to leasing the unit.

SEC. S-_____.115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

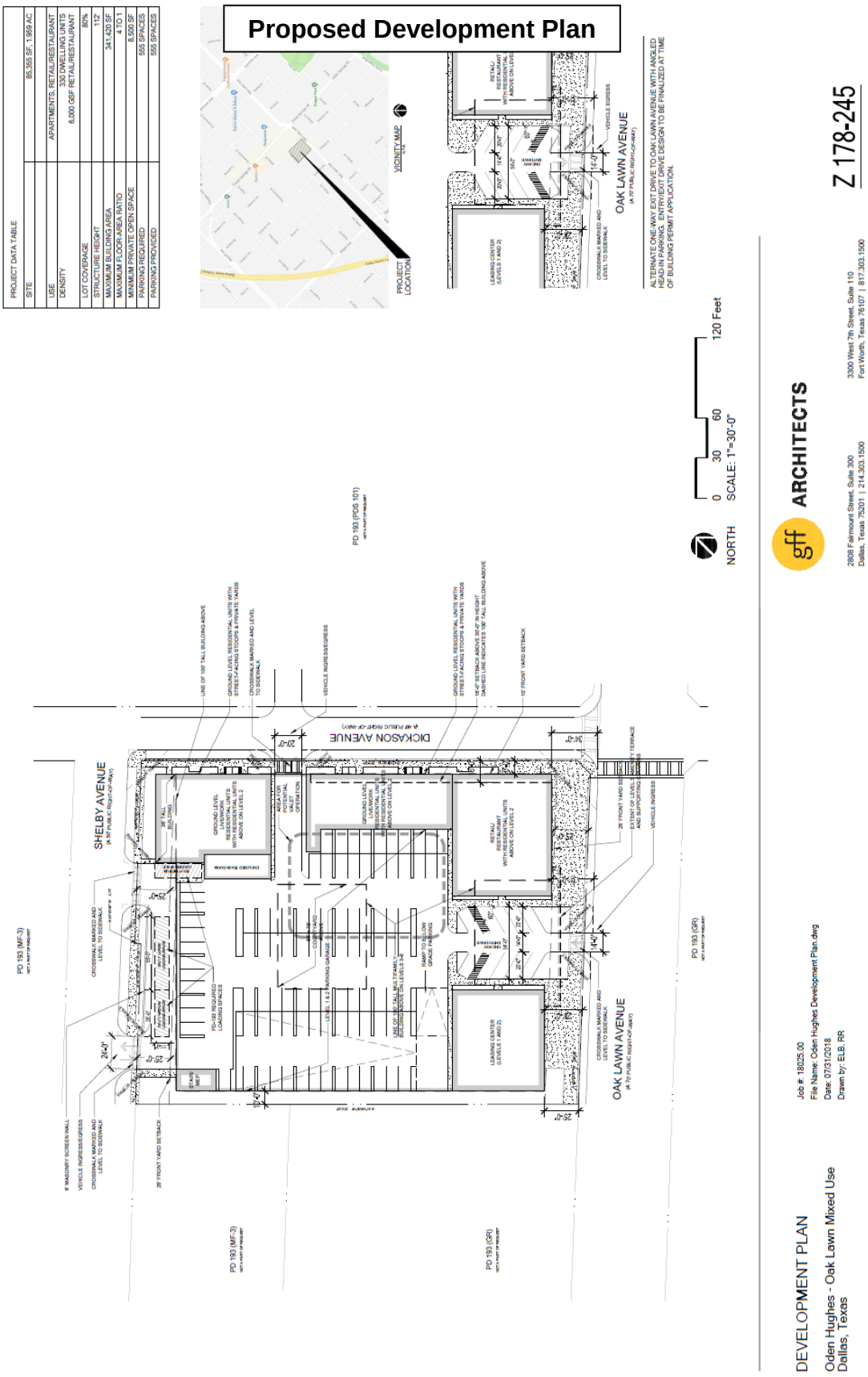
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

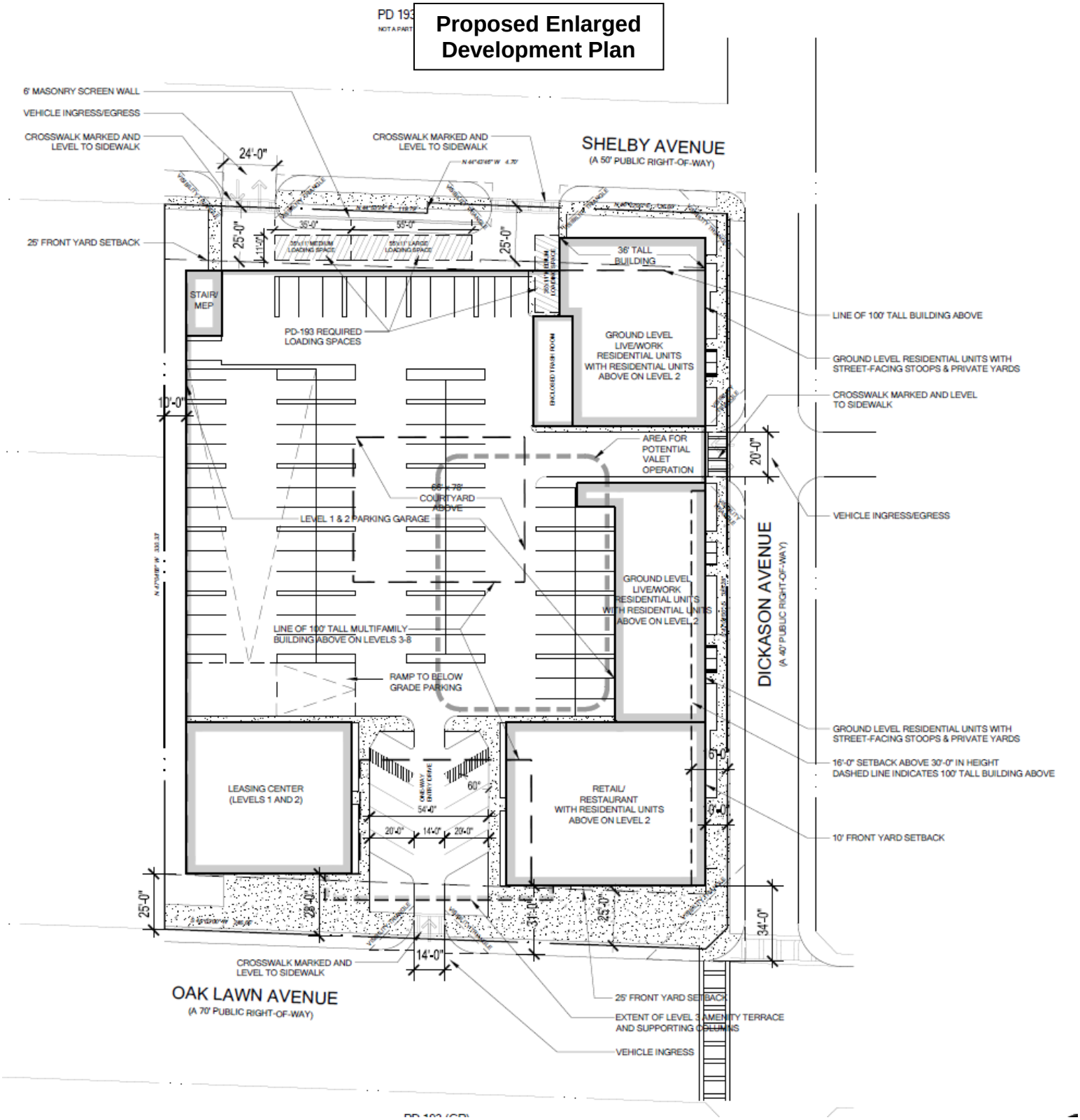
SEC. S-_____.116. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

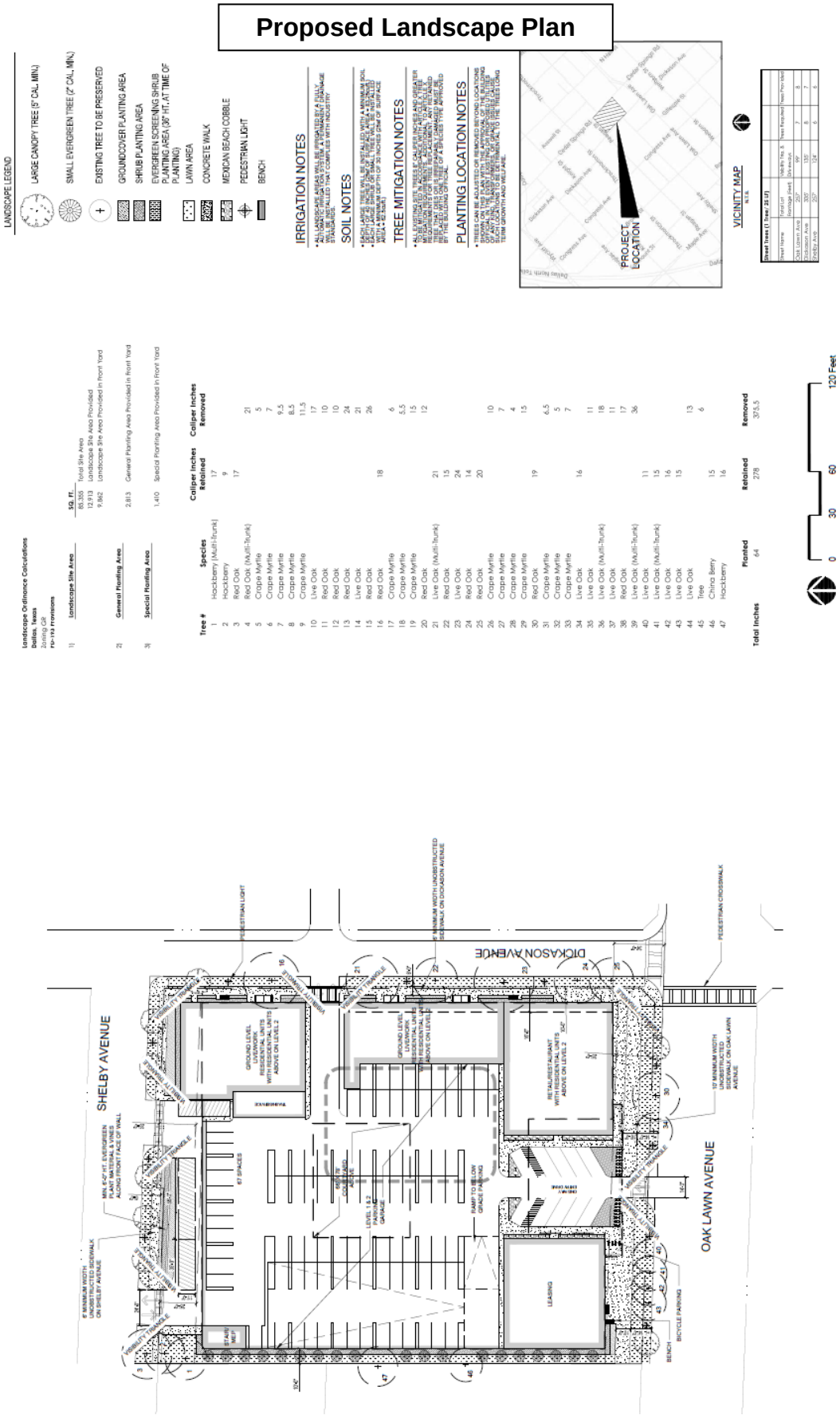
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.


Proposed Development Plan
PROJECT DATA TABLE
SITE
85,355 SF; 1.959 AC
USE
APARTMENTS, RETAIL/RESTAURANT
DENSITY
330 DWELLING UNITS
6,000 GSF RETAIL/RESTAURANT
LOT COVERAGE
80%
STRUCTURE HEIGHT
112'
MAXIMUM BUILDING AREA
341,420 SF
MAXIMUM FLOOR-AREA RATIO
4 TO 1
MINIMUM PRIVATE OPEN SPACE
8,500 SF
PARKING REQUIRED
555 SPACES
PARKING PROVIDED
555 SPACES
VICINITY MAP
PROJECT LOCATION
ALTERNATE ONE-WAY EXIT DRIVE TO OAK LAWN AVENUE WITH ANGLED HEAD-IN PARKING. ENTRY/EXIT DRIVE DESIGN TO BE FINALIZED AT TIME OF BUILDING PERMIT APPLICATION.
SHELBY AVENUE
DICKASON AVENUE
OAK LAWN AVENUE
PD 193 (MF-3)
PD 193 (GR)
PD 193 (PDS 101)
NORTH
SCALE: 1"=30'-0"
0 30 60 120 Feet
gff ARCHITECTS
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500
3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500
DEVELOPMENT PLAN
Oden Hughes - Oak Lawn Mixed Use
Dallas, Texas
Job #: 18025.00
File Name: Oden Hughes Development Plan.dwg
Date: 07/31/2018
Drawn by: ELB, RR
Z 178-245

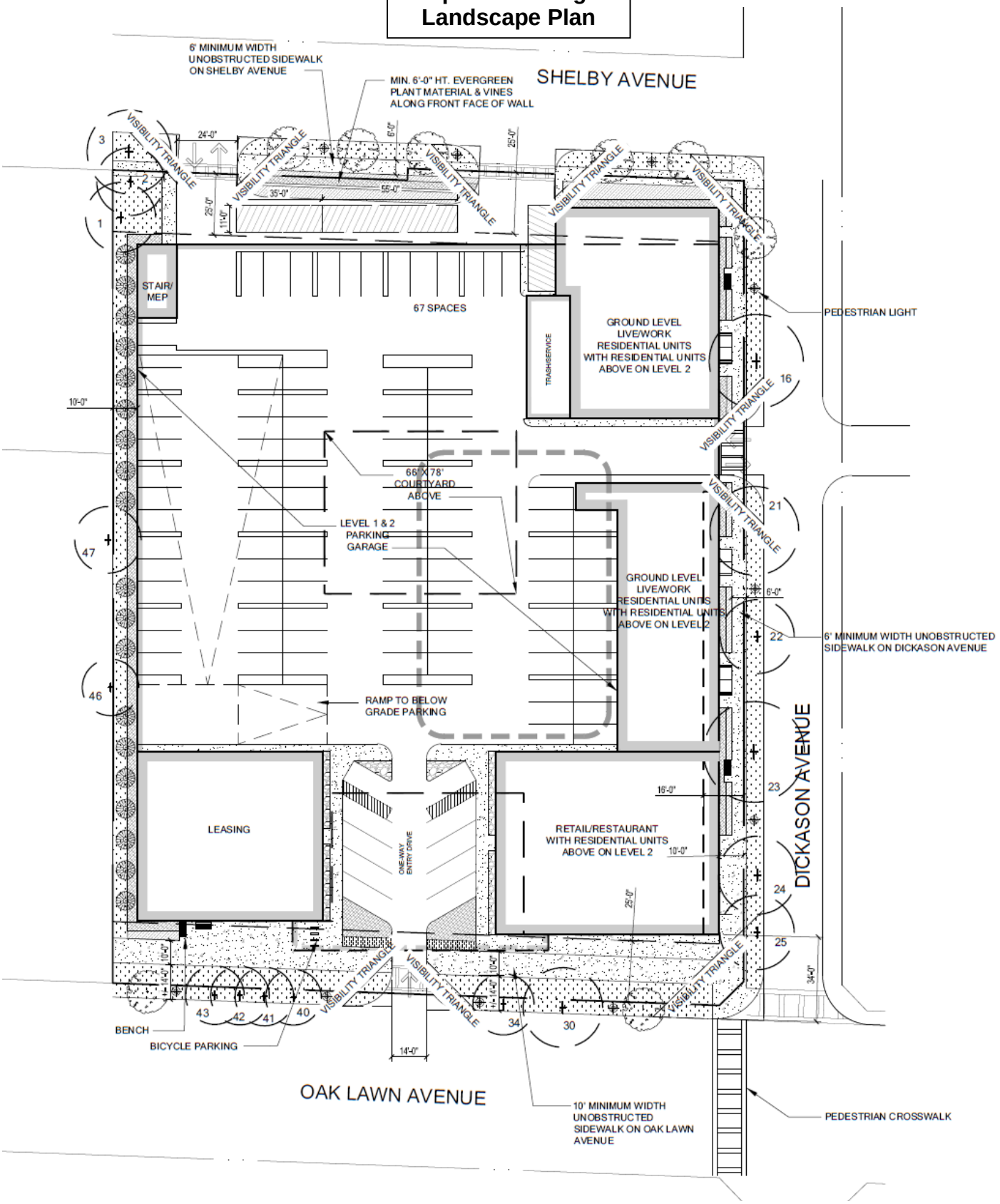
Proposed Enlarged Development Plan

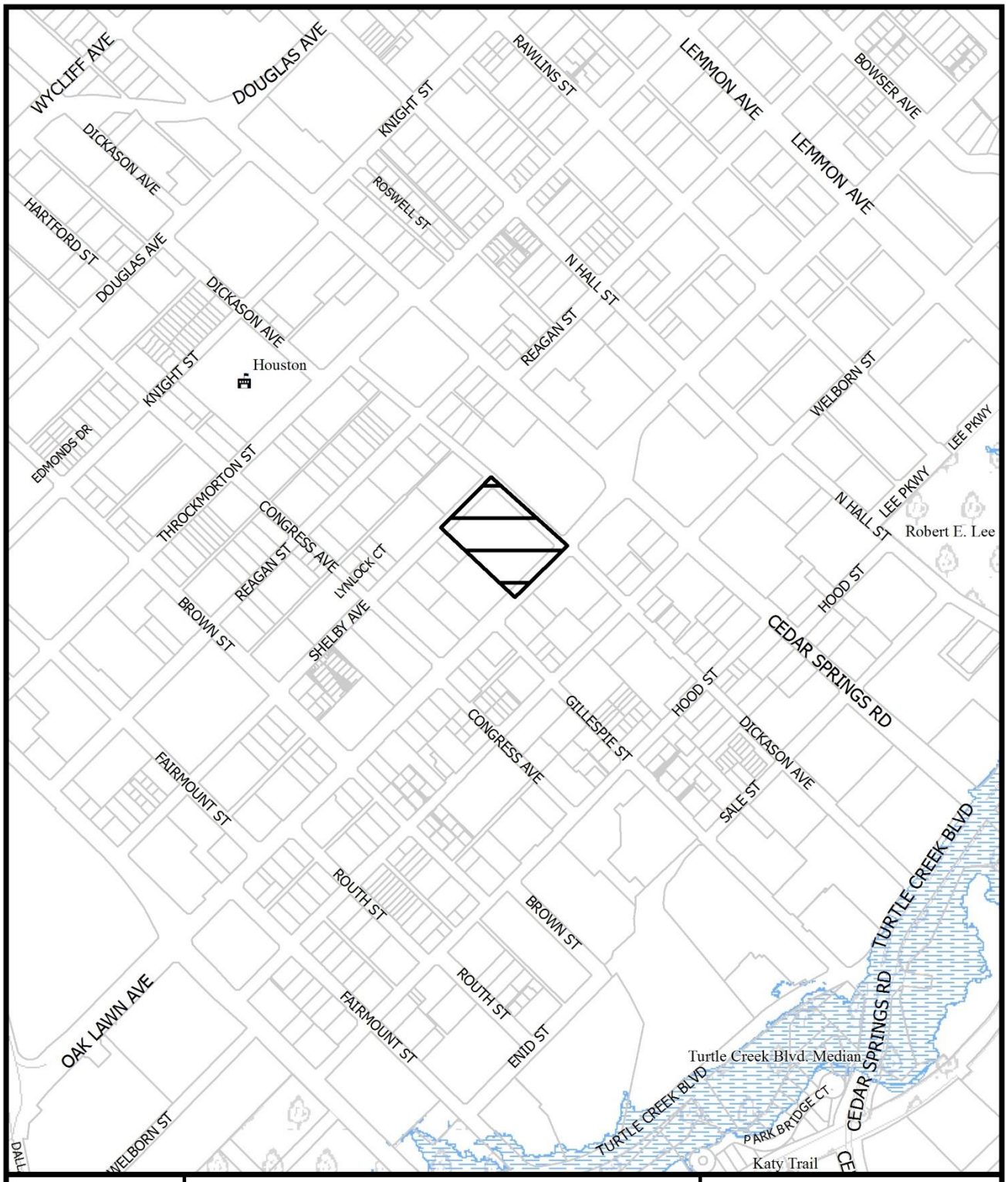


Proposed Landscape Plan



Proposed Enlarged Landscape Plan



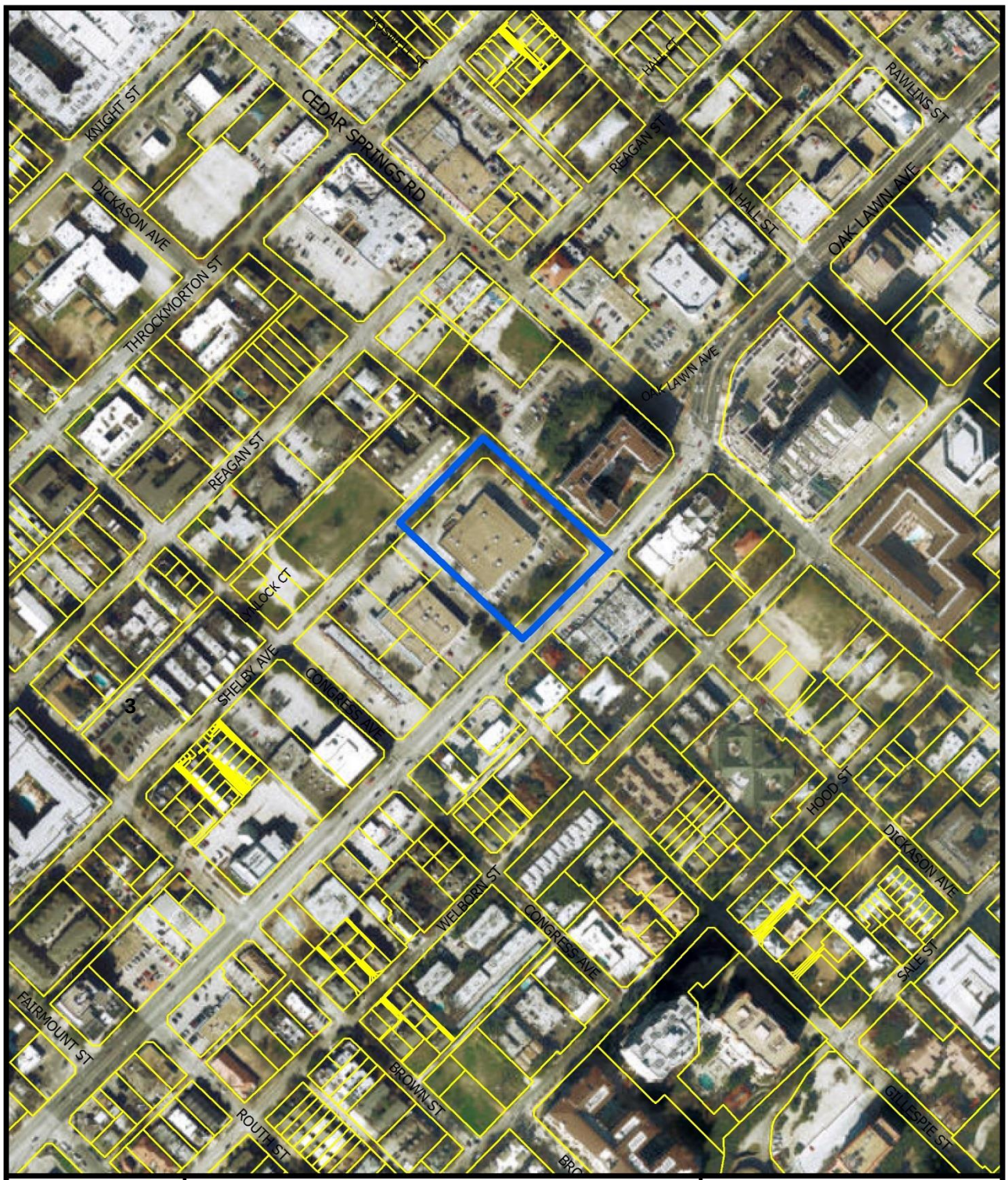


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VICINITY MAP

Case no: Z178-245

Date: 5/10/2018

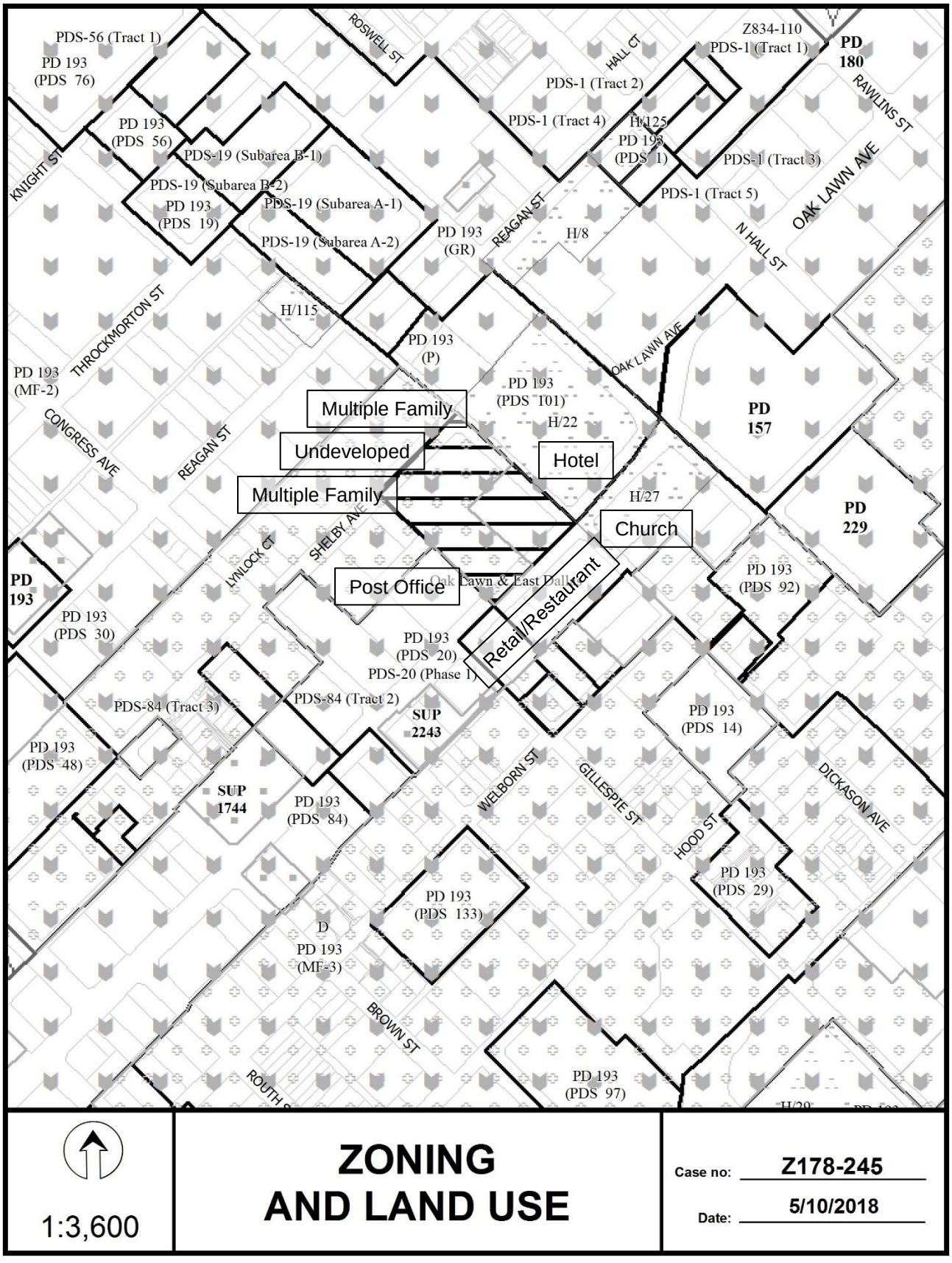


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AERIAL MAP

Case no: Z178-245

Date: 5/10/2018

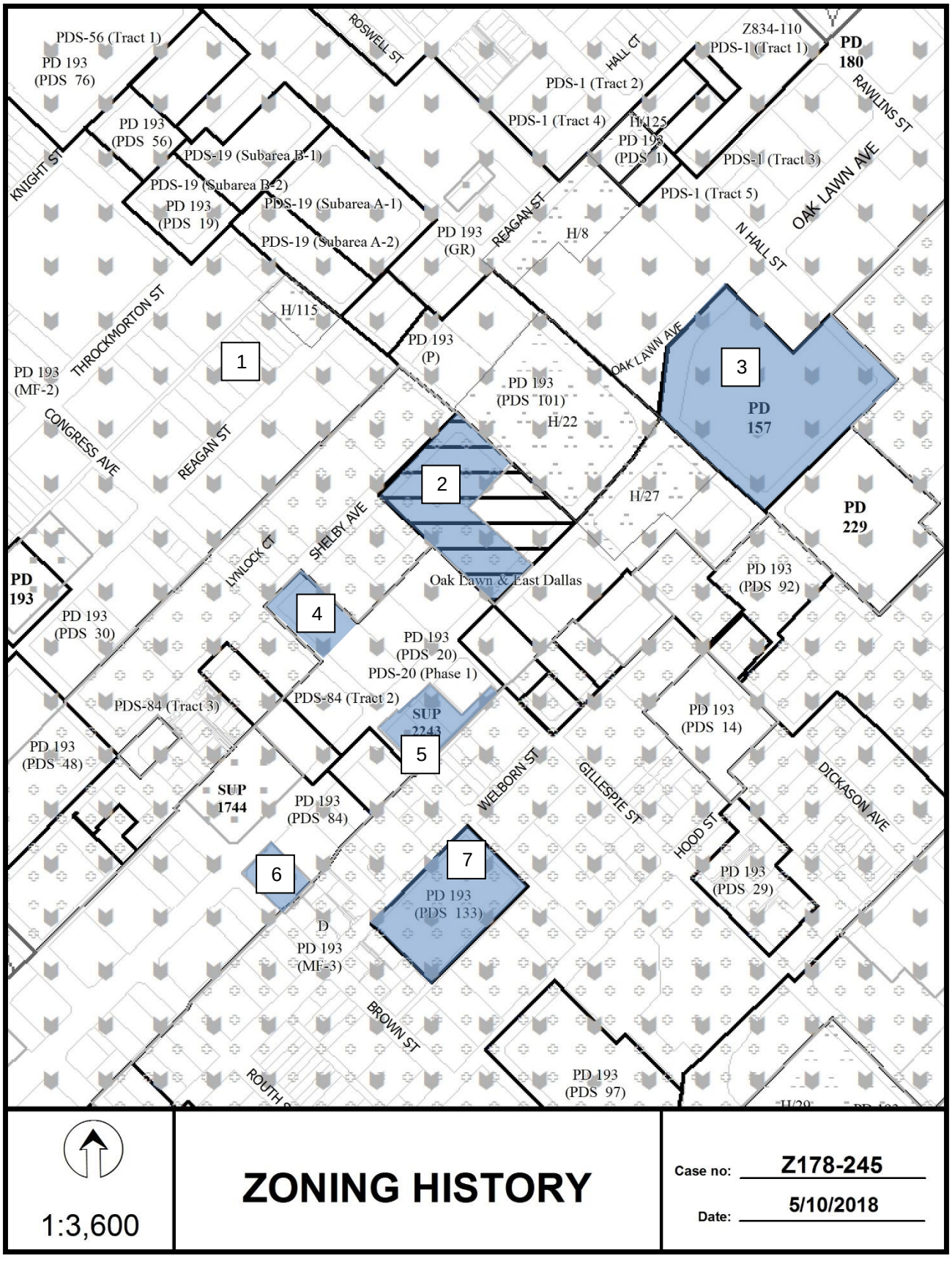


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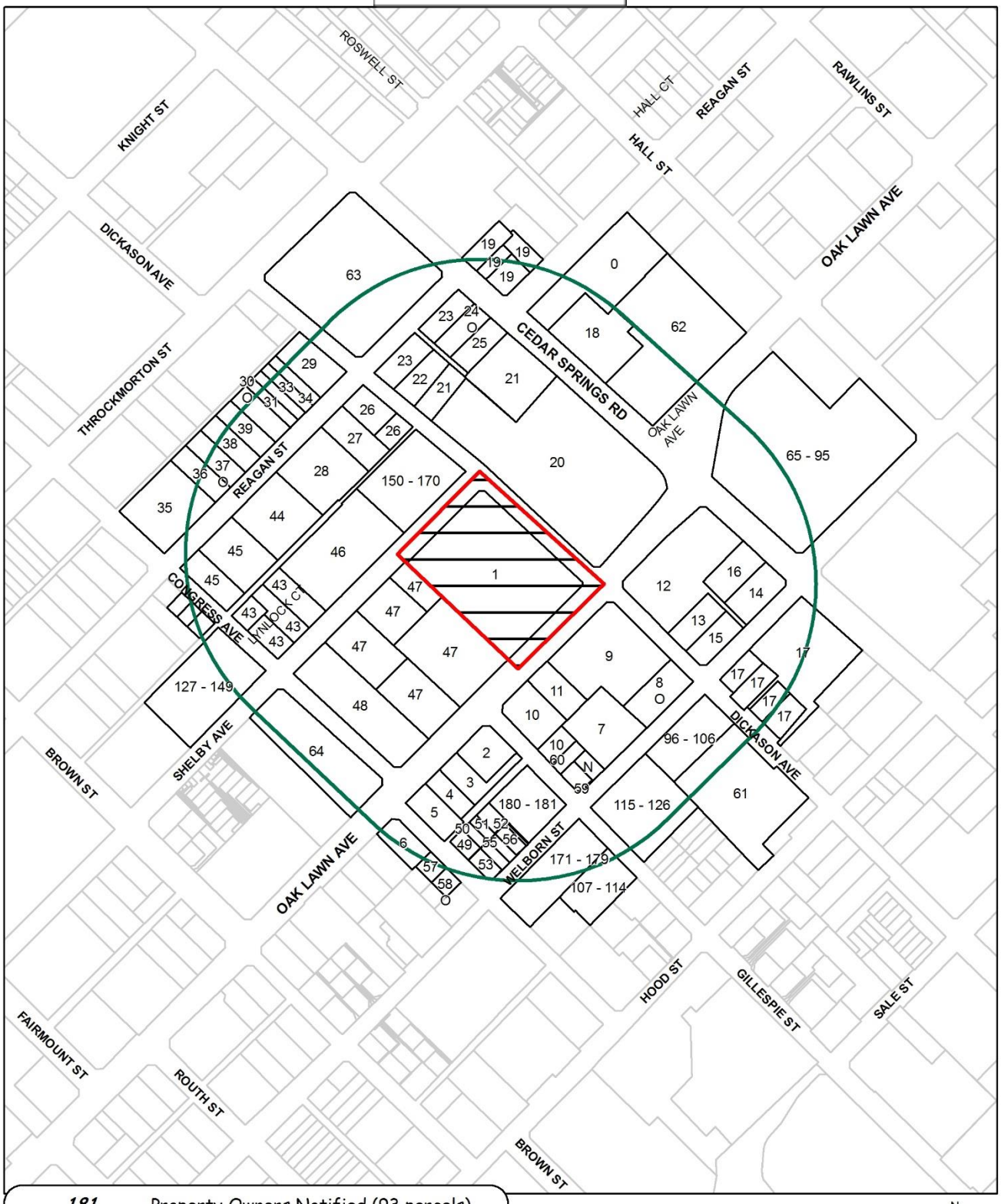
ZONING AND LAND USE

Case no: Z178-245

Date: 5/10/2018


PDS-56 (Tract 1)
PD 193 (PDS 76)
ROSWELL ST
HALL CT
Z834-110
PDS-1 (Tract 1)
PD 180
PDS-1 (Tract 2)
RAWLINS ST
PD 193 (PDS 56)
PDS-1 (Tract 4)
H/125
PD 193 (PDS 1)
PDS-1 (Tract 3)
KNIGHT ST
PDS-19 (Subarea B-1)
PDS-19 (Subarea B-2)
PDS-1 (Tract 5)
OAK LAWN AVE
PD 193 (PDS 19)
PDS-19 (Subarea A-1)
REAGAN ST
H/8
PD 193 (GR)
PDS-19 (Subarea A-2)
N HALL ST
H/115
THROCKMORTON ST
PD 193 (P)
OAK LAWN AVE
1
3
PD 193 (MF-2)
PD 193 (PDS 101)
H/22
PD 157
CONGRESS AVE
REAGAN ST
2
H/27
PD 229
SHELBY AVE
LYNLOCK CT
PD 193
Oak Lawn & East Dallas
PD 193 (PDS 92)
4
PD 193 (PDS 30)
PD 193 (PDS 20)
PDS-20 (Phase 1)
PDS-84 (Tract 3)
PDS-84 (Tract 2)
SUP 2243
PD 193 (PDS 14)
5
PD 193 (PDS 48)
SUP 1744
PD 193 (PDS 84)
WELBORN ST
GILLESPIE ST
DICKASON AVE
HOOD ST
6
7
PD 193 (PDS 133)
PD 193 (PDS 29)
D
PD 193 (MF-3)
BROWN ST
PD 193 (PDS 97)
ROUTH ST
H/29
1:3,600
ZONING HISTORY
Case no: Z178-245
Date: 5/10/2018

CPC Responses



181	Property Owners Notified (93 parcels)
5	Replies in Favor (5 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
8/16/2018	Date

Z178-245
CPC

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08/15/2018

Reply List of Property Owners

Z178-245

181 Property Owners Notified ***5 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2929	OAK LAWN AVE	NADG OAKLAWN LTD PS
	2	2820	OAK LAWN AVE	RANJBARAN JAMSHID &
	3	2814	OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
	4	2808	OAK LAWN AVE	5612 YALE HOLDINGS LP
	5	2800	OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
	6	2732	OAK LAWN AVE	CANNON YOUNG PROPERTIERS LP
	7	2919	WELBORN ST	ANDES CAPITAL FINANCING LLC
O	8	2929	WELBORN ST	CONRADO INC
	9	2920	OAK LAWN AVE	INTERPROPERTIES GROUP INC
	10	2904	OAK LAWN AVE	AHNS GROUP INC
	11	2912	OAK LAWN AVE	SACHDEV PRAVEEN
	12	3014	OAK LAWN AVE	OAK LAWN M E CHURCH
	13	3706	DICKASON AVE	OAK LAWN METH CHURCH
	14	3703	CEDAR SPRINGS RD	OAK LAWN METH CH
	15	3704	DICKASON AVE	OAK LAWN METH CHURCH
	16	3707	CEDAR SPRINGS RD	BD OF TRUSTEES OAK LAWN UNITED METHODIST CHURCH
	17	3631	CEDAR SPRINGS RD	3631 CEDAR SPRINGS LLC
	18	3818	CEDAR SPRINGS RD	GILLILAND PPTIES II LTD
	19	3105	REAGAN ST	CEDAR SPRINGS LLC
	20	3015	OAK LAWN AVE	WARWICK MELROSE DALLAS
	21	3912	DICKASON AVE	WARWICK CEDAR SPRINGS CORP
	22	3914	DICKASON AVE	CEDAR SPRINGS RETAIL ASSOCIATES LLC
	23	3918	DICKASON AVE	OKRA PROPERTIES JV
O	24	3851	CEDAR SPRINGS RD	CEDAR SPRINGS RETAIL ASSOCIATES LLC
	25	3847	CEDAR SPRINGS RD	LERER JANE SAGINAW
	26	2918	REAGAN ST	JUREK PROPERTIES LTD

Reply	*Label #*	*Address*		*Owner*
	27	2914	REAGAN ST	JUREK PROPERTIES
	28	2900	REAGAN ST	SPG APARTMENTS ESPERANZA LLC
	29	4011	DICKASON AVE	FALCONE A W FAMILY LTD PS THE
O	30	2901	REAGAN ST	WEISFELD HERSCHEL ALAN
	31	2909	REAGAN ST	RODRIGUEZ ALAN F
	32	2911	REAGAN ST	GHIZ ADAM & JEREMY KLEIN
	33	2913	REAGAN ST	HUGH ROGER P &
	34	2915	REAGAN ST	ZELMAN BRIAN
	35	2805	REAGAN ST	LH 2805 REAGAN LLC
	36	2815	REAGAN ST	CINCO ACES PROPERTIES LLC
O	37	2821	REAGAN ST	WATANABE YOSHIO
	38	2825	REAGAN ST	S WALSH DESIGN LLC
	39	2829	REAGAN ST	ELLERBACH LYLE
	40	3915	CONGRESS AVE	MARTIN STEVEN ROBERT & GEORGANN
	41	3915	CONGRESS AVE	MARTIN STEVEN R & GEORGANN
	42	3915	CONGRESS AVE	GLORIA JAIME JR
	43	3910	CONGRESS AVE	TEXAS INTOWNHOMES LLC
	44	2820	REAGAN ST	SPG APARTMENTS ESPERANZA LLC
	45	2806	REAGAN ST	LH 2806 REAGAN LLC
	46	2817	SHELBY AVE	GUEFENLIGHT SHELBY LLC
	47	2825	OAK LAWN AVE	U S POSTAL SERVICE
	48	3810	CONGRESS AVE	CALABAZA HOLDINGS LLC
	49	3780	CONGRESS AVE	GANDOLFO ANA MARIA M &
	50	2801	WELBORN ST	BROOKSHIER ANDREW S
	51	2811	WELBORN ST	OTHMAN ANAS R
	52	2813	WELBORN ST	CLARK KELSEY
	53	2803	WELBORN ST	MAXWELL ELEANOR POWELL
	54	2805	WELBORN ST	PESTL MARCUS G
	55	2807	WELBORN ST	OLIVER CECILIA B &
	56	2809	WELBORN ST	ETTER KRISTOPHER FOREST
	57	3715	CONGRESS AVE	MORELAND NANCY

Reply	*Label #*	*Address*		*Owner*
O	58	3703	CONGRESS AVE	LOWRY CAROL L & SCOTT D
	59	3716	GILLESPIE ST	GINSBERG LAURIE BECKER & MAJOR
	60	3722	GILLESPIE ST	MEYRAT RICHARD
	61	3611	DICKASON AVE	SSL LANDLORD LLC
	62	3802	CEDAR SPRINGS RD	WALGREENS STORE NO 7839
	63	3917	CEDAR SPRINGS RD	CAVEN ENTERPRISES INCORP
	64	2733	OAK LAWN AVE	OAK LAWN OUTDOOR LLC
	65	3102	OAK LAWN AVE	AG QIP OAK LAWN OWNER LP
	66	3102	OAK LAWN AVE	AG QIP OAK LAWN OWNER
	67	3111	WELBORN ST	FORMANEK JONATHAN P LIV TR
	68	3111	WELBORN ST	ANBOUBA IMAD K
	69	3111	WELBORN ST	CAPRA JACQUELINE D
	70	3111	WELBORN ST	WESSON DONALD E & WANDA F
	71	3111	WELBORN ST	BRUFF CATHERINE ECKERT
	72	3111	WELBORN ST	MERINGER CHRISTOPHER G & MARIA CANO
	73	3111	WELBORN ST	LAWRENCE CHARLES M & KIMBERLY D
	74	3111	WELBORN ST	JOHNSON MADELEINE
	75	3111	WELBORN ST	ROBERTS MAIDA L B
	76	3111	WELBORN ST	DASEKE DON ROBERT &
	77	3111	WELBORN ST	MARTENS ROGER W & JOANN H
	78	3111	WELBORN ST	LONDON FREDERICK A & JUDITH A
	79	3111	WELBORN ST	RACZ TRUST
	80	3111	WELBORN ST	DERINGER MATTHEW ROBERT
	81	3111	WELBORN ST	SCHWARTZ JEANNINE BAZER
	82	3111	WELBORN ST	MURPHY KEN & STACY
	83	3111	WELBORN ST	BOONE FAMILY TRUST
	84	3111	WELBORN ST	SOLOMON CYNTHIA
	85	3111	WELBORN ST	JOHNSON MADELEINE
	86	3111	WELBORN ST	DANIS JEROLD I & JEANNE M
	87	3111	WELBORN ST	FORMANEK JONATHAN P LIV TR
	88	3111	WELBORN ST	HUNT HELEN LAKELLY

Reply	*Label #*	*Address*		*Owner*
	89	3111	WELBORN ST	HUNT HELEN LAKELLY
	90	3111	WELBORN ST	HALVORSONBOYD GLENNA J &
	91	3111	WELBORN ST	SUDER ERIC
	92	3111	WELBORN ST	1604 CENTRUM LLC
	93	3111	WELBORN ST	CENTRUM TOWERS LTD
	94	3111	WELBORN ST	JONES ARMINTA REVOCABLE TRUST
	95	3111	WELBORN ST	3111 WELBORN STREET LLC
	96	3627	DICKASON AVE	BLS III REAL ESTATE LLC
	97	3627	DICKASON AVE	ADAMS DAVID G
	98	3627	DICKASON AVE	LEARY ANNE C
	99	3627	DICKASON AVE	WALSH STEPHEN A & MARY K
	100	3627	DICKASON AVE	RICE JAMES L & VONDA L
	101	3627	DICKASON AVE	BRYANT MARGARETHE ELLEN
	102	3627	DICKASON AVE	BOECKLE SCOTT
	103	3627	DICKASON AVE	ACCR HOLDING LLC
	104	3627	DICKASON AVE	MACIAS ROSENDO GILBERTO &
	105	3627	DICKASON AVE	WILLMANN PAMELA JEAN
	106	3627	DICKASON AVE	LAMAR PHILIP J
	107	3615	GILLESPIE ST	WOOD WILLIAM
	108	3615	GILLESPIE ST	KAFKA TERRY
	109	3615	GILLESPIE ST	DAVIS GREGORY T
	110	3615	GILLESPIE ST	MARTINEZ JOSE A
	111	3615	GILLESPIE ST	MARGO WILLIAM W
	112	3615	GILLESPIE ST	BOHDAN ERIK
	113	3615	GILLESPIE ST	MITCHELL KELLY D
	114	3615	GILLESPIE ST	KOELSCH CHRISTOPHER S
	115	3618	GILLESPIE ST	MCRAE WILLIAM H
	116	3618	GILLESPIE ST	LANDRUM MARY E
	117	3618	GILLESPIE ST	MENDELOW MICHAEL &
	118	3618	GILLESPIE ST	FINGER ANDREW & JUDITH
	119	3618	GILLESPIE ST	DREES VIKTORIJA & SCOTT

08/15/2018

Reply	*Label #*	*Address*		*Owner*
	120	3618	GILLESPIE ST	LANE G DAVID & CYNTHIA L
	121	3618	GILLESPIE ST	LANE G DAVID & CYNTHIA
	122	3618	GILLESPIE ST	BURKE GENIE
	123	3618	GILLESPIE ST	BAHRAMI SHOHREH
	124	3618	GILLESPIE ST	BUTLER CHAD MARTIN
	125	3618	GILLESPIE ST	SBEITY ALI
	126	3618	GILLESPIE ST	WHITTIER ANTONIE
	127	2727	SHELBY AVE	WESTBROOK LAFAY
	128	2727	SHELBY AVE	NARVARTE ANTONIO
	129	2727	SHELBY AVE	NARVARTE ANTONIO &
	130	2727	SHELBY AVE	REGISTER COLBY B &
	131	2727	SHELBY AVE	PAUNER ROGER LEE
	132	2727	SHELBY AVE	ALTOM JEANA
	133	2727	SHELBY AVE	ELEY GARY TALBERT
	134	2727	SHELBY AVE	NARVARTE ANTONIO &
	135	2727	SHELBY AVE	JOHNSON TYLER J
	136	2727	SHELBY AVE	GUY STANLEY E &
	137	2727	SHELBY AVE	KELLY BRIAN K
	138	2727	SHELBY AVE	ALINI DALILA
	139	2727	SHELBY AVE	LESZINSKI SLAWOMIR
	140	2727	SHELBY AVE	KROL FLORENCE D
	141	2727	SHELBY AVE	OLSON DREE A
	142	2727	SHELBY AVE	SHAFFER ALAN
	143	2727	SHELBY AVE	HEIM MORGAN DIANE
	144	2727	SHELBY AVE	BAKER SUZANNE
	145	2727	SHELBY AVE	CORTEZ SANTOS
	146	2727	SHELBY AVE	GIACCONE JAYCI R
	147	2727	SHELBY AVE	HARROD J MICHAEL TR
	148	2727	SHELBY AVE	WEISS PHYLLIS
	149	2727	SHELBY AVE	GOODREAU DARRIN LEE
	150	2907	SHELBY AVE	KELSCH DAVID R

08/15/2018

Reply	*Label #*	*Address*		*Owner*
	151	2909	SHELBY AVE	BUSHE PRISCILLA W
	152	2929	SHELBY AVE	MAH YEE CHING
	153	2931	SHELBY AVE	BERG JOHN RYAN
	154	2925	SHELBY AVE	EQUITY TRUST CO CUSTODIAN FBO
	155	2927	SHELBY AVE	BOLDEN LARRY
	156	2947	SHELBY AVE	ALLEN DENZEL
	157	2949	SHELBY AVE	QUINTANA NOAH A
	158	2911	SHELBY AVE	MENDOLIA PAUL JR
	159	2913	SHELBY AVE	RAMIREZ VIRGINIA NOEMI SANZ
	160	2915	SHELBY AVE	JJEMMA LLC
	161	2919	SHELBY AVE	DUGAS KEVIN
	162	2921	SHELBY AVE	519 LLC
	163	2923	SHELBY AVE	2923 SHELBY LLC
	164	2933	SHELBY AVE	RIVIELLO CHRISTINE
	165	2935	SHELBY AVE	BRAY WADE
	166	2937	SHELBY AVE	RODRIGUEZ ROSA M
	167	2939	SHELBY AVE	JACOBSEN DESIREE A
	169	2943	SHELBY AVE	YOUNG KAREN E
	170	2945	SHELBY AVE	OBRIEN ANN LOUISE
	171	2802	WELBORN ST	SHUGHRUE CYNTHIA L
	172	2804	WELBORN ST	BOUNDS JAMES T III
	173	2806	WELBORN ST	FUNK JUDITH EHMAN
	174	2808	WELBORN ST	BORLENGHI ELLEN S
	175	2810	WELBORN ST	SCOTT LLOYD & ALVIN C TISDALE
	176	2812	WELBORN ST	DIAZ OCTAVIO J &
	177	2814	WELBORN ST	BOLIN DENNIS L
	178	2816	WELBORN ST	SEWELL REVOCABLE TRUST THE
	179	2818	WELBORN ST	GUZZETTI WILLIAM L
	180	2815	WELBORN ST	WAIATARUA INC
	181	2815	WELBORN ST	WAIATARUA INC
	A1	2941	SHELBY AVE	SIGLER JACOB M

Agenda Information Sheet

File #: 18-876 **Item #:** 65.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Canton Street and South Malcolm X Boulevard
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z178-279(SM)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 26, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-279(SM) **DATE FILED:** June 18, 2018

LOCATION: Northwest corner of Canton Street and South Malcolm X Boulevard

COUNCIL DISTRICT: 2 **MAPSCO:** 45 M

SIZE OF REQUEST: Approximately 0.4 acres **CENSUS TRACT:** 204.00

APPLICANT/OWNER: Industrial Reservices, LLC

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for the renewal of Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant proposes to continue to operate a microbrewery, microdistillery, or winery use [Deep Ellum Brewery] within the existing building.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

BACKGROUND INFORMATION

- On September 22, 2015, City Council approved Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery for a three-year period with eligibility for five-year automatic renewals, subject to a site plan and conditions.

- On June 18, 2018, the applicant submitted paperwork to renew SUP No. 2156, 24 days after the filing deadline for automatic renewal, which was May 25, 2018. As a result, the renewal requires Council approval.

Zoning History: There have been three recent zoning cases requested in the area in the past five years:

1. **Z167-346** On December 13, 2017, the City Council approved Specific Use Permit No. 2267 for a microbrewery, microdistillery, or winery for a two-year period with eligibility for five-year automatic renewals.

2. **Z167-382** On December 13, 2017, the City Council approved Specific Use Permit No. 2268 for a bar, lounge or tavern for a two-year period.

3. **Z178-207** On June 27, 2018, the City Council approved Specific Use Permit No. 2298 for a bar, lounge, or tavern and a microbrewery, distillery, or winery for a two-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Malcolm X Boulevard	Collector	50 feet
Canton Street	Minor Arterial	80 feet

Traffic:

The Engineering Section of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the existing roadway 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 applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 269 Tract A	Vacant
North	PD 269 Tract A	Bar, lounge or tavern; Microbrewery, microdistillery, or winery; and vacant
East	PD 269 Tract A	Parking lot, personal service, offices
South	PD 269 Tract A	Office, gallery, vacant
West	PD 269 Tract A	Office, vacant

Land Use Compatibility:

The applicant proposes to continue to utilize approximately 15,000 square feet for the manufacture of alcoholic beverages and utilize the remainder of the building for warehouse use for the microbrewery, microdistillery or winery use.

Pursuant to Plan Development District No. 269, a *microbrewery, microdistillery or winery* means an establishment for the manufacture, blending, fermentation, processing and packaging of alcoholic beverages with a floor area of 15,000 square feet or less that takes place wholly inside a building. Floor area dedicated to retail sales and on-site consumption is not included in the 15,000 square foot maximum floor area calculations. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery, micro distillery or winery use.

The surrounding land uses include a bar, lounge or tavern; microbrewery, microdistillery, or winery; and vacant building to the north; a parking lot, personal service use and offices to the east; a gallery and abutting vacant building to the south; and office and abutting vacant building to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant missed the automatic renewal deadline by 24 days which would have then put the SUP on an automatic renewal schedule for additional five-year periods. Staff supports the request and considers the use compatible with the surrounding uses; therefore, staff recommends a five-year time period with eligibility for automatic renewals for additional five-year periods.

Parking:

Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District.

Landscaping:

The applicant's request does not trigger any landscape requirements**.**

Prior CPC Action – August 16, 2018:

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Canton Street and South Malcolm X Boulevard.

Maker: Rieves
Second: Houston
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 14
Replies: For: 1 Against: 1

Speakers: For: None
For (Did not speak): Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

Industrial ReServices LLC
List of Officers

R. McFadden Lawson	Member
David R. Lawson	Member
Mark E. Aston	Manager

CPC Recommended Amendments to
Specific Use Permit No. 2156

1. USE: The only use authorized by this specific use permit is a microbrewery, micro-distillery, or winery.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) [~~September 22, 2018~~].

4. FLOOR AREA: The maximum floor area for a microbrewery, micro-distillery, or winery is 15,000 square feet.

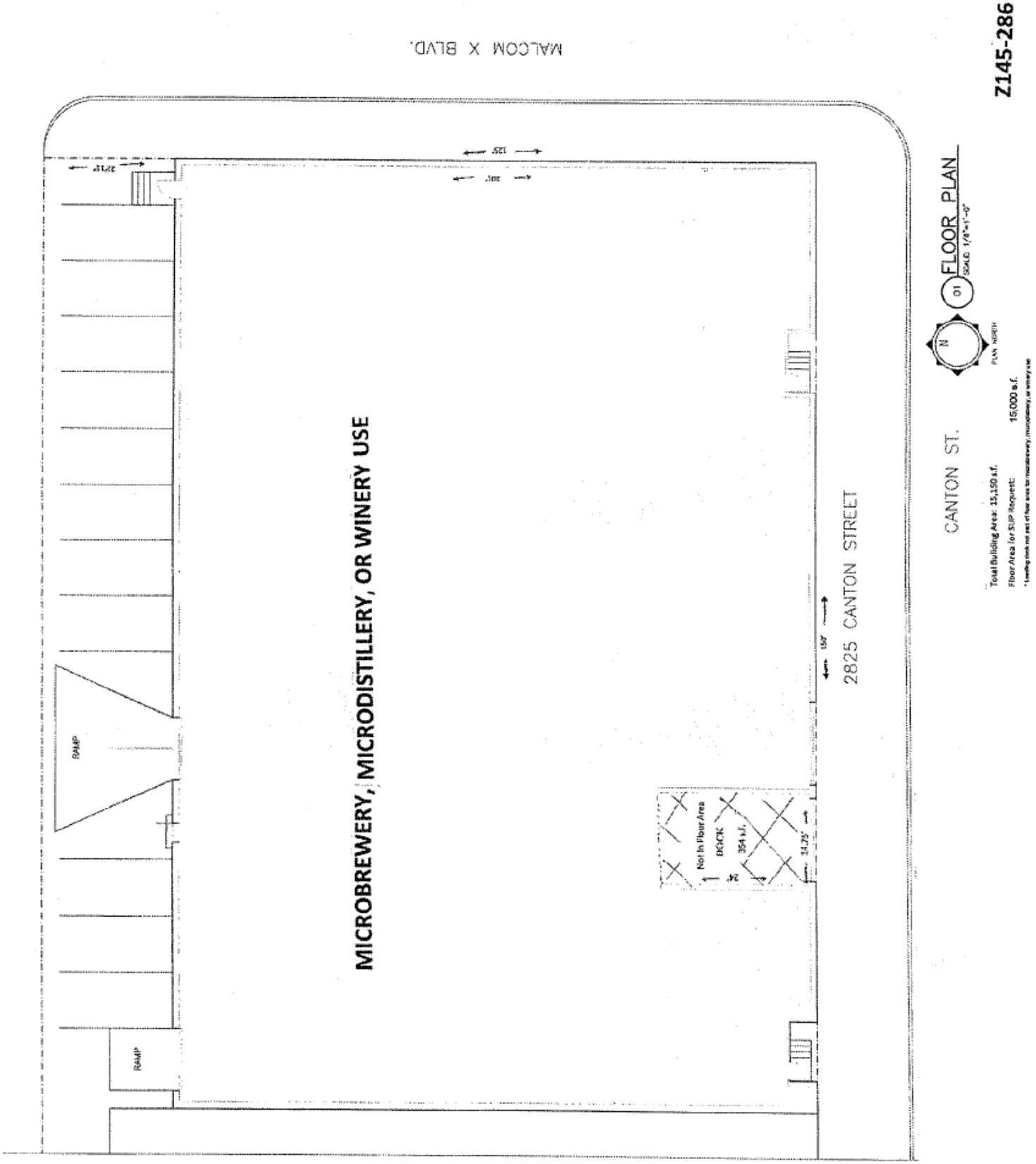
5. OUTSIDE STORAGE: Outside storage silos and outside storage of spent organic material is prohibited.

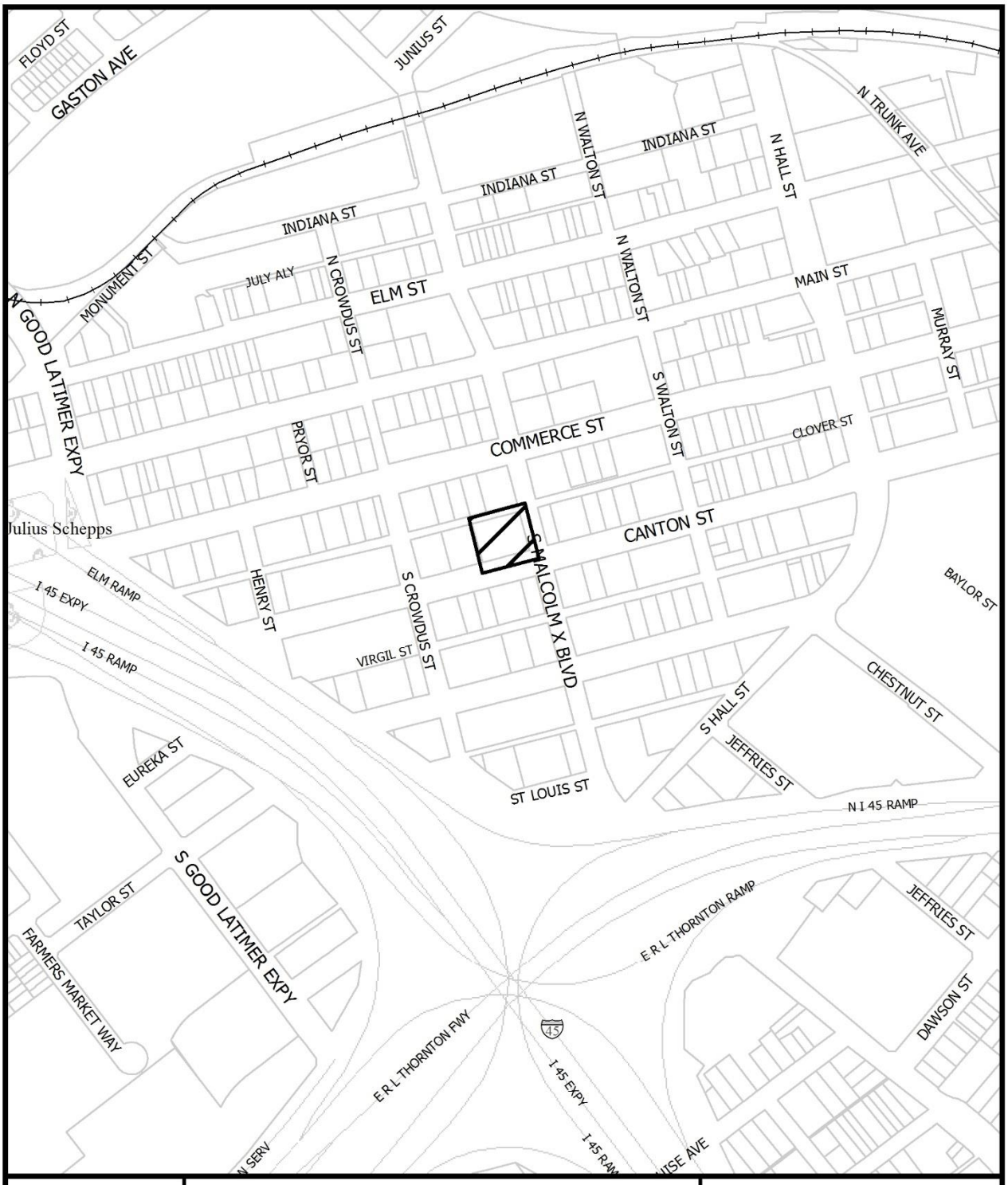
6. PARKING: Off-street parking must be provided in accordance with the requirements of Planned Development District No. 269.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (no changes)





1:4,800

VICINITY MAP

Case no: Z178-279

Date: 7/30/2018

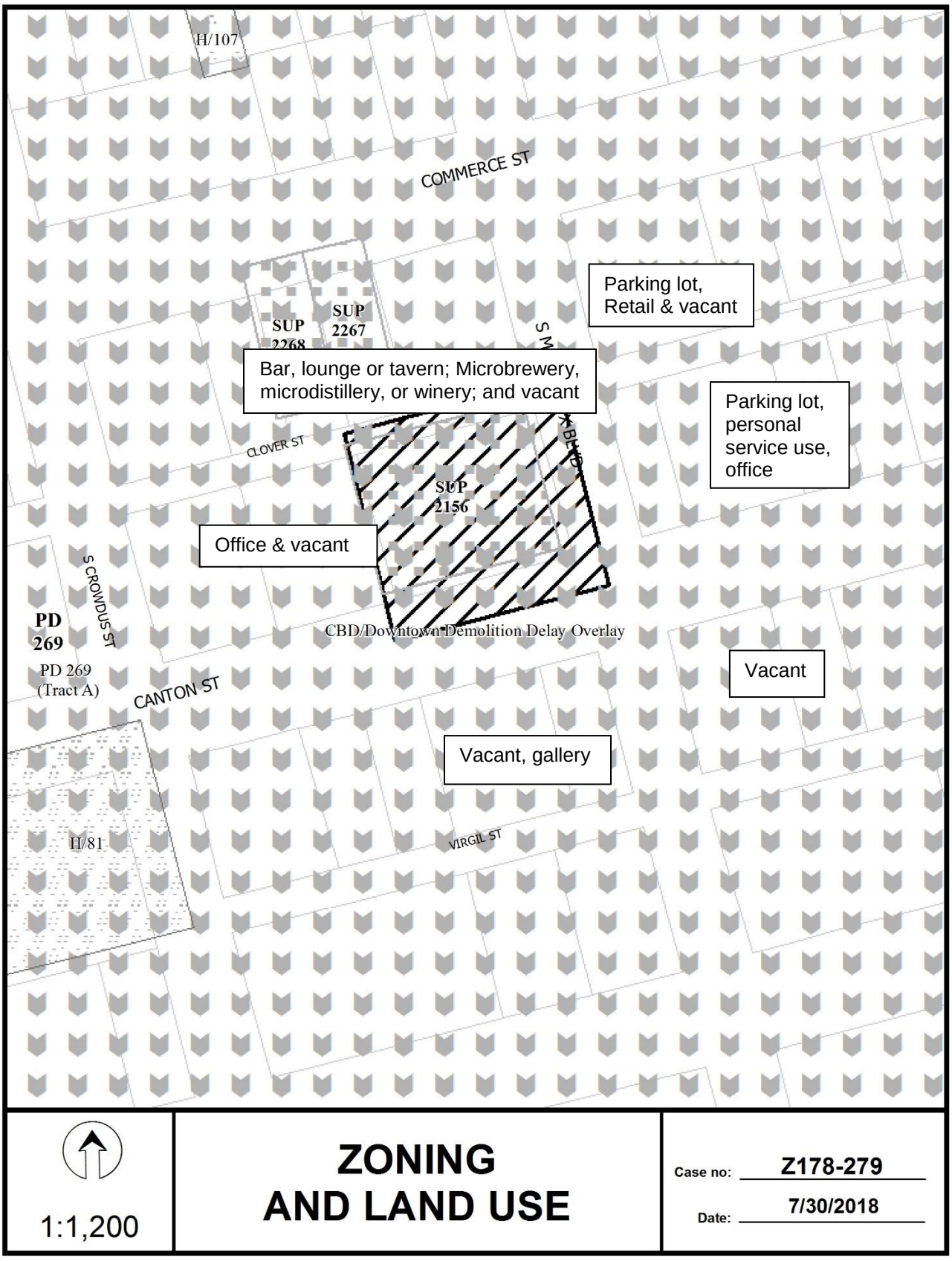


1:1,200

AERIAL MAP

Case no: Z178-279

Date: 7/30/2018


H/107
COMMERCE ST
SUP 2268
SUP 2267
Parking lot, Retail & vacant
Bar, lounge or tavern; Microbrewery, microdistillery, or winery; and vacant
Parking lot, personal service use, office
CLOVER ST
SUP 2156
Office & vacant
S CROWDUS ST
PD 269
PD 269 (Tract A)
CANTON ST
CBD/Downtown Demolition Delay Overlay
Vacant
Vacant, gallery
H/81
VIRGIL ST
ZONING AND LAND USE
1:1,200
Case no: Z178-279
Date: 7/30/2018


CPC Responses
COMMERCE ST
CLOVER ST
MALCOLM X BLVD
CANTON ST
CROWDUS ST
VIRGIL ST
TAYLOR ST
14 Property Owners Notified (24 parcels)
1 Replies in Favor (1 parcels)
1 Replies in Opposition (1 parcels)
200' Area of Notification
8/16/2018 Date
Z178-279
CPC
N
W
E
S
1:1,200

08/15/2018

Reply List of Property Owners

Z178-279

14 Property Owners Notified ***1 Property Owner in Favor*** ***1 Property Owner Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2809	CANTON ST	2809 CANTON LLC
	2	2825	CANTON ST	INDUSTRIAL RESERVICES LLC
	3	2820	COMMERCE ST	BLANTON JEANNE
	4	2800	COMMERCE ST	BEND TRUST THE
X	5	2805	CANTON ST	GEBHARDT BROADCASTING LLC
	6	2824	CANTON ST	HORTON T L DESIGN INC
	7	2814	CANTON ST	FITZGERALD KAREN K & SEAN
O	8	2810	CANTON ST	WARREN PROPERTY HOLDINGS LLC
	9	2803	TAYLOR ST	DEEP ELLUM CHURCH
	10	2910	COMMERCE ST	CITY PARK A LOT LP
	11	2904	COMMERCE ST	SDL PARTNERS LTD
	12	2909	CANTON ST	BRUNSON JOSEPH B
	13	2913	CANTON ST	DUET COMMERCIAL LLC
	14	2914	CANTON ST	42 DE CANTON LP

Agenda Information Sheet

File #: 18-883 **Item #:** 66.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, on the northwest corner of Greenville Avenue and Lewis Street
Recommendation of Staff and CPC: Approval, subject to a revised development plan, elevation plan, and conditions
Z178-281(PD)

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FILE NUMBER:	Z178-281(PD)	**DATE FILED:**	June 20, 2018
LOCATION:	Northwest corner of Greenville Avenue and Lewis Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	36 W; X
SIZE OF REQUEST:	Approx. 3.147 acres	**CENSUS TRACT:**	10.02

APPLICANT/OWNER: Greenway Greenville, LP

REPRESENTATIVE: Karl A. Crawley, Masterplan Consultants

REQUEST: An application for an amendment to Subdistricts 1, 2, and 4 within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication.

SUMMARY: The purpose of this request is to permit the construction of a 12-foot mounted tower/antenna for cellular communication.

CPC RECOMMENDATION: **Approval**, subject to a revised development plan, elevation plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, elevation plan, and conditions.

BACKGROUND INFORMATION:

- On September 8, 2004, City Council created Planned Development District No. 691.

- On January 25, 2012, City Council approved an amendment to Subdistrict 1 within Planned Development District No. 691 to allow 1) a restaurant without drive-in or drive-through service (limited to one main use not to exceed 3,000 square feet) to operate until 12:00 am and 2) a restaurant accessory to a nonresidential use to operate until 12:00 am (or the closing time of the main use, whichever is earlier).

- On December 13, 2017, the City Council approved an amendment to PDD No. 691 to exclude permanent makeup application and intradermal cosmetics from the definition of a tattoo studio when operated as a component or service of a duly licensed beauty parlor or salon was made.

- On June 13, 2018, the City Council approved the appeal of the City Plan Commission's decision to deny a waiver of the two-year waiting period for the proposed request. [W178-005]

Zoning History: There have been 10 recent zoning cases requested in the area in the past five years.

1. **Z167-367** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

2. **Z167-342** On October 11, 2017, City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

3. **Z156-300** On October 26, 2016, City Council renewed Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use.

4. **Z156-294** On October 26, 2016, City Council renewed Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern.

5. Z156-224 On June 22, 2016, City Council approved Specific Use Permit No. 2203 for a late-hours establishment limited to a restaurant without drive-in service use

6. Z156-217 On June 22, 2016, City Council renewed Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use.

7. Z145-189 On June 10, 2015, City Council renewed Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

8. Z134-262 On October 8, 2014, City Council renewed Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

9. Z134-204 On August 13, 2014, City Council approved the renewal of and an amendment to Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

10. Z134-177 On August 13, 2014, City Council renewed Specific Use Permit No. 1879 for a late-hours establishment limited to a bar, lounge or tavern.

Thoroughfares/Streets:

Street	Function	ROW
Greenville Avenue	Local	50 feet
Lewis Street	Local	50 feet

Traffic:

The Engineering Division of the Department Sustainable Development and Construction has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

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.

ECONOMIC ELEMENT

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.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 691, with MD-1 and D Overlays	Residential, Retail & Office
North	PDD No. 842 and SUP No. 1904 with MD-1 and D Overlays	Restaurants, Bars, and Fraternal Organization
East	PDD No. 842 with MD-1 Overlay	Restaurants and Retail
South	PDD No. 842, MF-2(A), and DR No. Z845-152, all with MD-1 Overlay	Retail, Restaurant, and Office
West	MF-2(A)	Mixed residential

Land Use Compatibility:

Although the area of request nearly covers almost the entirety of Planned Development District No. 691, only excluding Subdistrict 3, the effects are limited to Subdistricts 1, 2, and 4 which is located in the first 142 feet from the Greenville Avenue right-of-way. The proposed amendment seeks to amend the existing PDD to allow a tower/antenna for cellular communication use. The applicant proposed to construct a 12-foot mounted tower/antenna for cellular communication.

Subdistrict 1 spans the first 142 feet from the Greenville Avenue right-of-way within the area of request and permits a mixture of nonresidential uses on the ground floor and residential uses on the ground or upper stories. Subdistrict 1 currently contains multifamily, a restaurant, and two salons. The remainder of the area of request, progressing west, includes Subdistrict 4 which contains a structured parking garage, then Subdistrict 2 which contains a multifamily use. Subdistrict 3, which includes townhouses, is not located within the area of request.

Surrounding properties include a fraternal organization, drive-through restaurant, surface parking, and additional restaurants to the north, retail and restaurant uses to the east, surface parking and a shopping center to the south, and mixed residential uses to the west.
While, tower/antenna for cellular communication uses are customarily allowed in commercial and mixed use districts, PDD No. 691 does not allow this use.

However, since the request limits the location of the proposed tower/antenna for cellular communication use to be mounted atop the existing retail uses and the existing regulations regarding land use are remaining unchanged, the proposed request use is compatible with surrounding properties.

Development Standards:

The request does not include modifications to the existing development standards.

Landscaping:

The request does not include modifications to the existing landscape standards.

List of Partners/Principals/Officers

Owners:

Greenway Greenville Partners LP
2808 Fairmount Street, Suite 100
Dallas, TX 75201

Greenway-Cityville LLC, general partner
G.H. Stool, Sole member

EGW Greenville Investments LP
1185 W Georgia St., Ste 1045
Vancouver UGE 4E6
British Columbia, Canada

EGW Investment Corp, manager
Alfonso Ergas, Director
Marcos Ergas, Director

The Tipton Group, managing agent for EGW Greenville Investment LP

CPC ACTION:
August 16, 2018

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of an amendment to Subdistricts 1, 2, and 4, subject to a revised development plan, elevation plan, (as briefed) and conditions within Planned Development District No. 691 with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion to allow a tower/antenna for cellular communication, on the northwest corner of Greenville Avenue and Lewis Street.

Maker: Rieves
Second: Housewright
Result: Carried: 14 to 0

For: 14 - West*, Rieves, Houston, Davis, Shidid*, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Tarpley

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Ridley

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 230
Replies: For: 2 Against: 5

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

PROPOSED AMENDMENTS TO

ARTICLE 691.

PD 691.

SEC. 51P-691.101. LEGISLATIVE HISTORY.

PD 691 was established by Ordinance No. 25726, passed by the Dallas City Council on August 25, 2004. (Ord. 25726)

SEC. 51P-691.102. PROPERTY LOCATION AND SIZE.

PD 691 is established on property located northwest of Greenville Avenue and north of Lewis Street. The size of PD 691 is approximately 3.6801 acres. (Ord. 25726)

SEC. 51P-691.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

(d) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(e) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed nail salons, beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. “MASSAGE” means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage practiced by nail salons, beauty parlors, or barbershops duly licensed by the state of Texas.

(f) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment, but does not include permanent makeup application or intradermal cosmetics as a component or service of a duly licensed beauty parlor or salon. (Ord. Nos. 25726; 30716)

SEC. 51P-691.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 691A: conceptual plan.

(2) Exhibit 691B: development plan. (Ord. 28531)

(3) Exhibit 691C: elevation.

SEC. 51P-691.104. CONCEPTUAL PLAN.

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 691A).

(b) The general location of Subdistricts 1, 2, 3, and 4 is shown on the conceptual plan. The boundary lines of the subdistricts may move in any direction up to two feet between Subdistricts 1 and 2, up to five feet between Subdistricts 2 and 3, and up to five feet between Subdistricts 2 and 4 without overlap or gaps. After a development plan has been approved, Subdistricts 1, 2, 3, and 4 will be shown on the development plan.

(c) In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 25726)

SEC. 51P-691.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 691B) and elevation (Exhibit 691C). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 25726; 28531)

SEC. 51P-691.106. MAIN USES PERMITTED.

(a) In general. No use may have a drive-through facility.

(b) Subdistrict 1.

(1) Nonresidential uses are limited to the ground floor.

(2) The following listed uses are the only main uses permitted in Subdistrict 1.

(A) Commercial and business service uses.

-- Custom business services.

(B) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- Library, art gallery, or museum.

(C) Office uses.

-- Financial institution without drive-in window. *[Bail bond offices are not allowed.]*
-- Medical clinic or ambulatory surgical center.
-- Office. *[Bail bond offices are not allowed.]*

(D) Residential uses.

-- Duplex.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Multifamily.
- Single family.

(E) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- 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.
-- Household equipment and appliance repair.
-- Liquor store.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishments and tattoo studios are not allowed.]*
-- Restaurant without drive-in or drive through. *[Limited to one main use not to exceed 3,000 square feet in floor area, except outdoor patio area is not included in the limitation on floor area. This main use may only operate between 5:00 a.m. and 12:00 a.m. (midnight). Outdoor tables and chairs for this main use must be secured to prevent their use when the restaurant is closed.]*

[In addition to the main use, limited to one use accessory to a nonresidential use, subject to restrictions listed in Section 51P691.107, "Accessory Uses."]

-- Surface parking.
-- Swap or buy shop.
-- Taxidermist."

(F) Utility and public service uses.

-- Local utilities.

-- Tower/antenna for cellular communication (mounted)

(c) Subdistrict 2. The following listed uses are the only main uses permitted in Subdistrict 2.

(1) Residential uses.

-- Multifamily.

(2) Utility and public service uses.

-- Local utilities.

(d) Subdistrict 3. The following listed uses are the only main uses permitted in Subdistrict 3.

(1) Residential uses.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

-- Single family.

(2) Utility and public service uses.

-- Local utilities.

(e) Subdistrict 4. The following listed uses are the only main uses permitted in Subdistrict 4.

(1) Retail and personal service uses.

-- Commercial parking lot or garage. *[Limited to a maximum of three levels of parking above grade.]*

(2) Utility and public service uses.

-- Local utilities.

-- Tower/antenna for cellular communication (mounted)

(Ord. Nos. 25726; 28531)

SEC. 51P-691.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In Subdistrict 1, the one restaurant accessory to a nonresidential use may not:

(1) exceed 750 square feet in floor area or 25 percent of the floor area of the main use, whichever is less;

(2) have an entrance separate from the entrance to the main use;

(3) operate earlier than 5:00 a.m.;

(4) operate later than 12:00 a.m. (midnight) or the closing time of the main use, whichever is earlier; or

(5) have outdoor tables and chairs. (Ord. Nos. 25726; 28531)

SEC. 51P-691.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general.

(1) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply in Subdistricts 1, 2, and 4.

(2) Except as provided in this section, the yard, lot, and space regulations for the TH-3(A) Townhouse District apply in Subdistrict 3.

(b) Maximum coverage for the district. Maximum coverage for all subdistricts combined is 65 percent. For purposes of this provision, "coverage" means the percentage of private property, excluding private streets and alleys, covered by a roof, floor, or other structure, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded.

(c) Subdistrict 1.

(1) Setbacks.

(A) Minimum setback from Greenville Avenue for the 80 southernmost feet of the Property is 30 feet. Minimum setback from Greenville Avenue for the remainder of the subdistrict is 15 feet.

(B) Minimum setback from Lewis Street is 15 feet.

(C) Balconies may project up to six inches into the required setback from Greenville Avenue.

(D) Bay windows and awnings may project up to three feet into required setbacks.

(2) Density. Maximum number of dwelling units in Subdistricts 1 and 2 combined is 128 units.

(3) Floor area. Maximum floor area for all nonresidential uses combined is 15,000 square feet.

(4) Height. Maximum structure height is 40 feet, measured to the midpoint of the roof.

(5) Stories. Maximum number of stories above grade is three.

(d) Subdistrict 2.

(1) Setbacks.

(A) Minimum setback from any private drive is five feet.

(B) Minimum setback from Alta Street is 15 feet.

(C) Minimum setback from Lewis Street is 15 feet.

(D) Bay windows and awnings may project up to three feet into required setbacks.

(2) Density. Maximum number of dwelling units in Subdistricts 1 and 2 combined is 128 units.

(3) Height. Maximum structure height is 36 feet, measured to the midpoint of the roof.

(4) Stories. Maximum number of stories above grade is three.

(e) Subdistrict 3.

(1) Setbacks.

(A) No minimum setback from any private drive.

(B) Minimum setback from any public drive is 15 feet.

(C) Bay windows and awnings may project up to three feet into required setbacks.

(2) Density. Maximum number of dwelling units is 12. Single family structures may be attached, with no more than four single family structures attached together to create no more than three separate buildings.

(3) Height. Maximum structure height is 30 feet, measured to the midpoint of the roof.

(4) Lot coverage. Maximum lot coverage is 60 percent.

(5) Stories. Maximum number of stories above grade is two.

(f) Subdistrict 4.

(1) Setbacks.

(A) Minimum setback from any public street is 15 feet.

(B) Awnings may project up to three feet into required setbacks.

(2) Height. Maximum structure height is 40 feet, measured to the apex of the building. (Ord. 25726)

SEC. 51P-691.109. OFF-STREET PARKING AND LOADING.

(a) In general.

(1) Except as provided in this section, consult the use regulations in Division 51A4.200 for the specific off-street parking/loading requirements for each use.

(2) Parking in this district may not be used as required parking for any use not located within this district.

(3) In determining the required number of parking spaces, fractional spaces are counted to the nearest whole number, with one-half counted as an additional space.

(4) Non-required parking may be rented on a long or short term basis, but no charge may be made for required parking.

(5) Special parking may not be used to provide required off-street parking for any use located within this district.

(6) The structured parking shown on the conceptual plan must be surrounded by the multifamily structure so that it is not visible above the multifamily structure from street level, except for the

(7) Any openings in the top two levels on that side of the structured parking facing the landscape screening area, as shown on the conceptual plan, that are visible from Alta Street must have awnings covering a minimum of 50 percent of the total length of all such openings. For purposes of this provision, "openings" are those areas through which the area outside the garage can be seen from inside the garage.

(b) Subdistrict 1.

(1) For a restaurant use, a minimum of one parking space must be provided for each 100 square feet of floor area. Any patio area used as seating for the restaurant must be included in the floor area when calculating the required parking.

(2) Required parking for multifamily uses must be secured and separate. For purposes of this provision, "secured" means that access is controlled to prevent unauthorized entry. For purposes of this provision, "separate" means that the parking is physically separated from parking for other uses.

(c) Subdistrict 2. Required parking for multifamily uses must be secured and separate. For purposes of this provision, "secured" means that access is controlled to prevent unauthorized entry. For purposes of this provision, "separate" means that the parking is physically separated from parking for other uses.

(d) Subdistrict 3.

(1) A minimum of six parking spaces for single family uses, in addition to any required parking, must be provided within Subdistrict 3.

(2) Vehicular access to single family uses is permissible only from a private drive. (Ord. 25726)

SEC. 51P-691.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25726)

SEC. 51P-691.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X, and in accordance with any additional requirements as shown on the conceptual plan.

(b) The side of the structured parking facing the landscape screening area, as shown on the conceptual plan, must be screened with evergreen trees with a minimum caliper of six inches and a minimum height of 16 feet when planted, planted 12 to 15 feet on center depending on the optimal spacing for the variety as determined by the building official.

(c) All plant materials must be maintained in a healthy, growing condition. (Ord. 25726)

SEC. 51P-691.112. SIGNS.

(a) In general. Except as otherwise provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Detached signs. Detached signs are prohibited.

(c) Subdistrict 1.

(1) Signs are not subject to the provisions of Section 51A-7.404, "Attached Signs."

(2) Signs must be premise signs or convey a noncommercial message.

(3) The maximum number of signs is one per facade per occupant of the premise.

(4) Words consisting of characters less than four inches high may be used without limit, and shall not be considered in computing the effective area.

(5) Signs may not have more than eight words consisting of characters in excess of four inches in height.

(6) The maximum effective area of signs is 40 square feet, except that signs for nonresidential uses on the ground floor may not exceed three feet in height and may not exceed 38 feet or 75 percent of the length of the facade of the premise of the advertiser, whichever is greater. Signs for nonresidential uses on the ground floor may not have moving or flashing parts and may not have illumination exceeding 200 foot lamberts.

(7) Signs must be mounted parallel to the building surface.

(8) Signs may not project more than 18 inches from the surface to which they are attached, except that one blade sign is permitted to be attached to the Greenville Avenue facade of a building in Subdistrict 1. This blade sign may not exceed 20 square feet in effective area per side, may project up to four feet from the surface of the building, may not project above the roof of the facade to which it is attached, must be at least 10 feet above grade, and may be illuminated up to 200 foot lamberts. For purposes of this provision, "blade sign" means a sign projecting perpendicularly from the building facade and legible from both sides.

(9) Signs may not be mounted on roofs.

(10) Signs may not project above roofs.

(11) Signs, other than the blade sign, are not permitted above the ground floor of the building. (Ord. 25726)

SEC. 51P-691.113. ADDITIONAL PROVISIONS.

The entire Property must be properly maintained in a state of good repair and neat appearance.

(a) 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) Corrugated metal may not be used as a screening material or as an exterior finish material.

(c) Trash compactors in Subdistricts 1, 2, and 4 must be accessed for trash removal from Lewis Street only, and must be visually screened on all sides by a fence or wall constructed of solid metal, wood, or masonry. The required screening may not have more than 10 square inches of openings in any given square foot of surface. Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(d) Dumpsters are prohibited.

(e) The private drive in Subdistrict 3 must be gated at each street intersection.

(f) Prior to the issuance of a certificate of occupancy, the director of public works and transportation shall restripe eastbound Lewis Street at its intersection with Greenville Avenue to provide a left-turn approach lane and a through/right-turn approach lane. The cost of restriping shall be paid by the Property owner to the extent that the need for the restriping is roughly proportional to the need created by development of the Property.

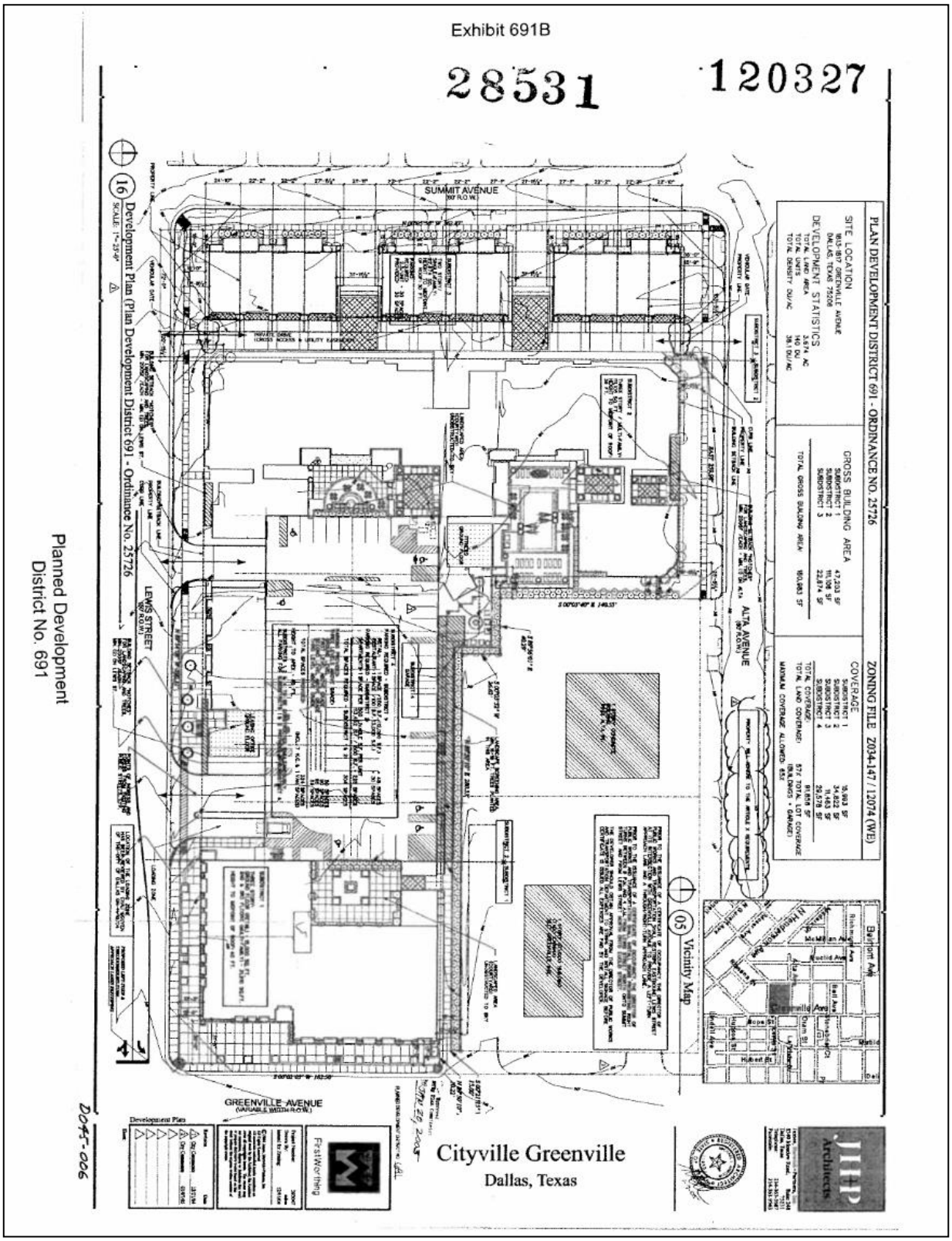
(g) Prior to the issuance of a certificate of occupancy, the director of public works and transportation shall install signs prohibiting right turns between 9 p.m. and 4 a.m. from Lewis Street north onto Summit Street and from Lewis Street north onto Euclid Street. (Ord. 25726)

SEC. 51P-691.114. COMPLIANCE WITH CONDITIONS.

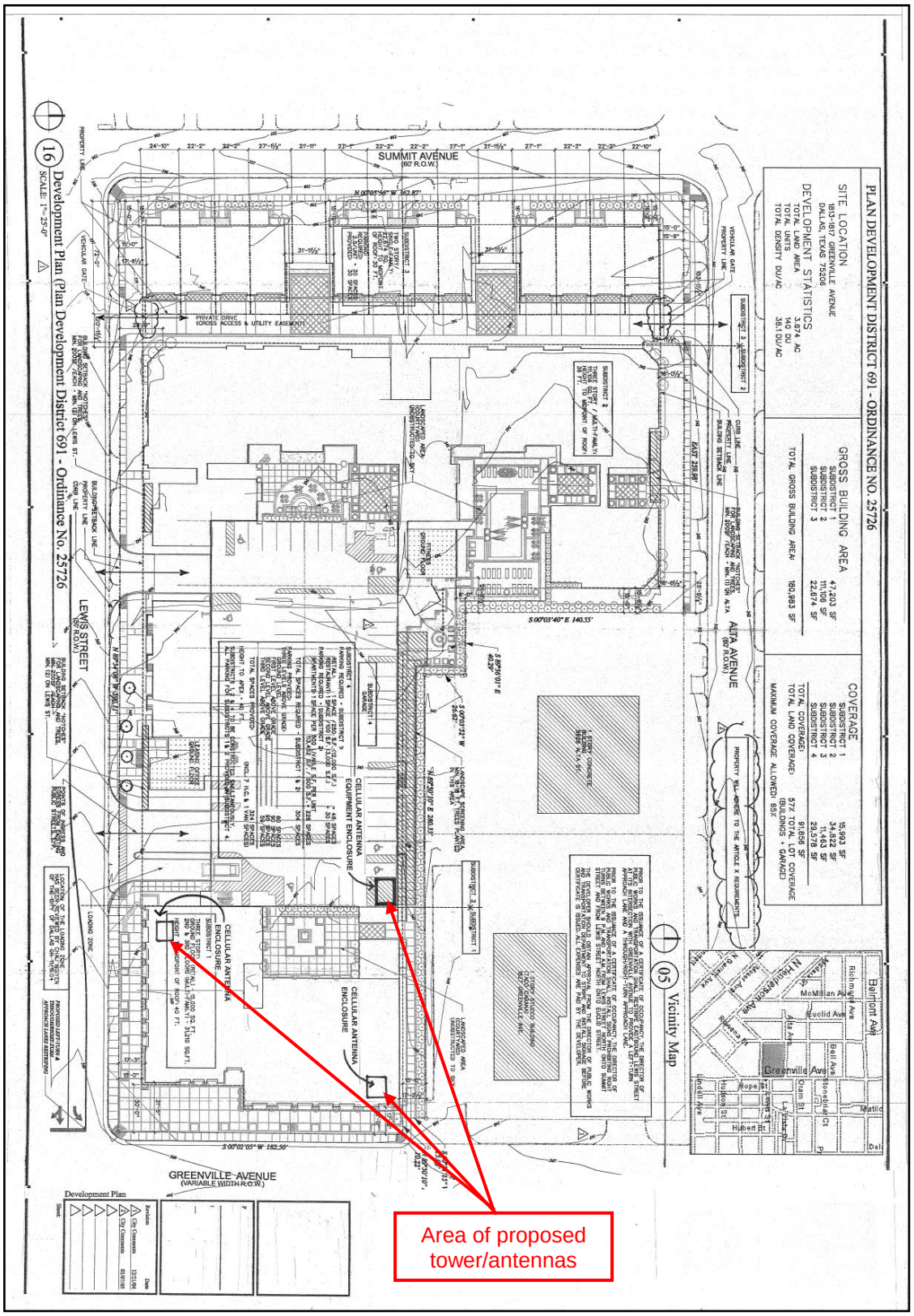
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 25726)

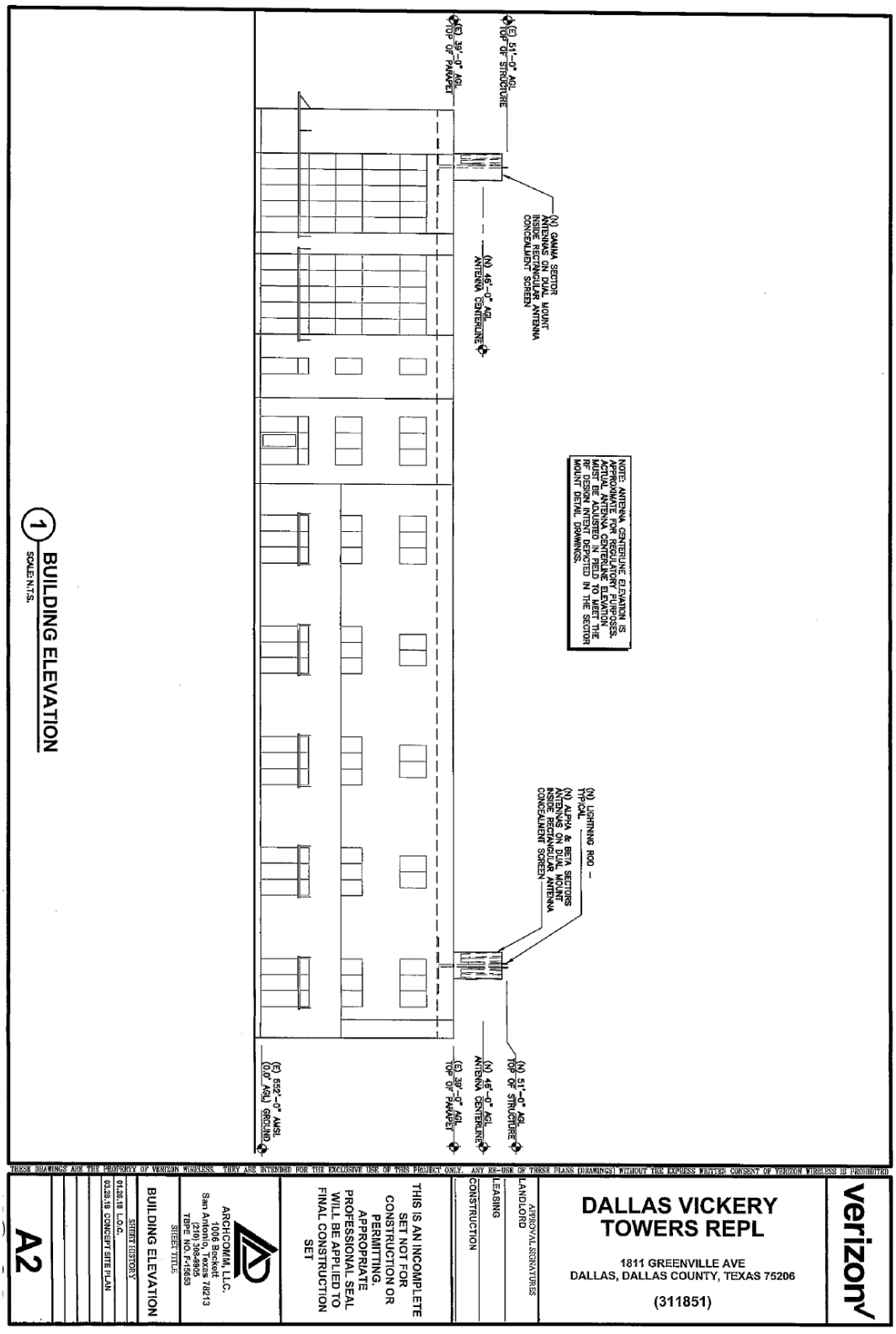
Existing Development Plan

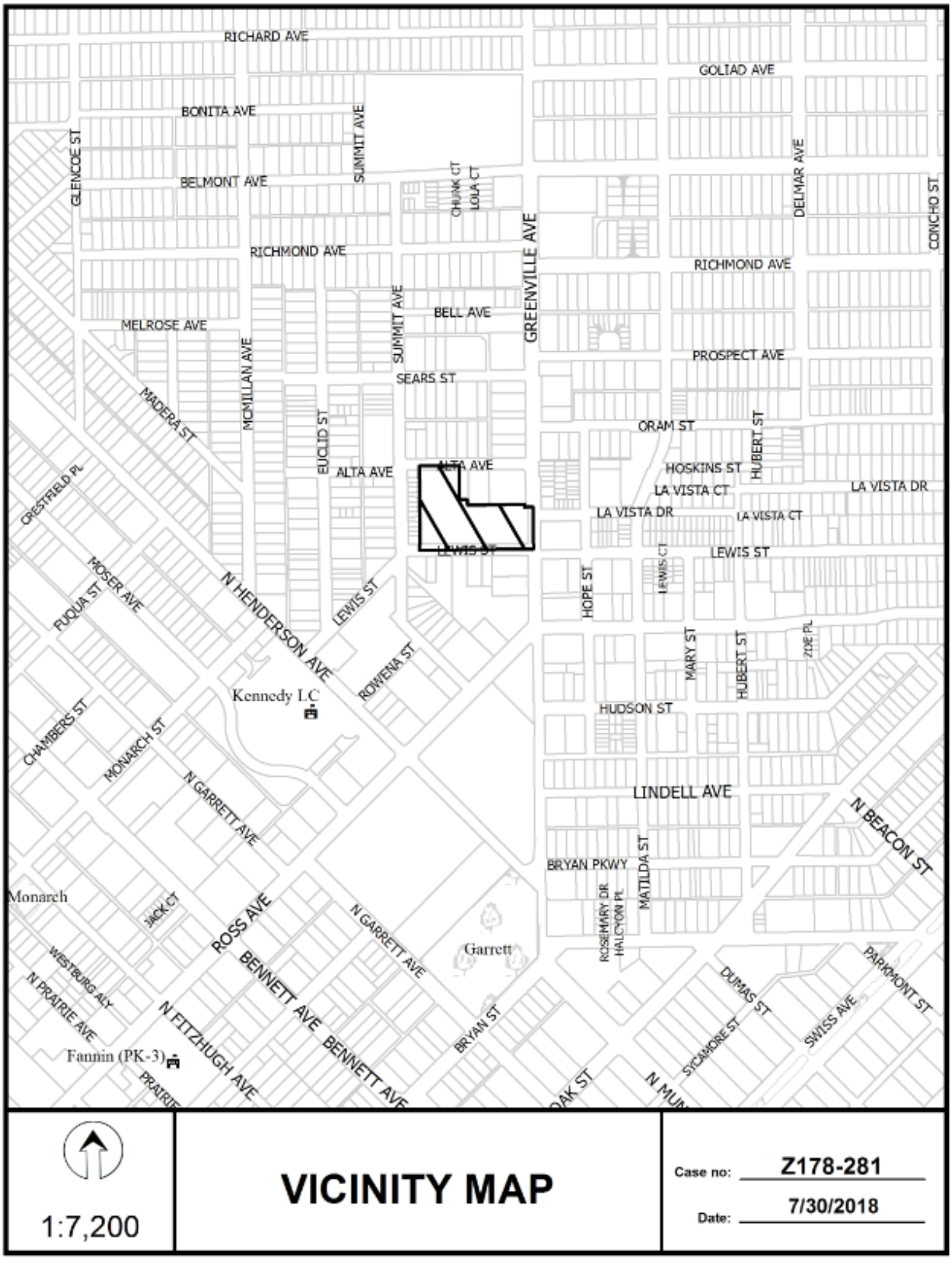


Proposed Development Plan



Elevation
(East)



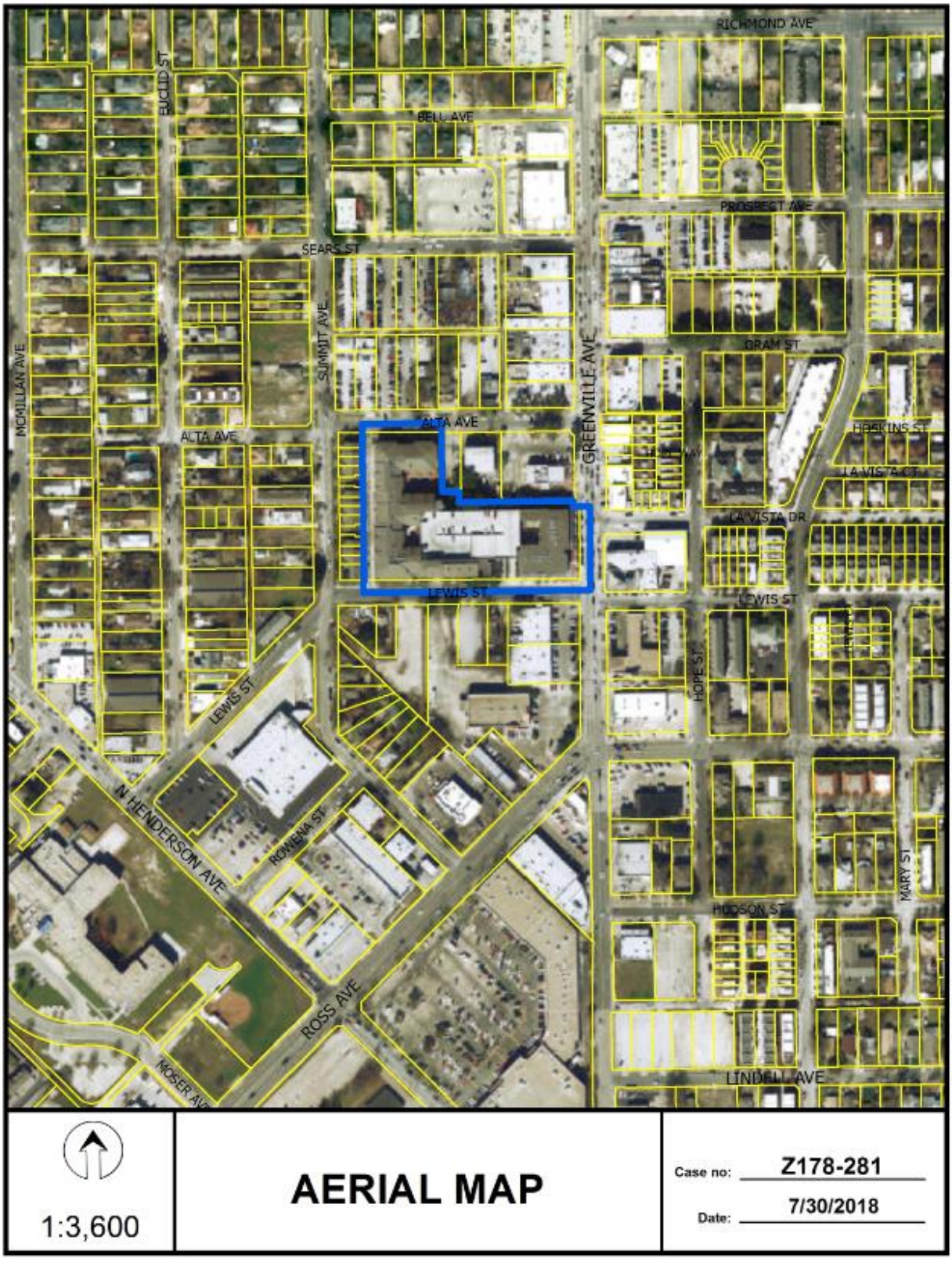


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VICINITY MAP

Case no: Z178-281

Date: 7/30/2018

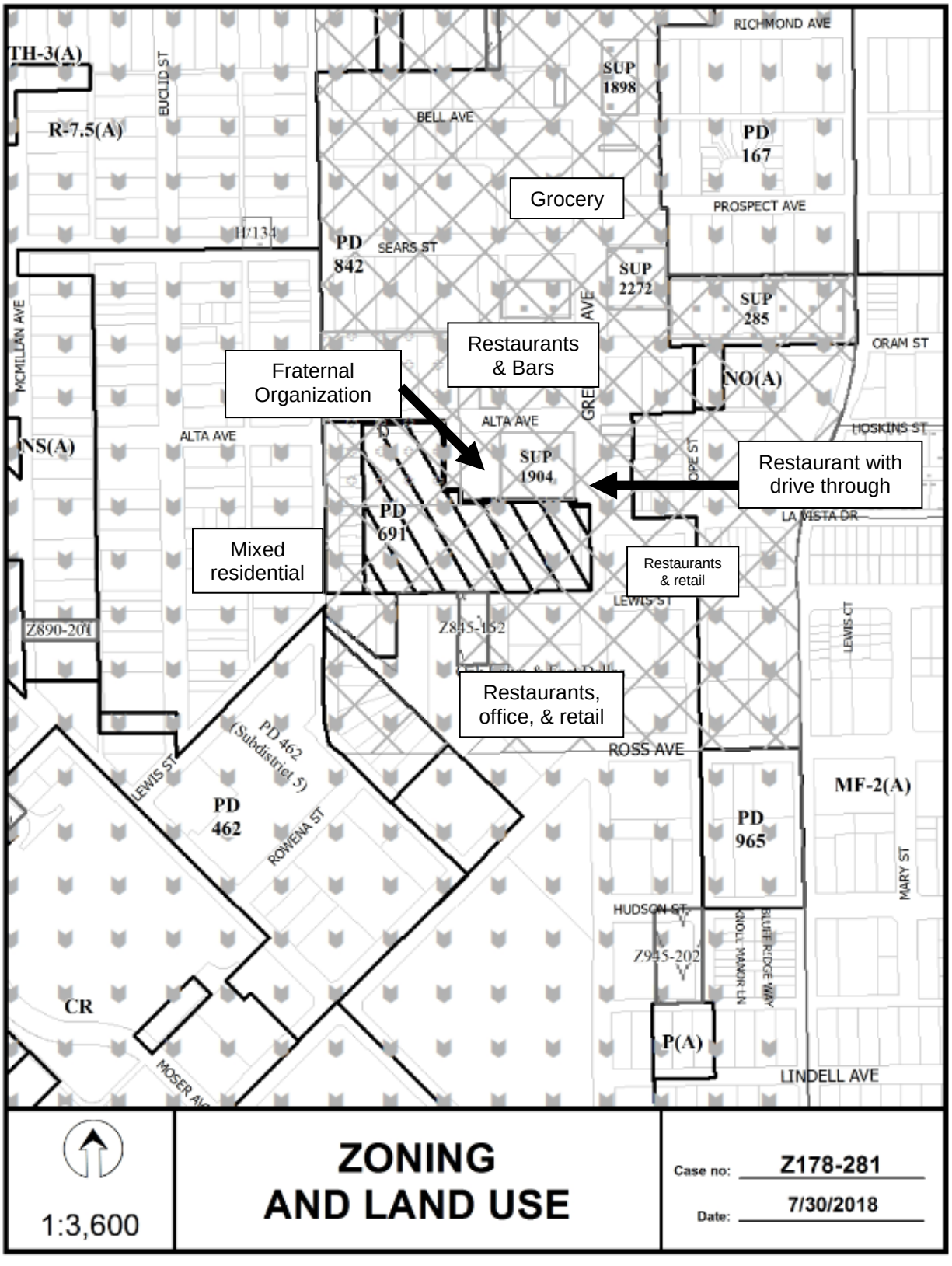


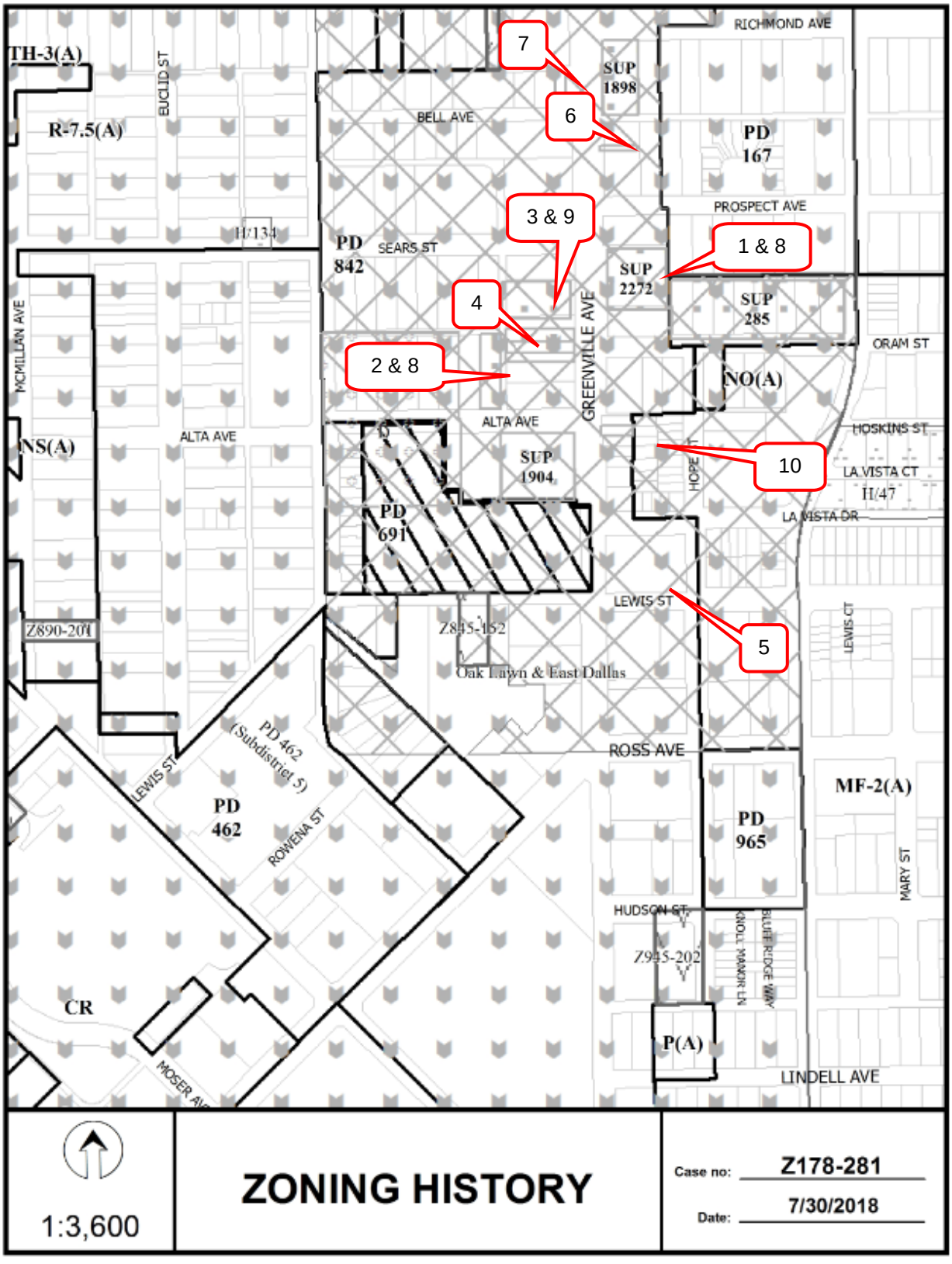
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AERIAL MAP

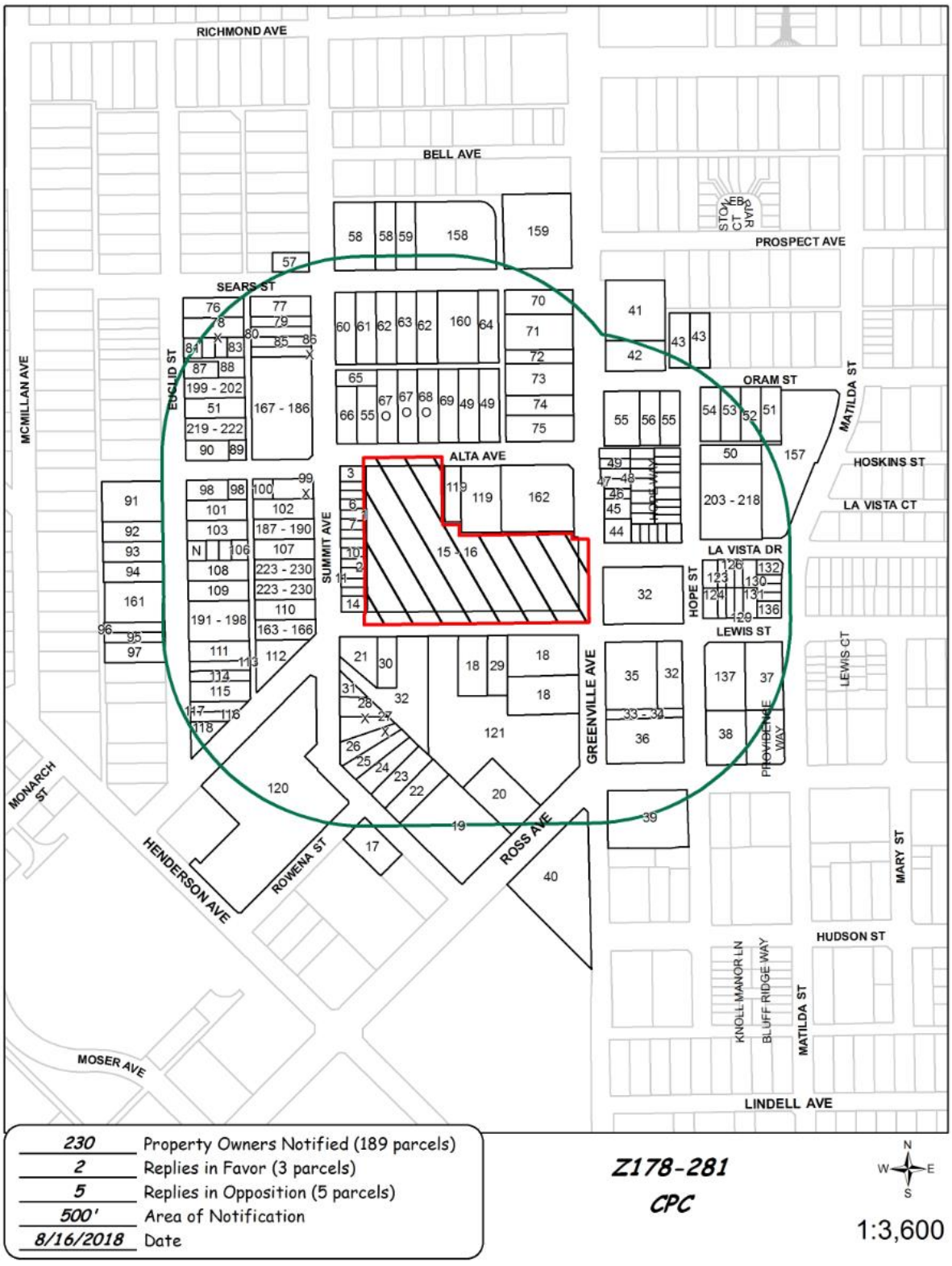
Case no: Z178-281

Date: 7/30/2018


Grocery
Restaurants & Bars
Fraternal Organization
Restaurant with drive through
Mixed residential
Restaurants & retail
Restaurants, office, & retail
TH-3(A)
R-7.5(A)
NS(A)
NO(A)
MF-2(A)
CR
P(A)
PD 842
PD 167
PD 691
PD 462
PD 965
SUP 1898
SUP 2272
SUP 285
SUP 1904
PD 462 (Subdistrict 5)
Z890-201
Z845-162
Z945-202
RICHMOND AVE
PROSPECT AVE
BELL AVE
SEARS ST
ALTA AVE
ORAM ST
HOSKINS ST
LA VISTA DR
LEWIS ST
ROSS AVE
HUDSON ST
LINDELL AVE
MARY ST
ROWENA ST
MOSER AVE
EUCLID ST
MCMILLAN AVE
BLUFF RIDGE WAY
KNOLL MANOR LN
1:3,600
ZONING AND LAND USE
Case no: Z178-281
Date: 7/30/2018


7
6
3 & 9
4
2 & 8
1 & 8
10
5
TH-3(A)
R-7.5(A)
NS(A)
NO(A)
MF-2(A)
P(A)
CR
PD 842
PD 691
PD 462
PD 462 (Subdistrict 5)
PD 965
PD 167
SUP 1898
SUP 2272
SUP 285
SUP 1904
EUCLID ST
BELL AVE
SEARS ST
PROSPECT AVE
RICHMOND AVE
GREENVILLE AVE
ORAM ST
HOSKINS ST
LA VISTA CT
LA VISTA DR
HOPE ST
ALTA AVE
LEWIS ST
LEWIS CT
ROSS AVE
ROWENA ST
MARY ST
HUDSON ST
KNOLL MANOR LN
BLUFF RIDGE WAY
LINDELL AVE
MOSER AVE
MCMILLAN AVE
H/134
H/47
Z890-201
Z845-152
Z945-202
Oak Lawn & East Dallas
1:3,600
ZONING HISTORY
Case no: Z178-281
Date: 7/30/2018

CPC Responses



08/15/2018

Reply List of Property Owners

Z178-281

230 Property Owners Notified ***2 Property Owners in Favor*** ***5 Property Owners Opposed***

Reply	*Label #*	*Address*	*Owner*
	1	1864 SUMMIT AVE	LONG RIDGE RESIDENTIAL PORTFOLIO LP
	2	1854 SUMMIT AVE	LONG RIDGE RESIDENTIAL PORTFOLIO LP
	3	1872 SUMMIT AVE	TRAN KEVIN
	4	1870 SUMMIT AVE	SMARON LAUREN E
	5	1868 SUMMIT AVE	BUTLER CHAD A
	6	1866 SUMMIT AVE	HWANG CONWAY
	7	1862 SUMMIT AVE	ADKINS KRISTIN DIANE
	8	1860 SUMMIT AVE	RAMIREZ MARK A
	9	1858 SUMMIT AVE	GROETZINGER ERIC M &
	10	1856 SUMMIT AVE	SOUTHERLAND KEITH C & RAMONA M
	11	1852 SUMMIT AVE	ESPINOZA CLAUDIA
	12	1850 SUMMIT AVE	AKIN JUSTIN
	13	1848 SUMMIT AVE	HODGE JOHN M
	14	1846 SUMMIT AVE	MOEDE JAMES R
	15	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
	16	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
	17	5328 ROWENA ST	5328 ROWENA LLC
	18	1733 GREENVILLE AVE	MACATEE FAMILY LIMITED
	19	5403 ROSS AVE	MCDONALDS CORP
	20	5415 ROSS AVE	GABERINO JAMES D ETAL LTD
	21	5404 LEWIS ST	MADISON PACIFIC DEVELOPMENT
	22	1800 SUMMIT AVE	BAXAVANIS NICHOLAS &
	23	1804 SUMMIT AVE	MCEACHERN JOHN
	24	1808 SUMMIT AVE	DOBBS RODNEY L

08/15/2018

Reply	*Label #*	*Address*	*Owner*
	25	1812 SUMMIT AVE	BAILLARD CATHERINE ANNE &
	26	1818 SUMMIT AVE	WESTMORELAND JARED
X	27	1820 SUMMIT AVE	BYROM SHANNAON KYLE
X	28	1824 SUMMIT AVE	BYROM SHANNON KYLE
	29	5430 LEWIS ST	SANCHEZ JESUS & CLAUDIA
	30	5408 LEWIS ST	MADISON PACIFIC DEV CO
	31	1830 SUMMIT AVE	WRIGHT GREGG
	32	1802 GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
	33	1706 GREENVILLE AVE	SKILLERN & MAJORS
	34	1708 GREENVILLE AVE	LEAKE SAM S SR TR
	35	1710 GREENVILLE AVE	LEAKE SAM S SR TR
	36	1704 GREENVILLE AVE	CCP ROSSGREEN LP
	37	5610 LEWIS ST	IP ROSS FLATS LLC
	38	5611 ROSS AVE	IPENEMA INVESTMENTS LTF
	39	1616 GREENVILLE AVE	AMERCO REAL ESTATE CO
	40	5434 ROSS AVE	RGC PROPERTIES LLC
	41	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
	42	2000 GREENVILLE AVE	LANDE PAUL &
	43	5715 ORAM ST	TEXAS UTILITIES ELEC CO
	44	1900 GREENVILLE AVE	TRUST REAL ESTATE
	45	1904 GREENVILLE AVE	GREENVILLE PARKS LP
	46	1908 GREENVILLE AVE	GREENVILLE PARKS LP
	47	1910 GREENVILLE AVE	MORENO RICHARD
	48	1912 GREENVILLE AVE	CAMPBELL OLIVER
	49	1914 GREENVILLE AVE	LOWGREEN PS LTD
	50	1916 HOPE ST	LANDE GREENVILLE AVE LLC

Reply	*Label #*	*Address*	*Owner*
	51	5734 ORAM ST	SUBDIVISIONS REALTY LLC
	52	5730 ORAM ST	SOUZA DIANA FAYE
	53	5726 ORAM ST	TARL CABOT LLC &
	54	5722 ORAM ST	MCKINNEY FEARGAL &
	55	5712 ORAM ST	LOWGREEN PS
	56	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
	57	2003 SUMMIT AVE	SINGER SUSAN ELIZABETH
	58	5601 SEARS ST	LONCAR CYNTHIA SUE
	59	5615 SEARS ST	RUNGRUANGPHOL VEERACHAI &
	60	5602 SEARS ST	ANDRES FAMILY TRUSTS
	61	5606 SEARS ST	ANDRES FAMILY TRUSTS
	62	5610 SEARS ST	GREENVILLE HOLDINGS CO
	63	5614 SEARS ST	GREENVILLE HOLDINGS INC
	64	5628 SEARS ST	ANDRES FAMILY TRUSTS
	65	1910 SUMMIT AVE	5624 SEARS ST LTD
	66	5601 ALTA AVE	LOWGREEN P S
O	67	5611 ALTA AVE	THACKER RICHARD E
O	68	5619 ALTA AVE	THACKER RICHARD E JR
	69	5623 ALTA AVE	GREENWAYSEARS LP
	70	1931 GREENVILLE AVE	GREENWAY SEARS LP
	71	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
	72	1917 GREENVILLE AVE	SEB GROUP LLC
	73	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
	74	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
	75	1903 GREENVILLE AVE	LOWGREEN PS
	76	1930 EUCLID ST	JG RESIDENTIAL PROPERTIES LLC
	77	1931 SUMMIT AVE	BLS REAL ESTATE LLC

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Reply	*Label #*	*Address*	*Owner*
X	78	1926 EUCLID AVE	MAYHILL PARTNERS LP
	79	1927 SUMMIT AVE	PATEL DIPESH & SHEETAL
	80	1925 SUMMIT AVE	RAY SAMIR
	81	1922 EUCLID AVE	SHARMA MANISH B & PRABHA
	82	1922 EUCLID AVE	WHITE COLE & JESSICA
	83	1922 EUCLID AVE	MANOHAR JITEN SAMUEL
	84	1922 EUCLID AVE	GARVEY NATHAN S
	85	1923 SUMMIT AVE	KRUPP ROBERT
X	86	1921 SUMMIT AVE	PUTNAM SHEA & KATIE
	87	1916 EUCLID AVE	SANCHEZ CHRISTIAN
	88	1918 EUCLID AVE	ANDREWS RONALD W
	89	5531 ALTA AVE	SALAS A VELIA
	90	1902 EUCLID AVE	BAXAVANIS MONICA NICOLE TRUST
	91	1855 EUCLID AVE	CROFT CARL E & LARA C
	92	1849 EUCLID AVE	PIERCE JORDAN DEVELOPMENT LLC
	93	1845 EUCLID AVE	CAPITAL PARTNERS LLC
	94	1841 EUCLID ST	CARRILLO BENITA P
	95	1829 EUCLID AVE	PONS MAURICIO
	96	1831 EUCLID AVE	BOYD BRANDON &
	97	1827 EUCLID AVE	BARRINGTON KEVIN & MERLINDA
	98	5538 ALTA ST	SMITH MARK
X	99	1869 SUMMIT AVE	SMITH BENNETT L
	100	5544 ALTA ST	GONZALEZ ROBERTO & JOSEFINA G
	101	1854 EUCLID AVE	ZAHRA EDWARD H JR
	102	1865 SUMMIT AVE	GREENWICH DEVELOPMENTS LLC
	103	1848 EUCLID AVE	HOWARD CHRISTOPHER

Reply	*Label #*	*Address*	*Owner*
	104	1844 EUCLID ST	GOLWALA NEEL HEMANT &
	105	1844 EUCLID ST	SUMMERALL BRODY
	106	1844 EUCLID ST	SMITH BRIAN K
	107	1855 SUMMIT AVE	HIRSCHLER ERIC
	108	1840 EUCLID AVE	MATA RENE R
	109	1836 EUCLID AVE	BAILEY DAVID D
	110	1843 SUMMIT AVE	TREECE RUSSELL W
	111	1824 EUCLID AVE	EUCLID ELEMENTS LLC
	112	5347 LEWIS ST	CALADIUM LTD
	113	1822 EUCLID AVE	THOMAS JAMES
	114	1820 EUCLID AVE	RANA HUMAIR
	115	1816 EUCLID AVE	ENRIQUEZ ARMANDO &
	116	1812 EUCLID AVE	NELSON NATHAN &
	117	1814 EUCLID AVE	BROWN CASSANDRA S
	118	1808 EUCLID AVE	SMITH O DARWIN &
	119	5626 ALTA AVE	LATORRE ROBERT INC
	120	1800 N HENDERSON AVE	HENDERSON MAIN DALLAS LLC
	121	5429 ROSS AVE	CHAN ALVIN B INC
	122	5702 LA VISTA DR	JOHNSON C RYAN
	123	5704 LA VISTA DR	DOUGLAS KENNETH D
	124	5603 LEWIS ST	COHEN JUSTIN EVAN
	125	5605 LEWIS ST	GENERALOVICH MARCELLA M TRUST THE
	126	5706 LA VISTA DR	ABEL ALLYCIN I
	127	5708 LA VISTA DR	MCLEOD ALEXANDER W &
	128	5607 LEWIS ST	KOTEK THOMAS & NAOMI TRUST
	129	5609 LEWIS ST	CAPLIN JOEL &

Reply	*Label #*	*Address*	*Owner*
	130	5710 LA VISTA DR	REED JASON
	131	5611 LEWIS ST	SCHULZ JAMES N
	132	1811 MATILDA ST	RUCKDESCHEL CALEB A &
	133	1809 MATILDA ST	DONOVAN BLAKE WILLIAM
	134	1807 MATILDA ST	BROWNING RICHARD DAVIS II
	135	1805 MATILDA ST	BROWNGARCIA SONJA J
	136	1803 MATILDA ST	HOYLAND TIM
	137	5604 LEWIS ST	TOPSPIN DEV LP %
	138	1919 HOPE WAY	NGUYEN NGOC DIEP
	139	1922 HOPE WAY	ALGUEA CARLOS &
	140	1917 HOPE WAY	MCFALL JAMES
	141	1920 HOPE WAY	ISAACSON CHRISTOPHER M
	142	1918 HOPE WAY	MARCH SEAN
	143	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
	144	1913 HOPE WAY	HERNDON LINDSEY
	145	1916 HOPE WAY	QUATRANO ANGLEO M
	146	1911 HOPE WAY	NIEHUUS MICHAEL
	147	1912 HOPE WAY	CRAVENS KIMBERLY A
	148	1910 HOPE WAY	DANISH DAVID
	149	1909 HOPE WAY	JOHNSON RONALD L
	150	1908 HOPE WAY	GANDHI ANUPAMA K
	151	1907 HOPE WAY	WEINER ERIC DAVID
	152	1906 HOPE WAY	ABOUJAOUDE DORY
	153	5715 LA VISTA DR	CATHCART DAVID
	154	5713 LA VISTA DR	CHIANG THOMAS S &
	155	5711 LA VISTA DR	WHITE JULIUS

Reply	*Label #*	*Address*	*Owner*
	156	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
	157	1965 MATILDA ST	1965 MATILDA LLC
	158	5623 SEARS ST	2001 GREENVILLE VENTURE LTD
	159	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD
	160	5622 SEARS ST	5624 SEARS STREET LTD
	161	1839 EUCLID AVE	LAI TRINH NGOC
	162	1827 GREENVILLE AVE	LOWGREEN PS
	163	1839 SUMMIT AVE	BAYMAR HOTEL & PROPERTIES INC
	164	1839 SUMMIT AVE	KIRBY JEFFREY &
	165	1839SUMMIT AVE	DREYER NICHOLE
	166	1839 SUMMIT AVE	LUMBLEY RYAN
	167	1907 SUMMIT AVE	CHANDLER JEFFERY T
	168	1907 SUMMIT AVE	PRIAMO ERIC DANIEL & JAMIE
	169	1907 SUMMIT AVE	PATEL RIDDHI H
	170	1907 SUMMIT AVE	MOWREY JUSTIN &
	171	1911 SUMMIT AVE	BURNS CHRISTOPHER & NAYLA
	172	1911 SUMMIT AVE	SMOLENSKY MATTHEW F &
	173	1911 SUMMIT AVE	SOUTHWICK PHILIP J & KEELY E
	174	1911 SUMMIT AVE	ORAM ALAYNA
	175	1915 SUMMIT AVE	CSAVOY ANDREW N
	176	1915 SUMMIT AVE	KELLY WHITNEY &
	177	1915SUMMIT AVE	EMER SCOTT & PATRICIA
	178	1915 SUMMIT AVE	KINDLER CAROL S REVOCABLE
	179	1919 SUMMIT AVE	HAN ANNIE
	180	1919 SUMMIT AVE	GANDY JARED ALLAN
	181	1919 SUMMIT AVE	DAMMAN ADAM J & LIZVETTE

Reply	*Label #*	*Address*	*Owner*
	182	1919 SUMMIT AVE	KHACHATRYAN GEORGE &
	183	5565 ALTA AVE	RAVER IAN K &
	184	5565 ALTA AVE	HOLDEN STEPHEN BROWNING
	185	5565 ALTA AVE	NGUYEN QUANG &
	186	5565 ALTA AVE	PANICKER VILAS &
	187	1861 SUMMIT AVE	CHOI DANIEL JAEHOON
	188	1861 SUMMIT AVE	DAVIAU WILLIAM &
	189	1861 SUMMIT AVE	SULSER RALPH
	190	1861 SUMMIT AVE	OBERRY PATRICK
	191	1828 EUCLID AVE	LUCERO MILES
	192	1828 EUCLID AVE	TRANG QUYNHCHI NGOC
	193	1828 EUCLID AVE	JOHNSON ARTHUR & SARA
	194	1828 EUCLID AVE	SLECHTEN SARA M
	195	1828 EUCLID AVE	LESHER BRIDGET MARY
	196	1828EUCLID AVE	SHORES SUSAN V & STEVEN LEE
	197	1828 EUCLID AVE	CLARK GREGORY PHILLIP
	198	1828 EUCLID AVE	WILLIAMS ARON THOMAS
	199	1914 EUCLID ST	ESTELL ELIZABETH ANN
	200	1914 EUCLID ST	GALKE BRIAN ROBERT
	201	1914 EUCLID ST	KUKA ELIRA &
	202	1914 EUCLID ST	PAISLEY JAMES BARKER
	203	1910 HOPE ST	MOJICA EDWARD
	204	1910 HOPE ST	KEELING THOMAS
	205	1910 HOPE ST	CALVERT DAVID
	206	1910 HOPE ST	KUPERMAN YELENA
	207	1910HOPE ST	CROUCH EDIE D

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Reply	*Label #*	*Address*	*Owner*
	208	1910 HOPE ST	HANLON WILLIAM R &
	209	1910 HOPE ST	BEAHM CYNTHIA DIANE
	210	1910 HOPE ST	RADIGAN MEGAN M
	211	1910 HOPE ST	UTKOV GARY S & CAROL C
	212	1910 HOPE ST	KOBAYASHI AARON S &
	213	1910 HOPE ST	MERZ RYAN E
	214	1910 HOPE ST	HOPE STREET RENTAL COMPANY LLC
	215	1910 HOPE ST	ANKERSEN KRISTEN A
	216	1910 HOPE ST	DROUILLARD SUZETTE M
	217	1910 HOPE ST	VITALE JOSEPH K & ANNE
	218	1910 HOPE ST	BREWSTER LLOYD R & DANA L
	219	1906 EUCLID AVE	GUIRGUIS AMIR F
	220	1906 EUCLID AVE	REICHERT ANDREW
	221	1906 EUCLID AVE	KOPELMAN JESSE
	222	1906 EUCLID AVE	ACEVES JOSE L &
	223	1851 SUMMIT AVE	WOLDU SOLOMON L & KRISTAL L
	224	1851 SUMMIT AVE	WAYNE BRADEN M
	225	1851 SUMMIT AVE	DUNCAN JAY AARON &
	226	1851 SUMMIT AVE	COURY JUSTIN
	227	1847 SUMMIT AVE	SERPA ROY B &
	228	1847 SUMMIT AVE	WINN HEATHER
	229	1847 SUMMIT AVE	MOSS JOEL E
	230	1847 SUMMIT AVE	MCCALLON JUSTIN

Agenda Information Sheet

File #: 18-885 **Item #:** 67.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of North Exposition Avenue and Canton Street
Recommendation of Staff and CPC: Approval for a five-year period, subject to conditions
Z178-283(PD)

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HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 26, 2018
ACM: Majed Al-Ghafry

FILE NUMBER: Z178-283(PD) **DATE FILED:** June 22, 2018

LOCATION: Northwest corner of North Exposition Avenue and Canton Street

COUNCIL DISTRICT: 2 **MAPSCO:** 46 J

SIZE OF REQUEST: ±5,000 Square Feet **CENSUS TRACT:** 0204.00

APPLICANT: Sin on Wheels, LLC dba DoubleWide Bar

OWNER: Hymie Schwartz Trust

REPRESENTATIVE: Roger Albright

REQUEST: An application for the renewal of Specific Use Permit No. 1695 for a bar, lounge or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of this request is to allow the existing establishment to continue operation of a bar and a live music venue [Double Wide Bar].

CPC RECOMMENDATION: **Approval** for a five-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to conditions.

BACKGROUND INFORMATION:

- The site consists of a one-story structure, with an uncovered patio separating two components of the main structure.

- The existing bar encompasses 850 square feet of floor area; the uncovered patio encompasses 690 square feet of land area, and the live music venue encompasses 1,350 square feet of floor area.

- On June 14, 2006, the City Council approved an amendment to Planned Development District No. 269, which requires a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue.

- On June 28, 2006, a Certificate of Occupancy (CO) was issued to Sin on Wheels, LLC for Double Wide. The land use on the CO is Alcoholic Beverage Establishment.

- On December 12, 2007, the City Council approved SUP No. 1695 for a two and one-half year period.

- On September 22, 2010, the City Council approved the renewal of SUP No. 1695 for a four-year period.

- On October 8, 2014, the City Council approved the renewal of SUP No. 1695 for a four-year period.

Zoning History: There has been one zoning request in the area within the last five years.

1. **Z123-267** City Council authorized a hearing to determine proper zoning on property zoned Planned Development District No. 269, the Deep Ellum/East Side District, with consideration given to amending certain use regulations and development standards.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
La France Street	Local	70 feet
Commerce Street	Collector	70 feet
North Exposition Avenue	Minor Arterial	70 feet-150 feet

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

Land Use:

	Zoning	Land Use
Site	PDD No. 269	Bar and Live Music Venue
North	PDD No. 269, PDD No. 749, and IM	Automotive Service Center, Vacant Retail, Office, and Dart Light Rail Track
East	PDD No. 269	Personal Services, Office, Multifamily, and Public Space
South	PDD No. 269	Undeveloped Land and Open Space
West	PDD No. 269	Retail, Office, and Vacant Commercial

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Land Use Compatibility:

The 5,000-square-foot site is developed with a bar, a patio, and a live music venue. The applicant's request is for renewal of Specific Use Permit No. 1695 to continue operation of the existing entertainment venue.

The request site is surrounded by retail, an automotive service center, and a DART light rail trach to the north; retail, offices, personal service, multifamily, and public space to the east; undeveloped land and open space to the south; and retail, office, and a vacant commercial building to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The renewal is consistent with the established development pattern of PD No. 269, the Deep Ellum/Near East Side District. Therefore, staff approves of the renewal of SUP No. 1695.

Parking:

PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for this use located in an original building on the first floor. The applicant occupies approximately 2,200 square feet of floor area for the combined uses (850 sq. ft. for the bar, and 1,350 sq. ft. for the live music venue). The site plan that governs Specific Use Permit No. 1695 will remain unchanged and continues to provide fourteen (14) off-street parking spaces (six (6) on site).

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Reported offense calls requiring police activity in the past year:

The following police report shows activity at the request site for the past four years. The Dallas Police Department's crime statistics report provides a list of all calls logged with 911, a list of actual criminal offenses reported by an officer and the number of arrests made by an officer. These reports listed below are between the periods of October 4, 2014, to August 13, 2018.

Arrests:

ChargeDesc	ArrestNumber	ArrestDate	ArrestTime	ArBkDay	UCRArrestChg	UCROffense	PClass	ArLAddress
RESIST ARREST SEARCH OR TRANSPORT	18-011628	4/9/2018	1:31:00 AM	Monday	OTHER	RESIST ARREST	MA	3510 COMMERCE ST
PUBLIC INTOXICATION	18-011628	4/9/2018	1:31:00 AM	Monday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
DWI 1 PREV CONV	18-008632	3/16/2018	2:30:00 AM	Friday	DWI	DWI	MA	3510 COMMERCE ST
PUBLIC INTOXICATION	17-033812	8/17/2017	2:10:00 AM	Thursday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001440	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001440	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001440	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001440	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001438	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001438	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001438	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001438	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001434	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001434	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001434	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001434	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001433	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001433	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001433	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST
PUBLIC INTOXICATION	15-001433	1/11/2015	1:30:00 AM	Sunday	PUBLIC INTOXICATION	DRUNK & DISORDERLY	MC	3510 COMMERCE ST

Criminal Offenses:

IncidentNum	Date1	Time1	UCR_Offense	UCR_OffDesc	Address
20140087270	4/13/2014	1:00	VANDALISM & CRIMINAL MISCHIEF	VANDALISM & CRIMINAL MISCHIEF | CRIMINAL MISCHIEIF | $1500 > $19,999.99	03510 COMMERCE ST
20140130295	5/30/2014	2:19	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	03510 COMMERCE ST
174922-2014	7/21/2014	1:30	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	3510 COMMERCE ST
249641-2014	10/16/2014	21:41	TERRORISTIC THREAT	OTHER OFFENSES	3510 COMMERCE ST
261722-2014	10/30/2014	23:00	THEFT/BMV	THEFT	3510 COMMERCE ST
020832-2015	1/27/2015	9:00	ALARM INCIDENT	ALARM INCIDENT	3510 COMMERCE ST
273243-2015	11/23/2015	20:16	MISCELLANEOUS	MISCELLANEOUS	3510 COMMERCE ST
277392-2015	11/29/2015	10:30	ALARM INCIDENT	ALARM INCIDENT	3510 COMMERCE ST
187528-2016	8/5/2016	2:43	MISCELLANEOUS	MISCELLANEOUS	3510 COMMERCE ST
217992-2016	9/10/2016	2:10	AGG ASSAULT - NFV	AGGRAVATED ASSAULT	3510 COMMERCE ST
235053-2016	9/22/2016	23:00	MISCELLANEOUS	MISCELLANEOUS	3510 COMMERCE ST
008290-2017	1/11/2017	10:45	ALARM INCIDENT	ALARM INCIDENT	3510 COMMERCE ST
055716-2017	3/11/2017	14:50	INVESTIGATION OF	PRELIMINARY INVESTIGATION	3510 COMMERCE ST
062382-2017	3/20/2017	10:00	ALARM INCIDENT	ALARM INCIDENT	3510 COMMERCE ST
065970-2017	3/21/2017	18:15	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	3510 COMMERCE ST
130603-2017	6/9/2017	19:50	ACCIDENT MV	MOTOR VEHICLE ACCIDENT	3510 COMMERCE ST
187509-2017	8/17/2017	1:40	DRUNK & DISORDERLY	DRUNK & DISORDERLY	3510 COMMERCE ST
187509-2017	8/17/2017	1:40	MISCELLANEOUS	MISCELLANEOUS	3510 COMMERCE ST
272069-2017	11/30/2017	3:40	ALARM INCIDENT	ALARM INCIDENT	3510 COMMERCE ST
295690-2017	12/31/2017	1:50	THEFT/BMV	THEFT	3510 COMMERCE ST
003044-2018	1/5/2018	4:02	ALARM INCIDENT	ALARM INCIDENT	3510 COMMERCE ST
015951-2018	1/22/2018	8:29	ALARM INCIDENT	ALARM INCIDENT	3510 COMMERCE ST
055278-2018	3/16/2018	1:48	DWI	DWI	3510 COMMERCE ST
073777-2018	4/9/2018	1:17	DRUNK & DISORDERLY	DRUNK & DISORDERLY	3510 COMMERCE ST
073777-2018	4/9/2018	1:17	RESIST ARREST	OTHER OFFENSES	3510 COMMERCE ST
073780-2018	4/9/2018	1:15	MISCELLANEOUS	MISCELLANEOUS	3510 COMMERCE ST
178445-2018	8/13/2018	10:20	ALARM INCIDENT	ALARM INCIDENT	3510 COMMERCE ST

Calls:

Master_Incident_Number	Response_Date	Response_Time	Watch	MDivision	MSector	MBeat	Problem	Priority_Description	Location_Name	Address
18-1469195	8/13/2018	10:24	2	Central	150	153	12B - Business Alarm	3 - General Service	THE DOUBLE WIDE BAR	3510 Commerce St
18-1406538	8/3/2018	17:25	3	Central	150	153	40/01 - Other	2 - Urgent		3510 Commerce St
18-1361310	7/27/2018	18:50	3	Central	150	153	40 - Other	3 - General Service	DOUBLE WIDE BAR	3510 Commerce St
18-0615158	4/9/2018	1:17	1	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	THE DOUBLE WIDE	3510 Commerce St
18-0615158	4/9/2018	1:17	1	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	THE DOUBLE WIDE	3510 Commerce St
18-0458647	3/16/2018	1:48	1	Central	150	153	7X - Major Accident	2 - Urgent		3510 Commerce St
18-0458647	3/16/2018	1:48	1	Central	150	153	7X - Major Accident	2 - Urgent		3510 Commerce St
18-0132733	1/22/2018	8:26	2	Central	150	153	12B - Business Alarm	3 - General Service	THE DOUBLE WIDE BAR	3510 Commerce St
18-0026626	1/5/2018	3:36	1	Central	150	153	12B - Business Alarm	3 - General Service	THE DOUBLE WIDE BAR	3510 Commerce St
17-2315099	12/8/2017	6:21	1	Central	150	153	PSE/26 - Missing Person	5 - Expediter	DOUBLE WIDE	3510 Commerce St
17-2262358	11/30/2017	3:39	1	Central	150	153	12B - Business Alarm	3 - General Service	THE DOUBLE WIDE BAR	3510 Commerce St
17-2262358	11/30/2017	3:39	1	Central	150	153	12B - Business Alarm	3 - General Service	THE DOUBLE WIDE BAR	3510 Commerce St
17-2056694	10/29/2017	8:54	2	Central	150	153	12B - Business Alarm	3 - General Service	THE DOUBLE WIDE BAR	3510 Commerce St
17-1933240	10/11/2017	1:57	1	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	DOUBLEWIDE	3510 Commerce St
17-1565395	8/17/2017	1:46	1	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	DOUBLE WIDE	3510 Commerce St
17-1265426	7/4/2017	0:51	1	Central	150	153	40/01 - Other	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
17-1106700	6/11/2017	3:53	1	Central	150	153	32 - Suspicious Person	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
17-1097201	6/9/2017	19:58	3	Central	150	153	07 - Minor Accident	3 - General Service	DOUBLE WIDE BAR	3510 Commerce St
17-1097201	6/9/2017	19:58	3	Central	150	153	07 - Minor Accident	3 - General Service	DOUBLE WIDE BAR	3510 Commerce St
17-0556950	3/24/2017	12:24	2	Central	150	153	PSE/31- Criminal Mischief	5 - Expediter	double wide bar	3510 Commerce St
17-0528694	3/20/2017	9:41	2	Central	150	153	12B - Business Alarm	3 - General Service	THE DOUBLE WIDE BAR	3510 Commerce St
17-0067461	1/11/2017	10:40	2	Central	150	153	12B - Business Alarm	3 - General Service	DOUBLE WIDE BAR	3510 Commerce St
16-1950309	9/30/2016	10:56	2	Central	150	153	40/01 - Other	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
16-1805920	9/10/2016	2:14	1	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	DOUBLE WIDE	3510 Commerce St
16-1545115	8/5/2016	2:32	1	Central	150	153	46 - CIT	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
16-1507007	7/30/2016	23:18	3	Central	150	153	40 - Other	3 - General Service	DOUBLE WIDE BAR	3510 Commerce St
16-1069815	6/2/2016	19:08	3	Central	150	153	31 - Criminal Mischief	4 - Non Critical	DOUBLE WIDE BAR	3510 Commerce St
16-0882990	5/9/2016	0:41	1	Central	150	153	7X - Major Accident	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
16-0882990	5/9/2016	0:41	1	Central	150	153	7X - Major Accident	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
16-0882990	5/9/2016	0:41	1	Central	150	153	7X - Major Accident	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
16-0527056	3/19/2016	18:19	3	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
16-0201884	2/1/2016	0:36	1	Central	150	153	07 - Minor Accident	3 - General Service	DOUBLE WIDE BAR	3510 Commerce St
16-0099858	1/16/2016	11:38	2	Central	150	153	21B - Business Hold Up	2 - Urgent	DOUBLE WIDE	3510 Commerce St
15-2446721	12/6/2015	17:31	3	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	double wide bar	3510 Commerce St
15-2396737	11/29/2015	10:38	2	Central	150	153	12B - Business Alarm	3 - General Service		3510 Commerce St
15-2362244	11/23/2015	20:16	3	Central	150	153	46A - CIT w/Ambulance	1 - Emergency	DOUBLE WIDE BAR	3510 Commerce St
15-2302775	11/14/2015	22:58	3	Central	150	153	7X - Major Accident	2 - Urgent		3510 Commerce St
15-2068367	10/11/2015	12:45	2	Central	150	153	11V - Burg Motor Veh	3 - General Service		3510 Commerce St
15-1221648	6/21/2015	13:50	2	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
15-1177855	6/15/2015	13:50	2	Central	150	153	40/01 - Other	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
15-1001106	5/24/2015	21:30	3	Central	150	153	31/01 - Crim Mis/Prog/Non Felo	3 - General Service	DOUBLE WIDE	3510 Commerce St
15-0408307	3/3/2015	23:21	3	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	BAR	3510 Commerce St
15-0173665	1/27/2015	11:06	2	Central	150	153	12B - Business Alarm	3 - General Service	THE DOUBLE WIDE BAR	3510 Commerce St
15-0065765	1/11/2015	1:11	1	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	DOUBLE WIDE	3510 Commerce St
14-2367433	12/6/2014	3:19	1	Central	150	153	40/01 - Other	2 - Urgent	DOUBLE WIDE BAR	3510 Commerce St
14-2128984	10/31/2014	3:12	1	Central	150	153	11V - Burg Motor Veh	3 - General Service	The Double Wide Bar	3510 Commerce St
14-2029579	10/16/2014	21:44	3	Central	150	153	6X - Major Dist (Violence)	2 - Urgent	the double wide	3510 Commerce St
14-1943963	10/4/2014	20:31	3	Central	150	153	ODJ - Off Duty Job	7 - Unit Initiated		3510 COMMERCE ST

List of Partners/Principals/Officers

Sins on Wheels LLC, is a Texas, Limited Liability Company

Kimberly I. Finch, President

CPC ACTION:
August 16, 2018

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue for a five-year period, subject to conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of North Exposition Avenue and Canton Street.

Maker: Rieves
Second: Houston
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 1 Against: 1

Speakers: For: None
For (Did not speak): Roger Albright, 3301 Elm St., Dallas, TX, 75206
Against: None

CPC Recommended Conditions

1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on ~~October 8, 2014~~ (five years) from the passage of this ordinance.

4. FLOOR AREA:

   A. Bar, lounge, or tavern. The maximum floor area is 850 square feet in the location shown on the attached site plan.

   B. Inside commercial amusement limited to a live music venue. The maximum floor area is 1,350 square feet in the location shown on the attached site plan.

5. OFF-STREET PARKING:

   A. Bar, lounge, or tavern. No off street parking is required.

   B. Inside commercial amusement limited to a live music venue.

      (1) A minimum of six off-street parking spaces must be provided on the Property in the location shown on the attached site plan.

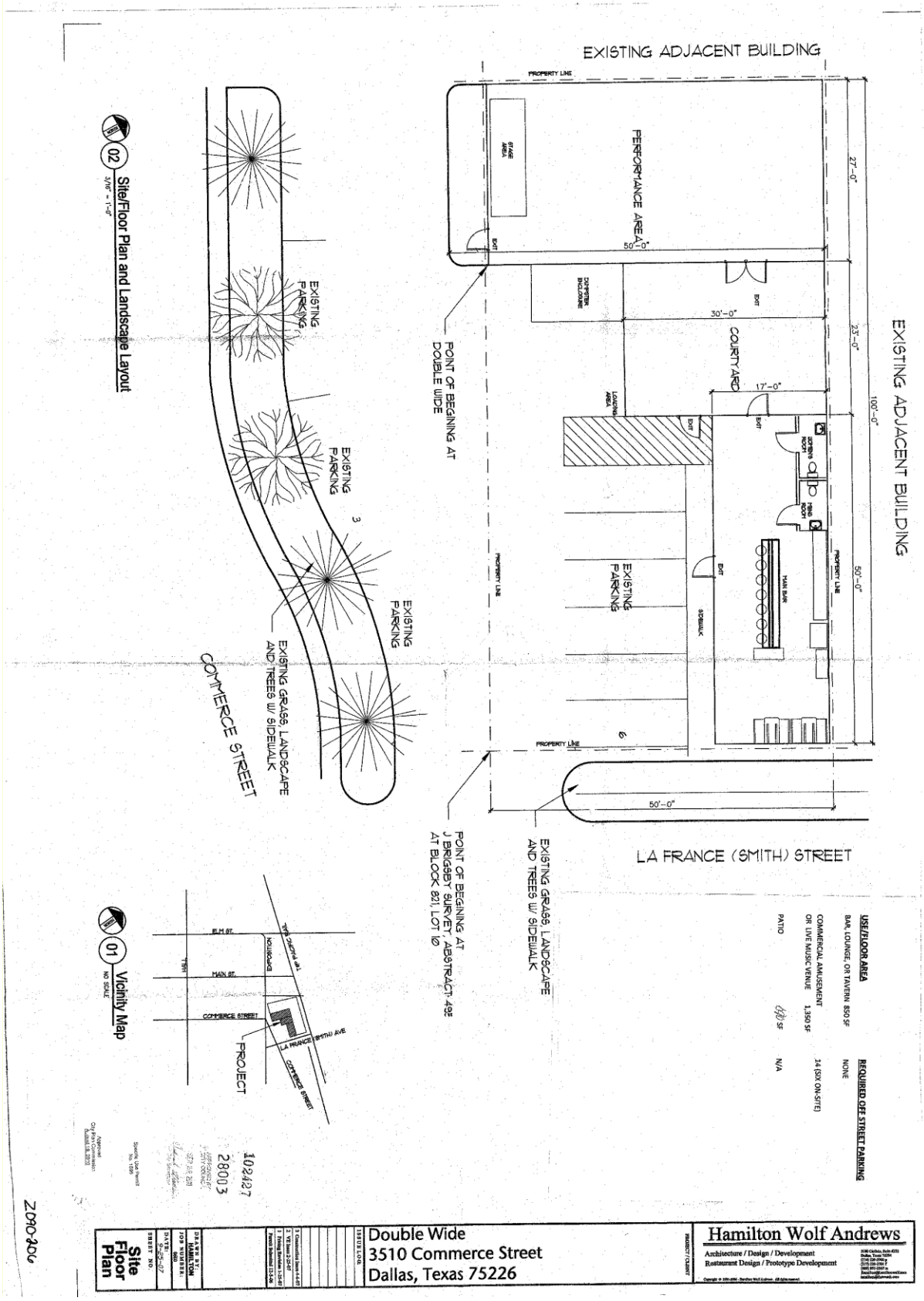
      (2) Additional off-street parking must be provided in accordance with the remote and special parking requirements of Planned Development District No. 269 (the Deep Ellum/Near East Side District).

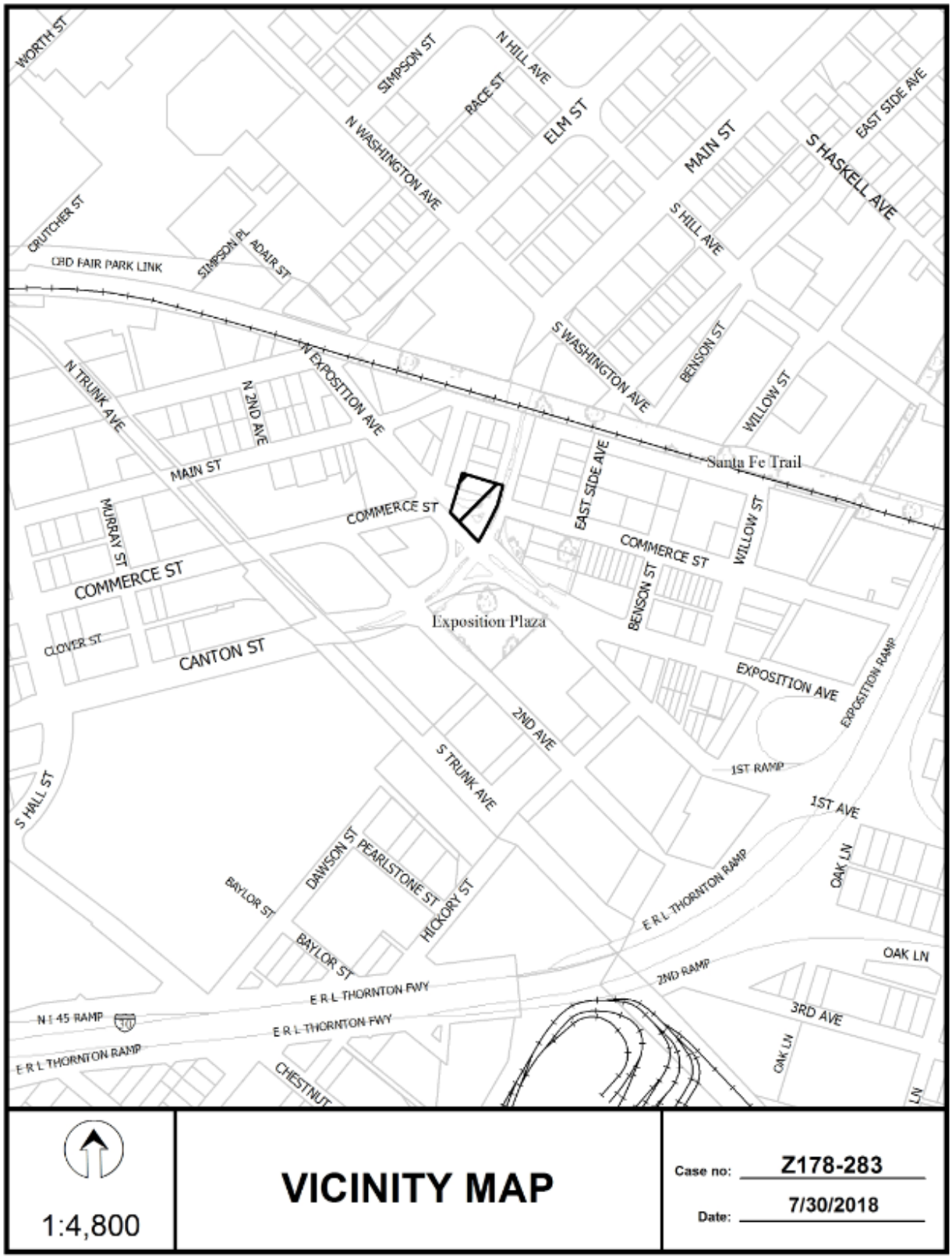
6. PATIO: A patio/courtyard, not to exceed 690 square feet in area, is permitted in the location shown on the attached site plan.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

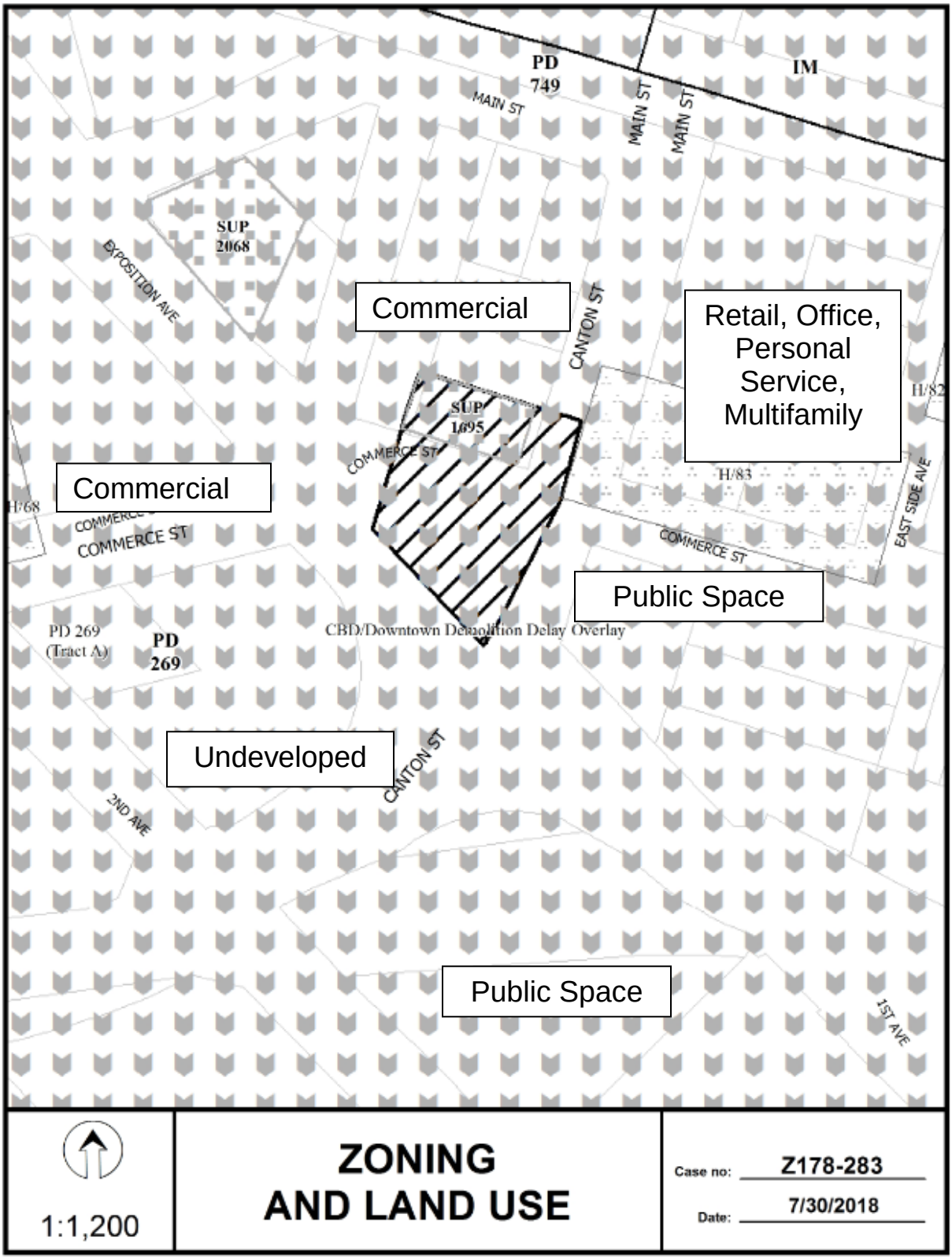
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

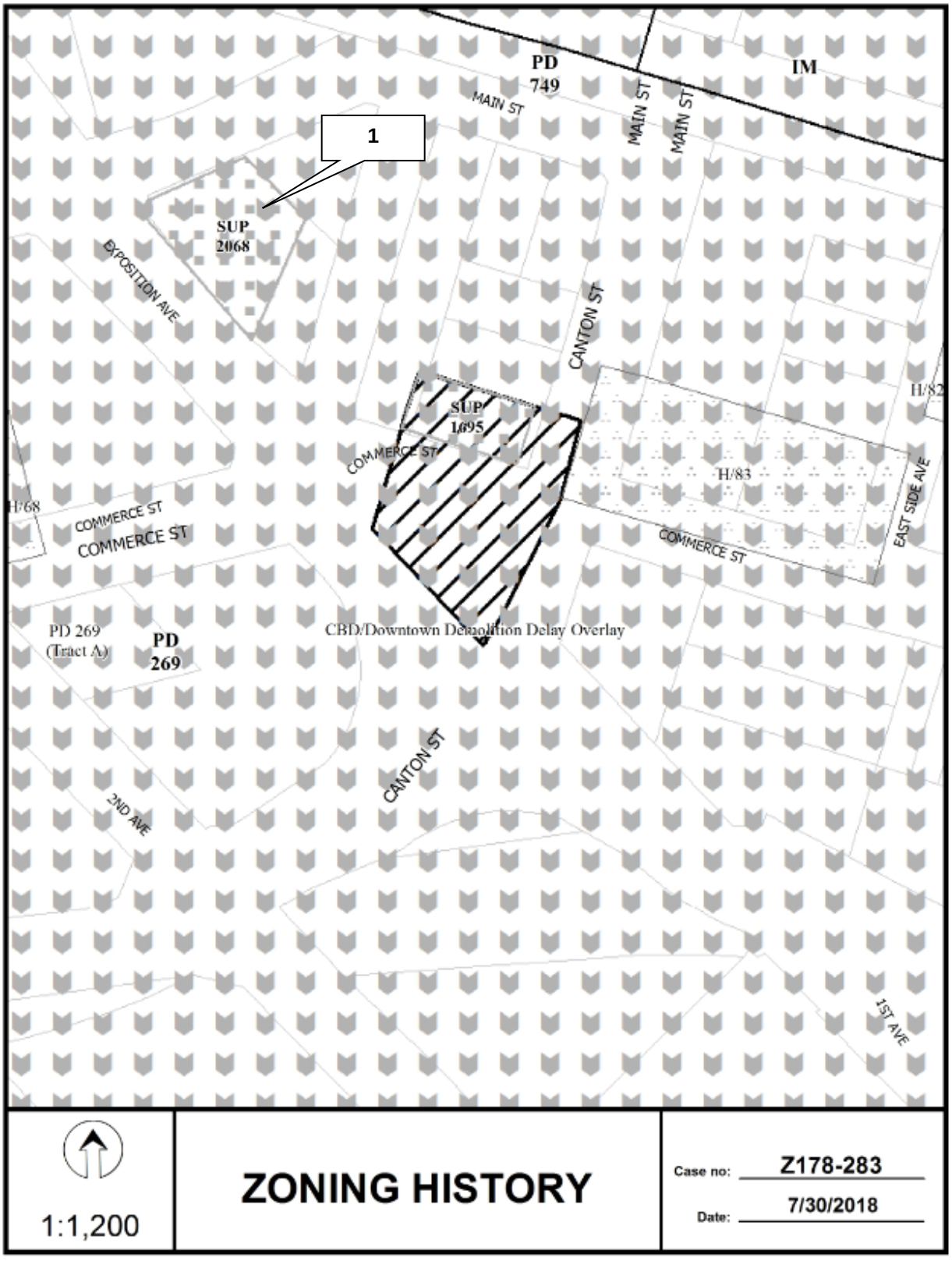
Existing Site Plan




WORTH ST
SIMPSON ST
N HILL AVE
RACE ST
ELM ST
MAIN ST
EAST SIDE AVE
S HASKELL AVE
N WASHINGTON AVE
CRUTCHER ST
S HILL AVE
CBD FAIR PARK LINK
SIMPSON PL
ADAIR ST
S WASHINGTON AVE
BENSON ST
WILLOW ST
N EXPOSITION AVE
N TRUNK AVE
N 2ND AVE
Santa Fe Trail
MAIN ST
EAST SIDE AVE
COMMERCE ST
MURRAY ST
COMMERCE ST
WILLOW ST
COMMERCE ST
BENSON ST
Exposition Plaza
CLOVER ST
CANTON ST
EXPOSITION AVE
EXPOSITION RAMP
2ND AVE
S TRUNK AVE
1ST RAMP
S HALL ST
1ST AVE
DAWSON ST
PEARLSTONE ST
BAYLOR ST
HICKORY ST
E R L THORNTON RAMP
OAK LN
BAYLOR ST
2ND RAMP
OAK LN
E R L THORNTON FWY
N I-45 RAMP
E R L THORNTON FWY
3RD AVE
E R L THORNTON RAMP
CHESTNUT
OAK LN
LN
1:4,800
VICINITY MAP
Case no: Z178-283
Date: 7/30/2018


MAIN ST
MAIN ST
MAIN ST
EXPOSITION AVE
CANTON ST
COMMERCE ST
COMMERCE ST
COMMERCE ST
COMMERCE ST
EAST SIDE AVE
EXPOSITION AVE
CANTON ST
2ND AVE
1ST AVE
1:1,200
AERIAL MAP
Case no: Z178-283
Date: 7/30/2018


PD 749
IM
MAIN ST
MAIN ST
MAIN ST
SUP 2068
EXPOSITION AVE
Commercial
CANTON ST
Retail, Office, Personal Service, Multifamily
SUP 1695
COMMERCE ST
H/82
H/83
EAST SIDE AVE
Commercial
H/68
COMMERCE ST
COMMERCE ST
Public Space
CBD/Downtown Demolition Delay Overlay
PD 269 (Tract A)
PD 269
Undeveloped
CANTON ST
2ND AVE
Public Space
1ST AVE
1:1,200
ZONING AND LAND USE
Case no: Z178-283
Date: 7/30/2018


PD
749
IM
MAIN ST
MAIN ST
MAIN ST
1
SUP
2068
EXPOSITION AVE
CANTON ST
SUP
1695
COMMERCE ST
H/82
H/83
EAST SIDE AVE
H/68
COMMERCE ST
COMMERCE ST
COMMERCE ST
PD 269
(Tract A)
PD
269
CBD/Downtown Demolition Delay Overlay
CANTON ST
2ND AVE
1ST AVE
1:1,200
ZONING HISTORY
Case no: Z178-283
Date: 7/30/2018

CPC Responses



08/15/2018

Reply List of Property Owners

Z178-283

10 Property Owners Notified ***1 Property Owner in Favor*** ***1 Property Owner Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3500	COMMERCE ST	EAST ELLUM PPTIES LLC
O	2	3506	COMMERCE ST	SCHWARTZ HYMIE TRUST &
	3	3713	LA FRANCE ST	3700 CANTON PROPERTIES
	4	3813	EAST SIDE AVE	REEVES GEORGE M ET AL
	5	3612	COMMERCE ST	REEVES GROUP LTD
	6	3600	COMMERCE ST	CITY POCKET LTD
	7	3600	MAIN ST	COLDBEER IN DEEP ELLUM LP
	8	110	EXPOSITION AVE	HEYLAND EDWARD
X	9	305	EXPOSITION AVE	MAIN STREET RETAIL LTD
	10	3720	CANTON ST	METRO PACIFIC EQUITIES IN

Agenda Information Sheet

File #: 18-877 **Item #:** 68.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the development plan and landscape plan for a portion of Subarea A within Planned Development District No. 741 for mixed uses, on the southeast side of Wharf Road between the termini of Mulberry Hill Road and Bleecker Street
Recommendation of Staff and CPC: Approval, subject to a revised development plan and revised landscape plan
Z178-284(PD)

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HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 26, 2018

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-284(PD) **DATE FILED:** June 21, 2018

LOCATION: Southeast side of Wharf Road between the termini of Mulberry Hill Road and Bleecker Street

COUNCIL DISTRICT: 6 **MAPSCO:** 11A K; L

SIZE OF REQUEST: ±2.00 acres **CENSUS TRACT:** 141.27

APPLICANT/OWNER: Billingsley Development Corporation

REPRESENTATIVE: Bradley Moss, Kimley-Horn and Associates Inc.

REQUEST: An application for an amendment to the development plan and landscape plan for a portion of Subarea A within Planned Development District No. 741 for mixed uses.

SUMMARY: The purpose of this request is to revise the approved landscape plan and development plan to allow the construction of two structures consisting of a total of 10,904-square feet, the relocation of required ADA parking spaces and a reduction in the off-street parking regulations. Additionally, the request seeks to remove and relocate trees.

No other changes to the development rights are being requested with this application.

CPC RECOMMENDATION: **Approval**, subject to a revised development plan and revised landscape plan.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan and revised landscape plan.

BACKGROUND INFORMATION:

- PDD No. 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006.

- On October 8, 2014, the City Council approved an expansion of Subareas A-1 and A-2 of Planned Development District No. 741 onto property zoned an A(A) Agricultural District, to incorporate Subareas F and G into Subarea A-2 of Planned Development District No. 741, and to terminate Specific Use Permit No. 1806 for gas drilling and production. Subsequent to that request, on February 24, 2016, the City Council also approved an amendment to the development and landscape plans on property zoned Subarea A-2 of Planned Development District No. 741.

- On July 21, 2016, the City Plan Commission approved a request to waive the two-year waiting period to allow for the submittal of an application to create Subarea A within Planned Development District No. 741 by combining Subareas A-1, A-2 and H.

- On September 28, 2016, the City Council approved an amendment to Planned Development No. 741 to expand Subarea A by incorporating 36.984 acres of land reclaimed from North Lake and all four acres of Subarea H.[Z156-296]

- On April 23, 2018, the Director approved a minor amendment to the development plan and landscape plan to reduce the number of off-street parking spaces by ten and provide three dumpster enclosures.

- The City Plan Commission approved the development plan and landscape plan at the October 19, 2017 meeting. [Z167-031]

- The development plan and landscape plan cannot be approved through the minor amendment process. A minor amendment cannot 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 [See Sec. 51A-4.702(h)(B)].

- The development plan and landscape plan approved by CPC allowed a 14,593-square-foot amenity deck; however, this request proposes to increase the height and number of habitable stories with the construction of two structures consisting of a total 10,904-square-feet.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Cypress Waters Boulevard	Local	94 feet
Saintsbury Street	Local	30 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Land Use:

	Zoning	Land Use
Site	PDD No. 741,	Mixed-Use Development (Cypress Waters), North Lake
North	City of Coppell	North Lake
East	PDD No. 741, Sub. A	Multifamily and Office
South	PDD No. 741, Sub. C	Multifamily and Office
West	PDD No. 741 Sub. A	Multifamily

Thoroughfares/Streets:

The nearest primary access points for this property are provided along Belt Line Road and Ranch Trail. Internal Streets like Mulberry Hill Road, Bleecker Street and Wharf Road, are under construction and will serve the site.

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The following Goal and Policy support staff's recommendation:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Land Use Compatibility:

The approximately 2.00-acre request site is currently undeveloped. The proposed amendment to the development plan and landscape plan is requested to allow for the construction of two structures consisting of a total of 10,904-square feet, the relocation of required ADA parking spaces and a reduction in the off-street parking regulations. Additionally, the request seeks to remove and relocate trees.

The development plan and landscape plan cannot be approved through the minor amendment process. A minor amendment cannot 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 [See Sec. 51A-4.702(h)(B)].

The development plan and landscape plan approved by CPC allowed a 14,593-square-foot amenity deck; however, this request proposes to increase the height and number of habitable stories with the construction of two structures consisting of a total 10,904 square feet.

Surrounding properties include North Lake to the north, multifamily and office uses to the west and east, and multifamily and office uses to the south.

The proposed restaurant and retail development will be compatible with the varied land uses that currently surround the site. No other changes to the development rights are being requested with this application.

Parking:

The request will be in accordance with the off-street parking requirement for Planned Development District No. 741

Landscaping:

Landscaping will be in accordance with attached landscape plan.

LIST OF OFFICERS

Billingsley Development Corporation

1772 Routh Street • Suite 700 • Dallas, Texas 75201
Phone: 214-270-1000

Cypress Waters Land A, Ltd. is a Texas limited partnership. Its limited partner is The Anne Sumner Billingsley Trust II.

Cypress Waters Land B, Ltd. is a Texas limited partnership. Its limited partner is Billingsley Berkshire Partners, Ltd.

Cypress Waters Land C, Ltd. is a Texas limited partnership. Its limited partner is Billingsley Berkshire Partners, Ltd.

CPC ACTION:
August 16, 2018

Motion: It was moved to recommend **approval** of an amendment to a development plan and landscape plan, subject to a revised development plan and a revised landscape plan for a portion of Subarea A within Planned Development District No. 741 for mixed uses, on the southeast side of Wharf Road between the termini of Mulberry Hill Road and Bleecker Street.

Maker: Rieves
Second: Houston
Result: Carried: 15 to 0

For: 15 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 6
Replies: For: 4 Against: 0

Speakers: None

ARTICLE 741.

PD 741.

SEC. 51P-741.101. LEGISLATIVE HISTORY.

PD 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006. (Ord. Nos. 26233; 27915)

SEC. 51P-741.102. PROPERTY LOCATION AND SIZE.

PD 741 is established on property located on the north side of Hackberry Road, east of Belt Line Road. The size of PD 741 is approximately 1,036.18 acres. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) A-FRAME SIGN means a self-supported A-shaped sign with two visible sides that are located on or adjacent to a sidewalk.

(2) AWNING means a fabric or vinyl surface supported by a metal structure that is applied to the face of a building.

(3) AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

(4) BANNER means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.

(5) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft fabric materials.

(6) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(7) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devices.

(8) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the identification of the district.

(9) KIOSK SIGN means a multi-sided structure for the display of signage for uses within this district, way-finding maps, artwork, and special events.

(10) LIGHT MANUFACTURING means a facility where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, food, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.

(11) MANUFACTURED HOUSING means a dwelling unit contained in a manufactured home.

(12) PEDESTRIAN CONNECTION means an unobstructed area a minimum of six feet in width and illuminated to allow for pedestrian traffic.

(13) TANDEM PARKING means one parking space in front of another parking space.

(14) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of the total facade area by story.

(15) TREE PLANTING ZONE means the area parallel to and between two-and-one-half and nine feet from the back of the projected street curb.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Subareas A, B, C, and D are considered to be nonresidential zoning districts. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 741A: conceptual plan.

(2) Exhibit 741B: mixed use development (MUD) parking chart.

(3) Exhibit 741C: tree list.

(4) Exhibit 741D: tree preserve area.

(5) Exhibit 741E: lighting.

(6) Exhibit 741F: typical street sections.

(7) Exhibit 741G: development plan for a portion of Subarea A.

(8) Exhibit 741H: landscape plan for a portion of Subarea A. (Ord. Nos. 27915; 30027; 30231)

SEC. 51P-741.103.2. SUBAREAS.

This district is divided into four subareas: Subareas A, B, C, and D, as depicted on the conceptual plan. (Ord. Nos. 27915; 29504; 30231)

SEC. 51P-741.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 741A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. In Subareas A, B, C, and D, minor adjustments to the final street alignments and locations are permitted at the time of platting without requiring an amendment to the conceptual plan. (Ord. Nos. 26233; 27915)

SEC. 51P-741.105. DEVELOPMENT PLAN.

(a) In Subareas A, B, C, and D, a development plan must be approved by the city plan commission before issuance of any building permit to authorize work in these subareas other than paving, grading, installation of infrastructure improvements, tree removal, irrigation improvements, or fill operations.

(b) For a portion of Subarea A, development and use of the Property must comply with the development plan for a portion of Subarea A (Exhibit 741G). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) In Subareas A, B, C, and D, the provision of Section 51A-4.702 requiring submission of a development plan within six months after the city council's approval of these subareas does not apply.

(d) A development plan is not required to reflect the entire district or an entire subarea and may include only a portion of the district or a subarea. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.106. MAIN USES PERMITTED.

(a) Subareas A, B, C, and D in general. Except as provided in this section, the only main uses permitted in Subareas A, B, C, and D are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in these subareas only by SUP, and a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in these subareas.

(b) Uses in Subareas A, B, C, and D not requiring residential adjacency review. The following uses are allowed by right without residential adjacency review:

-- Animal shelter or clinic without outside runs.
-- Auto service center.
-- Car wash.
-- Commercial parking lot or garage.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Hospital.
-- Hotel or motel.
-- Manufactured housing. *[A maximum of five dwelling units may be constructed in these subareas until a certificate of occupancy is issued or final inspection is performed for another residential use in these subareas. All manufactured housing must be removed within 90 days of the issuance of a certificate of occupancy or final inspection of another residential use.]*
-- Public school other than an open-enrollment charter school.
-- Restaurant without drive-in or drive-through service.

(c) Main uses permitted by right in Subareas A, B, C, and D. The following main uses are permitted by right:

(1) Industrial uses.

-- Data center.
-- Light manufacturing.

(2) Miscellaneous uses.

-- Placement of fill material.

(3) Residential uses.

-- Handicapped group dwelling unit.
-- Single family.

(4) Retail and personal service uses.

-- Ambulance service.
-- Surface parking.

(5) Transportation uses.

-- Commercial bus station and terminal.
-- Private street or alley.

-- Transit passenger station or transfer center. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 26233; 27915)

SEC. 51P-741.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subareas A, B, C, and D.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the MU-3 Mixed Use District apply.

(2) Front yard.

(A) Minimum front yard is five feet.

(B) No urban form setback is required.

(C) Temporary structures such as tables, chairs, and related items for sidewalk dining may be located in the front yard.

(D) Windows sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required front yard.

(3) Side and rear yard.

(A) Except as provided in this subsection, no minimum side or rear yard is required.

(B) For all uses other than single-family, minimum side and rear yard is five feet if a lot is adjacent to a public alley that borders a single-family use.

(C) No tower spacing is required.

(D) Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required side or rear yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required side or rear yard.

(4) Density. Maximum number of dwelling units is 10,000.

(5) Floor area. All of Subarea A is considered one lot.

(6) Height.

(A) Habitable structures within 300 feet of the eastern boundary of the district are limited to 70 feet in height.

(B) The residential proximity slope provisions do not apply.

(7) Lot coverage.

(A) Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(B) All of Subarea A is considered one lot.

(8) Lot size. For single-family uses, minimum lot size is 2,000 square feet.

(9) Mixed use project. Subarea A is considered a mixed use project.

(b) Subarea G. Except as provided in this subsection, the yard, lot, and space regulations for the TH-1(A), TH-2(A), and TH-3(A) districts apply. Maximum dwelling unit density is 12 dwelling units per acre. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Subareas A, B, C, and D.

(1) On-street parking spaces that are adjacent to a lot, or if adjacent to open space, within 80 feet of a lot as measured in a straight line without regard for intervening structures, may be counted toward the required parking for that lot.

(2) For multifamily uses, 1.3 parking spaces per dwelling unit.

(3) Tandem parking is allowed for single family uses.

(4) Parking that requires maneuvering within the proposed Cypress Waters Boulevard right-of-way may be counted toward required parking for the adjacent lot.

(5) For children's amusement center, commercial amusement (outside), dry cleaning or laundry 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, household equipment and appliance repair, liquor store, personal service, skating rink, and swap or buy shop uses, one parking space per 250 square feet of floor area is required.

(6) For a data center, one parking space per 5,000 square feet of floor area, except that one parking space per 333 square feet is required for any floor area used for office space. Handicapped parking must be provided pursuant to Section 51A-4.305. No loading space is required the first 50,000 square feet of floor area. One loading space is required for the first 150,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 150,000 square feet.

(7) For light manufacturing, one parking space per 600 square feet of floor area. Handicapped parking must be provided pursuant to Section 51A-4.305. One loading space is required the first 50,000 square feet of floor area. Two loading spaces are required for the first 100,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 100,000 square feet.

(8) Parking reductions for proximity to DART light rail stations.

(A) Parking for all uses, except residential uses, located within a quarter mile of an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent.

(B) Parking for all uses, except residential uses, located more than a quarter mile but less than half a mile from an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent provided there is a pedestrian connection to the DART light rail station.

(9) Mixed use development parking reduction.

(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 741B).

(B) 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.

(C) The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) 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.

(iii) 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.

(10) Seven-and-a-half-foot-wide parking stalls may constitute up to 35 percent of the required parking spaces for any use.

(11) For purposes of this subsection, each subarea is considered a lot.
(Ord. Nos. 26233; 27915; 30231)

SEC. 51P-741.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 26233; 27915)

SEC. 51P-741.111. LANDSCAPING.

(a) Subarea A.

(1) Landscape plan.

(A) Except as provided in this subsection, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this subarea. For a portion of Subarea A, landscaping must be provided as shown on the landscape plan for a portion of Subarea A (Exhibit 741H). If there is a conflict between the text of this article and the landscape plan, the text of this article controls. No landscape plan is required for:

(i) a public park;

(ii) the repair of existing structures;

(iii) demolition;

(iv) grading;

(v) the installation of fencing or other structures for security purposes;

(vi) work associated with a temporary use;

(vii) work intended to provide for the irrigation or maintenance of landscaping; or

(viii) the reconstruction or restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind if that reconstruction or restoration does not increase:

(aa) the number of buildings on the lot;

(bb) the number of stories in a building on the lot;

(cc) the floor area of any building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(dd) the nonpermeable coverage of the lot by more than 10,000 square feet.

(B) Except as provided in this subsection, landscape plans must adhere to either the requirements of this article or Article X. Submitted landscape plans must indicate which set of standards apply.

(C) A landscape plan must contain the following information:

(i) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(ii) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(iii) Approximate centerlines of existing water courses and the location of the 100-year flood plain, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(iv) Project name, street address, and lot and block description.

(v) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(vi) Locations and dimensions of proposed landscape buffer strips.

(vii) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(viii) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(ix) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(x) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(xi) A description of proposed watering methods.

(xii) Location of visibility triangles on the lot.

(xiii) Tabulation of design standard points earned by the plan.

(xiv) Impervious area and front yard landscape area.

(xv) Total quantity of pedestrian facilities, special amenities, and enhanced pavement each.

(xvi) The total tree mitigation for the district as a running total and the total of proposed tree replacement plantings and alternate tree mitigation methods for that landscape plan. Each landscape plan should subtract tree mitigation credit after a landscape plan has been approved by city plan commission.

(xvii) The adjacent parkway area and any landscaping within the parkway area.

(D) The city plan commission may approve a landscape plan that does not comply with the requirements of this subsection if:

(i) strict compliance with this subsection is impractical due to site constraints or the location of protected trees, or would result in substantial hardship;

(ii) the landscape plan complies with the spirit and intent of this subsection; and

(iii) the variation or exception from this subsection will not adversely affect surrounding properties.

(2) Tree planting zone.

(A) In general. Trees must be planted no closer than 2.5 feet on center from any curb or paved roadway. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet from another large tree.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage, exclusive of driveways and visibility triangles, by 30. Fractions are rounded to the nearest whole number, with 0.5 being rounded up to the next higher whole number. Trees must have a minimum caliper of two inches at the time of planting.

(C) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 50 feet of another required tree.

(3) Surface parking area trees. All required parking spaces within a surface parking area must be within 100 feet of a large canopy tree.

(4) Landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this subsection.

(B) In satisfying the landscaping requirements of this subsection, the use of high quality, hardy, and drought tolerant plant materials is encouraged.

(C) In addition to those trees listed in Article X, the trees listed in Exhibit 741C may be used to satisfy the requirements of this article.

(5) Soil requirements.

(A) Except as provided in this paragraph, landscape planting areas must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 24 inches deep with a surface area of at least 16 square feet (total of 32 cubic feet).

(ii) Each large tree must be planted in soil that is at least 36 inches deep with a surface area of at least 25 square feet (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 30 inches deep with a surface area of at least 25 square feet (total of 62.5 cubic feet).

(ii) Each large tree must be planted in soil that is at least 40 inches deep with a surface area of at least 36 square feet (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the proposed plant materials.

(6) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(7) Sidewalks and paving.

(A) Sidewalks must have a minimum width of five feet, unless otherwise depicted on the typical street sections exhibit (Exhibit 741F).

(B) Public sidewalks occurring outside of the street right-of-way must be contained within an identified easement.

(C) Alternative paving materials including, but not limited to, pavers, colored concrete, and stamped concrete are allowable materials to be used in the right-of-way. Cement-stabilized sand base can be used for pedestrian walkways. Cement-concrete base must be used for pavers and drive areas.

(8) Design standards. All landscape plans must earn a minimum of 20 points. Points are earned for the use of design standards only when landscaping is provided in the front yard. For purposes of this subsection, a front yard may include those areas of public right-of-way located behind the curb utilized for streetscape.

(A) Points for landscaping in front yard. One point is awarded for each three percent of the total front yard area provided as landscape area to a maximum of 15 points if the landscape area:

(i) is at least 50 square feet;

(ii) is planted with grass or other plant material as ground cover; and

(iii) is planted with at least one of the following for every 100 square feet of landscape area, or fraction thereof:

(aa) one large canopy tree;

(bb) two small trees;

(cc) one small tree and two large shrubs; or

(dd) three shrubs.

(B) Parking concealment for providing parking in a structure. Five points are awarded for providing parking in structures in which facades which face the right-of-way are:

(i) architecturally complimentary to the main building;

(ii) concealed by a green screen or other vegetation within three years after planting; or

(iii) located 50 percent below grade.

(C) Parking concealment for surface parking. Three points are awarded for providing surface parking that is screened from a street using one or more of the following materials:

(i) A three-foot-high earthen berm planted with turf grass or ground cover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(ii) A minimum three-foot-high solid masonry wall.

(iii) Hedge-like evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(iv) A combination of (i), (ii), and (iii).

(D) Existing tree credits. Existing healthy trees are categorized in accordance with the definitions of this section and credited toward meeting the design standards as follows:

(i) One point is awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large tree is allowed.

(ii) Two points are awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large trees is allowed.

(iii) Three points are awarded for each tree retained in or relocated to the front yard of the building site, the parkway, or within any of the subareas having a caliper equal to or greater than 12 inches, a credit of three required large trees is allowed.

(E) Special amenities.

(i) Enhanced pavement material.

(aa) Three points are awarded when enhanced pavement is used in crosswalks, raised intersections, and other traffic-calming devices in and adjacent to the public right of way. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code.)

(bb) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area in the front yard consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the building official.)

(ii) Pedestrian facilities.

(aa) One point is awarded for each publicly accessible special pedestrian feature such as a plaza, covered walkway, fountain, lake/pond, outdoor recreation facility, hike and bike path, and each work of public art up to a maximum of five points.

(bb) One point is awarded for a pedestrian street furniture ensemble included in the front yard consisting of a cluster of at least two benches, one bicycle rack, and a trash receptacle. Maximum of three points.

(F) Sustainable materials and methods. One point is awarded per each sustainable strategy successfully implemented as listed below:

(i) Modular pavers or recycled brick on cement-stabilized sand base.

(ii) Vegetated bio-swales for stormwater treatment, infiltration, or retention.

(iii) Dedicated bike lane in the fronting right-of-way.

(iv) Public transit stop.

(v) A minimum of 50 percent pedestrian or vehicular paving with a pervious paving material.

(vi) Planting area that is adjacent to or part of a larger restored habitat or riparian condition (not limited to front yard).

(9) When landscaping must be completed.

(A) All landscaping located within the parkway or right-of-way must be installed before the issuance of a final certificate of occupancy for any building on the adjacent lot.

(B) For a lot with one building, all other landscaping must be installed before the issuance of a final certificate of occupancy for the building on the lot.

(C) For a lot with multiple buildings, all other landscaping must be installed before the issuance of a final certificate of occupancy for the final building on the lot.

(D) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building

official may issue one six-month temporary certificate of occupancy and permit the property owner to complete landscaping during the six-month period. For purposes of this subsection, "documented assurance" means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period, or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restriction must:

(i) expressly provide that it may be enforced by the city;

(ii) be approved as to form by the city attorney; and

(iii) be filed in the deed records of the county in which the land is located.

(10) Irrigation requirements. Except as otherwise provided in this paragraph, required plant materials must be located within 100 feet of a verifiable water supply.

(A) The lake, as indicated on the conceptual plan, is an acceptable source for water to be used in irrigation.

(B) Proposed watering methods must be indicated on the landscape plan; and adequate to maintain the plant materials in a healthy, growing condition at all times.

(C) Drought tolerant planting may be temporarily irrigated as allowed by the director.

(11) Landscaping and public art within public right-of-way. Landscaping and public art located within the public right-of-way must be installed at the time of construction on the property adjacent to the right-of-way. Landscaping and public art within a right-of-way must be indicated on the development plan.

(12) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subarea for the exclusive purposes of authorizing compliance with the parkway landscaping requirements of this article and the temporary placement for intervals of time less than 24 consecutive hours of A-frame signs, tables, chairs, and associated improvements for dining within the right-of-way. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all

improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping, dining equipment, and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(13) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(D) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(14) General maintenance. Required landscaping must be maintained in a healthy, growing condition. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings, as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(b) Subareas B, C, and, D. Landscaping must be provided in accordance with Article X.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.111.1. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) In general. Except as provided in this section, tree preservation must be provided in accordance with Article X.

(b) Subarea A.

(1) Subarea A is considered one lot for purposes of tree mitigation and removal.

(2) Total mitigation required is 19,998 caliper inches.

(c) Subarea B, C, and D.

(1) Subareas B, C, and D are considered one lot for tree mitigation and removal.

(2) Total mitigation required is 2,543 caliper inches.

(d) Tree inventory and replacement for Subareas A, B, C, and D.

(1) Trees planted within the right-of-way or designated open space may be counted as required and site trees and used for mitigation. Trees removed from an existing or proposed right-of-way do not have to be mitigated.

(2) Trees that are preserved or relocated to a park, conservation easement, designated open space, or area shown on a development plan will receive a five-to-one caliper inch credit for purposes of satisfying tree mitigation requirements.

(3) Mitigation of trees removed pursuant to a tree removal permit must be completed in accordance with the following schedule:

(A) 25 percent of mitigation complete within five years after the issuance of the tree removal permit;

(B) 50 percent of mitigation complete within 10 years after the issuance of the tree removal permit;

(C) 75 percent of mitigation complete within 15 years after the issuance of the tree removal permit;

(D) 100 percent of mitigation complete within 20 years after the issuance of the tree removal permit.

(4) A minimum 17-acre tree preserve area must be maintained as shown on Exhibit 741D until such time as 75 percent of required mitigation is complete. (Ord. 27915; 30231)

SEC. 51P-741.111.2. LIGHTING IN SUBAREAS A, B, C, AND D.

(a) Decorative street lighting may be placed within the right-of-way.

(b) Temporary string lighting may be affixed to buildings, light standards within the right-of-way, and landscaping within the right-of-way.

(c) In addition to standard city fixtures and poles, fixtures and poles ranging in height from 12 feet to 25 feet and in general conformance with the design criteria outlined in the lighting exhibit (Exhibit 741E) are allowed on the Property and within the right-of-way.

(d) The location, number, and type of light fixtures must be determined when a development plan is submitted. Exceptions to city standards may be granted in order to achieve comprehensive and integrated urban design in relation to building elevations, locations, and orientations.

(e) Athletic field lighting is permitted by right with a maximum height of 120 feet. (Ord. 27915; 30231)

SEC. 51P-741.111.3. STORM DRAINAGE DESIGN IN SUBAREAS A, B, C, AND D.

Lots using the lake, as shown on the conceptual plan, as a drainage source are not required to provide detention on the lot. (Ord. Nos. 27915; 30231)

SEC. 51P-741.111.4. STREET SECTIONS AND DESIGN IN SUBAREAS A, B, C, AND D.

(a) Streets must be one of the following street types, more particularly described in the typical street sections exhibit:

(1) Park street.

(2) Town center street.

(3) Office and mixed-use street.

(4) Boulevard.

(5) Water street.

(6) Avenue.

(7) Residential street.

(b) All development plans for Subareas A, B, C, and D must clearly identify which of the street types will be constructed and dedicated adjacent to the area depicted on the development plan.

(c) Right-of-way dedications must be in accordance with the attached street sections.

(d) Minor adjustments to final street right-of-way dedications and locations are permitted at the time of platting without requiring an amendment to Exhibit 741F. (Ord. Nos. 27915; 30231)

SEC. 51P-741.111.5. TRANSPARENCY.

In Subareas A, B, C, and D, any building with a front yard setback of less than 15 feet must meet the following minimum ground story transparency requirements.

(a) For a building with two or more types of uses, front yard facade must have a minimum transparency of 50 percent, and side yard facades must have a minimum transparency of 25 percent.

(b) For retail, personal service, commercial and business service, institutional and community service, lodging, and multifamily uses, front yard facades must have a minimum

transparency of 30 percent, and side yard facades must have a minimum transparency of 25 percent.

(c) For single-family uses, front and side yard facades must have a minimum transparency of 20 percent. (Ord. Nos. 27915; 30231)

SEC. 51P-741.111.6. VISUAL OBSTRUCTION REGULATIONS.

(a) In Subareas A, B, C, and D, the definition of "visibility triangle" in Section 51A-4.602 for central area districts applies.

(b) In Subareas A, B, C, and D, a conceptual street plan and street section exhibit acceptable to the director of mobility and street services must be included with the development plan submitted to the commission for approval.

(c) In interpreting and enforcing the paving and drainage design manual, Subarea A is considered a special area. (Ord. Nos. 27915; 30231)

SEC. 51P-741.112. SIGNS.

(a) In general. Except as provided in this section, signs in Subareas A-1, A-2, B, C, and D must comply with the provisions for business zoning districts in Article VII. Signs in Subarea H must comply with the provisions for non-business zoning districts in Article VII.

(b) Subarea A.

(1) The effective area for signs includes the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. Supporting structures, walls, and architectural features are not included in the calculation of effective area.

(2) For all signs other than district identification signs and attached signs, maximum effective area is 200 square feet.

(3) Detached signs.

(A) All detached signs must advertise uses, tenants, or events within the district but do not have to be located on the same lot as the use, tenant, or event being advertised. The exact location of the sign must be shown on the development plan.

(B) No minimum setback exists for detached signs, except that a minimum of three feet of unobstructed sidewalk must be maintained.

(C) For detached signs other than district identification signs and kiosk signs, one sign is allowed for every 450 feet of frontage. For purposes of this calculation, temporary signs, seasonal banners, and A-frame signs are excluded.

(D) For detached signs other than district identification signs and kiosk signs, the setback-to-height slope is 0.5:1 with a maximum height of 35 feet.

(E) Pole signs are prohibited.

(4) District identification signs, and A-frame signs may be located within the right-of-way, including medians. When a sign is located on a sidewalk, a minimum of three feet of unobstructed sidewalk area must be maintained.

(5) Multiple tenants or landowners may be advertised on any sign.

(6) Signs may be attached to light standards within the right-of-way.

(7) In addition to the types of signs allowed in Article VII, the following types of signs are allowed, subject to the conditions listed below:

(A) A-frame signs with a maximum height of four feet and maximum effective area of 12 square feet per side;

(B) Awning signs;

(C) Banner signs;

(D) Blade signs with a maximum effective area of 30 square feet;

(E) Canopy signs;

(F) District identification signs; and

(G) Kiosk signs (prohibited in rights-of-ways).

(8) District identification signs:

(A) May include the name and logo of the district, or the name, logo, and address of any destination located within the district;

(B) Must be a detached sign;

(C) Must not exceed 200 square feet in effective area;

(D) May not exceed 40 feet in height;

(E) May be located in a public right-of-way;

(F) Except as provided in this paragraph, may be erected anywhere as long as they do not create a visual obstruction;

(G) May be located over the public sidewalk or traffic lanes of a public street, providing that a minimum of 14 feet of vertical clearance is provided.

(H) Maximum number of signs is 20.

(I) May not be located within 100 feet of any detached sign located on the same frontage.

(9) Kiosk signs:

(A) May not provide advertising for uses or events outside the district.

(B) May not exceed 40 square feet in total signage area (not including structure).

(C) Maximum number of signs is 20.

(D) May not be located within 50 feet of any detached sign located on the same frontage.

(E) May not be located in rights-of-way.

(c) Public schools. For any public school, other than an open-enrollment charter school, the following sign regulations apply:

(1) Signs may include the school name, logo of the school, and address of the school;

(2) Signage may be either attached or detached;

(3) Detached signs may not exceed 200 square feet in effective area;

(4) Detached signs may not exceed 40 feet in height;

(5) Electronic messages may only be displayed between 6:30 a.m. and 8:30 p.m. Monday through Friday. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.113. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) The lake, as shown on the conceptual plan, is considered a legal building site for purposes of installing retaining walls and public amenities for pedestrian usage or community activities such as concerts.

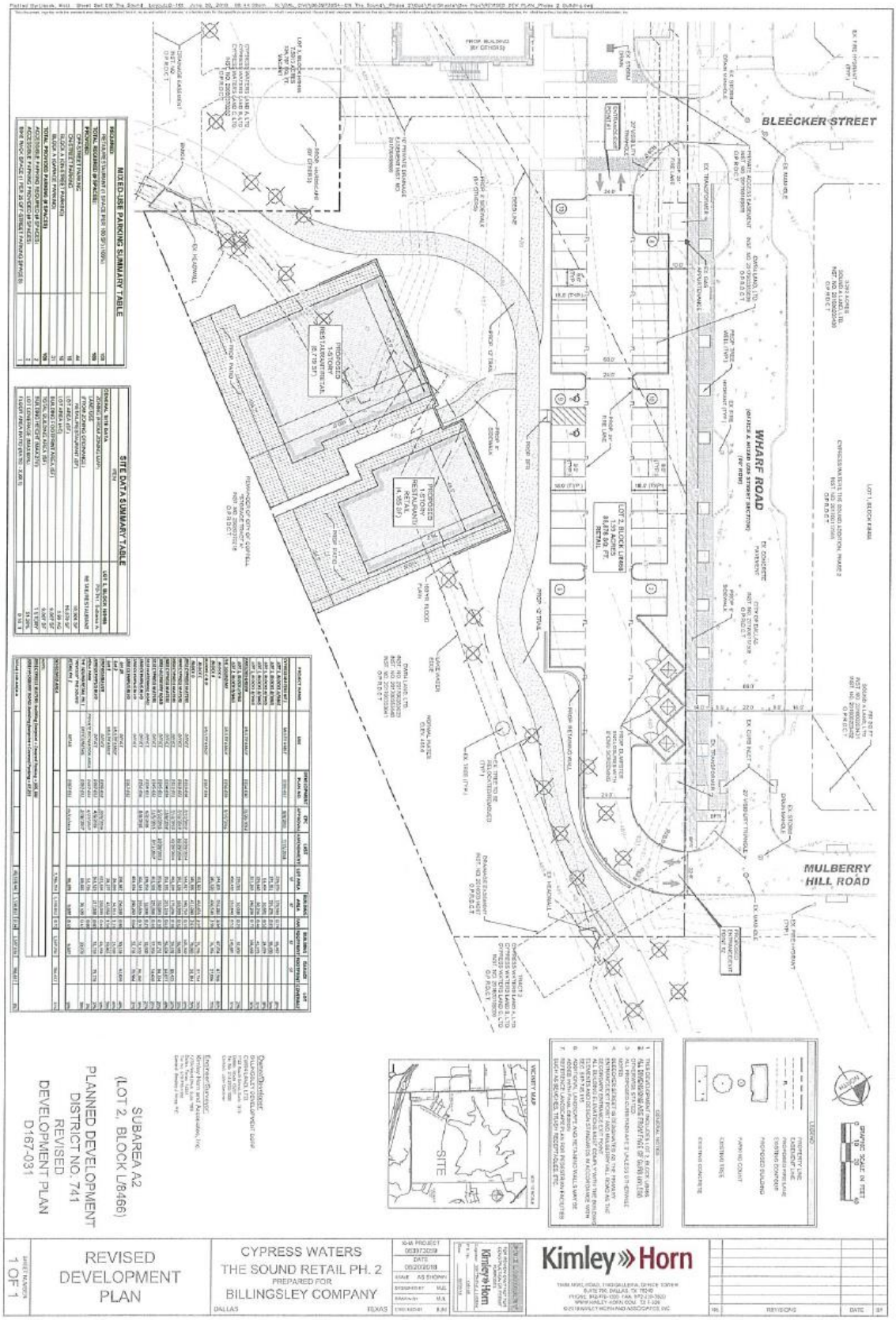
(d) All of Subarea A is considered a legal building site for establishing a manufactured housing use. (Ord. Nos. 26233; 27915; 29504; 30231)

SEC. 51P-741.114. COMPLIANCE WITH CONDITIONS.

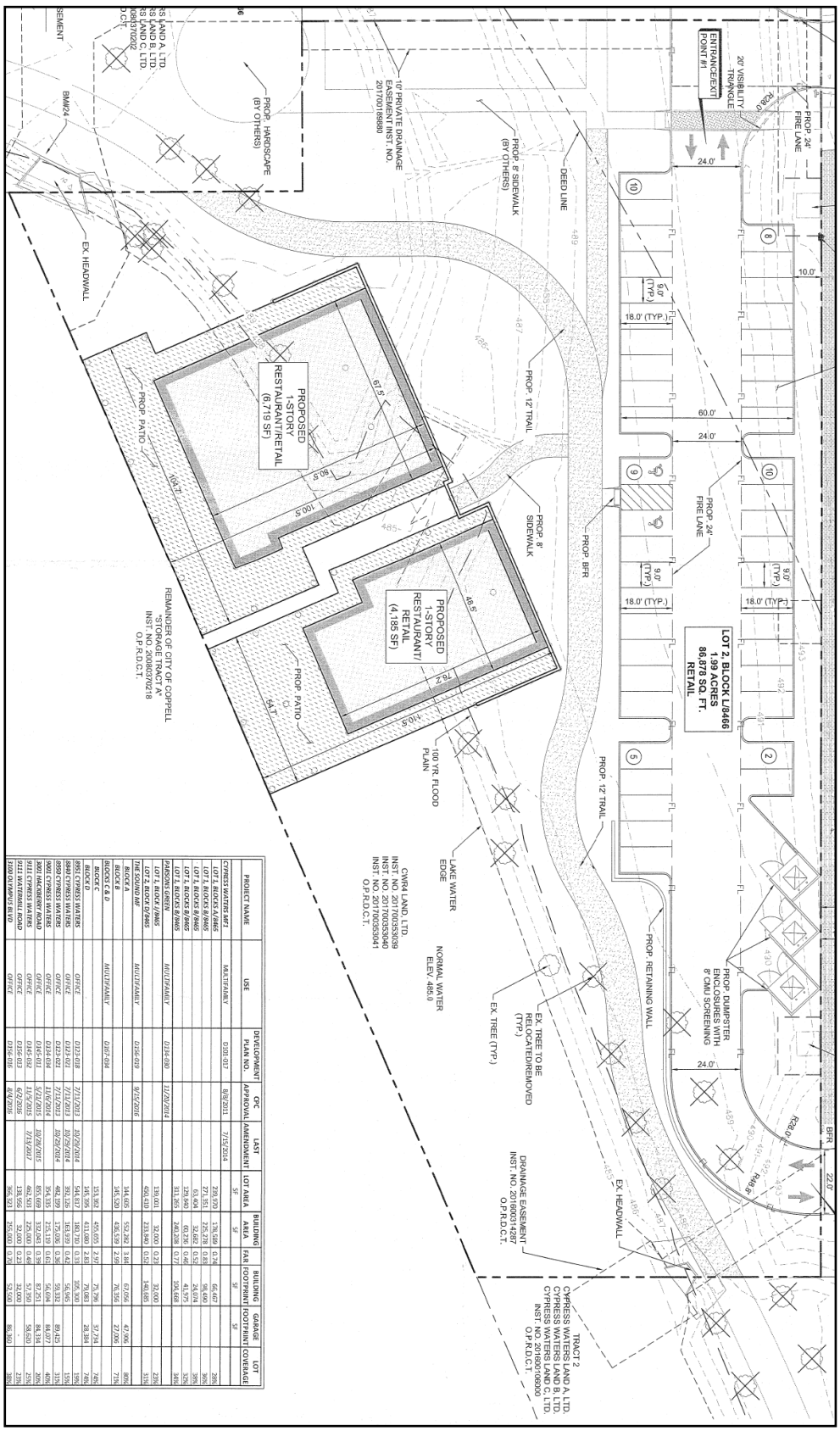
(a) Except as provided in this article, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 26233; 27915)

PROPOSED DEVELOPMENT PLAN

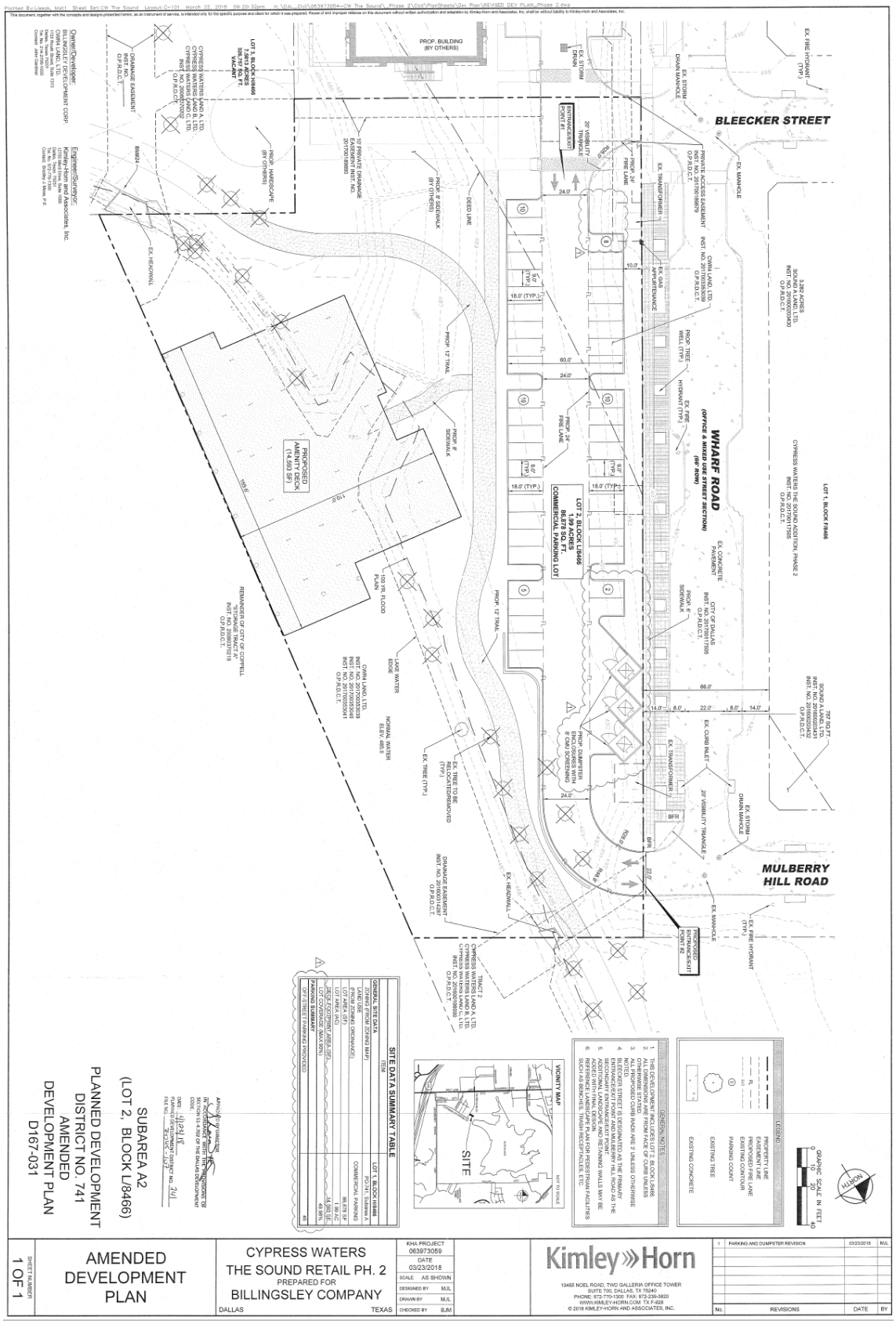


ENLARGED PROPOSED DEVELOPMENT PLAN

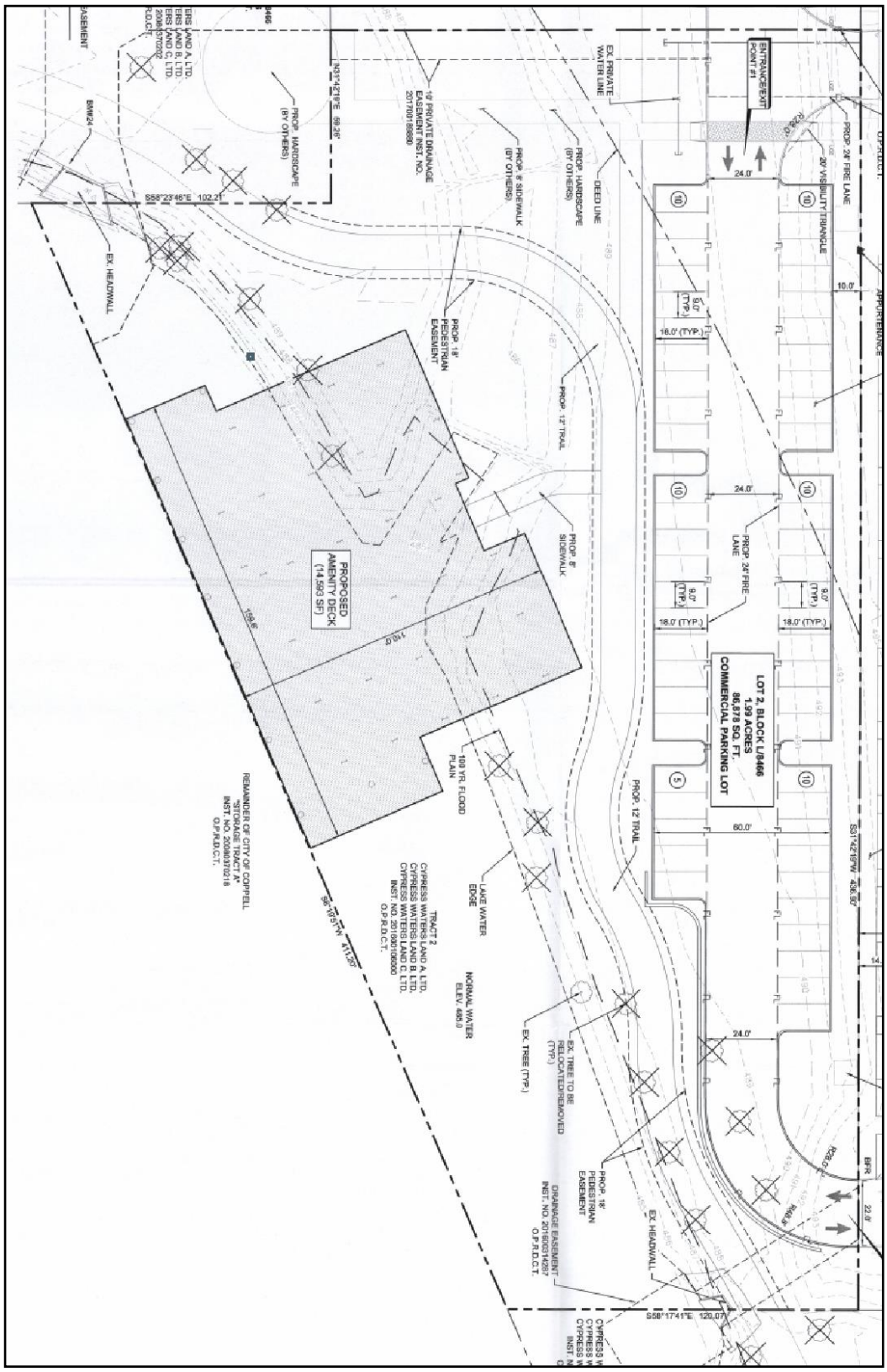


PROJECT NAME	USE	DEVELOPMENT PLAN NO.	CPC APPROVAL	LAST AMENDMENT	LOT AREA	BUILDING AREA	FAR	BUILDING FOOTPRINT	GARAGE FOOTPRINT	LOT COVERAGE
					SF	SF		SF	SF	
CYPRESS WATERS MF1	MULTIFAMILY	D101-017	8/9/2001	7/15/2014	1,039,200	1,039,200	1.00	346,400	173,200	50%
LOT 1, BLOCKS A/8465					239,970	178,389	0.74	66,467		28%
LOT 2, BLOCKS A/8465					77,151	32,428	0.42	32,428		42%
LOT 3, BLOCKS A/8465					77,151	32,428	0.42	32,428		42%
LOT 4, BLOCKS A/8465					129,940	69,236	0.48	41,575		32%
LOT 5, BLOCKS B/8465					311,265	249,238	0.77	109,668		35%
PARSONS GREEN	MULTIFAMILY	D134-030	11/20/2014		1,190,001	2,153,940	1.81	146,085		12%
LOT 1, BLOCK J/8465					484,410	2,153,940	0.52	146,085		31%
THE GRAND AM	MULTIFAMILY	D156-029	9/15/2015		144,486	552,282	3.84	67,056	47,906	80%
BLOCK A					145,520	436,539	2.99	76,356	27,206	71%
BLOCK B										
BLOCKS C & D	MULTIFAMILY	D167-094			151,362	455,655	2.77	75,796	37,744	74%
BLOCK C					54,357	81,100	1.49	28,961	28,961	74%
BLOCK D					97,005	374,555	3.86	46,835	8,783	57%
8888 CYPRESS WATERS	OFFICE	D123-018	7/11/2013	10/28/2014	548,835	180,000	0.33	180,000		33%
8989 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	390,126	169,939	0.44	56,946		15%
8999 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	482,299	175,086	0.36	59,332	89,425	31%
9001 CYPRESS WATERS	OFFICE	D134-034	11/6/2014		354,335	215,139	0.61	56,694	84,977	40%
9011 HAMILTON	OFFICE	D145-031	5/21/2015		805,669	330,643	0.39	67,251	84,334	30%
9021 HAMILTON	OFFICE	D145-031	5/21/2015	10/28/2015	805,669	330,643	0.39	67,251	84,334	30%
9111 WATERHILL ROAD	OFFICE	D156-033	6/22/2016	7/13/2017	138,566	324,000	2.34	57,600	56,620	23%
3100 OLYMPUS BLVD	OFFICE	D156-035	8/4/2016		365,523	255,000	0.70	124,500	86,369	38%

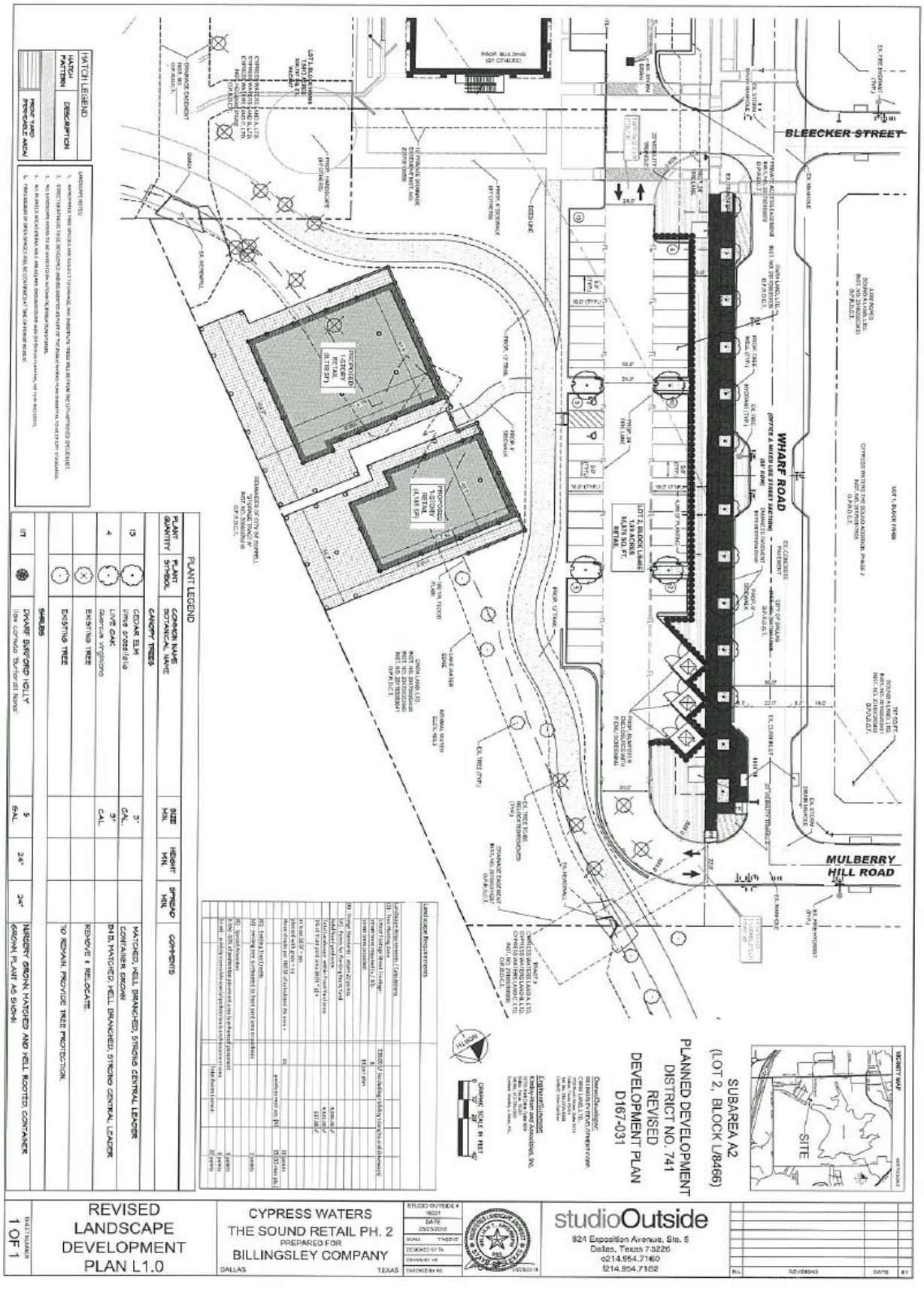
EXISTING DEVELOPMENT PLAN



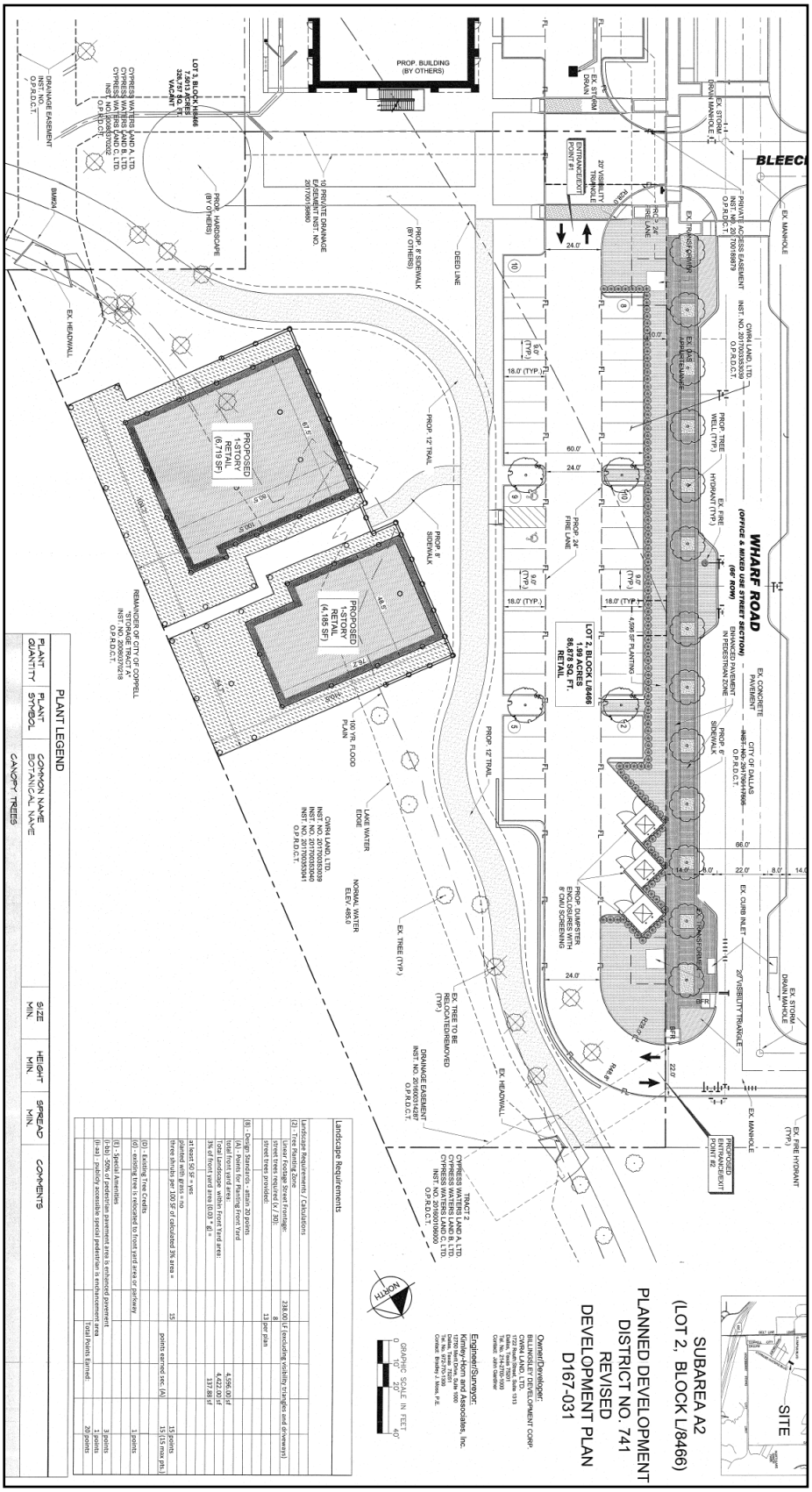
ENLARGED EXISTING DEVELOPMENT PLAN



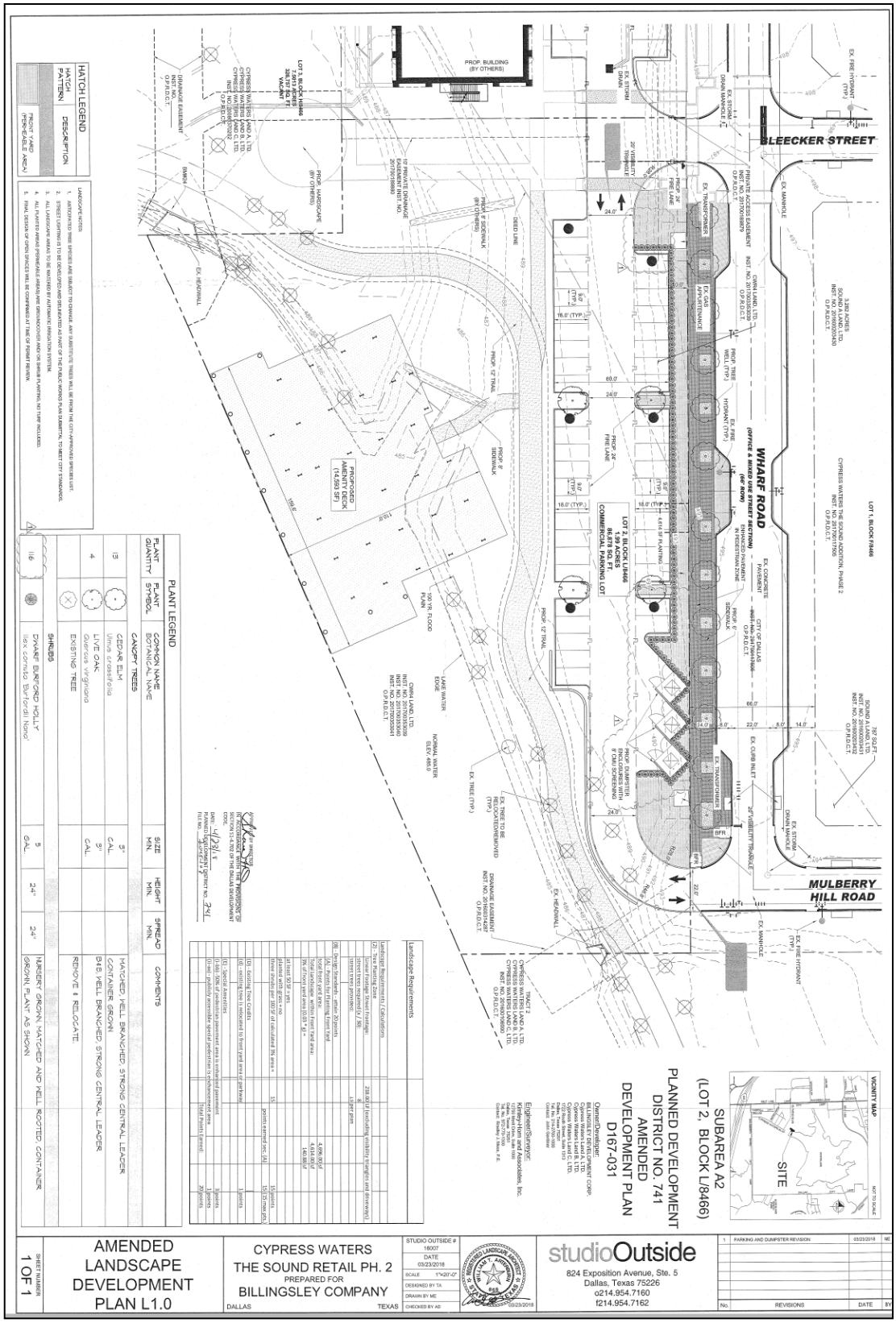
PROPOSED LANDSCAPE PLAN


BLEECKER STREET
WHARF ROAD
MULBERRY HILL ROAD
SITE
PROPOSED 1-STORY RETAIL (9,750 SF)
PROPOSED 1-STORY RETAIL (4,150 SF)
LOT 2, BLOCK L/8466 1.39 ACRES 60,533 SQ. FT. RETAIL
HATCH LEGEND
HATCH PATTERN
DESCRIPTION
PROP. YARD PROPERTY LINE
PLANT LEGEND
PLANT QUANTITY
PLANT SYMBOL
COMMON NAME
BOTANICAL NAME
SIZE MIN.
HEIGHT MIN.
SPREAD MIN.
COMMENTS
CANOPY TREES
13
CEDAR ELM
Ulmus crassifolia
3" CAL.
MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
4
LIVE OAK
Quercus virginiana
3" CAL.
CONTAINER GROWN
B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
EXISTING TREE
REMOVE & RELOCATE.
EXISTING TREE
TO REMAIN. PROVIDE TREE PROTECTION.
SHRUBS
17
DWARF BURFORD HOLLY
Ilex cornuta 'Burfordii Nana'
5 GAL.
24"
24"
CONTAINER GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT AS SHOWN
PLANTING REQUIREMENTS
PLANTING DETAILS
PLANTING NOTES
PLANTING SCHEDULE
PLANTING SPECIFICATIONS
PLANTING SPECIFICATIONS
PLANTING SPECIFICATIONS

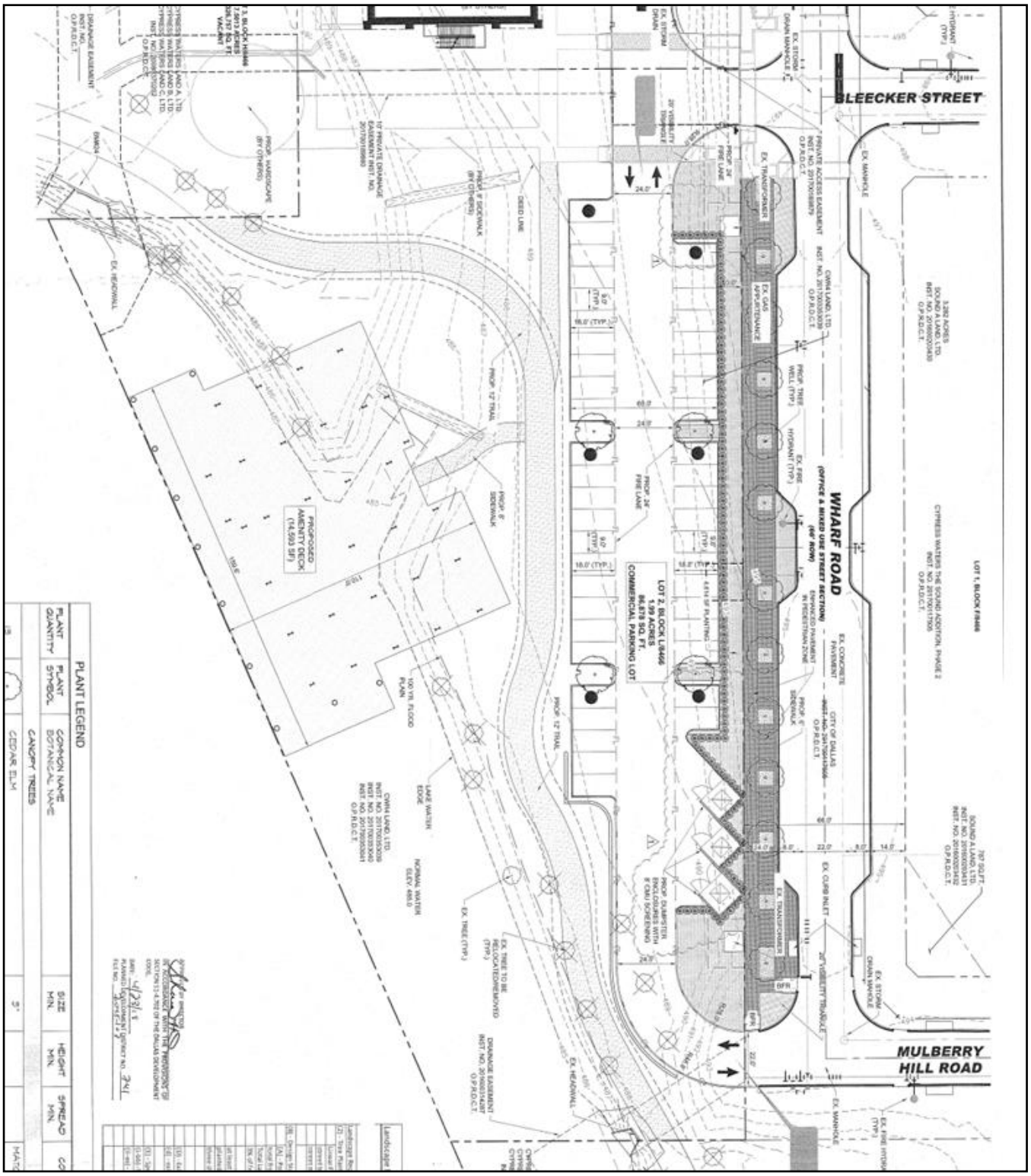
ENLARGED PROPOSED LANDSCAPE PLAN



EXISTING LANDSCAPE PLAN

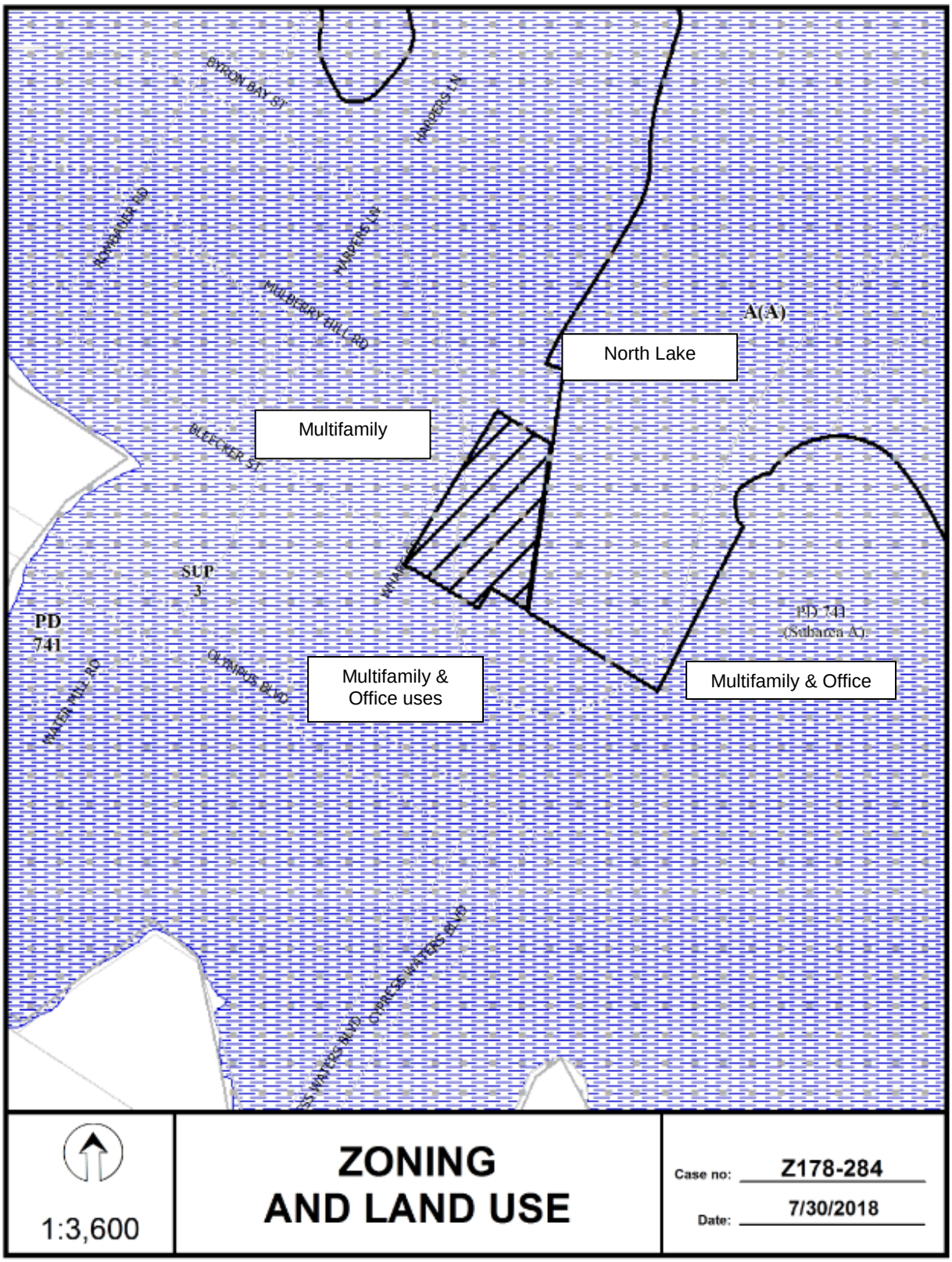


ENLARGED EXISTING LANDSCAPE PLAN

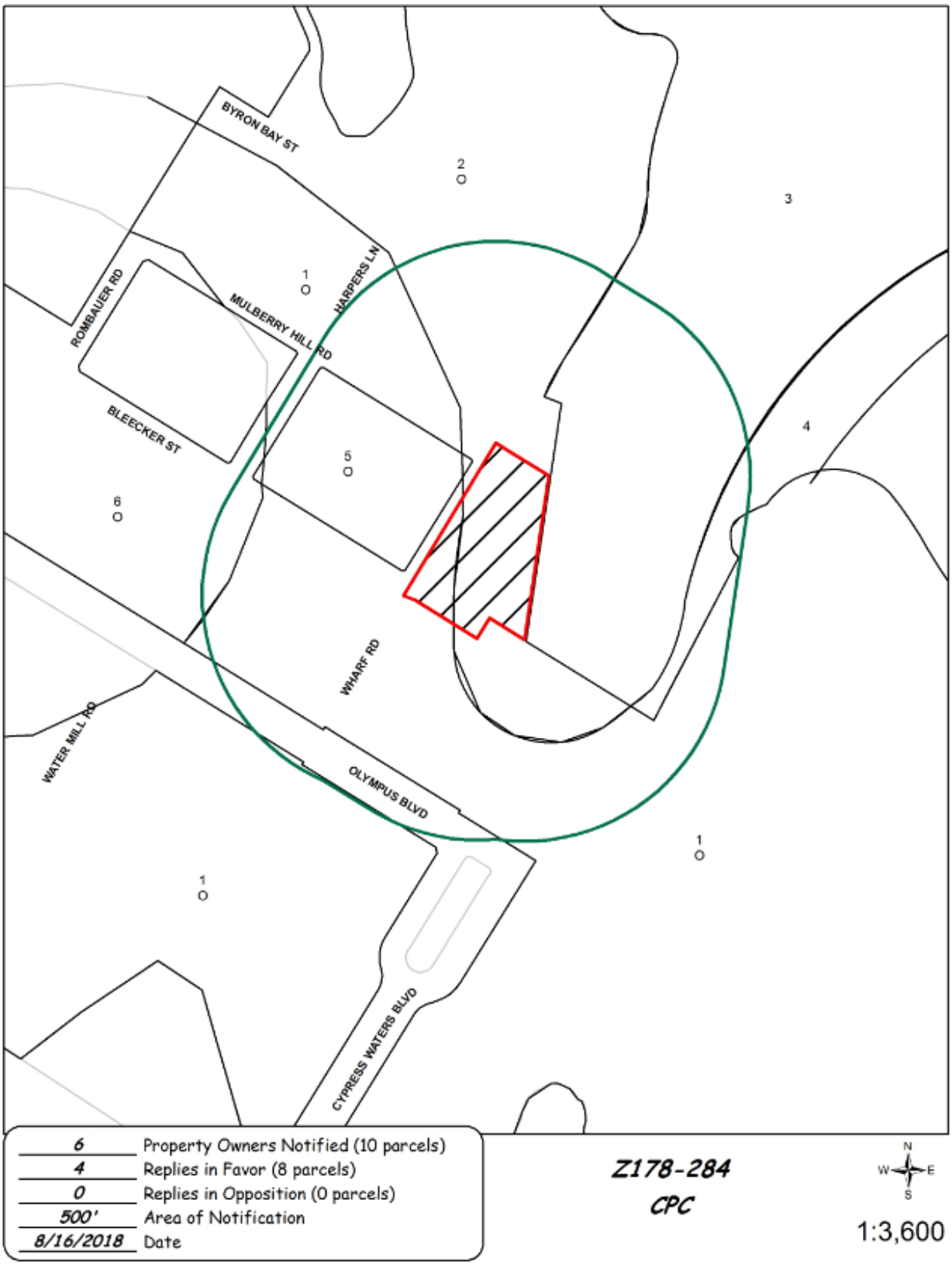



BYRON BAY ST
ROWLAND ST
MULBERRY HILL RD
HAMPDEN LN
OLYMPUS BLVD
BLEECKER ST
WHITE ROCK RD
SCOTCH CREEK RD
CHAPEL OAKS DR
1:6,000
VICINITY MAP
Case no: Z178-284
Date: 7/30/2018


BYRON BAY ST
HARPERS LN
ROMBAUER RD
HARPERS LN
MULBERRY HILL RD
BLEECKER ST
WHARF RD
OLYMPUS BLVD
WATER MILL RD
CYPRESS WATERS BLVD
1:3,600
AERIAL MAP
Case no: Z178-284
Date: 7/30/2018


BYRON BAY ST
HARPER ST
MULBERRY HILL RD
BLUECREST ST
SUP
3
PD
741
OLYMPUS BLVD
WATER HILL RD
A(A)
North Lake
Multifamily
PD 741
(Subarea A)
Multifamily & Office
Multifamily & Office uses
1:3,600
ZONING
AND LAND USE
Case no: Z178-284
Date: 7/30/2018

CPC Responses



08/15/2018

Reply List of Property Owners

Z178-284

6 Property Owners Notified ***4 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	9000	DYNAMO DR	CYPRESS WATER LAND A LTD
O	2	9000	DYNAMO DR	CYPRESS WATERS LAND A LTD
	3	9000	DYNAMO DR	COPPELL CITY OF
	4	9000	DYNAMO DR	COPPELL CITY OF
O	5	9000	DYNAMO DR	SOUN A LAND LTD
O	6	9000	VAN ZANDT DR	CW SHORELINE LAND LTD

Agenda Information Sheet

File #: 18-886 **Item #:** 69.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; **(2)** an ordinance granting the removal of a portion of the D Liquor Control Overlay; and **(3)** an ordinance terminating Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay and Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street
Recommendation of Staff: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and denial of the partial removal of the D Liquor Control Overlay
Recommendation of CPC: Approval, subject to a development plan, landscape plan and conditions; approval of the termination of Specific Use Permit No. 1293; and approval of the partial removal of the D Liquor Control Overlay
Z178-218(CY)

powered by Legistar™

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY SEPTEMBER 26, 2018
ACM: Majed Al-Ghafry

FILE NUMBER: Z178-218(CY) **DATE FILED:** March 26, 2018

LOCATION: Northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 A

SIZE OF REQUEST: Approx. 5.50 acres **CENSUS TRACT:** 5.00

APPLICANT/OWNER: PRESCOTT GROUP

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP.

REQUEST: An application for **(1)** a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use; **(2)** the removal of a portion of the D Liquor Control Overlay; and, **(3)** the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay and Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion.

SUMMARY: The purpose of this request is 1) To remove a portion of the D Liquor Control overlay, 2) Terminate SUP No. 1293 for a bank or savings and loan office with drive-in window use and 3) to create a new subdistrict to allow for a) an increase in the maximum building height from 240 feet to 299 feet, b) modify side yard setbacks, and c) include restaurant without drive-in or drive-thru as a use by right (the PD allows it as a Limited Use only). The new subdistrict will be subject to a development plan and landscape plan.

CPC RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions; **approval** of the termination of Specific Use Permit No. 1293; and **approval** of the partial removal of the D Liquor Control Overlay.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions; **approval** of the termination of Specific Use Permit No. 1293; and **denial** of the partial removal of the D Liquor Control Overlay.

BACKGROUND INFORMATION:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres.
- On April 22, 1975, City Council passed ordinance No. 14874, adopting the Turtle Creek Environmental Corridor which established a setback line as a mechanism to preserve the open space of those properties adjoining streets from Turtle Creek Boulevard, Oak Lawn Park and Reverchon Park from Wycliff Avenue to Maple Avenue. The 5.5-acre area of request is located within the Turtle Creek Environmental Corridor.
- The site is currently developed with an 8-story office building, a 7-story office building and a 4-story above ground parking structure. The buildings are currently vacant.
- The applicant is proposing to demolish the existing structures and redevelop the site with a mixed-use development including hotel, condominiums, office, and multifamily uses, in three high-rise buildings with underground parking.
- The purpose of this request is to create a new subdistrict to allow for 1) an increase in the maximum building height from 240 feet to 299 feet, 2) reduce side yard setbacks, and 3) include restaurant without drive-in or drive-thru as a use by right (the PD allows it as a Limited Use only).
- The applicant's request also includes 1) the partial removal of the D Liquor Control Overlay and 2) the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use.

Zoning History: There have been three zoning requests in the surrounding area in the past five years.

1. Z167-306 On October 11, 2017, the City Council created a PDS for O-2 Office uses within PD No. 193 to allow for an increase in the total square footage of retail and certain street level uses and for reduced landscape requirements on property located on the west corner of Turtle Creek Boulevard and Cedar Springs Road, northeast of the area of request. (PDS No.135)

2. Z167-131 On October 25, 2017, the City Council created a PDS for O-2 Office uses within PD No. 193 to allow for the encroachment on the side yard setback of a covered stairwell to the parking garage on property located at the north corner of Turtle Creek Boulevard and Gillespie Street, northeast of the area of request (PDS No. 136)

3. Z178-186 On April 25, 2018, City Council created a Demolition Delay Overlay for the area of request and surrounding areas.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Turtle Creek Boulevard	Minor Arterial	70’
Gillespie Street	Minor Arterial	45’
Sales Street	Minor Arterial	40’
Brown Street	Minor Arterial	50’
Enid Street	Minor Arterial	60’

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system.

According to the study, the proposed development at the subject site is expected to generate approximately 653 new weekday AM peak hour one-way trips and 662 new weekday PM peak hour one-way trips at buildout. [see Table 1-Trip Generation]. The trip generation presented in the study is based on the development containing 350 dwelling units, a 250-guest-room lodging use and a 300,000-square-foot office building. The distribution of the site-generated traffic volumes onto the street system was based on the surrounding roadway network, existing traffic patterns, and the project’s proposed access locations.

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is foreseen to cause a significant impact to the adjacent roadways, identifying three key intersections reaching their capacity. These three key intersections of major impact are: Turtle Creek Boulevard at Maple Avenue; Turtle Creek Boulevard at Fairmount Street; and, Turtle Creek Boulevard at Cedar Springs Road.

After discussing staff's comments regarding the traffic impact of the proposed development, and the possibility of the trips generated exceeding the capacity of the above-mentioned key intersections, the applicant submitted a revised Traffic Impact Analysis to include a traffic equivalency table. The proposed equivalency table indicates amounts for maximum densities for each proposed use, obtained from the conversion of the amounts of the other uses, that will generate trips in volumes exceeding what the TIA indicates and that is foreseen as having a significant impact in the existing road infrastructure.

In response to this, staff recommended a revised equivalency table using a different conversion ratio that would limit the maximum densities and floor area to amounts that will not exceed the trips generated as presented in the Traffic Impact Analysis. The applicant was amenable to staff's recommended equivalency table and conversion ratio.

As such, the proposed maximum densities and proposed equivalency table are included as part of the proposed subdistrict conditions further in this report.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Area Plan:

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 request complies with objectives 1, 3, and 7 in the following manner:

The urban design standards in the proposed subdistrict conditions, ensures the proposed buildings are more urban in form by offering pedestrian amenities, ample lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety. Although the required setback per the Turtle Creek Environmental Corridor does not allow for the proposed buildings to be pulled closer to the street, the applicant is proposing to provide in this development, architectural elements such as prominent public entrances, variation in fenestration and increased transparency all which improve security and pedestrian access.

The proposed development also proposes off-street parking to be provided within below grade structures, with limited at grade off-street parking.

Taking in consideration that the site is in the Turtle Creek Environmental Corridor and that this focuses in preserving the open space of those properties adjoining Turtle Creek Boulevard, the proposed landscape plan promotes streetscape appearance by providing green open space along Turtle Creek Boulevard while at the same time providing internal sidewalks that connect the existing streets through the site. It is staff's opinion that the reduction in the number of proposed driveways along Turtle Creek Boulevard would help this proposed development to better align with objective No. 7 by improving the continuity of the proposed sidewalks. The applicant considers all the driveways are necessary for the development and did not offer any alternatives to reduce these driveways.

Land Use:

	Zoning	Land Use
Site	PD No. 193 Subdistrict O-2 with SUP No. 1293 and D Liquor Control Overlay	Office Building
North	PD No. 193 Subdistrict MF-3 and PDS No. 97 with D Liquor Control Overlay	Multifamily
East	PD No. 374 with Historic Overlay H/29	Hotel and Multifamily
South	PD No. 193 Subdistrict O-2 with D Liquor Control Overlay	Public Park
West	PD No. 193 Subdistrict O-2 with D Liquor Control Overlay	Multifamily.

Land Use Compatibility:

The approximate 5.5-acre site is zoned an O-2 Office Subdistrict within Planned Development District No. 193 with a D Liquor Control Overlay and Special Use Permit No. 1293 for a bank or savings and loan office with drive-in window service use and is currently developed with an 8-story office building, a 7-story office building and a 4-story parking garage. The property is surrounded by medium- to high-density multifamily uses to the north, northwest, west, and east and by a public park to the south.

The applicant is proposing to redevelop the site to construct three high-rise buildings for a mixed-use development to include hotel, office and multifamily uses as well as incorporate restaurant without drive-in or drive-thru use in conjunction with the hotel and office uses.

To maximize the land use for this development, the applicant seeks to create a new subdistrict to allow for the following:

- Increase the maximum height allowed from 240 feet to 299 feet.

The properties to the northwest of the area of request are zoned an MF-3 Multiple Family Subdistrict within Planned Development No. 193 and developed with multifamily uses. The MF-3 subdistrict allows for structures other than single family dwellings and structures on residential development tracts to have any legal height.

The property to the west is zoned an O-2 Office Subdistrict, like the existing zoning of the area of request, and allows for a maximum height of 240 feet. Taking into consideration the surrounding properties, the changes in grade of the subject site, and that the maximum height of a structure is measured from the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure, staff deems that the 59-foot increase in height will not have a negative impact on the surrounding areas.

Furthermore, the Aviation Department has reviewed the request and recommended that the applicant files with the Southwest Regional Office of the Federal Aviation Administration, a notice of construction or alteration more than 200 feet above ground level (Form 7460-1). This approval will be required prior to the issuance of a building permit.

- Reduce side yard setbacks for nonresidential structures.

The applicant proposes to remove the additional setback required for nonresidential structures over 36 feet in height in the O-2 Subdistrict and establish a minimum side yard setback of 30 feet for nonresidential structures, allowing for a maximum five-foot encroachment on the west side for that portion of the nonresidential building in area A shown on the development plan with a maximum height of 45 feet and not exceeding 95 feet in length.

Considering that the site is not located perpendicularly contiguous to or perpendicularly across an adjoining alley from single family or duplex subdistrict [Sec.51P-193.119(a)(3)], nor is perpendicularly contiguous to or perpendicularly across an adjoining alley from a TH, MF-1 or MF-2 subdistrict [Sec.51P-193.119(c)(1)], and that the current provisions for nonresidential subdistricts in PD No. 193 establish that the maximum total setback for nonresidential buildings exceeding 36 feet in height in the O-2 district is 50 feet, [Sec. 51P-193.119(c)(7)], the proposed condition will be allowing for a required side yard setback reduction of 20 feet.

- Include restaurant without drive-in or drive-thru as a permitted use by right.

Planned Development No. 193 allows restaurant without drive-in or drive-thru as a limited use in the O-2 subdistrict. A limited use, according to the regulations in PD No. 193, must: 1) be primarily for the service of the occupants of a building; 2) be contained entirely within the main building; 3) have no exterior public entrance except through the general building entrances; and 4) have no exterior advertising or signs. The PD regulations also establishes a restaurant with alcoholic beverages and/or entertainment as one of the additional street-level uses allowed in the O-2 Subdistrict, subject to restrictions such as not having a floor area greater than 2,000 square feet, and restricting the aggregate floor area of the additional street-level uses and other retail uses to not exceed 50 percent of the aggregate floor area of all uses on the street level.

The applicant proposes to allow the restaurant without drive-in or drive-thru use by right, subject to being located within a building with a minimum of one additional main use but without limiting its floor area. The purpose of this request is to include the restaurant use with the proposed hotel.

Staff supports the request provided the proposed condition to limit the use to be in a building with one additional use.

- Partial removal of the D Liquor Control Overlay.

The request includes the removal of the existing D Liquor Control Overlay in a portion of the area of request. The purpose of this request is to allow for the sales of alcoholic beverages for on-premise consumption in conjunction with the hotel and restaurant uses.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

Staff does not support the removal of the overlay due to the inability to reinstate it afterwards once it has been removed. Staff's recommendation is instead, to propose a change from the D Liquor Control Overlay to a D-1 Liquor Control Overlay and require an SUP for the sales of alcoholic beverages in conjunction with the restaurant use.

Nevertheless, the applicant has expressed their desire to move forward with the request of removing the D Liquor Control Overlay, despite staff's recommendation of denial of this portion of the request.

- Terminate Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use.

The existing zoning includes SUP No. 1293 for a bank or savings and loan office with drive-in window use with no expiration date. The applicant is proposing to demolish all the existing structures including the bank with drive-in window and is not proposing to include this use in the new development. Therefore, the applicant is seeking to terminate the SUP. Staff supports this request.

It is staff's opinion that as a result of several meetings, the applicant has incorporated most of staff's recommendations into the proposed request, which has led to staff's overall support of this request.

Development Standards:

District	Setbacks		Density				Height	Lot Coverage	Primary Uses
	Front	Side/Rear	FAR	Residential uses	Lodging Uses	Office Uses			
PD 193 O-2 (existing)	20' + TCEC setback	10' (MFD over 36' in height) 10' Other structures. *Additional Setback required for structures over 36'	4.0 :1*	Min. Lot Area per dwelling unit [Sec. 51P-193.125]	Per FAR	Per FAR	240'	75%	Office, Multifamily
PDS No.___ (Proposed)	20' + TCEC setback	30' Residential and Nonresidential uses.	4.0 :1*	Max. 350 units allowed to be converted up to 665 units	Max 250 guest rooms. Allowed to be converted up to 604 guest rooms	Max 300,000 sf allowed to be converted up to 402,000 sf	299'	75%	Office, Multifamily and Restaurant w/o drive-in or drive-thru.

*4.5: 1 When the floor area for residential uses is equal or greater than lot area.

Parking:

Off-street parking will be provided for each use in accordance with Part I of PD No. 193. The applicant proposes to provide the off-street parking in underground structures which is encouraged in the Oak Lawn Special Purpose District and the Oak Lawn Plan. The applicant also proposes to allow for tandem parking for up to 50 percent of the required parking for the hotel and motel use provided that a valet license is secured from the City.

Landscaping:

Landscaping will be provided per the proposed landscape plan. The applicant proposes that the landscaping for the project be installed per areas. This landscape plan will be subject to the approval from the Park and Recreation Board prior to the issuance of a building permit. Any modifications to the plan required by the Board will require an amendment of the landscape plan approved with this application.

The applicant has worked with the chief arborist to ensure the proposed landscape plan includes all the necessary information for staff to review at permitting.

As noted, the property is in the Turtle Creek Environmental Corridor. This overlay, in addition to the setback regulations, requires that no building permit for any proposed subsurface parking facility shall be issued by the Building Official unless a surface landscape plan is approved by the Park and Recreation Board of the City. It is important to note that during the review of this application, the applicant was made aware of this requirement and was recommended by staff to seek the approval of the Park and Recreation Board of their proposed landscape plan prior to presenting this application to the City Plan Commission and City Council. The applicant has instead

requested to move forward with this application and seek the Park and Recreation Board approval prior to applying for a building permit.

As such, key information required for the Park Board review was provided to the applicant at meetings with Park and Recreation staff held during the review of this application.

PRIOR CPC ACTION- JULY 19, 2018

Z178-218(CY) Planner: Carolina Yumet

Motion: It was moved to recommend **approval** of **(1)** a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use, subject to a revised development plan, revised landscape plan and revised conditions with the following modifications: 1) SEC. S-__106., MAIN USES PERMITTED., (b), modify language to read: *"[must be located in a structure whose main use is hotel or office. A maximum of two restaurants are allowed in a building whose main use is office.]*", 2) SEC. S-___108., YARD, LOT, AND SPACE REGULATIONS., (b), Side Yard, (1) to read: "Minimum side yard setback for residential use building is 30 feet." and modify "(e) Height" to read: "Maximum height is 299 feet except office main use limited to 279 feet.", 3) SEC. S-___109., OFF-STREET AND LOADING., add subsection to read: "(e) Required parking for structures whose main use is office or multifamily must be located on the lot on which the office or multifamily use is located notwithstanding any other provision in this ordinance.", 4) SEC. S-___111., LANDSCAPING., add language to read: "Minimum height of 8 foot solid wall will be required along the boundary line with Turtle Creek Gardens on the west side of this project with landscaping of the wall", 5) SEC. S-___113., SIGNS., modify section to incorporate two subsections to read: "(a) Except as provided in this section, Signs must comply with the provisions for business zoning districts in Article VII." and "(b) Tenant signage or LED accent lighting is prohibited on that portion of the north facades of structures whose main use is office or multi-family and share a side yard with Lot 2B of Block 1027 or Lots 1G and 1H of Block 1017, except for the top two stories of a structure whose main use is office, and such signage shall meet the requirements for a business zoning district, shall not include animations or full motion graphics, but may change color twice per day.", and 6) SEC. S-___115., ADDITIONAL PROVISIONS., modify section to incorporate four subsections to read: "(d) Glass used on a structure whose main use is multifamily may not have a reflectance percentage in excess of 20 percent.", "(e) A concave or convex facade is prohibited for any structure whose main use is office, except at the ground floor.", "(f) A minimum of four speed bumps must be added to the perimeter drives.", and "(g) A stop sign must be added at the Gillespie Street exit."; **(2)** the removal of a portion of the D Liquor Control Overlay; and **(3)** the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a Liquor Control Overlay and with Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street.

Maker: Ridley
Second: Murphy
Result: Carried: 12 to 2

For: 12 - West, Houston, Davis, Shidid, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 2 - Carpenter, Rieves
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 546
Replies: For: 64 Against: 105

Speakers: For: Vance Detwiler, 6522 Belmead Dr., Dallas, TX, 75230
David Dierkes, 6947 Abbey Ct., Dallas, TX, 75214
Trey Lentz, 3511B Dickerson Ave., Dallas, TX, 75219
Jim Harris, 1722 Routh St., Dallas, TX, 75201
Paula Lambert, 2841 Park Bridge Ct., Dallas, TX, 75219
Sue Krider, 3401 Lee Parkway, Dallas, TX, 75219
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Nicasio Arrieta, 3215 Carlise St., Dallas, TX, 75204
Landon Twague, 3917 Inwood Rd., Dallas, TX, 75209
Jeremy White, 6060 N. Central Expressway, Dallas, TX, 75206
Brian Leslie, 6060 N. Central Expressway, Dallas, TX, 75206
Jud Pankey, 6060 N. Central Expressway, Dallas, TX, 75206
Against: Allen Rubin, 2714 Turtle Creek Cir., Dallas, TX, 75219
Harriet Rubin, 2714 Turtle Creek Cir., Dallas, TX, 75219
Friedrich Elliott, 2525 Turtle Creek Blvd., Dallas, TX, 75219

List of Officers

Applicant: Prescott Realty Group, Inc.

- Judson Pankey CEO
- Vance E. Detwiler President
- Brian Leslie Managing Director

Owner: Republic Tower Property, LP.
A Delaware limited partnership

Republic Tower Property GP, LLC,
A Delaware limited Liability Company,
Its general partner

Republic Tower Associates LP
A Delaware limited partnership
Its sole member

HFI V LLC
No officers and directors.

PG 2727 Turtle Creek Limpar, LP

- Judson L. Pankey President
- Vance Detwiler Manager

PROPOSED CONDITIONS

10 August 2018

"Division S-_____. PD Subdistrict _____.

SEC. S-_____.101. LEGISLATIVE HISTORY.

PD Subdistrict _____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property located at _____. The size of PD Subdistrict _____ is 5.5376 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division,

(1) INTERNAL SIDE YARD means that portion of a lot located between two or more lots located within this subdistrict.

(2) SUBDISTRICT means a subdistrict of PD 193.

(3) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S- _____.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-___A: development plan.

(2) Exhibit S-___B: landscape plan.

(3) Exhibit S-___C: equivalency table

SEC. S-_____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-___A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-_____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Subdistrict, subject to the same conditions applicable in the O-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following use is also permitted in this subdistrict:

- Restaurant without drive-in or drive-through service *[must be located in a building containing a hotel or office use. A maximum of two restaurants are allowed in a building with an office use].*

SEC. S-_____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-_____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot and space regulations for the O-2 Office Subdistrict and Part I of this article apply.

(b) Side yard.

(1) Minimum side yard setback for residential use building is 30 feet.

(2) Minimum side yard setback for nonresidential use buildings is 30 feet, except that a maximum of 5-foot encroachment is allowed for that portion of the nonresidential building in area A shown on the development plan with a maximum height of 45 feet and not exceeding 95 feet in length.

(3) No minimum internal side yard.

(c) Density.

(1) In general. Except as provided in this subsection,

(A) for residential uses, the maximum number of dwelling units is 350.

(B) for lodging uses, the maximum number of guest rooms is 250.

(2) Equivalency table.

(A) Number of dwelling units may be increased up to a maximum of 665 by using the equivalency table (Exhibit ____C).

(B) Number of guest rooms may be increased by using the equivalency table (Exhibit___C).

(d) Floor area ratio.

(1) In general.

(A) Except as provided in this subsection, the maximum floor area for office uses, is 300,000 square feet.

(B) This subdistrict is considered one lot for purposes of floor area ratio.

(2) Equivalency table. Floor area for office uses may be increased up to a maximum of 402,000 square feet by using the equivalency table (Exhibit ___C).

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 299 feet.

(2) For a structure containing an office use, maximum structure height is 279 feet.

(f) Lot coverage. Maximum lot coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. No maximum number of stories.

SEC. S-_____.109. OFF-STREET PARKING AND LOADING.

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) This district is considered one lot for purposes of required off-street parking and loading.

(c) Required off-street parking for office and multifamily uses must be located on the same lot as the main use notwithstanding any other provision in this ordinance.

(d) Parking spaces are not required to be shown on the development plan.

(e) Tandem parking is permitted for up to 50 percent of the required parking for a hotel or motel use provided a valet license is secured from the City of Dallas.

SEC. S-_____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-_____.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit S-___B).

(b) Landscaping may be installed in phases as shown on the landscape plans.

(c) Landscaping must be completed for each area as shown on the landscape plan prior to the issuance of the final certificate of occupancy for that area.

(d) Street trees must be provided within the landscape zone and must be spaced a maximum of 35 feet on-center wherever utilities, other subsurface conditions, visibility triangles, or an approved lay-by lane do not prohibit.

(e) A minimum eight-foot high solid screening wall must be provided along the western property line as shown on the Development Plan (Exhibit S-___A). The screening wall must be covered with green vegetation such as vines visible from adjacent properties to the west.

(e) Plant materials must be maintained in a healthy, growing condition.

SEC. S-_____.112. SIDEWALKS.

(a) Along and adjacent to public right-of-way, a minimum seven-foot-wide unobstructed sidewalk with an additional six-foot landscape zone between the back of curb and the sidewalk must be provided.

(b) Along and adjacent to the centre internal drive, a minimum five-foot-wide unobstructed sidewalk must be provided. The sidewalk must connect Enid Street to Turtle Creek Boulevard.

(c) Sidewalks must be continuous and level across all driveways and curb cuts and must be designed to be at the same grade as the existing sidewalk.

SEC. S-_____.113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Attached signs or LED accent lighting are prohibited on that portion of the north and east facades of those buildings located in areas B and C of the Development Plan (Exhibit S-___A), except that these signs may be located on the top two stories of such buildings as noted on the Development Plan (Exhibit S-___A).

(c) Attached signs or LED accent lighting in the areas described in subsection (b), may change color up to twice per day but it must not include animations or full motion graphics.

SEC. S-_____.114. URBAN DESIGN STANDARDS.

(a) Public realm design.

(1) Bicycle parking. A minimum of one bicycle parking space must be provided for each use and must be located adjacent to a primary street-level building entrance.

(2) Mechanical equipment. All utility boxes, generators, and other large mechanical equipment must be located out of view from the public right-of-way. When conditions do not permit, equipment must be screened from view by a solid screening structure or building element at least six feet in height or landscaping elements such as shrubs, bushes, and trees.

(3) Lighting.

(A) Pedestrian lighting must be provided at regular intervals along all street-facing facades to provide ample lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety.

(i) Light fixtures must be spaced a maximum of 100 feet. Spacing can be adjusted to achieve optimal photometric performance with a minimum of 0.5-foot candles between fixtures.

(B) Lighting must be directed downward and away from adjacent properties.

(b) Building design.

(1) Ground floor entries.

(A) A minimum of 70 percent of the street-facing, ground-level dwelling units must have:

(i) individual entries accessed directly from the outside;

(ii) street access;

(iii) improved paths connecting the dwelling unit to the sidewalk; and

(iv) individual entries, stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch.

(B) Street-facing, street-level dwelling units referenced in Subparagraph (A) may be gated with private yards fenced if the fencing is no more than 36 inches high at its highest point.

(2) Architectural elements.

(A) A minimum of two of the following architectural elements, must be provided at building corners and all public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration.

(B) The ground-level façades of buildings should provide a minimum of 30 percent transparency for all street-facing facades.

(C) For every 50 feet of building facade length within 75 feet of the public right-of-way, the façade must provide a variation within the vertical plane with a minimum five-foot change in the horizontal plane. Recesses, pilasters, canopies, and turns in exterior walls are all considered changes in the horizontal plane.

(D) For every 400 feet of building facade length within 75 feet of the public right-of-way, the façade must provide a variation within the vertical plane with a minimum 25-foot change in the horizontal plane. Recesses, pilasters, canopies, and turns in exterior walls are all considered changes in the horizontal plane.

(E) Glass used on a multifamily structure may not have a reflectance percentage in excess of 20 percent.

(F) No concave or convex façade may be used on the exterior of an office use structure, except at the ground floor.

(3) Service and loading.

(A) Service entries and back of house functions must be located away from primary street-facing facades and must be visually screened by a solid screening structure at least six feet in height where visible from the public right-of-way, and incorporate landscaping elements such as shrubs, bushes, and trees.

(B) Loading areas and loading docks must be located away from primary street facades and pedestrian routes. They must provide a closable opaque gate or door that can block the loading area from the sidewalk during times when it is not in use.

(c) Parking design.

(1) Surface parking. All striped surface parking spaces located within 75 feet of the public right-of-way must be screened from the street and residentially zoned property by using one or more of the following two methods to attain a minimum screening height of three and one-half feet above the parking surface:

(A) Earthen berm planted with turf grass. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(B) A building element, plaza area, or landscape zone that serves to visually screen parking while introducing occupiable pedestrian amenity space.

(2) Parking structures.

(A) All aboveground parking structures, including ramps and interior lighting, must be wrapped by occupiable building area or have a facade that is similar materials, composition and rhythm to the facade of the main structure the parking serves.

(B) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties and shining into the airspace above neighbouring property by a minimum 30-inch wall.

(C) All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation.

SEC. S-_____.115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

(d) A minimum of four speed bumps must be installed on the property's perimeter drives.

(e) A stop sign must be installed on the property at the intersection of a private driveway and Gillespie Street.

SEC. S-_____.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

EXHIBIT S-___C

Traffic Equivalency Table

Modifications to the land uses within this planned development district are allowed, provided that the floor area or traffic equivalents of the uses originally studied in the traffic impact analysis (TIA) dated June 18, 2018 are not exceeded.

Development in this planned development district must not exceed the sum of the following land uses, or traffic equivalents as calculated in accordance with this section:

BASE LAND USES (TIA June 18, 2018)

Land Use*	Amount	Unit
Residential Uses	350	Dwelling Units
Lodging Uses	250	Guest Rooms
Office Uses	300,000	Square Feet

*The land use categories correspond to the zoning categories

The traffic equivalency factors table must be used to calculate allowed densities and floor areas for land uses. The traffic equivalency factors may be used to convert any of the land uses listed.

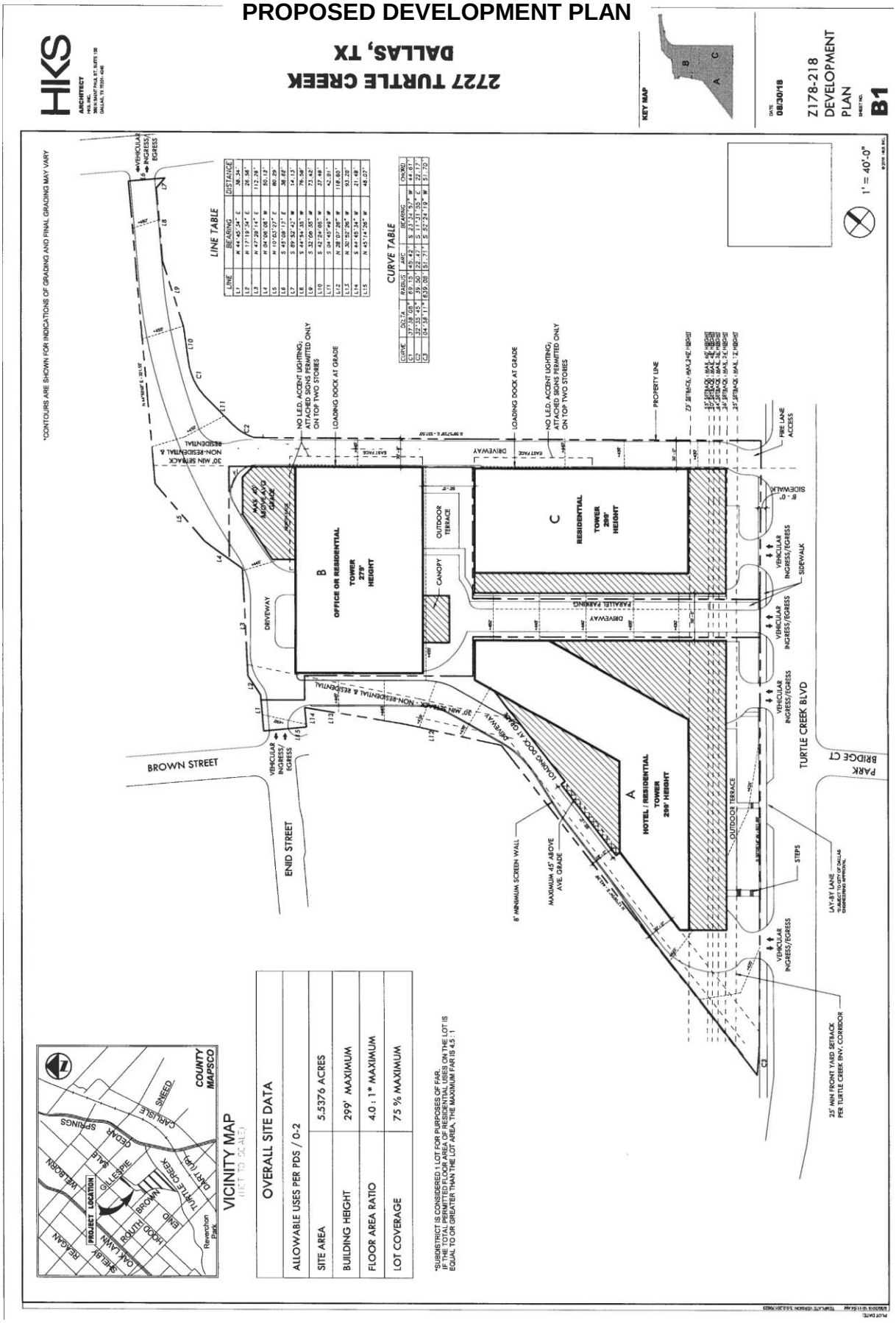
Examples: 100 residential dwelling units are equivalent to 60 lodging rooms or 125,000 SF of office uses. 1,000 SF of office floor area is equivalent to 0.8 residential DU or 0.48 lodging rooms.

TRAFFIC EQUIVALENCY FACTORS

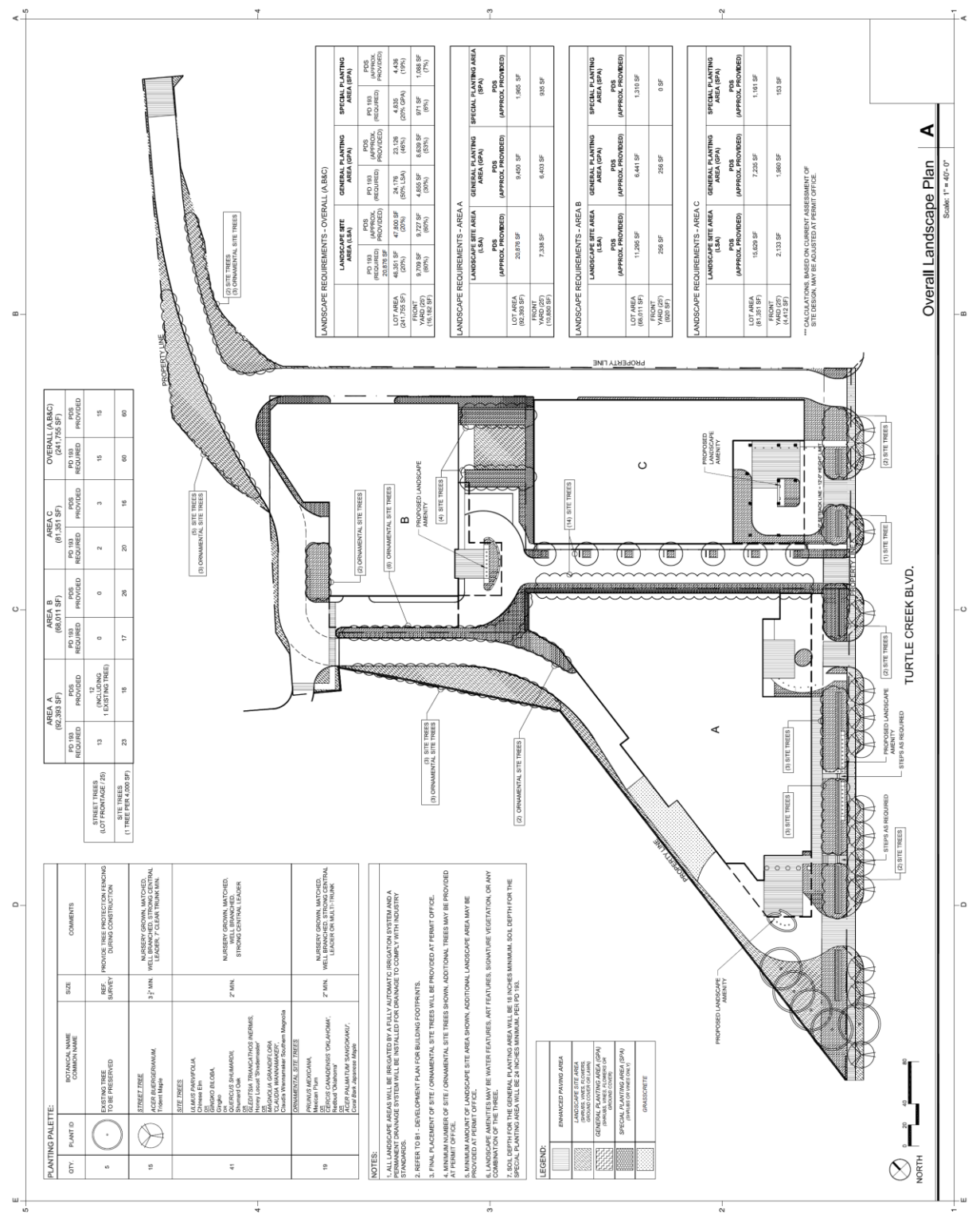
		Quantity	Use (ITE Land Use)
One (1.0) Residential Dwelling Unit (ITE Land Use 222)	is considered equivalent to	0.6 Guest Room	Lodging Uses (310)
		1,250 Square Feet	Office Uses (710)

In no instance shall residential uses exceed 665 dwelling units.
In no instance shall office uses exceed 402,000 square feet.

PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



962587

SUP 1293 ORDINANCE 7-29-96

ORDINANCE NO. 22832

An ordinance amending CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned as an O-2-D Office-Dry Subdistrict within Planned Development District No. 193, to wit:

BEING a tract of land in City Block 1021, fronting 663.61 feet on the northwest line of Turtle Creek Boulevard, beginning at a point approximately 131 feet northeast of the northeast line of Fairmount Avenue, and containing approximately 1.44 acres of land,

to be used under Specific Use Permit No. 1293 for a Bank or Savings and Loan Office with Drive-in Window Service; providing that this specific use permit shall be granted subject to certain conditions; 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 applicable ordinances of the city, have given the required notices and have held the required public hearings regarding this application for a specific use permit on the property hereinafter described; and

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Z956-242/10094-C(KC)/Page 1

WHEREAS, the city council finds that the use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended insofar as it applies to the property hereinafter described ("the Property"), which is presently zoned as an O-2-D Office-Dry Subdistrict within Planned Development District No. 193, and which shall be used under Specific Use Permit No. 1293 for a Bank or Savings and Loan Office with Drive-in Window Service, to wit:

BEING a tract of land situated in the James Sylvester Survey, Abstract No. 1383, in the City of Dallas, Dallas County, Texas, and being part of City Block 1021, and being more particularly described as follows:

BEGINNING at a point in the intersection of the southeasterly line of Brown Street (abandoned by Ordinance No. 8473) and the northwesterly line of Turtle Creek Boulevard;

THENCE North 12°05'04" East, a distance of 337.37 feet to a point for corner;

THENCE South 77°54'06" East, a distance of 75.29 feet to a point for corner;

THENCE South 38°54'06" East, a distance of 75.49 feet to a point for corner;

22832 962587

THENCE North 50°05'14" East, a distance of 354.02 feet to a point for corner;

THENCE South 38°54'06" East, a distance of 75.00 feet to a point for corner on the northwest line of Turtle Creek Boulevard;

THENCE South 50°05'14" West along the northwest line of Turtle Creek Boulevard, a distance of 611.90 feet to the beginning of a curve to the right whose central angle is 4°38'10" and whose radius is 639.08 feet;

THENCE with said curve to the right, continuing along the northwest line of Turtle Creek Boulevard, a distance of 51.71 feet to the end of said curve, the PLACE OF BEGINNING, and containing 1.44 acres of land, more or less.

SECTION 2. That this specific use permit is granted upon the following conditions:

1. USES: The only use authorized by this specific use permit is a Bank or Savings and Loan Office with Drive-In Window Service.

2. SITE PLAN: Use of the Property must comply with the attached site/landscape plan.

3. TIME PERIOD: This specific use permit has no expiration date.

4. MAINTENANCE: The entire premises must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance

and with the construction codes and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map No. I-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 7. That CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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 9. 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.

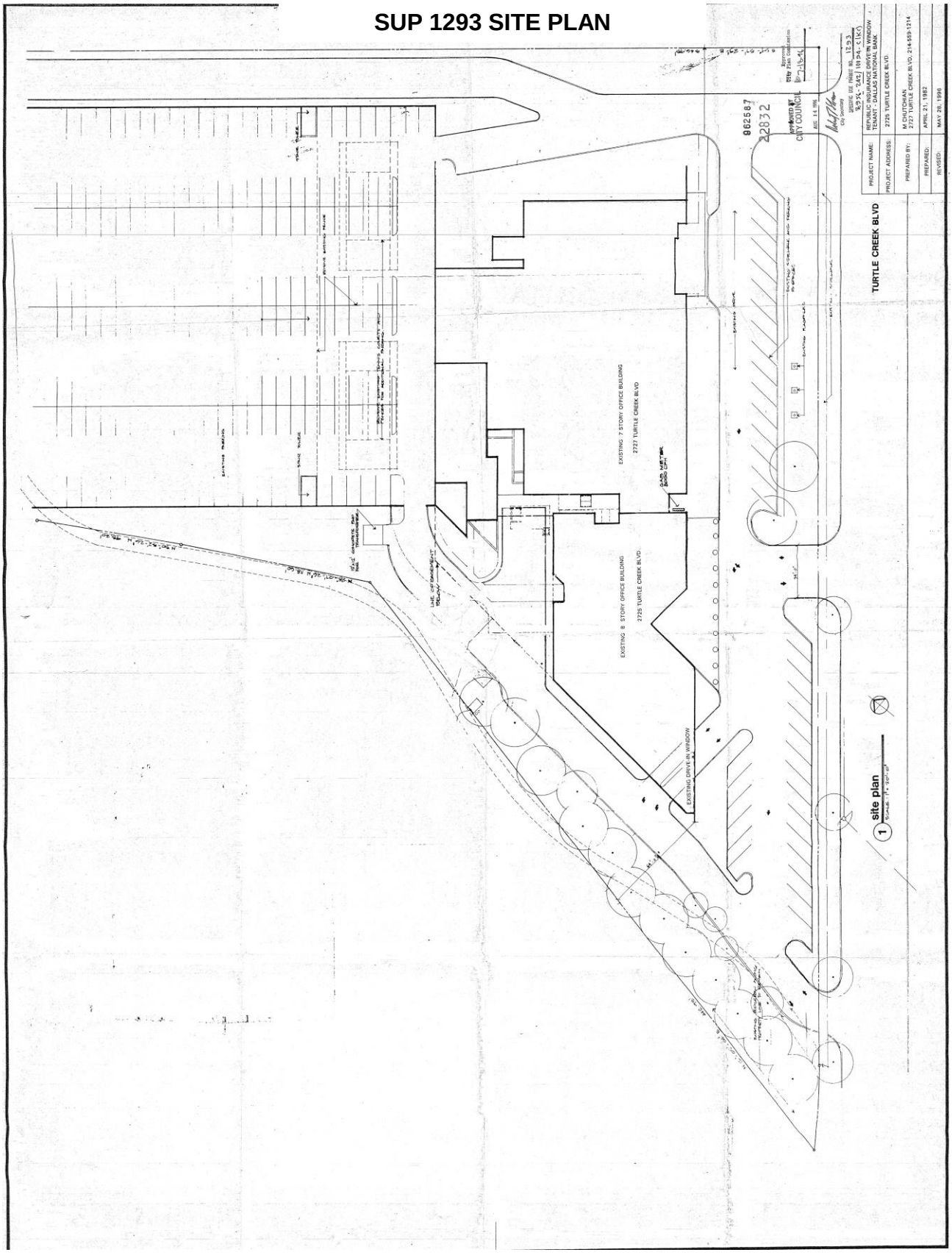
APPROVED AS TO FORM:
SAM A. LINDSAY, City Attorney

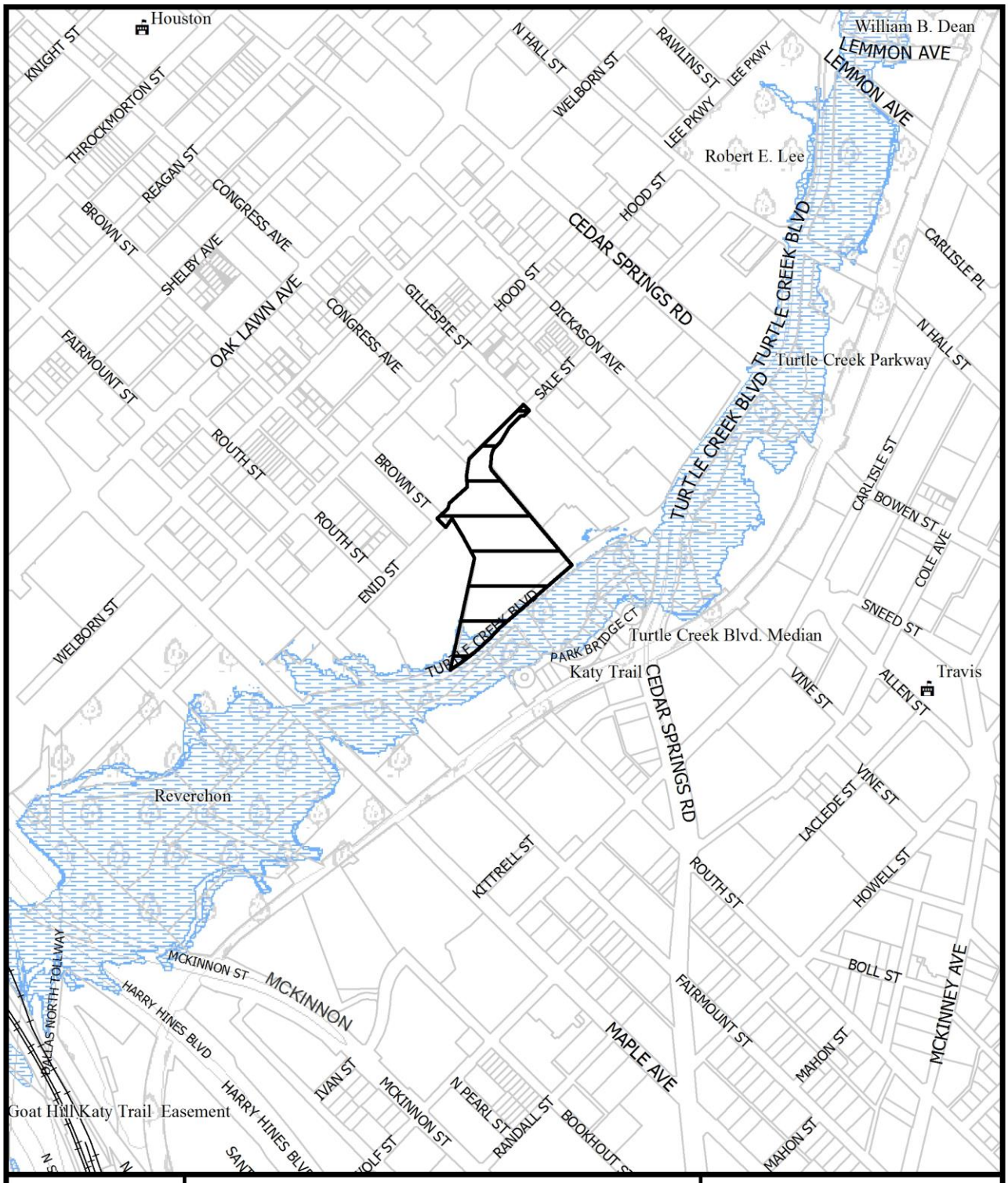
By John Rogers
Assistant City Attorney

Passed AUG 14 1996

Z956-242/10094-C(KC)/Page 4

SUP 1293 SITE PLAN



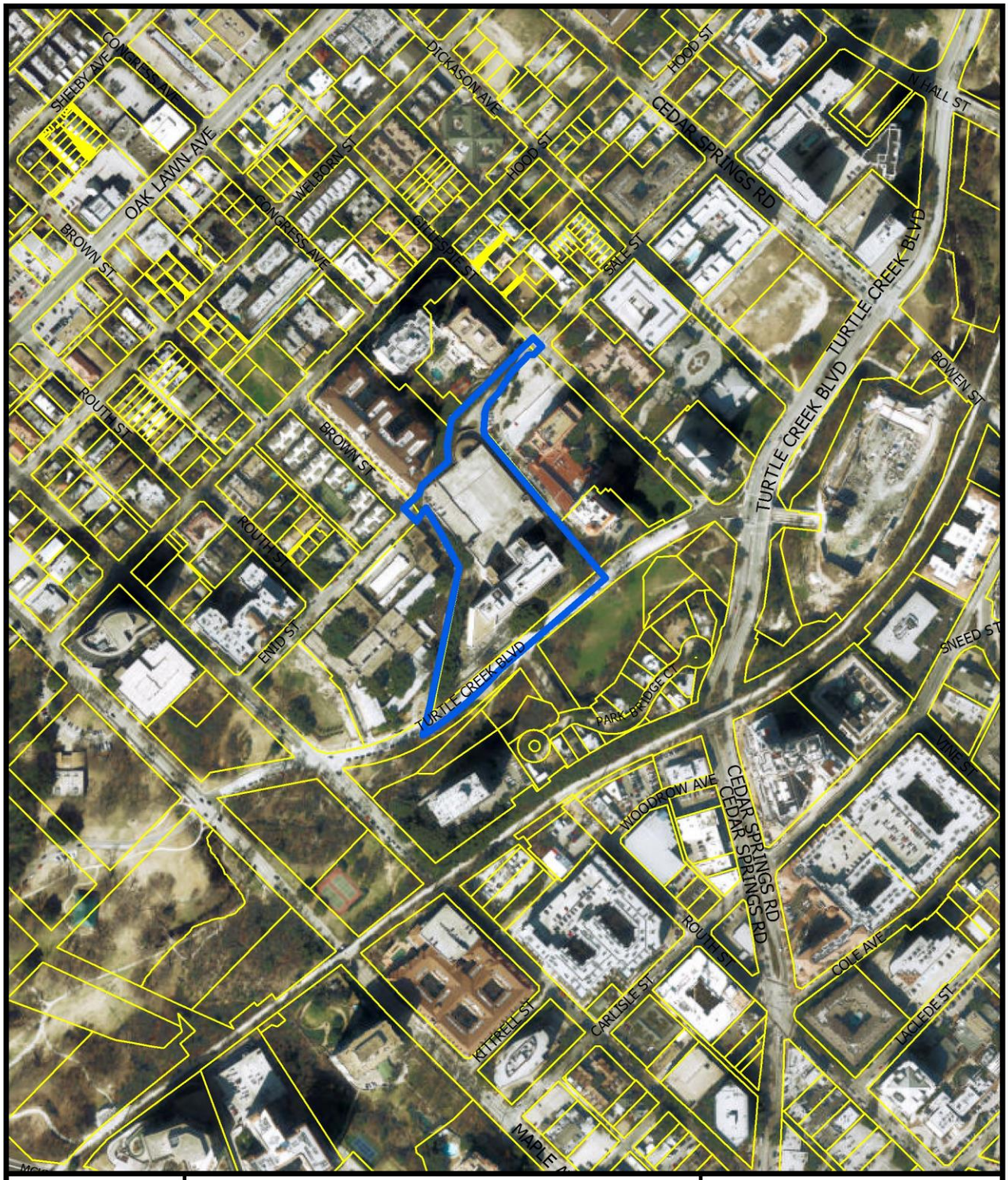


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VICINITY MAP

Case no: Z178-218

Date: 4/5/2018

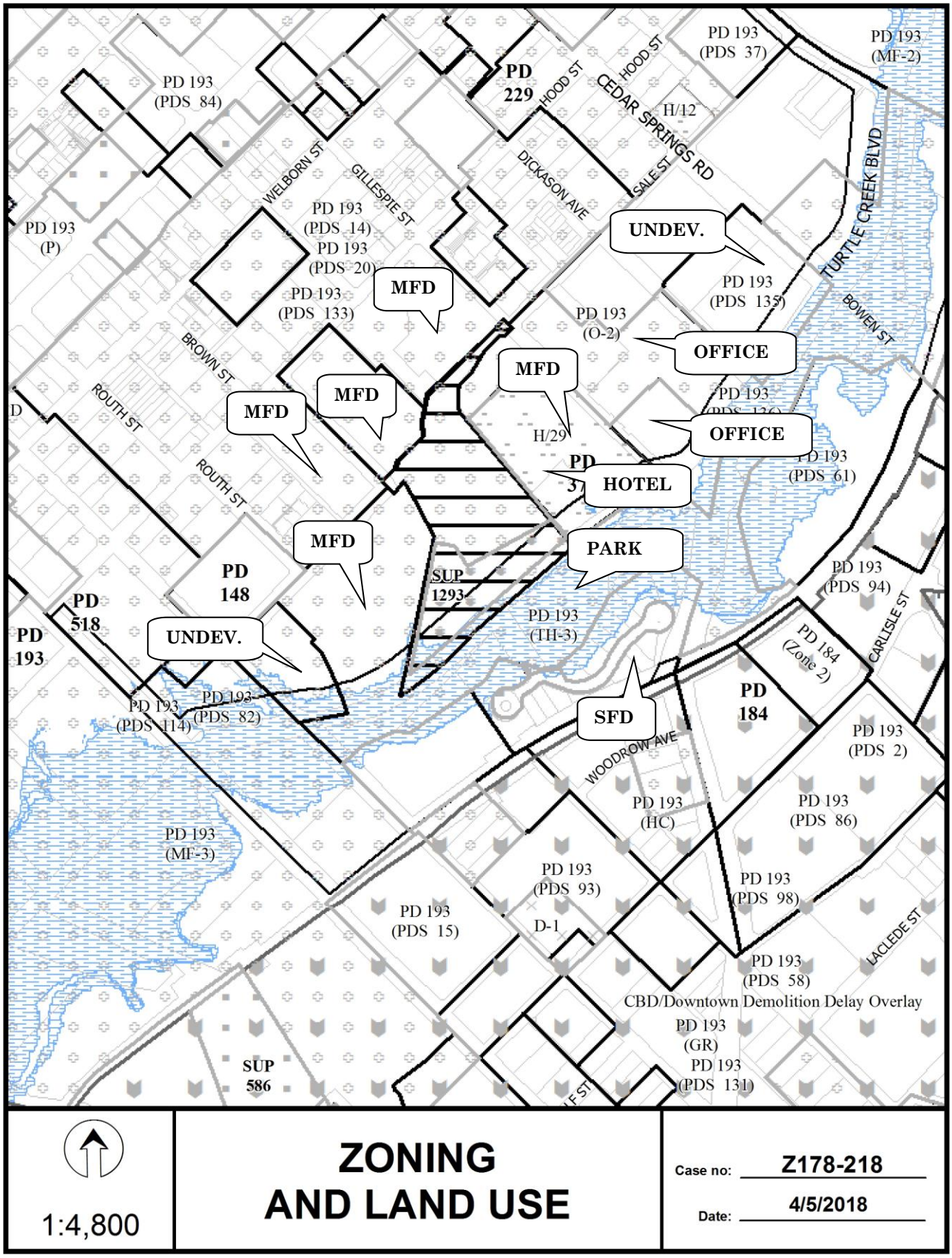


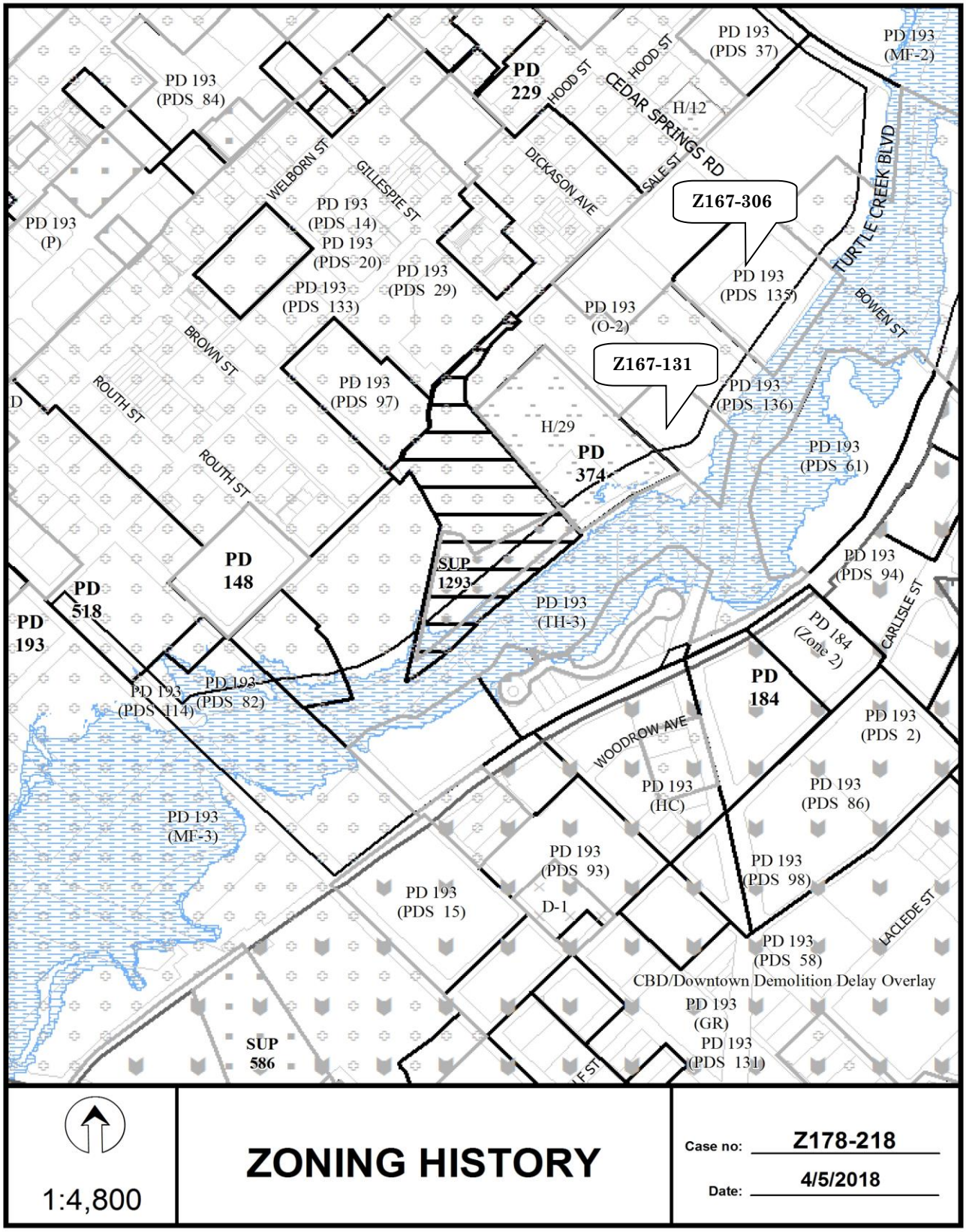
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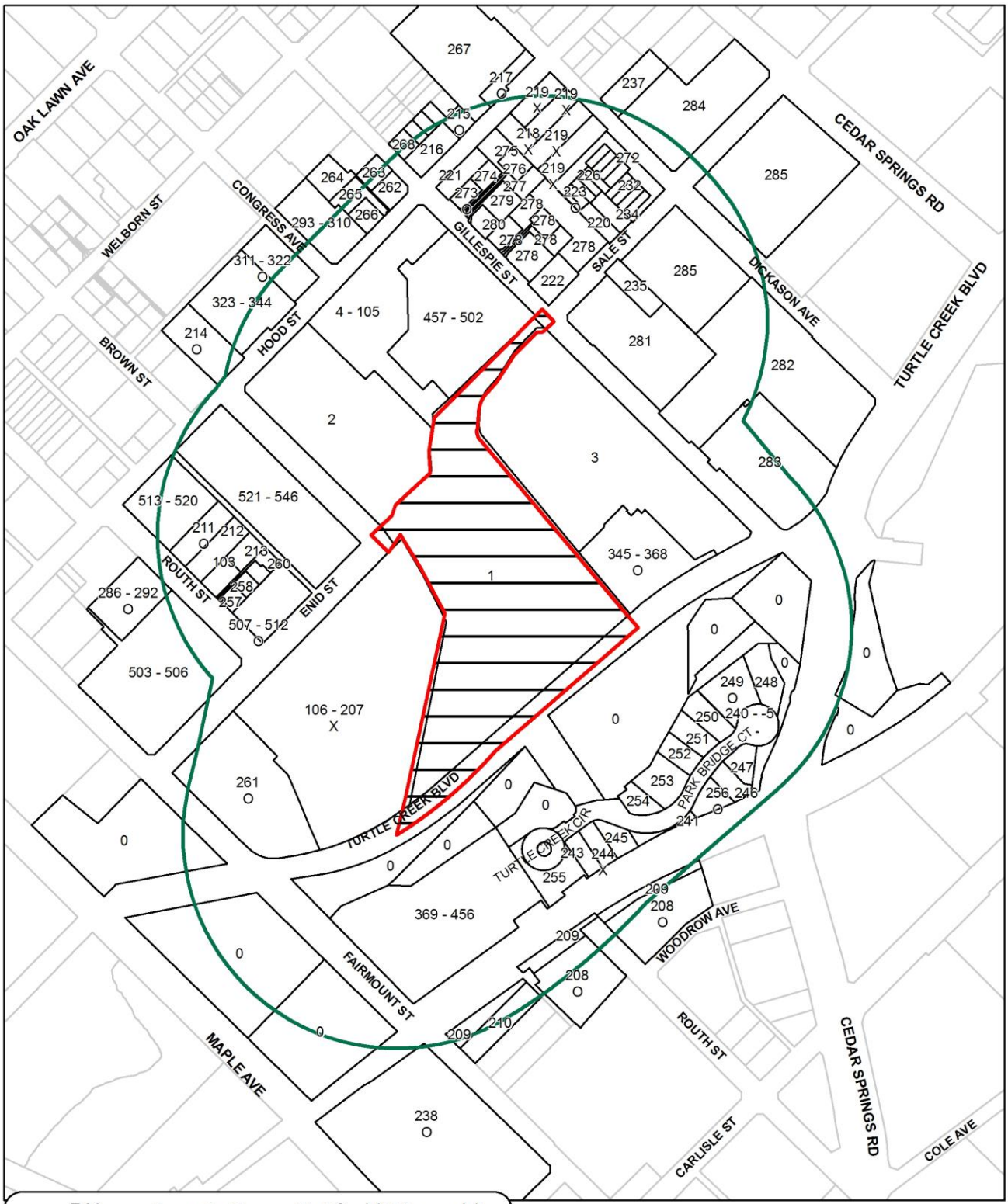
AERIAL MAP

Case no: Z178-218

Date: 4/5/2018


PD 193 (PDS 84)
PD 229
HOOD ST
CEDAR SPRINGS RD
H/12
PD 193 (PDS 37)
PD 193 (MF-2)
TURTLE CREEK BLVD
WELBORN ST
GILLESPIE ST
DICKASON AVE
SALE ST
PD 193 (P)
PD 193 (PDS 14)
PD 193 (PDS 20)
PD 193 (PDS 133)
UNDEV.
PD 193 (PDS 135)
BOWEN ST
PD 193 (O-2)
OFFICE
MFD
BROWN ST
ROUTH ST
H/29
PD 193 (PDS 61)
HOTEL
PARK
PD 148
SUP 1293
PD 193 (PDS 94)
PD 518
PD 193
UNDEV.
PD 193 (TH-3)
CARLISLE ST
PD 184 (Zone 2)
PD 193 (PDS 114)
PD 193 (PDS 82)
SFD
PD 184
WOODROW AVE
PD 193 (PDS 2)
PD 193 (HC)
PD 193 (PDS 86)
PD 193 (MF-3)
PD 193 (PDS 93)
PD 193 (PDS 98)
PD 193 (PDS 15)
D-1
LACLEDE ST
PD 193 (PDS 58)
CBD/Downtown Demolition Delay Overlay
PD 193 (GR)
PD 193 (PDS 131)
SUP 586
1:4,800
ZONING AND LAND USE
Case no: Z178-218
Date: 4/5/2018


PD 193 (PDS 84)
PD 229
HOOD ST
CEDAR SPRINGS RD
H/12
PD 193 (PDS 37)
PD 193 (MF-2)
WELBORN ST
GILLESPIE ST
DICKASON AVE
SALE ST
Z167-306
TURTLE CREEK BLVD
PD 193 (P)
PD 193 (PDS 14)
PD 193 (PDS 20)
PD 193 (PDS 29)
PD 193 (PDS 133)
PD 193 (PDS 135)
BOWEN ST
PD 193 (O-2)
BROWN ST
Z167-131
ROUTH ST
PD 193 (PDS 97)
PD 193 (PDS 136)
H/29
PD 374
PD 193 (PDS 61)
PD 148
SUP 1293
PD 518
PD 193
PD 193 (PDS 94)
PD 193 (TH-3)
PD 184 (Zone 2)
CARLISLE ST
PD 193 (PDS 114)
PD 193 (PDS 82)
PD 184
WOODROW AVE
PD 193 (PDS 2)
PD 193 (HC)
PD 193 (PDS 86)
PD 193 (MF-3)
PD 193 (PDS 93)
PD 193 (PDS 98)
PD 193 (PDS 15)
D-1
LACLEDE ST
PD 193 (PDS 58)
CBD/Downtown Demolition Delay Overlay
PD 193 (GR)
PD 193 (PDS 131)
SUP 586
1:4,800
ZONING HISTORY
Case no: Z178-218
Date: 4/5/2018


OAK LAWN AVE
WELBORN ST
CONGRESS AVE
BROWN ST
HOOD ST
GILLESPIE ST
SALE ST
DICKASON AVE
CEDAR SPRINGS RD
TURTLE CREEK BLVD
ROUTH ST
ENID ST
TURTLE CREEK BLVD
TURTLE CREEK CIR
PARK BRIDGE CT
FAIRMOUNT ST
MAPLE AVE
WOODROW AVE
ROUTH ST
CEDAR SPRINGS RD
CARLISLE ST
COLE AVE
267
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219 219
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218 219
268 216
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457 - 502
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283
513 - 520
521 - 546
211 212
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286 - 292
503 - 506
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345 - 368
106 - 207
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261
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0
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07/18/2018

Reply List of Property Owners

Z178-218

546 Property Owners Notified ***64 Property Owners in Favor*** ***105 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	2	2728	HOOD ST	AERC TURTLE CREEK LLC
	3	2821	TURTLE CREEK BLVD	MANSION HOTEL LLC
	4	2828	HOOD ST	HADEN VAN R
	5	2828	HOOD ST	PLAZA TURTLE CREEK IV
	6	2828	HOOD ST	DEVLIN MICHAEL &
	7	2828	HOOD ST	WURST MICHAEL FRANCIS &
	8	2828	HOOD ST	WHITE NANCY S
	9	2828	HOOD ST	YAMINI SARA M
	10	2828	HOOD ST	JOHNSON LINDA A LIFE EST
	11	2828	HOOD ST	RISINGER DENNIS R & MELBA
	12	2828	HOOD ST	RANSOM CURTIS
	13	2828	HOOD ST	SONNENSCHEIN INVESTMENTS LTD
	14	2828	HOOD ST	CANNING MICHAEL & MINA G
	15	2828	HOOD ST	LEACH JOSEPH
	16	2828	HOOD ST	HARVEY R CHRIS &
	17	2828	HOOD ST	BAKER CHARLES DON
	18	2828	HOOD ST	SCHWENK RON R &
	19	2828	HOOD ST	PINK ELISABETH R
	20	2828	HOOD ST	BASILBAY PARTICIPATION
	21	2828	HOOD ST	MEXICAN & GOURMET INTL
	22	2828	HOOD ST	DEININGER JOHN H & MARY ELIZABETH DEININGER
	23	2828	HOOD ST	WASKOM ENTERPRISES LLC
	24	2828	HOOD ST	PE GLORIA ST
	25	2828	HOOD ST	CONWAY JAMES F & TARA M
	26	2828	HOOD ST	KERRANE EDWARD B &
	27	2828	HOOD ST	GARZA ARACELI

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Reply	*Label #*	*Address*		*Owner*
	28	2828	HOOD ST	HAIRGROVE GERRY MEANS
	29	2828	HOOD ST	ADAMO KENNETH R
	30	2828	HOOD ST	SAFIR ANN GENE
	31	2828	HOOD ST	BOBBY MURCER 2003 TRUST B THE
	32	2828	HOOD ST	DW OPERATING LLC
	33	2828	HOOD ST	HURST PAT R
	34	2828	HOOD ST	STONER MARY &
	35	2828	HOOD ST	TELLO RHONDA
	36	2828	HOOD ST	COX BARTON R & JACQUELINE R
	37	2828	HOOD ST	MINITAS COMPANY S A
	38	2828	HOOD ST	GINERIS MARC A & JEAN M
	39	2828	HOOD ST	RIZOS FAMILY PARTNERSHIP LTD
	40	2828	HOOD ST	WARD DAVID PAUL & JOYCE KAY
	41	2828	HOOD ST	PORTER JARVIS H & PAMELA
	42	2828	HOOD ST	AUFFENBERG DANIEL P REVOCABLE TRUST
	43	2828	HOOD ST	OSUAGWU CHUKWUMA J
	44	2828	HOOD ST	GRANA DAVID JOHN
	45	2828	HOOD ST	ATKISS ANTHONY & PENELOPE
	46	2828	HOOD ST	KUSE GARY DAVID
	47	2828	HOOD ST	HOPKINS RANDOLPH JOHN
	48	2828	HOOD ST	LOPEZ LEONARD MR
	49	2828	HOOD ST	BAUGH MARK T LIVING TRUST THE
	50	2828	HOOD ST	DAVIS CARY & CATHERINE
	51	2828	HOOD ST	SAHLIYEH HANNA F
	52	2828	HOOD ST	SPERO KATHLEEN KAY
	53	2828	HOOD ST	SILVERMAN MICHAEL RICHARD & MARY M
	54	2828	HOOD ST	HAYNES NORINE C
	55	2828	HOOD ST	TRAPP MICHAEL & POLLY
	56	2828	HOOD ST	YATES DENISE
	57	2828	HOOD ST	GOURLEY JOHN D
	58	2828	HOOD ST	MOORER REVOCABLE TRUST

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Reply	*Label #*	*Address*		*Owner*
	59	2828	HOOD ST	KETTMAN JOHN R & DIANA M
	60	2828	HOOD ST	MCGARRY MICHAEL J
	61	2828	HOOD ST	BRIDWELL GINA L & TUCKER S
	62	2828	HOOD ST	GARRETT DONNA N
	63	2828	HOOD ST	ROBERTS RITA A & DEWAYNE W
	64	2828	HOOD ST	ELLIOTT MARISA
	65	2828	HOOD ST	JACOBSON G & M FAMILY TR
	66	2828	HOOD ST	DW OPERATING LLC
	67	2828	HOOD ST	ZELAZNY CHARLES L
	68	2828	HOOD ST	LUSTIG MARY LYNNE
	69	2828	HOOD ST	WISMER ANN
	70	2828	HOOD ST	CHOOLJIAN ANDREW M &
	71	2828	HOOD ST	JACOBSON G & M FAMILY TR
	72	2828	HOOD ST	REICHSTADT EMIL & SHIRLEY
	73	2828	HOOD ST	ST PE ROZALYN
	74	2828	HOOD ST	FORD JOE T &
	75	2828	HOOD ST	FAULKNER STEPHEN W &
	76	2828	HOOD ST	RVO TEXAS HOLDINGS LLC
	77	2828	HOOD ST	BACKA LOUISE PAPARELLA
	78	2828	HOOD ST	WOLIN BARTON AND JUDITH
	79	2828	HOOD ST	SIEMER MARY RITA
	80	2828	HOOD ST	BARTON THOMAS P & ANNIE A
	81	2828	HOOD ST	GARNER JESSICA WHITT
	82	2828	HOOD ST	HIGHFIELD EQUITIES INC
	83	2828	HOOD ST	MILLER RETTA A
	84	2828	HOOD ST	HOWARD CASSIE
	85	2828	HOOD ST	REVERCHON PARTNERS II LTD
	86	2828	HOOD ST	STREETER THOMAS C
	87	2828	HOOD ST	MARSHALL DAVE B & MERRILL JEAN
	88	2828	HOOD ST	WHITE ROBERT WAYNE & ANNELLE BURTON
	89	2828	HOOD ST	MCBRIDE NANCY YATES

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Reply	*Label #*	*Address*		*Owner*
	90	2828	HOOD ST	BEAUCHAMP ALAN & JACKIE
	91	2828	HOOD ST	ROBINSON DAVID B & REBECCA M
	92	2828	HOOD ST	HUDDLESTON CAROL LYNN
	93	2828	HOOD ST	SPENCER WILLIAM B & SHERRY D
	94	2828	HOOD ST	MARGOLIN FRED H & ANN E
	95	2828	HOOD ST	ANDERSON ROGER &
	96	2828	HOOD ST	JOHNSTON CHARLES E & ELLEN T
	97	2828	HOOD ST	HULSEY ROBERT A & SHARON D
	98	2828	HOOD ST	HALL CRAIG & KATHRYN HALL LVG TR
	99	2828	HOOD ST	DALE RICHARD P JR
	100	2828	HOOD ST	HOLLINGSHEAD TERRY R
	101	2828	HOOD ST	DHARMAGUNARANTNE TISSA C
	102	2828	HOOD ST	MINITAS COMPANY S A
	103	3516	ROUTH ST	TURTLE HOME LLC
	104	2828	HOOD ST	MAUS CYNTHIA LAURA
	105	2828	HOOD ST	LARUE JOHN
X	106	2525	TURTLE CREEK BLVD	MATHEWS CARLY J
X	107	2525	TURTLE CREEK BLVD	DOWNING ASHLEY & MICHAEL
X	108	2525	TURTLE CREEK BLVD	RICHARDS GLENITA DENAE
X	109	2525	TURTLE CREEK BLVD	LUCAS H KARIN
X	110	2525	TURTLE CREEK BLVD	CARTER GARY LEE & DENA LEIGH
X	111	2525	TURTLE CREEK BLVD	RBR ASSET MANAGEMENT LLC &
X	112	2525	TURTLE CREEK BLVD	GIBSON LEE B
X	113	2525	TURTLE CREEK BLVD	SEARS RICHARD D
X	114	2525	TURTLE CREEK BLVD	BERNSTEIN STEVEN M
X	115	2525	TURTLE CREEK BLVD	HUNTLEY ERIC K & JANE A
X	116	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
X	117	2525	TURTLE CREEK BLVD	ANGLIN DEBORAH
X	118	2525	TURTLE CREEK BLVD	ALVARADO PABLO
X	119	2525	TURTLE CREEK BLVD	BOWMAN HARRY D
X	120	2525	TURTLE CREEK BLVD	ECHOLS DANNY D SR LIFE ESTATE

07/18/2018

Reply	*Label #*	*Address*		*Owner*
X	121	2525	TURTLE CREEK BLVD	RAMAGE CALVIN
X	122	2525	TURTLE CREEK BLVD	KEMP DONALD
X	123	2525	TURTLE CREEK BLVD	RUBIN HARRIET S
X	124	2525	TURTLE CREEK BLVD	KREUZIGER FREDERICK &
X	125	2525	TURTLE CREEK BLVD	GIBSON CAREY & SARA
X	126	2525	TURTLE CREEK BLVD	BEUSCHEL GLENN
X	127	2525	TURTLE CREEK BLVD	BURNS LINDA
X	128	2525	TURTLE CREEK BLVD	MCALESTER VIRGINIA &
X	129	2525	TURTLE CREEK BLVD	CLAUNCH STEPHEN A
X	130	2525	TURTLE CREEK BLVD	DELOZIER THOMAS &
X	131	2525	TURTLE CREEK BLVD	DONOVAN KATHLEEN T
X	132	2525	TURTLE CREEK BLVD	KELLER LILLIAN SUMMER
X	133	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
X	134	2525	TURTLE CREEK BLVD	WELLS GEORGE W JR &
X	135	2525	TURTLE CREEK BLVD	GALLIGAN REGINA MARIE
X	136	2525	TURTLE CREEK BLVD	SALIBA DANIEL P
X	137	2525	TURTLE CREEK BLVD	KATTNER LARRY WAYNE &
X	138	2525	TURTLE CREEK BLVD	CRANFILL CHAD
X	139	2525	TURTLE CREEK BLVD	HARRIS REALTY LLC
X	140	2525	TURTLE CREEK BLVD	ADAMS ROBERT L
X	141	2525	TURTLE CREEK BLVD	SPRING KEITH
X	142	2525	TURTLE CREEK BLVD	SCHELLINCK FAMILY 1992 TR
X	143	2525	TURTLE CREEK BLVD	MARTIN IRENE &
X	144	2525	TURTLE CREEK BLVD	MUNROE ANNE C TR
X	145	2525	TURTLE CREEK BLVD	FULLER RANDALL H & JANE D
X	146	2525	TURTLE CREEK BLVD	RUBIN ALLEN & HARRIET REVOCABLE TR
X	147	2525	TURTLE CREEK BLVD	KUN STEVE
X	148	2525	TURTLE CREEK BLVD	ANDERSON AMANDA B
X	149	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L
X	150	2525	TURTLE CREEK BLVD	RIZOS MAX
X	151	2525	TURTLE CREEK BLVD	SINGH SUKHVINDER

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Reply	*Label #*	*Address*		*Owner*
X	152	2525	TURTLE CREEK BLVD	GALAMBUSH MARILYN
X	153	2525	TURTLE CREEK BLVD	EATON DAVID W
X	154	2525	TURTLE CREEK BLVD	CASADY CHRISTINE & FREDERICK BORGERS JR
X	156	2525	TURTLE CREEK BLVD	ASHLEY DONNA SUE
X	157	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
X	158	2525	TURTLE CREEK BLVD	WALES VICTOR R
X	159	2525	TURTLE CREEK BLVD	BEAHAN SARAH G
X	160	2525	TURTLE CREEK BLVD	IDZIAK PETER B
X	161	2525	TURTLE CREEK BLVD	SWICK DAVID E & PAULA H
X	162	2525	TURTLE CREEK BLVD	HUNT C DALE SR & SHIRLEY
X	163	2525	TURTLE CREEK BLVD	ISHEE JAMES ALFRED
X	164	2525	TURTLE CREEK BLVD	FENNELL PETE & CYNTHIA
X	165	2525	TURTLE CREEK BLVD	NELSON RON &
X	166	2525	TURTLE CREEK BLVD	JUDGE RUTH
X	167	2525	TURTLE CREEK BLVD	CHAVEZ HERMAN &
X	168	2525	TURTLE CREEK BLVD	HEJL BRADLEY &
X	169	2525	TURTLE CREEK BLVD	MAYOTTE RICHARD V
X	170	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
X	171	2525	TURTLE CREEK BLVD	FREEMAN WHITNEY
X	172	2525	TURTLE CREEK BLVD	PEUGH JIMMY E
X	173	2525	TURTLE CREEK BLVD	BURKHARDT FAMILY TRUST
X	174	2525	TURTLE CREEK BLVD	SUSSMAN PRODUCTS CO
X	175	2525	TURTLE CREEK BLVD	DEITZ SHARON
X	176	2525	TURTLE CREEK BLVD	SALCZYNSKI MARIA M & DONALD E
X	177	2525	TURTLE CREEK BLVD	SHAH ANGELA KIRAN
X	178	2525	TURTLE CREEK BLVD	JAMES WILLIAM AARON
X	179	2525	TURTLE CREEK BLVD	SIMONE ALPHONSE F
X	180	2525	TURTLE CREEK BLVD	KERR CHRISTINE M
X	181	2525	TURTLE CREEK BLVD	WHITLOCK LESLIE
X	182	2525	TURTLE CREEK BLVD	WOODHOUSE DOUGLAS H
X	183	2525	TURTLE CREEK BLVD	HULL LEROY W & JOYCE B

07/18/2018

Reply	*Label #*	*Address*		*Owner*
X	184	2525	TURTLE CREEK BLVD	LUCAS H K
X	185	2525	TURTLE CREEK BLVD	MOORE DOROTHY SUE
X	186	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
X	187	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
X	188	2525	TURTLE CREEK BLVD	FETTERICK NICHOLAS J III
X	189	2525	TURTLE CREEK BLVD	JONES KATHERINE J
X	190	2525	TURTLE CREEK BLVD	CARNES JOHN W
X	191	2525	TURTLE CREEK BLVD	DYTECH SOLUTIONS
X	192	2525	TURTLE CREEK BLVD	GALLEGOS JOSE A
X	193	2525	TURTLE CREEK BLVD	ANDERSON JUERGEN
X	194	2525	TURTLE CREEK BLVD	STEELE JOHN A
X	195	2525	TURTLE CREEK BLVD	HUNLEY LAMAR ETAL
X	196	2525	TURTLE CREEK BLVD	PORTER STEVE & JEANNE
X	197	2525	TURTLE CREEK BLVD	FRANKE BONNY S
X	198	2525	TURTLE CREEK BLVD	ROSAS CHRISTOPHER J
X	199	2525	TURTLE CREEK BLVD	MICHAELS KAREN J
X	200	2525	TURTLE CREEK BLVD	MONTGOMERYGERCKEN LIVING TRUST THE
X	201	2525	TURTLE CREEK BLVD	BOSSBACH JERRY &
X	202	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L &
X	203	2525	TURTLE CREEK BLVD	WELLS GEORGE W
X	204	2525	TURTLE CREEK BLVD	JOLLY STEVEN R
X	205	2525	TURTLE CREEK BLVD	SCOTT PHILIP & MARILYN
X	206	2525	TURTLE CREEK BLVD	SIFFORD ANDY L
X	207	2525	TURTLE CREEK BLVD	BURKMAN VANESSA M &
	209	3100	ROUTH ST	TEXAS UTILITIES ELEC CO
	210	3216	FAIRMOUNT ST	TEXAS UTILITIES ELEC CO
O	211	3520	ROUTH ST	UG BOWSER LLC
	212	3518	ROUTH ST	KOTHARI AJAY
	213	3514	ROUTH ST	BARNES H DOUG
	216	3600	GILLESPIE ST	BAKER DALE &
X	218	2914	HOOD ST	TDRE HOOD LLC

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Reply	*Label #*	*Address*		*Owner*
X	219	3519	DICKASON AVE	TDRE HOOD LLC
	220	2921	SALE ST	GRANOWSKI SCOTT
	221	3530	GILLESPIE ST	FEARON R SCOTT
	222	3502	GILLESPIE ST	SALE STREET PROPERTIES LLC
	224	3511	DICKASON AVE	GIRON THERESA LYNN
	225	3509	DICKASON AVE	STREIDL LISA
	226	3509	DICKASON AVE	WANG LIN & ERIC W MILLER
	227	3507	DICKASON AVE	SHUEY JOHN MILLER III
	228	3507	DICKASON AVE	ROSA EMILIO
	229	3505	DICKASON AVE	ADAMS DAVID G
O	230	3505	DICKASON AVE	STILES DONNA M
O	231	3503	DICKASON AVE	SCHENKELBERG ERIC T
	232	3503	DICKASON AVE	BARBER BRANDON C
	233	3501	DICKASON AVE	PETTY JOHN D & SIDNEY S
	234	3501	DICKASON AVE	MOORE MICHAEL JUDD
	235	2916	SALE ST	LENNOX JOEL
	236	2919	CEDAR SPRINGS RD	BURLESON PATE & GIBSON
	237	3516	DICKASON AVE	CUTSHALL RALPH S TR & HANNAH D TR
	239	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
	240	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
	241	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
	242	2700	TURTLE CREEK CIR	TURTLE CREEK CIR HOA
	243	2714	TURTLE CREEK CIR	RUBIN ALLEN & HARRIET
X	244	2718	TURTLE CREEK CIR	CULLUM LEE
	245	2814	PARK BRIDGE CT	MARCUS LINDA C
	246	2834	PARK BRIDGE CT	DEAR MARGARET S
	247	2838	PARK BRIDGE CT	SIMMONS MARGARET
	248	2849	PARK BRIDGE CT	SMITH JERRIE M
O	249	2841	PARK BRIDGE CT	LAMBERT PAULA S
	250	2837	PARK BRIDGE CT	LEE GEORGE MICHAEL 2015
	251	2833	PARK BRIDGE CT	SHAMOON ELLIS N & PHYLLIS

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Reply	*Label #*	*Address*		*Owner*
	252	2829	PARK BRIDGE CT	CHATGRIS LLC
	253	2821	PARK BRIDGE CT	SEAL D GREG
	254	2817	PARK BRIDGE CT	NEWMAN TERENCE T
	255	2706	TURTLE CREEK CIR	BAILEY JONATHAN
O	256	2830	PARK BRIDGE CT	JENKINS MICHAEL A &
	257	3506	ROUTH ST	ZHAO DI
	258	3508	ROUTH ST	GATES DAVID L
	259	3510	ROUTH ST	SCHIFFMAN LISA A
	260	3512	ROUTH ST	BRADLEY ROBERT O IV
	262	2845	HOOD ST	SMITH INVESTMENT TRUST THE
	263	2841	HOOD ST	TRAGER MICHAEL &
	264	2833	HOOD ST	DOROTHY L MANAGEMENT TR I
	265	2825	HOOD ST	COOKE HOWARD F TR
	266	2821	HOOD ST	GANARAJ POSAVANIKE S & RATNA CO TRUSTEES
	267	3611	DICKASON AVE	SSL LANDLORD LLC
	268	3610	GILLESPIE ST	JONES SHANNA C & RYAN T
	269	3610	GILLESPIE ST	REMICK KARL V
	270	3610	GILLESPIE ST	GANSS KRISTIE MARIE
	271	3610	GILLESPIE ST	HEILMAN RONALD H &
	272	3500	DICKASON AVE	SALE STREET HOMEOWNERS AS
O	273	3528	GILLESPIE ST	MEYER JOHN A JR & VICTORIA L
	274	3526	GILLESPIE ST	ROBERTSON JEFFREY W & KELLEY W
	275	2908	HOOD ST	PALMER ROBERT
	276	3524	GILLESPIE ST	HAMM WILLIAM FEDERICK & MADELINE C
	277	3522	GILLESPIE ST	STEIGERWALD ROBERT & PAMELA
	278	3516	GILLESPIE ST	LENNOX EDWARD & LISA
	279	3520	GILLESPIE ST	BOHANNON ROBERT H & JANET L
	280	3518	GILLESPIE ST	BRINDELL CHARLES ROBERT JR
	281	3424	GILLESPIE ST	PUIG A WINSTON
	282	2999	TURTLE CREEK BLVD	2999 TURTLE CREEK INC
	283	2911	TURTLE CREEK BLVD	PIEDMONT PARK PLACE LP

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Reply	*Label #*	*Address*		*Owner*
	284	3001	SALE ST	CWS ROYALE FRANCISCAN LP
	285	3427	CEDAR SPRINGS RD	TR GALLERY TURTLE CREEK CORP
O	286	3525	ROUTH ST	DUFFIE CHARLES F
O	287	3525	ROUTH ST	CANNON GARY L
O	288	3525	ROUTH ST	BEREN MICHAEL & CARLA FAMILY
O	289	3525	ROUTH ST	COATES ALEXANDER
O	291	3525	ROUTH ST	LITTELL CHRISTOPHER B
O	292	3525	ROUTH ST	WELBORN STREET PARTNERS LLC
	293	2811	HOOD ST	WINKLER WILLIAM & JUDY K
	294	2811	HOOD ST	GIBBS TERRY G
	295	2811	HOOD ST	FIDEN MOLLY B
	296	2811	HOOD ST	HUNTER GORDON R &
	297	2811	HOOD ST	GAGEN SCOT J
	298	2811	HOOD ST	CAZORLA EUGENIO & HAZEL
	299	2811	HOOD ST	SALERNO JUDITH A
	300	2811	HOOD ST	DALY BRIAN P & BONNIE J
	301	2811	HOOD ST	VISTA BANK
	302	2811	HOOD ST	ALVAREZ LISA C
	303	2811	HOOD ST	PRIBULSKY ELIZABETH
	304	2811	HOOD ST	BARKO HOLLY ANN
	305	2811	HOOD ST	CHENG SUSAN
	306	2811	HOOD ST	GUNN KELLI HOLMES &
	307	2811	HOOD ST	SULLIVAN DONALD RAY II
	308	2811	HOOD ST	HANCOCK NORMAN W & LANI R
	309	2811	HOOD ST	MUHANNA RAMI
	310	2811	HOOD ST	SORG JON &
O	312	2727	HOOD ST	HOWE MARTHA
O	313	2727	HOOD ST	TET TRUST THE
O	314	2727	HOOD ST	SACHDEV FRAVEEN
O	315	2727	HOOD ST	KIEDAISCH SCOTT D
O	316	2727	HOOD ST	BURNETT KIRBY

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Reply	*Label #*	*Address*		*Owner*
O	317	2727	HOOD ST	SCIARRO JAMES ALAN
O	318	2727	HOOD ST	WELLS CORY
O	319	2727	HOOD ST	GARRETT GARY L
O	320	2727	HOOD ST	BENNETT MARK L
O	321	2727	HOOD ST	CABALLERO ELIZABETH
O	322	2727	HOOD ST	EVANGELISTA MARJORIE S
	323	2711	HOOD ST	RAZA SANA
	324	2711	HOOD ST	WILSON RALPH H JR
	325	2711	HOOD ST	SAMPANG BRADNELL
	326	2711	HOOD ST	NANCE MICHAEL W
	327	2711	HOOD ST	MURRELL PHILLIP A
	328	2711	HOOD ST	MINOTTI PAUL
	329	2711	HOOD ST	WHITCHER LARRY
	330	2711	HOOD ST	HUDSON BERNADETTE FLORES
	331	2711	HOOD ST	VANDERSLICE GEORGE RICHARD
	332	2725	HOOD ST	POWELL JIMMY J JR
	333	2725	HOOD ST	RICHARDSON JOSEPH L &
	334	2725	HOOD ST	QI DIAN
	335	2725	HOOD ST	GOLDSMITH JAMI L
	336	2725	HOOD ST	WEGER WILLIAM BARCLAY &
	337	2725	HOOD ST	CRUZ DE LOPEZ ANTONINA
	338	2725	HOOD ST	MARTIN LORI ANN
	339	2725	HOOD ST	VU SARAH
	340	2725	HOOD ST	STEININGER MEGAN D
	341	2725	HOOD ST	TURBEVILLE KAREN F
	342	2725	HOOD ST	HARTER JOHN CLAY & PATRICIA M YSASAGA
	343	2725	HOOD ST	OSWALT MORRIS
	344	2725	HOOD ST	BOHDAN ERIK M
O	345	2801	TURTLE CREEK BLVD	LEVY IRVIN L &
O	346	2801	TURTLE CREEK BLVD	WALKER PAULA S
O	347	2801	TURTLE CREEK BLVD	EICHORN MARK D

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Reply	*Label #*	*Address*		*Owner*
O	348	2801	TURTLE CREEK BLVD	LOWDON ETHEL PATTY REVOCABLE TR
O	349	2801	TURTLE CREEK BLVD	NORTHERN TRUST TRUSTEE
O	350	2801	TURTLE CREEK BLVD	BOCK LAWRENCE R & KATHRYN N
O	351	2801	TURTLE CREEK BLVD	PILGRIM LONNIE BO &
O	352	2801	TURTLE CREEK BLVD	KENILWORTH TRUST
O	353	2801	TURTLE CREEK BLVD	SANDS SARA FAULCONER LIVING TRUST
O	354	2801	TURTLE CREEK BLVD	EWING GAIL ORAND
O	355	2801	TURTLE CREEK BLVD	CAMPBELL ELIZABETH STEPHENS
O	356	2801	TURTLE CREEK BLVD	JACOBY JAMEEN WESSON TRUST
O	357	2801	TURTLE CREEK BLVD	TAYLOR JASON M & LEIGH SYKES
O	358	2801	TURTLE CREEK BLVD	WRW SECURE TRUST THE
O	359	2801	TURTLE CREEK BLVD	USAI LP
O	360	2801	TURTLE CREEK BLVD	LEVY FAMILY TRUST THE
O	361	2801	TURTLE CREEK BLVD	CHAMBERS PATRICIA L
O	362	2801	TURTLE CREEK BLVD	WILLIAMS J MCDONALD & ELLEN C
O	363	2801	TURTLE CREEK BLVD	LEVY BARBARA J
O	364	2801	TURTLE CREEK BLVD	MRSBENLEZAR LLC
O	365	2801	TURTLE CREEK BLVD	CREE MARY ANNE
O	366	2801	TURTLE CREEK BLVD	BOWEN CASSANDRA C 1996
O	367	2801	TURTLE CREEK BLVD	MCADAMS SHELIA W
O	368	2801	TURTLE CREEK BLVD	KEY CHARLES B
	369	3310	FAIRMOUNT ST	PARK TOWERS TURTLE CREEK
	370	3310	FAIRMOUNT ST	HARSDORFF CHRIS &
	371	3310	FAIRMOUNT ST	PEVZNER DMITRIY IILYEH &
	372	3310	FAIRMOUNT ST	PETRILLO S EILEEN
	373	3310	FAIRMOUNT ST	ELLIS BETTY R
	374	3310	FAIRMOUNT ST	TERMINI RAYMOND J &
	375	3310	FAIRMOUNT ST	YATES HAROLD E
	376	3310	FAIRMOUNT ST	FORBES HARRY
	377	3310	FAIRMOUNT ST	SLOMAN MARGARET D
	378	3310	FAIRMOUNT ST	OWENS GARY A &

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Reply	*Label #*	*Address*		*Owner*
	379	3310	FAIRMOUNT ST	RYRIE CHARLES CO
	380	3310	FAIRMOUNT ST	CALDWELL JAMES
	381	3310	FAIRMOUNT ST	WILKINS MICHAEL C
	382	3310	FAIRMOUNT ST	CREASEY MARILYN
	383	3310	FAIRMOUNT ST	AMERINGER ROSS &
	384	3310	FAIRMOUNT ST	DELPHENIS JEANNE M
	385	3310	FAIRMOUNT ST	SIBLEY KEN & ANN SIBLEY
	386	3310	FAIRMOUNT ST	HARRISON FARM LLC
	387	3310	FAIRMOUNT ST	PREJEAN ROBERT & MARGARET
	388	3310	FAIRMOUNT ST	BARCOFF HELENE
	389	3310	FAIRMOUNT ST	WYNNE MITCHELL
	390	3310	FAIRMOUNT ST	BROOSLIN BARBARA &
	391	3310	FAIRMOUNT ST	ROBLES SEYMOUR
	392	3310	FAIRMOUNT ST	WEAVER JAMES R JR
	393	3310	FAIRMOUNT ST	VOGT LYNN M
	394	3310	FAIRMOUNT ST	BLANCHAT MICHAEL & KIRSTEN B
	395	3310	FAIRMOUNT ST	JUSTICE WILLIAM HENRY &
	396	3310	FAIRMOUNT ST	MILLER W W III & ANN S
	397	3310	FAIRMOUNT ST	QUINN JAMES L & VIRGINIA
	398	3310	FAIRMOUNT ST	SMITHER MARTHA M
	399	3310	FAIRMOUNT ST	YOTIDES 2012 FAMILY TRUST THE
	400	3310	FAIRMOUNT ST	NAZERIAN FARROKH
	401	3310	FAIRMOUNT ST	HUNT ERNEST E III ET AL
	402	3310	FAIRMOUNT ST	BARHAM EUGENE J III &
	403	3310	FAIRMOUNT ST	JANSHA MATT C
	404	3310	FAIRMOUNT ST	CARVEY PAMELA T
	405	3310	FAIRMOUNT ST	DUNAGAN MICHAEL W
	406	3310	FAIRMOUNT ST	DUFFY TARA ANN
	407	3310	FAIRMOUNT ST	KEYAN MASOUD & BONNIE
	408	3310	FAIRMOUNT ST	MILLER DAVID
	409	3310	FAIRMOUNT ST	FOERSTER KARL A &

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Reply	*Label #*	*Address*		*Owner*
	410	3310	FAIRMOUNT ST	BODRON THOMAS MILHIM
	411	3310	FAIRMOUNT ST	BAGOT DREW N
	412	3310	FAIRMOUNT ST	HANKINS JACQUELINE
	413	3310	FAIRMOUNT ST	BERNHARDT ANNE REVOCABLE TRUST THE
	414	3310	FAIRMOUNT ST	NOLANCO LLC
	415	3310	FAIRMOUNT ST	VALHALLA REAL ESTATE INVESTMENTS LLC
	416	3310	FAIRMOUNT ST	BARNER ROBERT &
	417	3310	FAIRMOUNT ST	LITZLER JOHN H
	418	3310	FAIRMOUNT ST	THOMPSON JOAN S & HUGH S
	419	3310	FAIRMOUNT ST	MEYERS DORIS B
	420	3310	FAIRMOUNT ST	ADAMS JOHN LUTHER LIFE ESTATE
	421	3310	FAIRMOUNT ST	BOHL RONALD L & DORIS K
	422	3310	FAIRMOUNT ST	HALE JAMES B &
	423	3310	FAIRMOUNT ST	WAKELAND EDWARD K &
	424	3310	FAIRMOUNT ST	JACOBS RICHARD W & LYNN R
	425	3310	FAIRMOUNT ST	VAUGHAN JOHN R L JR &
	426	3310	FAIRMOUNT ST	LITTLE GLENN E & LINDA E
	427	3310	FAIRMOUNT ST	LITTLE BERTIS B
	428	3310	FAIRMOUNT ST	WALES VICTOR R &
	429	3310	FAIRMOUNT ST	TAUSCH JOHANNES &
	430	3310	FAIRMOUNT ST	DYER LINDA KAY
	431	3310	FAIRMOUNT ST	EISENBERG JEAN
	432	3310	FAIRMOUNT ST	SAKLER THOMAS ALLEN
	433	3310	FAIRMOUNT ST	HERNANDEZ MARCO A &
	434	3310	FAIRMOUNT ST	STEVENSON RICHARD L &
	435	3310	FAIRMOUNT ST	CHOI ANGE
	436	3310	FAIRMOUNT ST	CHILDS VIRGIE HOLST
	437	3310	FAIRMOUNT ST	DAY GAYDEN
	438	3310	FAIRMOUNT ST	HAGAR SCOTT
	439	3310	FAIRMOUNT ST	CHAPADOS GREGORY F

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Reply	*Label #*	*Address*		*Owner*
	440	3310	FAIRMOUNT ST	FORD ARLENE J & CHRISTOPHER P REYNOLDS
	441	3310	FAIRMOUNT ST	BLANTON PATRICIA L
	442	3310	FAIRMOUNT ST	VOLK LEONARD WILLIAM
	443	3310	FAIRMOUNT ST	HARTLEY TAMERA MARIE
	444	3310	FAIRMOUNT ST	BLOMEYER ROBERT B II &
	445	3310	FAIRMOUNT ST	DONNELLY REVOCABLE LIVING TRUST THE
	446	3310	FAIRMOUNT ST	SPIVY LANEIL WRIGHT RESIDENCE TR
	447	3310	FAIRMOUNT ST	SMITH JEFFREY W
	448	3310	FAIRMOUNT ST	HUGHES V T JR
	449	3310	FAIRMOUNT ST	BARZUNE LAWRENCE S & DOLORES G
	450	3310	FAIRMOUNT ST	WHITEAKER BETTYE J M
	451	3310	FAIRMOUNT ST	JENNINGS W L
	452	3310	FAIRMOUNT ST	CUNNINGHAM BILL L
	453	3310	FAIRMOUNT ST	FRYE WESLEY B &
	454	3310	FAIRMOUNT ST	LIBERTY JOE P
	455	3310	FAIRMOUNT ST	JOHNSON JANIS
	456	3310	FAIRMOUNT ST	MOODY JANET PIKE
	457	3535	GILLESPIE ST	MENDELSON BARRY
	458	3535	GILLESPIE ST	RHODES COLLIN D
	459	3535	GILLESPIE ST	HEDRICK JAMES THOMAS & GEORGIA A
	460	3535	GILLESPIE ST	MURPHY SUSAN W
	461	3535	GILLESPIE ST	AUGUR MARILYN
	462	3535	GILLESPIE ST	HAYNES MICHAEL R &
	463	3535	GILLESPIE ST	PRIDHAM WILLIAM C &
	464	3535	GILLESPIE ST	MONTANA ROBERT C II &
	465	3535	GILLESPIE ST	BONNE CHASSE LLC
	466	3535	GILLESPIE ST	WIDNER ROBERT S LIVING TRUST
	467	3535	GILLESPIE ST	YABLON ASHLEY & DONNA
	468	3535	GILLESPIE ST	GREEN G GARDINER JR &
	469	3535	GILLESPIE ST	FASKEN PAULA PIERSON REV TRUST
	470	3535	GILLESPIE ST	OLD AMERICAN CAPITAL CORP

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Reply	*Label #*	*Address*		*Owner*
	471	3535	GILLESPIE ST	YOUNG JOHN WILLIAM &
	472	3535	GILLESPIE ST	JFA TRUST THE
	473	3535	GILLESPIE ST	ANTIOCO JOHN F
	474	3535	GILLESPIE ST	ALVAREZ SERGIO R
	475	3535	GILLESPIE ST	CLIFTON JUDITH W
	476	3535	GILLESPIE ST	GILBERT SHAWN D & JOSLYN JENKINS
	477	3535	GILLESPIE ST	NAVIAS LOUIS & ARLENE
	478	3535	GILLESPIE ST	SOUTH DAN LEE &
	479	3535	GILLESPIE ST	SCHWERIN TAMI A & CLAYTON
	480	3535	GILLESPIE ST	DUBIN ANA P
	481	3535	GILLESPIE ST	SAVARIEGO VELINDA
	482	3535	GILLESPIE ST	MCWILLIAMS GEORGE L & LIFE ESTATE
	483	3535	GILLESPIE ST	PUTMAN MARY DELL
	484	3535	GILLESPIE ST	MERROLE STEINWAY REVOCABLE TRUST
	485	3535	GILLESPIE ST	LAPHAM PHYLLIS
	486	3535	GILLESPIE ST	PAYNE JONATHAN III & MARGARET
	487	3535	GILLESPIE ST	SANDERS GEORGE
	488	3535	GILLESPIE ST	DO TUAN ANH &
	489	3535	GILLESPIE ST	HERLIHY LYNN
	490	3535	GILLESPIE ST	BRADLEY KATRINA D
	491	3535	GILLESPIE ST	HENDERSON DAWN
	492	3535	GILLESPIE ST	CROZIER LESLIE ANN
	493	3535	GILLESPIE ST	COULTER JAMIE B
	494	3535	GILLESPIE ST	FERNANDES GARY J & SANDRA
	495	3535	GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
	496	3535	GILLESPIE ST	MICKEY DAWN
	497	3535	GILLESPIE ST	SERPA ROY M & VICTORIA M
	498	3535	GILLESPIE ST	MCCLURE SHARA B & CRAIG A
	499	3535	GILLESPIE ST	KIVOWITZ STACEY & DON RESIDENCE TRUST
	500	3535	GILLESPIE ST	PETRYLIENE RENATA
	501	3535	GILLESPIE ST	CARLILE HOLDINGS INC
	502	3535	GILLESPIE ST	EC ENGERGY PARTNERS LP

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Reply	*Label #*	*Address*		*Owner*
	503	3500	FAIRMOUNT ST	AERC RIENZI LLC
	504	3500	FAIRMOUNT ST	AERC RIENZI LLC
	505	3500	FAIRMOUNT ST	AERC RIENZI LLC
	506	3500	FAIRMOUNT ST	CROWE ANGELA
O	507	3500	ROUTH ST	HARRISON CONNIE
O	508	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
O	509	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
O	510	3500	ROUTH ST	MARGOLIS MICHAEL
O	511	3500	ROUTH ST	WASHBURN TYLER
O	512	3500	ROUTH ST	MARTIN ANDREA
	513	2614	HOOD ST	AHMED RUBANA & MUSTAQUE
	514	2612	HOOD ST	SADACCA STEPHEN
	515	2610	HOOD ST	CALHOUN REBEL
	516	3534	ROUTH ST	AINSWORTH GEORGE M
	517	3532	ROUTH ST	MOORE JAMES K LIVING TRUST
	518	3530	ROUTH ST	KRAMER PAMELA A
	519	3528	ROUTH ST	MOORE JAMES K LIFE ESTATE
	520	3526	ROUTH ST	REVISED JOINT LVG TR OF PRICILLA ELLEN PERRY &
	521	3515	BROWN ST	NOSS MICHAEL R
	522	3515	BROWN ST	CORTS VICTORIA BENNISON
	523	3515	BROWN ST	SULLIVAN MARC ADAM &
	524	3515	BROWN ST	SHUMAKE VICKI B
	525	3515	BROWN ST	ZAMBRANO GERARDO
	526	3515	BROWN ST	HAILEY PEGGY
	527	3515	BROWN ST	KELSO ALIC & CHRISTINA
	528	3515	BROWN ST	BLACKSTONE WARREN L
	529	3515	BROWN ST	NYLUND JON
	530	3515	BROWN ST	JONES DEREK &
	531	3515	BROWN ST	SWIGART JEFFREY & JENNA
	532	3515	BROWN ST	WARNER JAMES WILLIAM
	533	3515	BROWN ST	KREITZINGER MICHAEL & MARLO

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Reply	*Label #*	*Address*		*Owner*
	534	3515	BROWN ST	NORRELL R STEPHEN
	535	3515	BROWN ST	ALLISON BIANCA F & KIRBY
	536	3515	BROWN ST	ALLEN A KATHLEEN
	537	3515	BROWN ST	CASEY DEREK
	538	3515	BROWN ST	HIGDON CHARLES A
	539	3515	BROWN ST	WAYLOCK GREGORY
	540	3515	BROWN ST	RINKERMAN MARK
	541	3515	BROWN ST	DAVENPORT ETHAN A &
	542	3515	BROWN ST	WASHINGTON HOLDINGS LLC
	543	3515	BROWN ST	MCNULTY JOSHUA
	544	3515	BROWN ST	MUSIC JOSH & JODI STOKOL
	545	3515	BROWN ST	SNAPP CHARLES W
	546	3515	BROWN ST	LOEHR NANCY R & ALLEN C
O	A1	3127	ROUTH ST	KATY TRAIL ICE HOUSE LP
O	A2	3136	ROUTH ST	KATY TRAIL ICE HOUSE LP
O	A3	2709	HOOD ST	TITAN URBAN DEVELOPEMENT LLC
O	A4	2913	HOOD ST	TABATABAIE HOSSEIN G
O	A5	3601	DICKASON AVE	CLARK RICHARD M
O	A6	3511	DICKASON AVE	LENTZ HAROLD CALVIN III
O	A7	3525	ROUTH ST	NORRELL RONALD STEPHEN
O	A8	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
O	A9	2727	HOOD ST	KEITH ALLEN MARTIN
O	A10	2505	TURTLE CREEK BLVD	GGH DEVELOPMENT LLC
	A11	2727	TURTLE CREEK BLVD	REPUBLIC TOWER PROPERTY LP
O	A12	3200	MAPLE AVE	VILLAS AT KATY TRAIL GRANTOR TRUST
X	A13	2525	TURTLE CREEK BLVD	ELLIOTT FRIEDRICH

Agenda Information Sheet

File #: 18-972 **Item #:** 70.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 917 for MU-2 Mixed Use District uses and a consolidated rental car facility, on the northwest line of Manor Way, between Maple Avenue and Denton Drive
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions
Z167-308(JM)
Note: This item was deferred by the City Council before opening the public hearing on September 12, 2018, and is scheduled for consideration on September 26, 2018

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 26, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-308(JM) **DATE FILED:** May 23, 2017

LOCATION: Northwest line of Manor Way, between Maple Avenue and Denton Drive

COUNCIL DISTRICT: 2 **MAPSCO:** 34 P

SIZE OF REQUEST: ±16.8 Acres **CENSUS TRACT:** 4.06

APPLICANT/OWNER: DFL Denton, LLC

REPRESENTATIVES: Tommy Mann & David Martin, Winstead PC

REQUEST: An application for an amendment to Planned Development District No. 917 for MU-2 Mixed Use District uses and a consolidated rental car facility.

SUMMARY: The purpose of this request is to allow for a new use, consolidated rental car facility, where customers can rent or return a vehicle and be provided shuttle service to and from the Dallas Love Field Airport. Proposed changes to development standards for the new use include: **(1)** exemption from the urban form setback and tower spacing; **(2)** an increase in height to 90 feet and 10 stories; **(3)** to allow a 2.0 floor area ratio (FAR); and, **(4)** removal of the articulation requirement.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan and conditions.

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan and conditions.

BACKGROUND INFORMATION:

- On August 27, 2014, the City Council approved Planned Development District No. 917. The PD is comprised of various lots with a total of 16.8 acres and street frontage along Denton Drive, Manor Way, Maple Avenue, and Egan Avenue.
- The subject site contains 16.8 acres developed with office and office showroom/warehouse uses within multiple structures, located approximately one mile from the Dallas Love Field Airport.
- An amendment is proposed to allow for a new use, a consolidated rental car facility, where customers can rent or return a vehicle and be provided shuttle service to and from the Dallas Love Field Airport.
- Proposed changes to development standards for the new use include: **(1)** exemption from the urban form setback and tower spacing; **(2)** an increase in height to 90 feet and 10 stories; **(3)** to allow a 2.0 floor area ratio (FAR); and, **(4)** removal of the articulation requirement.

Zoning History: There have been 11 zoning changes at ten sites in the area within the last five years.

1. **Z134-292** & **Z167-341**: On November 12, 2014, the City Council denied a request for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant; on October 11, 2017, the City Council approved an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the northwest side of Kimsey Drive, northeast of Maple Avenue.

2. **Z145-172**: On October 28, 2015, the City Council approved an ordinance granting an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located on the southeast line of Kimsey Drive, northeast of Maple Avenue.

3. **Z156-279**: On November 9, 2016, the City Council approved your client's application and an ordinance granting an amendment to Planned Development District No. 759 for RR Regional Retail District uses, located in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.

4. **Z167-223**: On June 28, 2017, the City Council approved your application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, located on the south side of Lake June Road, west of North St. Augustine Drive. on the northwest line of Kimsey Drive, northeast of Maple Avenue.

5. **Z167-304**: On August 23, 2017, the City Council approved your application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

6. **Z167-305**: On August 23, 2017, the City Council approved your application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

7. **Z167-348**: On October 25, 2017, the City Council approved an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

8. **Z167-349**: On December 13, 2017, the City Council approved an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, located on the south line of Kimsey Drive, northeast of Maple Avenue.

9. **Z178-220**: On June 27, 2018, the City Council approved an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, located on the south line of Kimsey Drive, northeast of Maple Avenue.

10. **Z178-251**: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, located on the northwest line of Kimsey Drive, northeast of Maple Avenue. Pending City Council August 22, 2018.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Denton Drive	Local	56 feet	--
Manor Way	Local	50 feet	--
Maple Avenue	Collector	60 feet	60 feet
Egan Avenue	Local	50 feet	--

Traffic:

A Traffic Impact Analysis was submitted with the request. The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The Comprehensive Plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The applicant's request complies with the following goals, policies, and implementation measures of the Comprehensive Plan.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit oriented development opportunities.

Implementation Measure 1.1.4.1 Maximize development opportunities around DART stations.

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.3 Encourage transit oriented developments and transit centers.

Area Plans

The property is situated within the boundary of the *Stemmons Corridor-Southwestern Medical District Area Plan*, adopted by the City Council on June 10, 2010. The approximate 3,885-acre site is generally bounded by the Trinity River, Mockingbird Lane, the downtown area, and Uptown.

The *Consensus Development Vision* for the site and immediate area is anticipated to accommodate Business Center or Corridor type uses. Generally, these structures are large office towers visible form Stemmons Freeway.

The current request would allow up to a 10-story building with a use that is highly supportive of the dramatic economic engine within the Medical District.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 917	Office and warehouse.
North	IR	Office showroom/warehouse, vacant, vehicle display, sales, and service, vehicle or engine repair or maintenance, and auto service center
East	IR	Restaurant w/o drive-through, car rental, animal shelter, outside storage, industrial inside, and office showroom/warehouse
South	IR, WR-5, CS, PD No. 909, MU-2	Office showroom/warehouse, office, animal shelter, and multifamily
West	MU-2, PD No. 759, IR	Mini-warehouse, auto-related, office showroom/warehouse and vacant (office)

Land Use Compatibility:

The subject site contains 16.8 acres developed with office and office showroom/warehouse uses within multiple structures, located approximately one mile from the Dallas Love Field Airport. The surrounding area is predominately zoned an IR Industrial Research District, which is largely contains research and development, light industrial, office, and supporting commercial uses.

The site is surrounded by a mix of uses including office showroom/warehouse, vehicle display, sales, and service, vehicle or engine repair or maintenance, and auto service center to the north; restaurant without drive-through, vehicle display, sales, and service (car rental), animal shelter, outside storage, industrial inside, and office showroom/warehouse to the east; office, office showroom/warehouse, animal shelter, and multifamily to the south; and, mini-warehouse, auto-related (commercial parking lot), office showroom/warehouse, and vacant building to the west.

The amendment is proposed to allow for a new use, a consolidated rental car facility, where customers can rent or return a vehicle and be provided shuttle service to and from the Dallas Love Field Airport. Operations would include the maintenance and storage of vehicles, but no engine or body work.

Development Standards:

Proposed changes to development standards for the new use include: **(1)** exemption from the urban form setback and tower spacing; **(2)** an increase in height from 65 feet to 90 feet and 10 stories; **(3)** to allow a 2.0 floor area ratio (FAR); and, **(4)** removal of the articulation requirement. A development plan will be required, but the applicant has chosen to return with the plan at a later date.

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD-MU-2	15'	20' adj. to res.; OTHER: no minimum	For Retail & Personal Service: 0.6 to 0.8	65'	80%	Revised urban form and tower spacing	Mixed uses
Proposed: PD-MU-2 for consolidated rental car facility (CONRAC)	15'	No min.	2.0	90' 10 stories	80%	RPS Visual Intrusion	Consolidated rental car facility
For Reference-Surrounding: IR Industrial Research	15'	30' adj. To residential OTHER: No min	0.5 for rps .75 combo 2.0 all other	200' 15 stories	80%	RPS Visual Intrusion	Research and development, light industrial, office, and supporting commercial uses

(1) Exemption from the urban form setback and tower spacing:

The existing PD regulation is that urban form setback and tower spacing apply after reaching a height of 60 feet; however, the existing maximum height is 65 feet. Typical urban form setback and tower spacing begins at 45 feet. While the standards exist, they only serve to regulate up to five feet of the structure height. The standards seem unimpactful in this sense. While the proposed structure is requested to increase, the essential standards never truly existed for the site. Before being rezoned to a PD for MU-2 uses, the site was zoned an IR Industrial Research District. In the IR District, there is no urban form setback or tower spacing required. Additionally, surrounding properties largely retain the IR District standards; thereby, the standards are not typical of the surrounding area.

(2) An increase in height from 65 feet to 90 feet and 10 stories:

The existing height standard of 65 feet is inconsistent with both the MU-2 (135 to 180 feet depending on the mix of uses) and IR Districts (200 feet). The current request is to increase the allowable height to 90 feet, which seems diminutive in comparison to surrounding development rights in the IR District. The allowable stories are now stated for the proposed use (10 stories). No stories were previously noted in the PD.

(3) To allow a 2.0 floor area ratio (FAR):

A vehicle display, sales, and service use is categorized as a retail and personal service use. The existing standards in the PD follow a mixed-use ratio for prescribing a floor area ratio. For retail and personal service uses, a maximum of 0.6 FAR is allowed with no mix of uses. The FAR increases to up to 0.8 for a mix of uses including residential. The IR District allows retail and personal service uses up to 0.5 FAR. The current request would allow for the site to be developed partially or entirely with the proposed use, exempt from the mixed-use element, with 2.0 FAR. Since a vast portion of the proposed use involves the storage/display of vehicles coming into and going out of the facility, a significant amount of floor area is required to maintain the use. All other uses would remain subject to the mixed-use chart for floor area ratio determinations.

(4) Removal of the articulation requirement

Notification for the original request included removal of the articulation standard which requires that street-facing facades must be set back a minimum depth of two feet for a minimum distance of ten feet for every 75 feet of facade length. This element of the request has been rescinded and the site will comply with the design standard.

The proposed changes to the PD harken an attempt to offer additional flexibility in the redevelopment of the site. The changes are similar to the original and surrounding zoning of the IR District. The standards within the PD still apply to mixed-use projects. In summary of this analysis, staff supports the request, subject to the attached revised conceptual plan and conditions.

Landscaping:

PD No. 917 requires compliance with Article X, in addition to requiring one large tree having a caliper of at least three inches for each 25 feet of street frontage. Additionally, street trees, at planting, must have an eight-foot-high clearance over a sidewalk and rain harvesting techniques must be used as either a primary or supplemental landscape irrigation source to capture on-site storm water runoff.

Off-Street Parking:

A parking ratio for the new consolidated rental car facility of one parking space for each 333 square feet of floor area used as office, customer service area, or lobby, was found appropriate by the Engineering Division. The Denton/Inwood DART Station is situated approximately 2,500 feet south/southeast of the site, as measured along the Denton Drive right-of-way.

CPC Action
August 2, 2018

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 917 for MU-2 Mixed Use District uses and a consolidated rental car facility, subject to a revised conceptual plan and conditions on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

Maker: Rieves
Second: Mack
Result: Carried: 12 to 0

For: 12 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Housewright, Schultz, Peadon, Murphy, Ridley

Against: 0
Absent: 1 - Tarpley
Vacancy: 1 - District 8
Conflict: 1 - Jung

Notices: Area: 500 Mailed: 56
Replies: For: 1 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Against: None

List of Officers

OFFICERS AND DIRECTORS

Owner: DLF Denton, LLC

DLF DENTON MANAGER, LLC	MANAGER
• Brian Bergersen	Manager

4830-3711-6745v.1
49308-6 5/22/2017

Z167-308

CPC Recommended Conditions

ARTICLE 917.
PD 917.

SEC. 51P-917.101. LEGISLATIVE HISTORY.

PD 917 was established by Ordinance No. 29434, passed by the Dallas City Council on August 27, 2014. (Ord. 29434)

SEC. 51P-917.102. PROPERTY LOCATION AND SIZE.

PD 917 is established on property located on the northwest line of Manor Way between Maple Avenue and Denton Drive. The size of PD 917 is approximately 16.797 acres. (Ord. 29434)

SEC. 51P-917.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article,

(1) AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

(2) BLADE SIGN means a sign projecting perpendicularly from a building facade, visible from both sides, and made of rigid or soft materials.

(3) FLASHING MOTION SIGN means a sign displaying static designs, messages, or advertisements and may include LED/LCD elements, slide lettering, slated rotating surfaces, or other changeable message technology that changes the static display.

(4) PROJECTING SIGN means an attached sign other than a rooftop sign projecting more than 18 inches from a building.

(5) ROOFTOP SIGN means a sign that is attached by sign supports to the roof of a building.

(6) WINDOW SIGN means a sign temporarily or permanently painted onto or affixed to a window.

(7) CONSOLIDATED RENTAL CAR FACILITY means a facility for the renting, storing, maintenance, fueling, and washing of automobiles including accessory office, customer service area and lobby, surface parking, parking structures, automobile washing areas, automobile maintenance areas, and shuttles for customers to and from the facility. Automobile maintenance shall not include engine or body repairs.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. 29434)

SEC. 51P-917.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 917A: conceptual plan. (Ord. 29434)

SEC. 51P-917.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 917A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 29434)

SEC. 51P-917.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 29434)

SEC. 51P-917.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in 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 this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district; etc.

(b) Multifamily uses are only allowed on portions of the Property located within a day-night average (DNL) sound level contour of 60 dBA or less as shown on the airport noise maps at the time the development plan is submitted for approval by the city plan commission. The area with the day-night average sound level contour of 60 dBA or less must be shown on the development plan.

(c) A consolidated rental car facility is a permitted use and considered to be a commercial and business service use.

(d) In this district, a commercial parking lot or garage is a commercial and business service use.

(e) ~~(c)~~ The following use is prohibited:

-- General merchandise or food store 100,000 square feet or more. (Ord. 29434)

SEC. 51P-917.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 29434)

SEC. 51P-917.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the ~~yard~~yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Urban form setback.

(1) For that portion of a structure over 60 feet in height, an additional 20-foot front yard setback is required. This urban form setback is in addition to the setbacks required in Subsections (a) and (b).

(2) No urban form setback is required for a consolidated rental car facility or a commercial parking lot or garage.

(c) Tower spacing.

(1) For that portion of a structure over 60 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 60 feet is required up to a maximum side or rear yard setback of 30 feet.

(2) No tower spacing is required for a consolidated rental car facility or a commercial parking lot or garage.

(d) Height. ~~Maximum~~

(1) Unless otherwise provided in this section, maximum structure height is 65 feet.

(2) For a consolidated rental car facility and a commercial parking lot or garage, maximum structure height is 90 feet.

(3) For a consolidated rental car facility and a commercial parking lot or garage, maximum number of stories is 10.

(4) The following structures may project a maximum of 12 feet above the maximum structure height:

(A) ~~(1)~~ elevator penthouse or bulkhead.

(B) ~~(2)~~ mechanical equipment room.

(C) ~~(3)~~ cooling tower.

(D) ~~(4)~~ tank designed to hold liquids.

(E) ~~(5)~~ visual screens which surround roof mounted mechanical equipment.

(F) ~~(6)~~ chimney and vent stacks.

(G) ~~(7)~~ parapet wall (limited to a height of four feet).

(e) Density. Maximum dwelling unit density is 75 units per acre.

(f) Floor area ratio.

(1) Except as provided in this subsection, maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed use project MUP. The second column (MUP=2/no res.) is the FAR for a MUP with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a MUP with a mix of residential plus one other use category. The fourth column (MUP=3/no res.) is the FAR for a MUP with a mix three or more use categories when no category is residential. The fifth column (MUP=3/with res.) is the FAR for a MUP with a mix of residential plus two or more other use categories. A MUP with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (no res.)	MUP=3 (with res.)
Lodging	1.6	1.7	1.8	1.8	1.9
Office	1.6	1.7	1.8	1.8	1.9
Residential	no max.	n/a	no max.	n/a	no max.
Retail and Personal service	0.6	0.7	0.7	0.8	0.8
Total	1.6	1.8	2.0	2.0	2.25

(2) Maximum FAR for a consolidated rental car facility is 2.0.

(g) Traffic impact analysis. Before the issuance of a building permit that exceeds one of the amounts provided in Table (g)(1) below, a traffic impact analysis using a maximum build-out of the Property must be provided to the building official.

Table (g)(1)

Land Use	Amount	Unit
Residential Uses	600	Dwelling Units
Lodging Uses	250	Rooms
Retail and Personal Service Uses	50,000	Square Feet
Office Uses	300,000	Square Feet

The following equivalency table can be used to exchange land use totals up to the limits in Table (g)(1) (The equivalency table can be used to convert between any of the land uses listed):

Table (g)(2)

		Quantity	Use (ITE Land Use)
One Residential Dwelling Unit (ITE Land Use 220)	Is Considered Equivalent To:	1.0 guest room	Lodging uses (310)
		165 square feet	Retail and personal uses (820)
		420 square feet	Office uses (710)

Example: 100 residential dwelling units can be exchanged for 16,500 square feet of retail or personal service uses, or 42,000 square feet of office uses.

Example: 1,000 square feet of office floor area can be exchanged for 393 square feet of retail or personal service floor area or 2.4 residential dwelling units.

The above table was developed by comparing the average p.m. peak hour trip generation for each use, using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. Equivalencies for other land uses not reflected in the table may be made by citing the data in the Trip Generation Manual, 9th or newer Edition. (Ord. 29434)

SEC. 51P-917.110. OFF-STREET PARKING AND LOADING.

(a) ~~Consult~~Unless otherwise provided, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. 29434)

(b) For a consolidated rental car facility, one parking space is required for each 333 square feet of floor area used as office, customer service area, or lobby.

SEC. 51P-917.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29434)

SEC. 51P-917.112. URBAN DESIGN STANDARDS.

(a) In general. Regulations in this section governing landscaping, signs, screening, sidewalks, pedestrian amenities, pedestrian lighting, and utilities apply to new

construction or work on an existing structure that adds more than 5,000 square feet of floor area. For purposes of this subsection, an existing building means a building that was constructed on or before August 27, 2014.

(b) Street-facing facades.

(1) For each street-level office or retail or personal service use, the street-facing facades must have clear glazing that covers a minimum of:

(A) 70 percent of the facade for a retail or personal service use; and

(B) 40 percent of the facade for an office use.

(2) Street-facing facades must incorporate a minimum of three of the following building elements: pilasters, cornices, string courses, window sills, awnings, lintels, or rustication. Except for awnings, building elements must be constructed of brick, cast stone, stone, ornamental metal, or concrete, or a combination of these materials.

(3) Street-facing facades must be set back a minimum depth of two feet for a minimum distance of ten feet for every 75 feet of facade length.

(c) Street-level story height along Maple Avenue. Minimum street-level story height along Maple Avenue is 12 feet, measured from floor to ceiling.

(d) Building materials.

(1) For street-level office or retail or personal service uses, windows must be clear glass.

(2) The following building materials are prohibited:

(A) imitation stone;

(B) aluminum cladding or siding;

(C) styrofoam sheathing;

(D) vinyl;

(E) plastic siding; and

(F) reflective glass.

(3) The following building materials, individually or combined, may not exceed 25 percent of the total area of a building facade:

(A) wood;

(B) corrugated sheet metal; and

(C) galvanized metal.

(4) Each street-facing facade must be constructed of glass and a minimum of two other materials.

(e) Entrances.

(1) Primary building entrances must face the street.

(2) Awnings, canopies, attached towers, or turrets must be provided over pedestrian building entrances.

(3) For residential street-level uses along Maple Avenue, individual entries with stoops or porches must be provided with direct access to the street by a sidewalk.

(4) For street-level retail and personal service uses along Maple Avenue, main entrances must face and be accessible from Maple Avenue.

(5) No more than one service entrance for every 600 feet of street frontage may be provided along Maple Avenue.

(f) Screening.

(1) Garbage, storage, and loading areas must be screened with masonry walls or opaque plantings that are at least six feet in height at the time of planting and may not be located along Maple Avenue.

(2) Service areas must be enclosed on three sides by a minimum six-foot-high masonry wall and one side with a minimum six-foot-high gate.

(3) Roof-mounted equipment must be set back or screened with masonry walls, opaque planting materials, or other facade materials so that it is not visible from any public right-of-way. (Ord. 29434)

SEC. 51P-917.113. PEDESTRIAN AMENITIES.

(a) A minimum of one bench, one trash receptacle, and one five-bicycle parking rack must be provided for every 300 feet of street frontage, with any fraction of frontage rounding up. For example, a street frontage with 350 feet requires a minimum of two of each of the pedestrian amenities.

(b) Light standards must be spaced between 75 feet and 100 feet apart, with the center of the foundation of the light standard two feet from back of the curb. (Ord. 29434)

SEC. 51P-917.114. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Street trees.

(1) One large tree having a caliper of at least three inches must be provided for each 25 feet of street frontage. The building official may approve alternative locations within 30 feet of the Property line if the building official determines utility obstructions prevent planting.

(2) Street trees, at planting, must have an eight-foot-high clearance over a sidewalk.

(3) Rain harvesting techniques must be used as either a primary or supplemental landscape irrigation source to capture on-site storm water runoff.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 29434)

SEC. 51P-917.115. SIDEWALKS.

(a) Except as provided in this section, sidewalks must be provided between all street-facing facades and the adjacent rights-of-way.

(b) Sidewalks along Denton Drive are not required.

(c) Sidewalks must be a minimum of seven feet in width and constructed of concrete material. (Ord. 29434)

SEC. 51P-917.116. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) For retail and personal service uses, at least two of the following types of signs are required for each 600 feet of frontage along Maple Avenue: awning signs, projecting signs, window signs, or blade signs, or any combination of these signs.

(c) Rooftop and flashing motion signs are prohibited. (Ord. 29434)

SEC. 51P-917.117. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 29434)

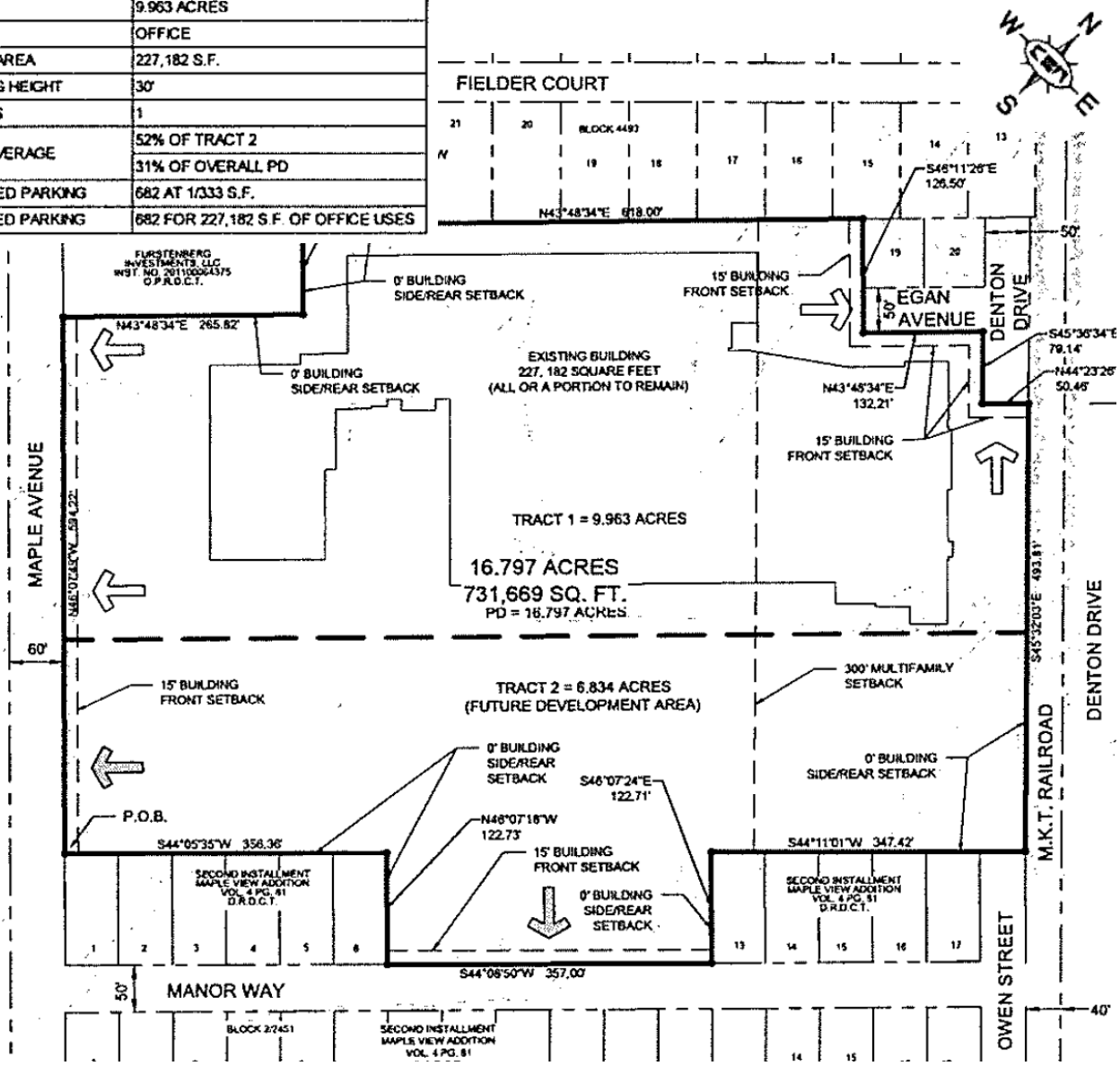
SEC. 51P-917.118. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29434)

Existing Conceptual Plan

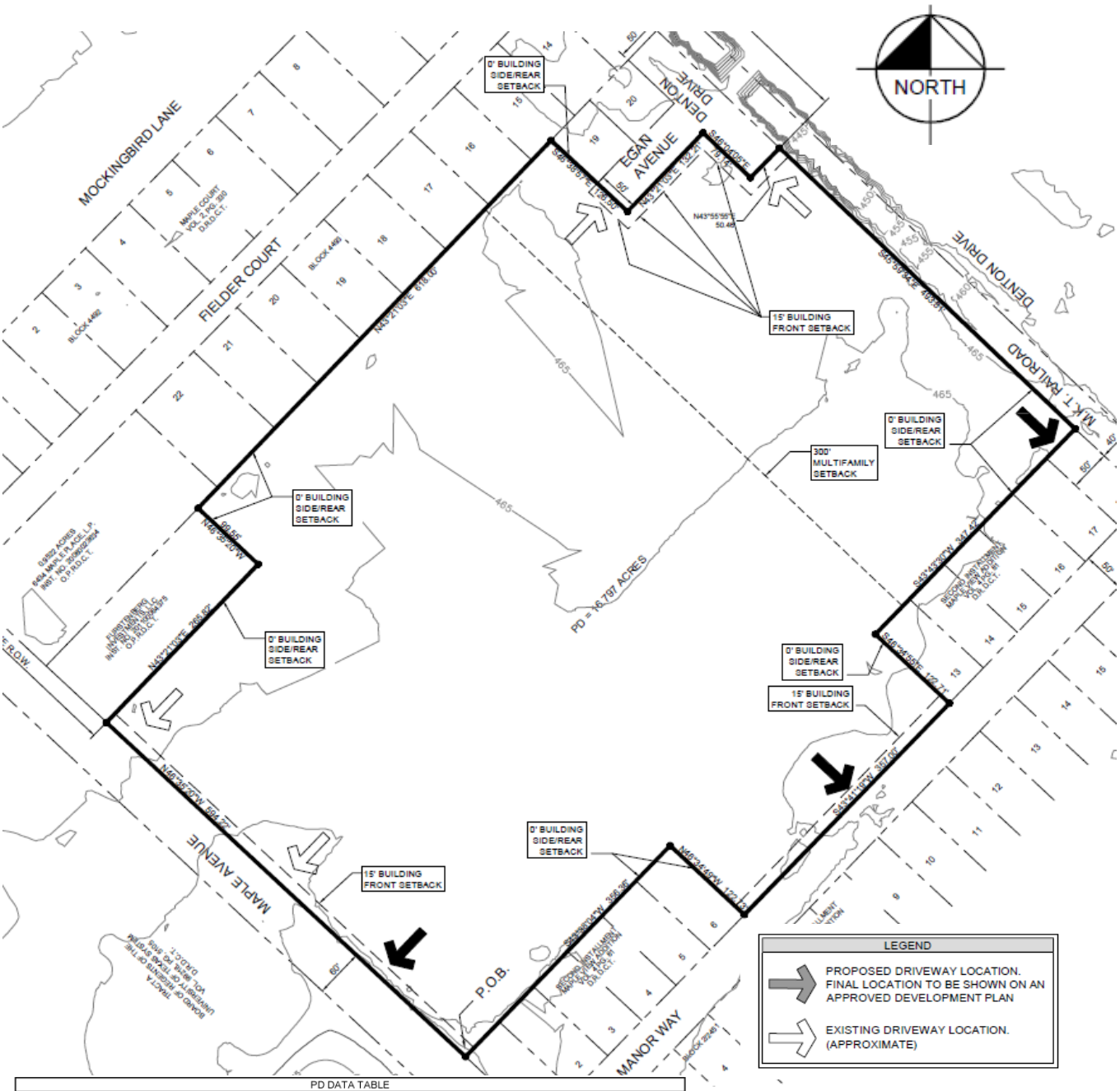
TRACT 1 DATA TABLE	
SITE	9.963 ACRES
USE	OFFICE
FLOOR AREA	227,182 S.F.
BUILDING HEIGHT	30'
STORIES	1
LOT COVERAGE	52% OF TRACT 2
	31% OF OVERALL PD
REQUIRED PARKING	682 AT 1/333 S.F.
PROVIDED PARKING	682 FOR 227,182 S.F. OF OFFICE USES



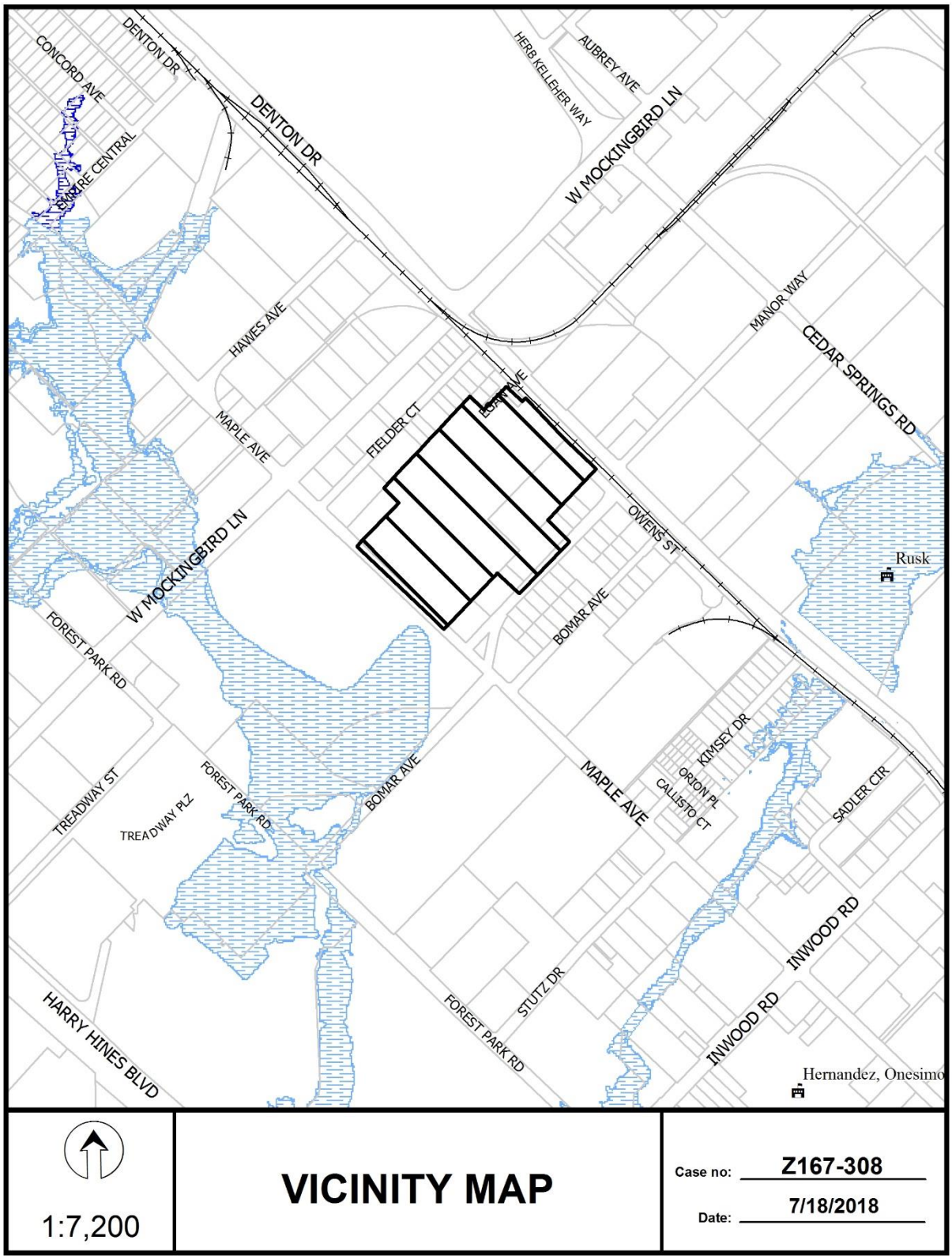
LEGEND	
	PROPOSED DRIVEWAY LOCATION. FINAL LOCATION TO BE SHOWN ON AN APPROVED DEVELOPMENT PLAN
	EXISTING DRIVEWAY LOCATION.

PD DATA TABLE						
SITE	16.797 ACRES					
SETBACKS	MINIMUM PERIMETER SETBACKS AS SHOWN; SEE ORDINANCE FOR ADDITIONAL SETBACKS					
DENSITY	75 DU/ACRE					
FLOOR AREA RATIO*	USE CATEGORY	BASE (NO MUP)	MUP=2 (NO RES.)	MUP=2 (WITH RES.)	MUP=3 (NO RES.)	MUP=3 (WITH RES.)
	LODGING	1.6	1.7	1.8	1.8	1.9
	OFFICE	1.6	1.7	1.8	1.8	1.9
	RESIDENTIAL	N/A	--	N/A	--	N/A
	RETAIL AND PERSONAL SERVICE	0.6	0.7	0.7	0.8	0.8
	TOTAL	1.6	1.8	2.0	2	2.25
HEIGHT	135'-180', DEPENDING ON MIX OF USES					
STORIES	10 WHEN MAXIMUM HEIGHT LIMITED TO 135', 14 WHEN MAXIMUM HEIGHT LIMITED TO 180'					
LOT COVERAGE	80%					
* - SEE ORDINANCE FOR EQUIVALENCY/PHASING PROVISIONS						

Proposed Conceptual Plan



PD DATA TABLE						
SITE	16.797 ACRES					
SETBACKS	MINIMUM PERIMETER SETBACKS AS SHOWN; SEE ORDINANCE FOR ADDITIONAL SETBACKS.					
DENSITY	75 DU/ACRE					
FLOOR AREA RATIO	USE CATEGORY	BASE (NO MUP)	MUP=2 (NO RES.)	MUP=2 (WITH RES.)	MUP=3 (NO RES.)	MUP=3 (WITH RES.)
	LODGING	1.6	1.7	1.8	1.8	1.9
	OFFICE	1.6	1.7	1.8	1.8	1.9
	RESIDENTIAL	N/A	N/A	N/A	N/A	N/A
	RETAIL AND PERSONAL SERVICE	0.6	0.7	0.7	0.8	0.8
	TOTAL (MIXED USE)	1.6	1.8	2.0	2.0	2.25
	CONSOLIDATED RENTAL CAR FACILITY	2.0	2.0	2.0	2.0	2.0
HEIGHT	90 FT. FOR A CONSOLIDATED RENTAL CAR FACILITY/COMMERCIAL PARKING GARAGE; 65 FT. FOR ALL OTHERS.					
STORIES	MAXIMUM OF 10 STORIES FOR A CONSOLIDATED RENTAL CAR FACILITY AND A COMMERCIAL PARKING GARAGE.					
LOT COVERAGE	80%					


DENTON DR
CONCORD AVE
DENTON DR
HERB KELLEHER WAY
AUBREY AVE
W MOCKINGBIRD LN
LOMMIRE CENTRAL
HAWES AVE
MANOR WAY
CEDAR SPRINGS RD
MAPLE AVE
FIELDER CT
OWENS ST
W MOCKINGBIRD LN
Rusk
FOREST PARK RD
BOMAR AVE
KIMSEY DR
ORION PL
CALLISTO CT
SADLER CIR
TREADWAY ST
TREADWAY PLZ
FOREST PARK RD
BOMAR AVE
MAPLE AVE
INWOOD RD
HARRY HINES BLVD
STUTZ DR
FOREST PARK RD
INWOOD RD
Hernandez, Onesimo
1:7,200
VICINITY MAP
Case no: Z167-308
Date: 7/18/2018

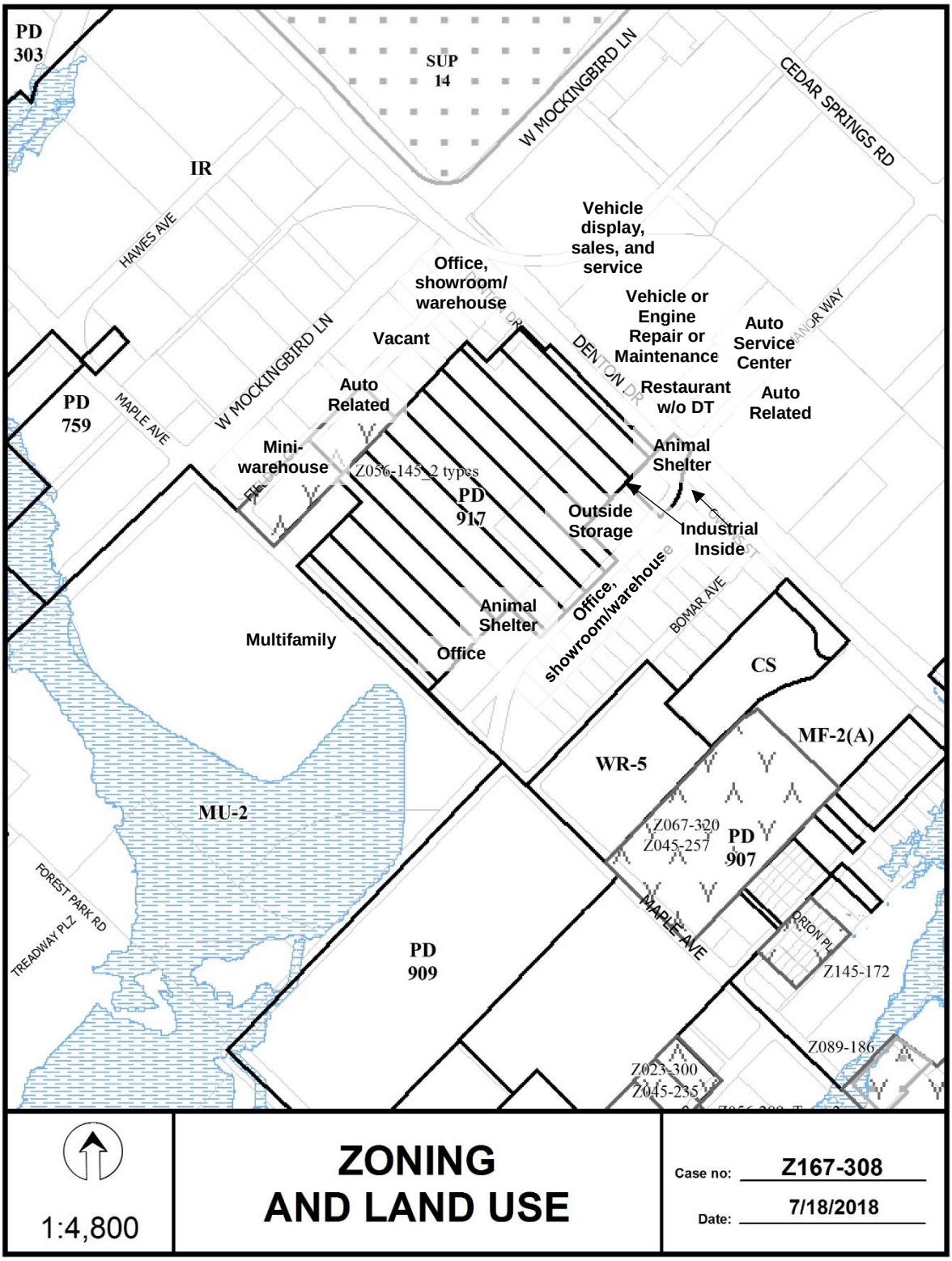


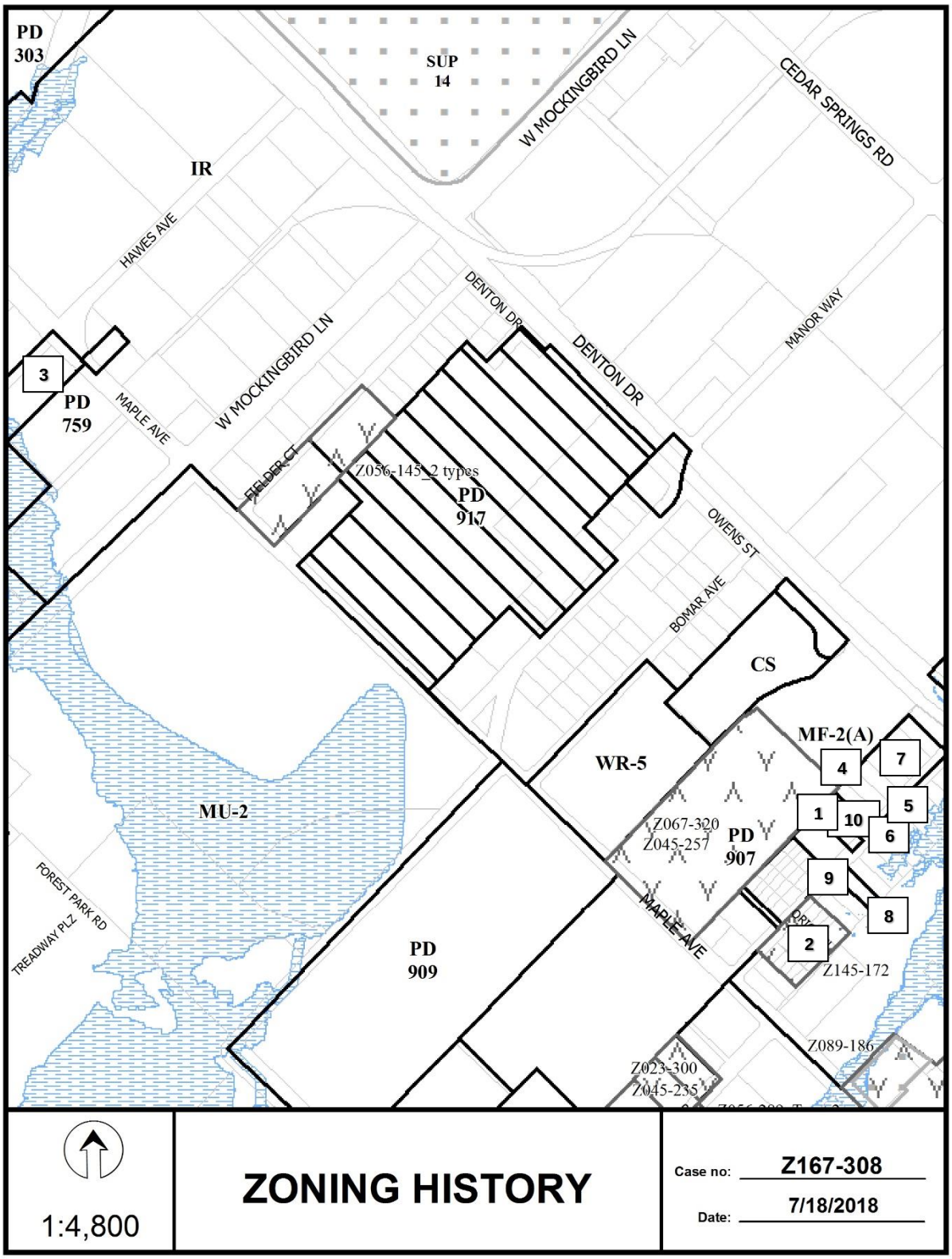
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AERIAL MAP

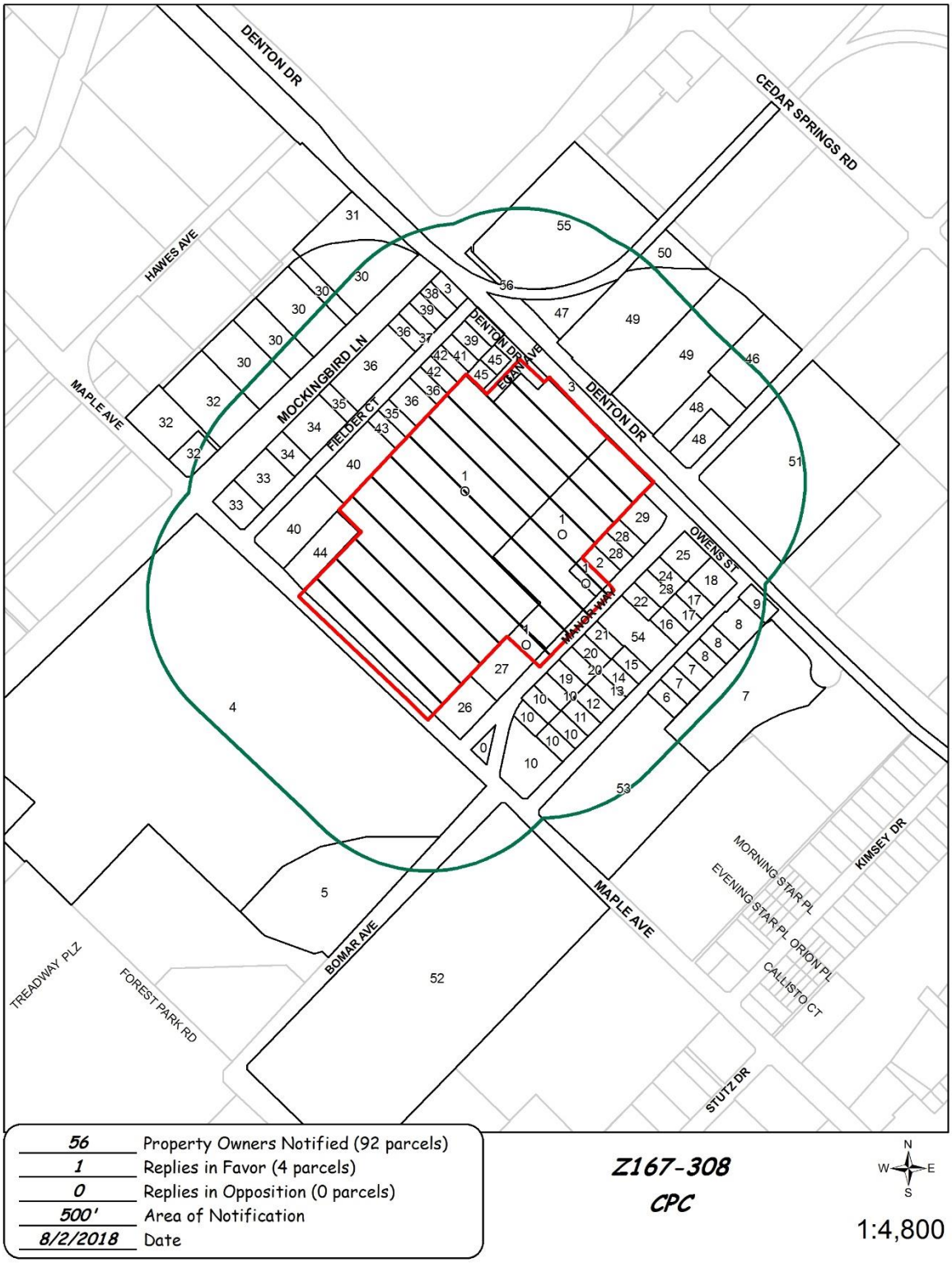
Case no: Z167-308

Date: 7/18/2018


PD 303
SUP 14
W MOCKINGBIRD LN
CEDAR SPRINGS RD
IR
HAWES AVE
Vehicle display, sales, and service
Office, showroom/ warehouse
Vehicle or Engine Repair or Maintenance
Auto Service Center
Vacant
DENTON DR
MANOR WAY
PD 759
MAPLE AVE
W MOCKINGBIRD LN
Auto Related
Restaurant w/o DT
Auto Related
Mini-warehouse
Z056-145_2 types
PD 917
Animal Shelter
Outside Storage
Industrial Inside
Office, showroom/warehouse
BOMAR AVE
Animal Shelter
Multifamily
Office
CS
MF-2(A)
WR-5
MU-2
Z067-320
Z045-257
PD 907
FOREST PARK RD
TREADWAY PLZ
PD 909
MAPLE AVE
ORION PL
Z145-172
Z089-186
Z023-300
Z045-235
1:4,800
ZONING AND LAND USE
Case no: Z167-308
Date: 7/18/2018


PD 303
SUP 14
W MOCKINGBIRD LN
CEDAR SPRINGS RD
IR
HAWES AVE
DENTON DR
MANOR WAY
3
PD 759
MAPLE AVE
W MOCKINGBIRD LN
FELDER CT
Z056-145_2 types
PD 917
OWENS ST
BOMAR AVE
CS
MF-2(A)
WR-5
4
7
1
10
5
6
Z067-320
Z045-257
PD 907
9
8
MU-2
FOREST PARK RD
TREADWAY PLZ
PD 909
MAPLE AVE
2
Z145-172
Z089-186
Z023-300
Z045-235
1:4,800
ZONING HISTORY
Case no: Z167-308
Date: 7/18/2018

CPC RESPONSES



08/01/2018

Reply List of Property Owners

Z167-308

56 Property Owners Notified ***1 Property Owner in Favor*** ***0 Property Owner Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	2603	MANOR WAY	DLF DENTON LLC
	2	2703	MANOR WAY	2703 MANOR WAY LLC
	3	2728	W MOCKINGBIRD LN	DART
	4	6535	MAPLE AVE	BOARD OF REGENTS OF THE UNIVERSITY
	5	2351	BOMAR AVE	BOARD OFREGENTS OF THE UNIVERSITY
	6	2614	BOMAR AVE	MONTEZ ELIAS
	7	2618	BOMAR AVE	6115 DENTON LLC
	8	2626	BOMAR AVE	KAIM RONALD M
	9	2718	BOMAR AVE	MCCLAIN CAROLYN
	10	6200	MAPLE AVE	MOSHER PROPERTIES LP
	11	2523	BOMAR AVE	MOSHER PPTIES LLC
	12	2603	BOMAR AVE	SMART MORRIS E
	13	2607	BOMAR AVE	MARTIN J C
	14	2611	BOMAR AVE	MARTIN BARRY A & TERRI J
	15	2615	BOMAR AVE	KILPATRICK EQUIPMENT CO
	16	2703	BOMAR AVE	HABITATS BY B & D
	17	2707	BOMAR AVE	6211 OWENS LLC
	18	6211	DENTON DR	6211 OWENS LLC
	19	2602	MANOR WAY	BAUTISTA ROBERT IV
	20	2606	MANOR WAY	SHEPARD HOLDINGS LLC
	21	2612	MANOR WAY	KILPATRICK GEORGE H
	22	2702	MANOR WAY	CZYEA PROPERTIES LLC
	23	2706	MANOR WAY	AFGHANIPOUR SAMAD
	24	2710	MANOR WAY	2710 MANOR WAY LLC
	25	2720	MANOR WAY	SLOAN LEONARD & ASSOC INC
	26	6300	MAPLE AVE	R & L MAPLE ASSOCIATES LC

08/01/2018

Reply	*Label #*	*Address*		*Owner*
	27	2515	MANOR WAY	REYNA FELIPE O
	28	2707	MANOR WAY	DAVIS ROBERT L
	29	2719	MANOR WAY	HUMANE SOCIETY OF DALLAS COUNTY THE
	30	2727	W MOCKINGBIRD LN	SPC MOCKINGBIRD DEPOT
	31	2737	W MOCKINGBIRD LN	CROCKETT COURT CORP
	32	2525	W MOCKINGBIRD LN	LG MAPLE MOCKINGBIRD LLC
	33	2500	W MOCKINGBIRD LN	MELNIC LTD
	34	2526	W MOCKINGBIRD LN	TREVINO PROPERTIES LTD
	35	2616	W MOCKINGBIRD LN	HALLFORD RAY
	36	2626	W MOCKINGBIRD LN	MAPLEBIRD LP
	37	2716	W MOCKINGBIRD LN	T A & A INC
	38	2726	W MOCKINGBIRD LN	VALDES HUGO V REV LIVING TRUST
	39	2720	W MOCKINGBIRD LN	DH MOCKINGBIRD 2720 LLC
	40	6434	MAPLE AVE	6434 MAPLE PLACE LP
	41	2718	FIELDER CT	GARZA ANGEL SERGIO &
	42	2714	FIELDER CT	GARZA VENTURES
	43	2622	FIELDER CT	KELLER JON &
	44	6418	MAPLE AVE	FURSTENBERG INV LLC
	45	2717	EGAN AVE	CANADA WILLIAM RANDALL
	46	2825	MANOR WAY	ARMSTRONG BERGER
	47	6420	DENTON DR	VICEROY STINSON #1 LP
	48	6302	DENTON DR	VICEROY STINSON 1 LP
	49	6414	DENTON DR	VICEROY DELIVERY LP
	50	6410	DENTON DR	VICEROY TRIANGLE LP
	51	6200	DENTON DR	SEWELL CORPORATION
	52	6114	FOREST PARK RD	DALLAS AIRMOTIVE INC
	53	6162	MAPLE AVE	CENTENNIAL 6162 LP
	54	2616	MANOR WAY	TRBA INC
	55	2800	W MOCKINGBIRD LN	STINSON FLP TX PPTY LLC
	56	403	REUNION BLVD	DALLAS AREA RAPID TRANSIT

Agenda Information Sheet

File #: 18-672 **Item #:** 71.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a new tract for MF-2(A) Multifamily District uses; **(2)** an ordinance granting the termination of Specific Use Permit No. 1636 for multifamily uses; and **(3)** an ordinance granting the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions; approval of the termination of Specific Use Permit No. 1636 for multifamily uses; and approval of the termination of Specific Use Permit No. 2213 for single family uses
Z167-404(SM)
Note: This item was deferred by the City Council before opening the public hearing on August 8, 2018, and is scheduled for consideration on September 26, 2018

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 26, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z167-404(SM) **DATE FILED:** September 29, 2017

LOCATION: North line of Singleton Boulevard, east of North Westmoreland Road

COUNCIL DISTRICT: 6 **MAPSCO:** 43 L

SIZE OF REQUEST: Approx. 18.25 acres **CENSUS TRACT:** 205

APPLICANT/OWNER: Greenleaf Ventures

REPRESENTATIVE: Victor Toledo

REQUEST: An application for **(1)** a new tract for MF-2(A) Multifamily District uses; **(2)** the termination of Specific Use Permit No. 1636 for multifamily uses; and, **(3)** the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508.

SUMMARY: The applicant proposes to construct a residential development with a maximum number of 233 dwelling units, of which no more than 73 may be multifamily units. The proposed development plan depicts approximately 117 single family lots in the central portion of the property and approximately 17 multifamily lots on the southern and northern portions of the property.

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan and conditions; **approval** of the termination of Specific Use Permit No. 1636 for multifamily uses; and **approval** of the termination of Specific Use Permit No. 2213 for single family uses.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan and conditions; **approval** of the termination of Specific Use Permit No. 1636 for multifamily uses; and **approval** of the termination of Specific Use Permit No. 2213 for single family uses.

BACKGROUND INFORMATION:

- The request site is undeveloped.
- On June 26, 2006, the City Council approved Specific Use Permit No. 1636 for multifamily uses for 233 multifamily units for a permanent time period.
- On September 28, 2016, the City Council approved Specific Use Permit No. 2213 for a maximum of 104 single family units for a permanent time period.
- The applicant also proposes to terminate the two existing Specific Use Permits on site since the proposed tract allows both uses without a specific use permit.

Zoning History:

There have been four zoning changes requested in the area during the past five years.

1. **Z156-264**: On September 28, 2016, City Council approved Specific Use Permit No 2213 for single family uses on property zoned as Tract 12 within Planned Development District No. 508 [subject site].
2. **Z156-117:** On February 24, 2016, City Council approved an amendment to a development plan for Tract 12 of Planned Development District No. 508.
3. **Z145-115:** On June 10, 2015, City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.
4. **Z167-239:** On January 10, 2018, City Council denied the renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	100 ft.	100 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the development or on the surrounding street system if staff's recommended conditions are approved.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.5.1 Promote pedestrian-friendly streetscapes.

The request meets the vision of the *forwardDallas! Comprehensive Plan* by providing an additional housing opportunity adjacent to an established residential community. According to the Comprehensive Plan, "objective standards help establish a level playing field and take the guesswork out of the development process for both developers and neighbors." Staff's recommended conditions for the proposed residential development will provide a streetscape that will accommodate pedestrian use and encourage walkability, thus making it a unique and desirable housing option within the community.

Area Plan:

The *Trinity River Corridor Comprehensive Land Use Plan* was adopted by City Council March 9, 2005. The Plan identifies the area of request as being located within the West Dallas District. The preferred Land Use Plan of the West Dallas District, notes the frontage along Singleton Boulevard as a Community Corridor and the remainder of the property as within the Residential Traditional Land Use Module. The Plan states the following on page 74:

> While the Residential Traditional land use module can generally accommodate some multi-family, office and/or retail development, these uses should not extend into the single family neighborhoods. Community Corridor development is planned along three major roadways in this district – Singleton Boulevard and North Westmoreland and Hampton Roads.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	Tracts 12 and 13 within PDD No. 508 w/SUP Nos. 1636 and 2213	Undeveloped
North	Tract 12 w/SUP No. 1407 within PDD No. 508	Multifamily
East	Tracts 11 and 13 within PDD No. 508	Multifamily
South	IR	Public school
West	Tract 12 within PDD No. 508	Warehouse distribution

Land Use Compatibility:

The surrounding land uses consist of multifamily uses to the north and east, a public school to the south across Singleton Boulevard, and a warehouse distribution center to the west. Properties east of the site are developed with single family uses. Staff supports the request for an MF-2(A) Multifamily District based tract within PDD No. 508 because it is consistent with the surrounding land uses.

Development Standards:

The request site is primarily zoned Tract 12 and includes a narrow portion zoned Tract 13 on the easternmost property line that abuts the Kingbridge drainage channel. Tract 12 development standards are based on the MU-1 Mixed Use District standards and Tract 13 development standards are based on the MF-2(A) District standards.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Minimum Lot Size	PRIMARY Uses
	Front	Side/Rear					
PD 508 (Tr 12) Mixed use (Existing)	15'	0' 20' adjacent to resident.	35 units per acre	50'	80%	No minimum	Residential, retail and office
PD 508 (Tr 13) Multi-family (Existing)	15'	0' for SF	No maximum	36'	60%	1,000 sq. ft.	Residential
PD 508 (Tr 13A) Multi-family (Proposed)	15' on Singleton, none otherwise	0'	233 unit max overall 73 max MF units	30' 36' for lots on Singleton	75%	No minimum	Residential

The applicant proposes to build affordable housing units per a separate process with the Housing and Neighborhood Revitalization Department and therefore requests the following modifications to development standards which will be offset by the proposed urban design standards.

Front yard:

The existing front yard setback in Tracts 12 and 13 is 15 feet. The applicant proposes to provide a minimum 15-foot front yard along Singleton Boulevard, with the flexibility to not provide front yard setbacks on any new rights-of-way. Front yard setback continuity is important and will need to be maintained along Singleton Boulevard, but staff supports the applicant's request for flexibility within the development on the condition that urban design standards are required.

Dwelling unit density and minimum lot size:

The applicant's proposed development includes 817,310 square feet of raw land which he intends to dedicate a minimum of 87,120 square feet as open space and 129,291 square feet of dedicated right-of-way. Therefore, 600,899 square feet would remain to construct the maximum number of 233 dwelling units. This equates to an average 2,579 square feet of lot area per dwelling unit, which is less dense than the minimum 1,000 square feet that is required of a single family unit in Tract 13. Similarly, Tract 12 limits maximum dwelling unity density to 35 units per acre, or 1,244.57 square feet per dwelling unit. Since the applicant has added an overall maximum number of dwelling units for the proposed tract that essentially decreases the maximum number of dwelling units allowed in Tracts 12 or 13, staff supports the request to exempt the site from minimum lot size requirements.

Height and stories:

The maximum height and stories in Tract 12 is 50 feet and four stories; the maximum height and stories in Tract 13 is 36 feet and does not limit the number of stories. Staff supports the applicant's request for a maximum height of 30 feet (36 feet for lots that abut Singleton Boulevard) and three stories plus a rooftop deck because it is less than the maximum height of the current zoning district (primarily Tract 12) and the proposed limitation on the maximum number of stories will limit the structures to be compatible with surrounding multifamily districts.

Development Plan:

The applicant requests to allow a plat to serve as a development plan for open space, single family, and multifamily uses. Staff supports the concept of a final plat serving as a development plan for single family and open space uses since the subdivision process would more thoroughly vet the subdivision of single family lots and open space. However, staff does not support the applicant's request to allow a plat to serve as a development plan for a multifamily use, regardless of unit size, because multifamily uses are required to obtain a CPC approved development plan for all other tracts in the remainder of the PDD.

Urban design requirements:

In exchange for the relaxation on front yard setbacks, the applicant has proposed some urban design requirements to ensure the street-facing building facades promote a pleasing pedestrian environment.

Blank wall:

The applicant proposes a 30-foot maximum blank wall area. *Blank wall area* means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story. This standard is consistent with the apartment, townhouse stacked, townhouse, manor house, and single family development types of Article XIII: Form District regulations.

Direct entries on Singleton Boulevard:

Ground-story activation is important to the street frontage on Singleton Boulevard. Therefore, staff supports the request to require a permeable or impermeable path to

connect individual ground-level dwelling units along Singleton Boulevard to the public sidewalk.

Fences:

Fences in single family districts are restricted to four feet in height only if constructed within the front yard setback. The proposed fence conditions require fences between the street and street-facing building facade to be no more than four feet in height and for all other fences to be a minimum 50 percent open when 1) it exceeds six feet in height, 2) is located within 10 feet of an area used as open space, or 3) is located within 35 feet of the Singleton Boulevard right-of-way. Staff supports the proposed conditions because it is important to regulate how fences separate private and public spaces and because the applicant proposes to not have a front yard setback, with the exception of Singleton Boulevard.

Transparency:

Since the Singleton Boulevard street-facing facade and multifamily building street-facing facades are paramount to promoting visibility to streets, staff supports the transparency requirements included in the proposed conditions. This standard is consistent with the apartment, townhouse stacked, townhouse, and manor house development types of Article XIII: Form District regulations.

Staff requested the applicant comply with a 20-percent minimum transparency for the ground and upper stories of a single family structure, which would have been consistent with Article XIII: Form District regulations; however, the applicant objected. Since each single family lot will provide a two-car enclosed parking space, which could be up to 19 feet wide on a 30-foot-wide building facade; the garage would occupy approximately 63 percent of the ground story street-facing building facade. Since the ground story is expected to be 11-and-a-half feet tall, the ground story building facade without a garage would leave approximately 126 square feet to provide 69 square feet of transparency. The applicant objected because of the building costs and energy inefficiencies required to provide more than half of the building facade without a garage with glass.

Parking:

The parking requirement for a single family unit is a minimum of two off-street parking spaces. The applicant intends to construct two enclosed parking spaces (garage or carport) for each single family lot; however, the Dallas Development Code requires enclosed parking spaces to be constructed no closer than 20 feet from any right-of way. Staff supports the applicant's requested modification of this requirement to be 20 feet

from the sidewalk in lieu of the right-of-way in exchange for architectural elements to soften the presence of a garage door that is expected to occupy approximately two-thirds of the building facade. Staff notes that although a typical parking space is 18 feet deep, a minimum of two feet are expected between the vehicle and garage door, and therefore, a minimum 20-foot space between garage door and sidewalk is staff's recommended minimum to ensure pedestrians need not enter the street to avoid a vehicle parked across the sidewalk.

Landscaping:

Landscaping in PDD No. 508 refers to Article X landscaping standards. Staff supports the applicant's request for an increased number and caliper of street trees on Singleton Boulevard.

Landscaping Standard	Article X	Proposed
Street trees per feet of frontage	50	40
Minimum street tree caliper	3 inches	4 inches
Maximum distance from curb	30 feet	20 feet

Street Design:

Minimum pavement and right-of-way width:

Staff does not support the applicant's requested minimum right-of-way width of 45 feet with a minimum 26 feet of pavement as illustrated on the attached exhibit. Staff recommends that street and right-of-way standards be governed by the subdivision process and not altered in planned development district regulations because it has the potential to create substandard street conditions that could prevent emergency access and create utility conflicts. For instance, the Dallas Fire Department requires a minimum 20-foot-wide clear path to maneuver and operate fire apparatuses when it serves structures that do not exceed 30 feet in height. Since a parked car occupies approximately eight to eleven feet in pavement width, and since it is common for residents, visitors, and service vehicles to park on either or both sides of a public street, regardless if no parking signs are posted, the applicant's minimum 26-feet of pavement could prevent or delay emergency fire access to the proposed development. Additionally, if utilities do not have adequate right-of-way, they begin to stack upon each other, which could potentially complicate upgrades and repairs; or, they may refuse to provide service to the development altogether.

If staff's recommendation is followed and the planned development regulations were silent on right-of-way width and pavement width, the right-of-way dedication for the

development could be 56 feet. This right-of-way width would contain the following elements as illustrated on the next page: 1) because the request limits lots that do not front on Singleton Boulevard to 30 feet in height, the Dallas Fire Department would require 20 feet of clearance for fire apparatuses; 2) since a parked car or service vehicle would obstruct the clearance needed for fire vehicles and equipment, a minimum of eight feet of pavement with a six-inch curb is required for each side of the roadway, or an additional 17 feet of pavement; 3) staff recommends a minimum five-foot wide sidewalk on each side of the street; and 4) the remaining right-of-way width would be available for utilities which utilize the entire right-of-way width to place utilities to the development.

Finally, staff's recommendation for a right-of-way width that meets City standards is not only for public health, safety, and welfare, but also because the proposed conditions do not require front yard setbacks and because the proposed conditions include relief for a garage door to be located closer than 20 feet from the right-of-way.

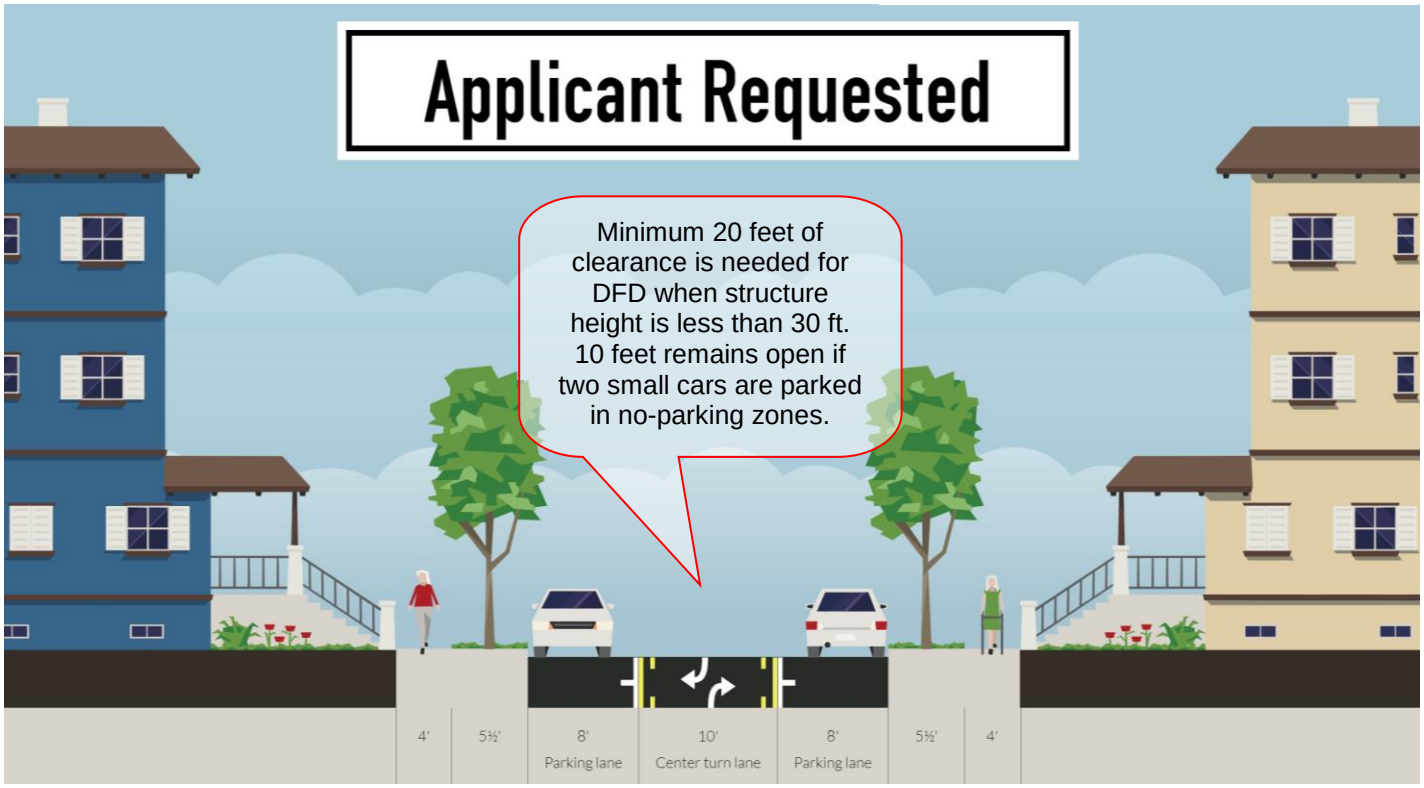
Allowed uses in a shared access easement:

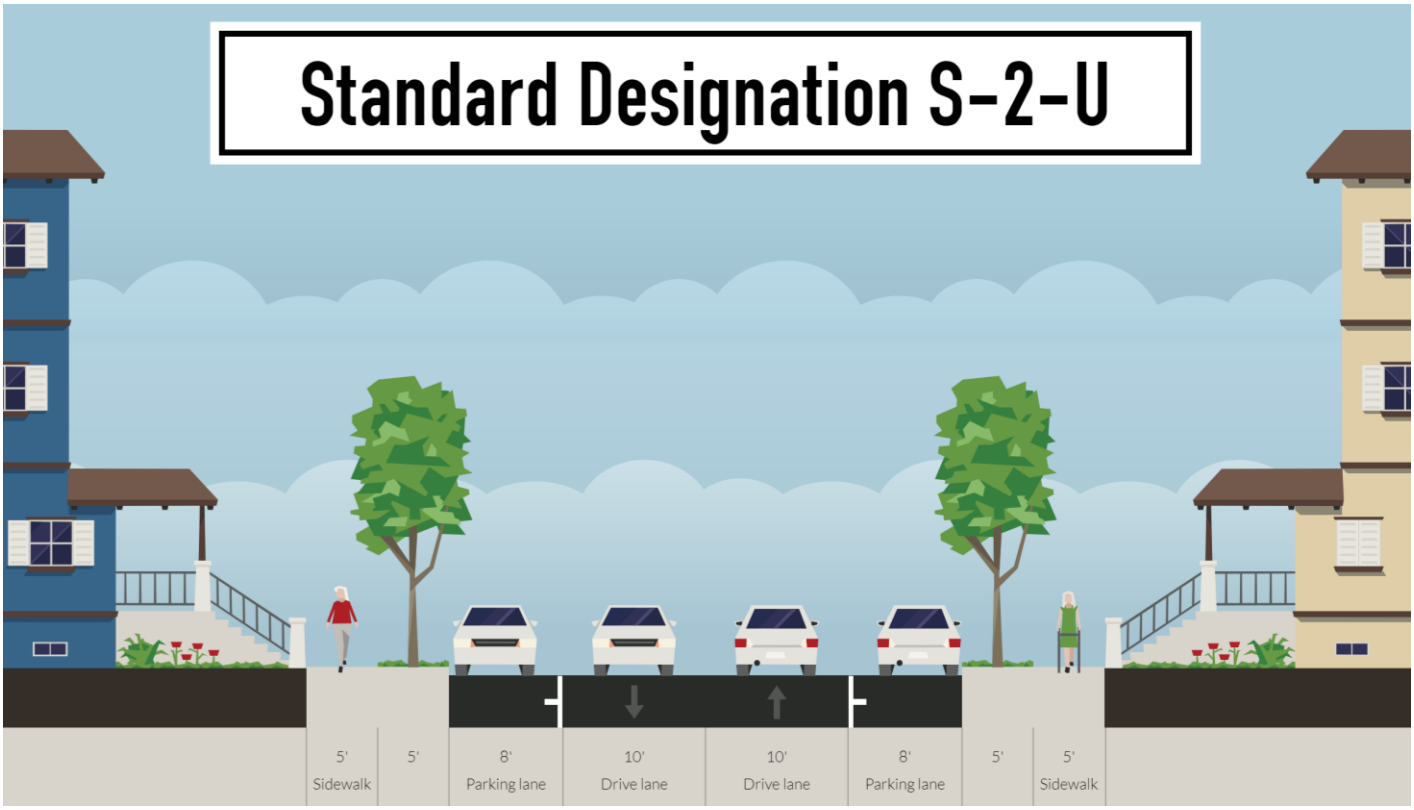
The applicant has also requested that any allowed use need only to have frontage on a shared access easement instead of a dedicated public right-of-way. Since public rights-of-way are integral to providing access, emergency services, and utilities, and because shared access developments are restricted by plat to single family uses in the Dallas Development Code, staff does not support this portion of the request.

Emergency access:

The applicant has requested a provision to memorialize a reported conversation with the Dallas Fire Department which is predicated on whether or not the applicant is able to secure an access point through adjoining private property for emergency access. The applicant proposes that if emergency access is not granted via an adjacent property, then automatic sprinkler systems would serve as a substitute fire protection. Staff does not support the request 1) because not all emergency access problems, such as medical attention, can be solved with fire sprinklers and 2) zoning regulations should not be used as leverage to pervert other regulations that do not pertain to zoning and land use.

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Example Shown Above – Standard Designation: S-2-U,
[56 feet ROW, 36' pavement + 10' parkway]

Prior CPC Action – May 17, 2018:

Motion: In considering and application for 1) a new tract for MF-2(A) Multifamily District uses; 2) the termination of Specific Use Permit No. 1636 for multifamily uses; and, 3) the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road, it was moved to **hold** this case under advisement until June 21, 2018.

Maker: Carpenter
Second: Houston
Result: Carried: 13 to 0

For: 13 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Schultz*, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Housewright
Vacancy: 1 - District 8

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 29
Replies: For: 0 Against: 0

Speakers: None

Prior CPC Action – June 21, 2018:

Motion: It was moved to recommend **approval** of 1) a new tract for MF-2(A) Multifamily District uses, subject to a revised conceptual plan, and staff's recommended conditions with an additional condition to allow single family residential uses in Tract 13A as shared access developments; 2) **approval** of the termination of Specific Use Permit No. 1636 for multifamily uses; and, 3) **approval** of the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road.

Maker: Carpenter
Second: West
Result: Carried: 12 to 0

For: 12 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy

Against: 0
Absent: 2 - Ridley, Tarpley
Vacancy: 1 - District 8

Notices: Area: 500 Mailed: 29
Replies: For: 0 Against: 1

Speakers: For: Victor Toledo, 3100 Singleton Blvd., Dallas, TX, 75212
Against: None

CPC RECOMMENDED AMENDMENTS TO:

ARTICLE 508.

PD 508.

SEC. 51P-508.101. LEGISLATIVE HISTORY.

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

SEC. 51P-508.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. In this district,

(1[~~c~~]) COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area.

(2) OPEN SPACE means an area that is open to the public and is unobstructed to the sky without permanent structures except structures supporting pedestrian or outdoor recreational uses; kiosks that provide information related to the open space; water features, including fountains, ponds, and waterfalls; and security, audio-visual, or maintenance equipment.

(3) WOONERF means a street with no traditional curb and gutter to accommodate pedestrian use and allow storm water to drain as a sheet flow across the street.

(c) Tract 13A is considered to be a residential zoning district.
(Ord. Nos. 23536; 25982; 26042; 27771)

SEC. 51P-508.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 508A: conceptual plan.

(2) Exhibit 508B: development plan for Tract 12A.

(3) Exhibit 508C: development plan for a portion of Tract 3.

(4) Exhibit 508D: development plan for a portion of Tract 14.

(5) Exhibit 508E: development plan for a portion of Tract 12.

(6) Exhibit 508F: athletic field traffic management plan. (Ord. Nos. 28758; 30024; 30230)

SEC. 51P-508.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. Ord. Nos. 23536; 25982; 26042; 27175)

SEC. 51P-508.105. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.

(b) A development plan for Tract 12A is labeled Exhibit 508B.

(c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.

(d) A development plan for a portion of Tract 14 is labeled Exhibit 508D.

CPC recommendation:

(e) For open space and single family uses in Tract 13A, a final plat may serve as a development plan.

Applicant requested:

(e) For multifamily uses limited to 40 units, open space, and single family uses in Tract 13A, a final plat may serve as a development plan.

SEC. 51P-508.106. CREATION OF TRACTS.

This district is divided into 17 [~~16~~] tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 10, 11, 12, 12A, 13, 13A, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. If there is a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042; 30230)

SEC. 51P-508.107. TRACT REGULATIONS.

(a) Tracts 1 and 9 [CLUSTERED HOUSING (CH) Tracts].

OMITTED FOR BREVITY

(b) Tracts 4, 8, 10, 11, [~~and~~] 13, and 13A (MULTI-FAMILY [MF-2(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*

-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery. *[SUP]*
-- Foster home. *[SUP]*
-- Hospital. *[SUP]*
-- Library, art gallery, or museum. *[SUP]*
-- Public or private school. *[SUP]*
-- Cemetery or mausoleum.

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- None permitted.

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

-- Multifamily.
-- Single family.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Retirement housing. *[Tract 4 only.]*

(J) Retail and personal service uses.

-- None permitted. *[Tracts 4, 8, 10, 11 only.]*
-- Commercial amusement cable ski park and recreation area. *[Tract 13 only.]*

(K) Transportation uses.

-- Transit passenger shelter.

-- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory uses are not permitted in this district:

-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(B) The following accessory use is permitted by SUP only:

-- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard.

(i) Tract 4. Minimum front yard is 50 feet.

(ii) Tracts 8, 10, 11, and 13. Minimum front yard is 15 feet.

(iii) Tract 13A. Except as provided in this subparagraph, no minimum front yard. Minimum front yard is 15 feet along Singleton Boulevard.

(B) Side and rear yard.

(i) Tract 4. Minimum side and rear yard is 50 feet.

(ii) Tracts 8, 10, 11, [~~and~~] 13, and 13A.

(aa) No minimum side and rear yard for single family structures.

(bb) Minimum side yard for other permitted structures is 10 feet.

(cc) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(C) Dwelling unit density. Except as provided in this subparagraph, n[~~N~~]o maximum dwelling unit density. In Tract 13A, maximum number of multifamily dwelling units is 73 and maximum total number of dwelling units is 233.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i) and except as provided in this paragraph, maximum structure height is 36 feet.

(bb) In Tract 4, maximum structure height is 50 feet.

(cc) In Tract 13, maximum height for towers for a commercial amusement cable ski park and recreation area is 60 feet.

(dd) In Tract 13A, except as further restricted under Subparagraph (E)(i) and as provided in this maximum height is 30 feet. For lots with frontage on Singleton Boulevard, maximum height is 36 feet.

(F) Lot coverage.

(i) Except as provided in this subparagraph, m[~~M~~]aximum lot coverage is:

(aa) 60 percent for residential structures; [~~and~~]

(bb) 50 percent for nonresidential structures;

(cc) 75 percent in Tract 13A.

(ii) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size.

(i) Except for Tract 13A, m[~~M~~]inimum lot area per dwelling unit is as follows:

Type of Structure	Minimum Lot Area Per Dwelling Unit
Single family	1,000 s[~~S~~]q. ft.
Multifamily:	
No separate bedroom	800 sq. ft.
One bedroom	1,000 sq. ft.
Two bedroom	1,200 sq. ft.
More than two bedrooms (Add this amount for each bedroom over two)	150 sq. ft.

(ii) In Tract 13A, no minimum lot size.

(H) Stories. Except as provided in this subparagraph, n[~~N~~]o maximum number of stories. In Tract 13A, except for a rooftop deck, maximum number of stories is three.

(I) Tract 13A urban design requirements. The requirements in this subparagraph apply in Tract 13A.

(i) Blank wall. Maximum blank wall area on street-facing facades is 30 feet.

(ii) Direct entries on Singleton Boulevard. Street-fronting, ground-level dwelling units along Singleton Boulevard must have an improved path connecting individual dwelling units facing Singleton Boulevard to the public sidewalk. The improved path may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(iii) Fences. Fences between the right-of-way and the street-facing building facade may not exceed four feet in height. For all other fences, a fence must be a minimum 50 percent open when the fence:

(aa) exceeds six feet in height,

(bb) is located within ten feet of an area used as required open space, or

(cc) is located within 35 feet of the Singleton Boulevard right-of-way.

(iv) Transparency.

(aa) In general. Ground story transparency is calculated as a percentage of the ground story building facade that contains openings filled with glass. Upper story transparency is calculated as a percentage of the building facade above the ground story building facade that contains openings filled with glass. Transparency applies to street-facing facades and to facades that face open space. Transparency does not apply to detached single family structures.

(bb) Ground story transparency. A minimum of 30 percent of the ground story facade must contain openings filled with glass.

(cc) Upper story transparency. A minimum of 25 percent of the upper story facade must contain openings filled with glass.

(v) Walking distance to open space. Maximum walking distance to open space from the nearest point of a ground story entrance of a residential building is 500 feet, measured along the most convenient pedestrian walkway.

(vi) Open space.

(aa) In general. A minimum of 87,120 square feet must be provided as open space.

(bb) Pedestrian amenities. In each open space area, a minimum of one of the following pedestrian amenities is required:

(I) Art or an architectural element. This pedestrian amenity is required within the open space area at the southeast corner of Tract 13A fronting on Singleton Boulevard.

(II) Fishing pier or boat launch.

(III) Playground.

(IV) Dog park with a minimum four-foot tall, minimum 50 percent open perimeter fence and a minimum of one pet waste station for every 2,000 square feet of fenced dog park area.

(V) Public seating or gathering areas.

(VI) Bicycle racks

(dd) Maintenance. All pedestrian amenities must be maintained by the owner of the lot or the home owner's association; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(4) Off-street parking and loading.

(A) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(B) Commercial amusement cable ski park and recreation area. A commercial amusement cable ski park and recreation area is required to provide 150 parking spaces. The parking must be paved or of a surface approved by the Building Official.

(C) Tract 13A.

(aa) Garage design. Front loading, street facing enclosed parking spaces must not project out from the ground story street-facing building facade. When an enclosed parking space is recessed less than seven feet from the ground story street-facing building facade, it must incorporate four different architectural elements. Architectural elements include:

(i) Arches.

(ii) Balconies or other decorative overhangs above an enclosed parking space.

(iii) Columns flanking an enclosed parking space.

(iv) Decorative banding or moldings.

(v) Decorative vent covers on a gable facade just above the enclosed parking space.

(vi) Multiple raised panel garage door designs.

(vii) Architectural detailing including decorative brackets on garage doors.

(viii) Sconce lighting.

(ix) Windows or openings on garage doors.

(bb) Garage location. Except as provided in this subparagraph, a parking space in an enclosed structure must be at least 20 feet from the right-of-way line adjacent to a street or alley when the space faces upon or can be entered directly from the street or alley. A parking space in an enclosed structure may be within 20 feet of the right-of-way line adjacent to a street or alley when:

(i) The parking space can be entered directly only from a street or alley that is not designated as a thoroughfare in the city's thoroughfare plan;

(ii) The garage door has a remote automatic control installed that is maintained in working condition; and

(iii) The garage door is a minimum of 20 feet from the sidewalk.

(5) Environmental performance standards.

(A) Except as provided in this paragraph, see Article VI.

(B) All of the following are required for a commercial amusement cable ski park and recreation area in Tract 13:

(i) A plan and design to preserve and enhance the water quality of the lake prepared by a Certified Professional Wetland Scientist by the Society of Wetland Scientists must be submitted with the development plan for City Plan Commission approval. The plan must show the location and type of aquatic vegetation.

(ii) Aquatic vegetation must be planted adjacent to all storm water outfalls.

(iii) The wetland buffer must be an area shown on the development plan with a minimum of 7,000 square feet adjacent to the outfall at the southeast corner of Fish Trap Lake. Native wetland plants suitable for planting include, but are not limited to:

(aa) Grasses:

-- Sedges (Carex, Eleocharis sp.)
-- Rushes (Juncus sp.)
-- Bulrushes (Schoenoplecturs, Scirpus sp.)

(bb) Herbs:

-- Sweetflag (Acorus sp.)
-- Cannas (Canna sp.)
-- Horsetails (Equisetum sp.)
-- Irises (Iris sp.)
-- Arrowheads (Sagittaria sp.)
-- Lilies (Nymphaea sp.)

(iv) Sediment discharge from the storm water outfalls shall be removed annually for the duration of the commercial amusement cable ski park and recreation area use.

(v) A person operating a commercial amusement cable ski park and recreation area must test the water in Fish Trap Lake on a quarterly basis using the current state standard for contact water sports. The test results must be made available to the Building Inspector and the Director of Storm Water Management, upon request.

(6) Landscaping.

(A) In general. Except as provided in this section, l[~~L~~]andscaping must be provided in compliance with the requirements of Article X.

(B) Tract 13A. Along Singleton Boulevard, one large street tree with a minimum four caliper inches must be provided for every 40 feet of frontage and must be located within two and one-half feet and 20 feet from the back of the projected Singleton Boulevard street curb.

(7) Additional provisions.

(A) In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(B) Access to a commercial amusement cable ski park and recreation area in Tract 13 must be off Toronto Street as shown in the traffic management plan (Exhibit 508C).

(C) In Tract 13, single family residential uses are allowed as shared access developments.

(c) Tracts 3, 5, 6, 7, 7A, and 14 (LIMITED OFFICE [LO-l(A)] Tracts).

OMITTED FOR BREVITY

(d) Tracts 2, 12, and 12A [MIXED USE (MU-1) Tracts].

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Catering service.
-- Custom business service.
-- Electronics service center.
-- Labor hall. *[SUP]*
-- Medical or scientific laboratory. *[SUP]*
-- Custom woodworking, furniture construction or repair. *[Permitted on Tract 12 only.]*
-- Commercial cleaning or laundry plant. *[Permitted on Tract 12 only.]*
-- Machinery, heavy equipment or truck sales and service. *[Permitted on Tract 12 only.]*

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church
-- College, university, or seminary. *[SUP]*
-- Community service center, Tracts 2 and 12. *[SUP]*
-- Community service center, Tract 12A.
-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
-- Foster home. *[SUP]*
-- Hospital. *[SUP]*
-- Library, art gallery, or museum. *[SUP]*
-- Public or private school.

(E) Lodging uses.

-- Hotel or motel. *[SUP]*

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex. *[SUP]*
-- Group residential facility. *[SUP]*
-- Handicapped group dwelling unit. *[SUP]*
-- Residential hotel. *[SUP]*
-- Retirement housing. *[SUP]*
-- Single family. *[SUP]*
-- Multifamily. *[SUP]*

(J) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Auto service center.
-- Business school.
-- Car wash.
-- Commercial amusement (inside). *[SUP]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[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.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[DIR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Theater.

(K) Transportation uses.

-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(L) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[Use is permitted on these tracts as if the tracts were located in an MU-1 Mixed Use District; see Section 51A-4.212(10.1).]*
-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Recycling buy-back center. *[SUP]*
-- Recycling collection center. *[SUP]*
-- Recycling drop-off container. *[SUP]*
-- Recycling drop-off for special occasion collection. *[SUP]*
-- Warehouse. *[Permitted on Tract 12 only.]*

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory use is not permitted in this district:

-- Private stable.

(B) The accessory helistop use is permitted by SUP only.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard.

(i) Minimum front yard is 15 feet.

(ii) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(bb) no minimum in all other cases.

(ii) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(C) Dwelling unit density.

(i) Tract 2. Maximum dwelling unit density in Tract 2 varies depending on whether the development is a "mixed use project" as follows:

Maximum Dwelling Unit Density (dwelling units per net acre)		
Base (No MUP)	**MUP with Mix of 2 Categories**	**MUP with Mix of 3 or More Categories**
15	**20**	**25**

(ii) Tract 12. Maximum dwelling unit density in Tract 12 is 35 units per acre. Maximum number of residential dwelling units permitted in Tract 12 is 1770.

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a "mixed use project" as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is "residential." The third column (MUP=2/with Res) is the FAR for an MUP with a mix of "residential" plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is "residential." The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of "residential" plus two or more other use categories.]

	Maximum Floor Area Ratio				
Use Categories	**Base (no MUP)**	**MUP=2 (no Res)**	**MUP=2 (with Res)**	**MUP=3 (no Res)**	**MUP=3 (with Res)**
Lodging	**0.8**	**0.85**	**0.9**	**0.85**	**0.95**

Office	**0.8**	**0.85**	**0.9**	**0.85**	**0.95**
Residential	**0.8**	**-----**	**0.95**	**-----**	**0.95**
Retail and personal service	**0.4**	**0.5**	**0.5**	**0.6**	**0.6**
TOTAL DEVELOPMENT	**0.8**	**0.9**	**1.0**	**1.0**	**1.1**

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Residential proximity slope does not apply to sports lighting standards in Tract 2 only.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i), maximum structure height is 50 feet.

(bb) In Tract 2, maximum height for sports lighting standards is 80 feet.

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is four.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. For the community service center in Tract 12A, off-street parking must be provided as shown on the development plan for Tract 12A.

(5) Environmental performance standards. See Article VI.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this provision, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Creation of a building site on Tract 12 A. The building official may issue a certificate of occupancy or building permit for a building site on Tract 12A if the building permit that authorized the existing structure was issued on or before August 1, 1984, and the proposed work will not increase the floor area of the structure by more than 80 percent. The total floor area of the proposed work must not exceed 10,000 square feet. No certificate of occupancy or building permit may be issued for a single family or duplex use in Tract 12A.

(8) Screening.

(A) The provisions for off-street parking contained in Section 51A-4.301(f) apply to this PD except as provided in this Subparagraph (B).

(B) Screening of off-street parking on Tract 12 may be a wrought iron fence that is not less than six feet in height in combination with evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed. (Ord. Nos. 23536; 24076; 24374; 24655; 24725; 25982; 26042; 27175; 27771; 27785; 28758; 30230)

SEC. 51P-508.108. SIGNS.

Signs must comply with the following regulations:

(1) For Tracts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 13A, and 14, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(2) For Tracts 2, 7A, 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042; 30230)

SEC. 51P-508.108.1. ADDITIONAL PROVISIONS FOR ATHLETIC FIELDS IN TRACTS 2 AND 7A.

OMITTED FOR BREVITY

SEC. 51P-508.109. ADDITIONAL PROVISIONS.

(a) The Property [~~entire premises~~] must be properly maintained in a state of good repair and neat appearance at all times.

(b) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23536; 25982; 26042)

CPC recommended:

SEC. 51P-508.110. SIDEWALKS AND PAVING.

(a) In general. 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) Tract 13A. Sidewalks must be a minimum of five feet wide.

Applicant requested:

SEC. 51P-508.110. STREET DESIGN, SIDEWALKS, PAVING, AND EMERGENCY ACCESS.

(a) In general. 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) Tract 13A. When on-street parking is prohibited:

(1) Minimum right-of-way width is 45 feet.

(2) Minimum street pavement width is 26 feet.

(3) When streets are constructed as a Woonerf, bollards or other traffic barriers must be located to direct and separate automobile traffic from pedestrian traffic.

(4) All allowed uses in Tract 13A are allowed in a shared access development.

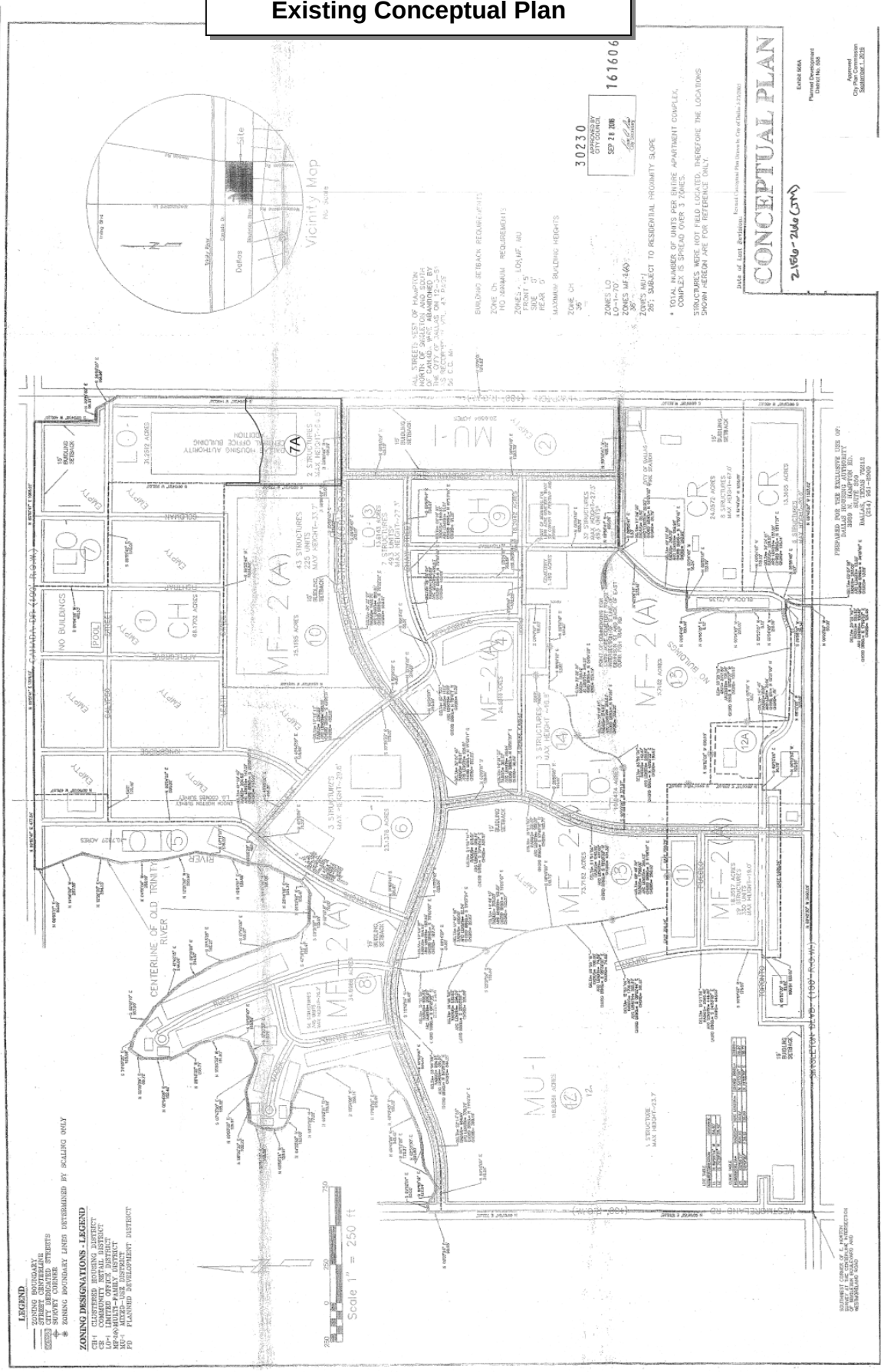
(5) All shared access areas must front on a public street (not an alley) or a mutual access and public utility easement, have a minimum width of 20 feet, and have a minimum paving width of 16 feet..

(c) Emergency access to Tract 13A. Tract 13A will include a minimum of three access points provided that the adjoining landowner to the north and east of Tract 13A is agreeable. If the adjoining landowner is not agreeable, a minimum of two access points will be sufficient in Tract 13A provided that automatic sprinkler systems are provided in all structures that are not located within 600 feet of an access point.
(Ord. Nos. 24655; 26042)

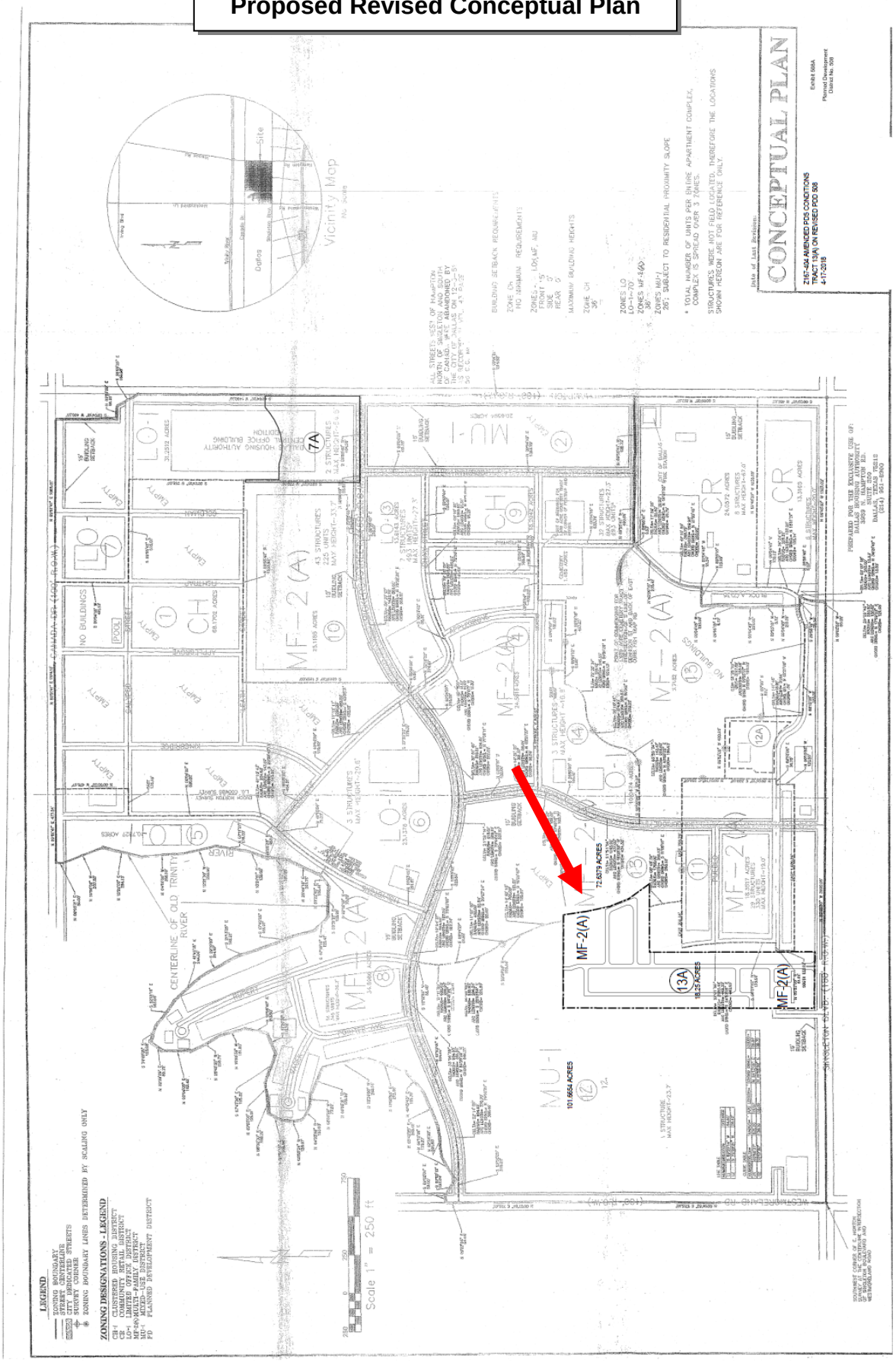
SEC. 51P-508.111. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24655; 26042)

Existing Conceptual Plan



Proposed Revised Conceptual Plan



PROPOSED TERMINATION
SUP NO. 1636

1. [~~USE: The only use authorized by this specific use permit is multifamily use.~~]

2. [~~SITE PLAN: Use and development of the Property must comply with the attached site plan.~~]

3. [~~TIME LIMIT: This specific use permit has no expiration date.~~]

4. [~~LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.~~]

5. [~~DENSITY: The maximum number of dwelling units is 233.~~]

6. [~~INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.~~]

7. [~~OFF-STREET PARKING: A minimum of 583 off-street parking spaces must be provided in the location shown on the attached site plan.~~]

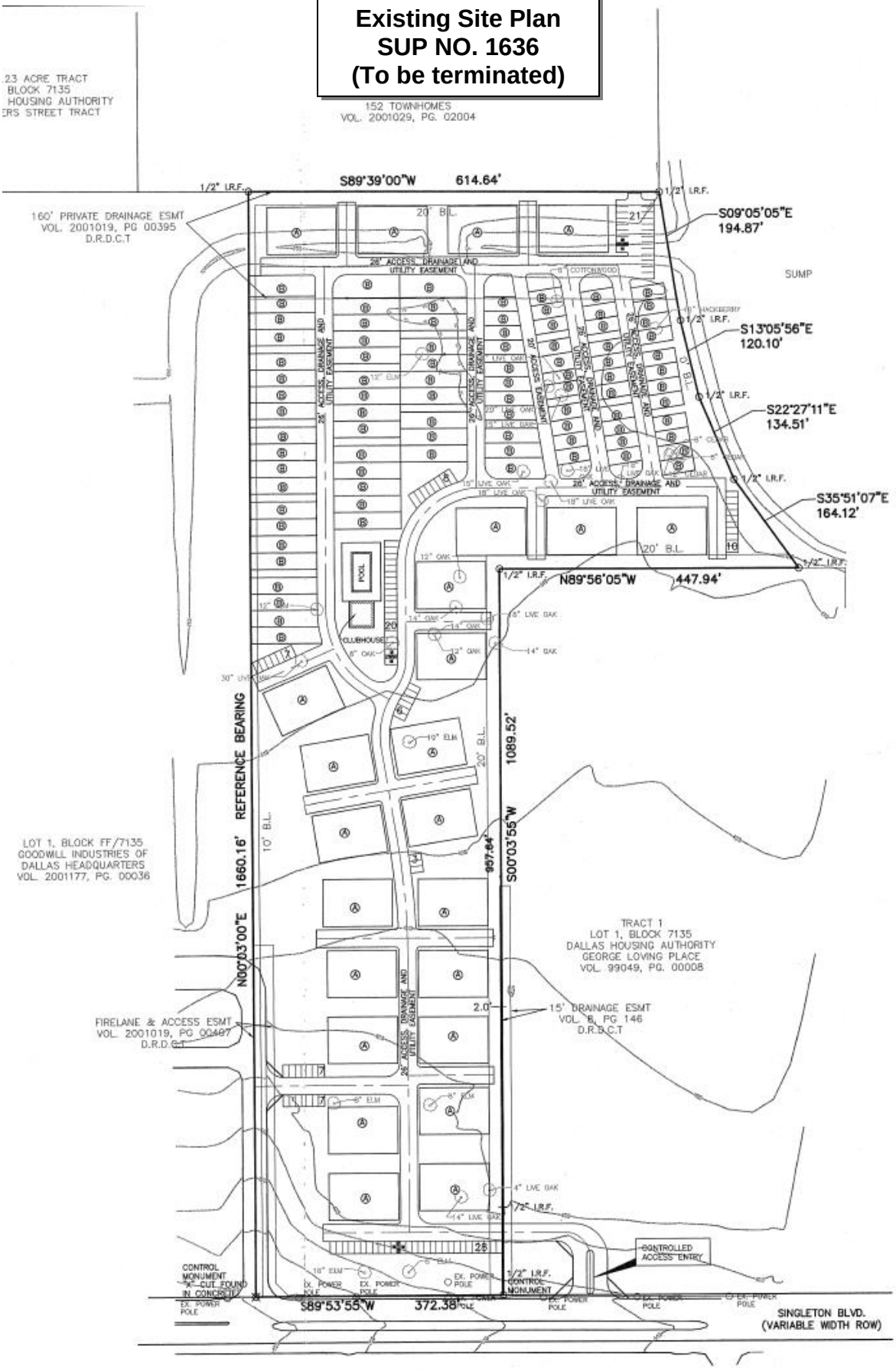
8. [~~SCREENING: A minimum eight-foot-high solid masonry fence must be provided along the western boundary of the Property.~~]

9. [~~SETBACKS: Setbacks must be provided as shown on the attached site plan.~~]

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.~~]

Existing Site Plan
SUP NO. 1636
(To be terminated)



PROPOSED TERMINATION
SUP NO. 2213

1. [~~USE: The only use authorized by this specific use permit is single family.~~]

2. [~~SITE PLAN: Use and development of the Property must comply with the attached site plan.~~]

3. [~~TIME LIMIT: This specific use permit has no expiration date.~~]

4. [~~LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.~~]

5. [~~DENSITY: The maximum number of dwelling units is 104.~~]

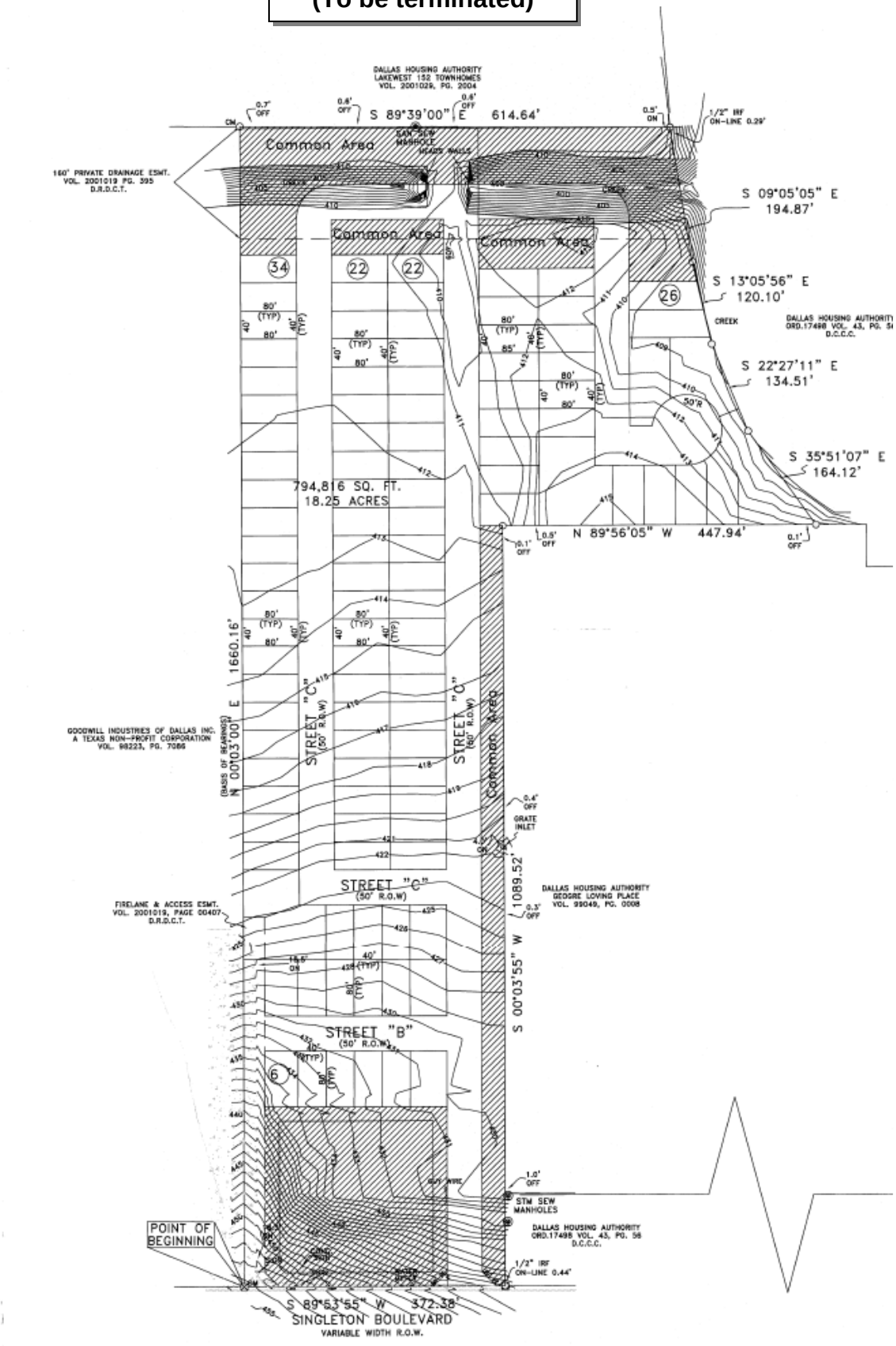
6. [~~INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.~~]

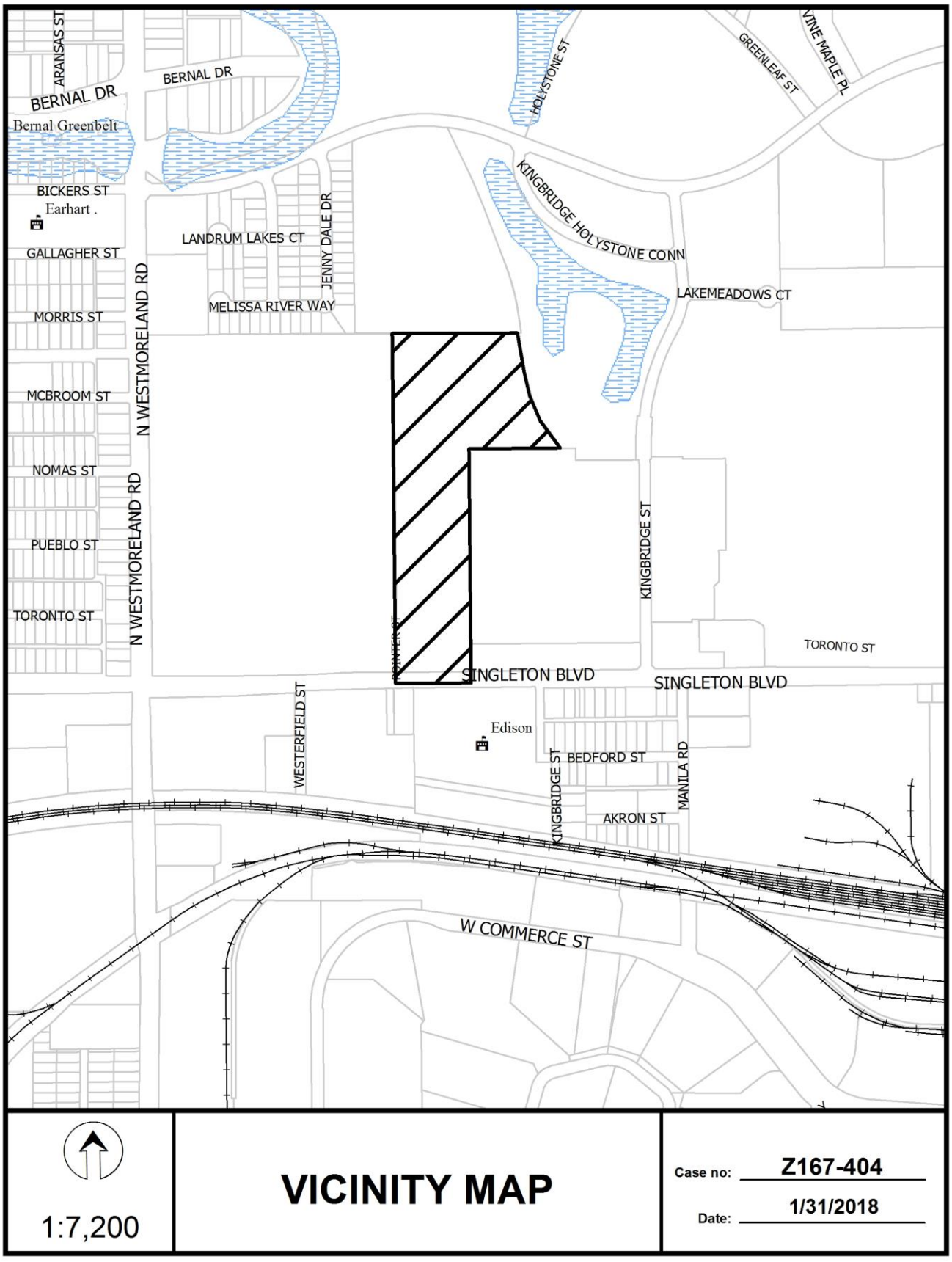
7. [~~SCREENING: A minimum eight-foot-high solid masonry fence must be provided along the western boundary of the Property except where existing pavement is located.~~]

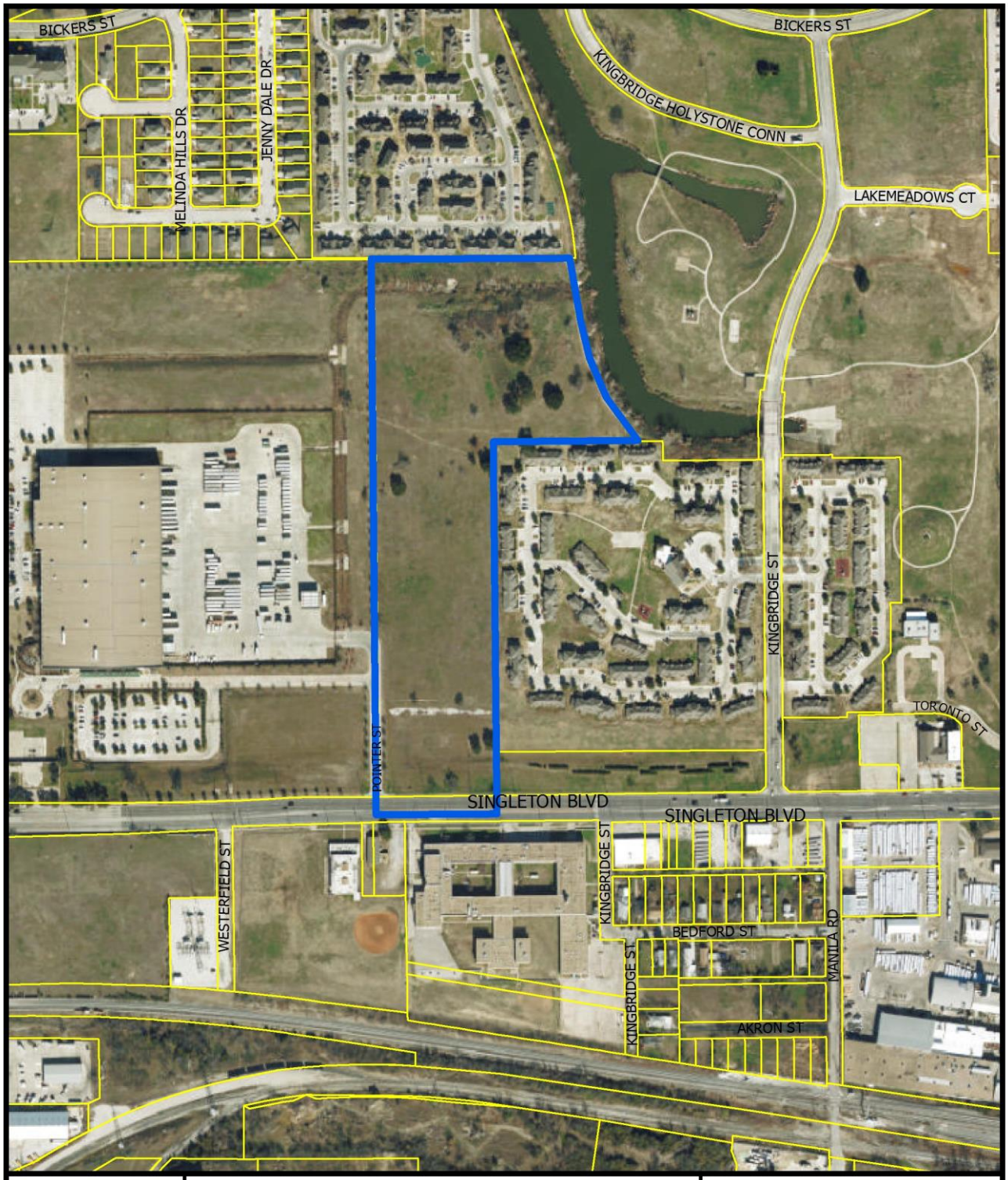
8. [~~MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.~~]

9. [~~GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.~~]

Existing Site Plan
SUP NO. 2213
(To be terminated)




ARANSAS ST
BERNAL DR
BERNAL DR
Bernal Greenbelt
BICKERS ST
Earhart .
GALLAGHER ST
MORRIS ST
MCBROOM ST
NOMAS ST
PUEBLO ST
TORONTO ST
N WESTMORELAND RD
N WESTMORELAND RD
LANDRUM LAKES CT
JENNY DALE DR
MELISSA RIVER WAY
HOLYSTONE ST
GREENLEAF ST
VINE MAPLE PL
KINGBRIDGE HOLYSTONE CONN
LAKEMEADOWS CT
KINGBRIDGE ST
TORONTO ST
SINGLETON BLVD
SINGLETON BLVD
WESTERFIELD ST
Edison
BEDFORD ST
KINGBRIDGE ST
MANILA RD
AKRON ST
W COMMERCE ST
1:7,200
VICINITY MAP
Case no: Z167-404
Date: 1/31/2018

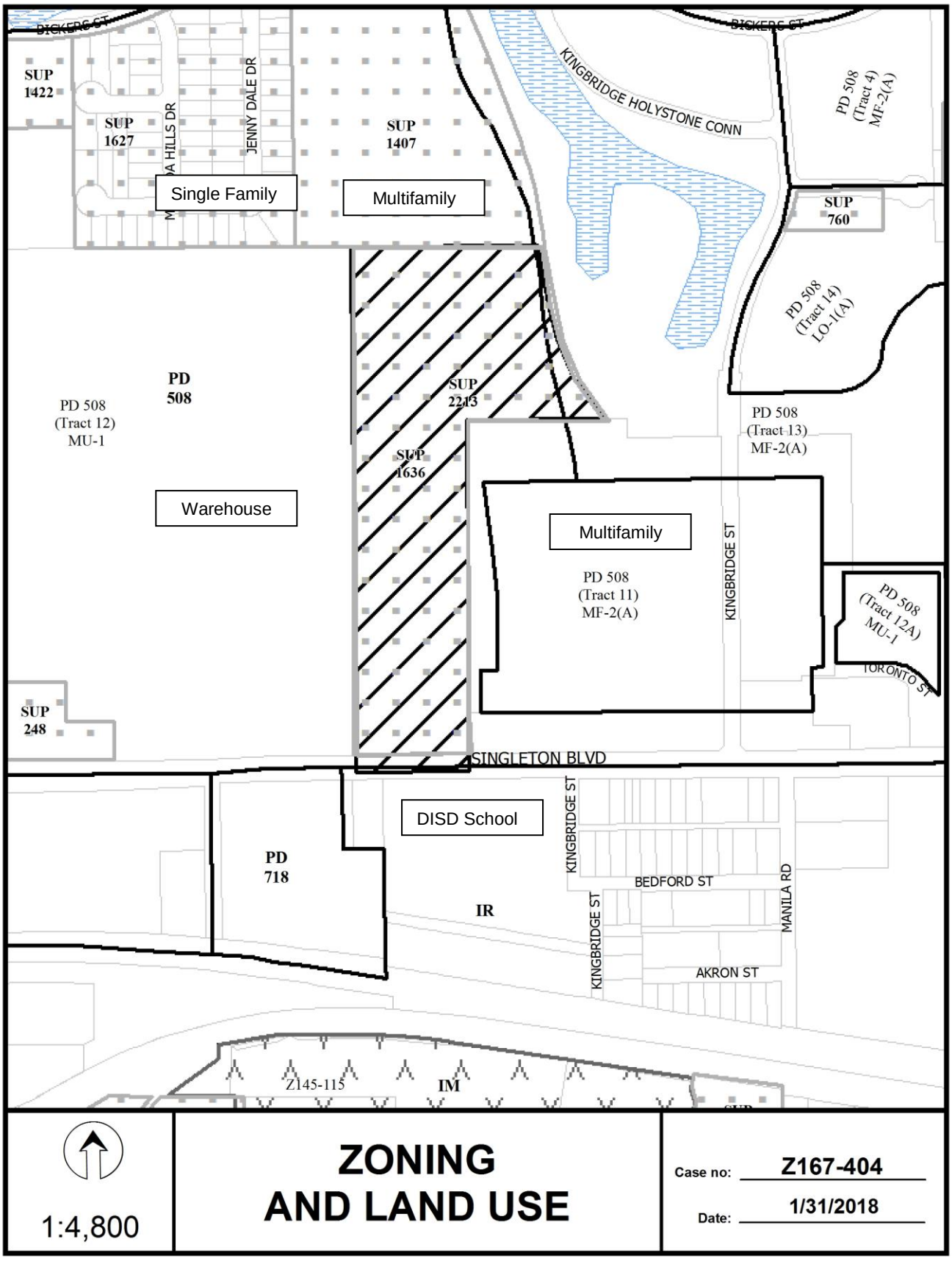


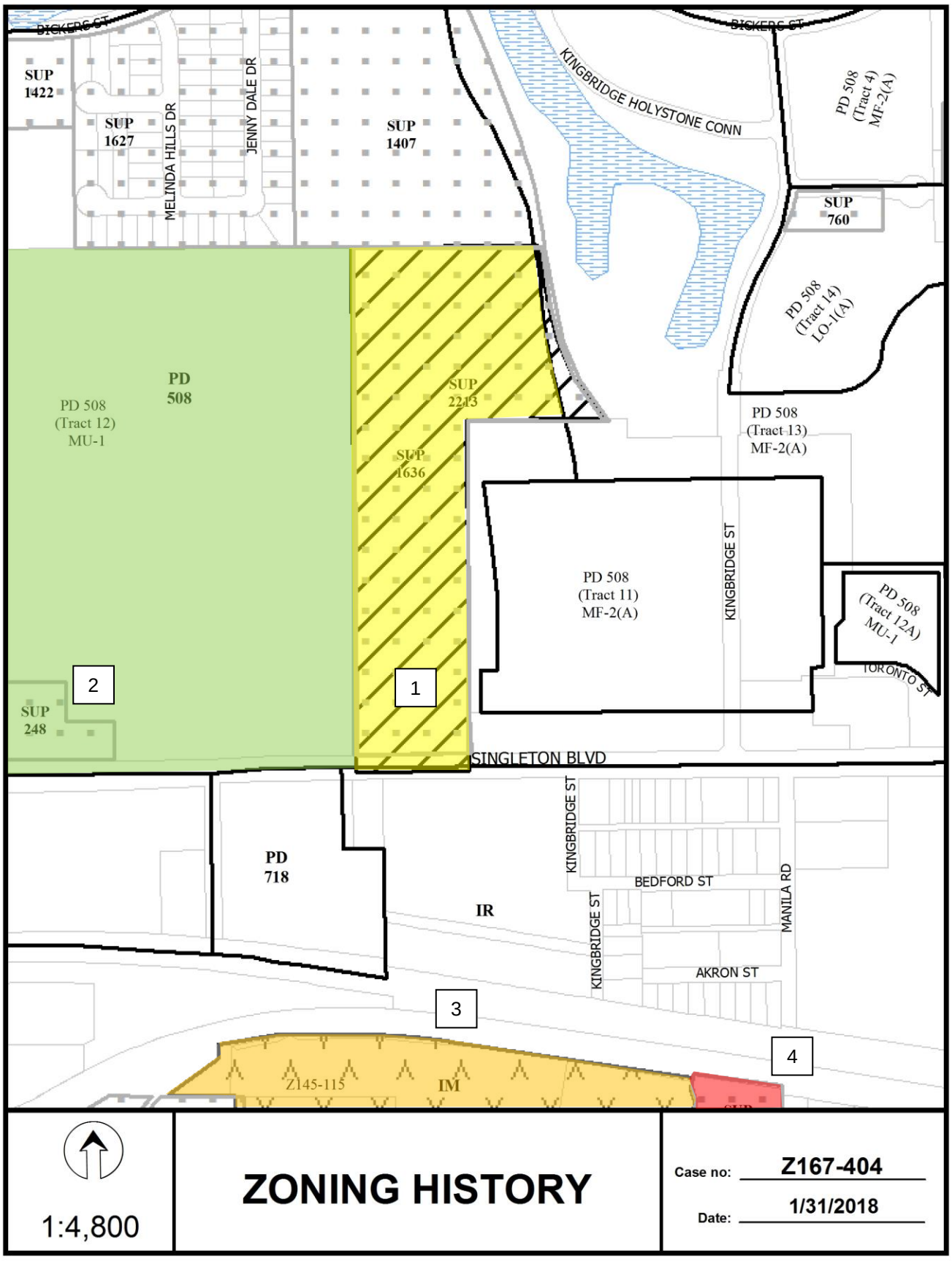
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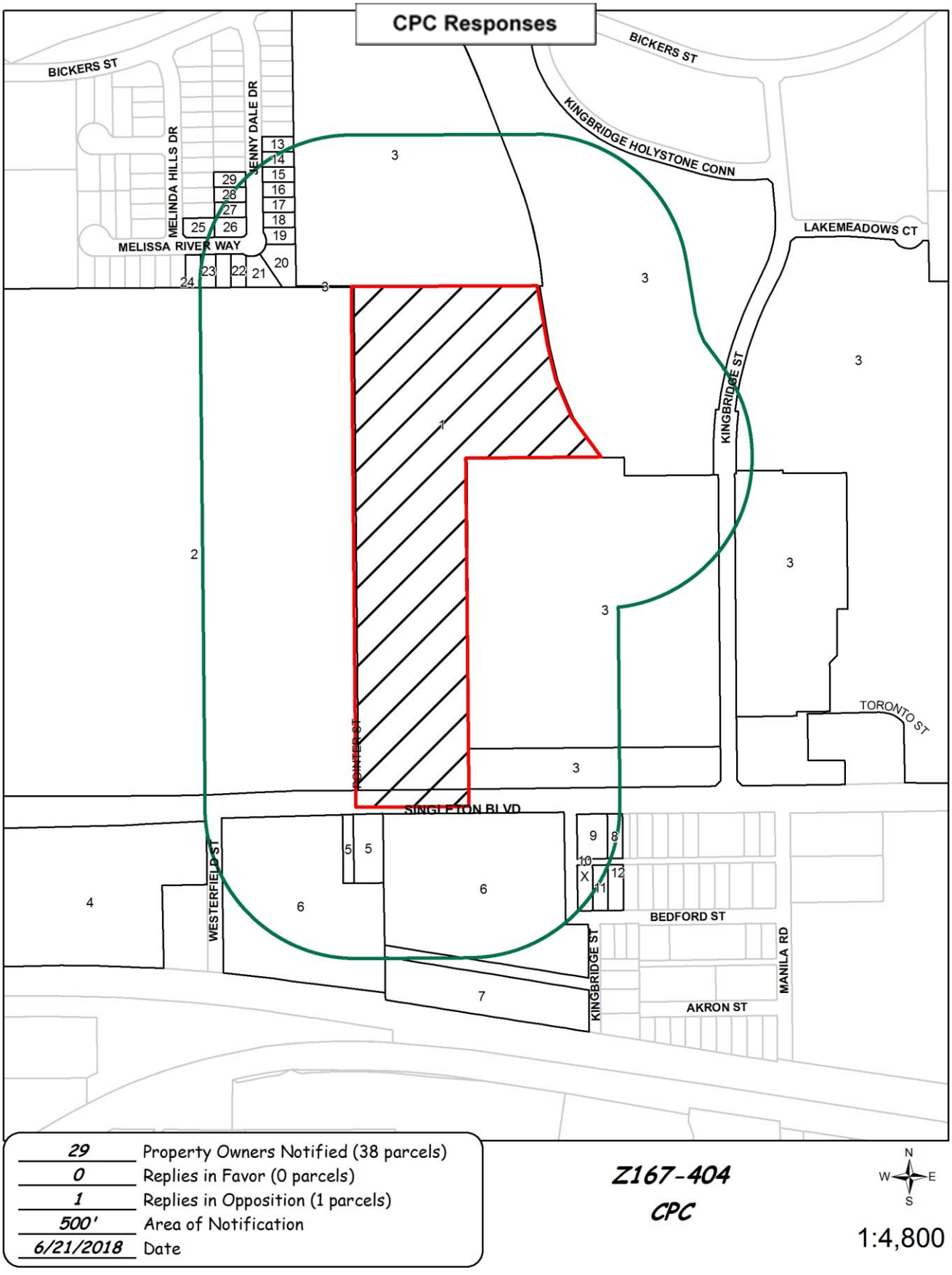
AERIAL MAP

Case no: Z167-404

Date: 1/31/2018


DICKERS ST
SUP 1422
SUP 1627
JENNY DALE DR
SUP 1407
KINGBRIDGE HOLYSTONE CONN
PD 508 (Tract 4) MF-2(A)
Single Family
Multifamily
SUP 760
PD 508 (Tract 14) LO-1(A)
PD 508
PD 508 (Tract 12) MU-1
SUP 2213
SUP 1636
PD 508 (Tract 13) MF-2(A)
Warehouse
Multifamily
KINGBRIDGE ST
PD 508 (Tract 11) MF-2(A)
PD 508 (Tract 12A) MU-1
TORONTO ST
SUP 248
SINGLETON BLVD
DISD School
PD 718
IR
BEDFORD ST
MANILA RD
AKRON ST
Z145-115
IM
1:4,800
ZONING AND LAND USE
Case no: Z167-404
Date: 1/31/2018


BICKERS ST
BICKERS ST
SUP 1422
SUP 1627
MELINDA HILLS DR
JENNY DALE DR
SUP 1407
KINGBRIDGE HOLYSTONE CONN
PD 508 (Tract 4) MF-2(A)
SUP 760
PD 508 (Tract 14) LO-1(A)
PD 508 (Tract 12) MU-1
PD 508
SUP 2213
SUP 1636
PD 508 (Tract 13) MF-2(A)
PD 508 (Tract 11) MF-2(A)
KINGBRIDGE ST
PD 508 (Tract 12A) MU-1
TORONTO ST
2
1
SUP 248
SINGLETON BLVD
PD 718
IR
KINGBRIDGE ST
BEDFORD ST
MANILA RD
KINGBRIDGE ST
AKRON ST
3
4
Z145-115
IM
1:4,800
ZONING HISTORY
Case no: Z167-404
Date: 1/31/2018


CPC Responses
BICKERS ST
BICKERS ST
KINGBRIDGE HOLYSTONE CONN
JENNY DALE DR
MELINDA HILLS DR
MELISSA RIVER WAY
LAKEMEADOWS CT
KINGBRIDGE ST
KINGBRIDGE ST
PONTER ST
SINGLETON BLVD
TORONTO ST
WESTERFIELD ST
BEDFORD ST
MANILA RD
AKRON ST
29 Property Owners Notified (38 parcels)
0 Replies in Favor (0 parcels)
1 Replies in Opposition (1 parcels)
500' Area of Notification
6/21/2018 Date
Z167-404
CPC
N
W
E
S
1:4,800

06/20/2018

Reply List of Property Owners

Z167-404

29 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owner Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3020	BICKERS ST	GREENLEAF VENTURES LLC
	2	3020	N WESTMORELAND RD	GOODWILL INDUSTRIES OF
	3	3130	KINGBRIDGE ST	DALLAS HOUSING AUTHORITY
	4	2826	N WESTMORELAND RD	EZS TRUCKING INC
	5	2950	SINGLETON BLVD	REDEEMER BAPTIST CHURCH
	6	3002	SINGLETON BLVD	Dallas ISD
	7	2701	KINGBRIDGE ST	CENTRO CRISIANO PARA LA FAMILIA
	8	2840	SINGLETON BLVD	JHD III INVESTMENTS LLC
	9	2850	SINGLETON BLVD	KATIE LITTLE ANGEL DAY CARE
X	10	2849	BEDFORD ST	ZAMUDIO MARIA DE LA PAZ
	11	2847	BEDFORD ST	LOPEZ MICHELLE
	12	2843	BEDFORD ST	ZAMUDIO JUAN
	13	3528	JENNY DALE DR	GARCIACORDOVA CHRISTOPHER
	14	3524	JENNY DALE DR	LAWAL OLABISI O
	15	3520	JENNY DALE DR	ODA HAREGEWOIN
	16	3516	JENNY DALE DR	HARRINGTON DONNA
	17	3512	JENNY DALE DR	FELEKE DANIEL & W KIRKOS RAHEL
	18	3508	JENNY DALE DR	FEYE TESFAYE & EMEBET GEBRETSADIK
	19	3504	JENNY DALE DR	QUEZADA JUAN ANTONIO & MARIA
	20	3502	JENNY DALE DR	ESTALA BRYAN
	21	3106	MELISSA RIVER WAY	ASHRAF MUHAMMAD
	22	3110	MELISSA RIVER WAY	JUAREZ RAMON &
	23	3118	MELISSA RIVER WAY	VARGAS JOSEFINA
	24	3122	MELISSA RIVER WAY	ESHETU TIGIST
	25	3502	MELINDA HILLS DR	RUAN NINA DANDAN &
	26	3507	JENNY DALE DR	FERNANDEZ ADELAIDE &

06/20/2018

Reply	*Label #*	*Address*		*Owner*
	27	3511	JENNY DALE DR	ESTIFANOS SEMERT
	28	3515	JENNY DALE DR	METAFERIA FIKRU &
	29	3519	JENNY DALE DR	RAMOS SUSANA

Agenda Information Sheet

File #: 18-971 **Item #:** 72.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of JB Jackson Jr Boulevard and Park Row Avenue
Recommendation of Staff and CPC: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions
Z178-193(SM)
Note: This item was deferred by the City Council before opening the public hearing on September 12, 2018, and is scheduled for consideration on September 26, 2018

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 26, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-193(SM) **DATE FILED:** February 26, 2018

LOCATION: South corner of JB Jackson Jr Boulevard and Park Row Avenue

COUNCIL DISTRICT: 7 **MAPSCO:** 46 P

SIZE OF REQUEST: Approx. 2.3 acres **CENSUS TRACT:** 203.00

APPLICANT: Verizon Wireless

OWNER: Fourth Avenue Church of Christ

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The applicant [Verizon Wireless] proposes to construct a cellular communication tower within a concealment tower with an overall height of 85 feet to the southwest of the existing church property. The 25-foot by 52-foot wireless lease area is proposed approximately 360 feet southwest of the south corner of JB Jackson Jr Boulevard and Park Row Avenue and the tower and equipment is proposed to be surrounded by a six-foot-tall concrete masonry unit (CMU) wall to match the church.

CPC RECOMMENDATION: **Approval** for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The wireless lease site is proposed to be located behind the existing church building.
- The church building was originally constructed in 1990 and expanded in 2005, according to Dallas Central Appraisal District Records.

Zoning History: There have been no recent zoning cases requested in the area in the past five years

Thoroughfares/Streets:

Thoroughfare/Street	Type	Street Width
JB Jackson Jr Boulevard	Local	50' ROW
Park Row Avenue	Local	45' ROW
Trezevant Street	Local	40' ROW
South Trunk Avenue	Local	15' ROW

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

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.

There are no goals or policies supporting or opposing the request.

Surrounding Land Uses:

Location	PDD No.595 Subdistrict	Land Use
Site	MF-2(A)	Church
Northeast	Community Commercial (CC)	Retail and Drive-through restaurants
Southeast	MF-2(A) with SUP 1511	Transit Station and Single Family
Southwest	MF-2(A) and Community Commercial (CC)	Undeveloped, DART rail line, and Commercial
Northwest	WMU-5	Storage and Undeveloped

Land Use Compatibility:

The subject site is currently developed with an existing church and surface parking lot. The proposed location of the cellular communication tower is to the rear of the church, near the DART light rail line. The 25-foot by 52-foot wireless lease area is proposed approximately 360 feet southwest of the south corner of JB Jackson Jr Boulevard and Park Row Avenue and the tower and equipment is proposed to be surrounded by a six-foot-tall concrete masonry unit (CMU) wall to match the church.

Development of the remainder of the site consists of an existing church and an abutting undeveloped parcel to the southwest. The proposed location of the cellular communication tower is southeast and across a bounding street from an outside storage area. Retail and drive-through restaurants are located to the northeast of the existing church. Surrounding uses to the southeast include three single family homes, three undeveloped parcels, and a transit center. Finally, a small undeveloped parcel abuts the site to the southwest and separates the proposed location of the cellular communication tower from a narrow roadway and the DART light rail line, which physically separates the site from commercial uses located farther southwest with two chain-link fences on each side of the rail line.

Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication, but requires compliance with residential proximity slope. Therefore, the maximum structure height of 36 feet in the MF-2(A) Multifamily District does not apply to a tower/antenna for cellular communication; however, a one-to-three residential proximity slope (RPS) is required. For the proposed 85-foot tall tower to comply with RPS, it must be placed 255 feet away from the nearest single family, duplex, or townhouse zoned private property, called a *site of origination*. Since the closest site of origination to the proposed cellular communication tower is over 1,000 feet to the southeast, staff's position is the proposed structure is not detrimental to surrounding properties.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant proposes to construct a cellular communication tower at this location to primarily provide additional capacity to users within Fair Park and has provided the coverage maps on the following pages. Generally, the area has adequate coverage that allows users of the nearby Verizon system to have service inside and outside of buildings in the vicinity on a normal basis. However, when the area is inundated with additional users (e. g. during the State Fair of Texas), the current Verizon system cannot accommodate all the users and cellular and data service is not available to the applicant's customers. The applicant's engineer's note that four "sectors serve the southwest side of the Fair Park" and "the State Fair event is not properly served". Therefore, the applicant currently utilizes a cell tower on wheels (COW) to accommodate the need for additional capacity. However, COWs require generators that can produce noise and may not hold as much capacity as the system requires. The proposed cellular communication tower will add six "sectors" to the southwest side of Fair Park.

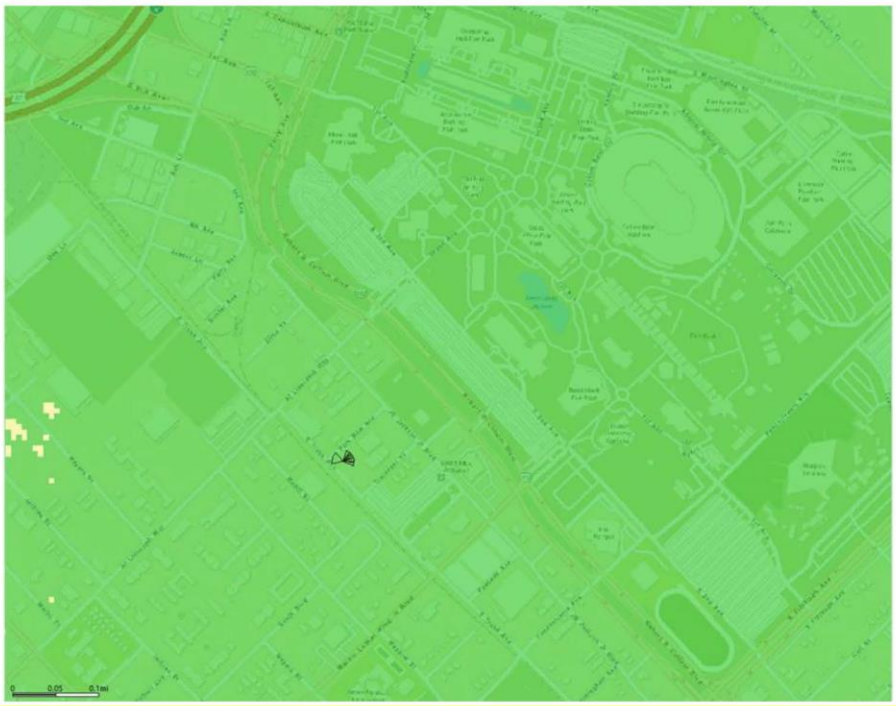
Staff supports the request because (1) the proposed cellular communication tower is located over three times the distance beyond where an residential proximity slope would project from the nearest site of origination, (2) the cellular array is concealed within a pole thus minimizing the visual effect of a cellular platform, (3) the replacement of the cell tower on wheels (COW) which requires a generator for power with a permanent stealth cellular communication tower will improve ambient noise levels where the COW was previously and temporarily in operation, and (4) the public utility service of increased capacity would significantly improve as shown by the following coverage maps.

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 120 square feet. No auxiliary building is proposed and therefore no additional parking is triggered by the development of this use.

Landscaping: In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.

SF_GRAND – 700MHz RSRP Current



RSRP 700 MHz

- Indoor Coverage
- Marginal Indoor/ Outdoor/Vehicle Coverage

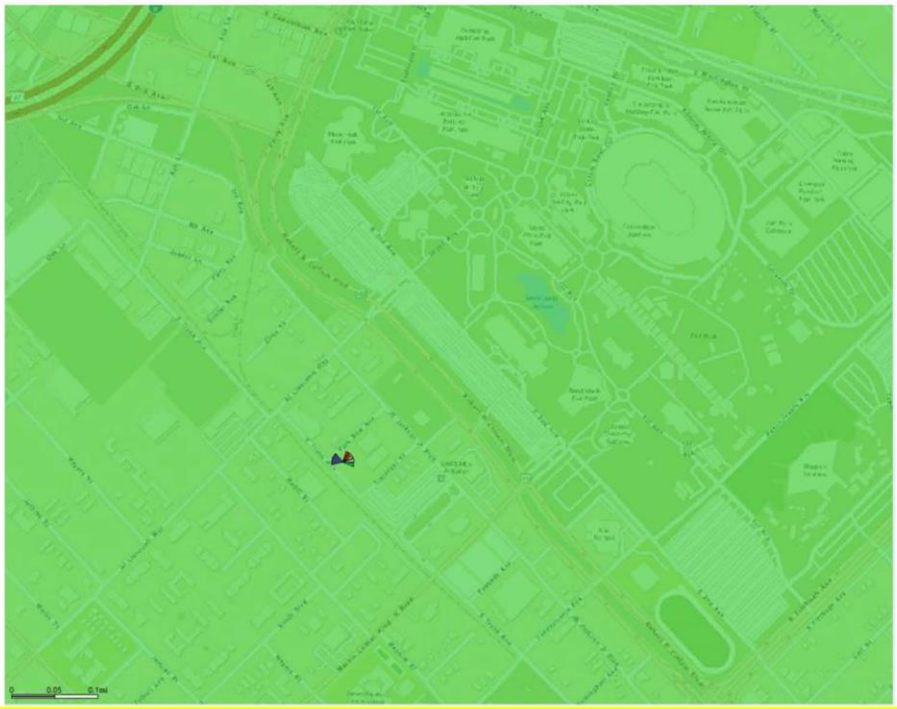
Note: Coverage in the area is mostly adequate. The purpose of the new site SF_GRAND is to increase capacity.

verizon

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

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SF_GRAND – 700MHz RSRP Proposed



RSRP 700 MHz

- Indoor Coverage
- Marginal Indoor/ Outdoor/Vehicle Coverage

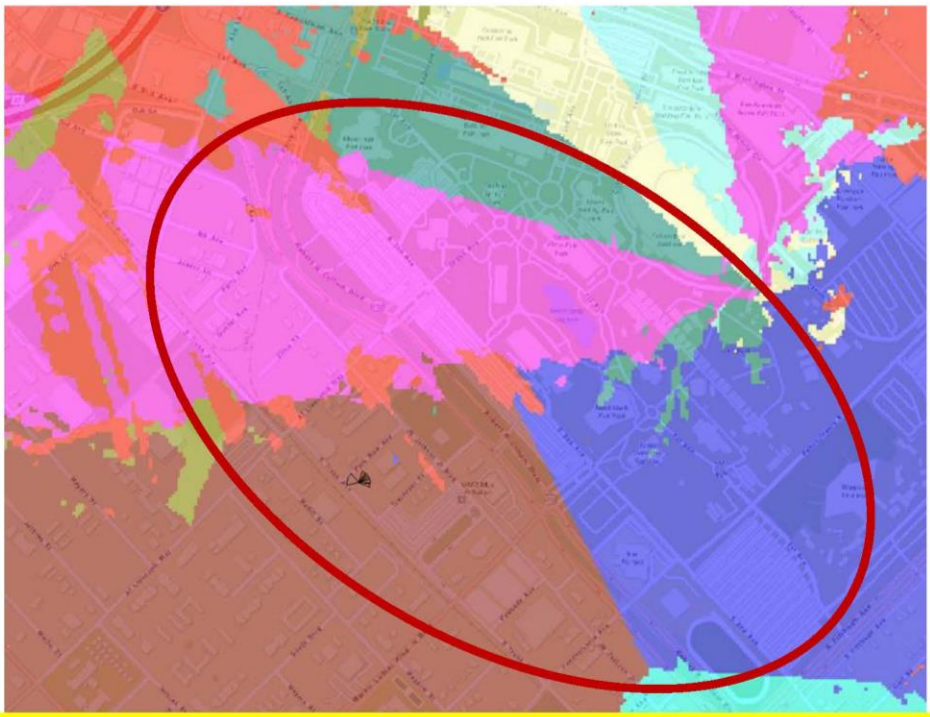
Note: Coverage in the area is mostly adequate. The purpose of the new site SF_GRAND is to increase capacity.

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SF_GRAND – Best Server 700 MHz Current



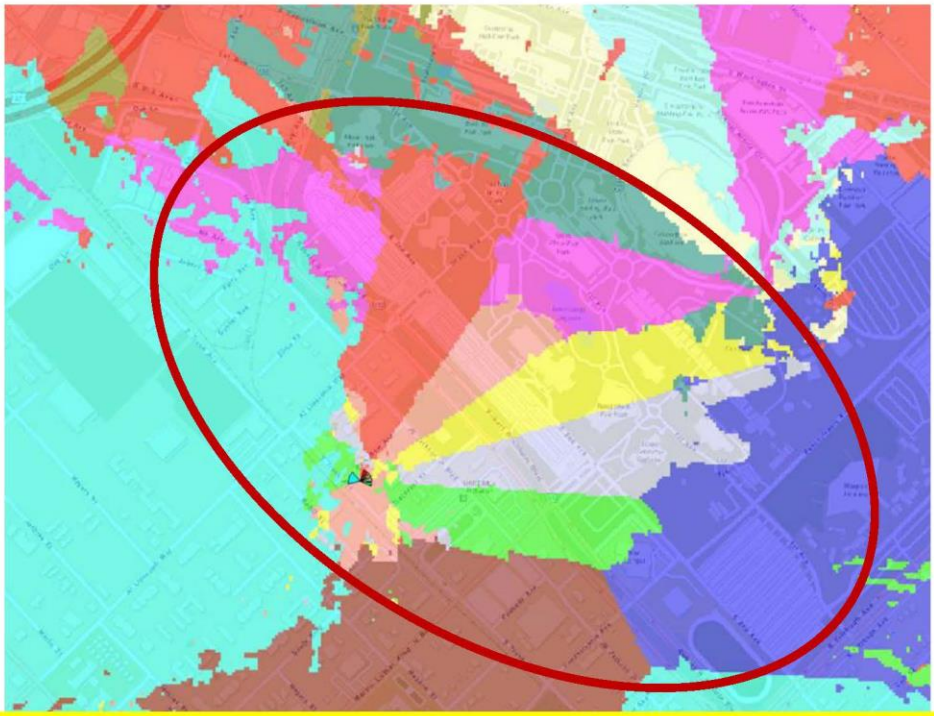
Note: Currently 4 sectors serve the southwest side of the Fair Park. As an example the traffic demand during the State Fair event is not properly served. A temporary site have to be deployed every year, which is in service for only 24 days.

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4

SF_GRAND – Best Server 700 MHz Proposed



Note: SF_GRAND adds 6 new sectors for a total of 10 sectors to serve the southwest side of Fair Park. With this new site the traffic demand in the area during the State Fair event and throughout the entire year will be properly supported.

verizon

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

5

Prior CPC Action – June 21, 2018:

Motion: In considering an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of JB Jackson Jr Boulevard and Park Row Avenue, it was moved to **hold** this case under advisement until August 2, 2018.

Maker: Mack
Second: Rieves
Result: Carried: 12 to 0

For: 12 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz*, Peadon, Murphy

Against: 0
Absent: 2 - Ridley, Tarpley
Vacancy: 1 - District 8

Notices: Area: 300 Mailed: 38
Replies: For: 1 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

Prior CPC Action – August 2, 2018:

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of JB Jackson Jr Boulevard and Park Row Avenue.

Maker: Mack
Second: Rieves
Result: Carried: 12 to 0

For: 12 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy

Against: 0
Absent: 1 - Tarpley
Vacancy: 1 - District 8
Conflict: 1 - Ridley

Notices: Area: 300 Mailed: 38
Replies: For: 1 Against: 3

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Omar Siddiqui, Address not given
Harold Wallace, 8717 Deerwood Dr., Rowlett, TX, 75088
Against: None

List of Officers

Fourth Avenue Church of Christ Shepherds

Bro. Robert Edison and wife Bonnie

Bro. Robert Ivy and wife Effeunia

Bro. Calvin Jones and wife Christell

Bro. Harold Wallace and wife Carol

Verizon Board of Directors

Lowell McAdam
Richard Carrion
Clarence Otis, Jr.
M. Frances Keith
Gregory Weaver
Rodney Slater
Melanie Healey
Kathryn Tesija
Gregory Wasson
Shellye Archambeau
Mark Bertolini

Verizon Executive Officers

Lowell McAdam, Chief Executive Officer
Tim Armstrong, Chief Executive Officer – Oath
Martin Burvill, Senior Vice President
Eric Cevis, Senior Vice President
Kenneth Dixon, Senior Vice President
Ronan Dunne, Executive Vice President
Mathew D. Ellis, Executive Vice President
Tami Erwin, Executive Vice President
George Fischer, Senior Vice President
James Gerace, Chief Communications Officer
Rose Stuckey Kirk, Chief Social Responsibility Officer
Rima Qureshi, Executive Vice President and Chief Strategy Officer
Marc C. Reed, Executive Vice President
Diego Scotti, Executive Vice President
Craig Silliman, Executive Vice President
David Small, Executive Vice President
John G. Stratton, Executive Vice President
Hans Vestberg, Executive Vice President

CPC Recommended SUP Conditions

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

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 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. COLLOCATION: Any tower/antenna support structure 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.

5. HEIGHT: The maximum height of a tower/antenna for cellular communication is 85 feet.

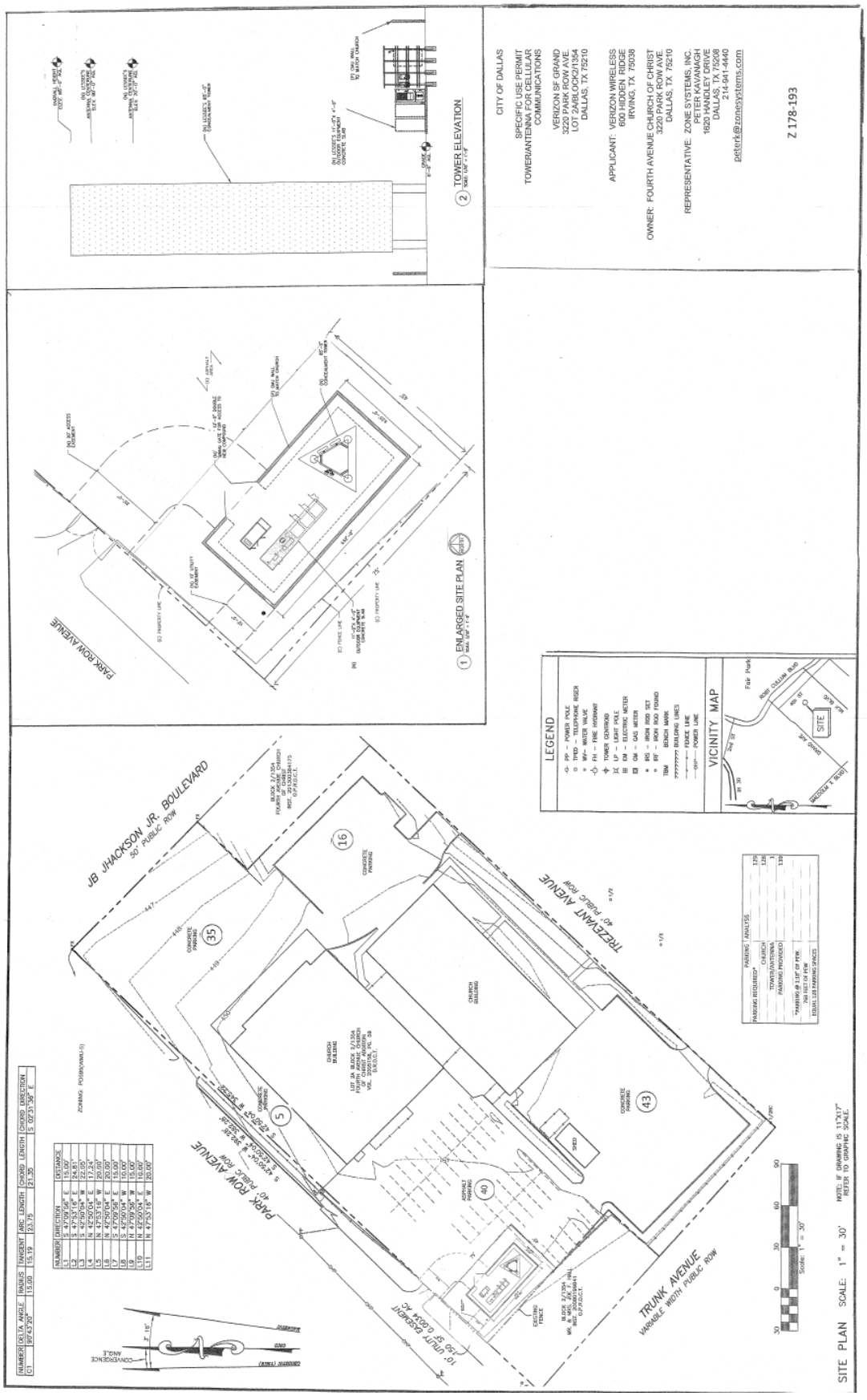
6. SCREENING: The lease area must be screened by a six-foot-tall solid screening fence and secured by a six-foot-tall access gate in the location shown on the attached site plan.

7. STEALTH DESIGN: The tower/antenna for cellular communication must be constructed with a stealth design with the platform concealed within the overall vertical design of the tower.

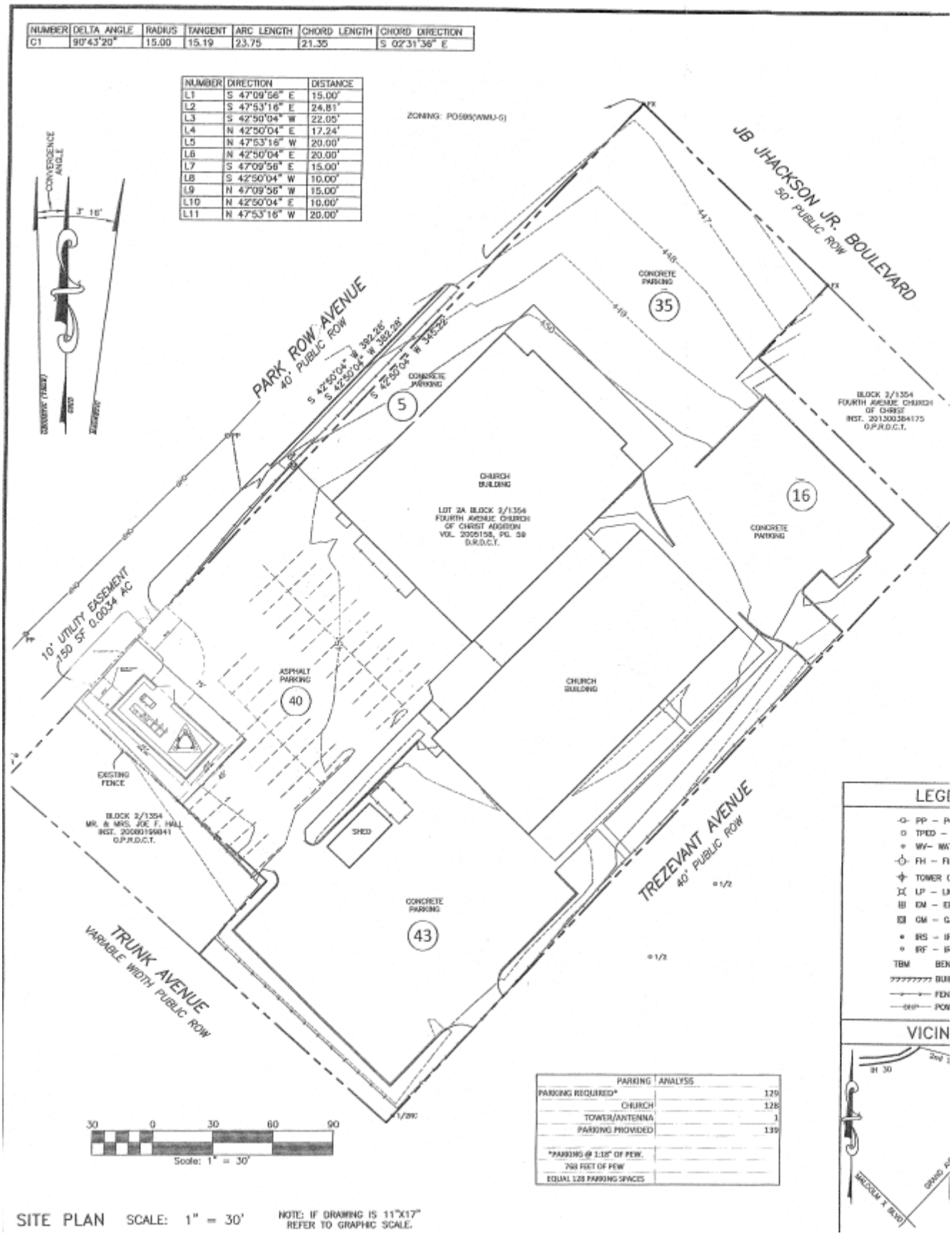
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC RECOMMENDED SITE PLAN



ENLARGED OVERALL SITE PLAN



NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	90°43'20"	15.00	15.19	23.75	21.35	S 02°31'36" E

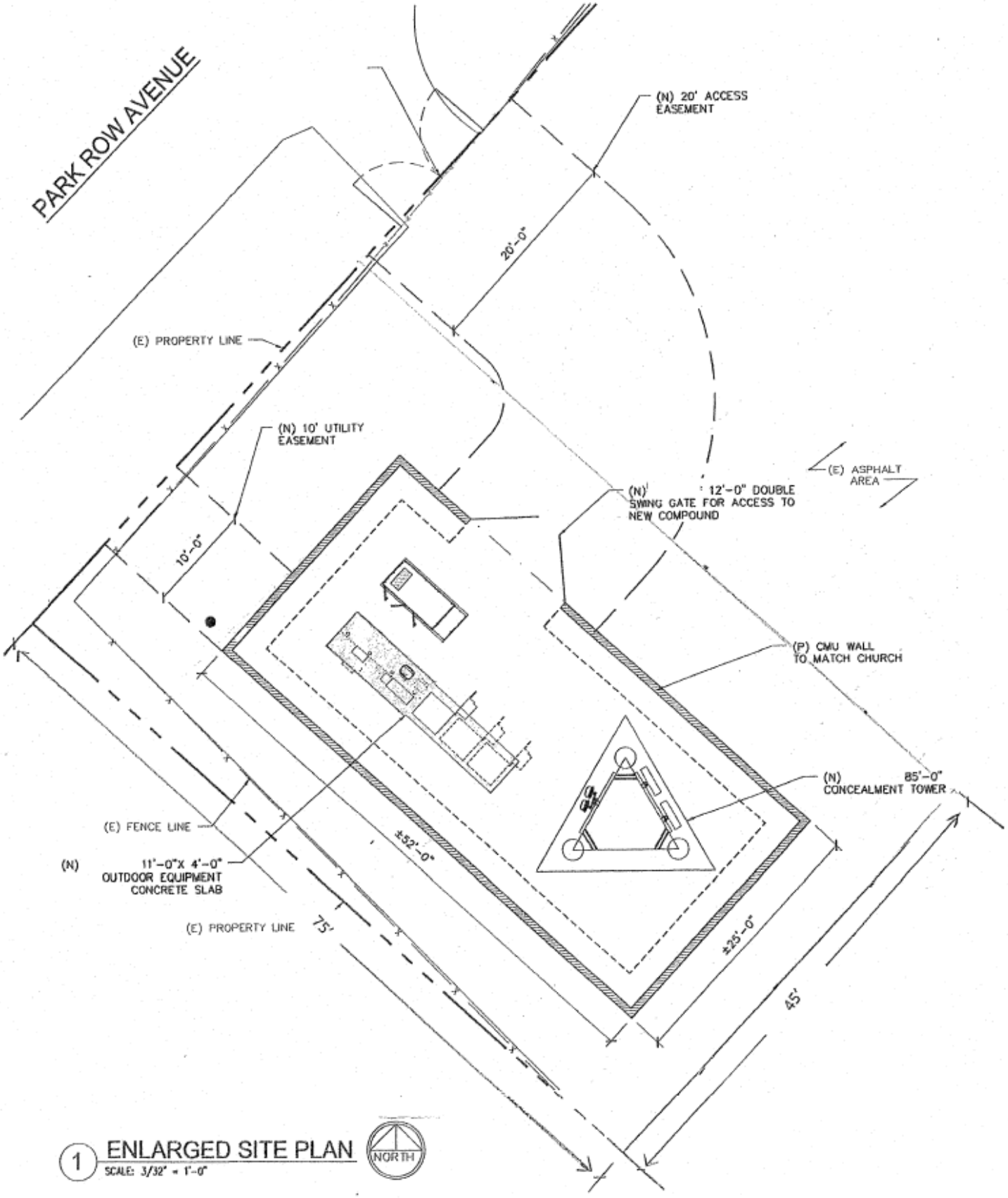
NUMBER	DIRECTION	DISTANCE
L1	S 47°09'56" E	15.00'
L2	S 47°53'16" E	24.81'
L3	S 42°50'04" W	22.05'
L4	N 42°50'04" E	17.24'
L5	N 47°53'16" W	20.00'
L6	N 42°50'04" E	20.00'
L7	S 47°09'56" E	15.00'
L8	S 42°50'04" W	10.00'
L9	N 47°09'56" W	15.00'
L10	N 42°50'04" E	10.00'
L11	N 47°53'16" W	20.00'

PARKING ANALYSIS	
PARKING REQUIRED*	129
CHURCH	128
TOWER/ANTENNA	1
PARKING PROVIDED	139
*PARKING @ 1:125' OF PEW.	
768 FEET OF PEW	
EQUAL 128 PARKING SPACES	

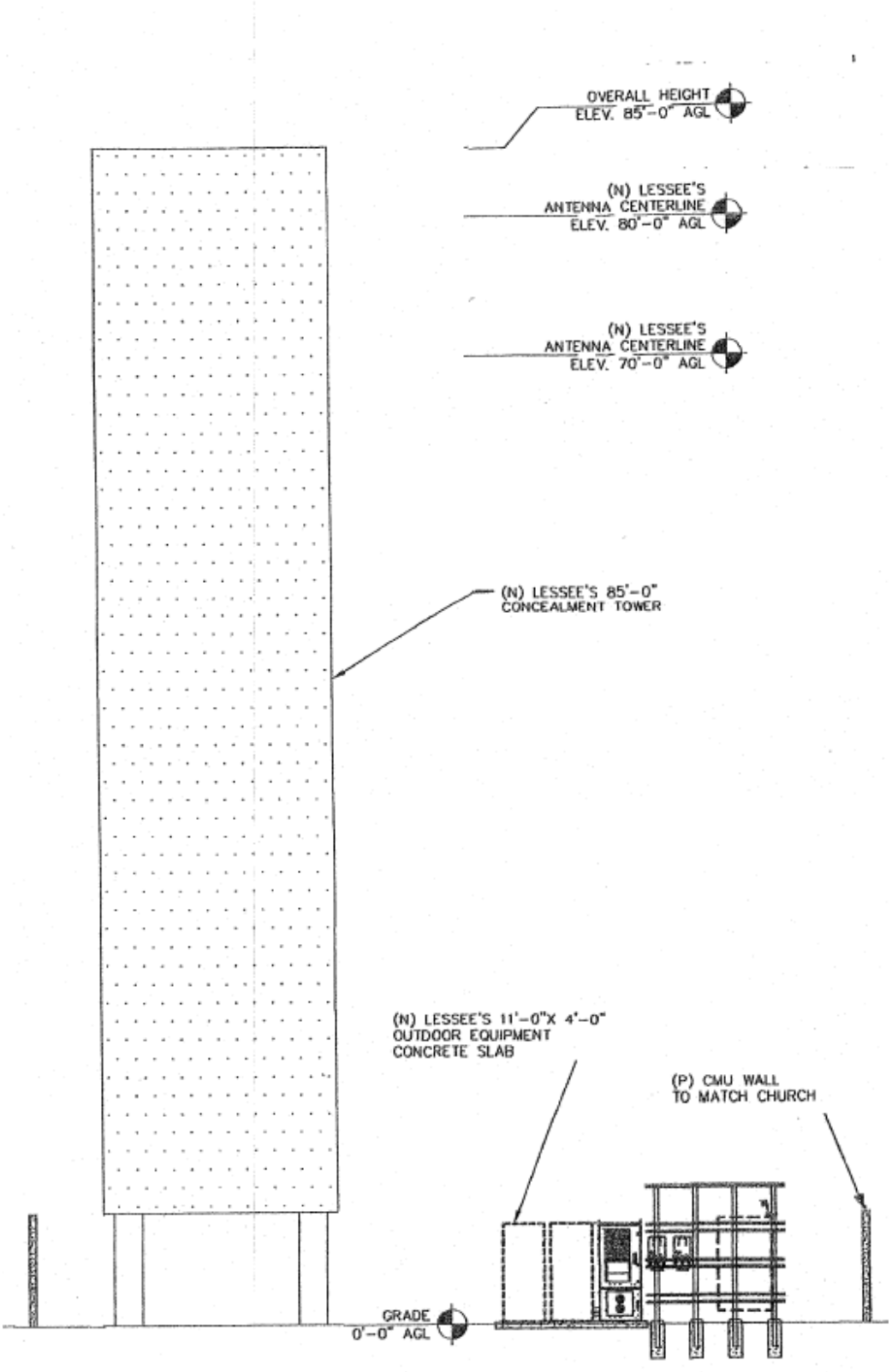
SITE PLAN SCALE: 1" = 30'

NOTE: IF DRAWING IS 11"X17" REFER TO GRAPHIC SCALE.

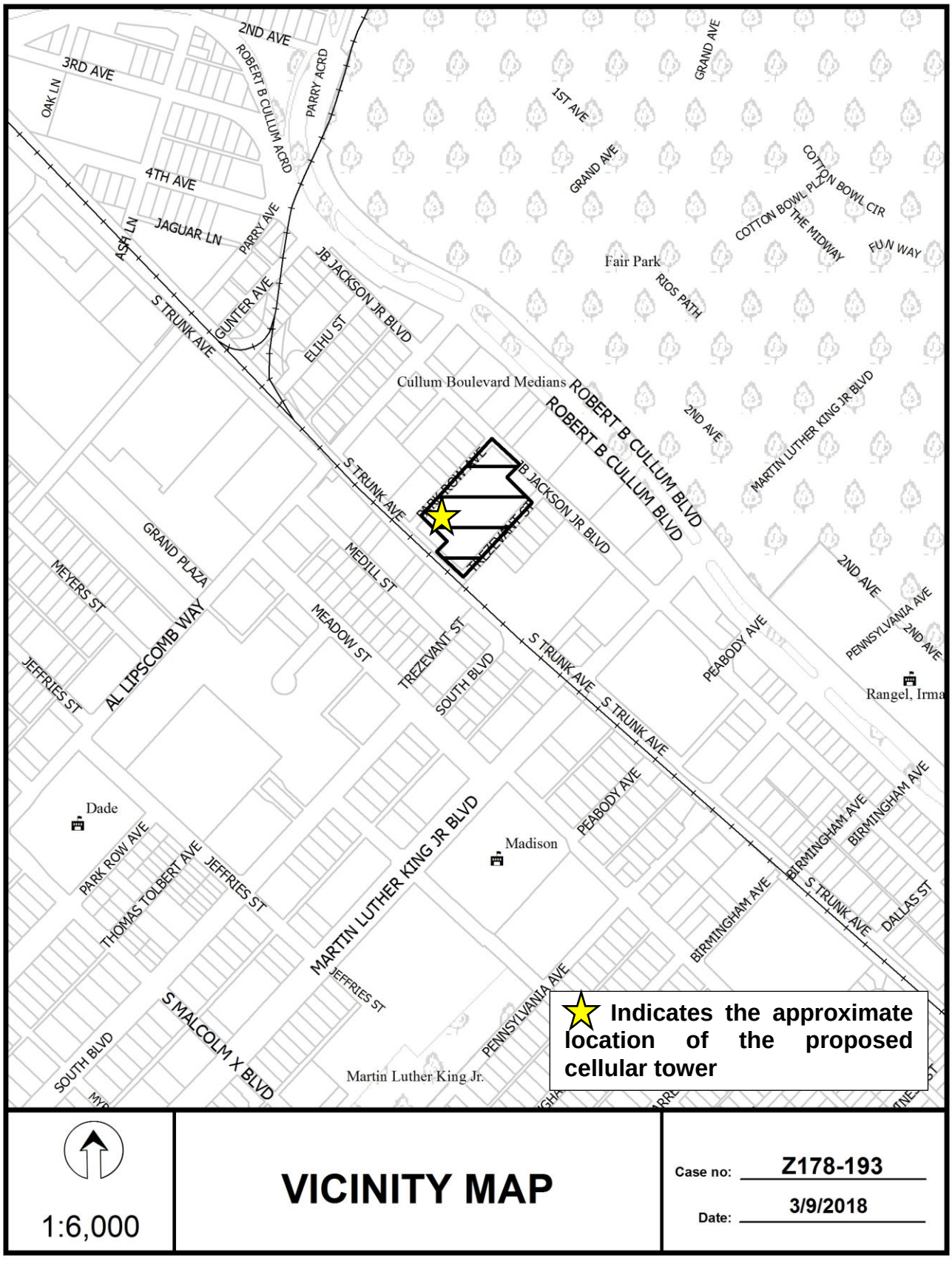
ENLARGED SITE PLAN

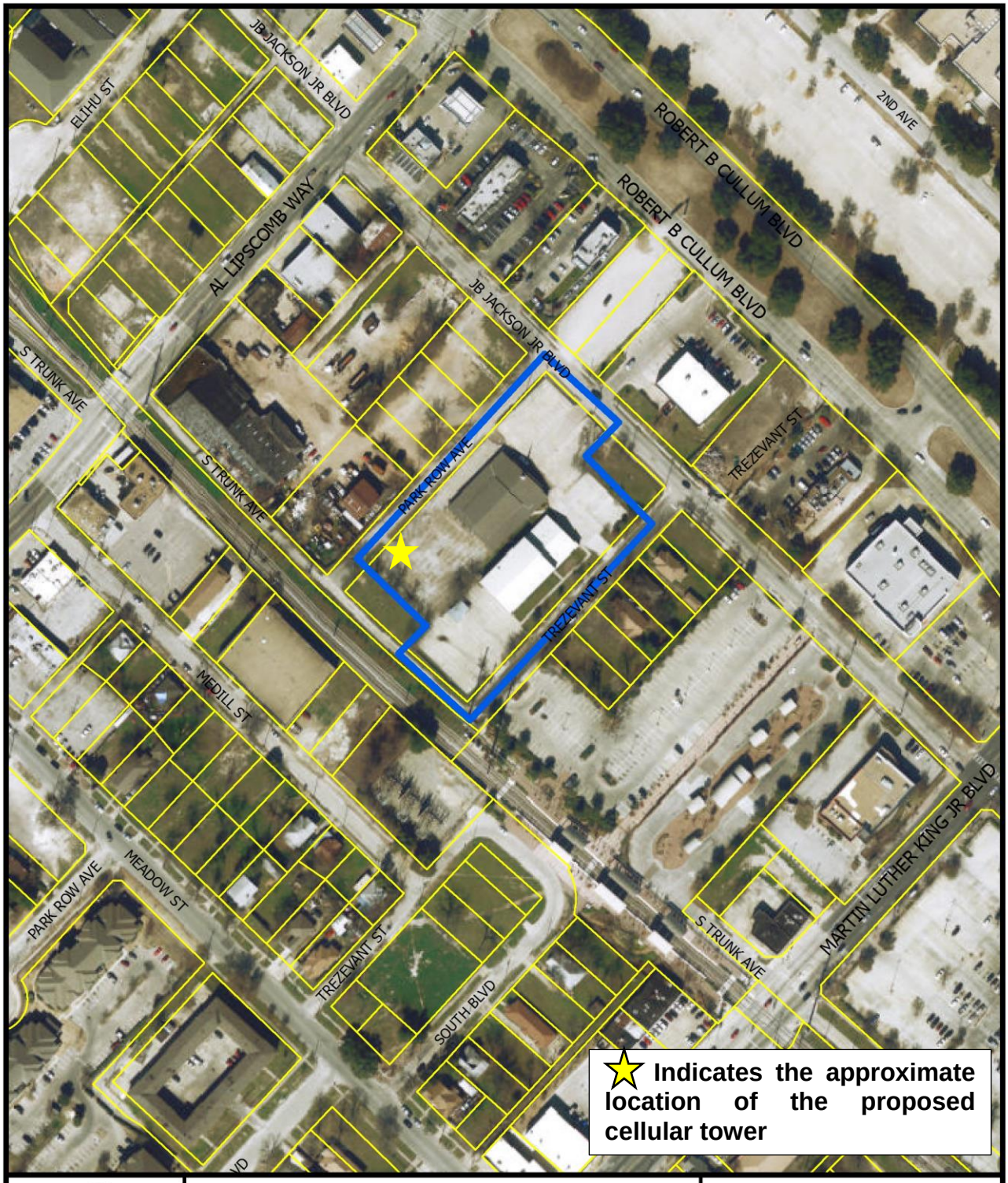


ENLARGED ELEVATION DETAIL



2 TOWER ELEVATION
SCALE: 1/16" = 1'-0"


2ND AVE
3RD AVE
OAK LN
ROBERT B CULLUM ACRD
PARRY ACRD
4TH AVE
JAGUAR LN
ASH LN
PARRY AVE
GUNTER AVE
S TRUNK AVE
JB JACKSON JR BLVD
ELIHU ST
1ST AVE
GRAND AVE
COTTON BOWL CIR
COTTON BOWL PLZ
THE MIDWAY
FUN WAY
Fair Park
RIOS PATH
Cullum Boulevard Medians
ROBERT B CULLUM BLVD
MARTIN LUTHER KING JR BLVD
PARK ROW AVE
TREZEVANT ST
GRAND PLAZA
MEYERS ST
MEDILL ST
MEADOW ST
SOUTH BLVD
PEABODY AVE
PENNSYLVANIA AVE
AL LIPSCOMB WAY
JEFFRIES ST
Rangel, Irma
Dade
Madison
PARK ROW AVE
THOMAS TOLBERT AVE
BIRMINGHAM AVE
DALLAS ST
S MALCOLM X BLVD
Martin Luther King Jr.
Indicates the approximate location of the proposed cellular tower
1:6,000
VICINITY MAP
Case no: Z178-193
Date: 3/9/2018

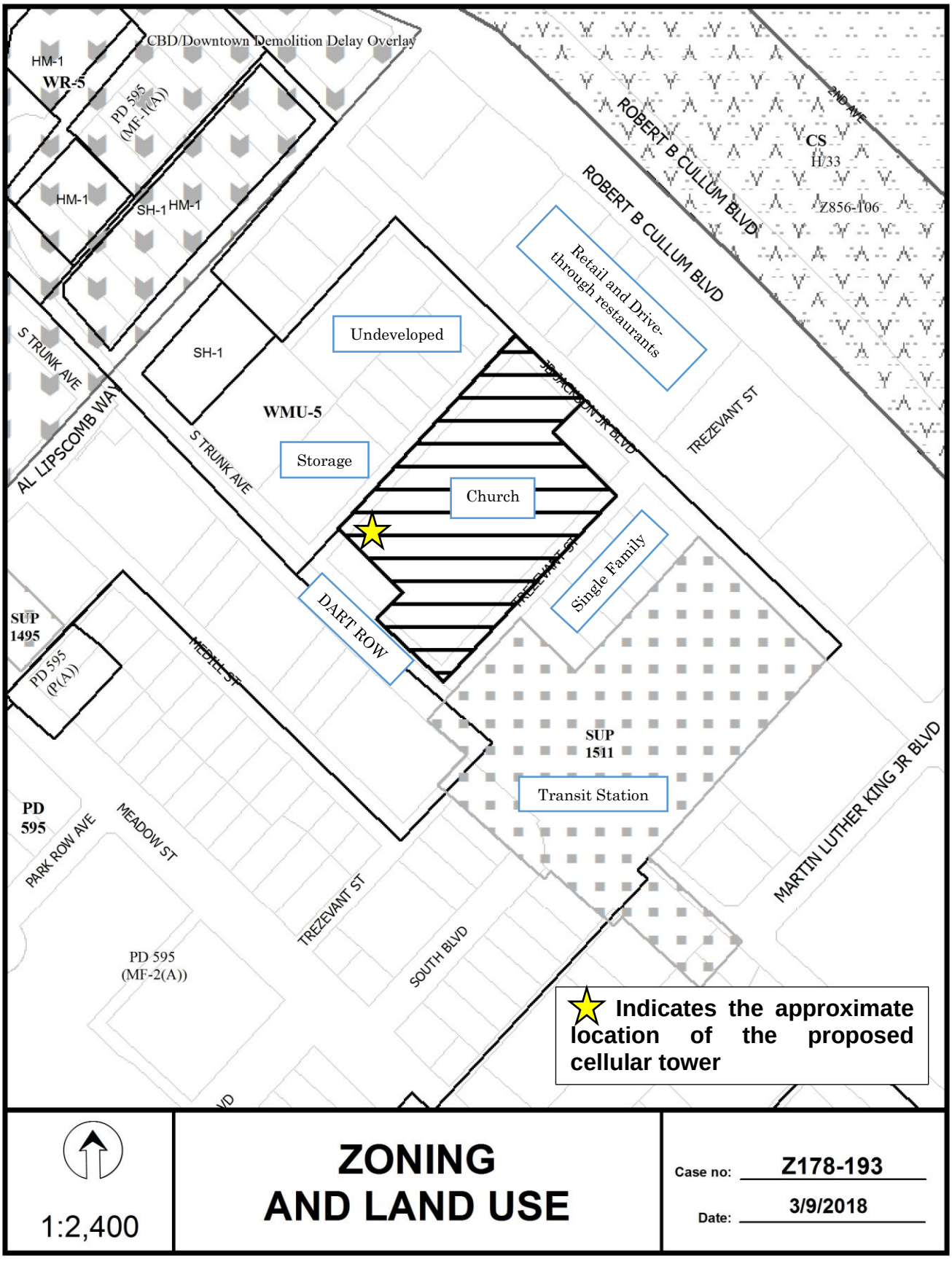


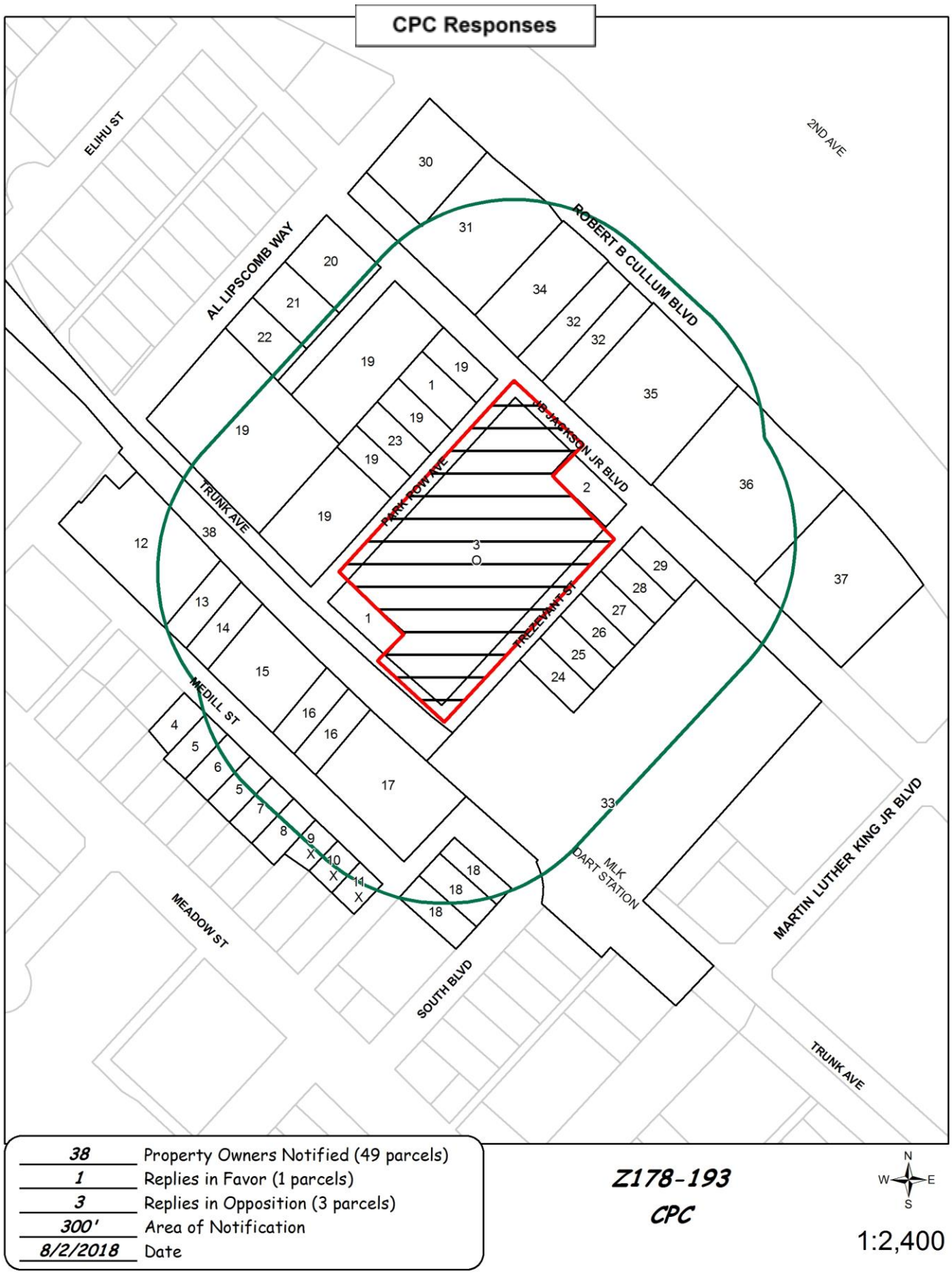
1:2,400

AERIAL MAP

Case no: Z178-193

Date: 3/9/2018


CBD/Downtown Demolition Delay Overlay
HM-1
WR-5
PD 595 (MF-1(A))
HM-1
SH-1
HM-1
SH-1
S TRUNK AVE
AL LIPSCOMB WAY
S TRUNK AVE
WMU-5
Undeveloped
Storage
Church
DART ROW
TREZEVANT ST
Retail and Drive-through restaurants
JB JACKSON JR BLVD
TREZEVANT ST
ROBERT B CULLUM BLVD
ROBERT B CULLUM BLVD
2ND AVE
CS
H/33
Z856-106
Single Family
SUP 1495
PD 595 (P(A))
MEDILL ST
SUP 1511
Transit Station
PD 595
PARK ROW AVE
MEADOW ST
TREZEVANT ST
SOUTH BLVD
PD 595 (MF-2(A))
MARTIN LUTHER KING JR BLVD
Indicates the approximate location of the proposed cellular tower
1:2,400
ZONING AND LAND USE
Case no: Z178-193
Date: 3/9/2018


CPC Responses
ELIHU ST
2ND AVE
AL LIPSCOMB WAY
ROBERT B CULLUM BLVD
JB JACKSON JR BLVD
PARK ROW AVE
TRUNK AVE
TREZEVANT ST
MEDILL ST
MEADOW ST
SOUTH BLVD
MLK DART STATION
MARTIN LUTHER KING JR BLVD
TRUNK AVE
38 Property Owners Notified (49 parcels)
1 Replies in Favor (1 parcels)
3 Replies in Opposition (3 parcels)
300' Area of Notification
8/2/2018 Date
Z178-193
CPC
N
W
E
S
1:2,400

08/01/2018

Reply List of Property Owners

Z178-193

38 Property Owners Notified ***1 Property Owner in Favor*** ***3 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3200	PARK ROW AVE	HALL FLOYDELL
	2	3233	TREZEVANT ST	FOURTH AVENUE CHURCH OF CHRIST
O	3	3220	PARK ROW AVE	FOURTH AVE CHURCH OF CHRIST
	4	2725	MEDILL ST	LARSON MARK E
	5	2801	MEDILL ST	LARSON MARK
	6	2805	MEDILL ST	JOHNSON DON
	7	2811	MEDILL ST	COBB LARRY C
	8	2819	MEDILL ST	COBB LARRY &
X	9	2823	MEDILL ST	JOHNSON DEWAYLON OSHUN
X	10	2825	MEDILL ST	BATES WILLIAM
X	11	2831	MEDILL ST	BATES DEBORAH C
	12	3120	AL LIPSCOMB WAY	ALPHA VII GROUP INC
	13	2722	MEDILL ST	SDMC INVESTMENTS LLC
	14	2728	MEDILL ST	LOUER BETTE B TRUSTEE
	15	2730	MEDILL ST	PEREZ BROTHERS INV LLC
	16	2810	MEDILL ST	PEREZ BROTHERS INVESTMENTS LLC
	17	2814	MEDILL ST	TEXAS UTILITIES ELEC CO
	18	3125	SOUTH BLVD	GOLDBERG ALEXANDER J
	19	3200	AL LIPSCOMB WAY	HALL FLOYDELL
	20	3232	AL LIPSCOMB WAY	EDWARDS BRUCE TRUST
	21	3224	AL LIPSCOMB WAY	EDWARDS BRUCE M TRUST
	22	3220	AL LIPSCOMB WAY	SELMA VENTURES LTD
	23	3225	PARK ROW AVE	HALL FLOYDELL
	24	3214	TREZEVANT ST	HALL DEVIN
	25	3218	TREZEVANT ST	WATSON CLARA
	26	3222	TREZEVANT ST	WILLIAMS THOMAS

08/01/2018

Reply	*Label #*	*Address*		*Owner*
	27	3226	TREZEVANT ST	BYNUM ONITA &
	28	3230	TREZEVANT ST	REED PHILLIP
	29	3234	TREZEVANT ST	THOMPSON MAYE E DARBY REVOCABLE TRUST THE
	30	3306	AL LIPSCOMB WAY	S PETROLEUM INC
	31	3310	AL LIPSCOMB WAY	MCDONALD CORP 042 0306
	32	1232	ROBERT B CULLUM BLVD	GOOD CLUCK LLC
	33	1423	MARTIN LUTHER KING JR BLVD	DALLAS AREA RAPID TRANSIT
	34	1228	ROBERT B CULLUM BLVD	ASLAM REAL ESTATE LLC
	35	1300	ROBERT B CULLUM BLVD	GREGSON ENTERPRISES LLC
	36	1441	ROBERT B CULLUM BLVD	TWO PODNERS RETAIL EATERIES LLC
	37	1461	ROBERT B CULLUM BLVD	WG DALLAS TX LP
	38	555	2ND AVE	DART

Agenda Information Sheet

File #: 18-973 **Item #:** 73.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the east side of North Cesar Chavez Boulevard, between Elm Street and Main Street
Recommendation of Staff and CPC: Approval for a six-year period, subject to a site plan and conditions
Z178-242(PD)
Note: This item was deferred by the City Council before opening the public hearings on August 8, 2018 and September 12, 2018, and is scheduled for consideration on September 26, 2018

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 26, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-242(PD) **DATE FILED:** April 18, 2018

LOCATION: East side of North Cesar Chavez Boulevard, between Elm Street and Main Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45 L

SIZE OF REQUEST: ± 1.4 acres **CENSUS TRACT:** 31.01

APPLICANT/OWNER: 2201 Main LLC

REPRESENTATIVE: Santos Martinez, Masterplan Consultants

REQUEST: An application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The applicant proposes to install an attached projecting non-premise district activity videoboard sign.

CPC RECOMMENDATION: **Approval** for a six-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a six-year period, subject to a site plan, and conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with an office and parking garage use.
- The applicant is proposing to install a 16'x 9' (144 square feet) videoboard sign. The proposed sign will be installed 20 feet above the sidewalk.
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs.
- Ordinance No. 28347 was adopted by City Council on August 24, 2011. One of the amendments in this ordinance was to increase the number of videoboard signs the in Downtown SPSD to a total of 15 and increase the area in which the videoboard signs are allowed.
- Currently, 13 non-premise district activity videoboard signs have been approved and exist in the Downtown Special Provision Sign District.

Zoning History: There have been no recent zoning cases within the past five years.

Videoboard Signs: There are currently 13 videoboard signs existing and active. (Refer to Exhibit A)

No.	SUP No./Case No.	APPROVED	EXPIRATION
1 & 2	**SUP No.1755** (Renewal, Z145-276)	9-9-2015 (two videoboards)	9-9-2021
3	**SUP No.1788** (Renewal, Z145-277)	9-9-2015	9-9-2021
4	**SUP No. 1791**(Renewal, Z145-278)	9-9-2015	9-9-2021
5	**SUP No. 1796**(Renewal, Z123-224)	8-14-2013	8-14-2019
6	**SUP No. 1957**(Renewal, Z178-123)	*6-13-2018	*6-13-2028
7	**SUP No. 1958**(Renewal, Z178-124)	2-14-2018	2-14-2028
8	**SUP No. 1959** (Amend/Renewal Z178-214)	6-27-2018	6-27-2024
9	**SUP No. 2005** (Z123-123)	1-23-2013	1-23-2019
10	**SUP No. 2006** (Z123-122)	1-23-2013	1-23-2019
11	**SUP No. 2007** (Z123-112)	1-23-2013	1-23-2019
12	**SUP No. 2008** (Z123-110)	1-23-2013	1-23-2019
13	**SUP No. 2009** (Z112-111)	1-23-2013	1-23-2019

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Elm Street	Collector	Variable Width
N. Cesar Chavez Boulevard	Principal Arterial	Variable Width
Main Street	Minor Arterial	100-ft.

Traffic:

The applicant submitted a traffic study conducted by an independent firm. The traffic analysis concluded that the proposed sign will not significantly interfere with the effectiveness of traffic control devices within 300 feet of the sign.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	CA-1(A)	Office & Parking Garage
North	CA-1(A)	Commercial Parking Lot
West	CA-1(A)	Vacant Lot
South	CA-1(A)	Office
East	CA-1(A)	RL Thornton Expressway

STAFF ANALYSIS:

Comprehensive Plan:

The subject site is identified as being within the *Downtown Area* on the ***forwardDallas!*** **Vision Illustration**, adopted June 2006. The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC EVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

- Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

- Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Land Use Compatibility:

The 1.4-acre request site is zoned CA-1(A) Central Area District 1 and is developed with an office and parking garage.

The properties in the surrounding area are developed with a commercial parking lot use to the north, vacant lot to the west, an office use to the south and RL Thornton Freeway to the east.

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.

Section 51A-7.909(g) pertains to the occupancy of buildings upon which videoboards may be attached. Videoboard signs are "only permitted on buildings with retail and personal service uses (other than commercial parking lot or garage) or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more."

The applicant submitted an affidavit indicating the ground floor meets the occupancy requirements.

The applicant's request, subject a site plan, and conditions, complies with the general provisions for consideration of an SUP.

Development Standards:

A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street. Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

A maximum of one non-premise district activity videoboard sign is permitted per block face. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have maximum of 150 square feet in effective area.

Non-premise district activity videoboard signs are only permitted by SUP.

Projecting non-premise activity videoboard signs

- must have a vertical orientation with height exceeding the width at a minimum of 16:9 width-to-height ratio;
- may project a maximum of 12 feet into the right-of-way;
- must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk.
- must have video displays on both sides of the sign.

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
    - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
    - the dimming level, multiplied by .0039 equal the brightness level; then
    - the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits.
- must be turned off between 1:00a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

- must have a full color display able to display a minimum of 281 trillion color shades; and
- must be able to display a high quality image with a minimum resolution equivalent to 19mm maximum pixel size.

Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds
- Changes of message must be accomplished within two seconds
- Changes of message must occur simultaneously on the entire sign face
- No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

LIST OF OFFICERS

John R. Salazar

Eva G. Salazar

CPC ACTION:
June 21, 2018

Motion: It was moved to recommend **approval** of a Specific Use Permit for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, on the east side of North Cesar Chavez Boulevard, between Elm Street and Main Street.

Maker: Rieves
Second: Mack
Result: Carried: 10 to 1

For: 10 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Schultz, Peadon, Murphy

Against: 1 - Housewright
Absent: 2 - Ridley, Tarpley
Vacancy: 1 - District 8
Conflict: 1 - Jung

Notices: Area: 300 Mailed: 25
Replies: For: 0 Against: 1

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: Scott Rohrman, 2105 Commerce St., Dallas, TX, 75201
Against (Did not speak): Tonya Leonard, 2105 Commerce St., Dallas, TX, 75201

Videoboards Current & Proposed
(Exhibit A)



City of Dallas

Current Signs

1:4,800

CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

3. TIME LIMIT: This specific use permit expires on (six-years from the passage of this ordinance).

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SIGN PLACEMENT REVIEW

Pacheco Koch
7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00



TECHNICAL MEMORANDUM

To: Tanya Lillie – Outfront Media

From: Steve E. Stoner, P.E., PTOE

Date: April 10, 2018

Subject: **Downtown Videoboard Sign for 2201 Main Street – Sign Placement Review**
PK #3346-18.110

INTRODUCTION/PURPOSE
The services of **Pacheco Koch** were retained by **Outfront Media** (the "Applicant") to prepare a *Sign Placement Review* for a proposed, attached, non-premise, district activity, videoboard sign located on the existing building at 2201 Main Street (on the S. Cesar Chavez Boulevard frontage) in downtown Dallas. The provisions and regulations for such signs are outlined in Section 51A-7.908 through 910 of the Dallas Development Code.

As part of the application process for the sign installation, the Applicant must commission and submit a report, prepared by a traffic engineer, verifying that the proposed sign location will not interfere with the effectiveness of traffic control devices within 300 feet of the sign.

A visual rendering of the proposed sign location, provided by **Outfront Media**, is provided at the end of this report. A site location map showing the proposed sign location and a 300-foot radius from the proposed sign location is provided in **Exhibit 1**.

ANALYSIS
Traffic engineers from Pacheco Koch conducted a field reconnaissance of the proposed videoboard sign location and surrounding area on Wednesday, March 26, 2018. The proposed videoboard sign location was identified based upon the rendering provided by the Applicant.

General traffic observations about the local environment:

- The area is a low-speed environment (average speed is estimated at less than 30 MPH)
- The area is a very urban condition with traffic signals at most every intersection (typical intersection spacing is approximately 300 feet)
- Traffic volumes and general activity in the area is high requiring heightened driver attentiveness

- A variety of street signs (including other videoboard signs) are prevalent in the area

The proposed videoboard sign location will primarily be visible to motorists travelling in the northbound and southbound directions of S. Cesar Chavez Boulevard. The following, existing traffic control devices were noted within the 300 feet of the proposed sign location:

A. Vehicular/pedestrian traffic signal at the intersection of S. Cesar Chavez Boulevard and Elm Street located approximately 100 feet to the north of the proposed videoboard sign.

B. Vehicular/pedestrian traffic signal at the intersection of S. Cesar Chavez Boulevard and Main Street located approximately 180 feet to the south of the proposed videoboard sign

Observations and findings:

In the northbound direction of travel

- Due to vertical clearance, lateral offset, and spatial distance of the proposed videoboard sign placement location, the proposed videoboard sign will not visually obstruct the view of traffic signals "A" or "B"

- The proposed videoboard will be located within the same general field of vision as traffic signal "A"; however, (1) potential visual overlap (i.e., videoboard directly behind an individual traffic signal head), if any, will only occur either at great distance (more than 300 feet away) or at very close distances at extreme angles but is not anticipated to result in a driver's ability to process the signal indication, and (2) the existing traffic signal provides multiple traffic signal heads with backplates and is considered sufficiently visible

In the southbound direction of travel:

NOTE: At the time of the study, the southbound travel lanes were under construction and not open to public traffic. However, the following observations were made based upon Pacheco Koch's general knowledge of the future conditions.

- Due to vertical clearance, lateral offset, and spatial distance of the proposed videoboard sign placement location, the proposed videoboard sign will not visually obstruct the view of traffic signals "A" or "B"

- The proposed videoboard will be located on the opposite side of the street and is not expected to affect the operation of traffic signals "A" or "B"

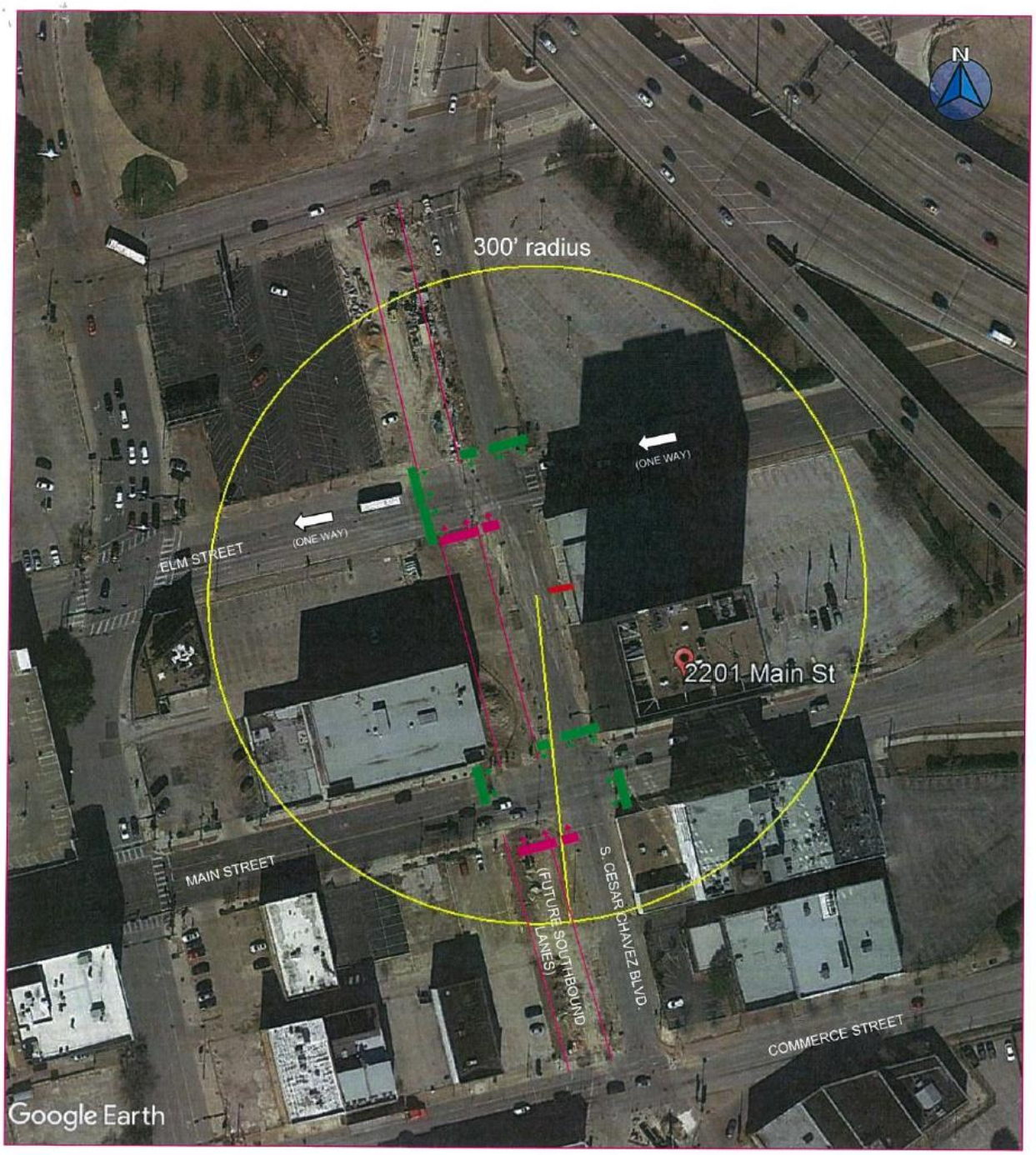
CONCLUSIONS

Based upon Pacheco Koch's assessment of the proposed videoboard sign placement at 2201 Main Street as depicted in the rendering provided by Applicant, it is our opinion that the proposed sign location will not interfere with the effectiveness of traffic control devices within 300 feet of the sign.

DISCLAIMER: The preceding analysis is based upon the professional opinions of Pacheco Koch and assume motorists accept customary responsibilities associated with operation of motor vehicles and exercise reasonable judgment and caution while driving. It is also assumed that the videoboard sign will be installed and operated (by others) in accordance with applicable regulations and industry standards.

END OF MEMO

Z178-242



Pacheco Koch

Downtown Videoboard Sign
2201 Main Street
Sign Placement Review

LEGEND:
- Traffic Signal Head (pole-mounted)
- Traffic Signal Heads (mast-arm-mounted)
- Future Traffic Signal Head (pole-mounted)
- Future Traffic Signal Heads (mast-arm-mounted)
- Proposed Sign Location (Approximate)

Z178-242

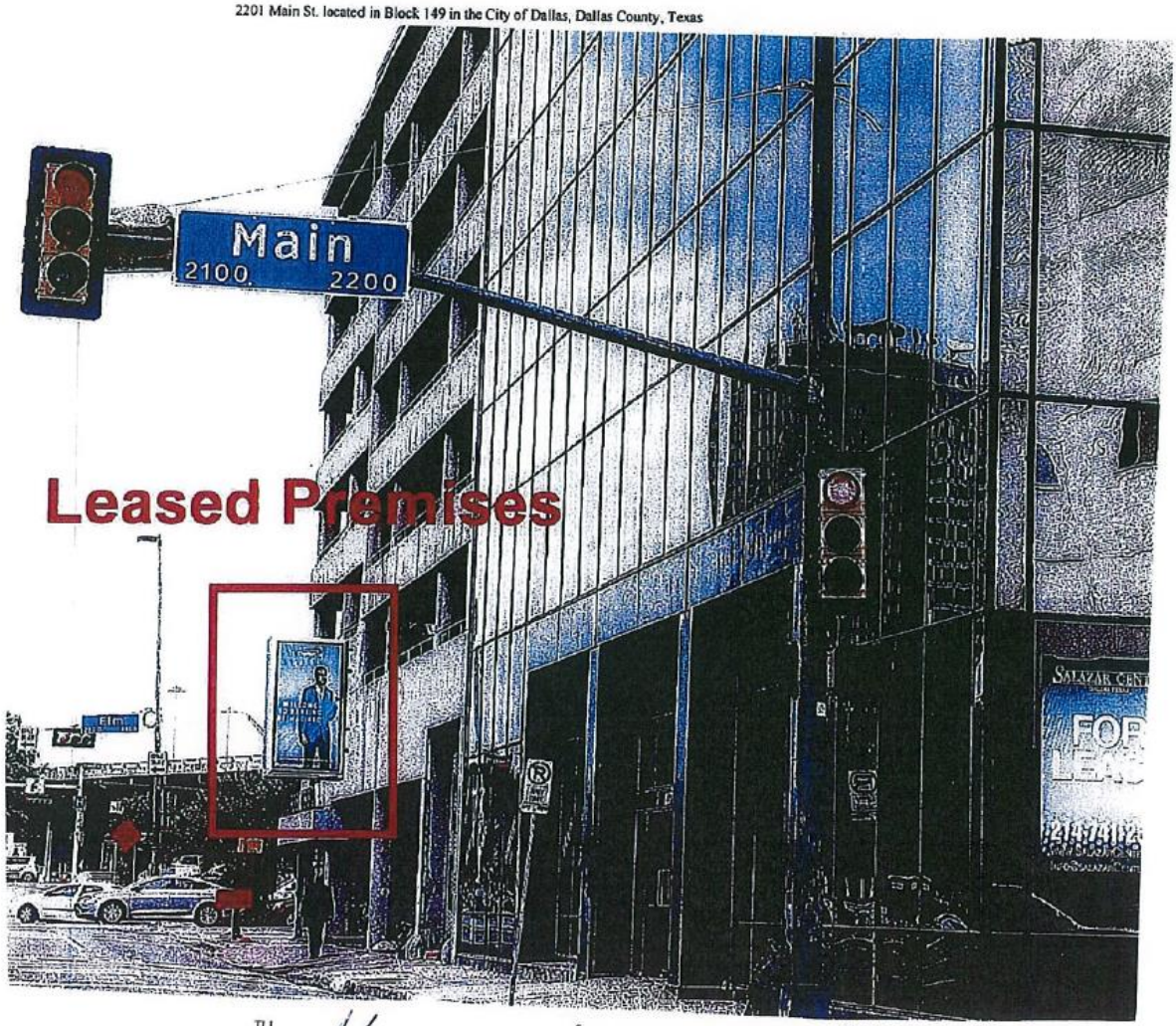
OUTFRONT media

EXHIBIT A

[Exhibit A shall consist of one of the following to the extent that the same are available. The following examples are listed in order of the company's order of preference]

1. Google Survey with lines drawn around leased premises and measurements or the leased premises borders.
2. Survey.
3. Drawing indicating approximate location on the property with measurements from the applicable property lines and the borders of the leased premises.
4. Tax parcel and indication of general location on parcel (i.e. northwest portion)
5. Address and indication of general location on parcel (i.e. northwest portion)

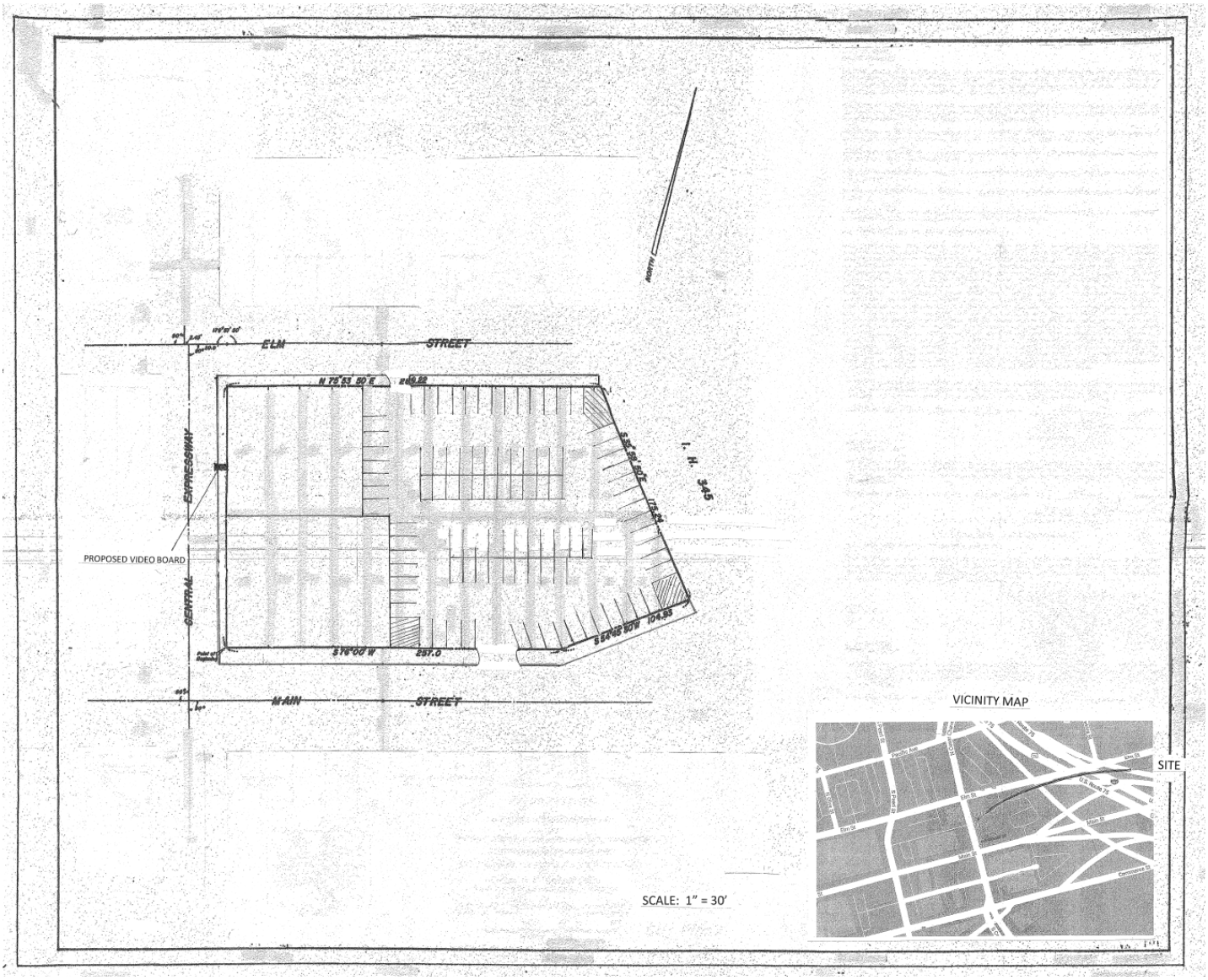
2201 Main St. located in Block 149 in the City of Dallas, Dallas County, Texas



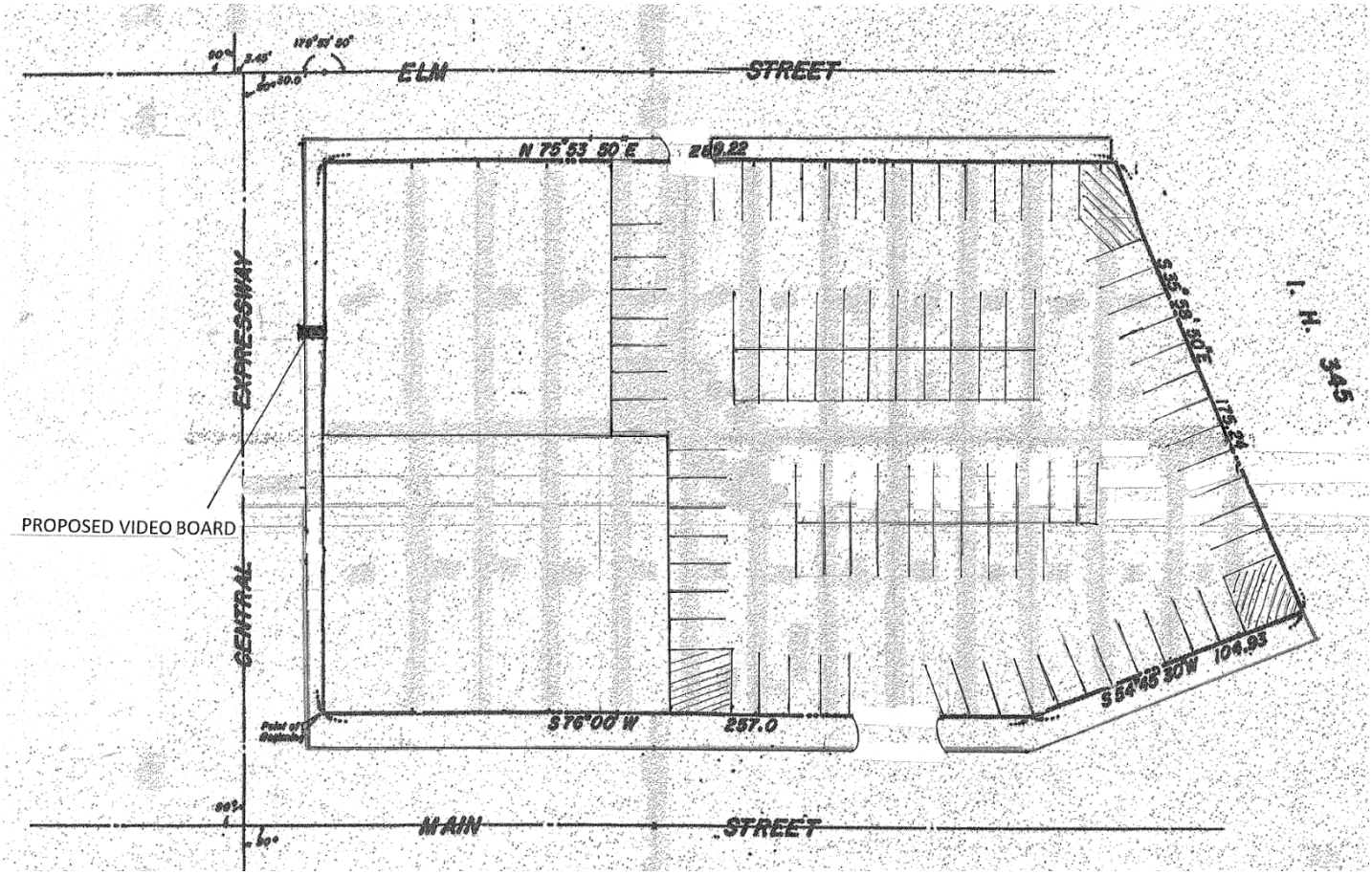
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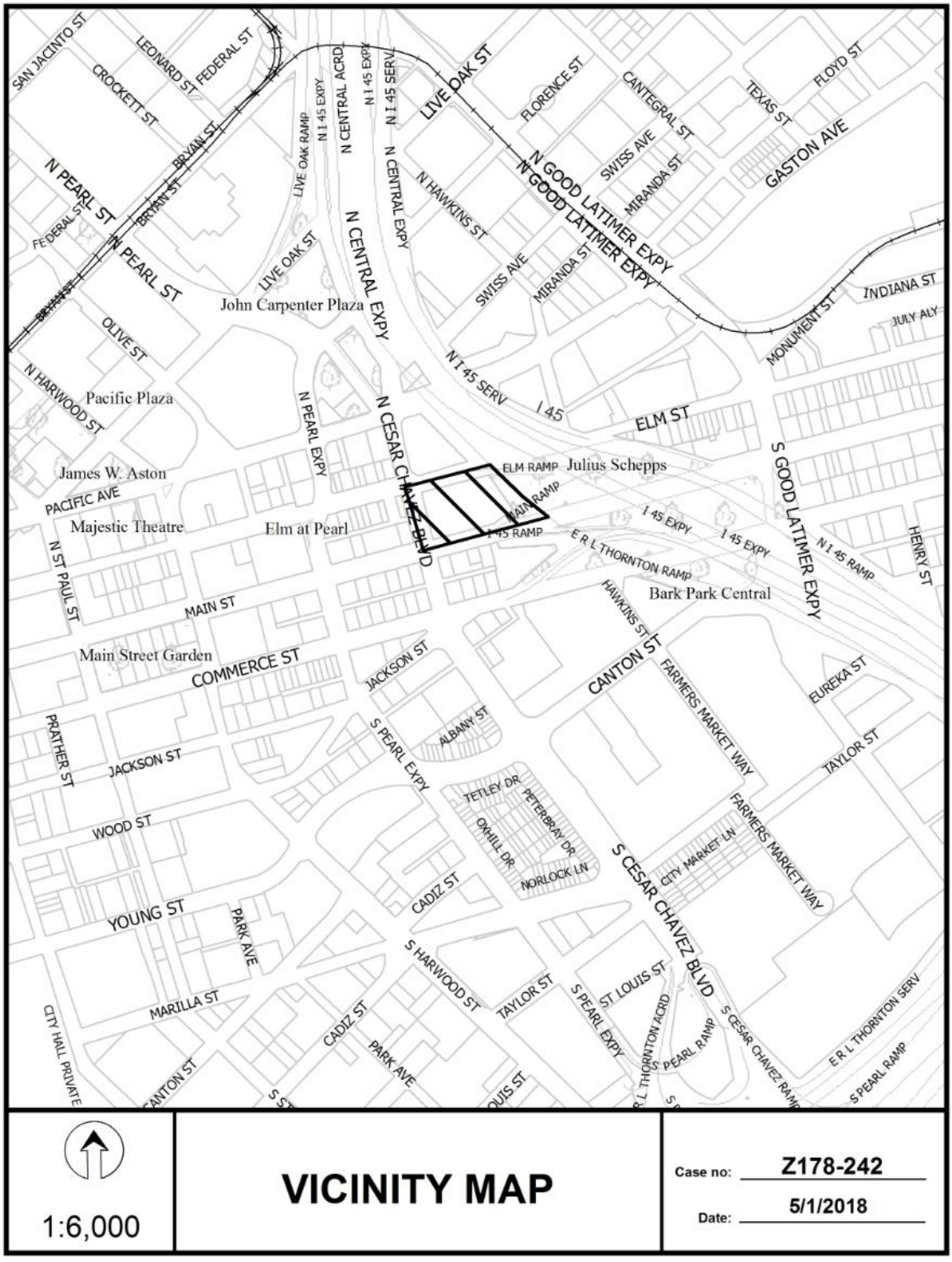
Z178-242

PROPOSED SITE PLAN

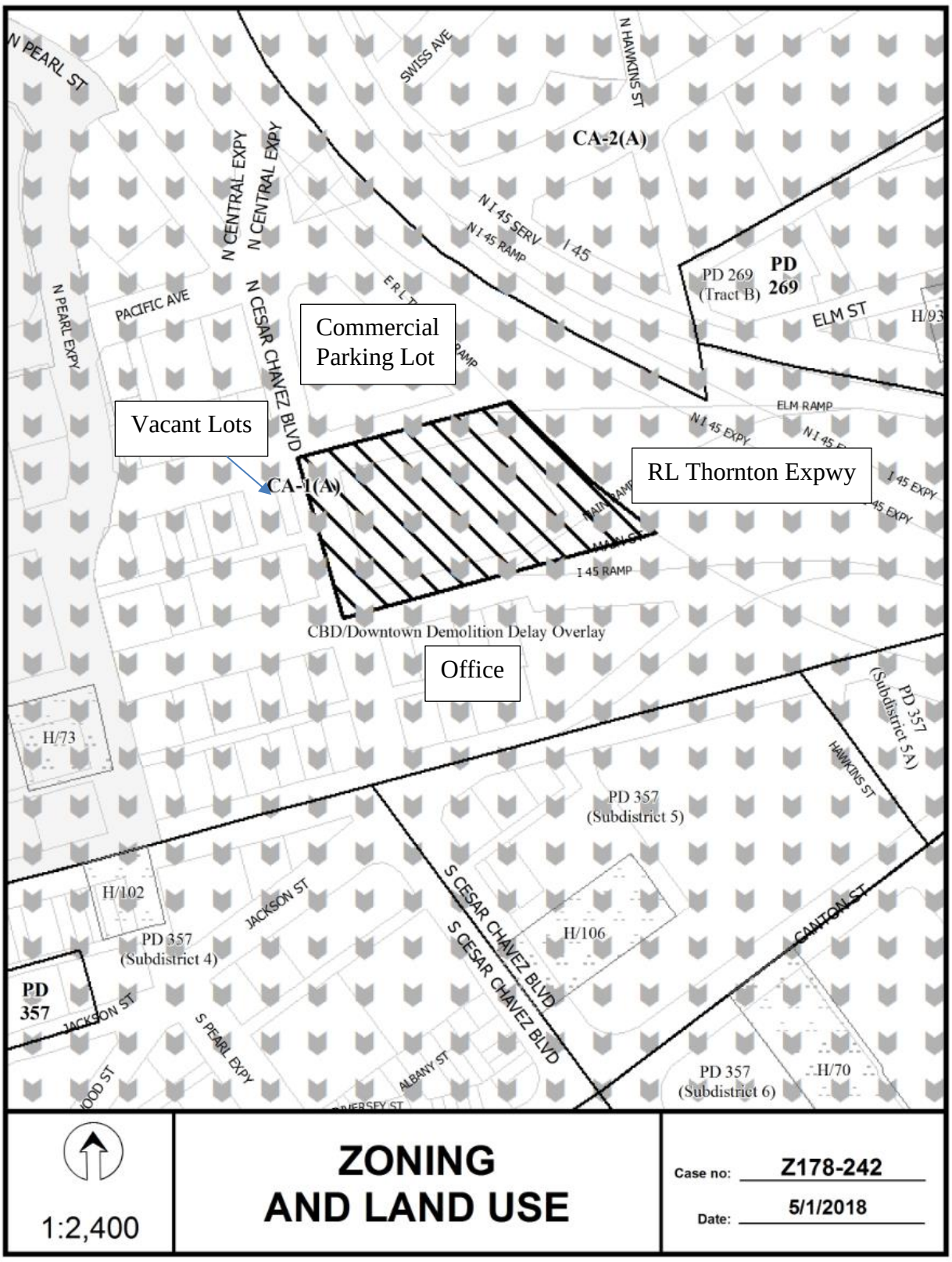


ENLARGED PROPOSED SITE PLAN

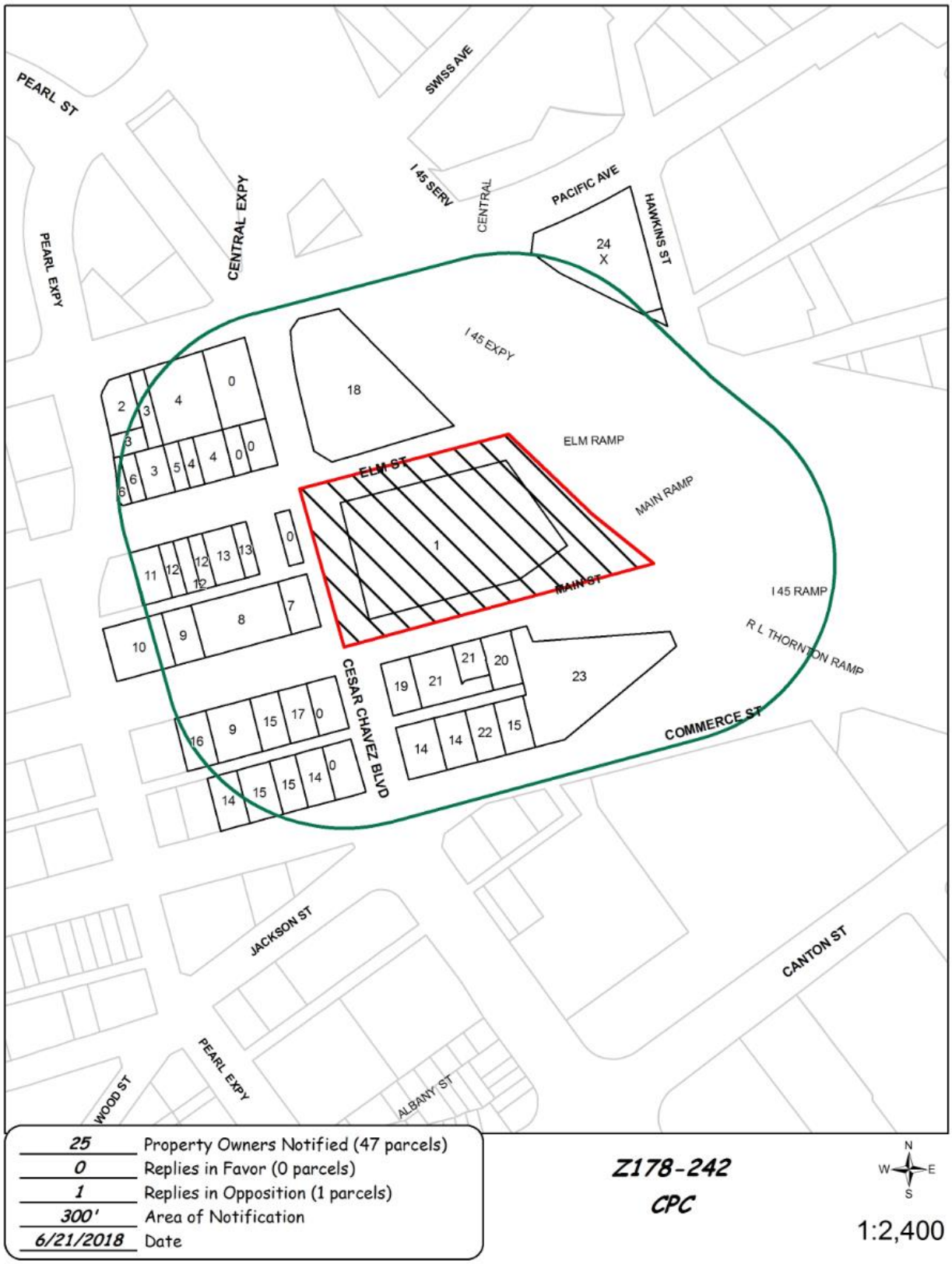



SAN JACINTO ST
LEONARD ST
FEDERAL ST
CROCKETT ST
BRYAN ST
N PEARL ST
FEDERAL ST
BRYAN ST
LIVE OAK RAMP
N I 45 EXPY
N CENTRAL ACRD
N I 45 SERV
LIVE OAK ST
N CENTRAL EXPY
N HAWKINS ST
FLORENCE ST
CANTEGRAL ST
SWISS AVE
MIRANDA ST
TEXAS ST
FLOYD ST
GASTON AVE
N GOOD LATIMER EXPY
INDIANA ST
JULY ALY
MONUMENT ST
OLIVE ST
N HARWOOD ST
Pacific Plaza
John Carpenter Plaza
N PEARL EXPY
N CESAR CHAVEZ BLVD
N I 45 SERV
I 45
ELM ST
ELM RAMP
Julius Schepps
MAIN RAMP
I 45 RAMP
I 45 EXPY
E R L THORNTON RAMP
N I 45 RAMP
HENRY ST
S GOOD LATIMER EXPY
James W. Aston
PACIFIC AVE
Majestic Theatre
Elm at Pearl
N ST PAUL ST
MAIN ST
Main Street Garden
COMMERCE ST
Bark Park Central
HAWKINS ST
CANTON ST
FARMERS MARKET WAY
EUREKA ST
TAYLOR ST
JACKSON ST
ALBANY ST
S PEARL EXPY
PRATHER ST
WOOD ST
TETLEY DR
PETERBRAY DR
OKHILL DR
NORLOCK LN
CITY MARKET LN
S CESAR CHAVEZ BLVD
YOUNG ST
PARK AVE
CADIZ ST
S HARWOOD ST
MARILLA ST
CITY HALL PRIVATE
ST LOUIS ST
E R L THORNTON ACRD
S PEARL RAMP
S CESAR CHAVEZ RAMP
E R L THORNTON SERV
S PEARL RAMP
1:6,000
VICINITY MAP
Case no: Z178-242
Date: 5/1/2018


N PEARL ST
N CENTRAL EXPY
SWISS AVE
N HAWKINS ST
N I 45 RAMP
PACIFIC AVE
N PEARL EXPY
N CESAR CHAVEZ BLVD
E R L THORNTON RAMP
ELM ST
N I 45 EXPY
I 45 EXPY
MAIN ST
I 45 RAMP
COMMERCE ST
HAWKINS ST
JACKSON ST
S CESAR CHAVEZ BLVD
CANTON ST
S PEARL EXPY
1:2,400
AERIAL MAP
Case no: Z178-242
Date: 5/1/2018


Commercial Parking Lot
Vacant Lots
RL Thornton Expwy
Office
CA-1(A)
CA-2(A)
CBD/Downtown Demolition Delay Overlay
N PEARL ST
N CENTRAL EXPY
N CESAR CHAVEZ BLVD
PACIFIC AVE
N PEARL EXPY
SWISS AVE
N HAWKINS ST
N I 45 SERV
N I 45 RAMP
I 45
PD 269 (Tract B)
PD 269
ELM ST
ELM RAMP
N I 45 EXPY
I 45 EXPY
MAIN RAMP
MAIN ST
I 45 RAMP
H/73
H/102
H/106
H/70
PD 357 (Subdistrict 5)
PD 357 (Subdistrict 5A)
PD 357 (Subdistrict 4)
PD 357 (Subdistrict 6)
PD 357
HAWKINS ST
JACKSON ST
S CESAR CHAVEZ BLVD
CANTON ST
S PEARL EXPY
ALBANY ST
1:2,400
ZONING AND LAND USE
Case no: Z178-242
Date: 5/1/2018

CPC Responses



06/20/2018

Reply List of Property Owners

Z178-242

25 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2201	MAIN ST	2201 MAIN LLC
	2	2200	PACIFIC AVE	GREY JAMES
	3	210	S PEARL EXPY	GREY JAMES C
	4	2217	ELM ST	OCONNOR J C ESTATE ET AL
	5	2211	ELM ST	GREY JAMES C &
	6	2205	ELM ST	42 EADO LP
	7	2125	MAIN ST	PARK A LOT LP
	8	2121	MAIN ST	PAN COASTAL LIMITED PS
	9	2107	MAIN ST	SOUTHWESTERN BLUEPRINT COMPANY
	10	2101	MAIN ST	42 EADO LP
	11	2206	ELM ST	SDH 2009 INVESTMENTS LP
	12	2210	ELM ST	PHILLIPS PATRICIA W EST
	13	2216	ELM ST	42 EADO LP
	14	2121	COMMERCE ST	MAHARGER DEV COMPANY LLC
	15	2117	COMMERCE ST	GRAHAM RALPH E III
	16	2106	MAIN ST	SOUTHWEST BLUEPRINT
	17	2120	MAIN ST	PURPLE PARKING PROJECT LLC
	18	2306	PACIFIC AVE	PAN COASTAL LIMITED PS
	19	2200	MAIN ST	TMLV LLC
	20	2214	MAIN ST	WILSON JOHN BROWNLEE JR
	21	2210	MAIN ST	TMLV LLC
	22	2211	COMMERCE ST	MAHARGER DEVELOPMENT
	23	2222	MAIN ST	2220 MAIN JOINT VENTURE
X	24	2400	GASTON AVE	WESTDALE PPTIES AMERICA I
	25	201	N HAWKINS ST	PHILLIPS PATRICIA W EST

Agenda Information Sheet

File #: 18-544 **Item #:** 74.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-3 (A) Townhouse District and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of North St. Augustine Drive, south of Scyene Road
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z178-252(CT)
Note: This item was deferred by the City Council before opening the public hearing on August 22, 2018, and is scheduled for consideration on September 26, 2018

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HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, SEPTEMBER 26, 2018

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-252(CT)	**DATE FILED:**	April 30, 2018
LOCATION:	West line of North St. Augustine Drive, south of Scyene Road		
COUNCIL DISTRICT:	7	**MAPSCO:**	49 X
SIZE OF REQUEST:	Approx. 1.14 acres	**CENSUS TRACT:**	120.00

OWNER: Next Stop, LLC

APPLICANT: Next Stop, LLC

REPRESENTATIVE: Ron Salamie

REQUEST: An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to utilize the existing lot for a townhome development consisting of 13 units. Applicant has volunteered deed restrictions to restrict the height to 30 feet.

CPC RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant

BACKGROUND INFORMATION:

- The existing lot is currently undeveloped.
- The applicant requests to utilize the existing land to construct 13 single-family townhome units.

Zoning History: There has not been a zoning change requested in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Function	ROW
North St. Augustine Drive	Community Collector	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

STAFF ANALYSIS:

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.

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Surrounding Land Uses:

Location	Zoning	Land Use
Site	R-7.5(A)	Undeveloped Land
North	CR	Retail/Personal Service
East	R-7.5(A)	Church
South	R-7.5(A)	Single Family/Undeveloped Land
West	R-7.5(A)	Undeveloped Land

Land Use Compatibility:

The approximately 1.14-acre site is currently undeveloped. Surrounding properties are mainly residential in nature and include retail and personal service uses to the north and northeast, a church to the east, residential to the south, and undeveloped land to the west of the subject site.

Staff supports the applicant's proposal as the area is largely residential in nature. Uses allowed in the current zoning district as compared to the proposed zoning district are very similar in nature preventing the neighborhood from veering from its initial make up. The proposed development will also serve as a transitional area from the commercial uses to the north and the residential uses to the south. The applicant has volunteered deed restrictions to retain the maximum height of the existing R-7.5(A) district as well.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-7.5(A) Residential	25'	5' adjacent to residential OTHER: 10'	No Maximum FAR	30' No Maximum Stories	45% For Residential Structures 25% for nonresidential structures	Residential
Proposed: TH-3(A) Townhouse	No Minimum front yard	No Minimum side and rear yard for single family structures	No Maximum FAR	36' No Maximum Stories	60% For residential structures 25% for Nonresidential structures	Residential

Landscaping:

Landscaping, when triggered, will be in accordance with Article X, as amended.

Proposed Volunteered Deed Restrictions

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

(1) Maximum height not to exceed 30 feet.

LIST OF OFFICERS
Next Stop, LLC

Yigel Lelah is the sole owner of Next Stop, LLC.

CPC ACTION:
July 19, 2018

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District, subject to deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Residential District, on the west line of North St. Augustine Drive, south of Scyene Road.

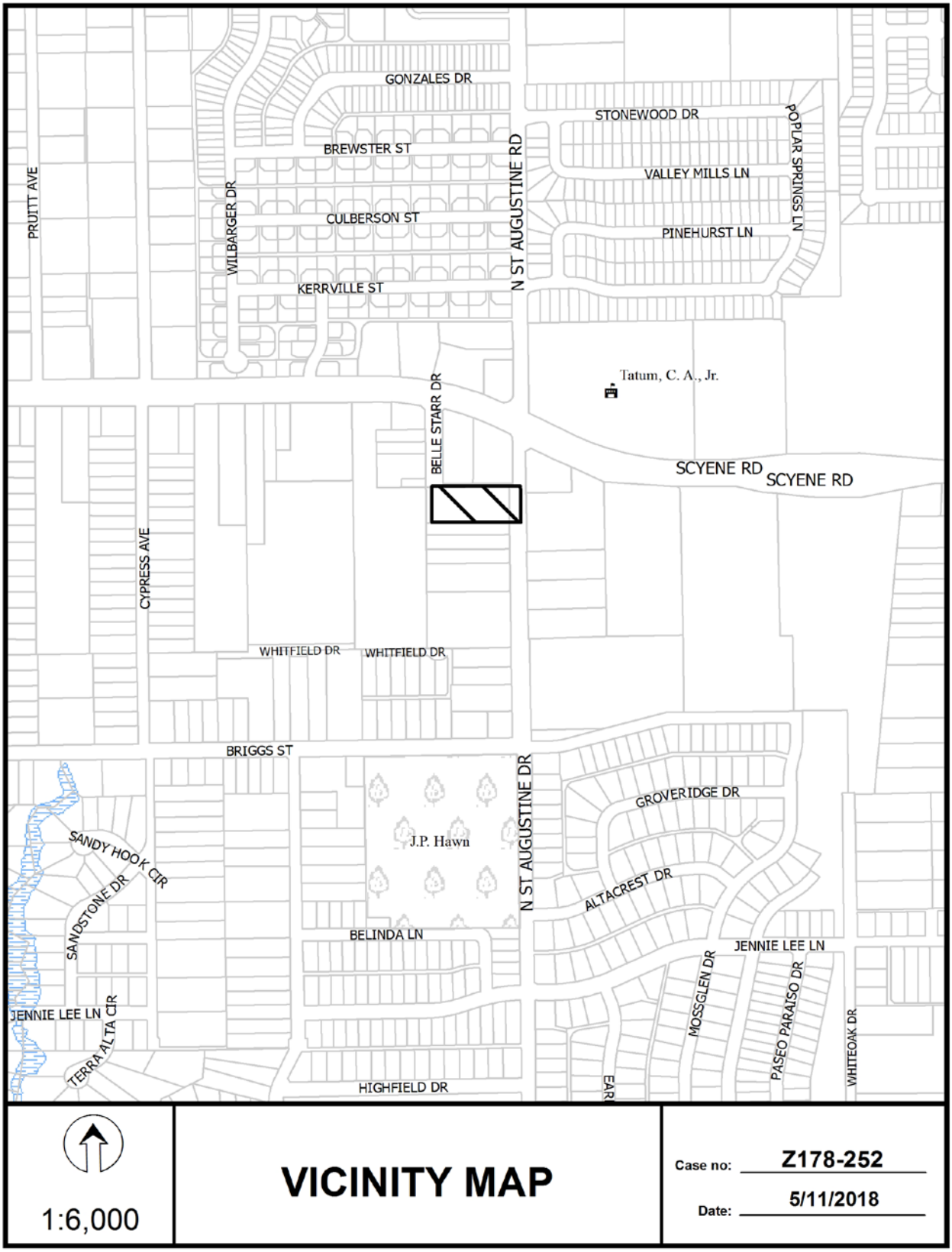
Maker: Mack
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8

Notices: Area: 300 Mailed: 16
Replies: For: 1 Against: 0

Speakers: For: Ronald Salamie, 6175 Main St., Frisco, TX, 75035
Cynthia Oliva, 2201 Main St., Dallas, TX, 75201
Against: None


GONZALES DR
STONEWOOD DR
POPLAR SPRINGS LN
BREWSTER ST
VALLEY MILLS LN
PRUITT AVE
WILBARGER DR
CULBERSON ST
N ST AUGUSTINE RD
PINEHURST LN
KERRVILLE ST
Tatum, C. A., Jr.
BELLE STARR DR
SCYENE RD
SCYENE RD
CYPRESS AVE
WHITFIELD DR
WHITFIELD DR
BRIGGS ST
N ST AUGUSTINE DR
GROVERIDGE DR
J.P. Hawn
SANDY HOOK CIR
SANDSTONE DR
ALTACREST DR
BELINDA LN
JENNIE LEE LN
MOSSGLEN DR
PASEO PARAISO DR
WHITEOAK DR
JENNIE LEE LN
TERRA ALTA CIR
HIGHFIELD DR
1:6,000
VICINITY MAP
Case no: Z178-252
Date: 5/11/2018

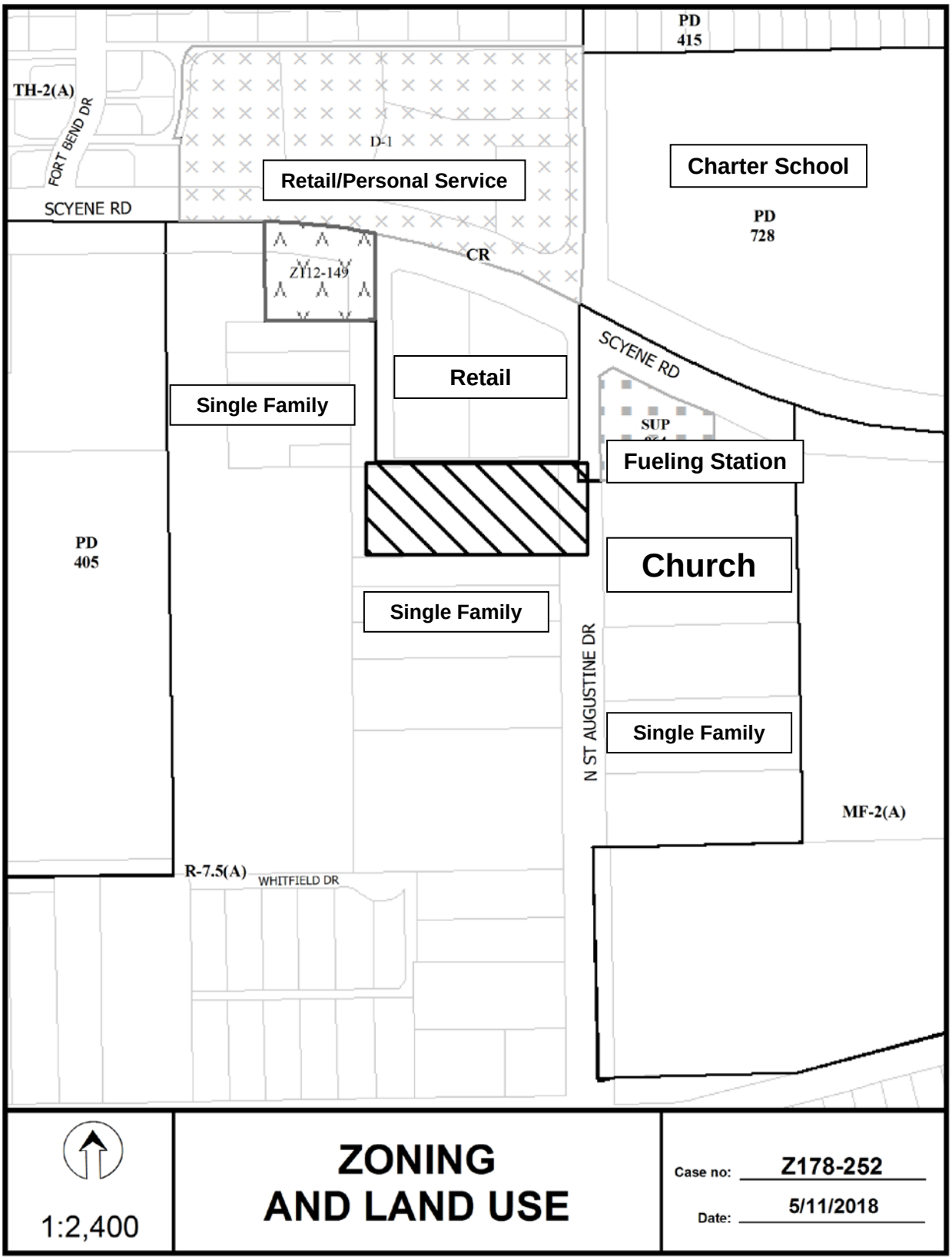


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AERIAL MAP

Case no: Z178-252

Date: 5/11/2018


PD
415
TH-2(A)
FORT BEND DR
D-1
Retail/Personal Service
Charter School
SCYENE RD
PD
728
CR
Z112-149
SCYENE RD
Retail
Single Family
SUP
Fueling Station
PD
405
Church
Single Family
N ST AUGUSTINE DR
Single Family
MF-2(A)
R-7.5(A)
WHITFIELD DR
1:2,400
ZONING
AND LAND USE
Case no: Z178-252
Date: 5/11/2018

CPC RESPONSES



07/17/2018

Reply List of Property Owners

Z178-252

16 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2945	ST AUGUSTINE RD	RODRIGUEZ JOSE A
	2	9520	SCYENE RD	YARBOROUGH H J
	3	2835	N ST AUGUSTINE RD	THOMAS CHARLES DOUGLAS &
	4	2921	ST AUGUSTINE RD	DELBOSQUE JUAN A
	5	2911	ST AUGUSTINE RD	MORALES JESSE G
	6	2903	ST AUGUSTINE RD	ZEPEDA HECTOR JUNIOR
	7	2915	ST AUGUSTINE RD	AGUILAR PAULINO
	8	2933	BELLE STARR DR	GUTIERREZ CAIN LOPEZ
	9	2943	BELLE STARR DR	GNG PROPERTIES INCORP
	10	2906	N ST AUGUSTINE RD	GRACE & TRUTH APOSTOLIC CHURCH INC
	11	2836	ST AUGUSTINE RD	CANO ERIKA G
	12	9554	SCYENE RD	TERRELL ALLEN R & JULIE W
	13	9546	SCYENE RD	SPEEDY UNITED USA INC
O	14	9530	SCYENE RD	EDJC ENTERPRISE INC
	15	9602	SCYENE RD	SILWAD INC
	16	3002	N ST AUGUSTINE RD	Dallas ISD

Agenda Information Sheet

File #: 18-552 **Item #:** 75.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway, west of South Buckner Boulevard

Recommendation of Staff and CPC: Approval for a four-year period, subject to conditions

Z178-264(PD)

Note: This item was deferred by the City Council before opening the public hearing on August 22, 2018, and is scheduled for consideration on September 26, 2018

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 26, 2018

ACM: Majed Al-Ghafry

FILE NUMBER:	Z178-264(PD)	**DATE FILED:**	May 25, 2018
LOCATION:	South line of East R.L. Thornton Freeway, west of South Buckner Boulevard		
COUNCIL DISTRICT:	7	**MAPSCO:**	48 F
SIZE OF REQUEST:	Approx. 22.573 acres	**CENSUS TRACT:**	122.07

APPLICANT: Ms. Dana Morrison

OWNER: Walmart Real Estate Business Trust.

REPRESENTATIVE: Lauren Nuffer, PE

REQUEST: An application for the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption within the existing discount store. [Walmart Super Center]

CPC RECOMMENDATION: **Approval** for a four-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a four-year period, subject to conditions.

BACKGROUND:

- The 22.5729-acre site is developed with a one-story, 100,000 square foot general merchandise or food store. [Walmart Super Center]

- Originally approved on September 25, 2013, Specific Use Permit No. 2048 allows for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more.

- On September 25, 2015, the City Council approved the renewal of SUP No. 2048 with amendments to the site plan to reflect a reduction in the number of off-street parking spaces, limit the time period to a four-year period without automatic renewals, and reduce the SUP area.

- No new construction is proposed to the 208,653-square foot building by this application.

Zoning History: There have been six zoning requests in the area within the last 5 years.

1. **Z167-271:** On June 1, 2017, the Director approved an automatic renewal of Specific Use Permit No.1975 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

2. **Z167-139:** On March 22, 2017, the City Council approved the renewal of Specific Use Permit No. 2142 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more.

3. **Z145-325:** On December 9, 2015, the City Council denied a request to remove the D-1 Liquor Control Overlay and 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

4. **Z145-275:** On September 22, 2015, the City Council approved an amendment to Specific Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.

5. **Z145-258:** On August 12, 2015, the City Council approved the renewal of Specific Use Permit No. 1975 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.

6. **Z123-278:** On September 25, 2013 the City Council approved a Specific Permit for the sale of alcoholic beverages in conjunction with a general

merchandise or food store 100,000 square feet or greater on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
East R.L. Thornton Freeway	Freeway	Variable lane width	Variable lane width
Samuell Boulevard	Collector	120 ft.	120 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1, SUP No. 2048	General merchandise or food store
North	RR-D-1, SUP No. 1908	Drive-through restaurant, vehicle sales, motel
South	RR-D-1	Single Family
East	RR-D-1	Retail and personal service
West	RR-D-1	Bank, Retail, Fueling Station

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

STAFF ANALYSIS:

Land Use Compatibility:

The ±23.2-acre request site is developed with a ±208,653-square foot discount store, which is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on the property required a Specific Use Permit due to the D-1 Liquor Control Overlay. The renewal of SUP No. 2048 will allow the continued sale of alcoholic beverages for off-premise consumption in conjunction with the existing discount store.

The request site is surrounded by a restaurant with drive-through service, vehicle display, sales and service and a motel to the north; retail to the east; single family residential to the south and a bank, retail and motor vehicle fueling station to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The City Council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

While staff supports the applicant's request for the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more, staff requests a time period of four years for the renewal.

Landscaping:
Landscaping of any development will be in accordance with Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:
The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 100,000 square feet or greater at a ratio of one space for each 300 square feet of floor area.

The request site exceeds the required number of off-street parking spaces for the site. The ±208,653 square foot development requires 696 spaces and the applicant is providing 837 spaces per the attached site plan.

Dallas Police Department:
Crime statistics provided by Dallas Police Department reflect a total of 8,354 calls with reports ranging from theft, violence, criminal mischief, robbery, burglary, suspicious person(s), missing person-critical to parking violations, routine investigation, meet complainant, abandoned property and other. The total number of incidences is 410 with a total of 512 offenses related to arrests. As a result of the number of calls, incidences and arrests, the crime statistics spreadsheet has been included in the plans folder rather than included as a spreadsheet within the report.

While staff cannot draw the conclusion as to whether the sale of alcohol directly or indirectly correlates to the high crime within the area, staff believes it is not only necessary, but beneficial, to inform the Commission of the Southeast Patrol's Summer Crime Initiative. The goal of the initiative is to tackle guns, gangs and drugs in the target area which includes the area of request for the SUP. For additional information regarding the Southeast Patrol's Summer Crime Initiative, please view the link below.

Southeast Patrol's Summer Crime Initiative link:
https://dpdbeat.com/2018/07/11/southeast-patrols-summer-crime-initiative/

SOLE MANAGING TRUSTEE OF WAL-MART REAL ESTATE BUSINESS TRUST

John P. Suarez	President and Executive Vice President
Claire L. Babineaux-Fontenot	Executive Vice President
Daniel Eckert	Senior Vice President
Michael A. Cook	Senior Vice President
Jerry D. Spencer	Senior Vice President
Bryant Harris	Senior Vice President
Steven Zielske	Senior Vice President and Treasurer
Gordon Y. Allison	Vice President and Secretary
Wyman K. Atwell	Vice President
Volker Heimeshoff	Vice President
Caroline K. Clarke	Vice President
John E. Clarke	Vice President
Carl Crowe	Vice President
Brian E. Hooper	Vice President
Hunter Hart	Vice President
L.B. Johnson	Vice President
Shannon E. Letts	Vice President
Alex May	Vice President
Jay Mitchael	Vice President
Mark Vanderhelm	Vice President
Lisa Wadlin	Vice President
Monique Brennan	Assistant Secretary
Michele Butler-Thuo	Assistant Secretary
Nicole Chapman	Assistant Secretary
Bernard W. Coerber	Assistant Secretary
James A. Cole	Assistant Secretary
Geoffrey W. Edwards	Assistant Secretary
B.A. Glass	Assistant Secretary
Nicholas S. Goodner	Assistant Secretary
Amber R. Graham	Assistant Secretary
Nicholas Henry	Assistant Secretary
Mary M. Kendall	Assistant Secretary
Harry Long Jr.	Assistant Secretary
Andrew Marshall	Assistant Secretary
Richard H. Martin	Assistant Secretary
John T. Okwubanego	Assistant Secretary
Brad T. Rogers	Assistant Secretary
Jennifer M. Rudolph	Assistant Secretary
John Sjovall	Assistant Secretary
Erron W. Smith	Assistant Secretary
Joni Sartain	Assistant Secretary
Eneida Boniche Silcott	Assistant Secretary
Darryl J. Spinks	Assistant Secretary
Gregory L. Tesoro	Assistant Secretary

SOLE MANAGING TRUSTEE OF WAL-MART REAL ESTATE BUSINESS TRUST

Sonya L. Webster	Assistant Secretary
Ginger Jackson	Assistant Secretary
Amber Lee Williams	Assistant Secretary
Andrea M. Lazenby	Assistant Secretary
Myles Cochran	Assistant Secretary

CPC ACTION:
July 19, 2018

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more for a four-year period, subject to staff's recommended conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway and west of South Buckner Boulevard.

Maker: Mack
Second: Murphy
Result: Carried: 13 to 0

For: 13 - West, Houston*, Davis*, Shidid, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 8
Conflict: 1 - Rieves

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 66
Replies: For: 1 Against: 2

Speakers: For: Lauran Nuffer, 13455 Noel Rd., Dallas, TX, 75240
Against: None

CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more.

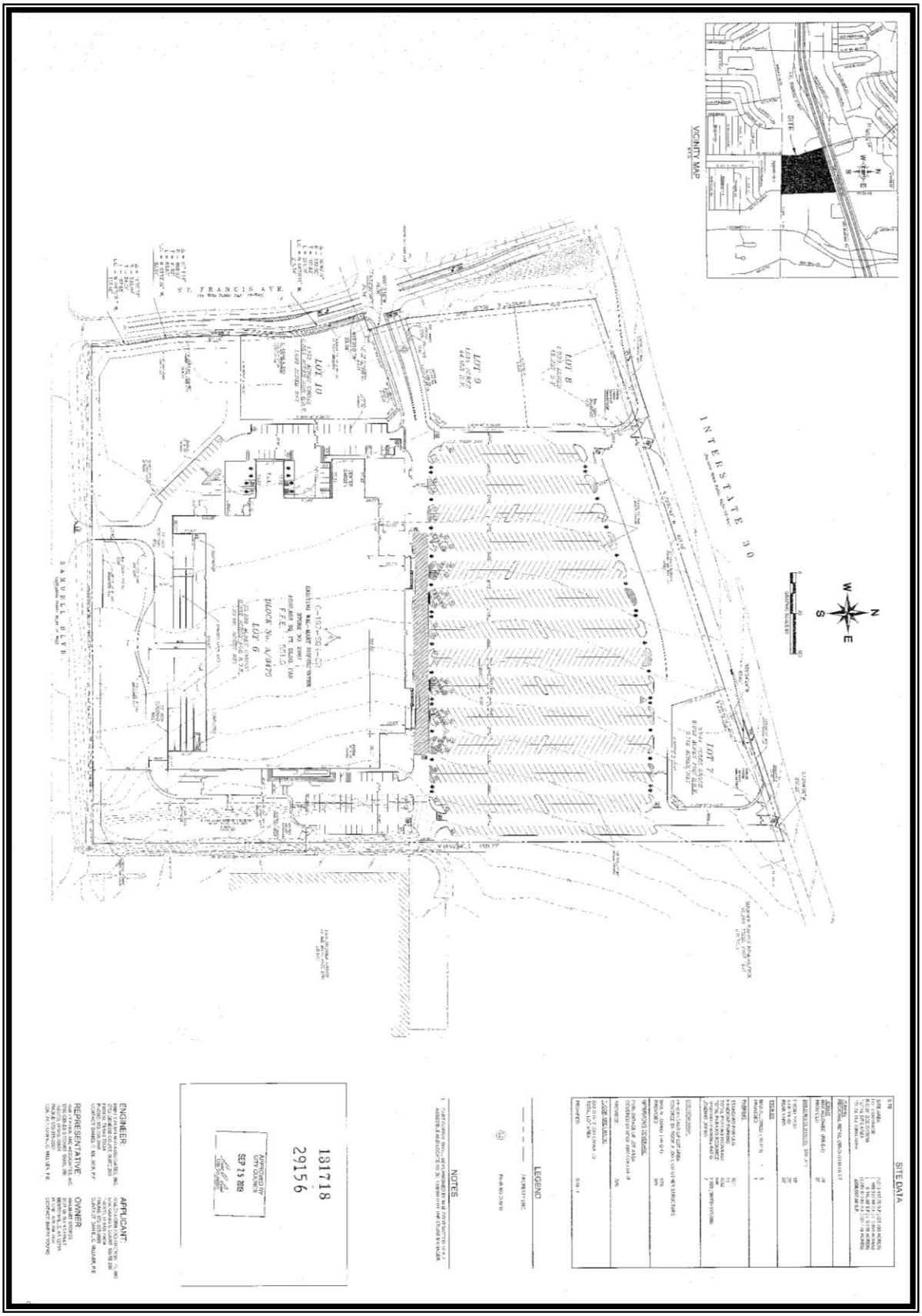
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

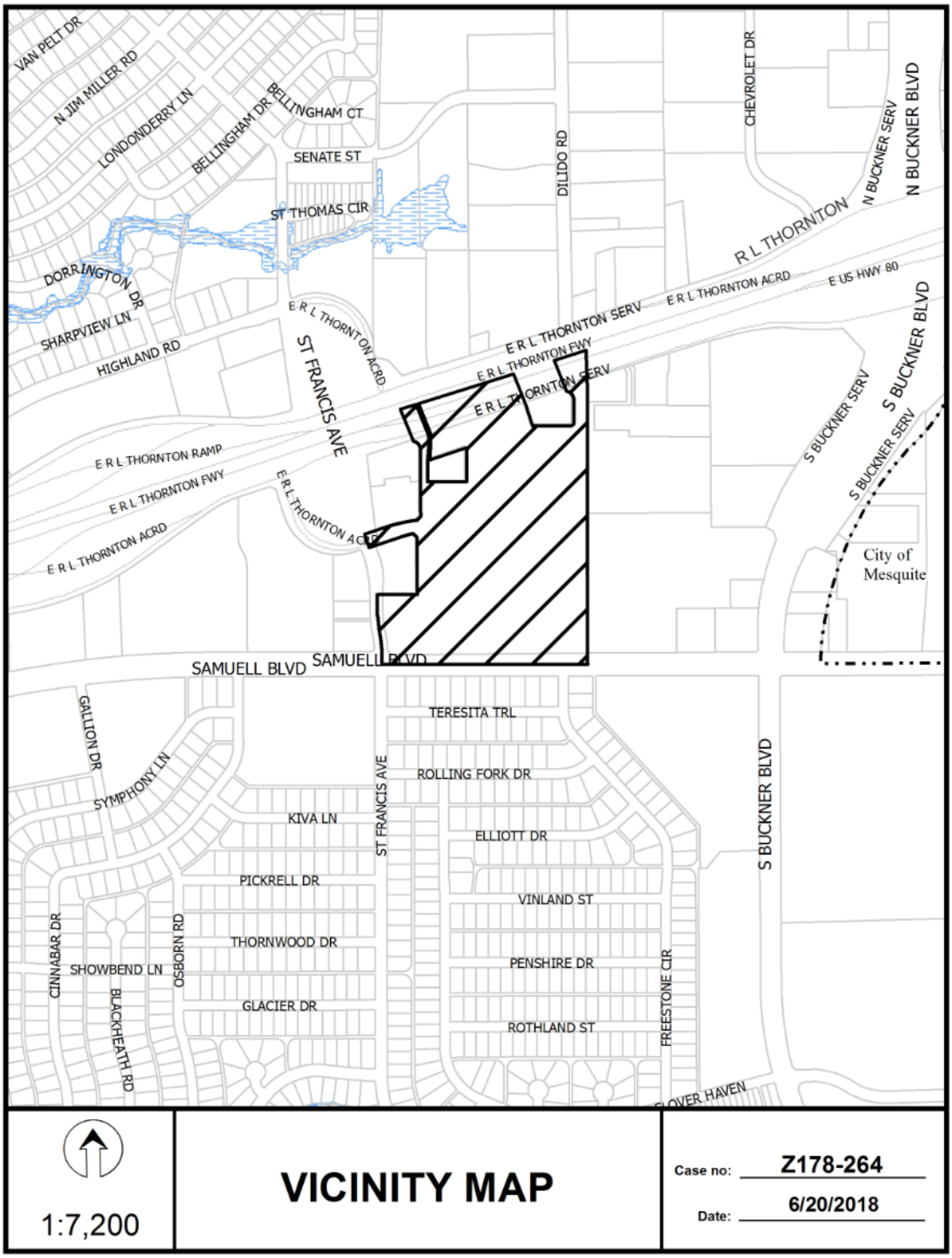
3. TIME LIMIT: This specific use permit automatically terminates on ~~September 22, 2018~~ (four years from the passage of this ordinance).

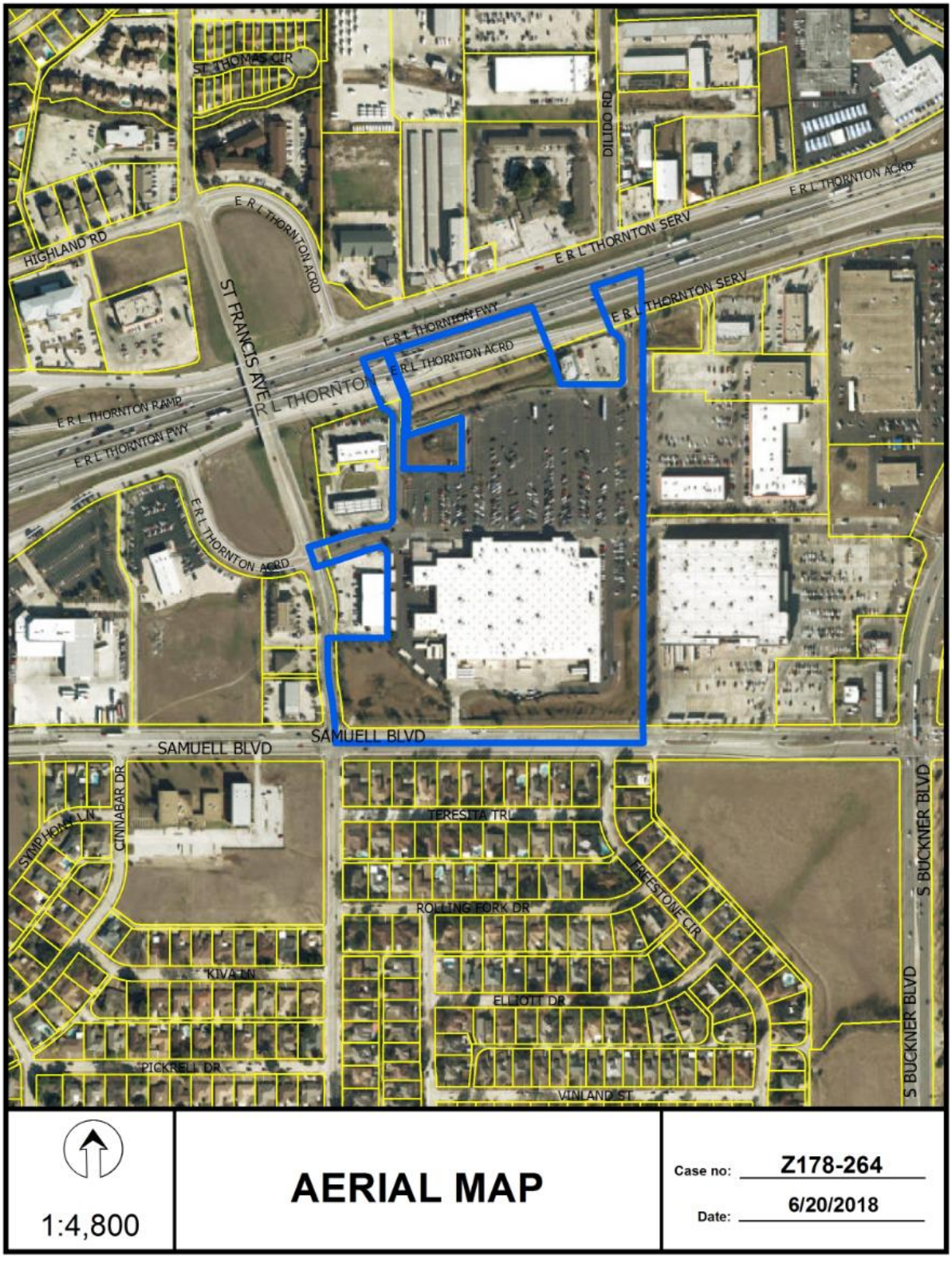
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

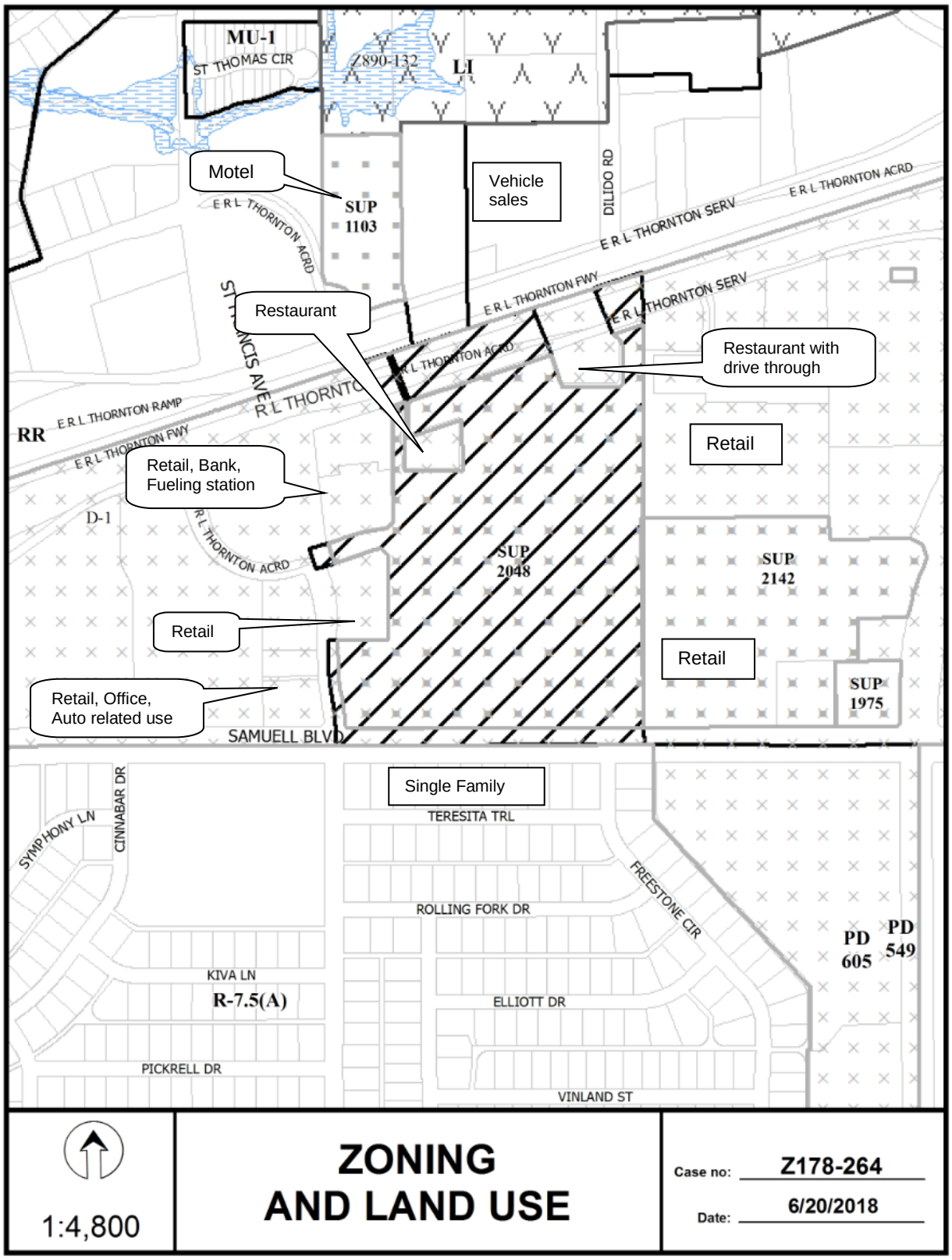
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

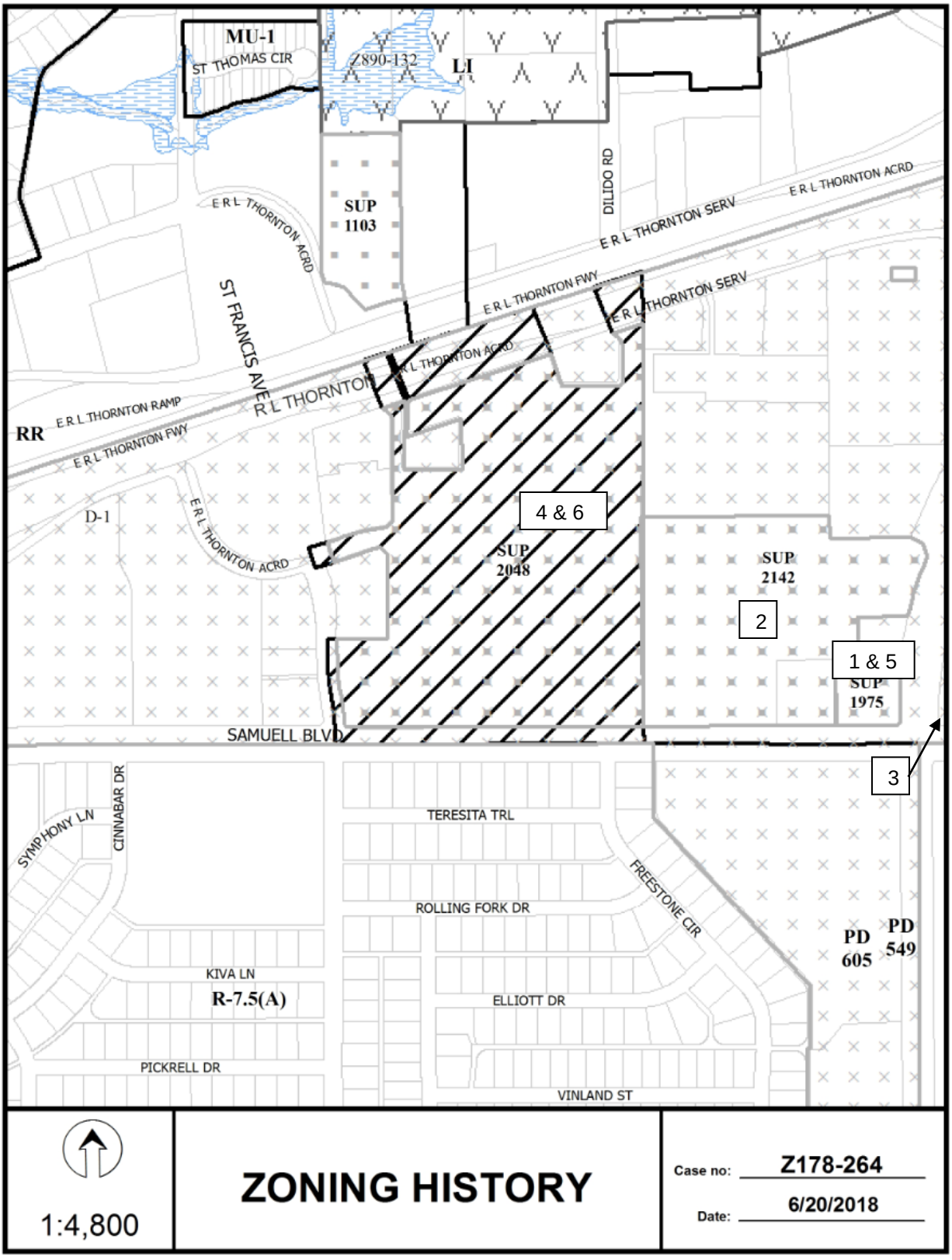
EXISTING SITE PLAN



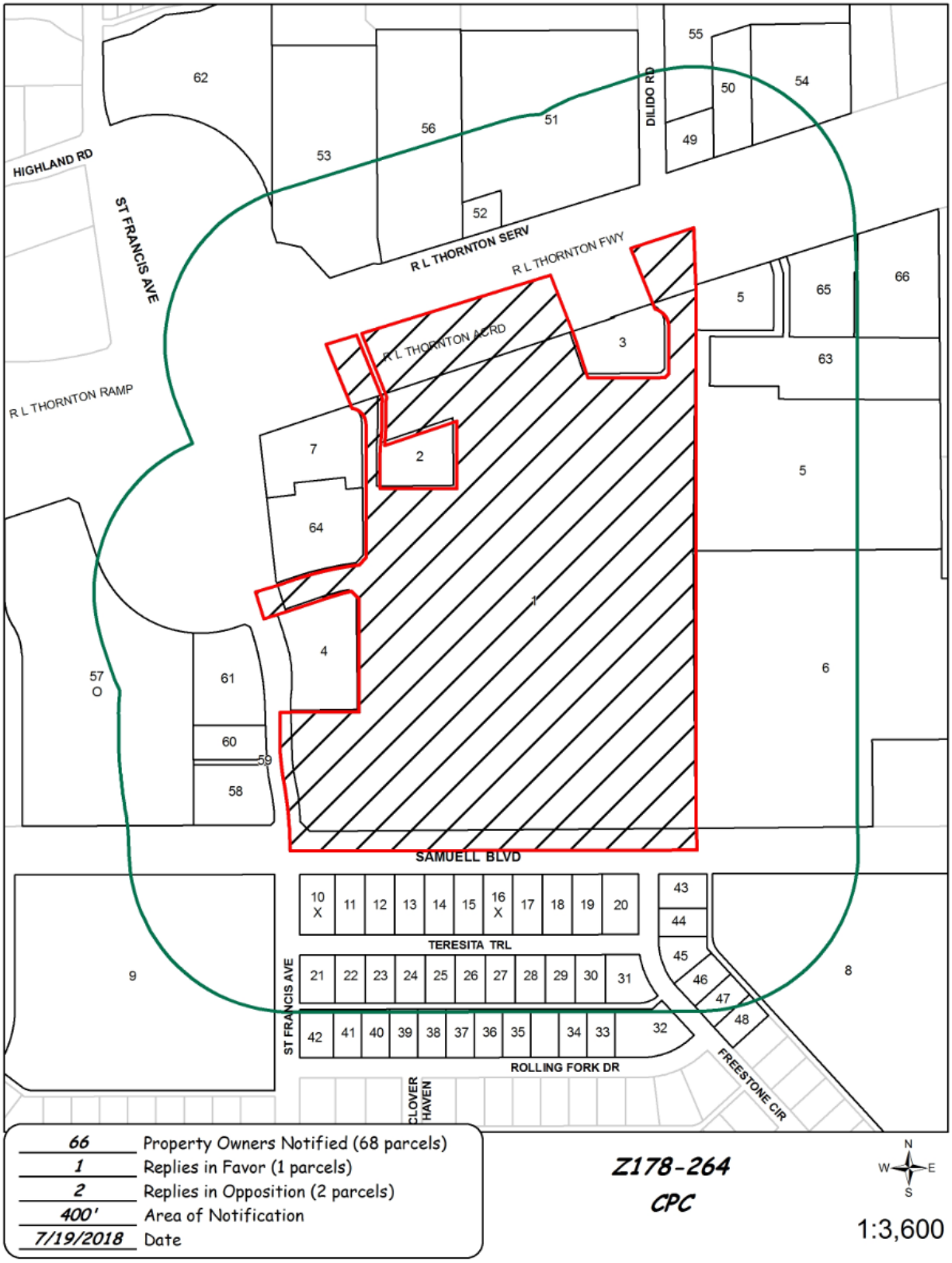

VAN PELT DR
N JIM MILLER RD
LONDONDERRY LN
BELLINGHAM DR
BELLINGHAM CT
SENATE ST
ST THOMAS CIR
DILIDO RD
CHEVROLET DR
N BUCKNER SERV
N BUCKNER BLVD
R L THORNTON
DORRINGTON DR
SHARPVIEW LN
HIGHLAND RD
E R L THORNTON ACRD
ST FRANCIS AVE
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON SERV
E R L THORNTON ACRD
E US HWY 80
S BUCKNER BLVD
S BUCKNER SERV
S BUCKNER SERV
E R L THORNTON RAMP
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
City of Mesquite
SAMUELL BLVD
SAMUELL BLVD
GALLION DR
SYMPHONY LN
TERESITA TRL
ROLLING FORK DR
ST FRANCIS AVE
KIVA LN
ELLIOTT DR
S BUCKNER BLVD
PICKRELL DR
VINLAND ST
CINNABAR DR
SHOWBEND LN
OSBORN RD
THORNWOOD DR
PENSHIRE DR
FREESTONE CIR
BLACKHEATH RD
GLACIER DR
ROTHLAND ST
CLOVER HAVEN
1:7,200
VICINITY MAP
Case no: Z178-264
Date: 6/20/2018


ST THOMAS CIR
DILIDO RD
E R L THORNTON ACRD
E R L THORNTON SERV
HIGHLAND RD
ST FRANCIS AVE
E R L THORNTON FWY
E R L THORNTON RAMP
SAMUELL BLVD
CINNABAR DR
SYMPHONY LN
TERESITA TRL
FIRESTONE CIR
ROLLING FORK DR
KIVA LN
ELLIOTT DR
PICKRELL DR
VINLAND ST
S BUCKNER BLVD
1:4,800
AERIAL MAP
Case no: Z178-264
Date: 6/20/2018


MU-1
ST THOMAS CIR
Z890-132
LI
Motel
SUP 1103
Vehicle sales
DILIDO RD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON FWY
Restaurant
Restaurant with drive through
RR
E R L THORNTON RAMP
Retail
Retail, Bank, Fueling station
D-1
SUP 2048
SUP 2142
Retail
Retail
SUP 1975
Retail, Office, Auto related use
SAMUELL BLVD
Single Family
SYMPHONY LN
CINNABAR DR
TERESITA TRL
FREESTONE CIR
ROLLING FORK DR
PD 605
PD 549
KIVA LN
R-7.5(A)
ELLIOTT DR
PICKRELL DR
VINLAND ST
1:4,800
ZONING AND LAND USE
Case no: Z178-264
Date: 6/20/2018


MU-1
ST THOMAS CIR
Z890-132
LI
SUP 1103
DILIDO RD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON ACRD
ST FRANCIS AVE
E R L THORNTON FWY
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON
RR
E R L THORNTON RAMP
E R L THORNTON FWY
D-1
E R L THORNTON ACRD
4 & 6
SUP 2048
SUP 2142
2
1 & 5
SUP 1975
SAMUELL BLVD
3
SYMPHONY LN
CINNABAR DR
TERESITA TRL
FREESTONE CIR
ROLLING FORK DR
PD 605
PD 549
KIVA LN
R-7.5(A)
ELLIOTT DR
PICKRELL DR
VINLAND ST
1:4,800
ZONING HISTORY
Case no: Z178-264
Date: 6/20/2018

CPC RESPONSES



07/17/2018

Reply List of Property Owners

Z178-264

66 Property Owners Notified ***1 Property Owner in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	9100	E R L THORNTON FWY	WAL MART REAL EST BUS TR
	2	8950	E R L THORNTON FWY	CFT DEVELOPMENTS LLC
	3	9210	E R L THORNTON FWY	WAM JERI A FAMILY TRUST &
	4	3940	ST FRANCIS AVE	SHOQUIST PROPERTIES LP
	5	9208	E R L THORNTON FWY	BUCKNER JUBILEE INVESTMENTS
	6	5555	S BUCKNER BLVD	WM DALLAS PORTFOLIO LP
	7	8930	E R L THORNTON FWY	8930 RL THORNTON LLC &
	8	5204	S BUCKNER BLVD	HEB GROCERY COMPANY LP
	9	6810	SAMUELL BLVD	CHRISTIAN STRONGHOLD BAPTIST CHURCH
X	10	7105	TERESITA TRL	FLETCHER ARGELL ETAL
	11	7111	TERESITA TRL	THOMAS K T
	12	7117	TERESITA TRL	RAMOS RUFINO
	13	7123	TERESITA TRL	CUSTARD SANDRA KAY
	14	7129	TERESITA TRL	HILLBURN BERTHA L
	15	7135	TERESITA TRL	LEE DERRICK
X	16	7141	TERESITA TRL	RAMIREZ RUBY & JUAN
	17	7147	TERESITA TRL	WHITEHEAD KELLY JOE
	18	7153	TERESITA TRL	ADEYOJU EMMANUEL ETUX
	19	7159	TERESITA TRL	MURILLO PABLO JR
	20	7165	TERESITA TRL	MARSHALL LENWOOD &
	21	7106	TERESITA TRL	WASHINGTON SYLVESTER ETAL
	22	7112	TERESITA TRL	BROWN MARK D & DEBRA D
	23	7118	TERESITA TRL	COLLINS LAURINE H LF EST
	24	7124	TERESITA TRL	MILLER KEITH
	25	7130	TERESITA TRL	SANDERS TRAVIS G & JO ANN
	26	7136	TERESITA TRL	CHAVEZ RAFAEL & MARIA DEL CARMEN

07/17/2018

Reply	*Label #*	*Address*		*Owner*
	27	7142	TERESITA TRL	FLORES RAMON H & ROSA U
	28	7148	TERESITA TRL	LEANOS JOSE JR
	29	7154	TERESITA TRL	HILL CE ESTER & EUNICE
	30	7160	TERESITA TRL	TAING AN & PHA
	31	7166	TERESITA TRL	OSBORNE KENNETH L
	32	7177	ROLLING FORK DR	NEWMAN TERENCE T
	33	7165	ROLLING FORK DR	LANE LOIS H
	34	7159	ROLLING FORK DR	FLORES ELVIRA
	35	7147	ROLLING FORK DR	RUIZ ROSIE OCHOA &
	36	7141	ROLLING FORK DR	GARCIA SERGIO M
	37	7135	ROLLING FORK DR	TOMPKINS STEPHEN ROYCE
	38	7129	ROLLING FORK DR	BARRIENTOS MARIO C
	39	7123	ROLLING FORK DR	TRENT WILLIAM D & WILMA J
	40	7117	ROLLING FORK DR	TIPTON CATHLEEN
	41	7111	ROLLING FORK DR	CHENG JASON
	42	7105	ROLLING FORK DR	MAYES QUINCY LAVELL
	43	5430	FREESTONE CIR	MARQUEZ MARTINA
	44	5424	FREESTONE CIR	PERRY ELLEN MARIE
	45	5418	FREESTONE CIR	COMBEST KENNETH ROYCE
	46	5412	FREESTONE CIR	RAMOS FE DALIDA
	47	5406	FREESTONE CIR	WAITS TATIANA ALEXANDER
	48	5330	FREESTONE CIR	CARR MARGARET
	49	9103	E R L THORNTON FWY	GARLAND E PARTNERSHIP LP
	50	9103	E R L THORNTON FWY	GARLAND E PARTNERSHIP LP
	51	9001	E R L THORNTON FWY	LAMPLIGHTER MOTEL LTD
	52	9001	E R L THORNTON FWY	SINNI CORPORATION
	53	8901	E R L THORNTON FWY	NORTHSTAR HOTELS LLC
	54	9125	E R L THORNTON FWY	9125 THORNTON LLC
	55	3830	DILIDO RD	THESEUS HOLDINGS INC
	56	8951	E R L THORNTON FWY	PS TEXAS HOLDINGS LTD
O	57	8640	E R L THORNTON FWY	CORINTH REALTY I30 &

07/17/2018

Reply	*Label #*	*Address*		*Owner*
	58	4025	ST FRANCIS AVE	RAE STRATEGIES CORP
	59	4020	ST FRANCIS AVE	INTERSTATE NATIONAL BANK
	60	3949	ST FRANCIS AVE	3949 ST FRANCIS LLC
	61	3939	ST FRANCIS AVE	FIDELITY BANK NATL ASSOC
	62	3550	ST FRANCIS AVE	CASA BONITA APARTMENTS LLC
	63	9222	E R L THORNTON FWY	IACONO ELANA FAMILY LTD
	64	3936	ST FRANCIS AVE	WAL MART REAL EST BUS TR
	65	9226	E R L THORNTON FWY	BANK OF AMERICA NA
	66	9310	E R L THORNTON FWY	DOCKSIDE THREADING INC

Agenda Information Sheet

File #: 18-598 **Item #:** 76.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 4, 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-464; 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 seven (list attached to the Agenda Information Sheet) - Not to exceed $988,473.37 - Financing: 2012 Bond Funds ($819,386.50), Water Utilities Capital Improvement Funds ($158,109.87), and Water Utilities Capital Construction Funds ($10,977.00)

BACKGROUND

Crenshaw Drive from Cushing Drive to Old Seagoville Road was requested by property owner petition and accepted on July 29, 2011. Michigan Avenue from East Saner Avenue to East Hobson Avenue was requested by property owner petition and accepted on January 26, 2012. These streets are included in the 2012 Bond Program as Street Petition Projects.

On December 11, 2013, City Council authorized a professional services contract with Teague Nall and Perkins, Inc. for the engineering design of street improvement projects on Crenshaw Drive from Cushing Drive to Old Seagoville Road and Michigan Avenue from East Saner Avenue to East Hobson Avenue by Resolution No. 13-2072.

This action will allow the public hearing to be held and will authorize the levying of assessments and the contract for construction. The improvements will consist of a 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, drainage, water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Authorize a benefit assessment hearing, ordinance levying assessments and authorize a contract for construction.

This is the third and final step in the process.

The following chart illustrates Texas Standard Construction, Ltd.'s contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR	TWM
Projects Completed	4	0	1	0
Change Orders	7	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2014
Completed Design	May 2018
Begin Construction	December 2018
Complete Construction	December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized a professional services contract with Teague Nall and Perkins, Inc. for the engineering design of two alley petition projects on: alley between Bluffman Drive, Castle Hills Drive and Lovingood Drive from Lovingood Drive to Loud Drive and alley between Idaho Avenue and Maryland Avenue from Holden Avenue an estimated 250' south to Dallas Power and Light Property; three street petition improvement projects on Crenshaw Drive from Cushing Drive to Old Seagoville Road, Fernheath Lane from South Beltline Road to Dead End and Michigan Avenue from Saner Avenue to Hobson Avenue by Resolution No. 13-2072.

On September 14, 2016, City Council authorized Supplemental Agreement No. 1 to the professional services contract with Teague Nall and Perkins, Inc. to provide additional drainage improvements required for Crenshaw Drive from Cushing Drive to Old Seagoville Road, Fernheath Lane from South Beltline Road to Dead End and Michigan Avenue from Saner Avenue to Hobson Avenue by Resolution No. 16-1459.

On August 8, 2018, City Council authorized street paving, drainage, and water main improvements for Street Group 12-464; provided for partial payment of construction costs 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 September 26, 2018, by Resolution No. 18-1028.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

2012 Bond Funds - $819,386.50
Water Utilities Capital Improvement Funds - $158,109.87

Water Utilities Capital Construction Funds - $10,977.00

Design	$ 82,264.50
Supplemental Agreement No. 1	$ 20,554.94
Construction (this action)	
Paving & Drainage - PBW	$ 819,386.50
Water & Wastewater - DWU	$ 169,086.87
Total Project Costs	$1,091,292.81

Council District	Amount
4	$398,079.00
5	$590,394.37
Total	$988,473.37

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$988,473.37	Construction	25.00%	26.00%	$257,003.07
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following seven bids with quotes were received and opened on July 6, 2018.

*Denotes successful bidder

Bidders	Bid Amount
*Texas Standard Construction, Ltd 5511 West Ledbetter Drive Dallas, TX 75236	$ 988,473.37
Joe Funk Construction, Inc.	$1,265,650.10
Tiseo Paving Co.	$1,399,565.30
Jeske Construction Co.	$1,421,202.00
Camino Construction, L.P.	$1,427,278.00
AMX Construction & Specialty Services, L.P.	$1,529,332.40
Omega Contracting, Inc.	$1,534,166.85

Original estimate: PBW $1,108,485.00

powered by Legistar™

DWU	$ 249,482.00
Total Project	$1,357,967.00

OWNER

Texas Standard Construction, Ltd.

Ronald H. Dalton, President

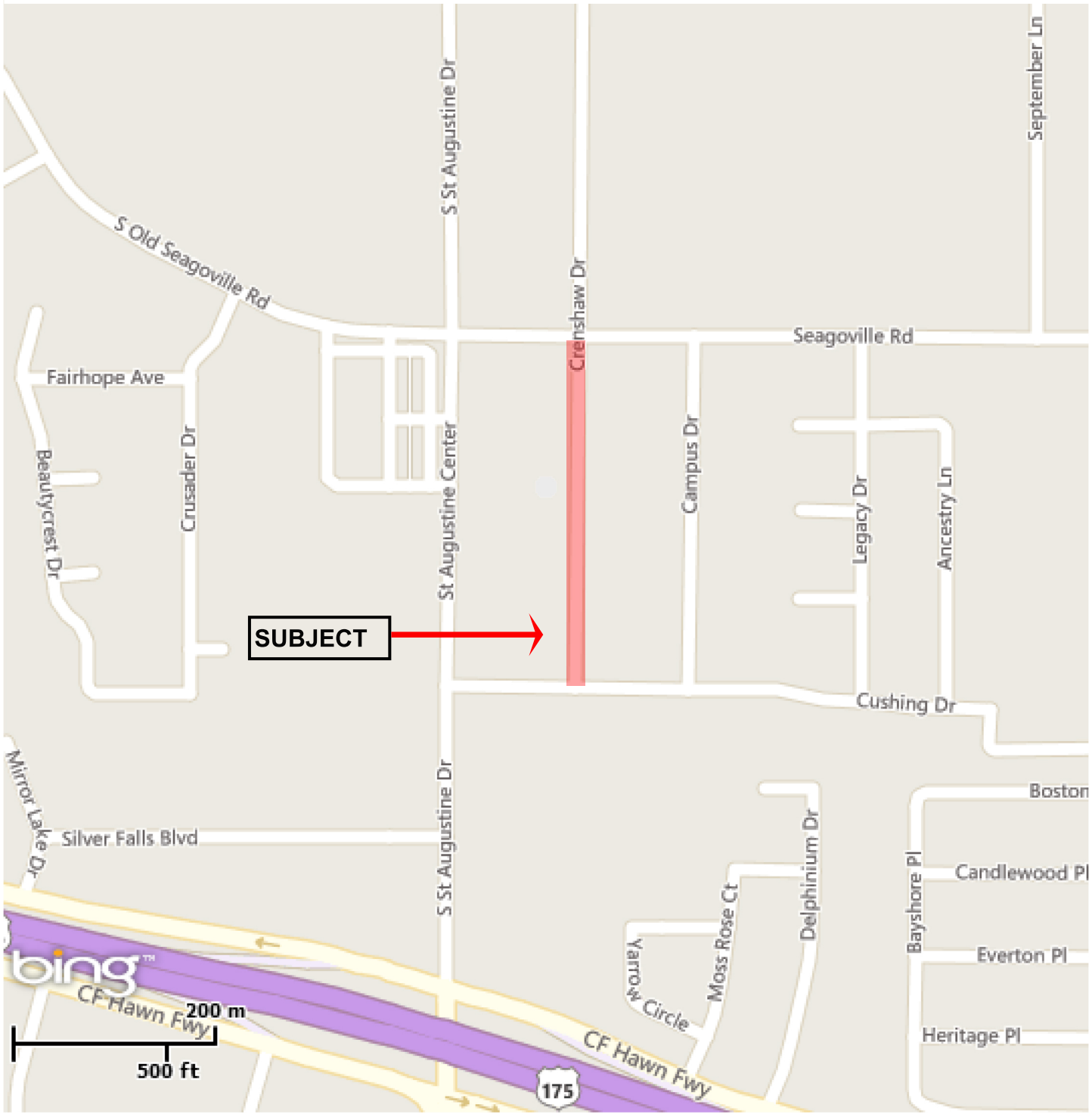
MAPS

Attached

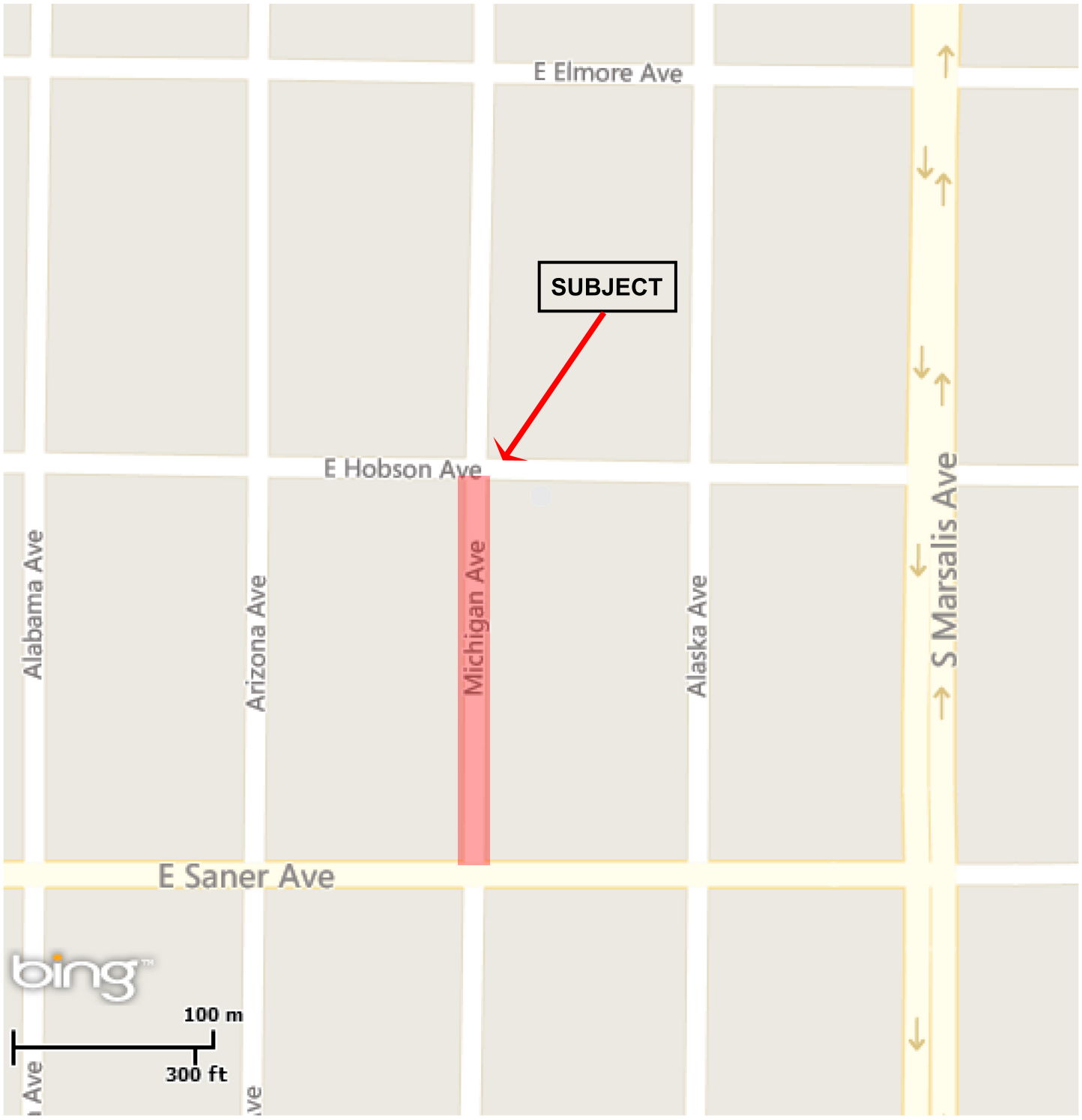
Street Group 12-464

Project	**Limits**	**Council District**
Crenshaw Drive	from Cushing Drive to Old Seagoville Road	5
Michigan Avenue	from East Saner Avenue to East Hobson Avenue	4

STREET GROUP 12-464 (CRENSHAW DRIVE)



STREET GROUP 12-464 (MICHIGAN AVENUE)



September 26, 2018

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following streets 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:

Street Group 12-464

1. Crenshaw Drive from Cushing Drive to Old Seagoville Road
2. Michigan Avenue from East Saner Avenue to East Hobson Avenue

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 study report submitted by Con-Real Support Group LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and

WHEREAS, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

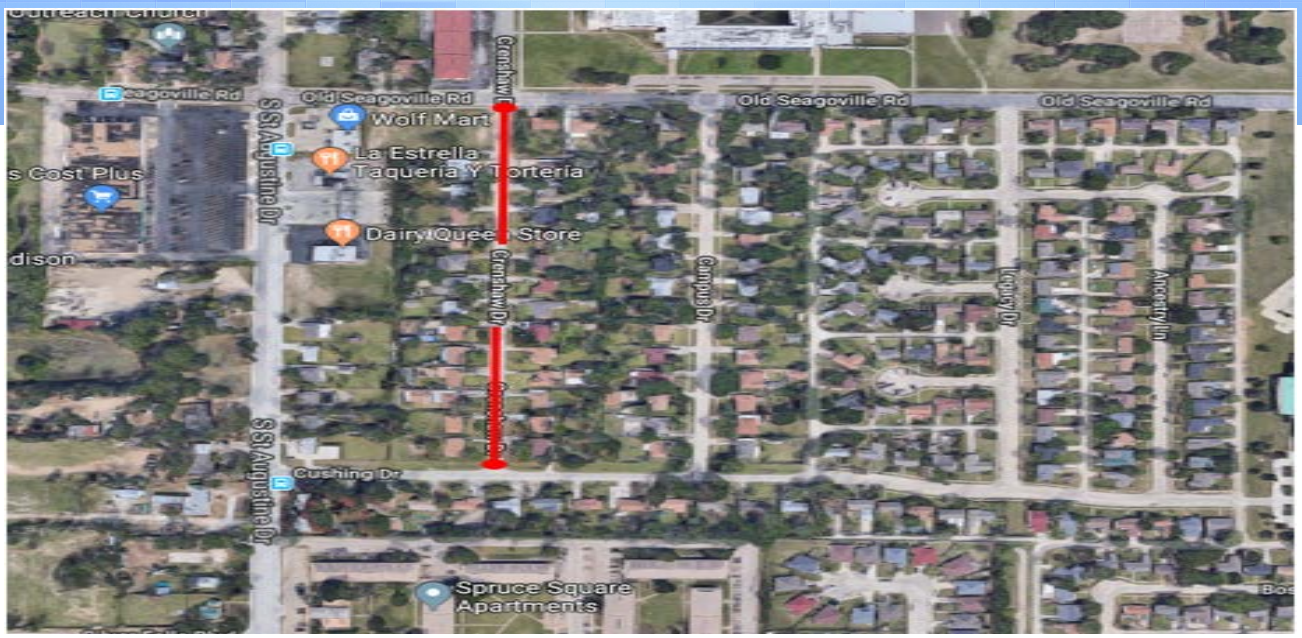
SECTION 1. That the said hearing held on the 26th day of September A.D. 2018 be and the same is hereby ordered closed.

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 streets 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.

Con-Real

VALUATION
AND
REAL ESTATE
ADVISORY SERVICES



enhancementstudy

18-04
Project
Crenshaw Drive form Cushing Drive to Old Seagoville Road

Michigan Avenue from E. Saner Avenue to E. Hobson Avenue

PREPARED FOR

Efrain Trejo
Project Coordinator
City of Dallas
Public Works Department
Oak Cliff Municipal Center
320 E. Jefferson Blvd., Room 307
Dallas, Texas 75203

Troy C. Alley, Jr., Analyst
Kristen Alley, Analyst
Con-Real, LP
1900 Ballpark Way
Arlington, Texas 76006

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	July 9, 2018
Effective Date of Study:	July 9, 2018
Date of Transmittal:	July 27, 2018
Subject Property:	Residential/ Commercial Parcels
Location:	**Street:** Crenshaw Drive from Cushing Drive to Old Seagoville Road, Dallas, Texas **Street:** Michigan Avenue from E. Saner Avenue to E. Hobson Avenue, Dallas, Texas
Zoning Classifications:	Single Family District 7,500 S
Current Use:	Improved & Vacant Land
Highest & Best Use:	Residential Use
Flood Zone:	Based only on a cursory inspection, the properties appear to **not** be in a flood plain.
Purpose of Study:	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk and driveway improvements that affect the subject properties as of July 9, 2018.
Function of Study:	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk, and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas.
Scope of Study:	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. Further, the analysis of data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties.

PROPERTY ANALYSIS

The analysis includes Crenshaw Drive from Cushing Drive to Old Seagoville Road located in Dallas Texas and consists of 28 parcels. The properties located on Crenshaw Drive are similar in sizes ranging from 936 sq. ft to 1,756 sq. ft and includes a vacant commercial lot located near the intersection of Crenshaw Drive and Old Seagoville Road. They are both vacant and improved built between 1950s to 2000s. They are located along Crenshaw Dive, the unimproved roadway which consists of two lanes. The immediate area is a mix of residential and churches.

The analysis includes Michigan Avenue from E. Saner Avenue to E. Hobson Avenue located in Dallas Texas and consists of 22 parcels. The properties located on Michigan Avenue are similar in sizes ranging from 711 sq. ft to 1,792 sq. ft and includes two different church properties. They are both vacant and improved built between 1910s to 2000s. They are located along Michigan Avenue, the unimproved roadway which consists of two lanes. The immediate area is a mix of residential and churches.

PROPERTY HIGHLIGHTS

Description for Crenshaw Drive from Cushing Drive to Old Seagoville Road Project:

Street: Crenshaw Drive from Cushing Drive to Old Seagoville Road, Dallas, Dallas County, Texas (Mapsco – **Dallas 59 X**).

Property Owners: Varied (see tables pages 46-57)

Street Group Including Streets: Crenshaw Drive from Cushing Drive to Old Seagoville Road

Area Description: The area of Dallas; a mix of residential and churches; Old Seagoville Road, I-20, US-175 Frontage Road, Prairie Creek Rd, and I-635 are the major roadways

Area Boundaries: Railroad Tracks (North), US-175 Frontage Road (South), Prairie Creek Road (West), and I-635 and I-20 (East)

Neighborhood Description: Residential and commercial neighborhood with schools.

Property Values: $11,500 - $117,680 (vacant and improved)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 95% Residential; 3% retail and commercial, 1% schools, and 1% unimproved

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family District

Highest and Best Use: Residential Use

Utilities: All available

Pictures: The photos can be found on the following pages numbered as S1, S2, S3, S4

PROPERTY HIGHLIGHTS

Description for Michigan Avenue from E. Saner Avenue to E. Hobson Avenue Project:

Street: Crenshaw Michigan Avenue from E. Saner Avenue to E. Hobson Avenue, Dallas, Dallas County, Texas (Mapsco – **Dallas 59 V and 55 S)**.

Property Owners: Varied (see tables pages 46-57)

Street Group Including Streets: Michigan Avenue from E. Saner Avenue to E. Hobson Avenue

Area Description: The area of Dallas; a mix of residential and small commercial developments; S. Lancaster Road, E. Illinois Avenue, and Saner Avenue are the major roadways

Area Boundaries: E. Illinois Avenue (North), Loop 12 (South), I-35 E (West), and S. Lancaster Road (East)

Neighborhood Description: Residential and commercial neighborhood with churches.

Property Values: $20,000 - $116,200

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 95% Residential; 3% retail and commercial, 1% churches, and 1% unimproved

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family District 7,500 S

Highest and Best Use: Residential Use

Utilities: All available

Pictures: The photos can be found on the following pages numbered as S5, S6, S7, S8

PROPERTY CHALLENGES & SOLUTIONS

Street: Crenshaw Drive from Cushing Drive to Old Seagoville Road
Street: Michigan Avenue from E. Saner Avenue to E. Hobson Avenue

Driveways- the property owners are without paved driveways. This effects the accessibility of the property and overall neighborhood.

- 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 pedestrians and possible bike riders within the community.

- The improvement of sidewalks in the area will provide a safe route to walk for pedestrians and bike riders. The sidewalks also increase the neighborhood's overall attractiveness.

Curbs/Gutters- Crenshaw Drive will need curbs/gutters once the street is improved from Cushing Drive to Old Seagoville Road, and Michigan Avenue will need curbs/gutters once the street is improved from E. Saner Avenue to E. Hobson Avenue. The lack of gutters effects the water flow throughout the neighborhood and can become a hazard.

- The projected improved gutters will alleviate water buildup on the street allowing pedestrians to pass without walking through puddles and reducing the risk of hydroplaning by road vehicles.

SCOPE OF WORK

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the subject properties and the surrounding areas in order to determine the impact the improved driveways, curbs and gutters, and sidewalks will have on the neighborhood

- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties

- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements

- Interviewed reputable sources to receive opinions on the benefits of the improvements of roadways

- Provided a recommendation for the proposed improvements

EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks and concrete drives (approaches) where necessary. In the assessment prepared by the City of Dallas, the City calculated a Lineal Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by $123.23 per lineal foot for the concrete paving, $12.12 per lineal foot for the concrete sidewalks and $67.56 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 of the sidewalk improvements to 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 most suitable is the Sales Comparison Method that exhibits the comparison between unimproved vs improved properties 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, sidewalks, and driveways.

SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales properties with & without existing curb/gutter/driveways/sidewalks and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing curb/gutter/driveways/sidewalks improvements over a tract that does not have those improvements.

The subject's area was searched for recent sales of a variety of vacant industrial tracts that were similar in size and location to the subject properties so that a comparative analysis could be performed. This search provided very few sales of properties that did not have curbs/gutters/driveways/sidewalks due to the fact that most of the streets in the area 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 vacant tracts with and without curbs/gutters/driveways/sidewalks. 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 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 curbs/gutters/driveways/sidewalks 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 – Unimproved Street vs. Improved Streets

Representing the Street: Crenshaw Drive from Cushing Drive to Old Seagoville Road (28 parcels)

Representing the Street: Michigan Avenue from E. Saner Avenue to E. Hobson Avenue (22 parcels)

RESIDENTIAL PROPERTY "Representation Of Subject Property" (will be employed as the subject lot)



Mapsco:	56-V Dallas
Location:	4739 Stokes Street, Dallas, Texas
Grantor:	Bluestil LLC
Grantee:	Thong Nguyen
Date of Sale:	May 16, 2018
County:	Dallas
Size:	920 SF
Shape:	**Rectangle**
Zoning:	Single Family District 5,000 S
Utilities:	City Water, Septic
Topography:	Basically Level
Consideration:	$35,000
Per SF:	$38.04
Terms:	Cash to Seller
Cash Equivalent Consideration:	$35,000
Per SF:	$38.04
Source:	MLS/Deed Records
Comments:	This site is located on a one-lane street **without** improvements of curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 1



Mapsco:	55-W Dallas
Location:	3019 Maryland Avenue, Dallas, Texas
Grantor:	Jasey McGown
Grantee:	Luis Alvarenga
Date of Sale:	March 28, 2018
County:	Dallas
Size:	1,351 SF
Shape:	**Rectangle**
Zoning:	Single Family District 7,500 S
Utilities:	City Sewer, City Water, Individual Gas Meter
Topography:	Basically Level
Consideration:	$60,000
Per SF:	$44.41
Terms:	Cash to Seller
Cash Equivalent Consideration:	$60,000
Per SF:	$44.41
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is** improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 2



Mapsco:	56-X Dallas
Location:	2841 Seaton Drive, Dallas, Texas
Grantor:	Mary L. Briscoe Est. of Porsha Mitchell
Grantee:	Ozkar Bravo & Denise M Schley
Date of Sale:	April 17, 2018
County:	Dallas
Size:	1,225 SF
Shape:	**Rectangle**
Zoning:	Single Family District 7,500 S
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$45,300
Per SF:	$36.98
Terms:	Cash to Seller
Cash Equivalent Consideration:	$45,300
Per SF:	$36.98
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is** improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 3



Mapsco:	69-B Dallas
Location:	816 Arbol Verde Court, Dallas, Texas
Grantor:	Brenda & Leonard Olele
Grantee:	N/A
Date of Sale:	June 20, 2018
County:	Dallas
Size:	1,333 SF
Shape:	**Rectangle**
Zoning:	Single Family District 7,500 S
Utilities:	City Sewer, City Water, Curbs
Topography:	Basically Level
Consideration:	$54,900
Per SF:	$41.19
Terms:	Cash to Seller
Cash Equivalent Consideration:	$54,900
Per SF:	$41.19
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane street **which is** improvements of curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

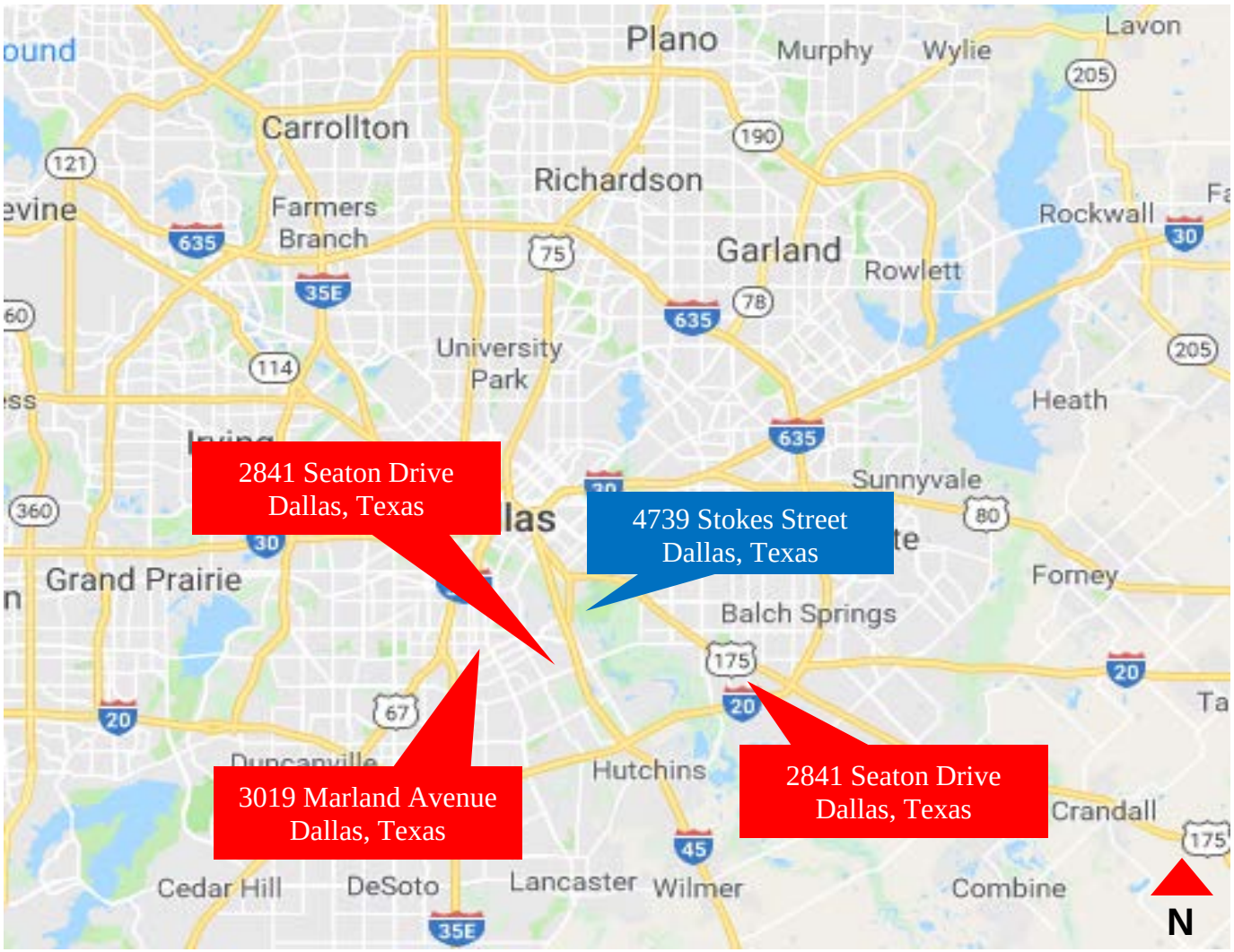
Unimproved Streets vs. Improved Streets

				
Location	**Representaion of Subject Property** 4739 Stokes St. Dallas,Texas	**Sale 1** 3019 Maryland Ave. Dallas, Texas	**Sale 2** 2841 Seaton Dr. Dallas, Texas	**Sale 3** 816 Arbol Verde Ct. Dallas, Texas
Sales Price/ Per Square Foot	**$38.04**	**$44.41**	**$36.98**	**$41.19**
Eff. Sale Price	**$38.04**	**$44.41**	**$36.98**	**$41.19**
Size/SF	**920**	**1,351**	**1,225**	**1,333**
		5%	**5%**	**5%**
Driveways	**No**	**Yes**	**Yes**	**Yes**
Sidewalks	**No**	**Yes**	**Yes**	**Yes**
Curbs/Gutters	**No**	**Yes**	**Yes**	**Yes**
Condition	**Average**	**Superior**	**Similar**	**Superior**
		-10%	**0%**	**-10%**
Bedrooms/Baths	**3 Bedrooms/ 1 Bath**	**3 Bedrooms/ 2 Baths**	**3 Bedrooms/ 2 Baths**	**3 Bedrooms/ 2 Baths**
		-5%	**-5%**	**-5%**
Lot Shape	**Rectangle**	**Rectangle**	**Rectangle**	**Rectangle**
		0%	**0%**	**0%**
Location	**Average**	**Similar**	**Similar**	**Similar**
		0%	**0%**	**0%**
Accesibility	**Average**	**Similar**	**Similar**	**Similar**
		0%	**0%**	**0%**
Percentage Adjustment	0.0%	-10.0%	0.0%	-10.0%
Net Adjustment	$0.00	($4.44)	$0.00	($4.12)
Adjusted Sale Price	**$38.04**	**$39.97**	**$36.98**	**$37.07**

The Representation of the (Subject's Property) is a selected property similar to the subject properties in order to be used in this analysis. The Representation of the Subject Property is located at 4739 Stokes Street which is a 920 square foot tract that **does not** have curbs/gutters, driveway, or sidewalks and sold for $38.04 per square foot. The three other sales **do** have curbs/gutters, driveway, or sidewalks on their sites and sold at prices ranging from $36.98 to $44.41 per square foot. All the sales are located within Dallas County and each have locational characteristics in regard to surrounding developments and residential properties that will be examined. The size of the Representation of the Subject Property is significantly smaller than the comparables and an upward adjustment were made to all sales. Sale 1 and Sale 3 were superior to the subject regarding the condition of the property and were adjusted downward, whereas Sale 2 was similar to the subject, so no adjustment was needed. All sales experienced a downward adjustment compared to the Representation of the Subject Property regarding the characteristic of bedrooms/baths. In addition, all sales were similar to the subject property regarding the characteristics of shape, location and accessibility, so adjustments were not necessary.

After making adjustments to the sales comparables, a range of values of $36.98 to $39.97 per square foot was derived from the sales. The variance between the subject property and comparables is 5%, which leads to the conclusion that there isn't a significant difference in pricing by having curbs/gutters, driveways, and sidewalks.

Sales Comp Map



MARKET INTERVIEWS

In addition to the Sales Comparison Method of determining whether the subject properties will experience any enhancement in value caused by the street improvements, the analyst also enlisted advice from several different sources. These sources included real estate agents who have been active in the market area. Below is a partial list of the people who were contacted and a summary of their responses. All the responses are based on the question **"Is there a price adjustment for a property that has curbs/gutters, driveways, and/or sidewalks?".**

	Answer		
Source	**Yes**	**No**	**Statement**
Henry S. Miller		**X**	There isn't any difference in pricing for a property that has curbs/gutters, driveways, and/or sidewalks. ***(Agent: Luna Huntley)***
Mercer Company		**X**	Haven't notice an increase or decrease in the sale price for a property that has curbs/gutter, driveways, and/or sidewalks. ***(Agent: Corby Hodgkiss)***
Colliers		**X**	I haven't seen a difference in pricing for a properties with or without curbs/gutters, driveways, and/or sidewalks. ***(Agent: Brad Balke)***

In summary, overall the real estate agents that were contacted believe that the curbs/gutters, driveways, and/or sidewalks improvement doesn't produce an increase in value of the property. They view the desirability as a preference and not a necessity for the sale of a property.

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. These types of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost $25,000 to install, but upon resale rarely yields $10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters). The property owners are assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the 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)

CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
WEST SIDE OF STREET								
			EVELYN LAVELLE HEIGHTS ADDITION					
VELMA ALFRED LIFE ESTATE	30	A/7881	43 FT PVMT	$123.23	$5,298.89		$1,150 (10% of lot value $11,500)	**$1,150.00**
315 HOLLY LEAF TRAIL	**375**		46 FT WALK	$12.12	$557.52		$278.76 rounded (50% of Sidewalk $557.52)	**$278.76**
FORNEY, TX 75126	**Crenshaw Dr**		10 FT DRIVE	No Cost	$0.00			**$0.00**
						$5,856.41		**$1,428.76**
DEBRA CLEVINGER	29	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
369 CRENSHAW DR			60 FT WALK	$12.12	$727.20		$363.60 rounded (50% of Sidewalk $727.20)	**$363.60**
DALLAS, TX 75217			10 FT WALK	No Cost	$0.00			**$0.00**
						$9,353.30		**$1,513.60**
PABLO VILLEGAS &	28	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
OLGA LOPEZ			50 FT WALK	$12.12	$606.00		$303.00 rounded (50% of Sidewalk $606.00)	**$303.00**
365 CRENSHAW DR			20 FT DRIVE	No Cost	$0.00			**$0.00**
DALLAS, TX 75217						**$9,232.10**		**$1,453.00**
TEODORO & MARIA OVALLE	27	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
361 CRENSHAW DR			33 FT WALK	$12.12	$399.96		$199.98 rounded (50% of Sidewalk $399.96)	**$199.98**
DALLAS, TX 75217			22.9 SY DR (10' Wide)	$67.56	$1,547.12		$773.56 rounded (50% of Driveway $1,547.12)	**$773.56**
			54 SY DR (27' Wide)	$67.56	$3,648.24		$1,824.12 rounded (50% of Driveway $3,648.24)	**$1,824.12**
						$14,221.42		**$3,947.66**
JOYCE RINER	26	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
355 CRENSHAW DR			53 FT WALK	$12.12	$642.36		$321.18 rounded (50% of Sidewalk $642.36)	**$321.18**
DALLAS, TX 75217			17 FT DRIVE	No Cost	$0.00			**$0.00**
						$9,268.46		**$1,471.18**
PEDRO MORENO	25	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
351 CRENSHAW DR			52 FT WALK	$12.12	$630.24		$315.12 rounded (50% of Sidewalk $630.24)	**$315.12**
DALLAS, TX 75217			37.5 SY DR (18' Wide)	$67.56	$2,533.50		$1,266.75 rounded (50% of Driveway $2,533.50)	**$1,266.75**
						$11,789.84		**$2,731.87**

ASSESSMENT VALUATION PROCESS (TABLES)

CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			EVELYN LAVELLE HEIGHTS ADDITION					
RODOLFO & MARIA	24	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
VILLATORO			59 FT WALK	$12.12	$715.08		$357.54 rounded (50% of Sidewalk $715.08)	**$357.54**
345 CRENSHAW DR			24.7 SY DR (11' Wide)	$67.56	$1,668.73		$834.37 rounded (50% of Driveway $1,668.73)	**$834.37**
DALLAS, TEXAS 75217						**$11,009.91**		**$2,341.91**
LUIS ALVAREZ	23	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
341 CRENSHAW DR			50 FT WALK	$12.12	$606.00		$303.00 rounded (50% of Sidewalk $606.00)	**$303.00**
DALLAS, TX 75217			41.2 SY DR (20' Wide)	$67.56	$2,783.47		$1,391.74 rounded (50% of Driveway $2,783.47)	**$1,391.74**
						$12,015.57		**$2,844.74**
ISIDRO VILLEGAS &	22	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
ROSALINDA LOPEZ			51 FT WALK	$12.12	$618.12		$309.06 rounded (50% of Sidewalk $618.12)	**$309.06**
337 CRENSHAW DR			39.4 SY DR (19' Wide)	$67.56	$2,661.86		$1,330.93 rounded (50% of Driveway $2,661.86)	**$1,330.93**
DALLAS, TX 75217						**$11,906.08**		**$2,789.99**
ADELFA SERRATO	21	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
331 CRENSHAW DR			50 FT WALK	$12.12	$606.00		$303.00 rounded (50% of Sidewalk $606.00)	**$303.00**
DALLAS, TX 75217			41.2 SY DR (20' Wide)	$67.56	$2,783.47		$1,391.74 rounded (50% of Driveway $2,783.47)	**$1,391.74**
						$12,015.57		**$2,844.74**
REINA DE LA PAZ PORTILLO	20	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
325 CRENSHAW DR			54 FT WALK	$12.12	$654.48		$327.24 rounded (50% of Sidewalk $654.48)	**$327.24**
DALLAS, TX 75217			38.5 SY DR (16' Wide)	$67.56	$2,601.06		$1,300.53 rounded (50% of Driveway $2,601.06)	**$1,300.53**
						$11,881.64		**$2,777.77**
BARBARA S LENTO	19	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
PO BOX 12	**319**		52 FT WALK	$12.12	$630.24		$315.12 rounded (50% of Sidewalk $630.24)	**$315.12**
BEN WHEELER, TX 75754	**Crenshaw Dr**		37.5 SY DR (18' Wide)	$67.56	$2,533.50		$1,266.75 rounded (50% of Driveway $2,533.50)	**$1,266.75**
						$11,789.84		**$2,731.87**

ASSESSMENT VALUATION PROCESS (TABLES)

CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			EVELYN LAVELLE HEIGHTS ADDITION					
NORMA A AREVALO	18	A/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
315 CRENSHAW DR			50 FT WALK	$12.12	$606.00		$303.00 rounded (50% of Sidewalk $606.00)	**$303.00**
DALLAS, TX 75217			45.8 SY DR (20' Wide)	$67.56	$3,094.25		$1,547.12 rounded (50% of Driveway $3,094.25)	**$1,547.12**
						$12,326.35		**$3,000.12**
THE VILLAS ENTERPRISE	17	A/7881	125 FT PVMT	$25.54	$3,192.50		$1,150 (10% of lot value $11,500)	**$1,150.00**
GROUP LLC	**9622**		125 FT WALK	$6.06	$757.50		$378.75 rounded (50% of Sidewalk $757.50)	**$378.75**
4515 SHEPHERD LN	**Seagoville Rd**					**$3,950.00**		**$1,528.75**
BALCH SPRINGS, TX 75180								
EAST SIDE OF STREET								
WILLIAM COLLINS	14	B/7881	125 FT PVMT	$25.54	$3,192.50		$1,150 (10% of lot value $11,500)	**$1,150.00**
224 WEDGEWOOD LN	**9706**		125 FT WALK	$6.06	$757.50		$378.75 rounded (50% of Sidewalk $757.50)	**$378.75**
CEDAR HILL, TX 75104	**Seagoville Rd**					**$3,950.00**		**$1,528.75**
LUCIANO NAVA CHAVEZ	13	B/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
314 CRENSHAW DR			50 FT WALK	$12.12	$606.00		$303.00 rounded (50% of Sidewalk $606.00)	**$303.00**
DALLAS, TX 75217			24.7 SY DR (11' Wide)	$67.56	$1,668.73		$834.37 rounded (50% of Driveway $1,668.73)	**$834.37**
						$10,900.83		**$2,287.37**
LUIS & SONIA DELGADO	12	B/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
318 CRENSHAW DR			50 FT WALK	$12.12	$606.00		$303.00 rounded (50% of Sidewalk $606.00)	**$303.00**
DALLAS, TX 75217			20 FT DRIVE	No Cost	$0.00			**$0.00**
						$9,232.10		**$1,453.00**

ASSESSMENT VALUATION PROCESS (TABLES)

CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
JOSE J SOSA	11	B/7881	70	FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
324 CRENSHAW DR			52	FT WALK	$12.12	$630.24		$315.12 rounded (50% of Sidewalk $630.24)	**$315.12**
DALLAS, TX 75217			37.5	SY DR (18' Wide)	$67.56	$2,533.50		$1,266.75 rounded (50% of Driveway $2,533.50)	**$1,266.75**
							$11,789.84		**$2,731.87**
		EVELYN LAVELLE HEIGHTS ADDITION							
MARTINA SOSA	10	B/7881	70	FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
330 CRESNAHW DR			42	FT WALK	$12.12	$509.04		$254.52 rounded (50% of Sidewalk $509.04)	**$254.52**
DALLAS, TX 75217			60.5	SY DR (28' Wide)	$67.56	$4,087.38		$2,043.69 rounded (50% of Driveway $4,087.38)	**$2,043.69**
							$13,222.52		**$3,448.21**
ADELFA SERRATO	9	B/7881	70	FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
331 CRENSHAW DR	**336**		56	FT WALK	$12.12	$678.72		$339.36 rounded (50% of Sidewalk $678.72)	**$339.36**
DALLAS, TX 75217	**Crenshaw Dr**		14	FT DRIVE	No Cost	$0.00			**$0.00**
							$9,304.82		**$1,489.36**
PEGGY I ABRAHAMSEN	8	B/7881	70	FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
340 CRENSHAW DR			55	FT WALK	$12.12	$666.60		$333.30 rounded (50% of Sidewalk $666.60)	**$333.30**
DALLAS, TX 75217			15	FT DRIVE	No Cost	$0.00			**$0.00**
							$9,292.70		**$1,483.30**
FRED W WILSON	7	B/7881	70	FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
344 CRENSHAW DR			52	FT WALK	$12.12	$630.24		$315.12 rounded (50% of Sidewalk $630.24)	**$315.12**
DALLAS, TX 75217			18	FT DRIVE	No Cost	$0.00			**$0.00**
							$9,256.34		**$1,465.12**
SALVADOR A HUERTA	6	B/7881	70	FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
350 CRENSHAW DR			48	FT WALK	$12.12	$581.76		$290.88 rounded (50% of Sidewalk $581.76)	**$290.88**
DALLAS, TX 75217			22	FT DRIVE	No Cost	$0.00			**$0.00**
							$9,207.86		**$1,440.88**

ASSESSMENT VALUATION PROCESS (TABLES)

CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
CHARLIE J COOK	5	B/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
354 CRENSHAW DR			54 FT WALK	$12.12	$654.48		$327.24 rounded (50% of Sidewalk $654.48)	**$327.24**
DALLAS, TX 75217			16 FT DRIVE	No Cost	$0.00			**$0.00**
						$9,280.58		**$1,477.24**
		EVELYN LAVELLE HEIGHTS ADDITION						
JOSE A AGUIRRE	4	B/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
360 CRENSHAW DR			50 FT WALK	$12.12	$606.00		$303.00 rounded (50% of Sidewalk $606.00)	**$303.00**
DALLAS, TX 75217			10 FT DRIVE	No Cost	$0.00		$773.56 rounded (50% of Driveway $1,547.12)	**$0.00**
			22.9 SY DR (10' Wide)	$67.56	$1,547.12			**$773.56**
						$10,779.22		**$2,226.56**
FRANCISCO & HILARIA	3	B/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
CARDONA			49 FT WALK	$12.12	$593.88		$296.94 rounded (50% of Sidewalk $593.88)	**$296.94**
364 CRENSHAW DR			24.7 SY DR (11' Wide)	$67.56	$1,668.73		$834.37 rounded (50% of Driveway $1,668.73)	**$834.37**
DALLAS, TX 75217						**$10,888.71**		**$2,281.31**
VICTORINO CHAVARRIA JR	2	B/7881	70 FT PVMT	$123.23	$8,626.10		$1,150 (10% of lot value $11,500)	**$1,150.00**
7102 RED BUD DR	**368**		51 FT WALK	$12.12	$618.12		$309.06 rounded (50% of Sidewalk $618.12)	**$309.06**
DALLAS, TX 75227	**Crenshaw Dr**		39.4 SY DR (19' Wide)	$67.56	$2,661.86		$1,330.93 rounded (50% of Driveway $2,661.86)	**$1,330.93**
						$11,906.08		**$2,789.99**
VICTORINA CABRERA	1	B/7881	43 FT PVMT	$123.23	$5,298.89		$1,150 (10% of lot value $11,500)	**$1,150.00**
374 CRENSHAW DR			32 FT WALK	$12.12	$387.84		$193.92 rounded (50% of Sidewalk $387.84)	**$193.92**
DALLAS, TX 75217			25 FT DRIVE	No Cost	$0.00			**$0.00**
						$5,686.73		**$1,343.92**

ASSESSMENT VALUATION PROCESS (TABLES)

MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
WEST SIDE OF STREET									
		BROADMOOR ADDITION							
JUAN CARLOS PORTILLO	24	42/4212	52	FT PVMT	$123.23	$6,407.96		$2,000 (10% of lot value $20,000)	**$2,000.00**
2747 MICHIGAN AVE			42	FT WALK	No Cost	$0.00		$537.10 rounded (50% of Driveway $1,074.20)	**$0.00**
DALLAS, TX 75216			15.9	SY DR (10' Wide)	$67.56	$1,074.20			**$537.10**
							$7,482.16		**$2,537.10**
BETTY JO MONK	23	42/4212	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2743 MICHIGAN AVE			40	FT WALK	$12.12	$484.80		$242.40 rounded (50% of Sidewalk $484.80)	**$242.40**
DALLAS, TX 75216			15.9	SY DR (10' Wide)	$67.56	$1,074.20		$537.10 rounded (50% of Driveway $1,074.20)	**$537.10**
							$7,720.50		**$2,779.50**
JAMES E MITCHELLL	22	42/4212	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
3835 VANETTE LN	**2739**		40	FT WALK	$12.12	$484.80		$242.40 rounded (50% of Sidewalk $484.80)	**$242.40**
DALLAS, TX 75216	**Michigan Ave**		15.9	SY DR(10'Wide)	$67.56	$1,074.20		$537.10 rounded (50% of Driveway $1,074.20)	**$537.10**
							$7,720.50		**$2,779.50**
ELOY & JUANA GARCIA	21	42/4212	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2735 MICHIGAN AVE			30	FT WALK	$12.12	$363.60		$181.80 rounded (50% of Sidewalk $363.60)	**$181.80**
DALLAS, TX 75216			15.9	SY DR (10' Wide)	$67.56	$1,074.20		$537.10 rounded (50% of Driveway $1,074.20)	**$537.10**
			15.9	SY DR (10' Wide)	$67.56	$1,074.20	**$8,673.51**	$537.10 rounded (50% of Driveway $1,074.20)	**$537.10**
									$3,256.00
EARL BARNETT &	20	42/4212	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
ICY LEE			40	FT WALK	No Cost	$0.00		$388.47 rounded (50% of Driveway $776.94)	**$0.00**
2731 MICHIGAN AVE			11.5	SY DR (10' Wide)	$67.56	$776.94			**$388.47**
DALLAS, TX 75216							**$6,938.44**		**$2,388.47**
							***The church sits on 3 lots value at $20,000 each**		
ST MATTHEW MISSIONARY	17A	42/4212	150	FT PVMT	$123.23	$18,484.50		$6,000 (10% of lot value $60,000*****)	**$6,000.00**
BAPTIST CHURCH	Acs 0.5165		90	FT WALK	$12.12	$1,090.80		$545.40 rounded (50% of Sidewalk $1,090.80)	**$545.40**
2719 MICHIGAN AVE			19.1	SY DR (10' Wide)	$67.56	$1,290.40		$645.20 rounded (50% of Driveway $1,290.40)	**$645.20**
DALLAS, TX 75216			19.1	SY DR (10' Wide)	$67.56	$1,290.40		$645.20 rounded (50% of Driveway $1,290.40)	**$645.20**
							$22,156.09		**$7,835.80**

ASSESSMENT VALUATION PROCESS (TABLES)

MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
		BROADMOOR ADDITION						
JOSE CERVANTEZ &	16	42/4212	50 FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
FLORENCIA NAJERA	**2715**		40 FT WALK	No Cost	$0.00		$537.10 rounded (50% of Driveway $1,074.20)	**$0.00**
2638 MICHIGAN AVE	**Michigan Ave**		15.9 SY DR (10' Wide)	$67.56	$1,074.20			**$537.10**
DALLAS, TX 75216						**$7,235.70**		**$2,537.10**
GONZALO VALDEZ &	15	42/4212	50 FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
GUADALUPE ELIZONDO			30 FT WALK	No Cost	$0.00		$388.47 rounded (50% of Driveway $776.94)	**$0.00**
2711 MICHIGAN AVE			11.5 SY DR(10'Wide)	$67.56	$776.94			**$388.47**
DALLAS, TX 75216						**$6,938.44**		**$2,388.47**
TOMAS L JASSO	14	42/4212	50 FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2707 MICHIGAN AVE			30 FT WALK	$12.12	$363.60		$181.80 rounded (50% of Sidewalk $363.60)	**$181.80**
DALLAS, TX 75216			19.1 SY DR (10' Wide)	$67.56	$1,290.40		$645.20 rounded (50% of Driveway $1,290.40)	**$645.20**
			10 FT DRIVE	No Cost	$0.00			**$0.00**
						$7,815.50		**$2,827.00**
PEDRO & FELISITAS	13	42/4212	42 FT PVMT	$123.23	$5,175.66		$2,000 (10% of lot value $20,000)	**$2,000.00**
MENDOZA			32 FT WALK	$12.12	$387.84		$193.92 rounded (50% of Sidewalk $387.84)	**$193.92**
2701 MICHIGAN AVE			19.1 SY DR (10' Wide)	$67.56	$1,290.40		$645.20 rounded (50% of Driveway $1,290.40)	**$645.20**
DALLAS, TX 75216						**$6,853.90**		**$2,839.12**
EAST SIDE OF STREET								
ALEJANDRO & SAN JUANITA	1	41/4211	42 FT PVMT	$123.23	$5,175.66		$2,000 (10% of lot value $20,000)	**$2,000.00**
CARRILLO			30 FT WALK	$12.12	$363.60		$181.80 rounded (50% of Sidewalk $363.60)	**$181.80**
2700 MICHIGAN AVE			18.5 SY DR (12' Wide)	$67.56	$1,249.86		$624.93 rounded (50% of Driveway $1,249.86)	**$624.93**
DALLAS, TX 75216						**$6,789.12**		**$2,806.73**
GONZALO & MARIA E VALDEZ	2	41/4211	50 FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2706 MICHIGAN AVE			36 FT WALK	$12.12	$436.32		$218.16 rounded (50% of Sidewalk $436.32)	**$218.16**
DALLAS, TX 75216			21 SY DR (14' Wide)	$67.56	$1,418.76		$709.38 rounded (50% of Driveway $1,418.76)	**$709.38**
						$8,016.58		**$2,927.54**

ASSESSMENT VALUATION PROCESS (TABLES)

MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK		FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
		BROADMOOR ADDITION							
BOBBY GENE WILLIAMS	3	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2710 MICHIGAN AVE			50	FT WALK	$12.12	$606.00		$303.00 rounded (50% of Sidewalk $606.00)	**$303.00**
DALLAS, TX 75216							**$6,767.50**		**$2,303.00**
JOSE ESTRADA &	4	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
MARIA O MARTINEZ	**2714**		40	FT WALK	$12.12	$484.80		$242.40 rounded (50% of Sidewalk $484.80)	**$242.40**
2914 SEEVERS AVE	**Michigan Ave**		15.9	SY DR (10' Wide)	$67.56	$1,074.20		$537.10 rounded (50% of Driveway $1,074.20)	**$537.10**
DALLAS, TX 75216							**$7,720.50**		**$2,779.50**
MARCOS ROSTRO	5	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2718 MICHIGAN AVE			34	FT WALK	No Cost	$0.00			**$0.00**
DALLAS, TX 75216			16	FT DRIVE	No Cost	$0.00			**$0.00**
							$6,161.50		**$2,000.00**
FME PROPERTIES LLC	6	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
PO BOX 1266	**2722**		40	FT WALK	No Cost	$0.00			**$0.00**
HUTCHINS, TX 75141	**Michigan Ave**		10	FT DRIVE	No Cost	$0.00			**$0.00**
							$6,161.50		**$2,000.00**
DAVID VILLEGAS SANCHEZ &	7	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
BRENDA IDALIA MEJIA ORTIZ			30	FT WALK	No Cost	$0.00		$388.47 rounded (50% of Driveway $776.94)	**$0.00**
2726 MICHIGAN AVE			10	FT DRIVE	No Cost	$0.00			**$0.00**
DALLAS, TX 75216			11.5	SY DR (10' Wide)	$67.56	$776.94			**$388.47**
							$6,938.44		**$2,388.47**
EUSEBIA BONILLA	8	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2730 MICHIGAN AVE			40	FT WALK	$12.12	$484.80		$242.40 rounded (50% of Sidewalk $484.80)	**$242.40**
DALLAS, TX 75216			15.9	SY DR (10' Wide)	$67.56	$1,074.20		$537.10 rounded (50% of Driveway $1,074.20)	**$537.10**
							$7,720.50		**$2,779.50**

ASSESSMENT VALUATION PROCESS (TABLES)

MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
		BROADMOOR ADDITION							
TURKNETT HAZEL EST OF	9	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2734 MICHIGAN AVE			40	FT WALK	No Cost	$0.00		$388.47 rounded (50% of Driveway $776.94)	**$0.00**
DALLAS, TX 75216			11.5	SY DR (10' Wide)	$67.56	$776.94			**$388.47**
							$6,938.44		**$2,388.47**
ELIZABETH O ARMENDARIZ	10	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
2738 MICHIGAN AVE			40	FT WALK	$12.12	$484.80		$242.40 rounded (50% of Sidewalk $484.80)	**$242.40**
DALLAS, TX 75216			10	FT DRIVE	No Cost	$0.00			**$0.00**
							$6,646.30		**$2,242.40**
PRAYER HOUSE CHURCH OF GOD IN CHRIST	11	41/4211	50	FT PVMT	$123.23	$6,161.50		$2,000 (10% of lot value $20,000)	**$2,000.00**
	2742		50	FT WALK	$12.12	$606.00		$303.00 rounded (50% of Driveway $606.00)	**$303.00**
1258 HILLTOP DR	**Michigan Ave**						**$6,767.50**		**$2,303.00**
CEDAR HILL, TX 75104									
ABRON FORBS	12	41/4211	52	FT PVMT	$123.23	$6,407.96		$1,400 (10% of lot value $14,000)	**$1,400.00**
1125 WAWEENOC AVE	**2746**		42	FT WALK	$12.12	$509.04		$254.52 rounded (50% of Sidewalk $509.04)	**$254.52**
DALLAS, TX 75216	**Michigan Ave**		10	FT DRIVE	No Cost	$0.00			**$0.00**
							$6,917.00		**$1,654.52**

RECOMMENDATION:

The Sales Comparison Method was conducted for properties along Crenshaw Drive from Cushing Drive to Old Seagoville Road and Michigan Avenue from E. Saner Avenue to E. Hobson Avenue. The method showed a comparison between vacant land properties with and without curbs and gutters, driveways, and sidewalks.

Crenshaw Drive from Cushing Drive to Old Seagoville Road which encumbers 28 parcels, and Michigan Avenue from E. Saner Avenue to E. Hobson Avenue which encumbers 22 parcels, were represented within the Sales Comparison Method by a similar land property "4739 Stokes Street, Dallas, Texas" which shared similar features as the 50 parcels. Recent land properties with improved curbs/gutters, driveways, and sidewalks were able to be obtain within the Dallas County to be compared to the represented property.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis for the subject properties. The comparison method concluded that there isn't an increase in sales price for properties with curbs/gutters, driveways, and sidewalks when compared to sales of similar type properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

Based on our market analysis in which information from various sources were obtained, we can conclude that a curbs/gutters, driveways, and sidewalks may be an attractive feature for a property based on the purchaser's preferences. However, the lack of these improvements may not affect the desirability of the property within the real estate market.

While it is true that the property owners will receive a nominal benefit from having new concrete street improvements, curbs/gutters, sidewalks and drives, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the tract; the land mass itself. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.

CERTIFICATE

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.

3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.

4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.

5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.

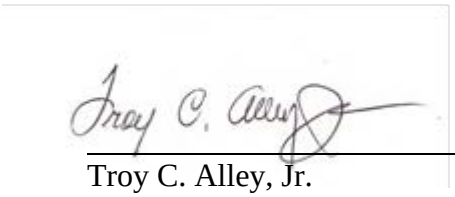
6. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.

7. Kristen Alley provided significant professional assistance to the person signing this report.

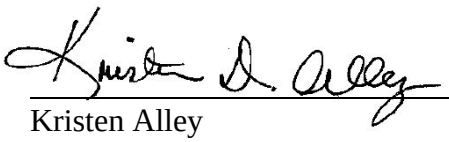
8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.

9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have <u>NOT</u> 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 STREETS IN THE CITY OF DALLAS, TEXAS, TO WIT:

Street Group 12-464

1. Crenshaw Drive from Cushing Drive to Old Seagoville Road
2. Michigan Avenue from East Saner Avenue to East Hobson Avenue

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 STREETS, 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

Street Group 12-464

1. Crenshaw Drive from Cushing Drive to Old Seagoville Road
2. Michigan Avenue from East Saner Avenue to East Hobson Avenue

by filling, raising, grading, and paving same; and

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Department of Public Works (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 streets 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 streets was duly adopted in compliance with the law on the 8th day of August, 2018; and

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said streets 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 26th day of September, 2018; 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 26th day of September, 2018 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 26th day of September, 2018, 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 streets herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET							
			EVELYN LAVELLE HEIGHTS ADDITION				
VELMA ALFRED LIFE ESTATE	30	A/7881	43	FT PVMT	$123.23	$5,298.89	
315 HOLLY LEAF TRAIL	**375**		46	FT WALK	$12.12	$557.52	
FORNEY, TX 75126	**Crenshaw Dr**		10	FT DRIVE	No Cost	$0.00	
			TOTAL			$5,856.41	
			ADJ PER ENHANCEMENT EVAL.			$4,427.65	
			NET DUE BY OWNER				**$1,428.76**
DEBRA CLEVINGER	29	A/7881	70	FT PVMT	$123.23	$8,626.10	
369 CRENSHAW DR			60	FT WALK	$12.12	$727.20	
DALLAS, TX 75217			10	FT WALK	No Cost	$0.00	
			TOTAL			$9,353.30	
			ADJ PER ENHANCEMENT EVAL.			$7,839.70	
			NET DUE BY OWNER				**$1,513.60**
PABLO VILLEGAS &	28	A/7881	70	FT PVMT	$123.23	$8,626.10	
OLGA LOPEZ			50	FT WALK	$12.12	$606.00	
365 CRENSHAW DR			20	FT DRIVE	No Cost	$0.00	
DALLAS, TX 75217			**TOTAL**			$9,232.10	
			ADJ PER ENHANCEMENT EVAL.			$7,779.10	
			NET DUE BY OWNER				**$1,453.00**
TEODORO & MARIA OVALLE	27	A/7881	70	FT PVMT	$123.23	$8,626.10	
361 CRENSHAW DR			33	FT WALK	$12.12	$399.96	
DALLAS, TX 75217			22.9	SY DR (10' Wide)	$67.56	$1,547.12	
			54	SY DR (27' Wide)	$67.56	$3,648.24	
			TOTAL			$14,221.42	
			ADJ PER ENHANCEMENT EVAL.			$10,273.76	
			NET DUE BY OWNER				**$3,947.66**
JOYCE RINER	26	A/7881	70	FT PVMT	$123.23	$8,626.10	
355 CRENSHAW DR			53	FT WALK	$12.12	$642.36	
DALLAS, TX 75217			17	FT DRIVE	No Cost	$0.00	
			TOTAL			$9,268.46	
			ADJ PER ENHANCEMENT EVAL.			$7,797.28	
			NET DUE BY OWNER				**$1,471.18**

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EVELYN LAVELLE HEIGHTS ADDITION				
PEDRO MORENO	25	A/7881	70	FT PVMT	$123.23	$8,626.10	
351 CRENSHAW DR			52	FT WALK	$12.12	$630.24	
DALLAS, TX 75217			37.5	SY DR (18' Wide)	$67.56	$2,533.50	
			TOTAL			$11,789.84	
			ADJ PER ENHANCEMENT EVAL.			$9,057.97	
			NET DUE BY OWNER				**$2,731.87**
RODOLFO & MARIA	24	A/7881	70	FT PVMT	$123.23	$8,626.10	
VILLATORO			59	FT WALK	$12.12	$715.08	
345 CRENSHAW DR			24.7	SY DR (11' Wide)	$67.56	$1,668.73	
DALLAS, TEXAS 75217			**TOTAL**			$11,009.91	
			ADJ PER ENHANCEMENT EVAL.			$8,668.00	
			NET DUE BY OWNER				**$2,341.91**
LUIS ALVAREZ	23	A/7881	70	FT PVMT	$123.23	$8,626.10	
341 CRENSHAW DR			50	FT WALK	$12.12	$606.00	
DALLAS, TX 75217			41.2	SY DR (20' Wide)	$67.56	$2,783.47	
			TOTAL			$12,015.57	
			ADJ PER ENHANCEMENT EVAL.			$9,170.83	
			NET DUE BY OWNER				**$2,844.74**
ISIDRO VILLEGAS &	22	A/7881	70	FT PVMT	$123.23	$8,626.10	
ROSALINDA LOPEZ			51	FT WALK	$12.12	$618.12	
337 CRENSHAW DR			39.4	SY DR (19' Wide)	$67.56	$2,661.86	
DALLAS, TX 75217			**TOTAL**			$11,906.08	
			ADJ PER ENHANCEMENT EVAL.			$9,116.09	
			NET DUE BY OWNER				**$2,789.99**
ADELFA SERRATO	21	A/7881	70	FT PVMT	$123.23	$8,626.10	
331 CRENSHAW DR			50	FT WALK	$12.12	$606.00	
DALLAS, TX 75217			41.2	SY DR (20' Wide)	$67.56	$2,783.47	
			TOTAL			$12,015.57	
			ADJ PER ENHANCEMENT EVAL.			$9,170.83	
			NET DUE BY OWNER				**$2,844.74**

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EVELYN LAVELLE HEIGHTS ADDITION				
REINA DE LA PAZ PORTILLO	20	A/7881	70	FT PVMT	$123.23	$8,626.10	
325 CRENSHAW DR			54	FT WALK	$12.12	$654.48	
DALLAS, TX 75217			38.5	SY DR (16' Wide)	$67.56	$2,601.06	
			TOTAL			$11,881.64	
			ADJ PER ENHANCEMENT EVAL.			$9,103.87	
			NET DUE BY OWNER				**$2,777.77**
BARBARA S LENTO	19	A/7881	70	FT PVMT	$123.23	$8,626.10	
PO BOX 12	**319**		52	FT WALK	$12.12	$630.24	
BEN WHEELER, TX 75754	**Crenshaw Dr**		37.5	SY DR (18' Wide)	$67.56	$2,533.50	
			TOTAL			$11,789.84	
			ADJ PER ENHANCEMENT EVAL.			$9,057.97	
			NET DUE BY OWNER				**$2,731.87**
NORMA A AREVALO	18	A/7881	70	FT PVMT	$123.23	$8,626.10	
315 CRENSHAW DR			50	FT WALK	$12.12	$606.00	
DALLAS, TX 75217			45.8	SY DR (20' Wide)	$67.56	$3,094.25	
			TOTAL			$12,326.35	
			ADJ PER ENHANCEMENT EVAL.			$9,326.23	
			NET DUE BY OWNER				**$3,000.12**
THE VILLAS ENTERPRISE	17	A/7881	125	FT PVMT	$25.54	$3,192.50	
GROUP LLC	**9622**		125	FT WALK	$6.06	$757.50	
4515 SHEPHERD LN	**Seagoville Rd**		**TOTAL**			$3,950.00	
BALCH SPRINGS, TX 75180			**ADJ PER ENHANCEMENT EVAL.**			$2,421.25	
			NET DUE BY OWNER				**$1,528.75**
EAST SIDE OF STREET							
WILLIAM COLLINS	14	B/7881	125	FT PVMT	$25.54	$3,192.50	
224 WEDGEWOOD LN	**9706**		125	FT WALK	$6.06	$757.50	
CEDAR HILL, TX 75104	**Seagoville Rd**		**TOTAL**			$3,950.00	
			ADJ PER ENHANCEMENT EVAL.			$2,421.25	
			NET DUE BY OWNER				**$1,528.75**

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			EVELYN LAVELLE HEIGHTS ADDITION			
LUCIANO NAVA CHAVEZ	13	B/7881	70 FT PVMT	$123.23	$8,626.10	
314 CRENSHAW DR			50 FT WALK	$12.12	$606.00	
DALLAS, TX 75217			24.7 SY DR (11' Wide)	$67.56	$1,668.73	
			TOTAL		$10,900.83	
			ADJ PER ENHANCEMENT EVAL.		$8,613.46	
			NET DUE BY OWNER			**$2,287.37**
LUIS & SONIA DELGADO	12	B/7881	70 FT PVMT	$123.23	$8,626.10	
318 CRENSHAW DR			50 FT WALK	$12.12	$606.00	
DALLAS, TX 75217			20 FT DRIVE	No Cost	$0.00	
			TOTAL		$9,232.10	
			ADJ PER ENHANCEMENT EVAL.		$7,779.10	
			NET DUE BY OWNER			**$1,453.00**
JOSE J SOSA	11	B/7881	70 FT PVMT	$123.23	$8,626.10	
324 CRENSHAW DR			52 FT WALK	$12.12	$630.24	
DALLAS, TX 75217			37.5 SY DR (18' Wide)	$67.56	$2,533.50	
			TOTAL		$11,789.84	
			ADJ PER ENHANCEMENT EVAL.		$9,057.97	
			NET DUE BY OWNER			**$2,731.87**
MARTINA SOSA	10	B/7881	70 FT PVMT	$123.23	$8,626.10	
330 CRESNAHW DR			42 FT WALK	$12.12	$509.04	
DALLAS, TX 75217			60.5 SY DR (28' Wide)	$67.56	$4,087.38	
			TOTAL		$13,222.52	
			ADJ PER ENHANCEMENT EVAL.		$9,774.31	
			NET DUE BY OWNER			**$3,448.21**
ADELFA SERRATO	9	B/7881	70 FT PVMT	$123.23	$8,626.10	
331 CRENSHAW DR	**336**		56 FT WALK	$12.12	$678.72	
DALLAS, TX 75217	**Crenshaw Dr**		14 FT DRIVE	No Cost	$0.00	
			TOTAL		$9,304.82	
			ADJ PER ENHANCEMENT EVAL.		$7,815.46	
			NET DUE BY OWNER			**$1,489.36**

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			EVELYN LAVELLE HEIGHTS ADDITION			
PEGGY I ABRAHAMSEN	8	B/7881	70 FT PVMT	$123.23	$8,626.10	
340 CRENSHAW DR			55 FT WALK	$12.12	$666.60	
DALLAS, TX 75217			15 FT DRIVE	No Cost	$0.00	
			TOTAL		$9,292.70	
			ADJ PER ENHANCEMENT EVAL.		$7,809.40	
			NET DUE BY OWNER			**$1,483.30**
FRED W WILSON	7	B/7881	70 FT PVMT	$123.23	$8,626.10	
344 CRENSHAW DR			52 FT WALK	$12.12	$630.24	
DALLAS, TX 75217			18 FT DRIVE	No Cost	$0.00	
			TOTAL		$9,256.34	
			ADJ PER ENHANCEMENT EVAL.		$7,791.22	
			NET DUE BY OWNER			**$1,465.12**
SALVADOR A HUERTA	6	B/7881	70 FT PVMT	$123.23	$8,626.10	
350 CRENSHAW DR			48 FT WALK	$12.12	$581.76	
DALLAS, TX 75217			22 FT DRIVE	No Cost	$0.00	
			TOTAL		$9,207.86	
			ADJ PER ENHANCEMENT EVAL.		$7,766.98	
			NET DUE BY OWNER			**$1,440.88**
CHARLIE J COOK	5	B/7881	70 FT PVMT	$123.23	$8,626.10	
354 CRENSHAW DR			54 FT WALK	$12.12	$654.48	
DALLAS, TX 75217			16 FT DRIVE	No Cost	$0.00	
			TOTAL		$9,280.58	
			ADJ PER ENHANCEMENT EVAL.		$7,803.34	
			NET DUE BY OWNER			**$1,477.24**
JOSE A AGUIRRE	4	B/7881	70 FT PVMT	$123.23	$8,626.10	
360 CRENSHAW DR			50 FT WALK	$12.12	$606.00	
DALLAS, TX 75217			10 FT DRIVE	No Cost	$0.00	
			22.9 SY DR (10' Wide)	$67.56	$1,547.12	
			TOTAL		$10,779.22	
			ADJ PER ENHANCEMENT EVAL.		$8,552.66	
			NET DUE BY OWNER			**$2,226.56**

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EVELYN LAVELLE HEIGHTS ADDITION				
FRANCISCO & HILARIA	3	B/7881	70	FT PVMT	$123.23	$8,626.10	
CARDONA			49	FT WALK	$12.12	$593.88	
364 CRENSHAW DR			24.7	SY DR (11' Wide)	$67.56	$1,668.73	
DALLAS, TX 75217			**TOTAL**			$10,888.71	
			ADJ PER ENHANCEMENT EVAL.			$8,607.40	
			NET DUE BY OWNER				**$2,281.31**
VICTORINO CHAVARRIA JR	2	B/7881	70	FT PVMT	$123.23	$8,626.10	
7102 RED BUD DR	**368**		51	FT WALK	$12.12	$618.12	
DALLAS, TX 75227	**Crenshaw Dr**		39.4	SY DR (19' Wide)	$67.56	$2,661.86	
			TOTAL			$11,906.08	
			ADJ PER ENHANCEMENT EVAL.			$9,116.09	
			NET DUE BY OWNER				**$2,789.99**
VICTORINA CABRERA	1	B/7881	43	FT PVMT	$123.23	$5,298.89	
374 CRENSHAW DR			32	FT WALK	$12.12	$387.84	
DALLAS, TX 75217			25	FT DRIVE	No Cost	$0.00	
			TOTAL			$5,686.73	
			ADJ PER ENHANCEMENT EVAL.			$4,342.81	
			NET DUE BY OWNER				**$1,343.92**

STREET GROUP 12-464
1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$60,852.84
TOTAL CITY OF DALLAS' COST - PAVING	$369,612.66	
TOTAL CITY OF DALLAS' COST - DRAINAGE	$0.00	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	$159,928.87	
TOTAL CITY OF DALLAS' COST		$529,541.53
TOTAL COST OF IMPROVEMENTS		$590,394.37

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
			BROADMOOR ADDITION			
JUAN CARLOS PORTILLO	24	42/4212	52 FT PVMT	$123.23	$6,407.96	
2747 MICHIGAN AVE			42 FT WALK	No Cost	$0.00	
DALLAS, TX 75216			15.9 SY DR (10' Wide)	$67.56	$1,074.20	
			TOTAL		$7,482.16	
			ADJ PER ENHANCEMENT EVAL.		$4,945.06	
			NET DUE BY OWNER			**$2,537.10**
BETTY JO MONK	23	42/4212	50 FT PVMT	$123.23	$6,161.50	
2743 MICHIGAN AVE			40 FT WALK	$12.12	$484.80	
DALLAS, TX 75216			15.9 SY DR (10' Wide)	$67.56	$1,074.20	
			TOTAL		$7,720.50	
			ADJ PER ENHANCEMENT EVAL.		$4,941.00	
			NET DUE BY OWNER			**$2,779.50**
JAMES E MITCHELLL	22	42/4212	50 FT PVMT	$123.23	$6,161.50	
3835 VANETTE LN	**2739**		40 FT WALK	$12.12	$484.80	
DALLAS, TX 75216	**Michigan Ave**		15.9 SY DR (10' Wide)	$67.56	$1,074.20	
			TOTAL		$7,720.50	
			ADJ PER ENHANCEMENT EVAL.		$4,941.00	
			NET DUE BY OWNER			**$2,779.50**
ELOY & JUANA GARCIA	21	42/4212	50 FT PVMT	$123.23	$6,161.50	
2735 MICHIGAN AVE			30 FT WALK	$12.12	$363.60	
DALLAS, TX 75216			15.9 SY DR (10' Wide)	$67.56	$1,074.20	
			15.9 SY DR (10' Wide)	$67.56	$1,074.20	
			TOTAL		$8,673.51	
			ADJ PER ENHANCEMENT EVAL.		$5,417.51	
			NET DUE BY OWNER			**$3,256.00**
EARL BARNETT &	20	42/4212	50 FT PVMT	$123.23	$6,161.50	
ICY LEE			40 FT WALK	No Cost	$0.00	
2731 MICHIGAN AVE			11.5 SY DR (10' Wide)	$67.56	$776.94	
DALLAS, TX 75216			**TOTAL**		$6,938.44	
			ADJ PER ENHANCEMENT EVAL.		$4,549.97	
			NET DUE BY OWNER			**$2,388.47**
ST MATTHEW MISSIONARY	17A	42/4212	150 FT PVMT	$123.23	$18,484.50	
BAPTIST CHURCH	Acs 0.5165		90 FT WALK	$12.12	$1,090.80	
2719 MICHIGAN AVE			19.1 SY DR (10' Wide)	$67.56	$1,290.40	
DALLAS, TX 75216			19.1 SY DR (10' Wide)	$67.56	$1,290.40	
			TOTAL		$22,156.09	
			ADJ PER ENHANCEMENT EVAL.		$14,320.29	
			NET DUE BY OWNER			**$7,835.80**

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			BROADMOOR ADDITION			
JOSE CERVANTEZ &	16	42/4212	50 FT PVMT	$123.23	$6,161.50	
FLORENCIA NAJERA	**2715**		40 FT WALK	No Cost	$0.00	
2638 MICHIGAN AVE	**Michigan Ave**		15.9 SY DR (10' Wide)	$67.56	$1,074.20	
DALLAS, TX 75216			**TOTAL**		$7,235.70	
			ADJ PER ENHANCEMENT EVAL.		$4,698.60	
			NET DUE BY OWNER			**$2,537.10**
GONZALO VALDEZ &	15	42/4212	50 FT PVMT	$123.23	$6,161.50	
GUADALUPE ELIZONDO			30 FT WALK	No Cost	$0.00	
2711 MICHIGAN AVE			11.5 SY DR (10' Wide)	$67.56	$776.94	
DALLAS, TX 75216			**TOTAL**		$6,938.44	
			ADJ PER ENHANCEMENT EVAL.		$4,549.97	
			NET DUE BY OWNER			**$2,388.47**
TOMAS L JASSO	14	42/4212	50 FT PVMT	$123.23	$6,161.50	
2707 MICHIGAN AVE			30 FT WALK	$12.12	$363.60	
DALLAS, TX 75216			19.1 SY DR (10' Wide)	$67.56	$1,290.40	
			10 FT DRIVE	No Cost	$0.00	
			TOTAL		$7,815.50	
			ADJ PER ENHANCEMENT EVAL.		$4,988.50	
			NET DUE BY OWNER			**$2,827.00**
PEDRO & FELISITAS	13	42/4212	42 FT PVMT	$123.23	$5,175.66	
MENDOZA			32 FT WALK	$12.12	$387.84	
2701 MICHIGAN AVE			19.1 SY DR (10' Wide)	$67.56	$1,290.40	
DALLAS, TX 75216			**TOTAL**		$6,853.90	
			ADJ PER ENHANCEMENT EVAL.		$4,014.78	
			NET DUE BY OWNER			**$2,839.12**
EAST SIDE OF STREET						
ALEJANDRO & SAN JUANITA	1	41/4211	42 FT PVMT	$123.23	$5,175.66	
CARRILLO			30 FT WALK	$12.12	$363.60	
2700 MICHIGAN AVE			18.5 SY DR (12' Wide)	$67.56	$1,249.86	
DALLAS, TX 75216			**TOTAL**		$6,789.12	
			ADJ PER ENHANCEMENT EVAL.		$3,982.39	
			NET DUE BY OWNER			**$2,806.73**
GONZALO & MARIA E VALDEZ	2	41/4211	50 FT PVMT	$123.23	$6,161.50	
2706 MICHIGAN AVE			36 FT WALK	$12.12	$436.32	
DALLAS, TX 75216			21 SY DR (14' Wide)	$67.56	$1,418.76	
			TOTAL		$8,016.58	
			ADJ PER ENHANCEMENT EVAL.		$5,089.04	
			NET DUE BY OWNER			**$2,927.54**

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			BROADMOOR ADDITION			
BOBBY GENE WILLIAMS	3	41/4211	50 FT PVMT	$123.23	$6,161.50	
2710 MICHIGAN AVE			50 FT WALK	$12.12	$606.00	
DALLAS, TX 75216			**TOTAL**		$6,767.50	
			ADJ PER ENHANCEMENT EVAL.		$4,464.50	
			NET DUE BY OWNER			**$2,303.00**
JOSE ESTRADA &	4	41/4211	50 FT PVMT	$123.23	$6,161.50	
MARIA O MARTINEZ	**2714**		40 FT WALK	$12.12	$484.80	
2914 SEEVERS AVE	**Michigan Ave**		15.9 SY DR (10' Wide)	$67.56	$1,074.20	
DALLAS, TX 75216			**TOTAL**		$7,720.50	
			ADJ PER ENHANCEMENT EVAL.		$4,941.00	
			NET DUE BY OWNER			**$2,779.50**
MARCOS ROSTRO	5	41/4211	50 FT PVMT	$123.23	$6,161.50	
2718 MICHIGAN AVE			34 FT WALK	No Cost	$0.00	
DALLAS, TX 75216			16 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,161.50	
			ADJ PER ENHANCEMENT EVAL.		$4,161.50	
			NET DUE BY OWNER			**$2,000.00**
FME PROPERTIES LLC	6	41/4211	50 FT PVMT	$123.23	$6,161.50	
PO BOX 1266	**2722**		40 FT WALK	No Cost	$0.00	
HUTCHINS, TX 75141	**Michigan Ave**		10 FT DRIVE	No Cost	$0.00	
			TOTAL		$6,161.50	
			ADJ PER ENHANCEMENT EVAL.		$4,161.50	
			NET DUE BY OWNER			**$2,000.00**
DAVID VILLEGAS SANCHEZ &	7	41/4211	50 FT PVMT	$123.23	$6,161.50	
BRENDA IDALIA MEJIA ORTIZ			30 FT WALK	No Cost	$0.00	
2726 MICHIGAN AVE			10 FT DRIVE	No Cost	$0.00	
DALLAS, TX 75216			11.5 SY DR (10' Wide)	$67.56	$776.94	
			TOTAL		$6,938.44	
			ADJ PER ENHANCEMENT EVAL.		$4,549.97	
			NET DUE BY OWNER			**$2,388.47**
EUSEBIA BONILLA	8	41/4211	50 FT PVMT	$123.23	$6,161.50	
2730 MICHIGAN AVE			40 FT WALK	$12.12	$484.80	
DALLAS, TX 75216			15.9 SY DR (10' Wide)	$67.56	$1,074.20	
			TOTAL		$7,720.50	
			ADJ PER ENHANCEMENT EVAL.		$4,941.00	
			NET DUE BY OWNER			**$2,779.50**

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			BROADMOOR ADDITION				
TURKNETT HAZEL EST OF	9	41/4211	50	FT PVMT	$123.23	$6,161.50	
2734 MICHIGAN AVE			40	FT WALK	No Cost	$0.00	
DALLAS, TX 75216			11.5	SY DR (10' Wide)	$67.56	$776.94	
			TOTAL			$6,938.44	
			ADJ PER ENHANCEMENT EVAL.			$4,549.97	
			NET DUE BY OWNER				**$2,388.47**
ELIZABETH O ARMENDARIZ	10	41/4211	50	FT PVMT	$123.23	$6,161.50	
2738 MICHIGAN AVE			40	FT WALK	$12.12	$484.80	
DALLAS, TX 75216			10	FT DRIVE	No Cost	$0.00	
			TOTAL			$6,646.30	
			ADJ PER ENHANCEMENT EVAL.			$4,403.90	
			NET DUE BY OWNER				**$2,242.40**
PRAYER HOUSE CHURCH OF	11	41/4211	50	FT PVMT	$123.23	$6,161.50	
GOD IN CHRIST	**2742**		50	FT WALK	$12.12	$606.00	
1258 HILLTOP DR	**Michigan Ave**		**TOTAL**			$6,767.50	
CEDAR HILL, TX 75104			**ADJ PER ENHANCEMENT EVAL.**			$4,464.50	
			NET DUE BY OWNER				**$2,303.00**
ABRON FORBS	12	41/4211	52	FT PVMT	$123.23	$6,407.96	
1125 WAWEENOC AVE	**2746**		42	FT WALK	$12.12	$509.04	
DALLAS, TX 75216	**Michigan Ave**		10	FT DRIVE	No Cost	$0.00	
			TOTAL			$6,917.00	
			ADJ PER ENHANCEMENT EVAL.			$5,262.48	
			NET DUE BY OWNER				**$1,654.52**

STREET GROUP 12-464
2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		$60,741.19
TOTAL CITY OF DALLAS' COST - PAVING	$242,069.81	
TOTAL CITY OF DALLAS' COST - DRAINAGE	$86,110.00	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	$9,158.00	
TOTAL CITY OF DALLAS' COST		$337,337.81
TOTAL COST OF IMPROVEMENTS		$398,079.00

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE

GRAND TOTAL PROPERTY OWNERS' COST ASSESSMENTS	$454,394.44	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	-$332,800.41	
GRAND TOTAL NET DUE BY OWNERS		$121,594.03
GRAND TOTAL CITY OF DALLAS' COST - PAVING	$611,682.47	
GRAND TOTAL CITY OF DALLAS' COST - DRAINAGE	$86,110.00	
GRAND TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	$169,086.87	
GRAND TOTAL CITY OF DALLAS' COST		$866,879.34
GRAND TOTAL COST OF IMPROVEMENTS		$988,473.37

Street Group 12-464

1. Crenshaw Drive from Cushing Drive to Old Seagoville Road
2. Michigan Avenue from E Saner Avenue to E Hobson Avenue

Grand Total Property Owners' Cost - Assessments	$454,394.44	
Adjustments Per Enhancement Evaluation	-$332,800.41	
Grand Total Net Due by Owners		$121,594.03
Grand Total City of Dallas' Cost - Paving	$611,682.47	
Grand Total City of Dallas' Cost - Drainage	$86,110.00	
Grand Total Water Utilities Department Cost Water and Wastewater Main Improvements	$169,086.87	
Grand Total City of Dallas's Cost		$866,879.34
Grand Total Cost of Improvements		$988,473.37

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block

SECTION 6. (continued)

Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY _____
Assistant City Attorney

Prepared by _____
Project Coordinator

Approved by _____
Director, Department of Public Works

WHEREAS, on August 8, 2018, City Council authorized street paving, drainage, and water main improvements for Street Group 12-464; provided for partial payment of construction costs 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 September 26, 2018, by Resolution No. 18-1028; and

WHEREAS, on July 6, 2018, seven bids were received for street paving, drainage, water and wastewater main improvements for Street Group 12-464, as follows:

Bidders	**Bid Amount**
Texas Standard Construction, Ltd.	$ 988,473.37
Joe Funk Construction, Inc.	$1,265,650.10
Tiseo Paving Co.	$1,399,565.30
Jeske Construction Co.	$1,421,202.00
Camino Construction, L.P.	$1,427,278.00
AMX Construction & Specialty Services, L.P.	$1,529,332.40
Omega Contracting, Inc.	$1,534,166.85

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 Texas Standard Construction, Ltd., approved as to form by the City Attorney, for the construction of street paving, drainage, water and wastewater main improvements for Street Group 12-464, in an amount not to exceed $988,473.37, 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 $988,473.37 to Texas Standard Construction, Ltd. in accordance with the terms and conditions of the contract, as follows:

Street and Transportation Improvements Fund
Fund 3U22, Department PBW, Unit S418, Activity STPT
Object 4510, Program PB12S418
Encumbrance/Contract No. CX-PBW-2018-00007032
Vendor 508379 $430,465.50

Street and Transportation Improvements Fund
Fund 3U22, Department PBW, Unit S423, Activity STPT
Object 4510, Program PB12S423
Encumbrance/Contract No. CX-PBW-2018-00007032
Vendor 508379 $388,921.00

Water Capital Improvement Fund Fund 2115, Department DWU, Unit PW42 Object 4550, Program 718031 Encumbrance/Contract No. CX-PBW-2018-00007032 Vendor 508379	$156,223.87
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 3221, Program 718031X Encumbrance/Contract No. CX-PBW-2018-00007032 Vendor 508379	$ 10,977.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Object 3222, Program 718032X Encumbrance/Contract No. CX-PBW-2018-00007032 Vendor 508379	$ 1,886.00
Total amount not to exceed	$988,473.37

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

Agenda Information Sheet

File #: 18-889 **Item #:** 77.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An appeal of the City Plan Commission's decision to deny an application for a certificate appropriateness for a 43.56 square foot multi-tenant monument sign at 2121 North Pearl Street on the southeast corner - Financing: No cost consideration to the City

BACKGROUND

On April 16, 2018, an application for a certificate of appropriateness was made for a 43.56 square foot multi-tenant monument sign on the southeast corner of 2121 North Pearl Street. The sign is proposed to be three feet, five inches in height; 12 feet, nine inches in length: and setback seven feet from North Pearl Street. The request was approved by the City Plan Commission's Special Sign District Advisory Committee on May 8, 2018. On June 7, 2018, the City Plan Commission denied the request.

The City Plan Commission denied the certificate of appropriateness based on the interpretation of Section 51A-7.304(d) which states with regard to multi-tenant monument signs that the setback is five feet; the height may not may not exceed a 1:1 setback-to-height slope or 35 feet, whichever is less; and that the effective area of a multi-tenant monument sign may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less. (Attached is a copy of Section 51A-7.304 (d)). The Commission interpreted the subsection as each paragraph needing to be met independently of the other paragraphs. If read independently, the paragraph stating that for monument signs the effective area may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less, would not allow a 43.56 square foot effective area be three feet, five inches tall.

Staff recommended approval of the certificate of appropriateness concluding that it met the code requirement. Staff concluded the multi-tenant monument sign at its proposed setback at seven feet, could reach 14 feet in height and have an effective area of approximately 140 square feet. Staff has interpreted the paragraphs in Section 51A-7.304(d) must be read together to determine the allowed effective area. In 2004, during a code amendment process to amend Article VII regarding regulations for detached premise signs, staff created a diagram to show the maximum effective area for

monument signs illustrating the three components related to a sign - the setback, the height, and the effective area. (Attached is a copy this diagram). Staff uses this diagram to determine the maximum size and setback for detached signs.

Section 51A-7.505(5) states “If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign. After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

Section 51A-7.505(6) states "In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation. If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.”

City Council shall consider the same factors required to be considered by the City Plan Commission to this appeal of the commission’s decision to deny the application for a certificate of appropriateness of a 43.55 square foot multi-tenant monument sign.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

powered by Legistar™

SEC. 51A-7.304. DETACHED SIGNS.

(d) Regulations applicable to multi-tenant signs.

(1) Setback.

(A) Monument signs. The minimum setback for a multi-tenant monument sign is five feet.

(B) Non-monument signs. The minimum setback for a multi-tenant non-monument sign is 15 feet.

(2) Height. The height of a multi-tenant sign may not exceed a 1:1 setback-to-height slope or 35 feet, whichever is less.

(3) Effective area.

(A) Monument signs. The effective area of a multi-tenant monument sign may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less.

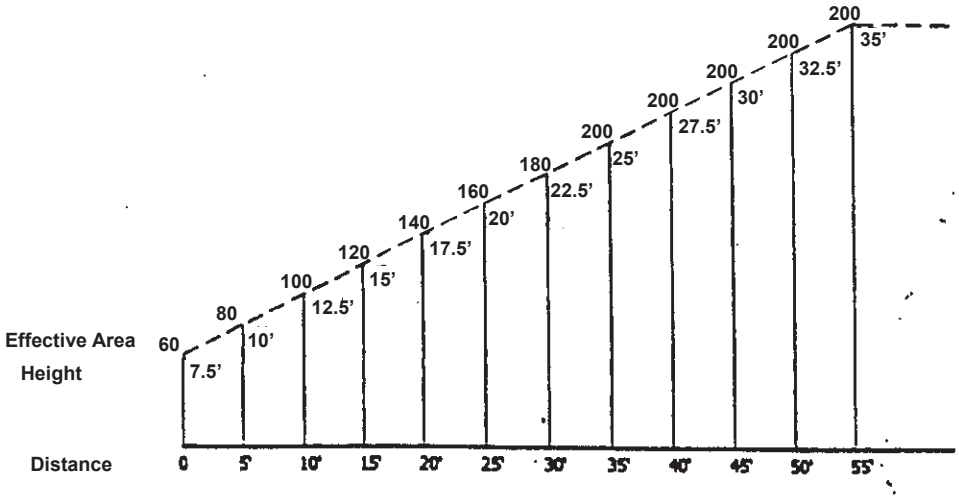
(B) Non-monument signs. The effective area of a multi-tenant non-monument sign may not exceed a 5:1 effective-area-to-height ratio or 200 square feet, whichever is less.

(4) Address required. A multi-tenant sign must contain the address of the premise.

Monument Signs

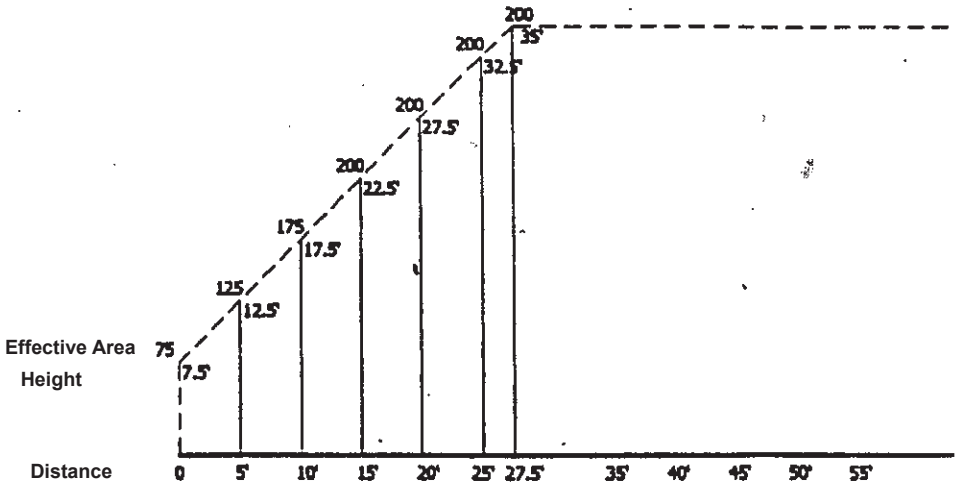
SINGLE TENANT

7.5’ Starting Point
2:1 = Setback:Height
8:1 = Area: Height
min setback = 0’



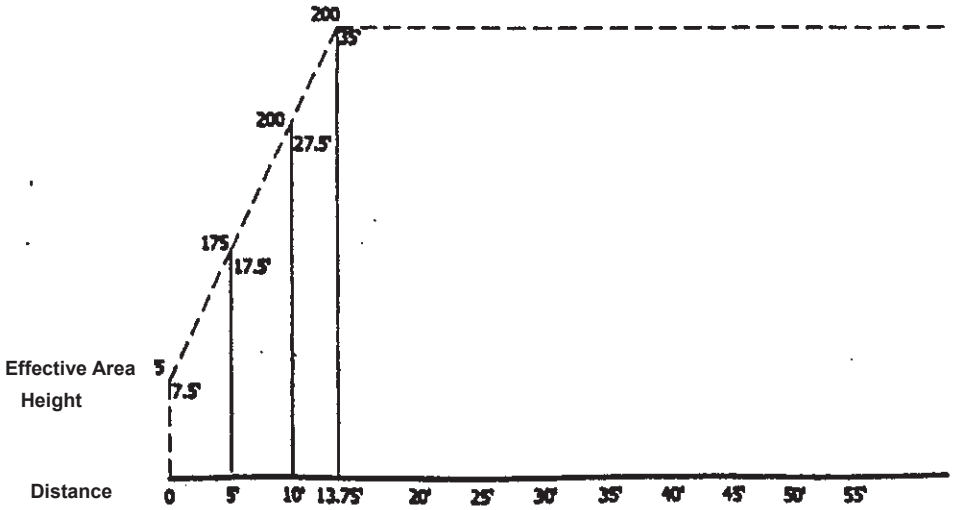
MULTI TENANT

7.5’ Starting Point
1:1 = Setback:Height
10:1 = Area: Height
min setback = 5’



UNITY AGREEMENT

7.5’ Starting Point
0.5:1 = Setback:Height
10:1 = Area: Height
min setback = 5’



Case Number: 1804160021



1:2,000

CA 1804160021
Downtown Perimeter Subdistrict

signs manufacturing Corporation™

August 3, 2018

Steve Long, Chief Planner
Current Planning Division
Sustainable Development & Construction Department

RE: Sign certificate of appropriateness
1804160021
2121 N. Pearl Street (southeast corner)

We would like to appeal the decision of the SSDAC to deny the small 43.56 square foot monument sign.

Please inform us of the date for the meeting so that we can have our customer, Trammel Crow and Chase Bank, attend to discuss the appeal.

Thank you.

Sincerely,

James Watson
President

RECEIVED
AUG 06 2018
By 10:53 am

4610 MINT WAY DALLAS, TEXAS 75236 214-339-2227

CITY PLAN COMMISSION **THURSDAY, JUNE 7, 2018**

Planner: Steve Long

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)

DOWNTOWN SIGN DISTRICT PERIMETER

CASE NUMBER: 1804160021 **DATE FILED:** April 16, 2018

LOCATION: 2121 N. Pearl Street (southeast corner) **SIZE OF REQUEST:** 43.56 sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** PDS No. 117 in PD No. 193 **MAPSCO:** 45 F

APPLICANT: Elizabeth Cardenas

CONTRACTOR: Sign Manufacturing & Maintenance Corporation

OWNER: TC Uptown Associates

REQUEST: An application for a Certificate of Appropriateness for a 43.56-square foot multi-tenant monument sign (southeast corner).

SUMMARY: The applicant is requesting a multi-tenant monument sign which will include businesses to be determined and "PARK DISTRICT DALLAS" and a logo.

SSDAC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)

- The request is for a flat multi-tenant monument sign. Monument sign means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence. Multi-tenant sign means a detached sign that advertises two or more businesses on a single premise.

- The proposed sign is 43.56 square feet (12' 9" in length, 3' 5' in height), and will be located on the southeast corner of the site.

- The proposed multi-tenant monument sign which will include businesses to be determined and "Park District Dallas" and a logo.

- Construction of the multi-tenant monument sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT DETACHED SIGNS.

SECTION. 51A-7.304. DETACHED SIGNS IN BUSINESS ZONING DISTRICTS.

(d) Regulations applicable to multi-tenant signs:

(1) Setback.
(A) Monument signs. The minimum setback for a multi-tenant monument sign is five feet. *The setback for the sign is seven feet.*
(B) Non-monument signs. The minimum setback for a multi-tenant non-monument sign is 15 feet. *N/A*

(2) Height. The height of a multi-tenant sign may not exceed a 1:1 setback-to-height slope or 35 feet, whichever is less. *The sign is 3' 5" in height.*

(3) Effective area.
(A) Monument signs. The effective area of a multi-tenant monument sign may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less. *The sign is 43.56 square feet.*
(B) Non-monument signs. The effective area of a multi-tenant non-monument sign may not exceed a 5:1 effective-area-to-height ratio or 200 square feet, whichever is less. *N/A*.

(4) Address. A multi-tenant sign must contain the address of the premises. *The sign includes the address.*

Case Number: 1804160021

List of owners and/or officers

From: Liz Cardenas [mailto:lcardenas@signsmanufacturing.com]
Sent: Wednesday, May 09, 2018 4:19 PM
To: Long, Steve <steve.long@dallascityhall.com>
Cc: Dean, Neva <neva.dean@dallascityhall.com>
Subject: Re: 2121 N Pearl Street signs - CA #1804160021 and CA #1804160022

Good Afternoon Steve,

Please see the the following owner information below:

TC Uptown Office Tower, LLC
2100 McKinney Avenue, Suite 800
Dallas, TX 75201

Liz Cardenas
(214) 339-2227 | (817) 861-1234 | (972) 239-4448 | (800) 333-7137 | fax:(214) 3
Liz@SignsManufacturing.com | 4610 Mint Way, Dallas, Texas 75236 USA |
www.SignsManufacturing.com
Provide Feedback

This communication and all attachments are protected by Copyright 2017 - All Rights Reserved | TSCL 18015, TSCL

Long, Steve

From:	Liz Cardenas <lcardenas@signsmanufacturing.com>
Sent:	Thursday, May 10, 2018 11:32 AM
To:	Long, Steve
Subject:	Re: 2121 N Pearl Street signs - CA #1804160021 and CA #1804160022

Good Morning Steve,

Please see the following information below (I hope it helps):

- Scott Krikorian
- Jonathan Probst
- Jeff DeBruin

Liz Cardenas
(214) 339-2227 | (817) 861-1234 | (972) 239-4448 | (800) 333-7137 | fax:(214) 339-
Liz@SignsManufacturing.com | 4610 Mint Way, Dallas, Texas 75236 USA |
www.SignsManufacturing.com
Provide Feedback

This communication and all attachments are protected by Copyright 2017 - All Rights Reserved | TSCL 18015, TSCL 18016, TECL 17503 | This e-mail

Case Number: 1804160021

SSDAC Action
May 8, 2018

CA 1804160021

MOTION: It was moved to **approve** a 43.56-square foot multi-tenant monument sign at 2121 North Pearl Street (southeast corner)

Maker: Dumas
Second: Peadon
Result: Carried: 2 to 0

For: 2 – Dumas, Peadon

Against: 0
Absent: 0
Conflict: Hardin

Speakers – Elizabeth Cardenas of Sign Manufacturing & Maintenance Corporation

Case Number: 1804160021

DATE: _____

APPLICATION TYPE
REGULAR ◯ EXPRESS ◯

PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY

City of Dallas

JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY) 1804161110

STREET ADDRESS OF PROPOSED PROJECT	SUITE/BLDG/FLOOR NO	USE OF PROPERTY
2121 N Pearl Street	100	

APPLICANT	ADDRESS	CITY	STATE	ZIP CODE
Elizabeth Cardenas	4610 MINT WAY	DALLAS	TEXAS	75236

DBA (IF APPLICABLE)	PHONE NO	E-M
Park District	214-339-2227	

CONTRACTOR-INDIVIDUAL	CONTRACTOR NUMBER	PIN	COMPANY NAME
JAMES WATSON	501	1221	S RP.

CURRENT HOME REPAIR LICENSE ON FILE?	IF YES, LIST NUMBER	PHONE NO	E
◉ YES ◯ NO	238434	214-339-2227	

PROPERTY OWNER (INDIVIDUAL CONTACT)	ADDRESS	CITY	STATE	ZIP CODE
Park District	2121 N Park District	Dallas	Texas	75201

PROPERTY OWNER (COMPANY NAME)	PHONE NO	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)
Park District	214-339-2227	lcardenas@signsmanufacturing.com

DESCRIPTION OF PROPOSED PROJECT

Installing Illuminated Multi Tenant Monument Sign #1:

3'5"H x 12'9"L = 43.56 S.F.

VALUATION ($)		CONST AREA (sq ft)	
NEW CONST	$ 1,200.00	NEW CONST	43.56 S.F.
MFD OTHER		MFD OTHER	
REMODEL		REMODEL	
TOTAL VALUATION	$ 1,200.00	TOTAL AREA	43.56 S.F.

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX

☐ BUILDING	☐ PLUMBING	☐ FENCE	☐ DRIVE APPROACH	☐ BACKFLOW	☐ BARRICADE	☐ ENERGY	
☐ ELECTRICAL	☐ FIRE SPRKLR	☒ SIGN	☐ SWIMMING POOL	☐ CUSTOMER SVC	☐ GREEN	☐ PAVING/GRADING	
☐ MECHANICAL	☐ FIRE ALARM	☐ LANDSCAPE	☐ LAWN SPRINKLER	☐ FLAMMABLE LIQUID	☐ OTHER:		

All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? ◯ YES ◉ NO

The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45th day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:

I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit:

Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.

If the permit is granted (*Approved*) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.

◉ I AGREE. ◯ I DO NOT AGREE.

I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT'S SIGNATURE	DATE OF APPLICATION SUBMISSION
Elizabeth Cardenas	4/16/18

SUSTAINABLE DEVELOPMENT AND CONSTRUCTION DEPARTMENT • BUILDING INSPECTION DIVISION
OAK CLIFF MUNICIPAL CENTER, 320 E. JEFFERSON BLVD., ROOM 118, DALLAS, TX 75203 • TEL. NO. (214) 948-4480

REV 03-01-2017

Case Number: 1804160021

FOR OFFICE USE ONLY

STREET ADDRESS OF PROPOSED PROJECT	SUITE/BLDG/FLOOR NO	PROJECT/PERMIT NUMBER
2121 N Pearl	100	1804161110

ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL

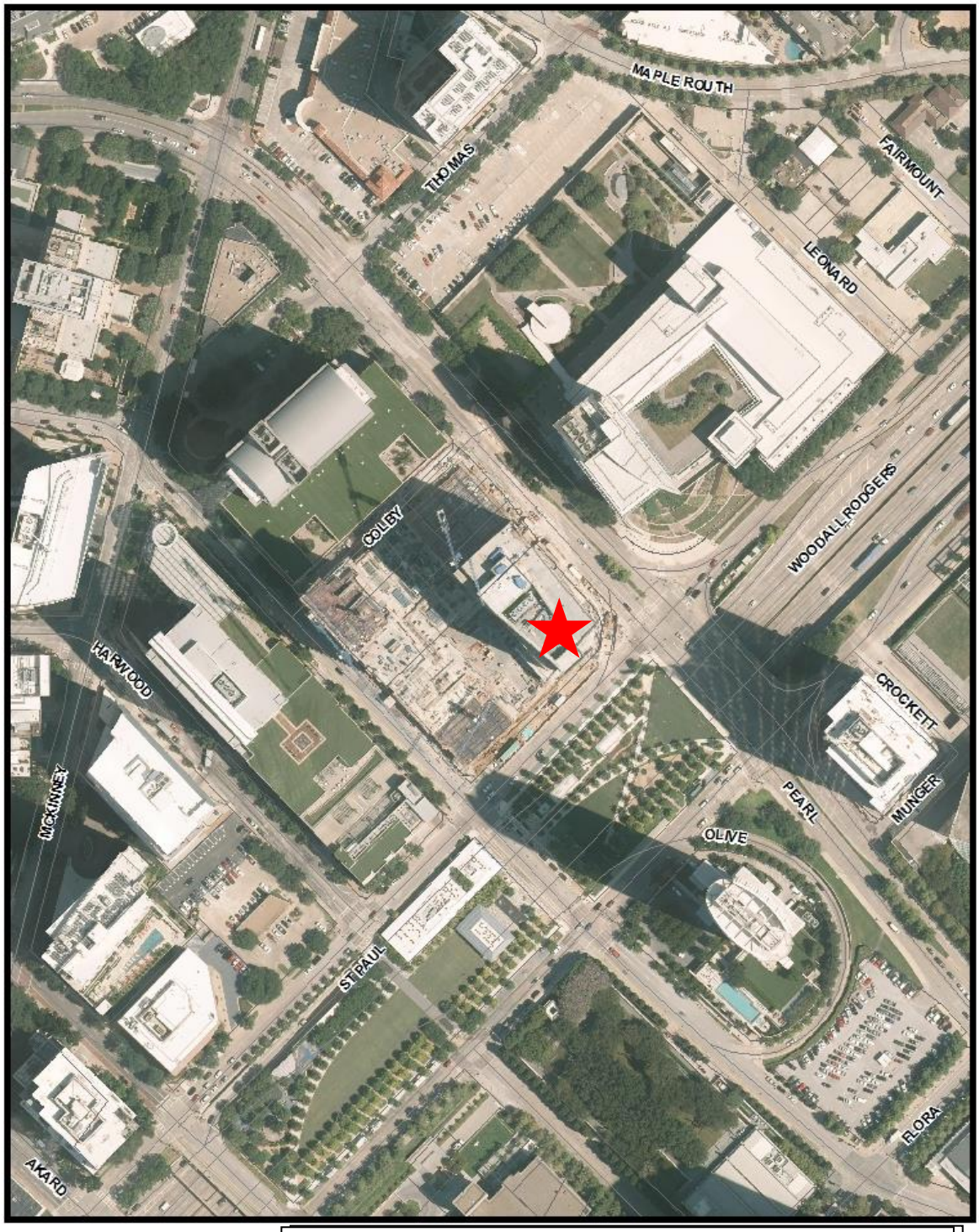
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS	FEE CALCULATIONS ($)
PRE-SCREEN	MM	4-16-18	Pre-Inspection	PERMIT FEE
ZONING				SURCHARGE
BUILDING				PLAN REVIEW FEE
ELECTRICAL				PREQUALIFICATION REVIEW FEE
PLUMBING/MECHANICAL				EXPRESS PLAN REVIEW HOURLY FEE TOTAL
GREEN BUILDING				HEALTH PERMIT APPLICATION FEE
HEALTH				HEALTH PLAN REVIEW FEES
HISTORICAL/CONS DIST				OTHER FEES
ENGINEERING				OTHER FEES
WATER				TOTAL FEES
FIRE				$
LANDSCAPING				
AVIATION				
OTHER:				

PLAN REVIEW NOTES

PD 193 (PDS 117) = Business rules

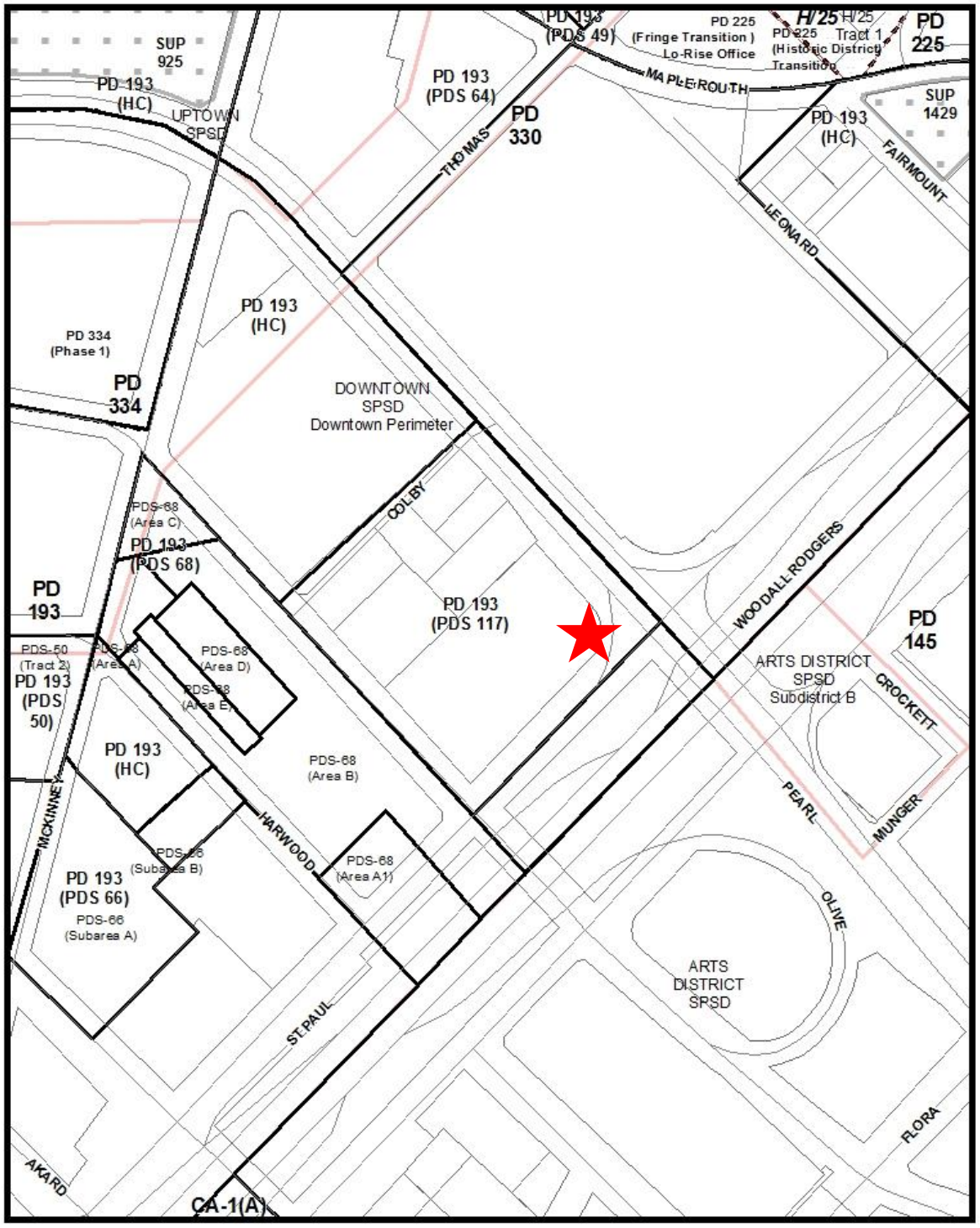
SPSD- Dowtown Perimeter

SSDAC # 1804160021



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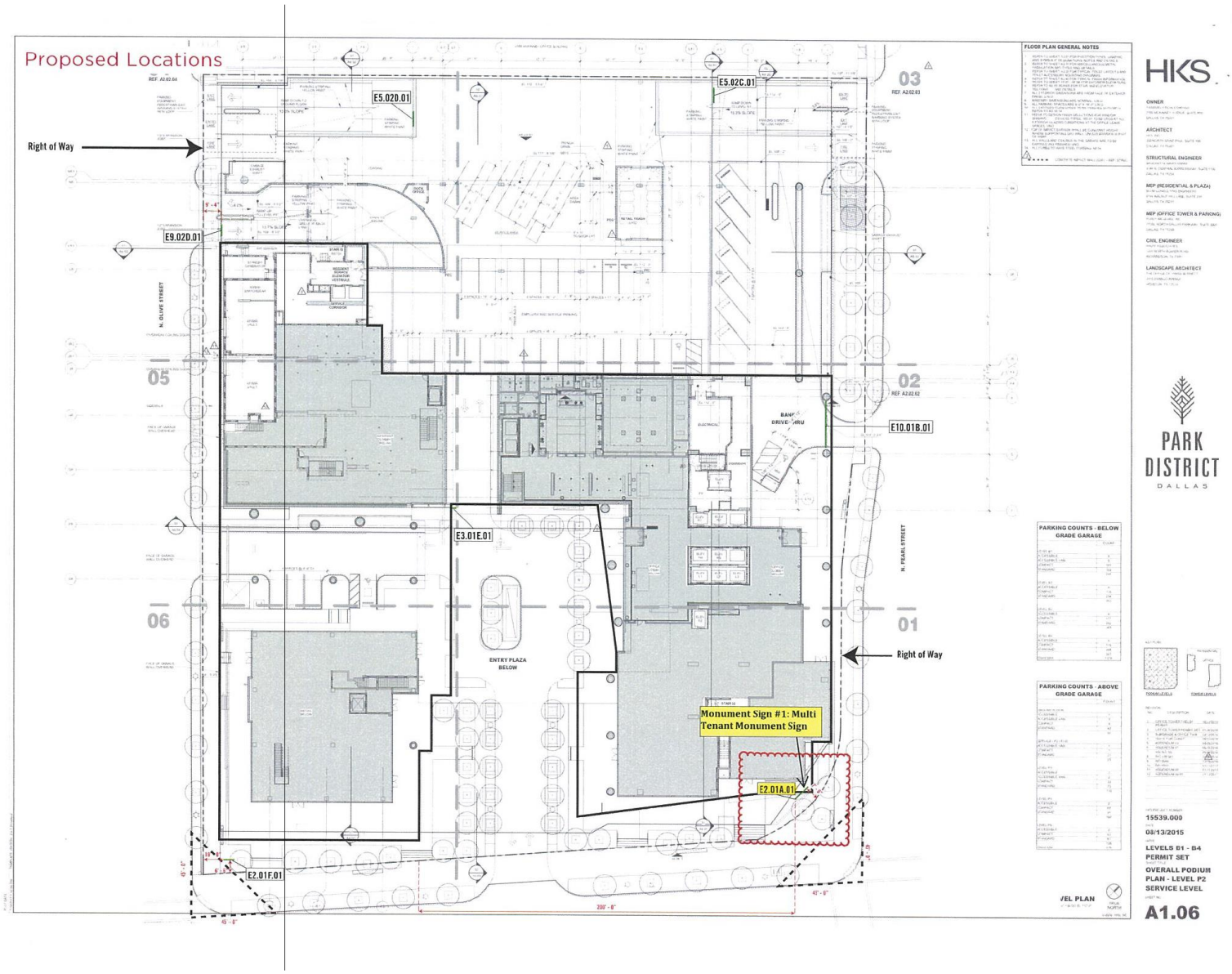
CA1804160021
Downtown SPSD Perimeter Subdistrict

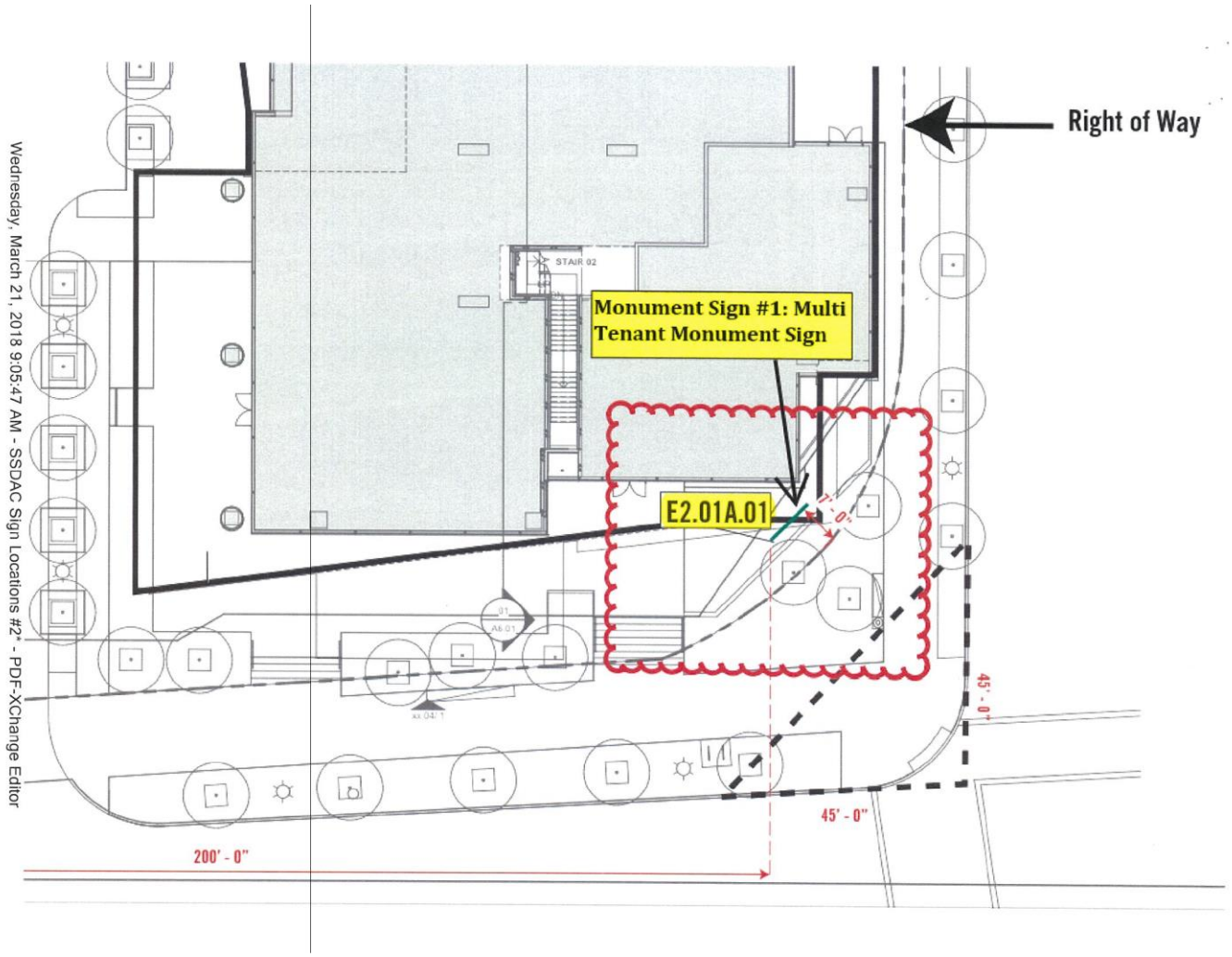


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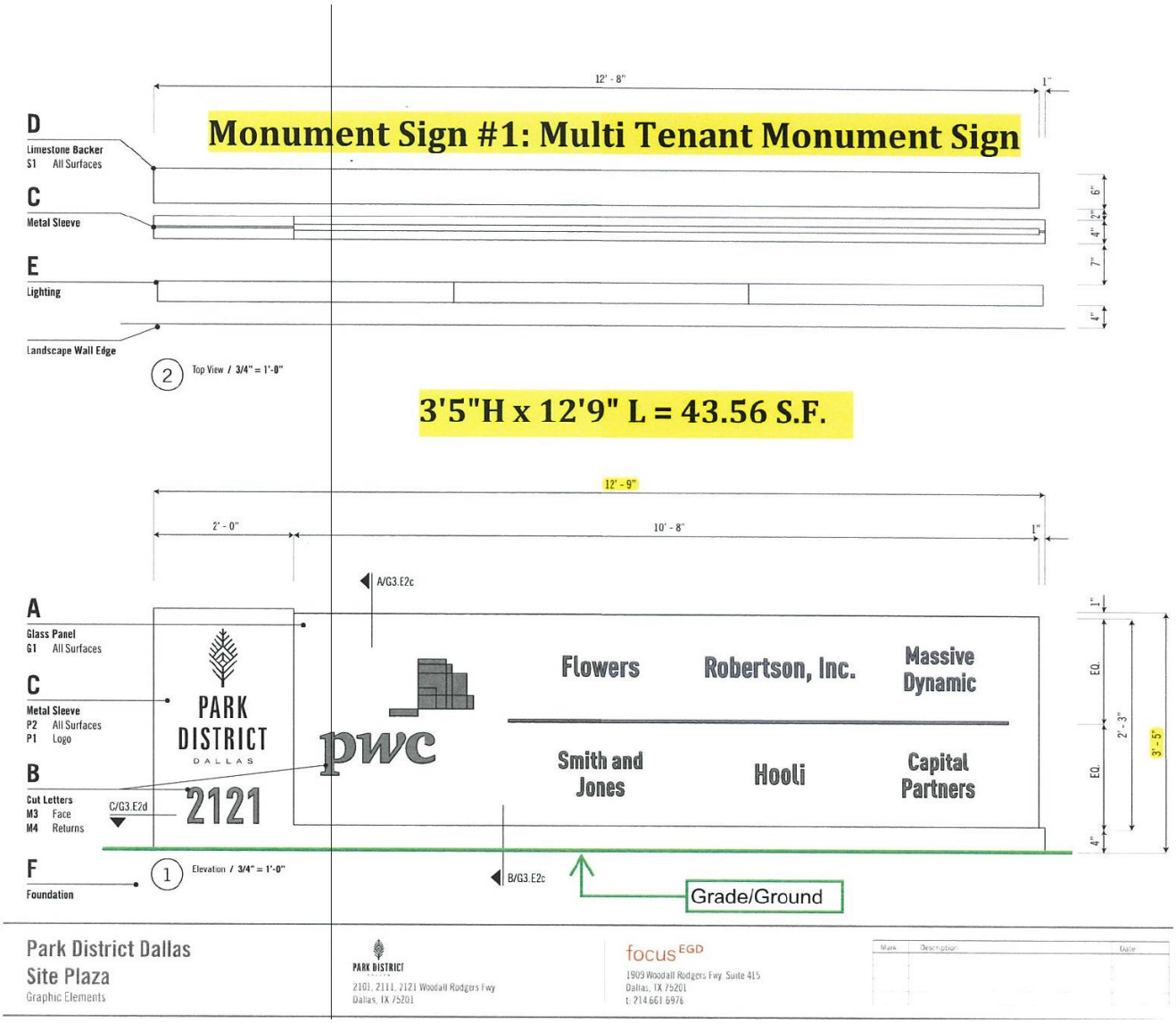
CA 1803220004
Downtown SPSD Perimeter Subdistrict

Case Number: 1804160021




Right of Way
Monument Sign #1: Multi Tenant Monument Sign
E2.01A.01
STAIR 02
45' - 0"
45' - 0"
200' - 0"
Wednesday, March 21, 2018 9:05:47 AM - SSDAC Sign Locations #2* - PDF-XChange Editor

Case Number: 1804160021



Case Number: 1804160021

E2.M MULTI-TENANT MONUMENT - S/F EXT. ILLUMINATED (QTY. 1)

SQUARE FOOTAGE: 43.56

CONFIRM COPY BEFORE PRODUCTION

Designed Per IBC 2015 TX Edition
With Applicable Amendments

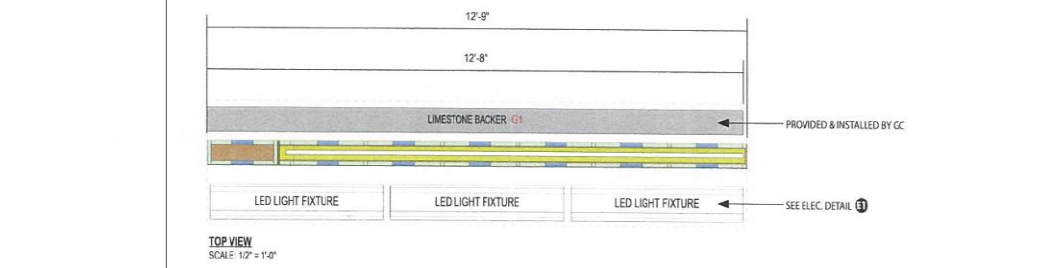
Snow Loads

Ground Snow Load	Pg:	5 psf
Snow Exposure Factor	Ce=	1.0
Snow Load Importance	Is=	1.1
Thermal Factor	Ct=	1.0

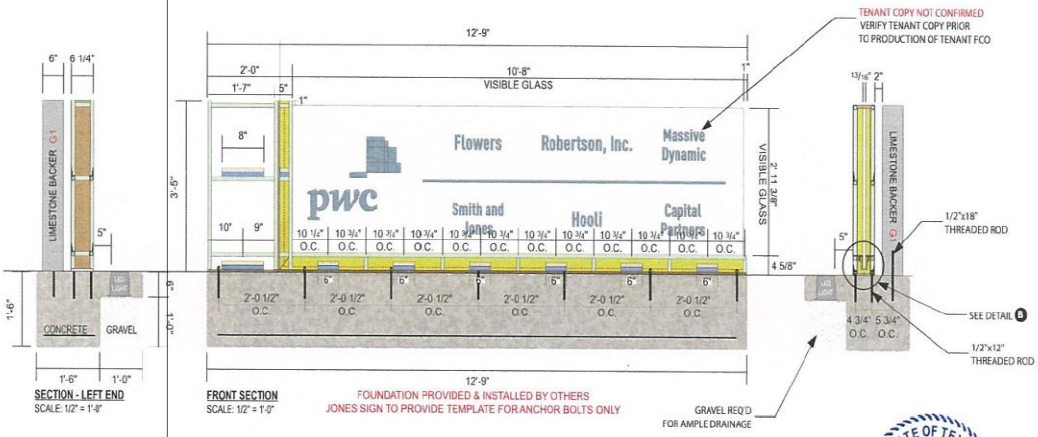
Wind Loads

Ultimate Design Wind Speed		115 mph
Nominal Design Wind Speed		89.1 mph
Risk Cat		II
(3-Sec Peak Gust MPH*)		
Wind Importance Factor	I=	1
Wind Exposure		C
Gust Factor		0.85

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



TOP VIEW
SCALE: 1/2" = 1'-0"



SECTION - LEFT END
SCALE: 1/2" = 1'-0"

FRONT SECTION
SCALE: 1/2" = 1'-0"

Engineer's Note:
-Within concrete base: Install anchor bolts with two heavy duty bolts and washer in-between
-Tie anchor bolts together with #3 rebar ties
-Min. 10" embedment
-Provide 6x6 #10 welded wire mesh 3" from bottom of footing (approx. 12'-3" x 1'-0" mat)

MATERIAL LEGEND:
- 3/4" TEMPERED GLASS
- 1/8" ALUM. FCO
- 1"x1"x1/8" ALUM. TUBE (CAB. FRAME)
- 1/2"x6" ALUM. FLAT BAR (BASE)
- 1"x1"x1/8" ALUM. ANGLE CLIPS
- .063" ALUM. "Z" BRACKETS
- RG500 SHOE BASE (GLASS FRAME)

ELECTRICAL DETAILS E1
(3) 4' LUMASCAPE LS3150 INGROUND LED FIXTURES (.53A EA.)
TOTAL: 1.6A @ 120V

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 570-8245

4/12/2018
Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937

Case Number: 1804160021

E2.M MULTI-TENANT MONUMENT - S/F EXT. ILLUMINATED (QTY. 1)

SQUARE FOOTAGE: 43.56

CONFIRM COPY BEFORE PRODUCTION

Designed Per IBC 2015 TX Edition
With Applicable Amendments

Snow Loads

Ground Snow Load	Pg:	5 psf
Snow Exposure Factor	Ce=	1.0
Snow Load Importance	Is=	1.1
Thermal Factor	Ct=	1.0

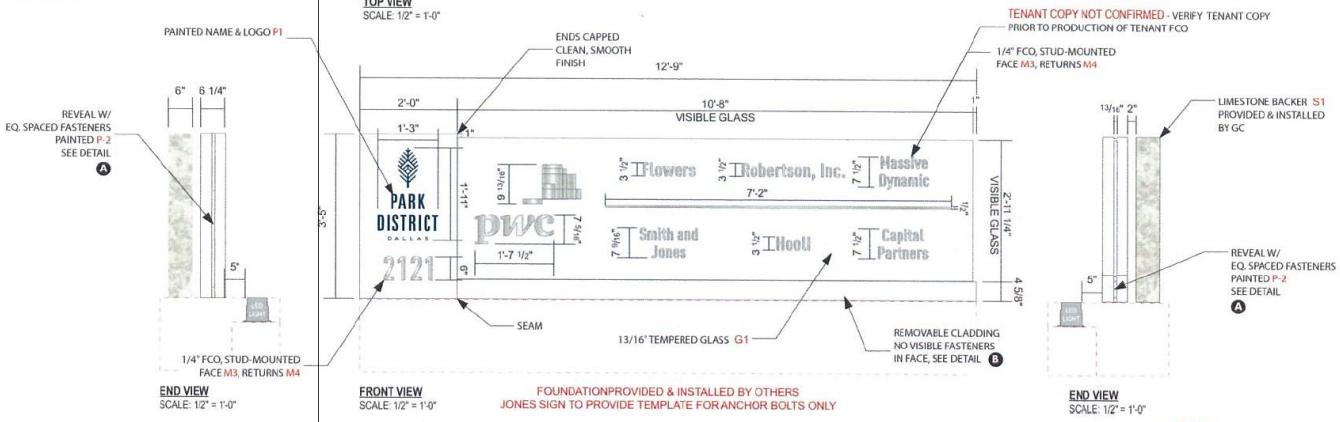
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Risk Cat		II
(3-sec Peak Gust MPH*)		
Wind Importance Factor	I=	1
Wind Exposure		C
Gust Factor		0.85

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



TOP VIEW
SCALE: 1/2" = 1'-0"



END VIEW
SCALE: 1/2" = 1'-0"

FRONT VIEW
SCALE: 1/2" = 1'-0"

FOUNDATIONPROVIDED & INSTALLED BY OTHERS
JONES SIGN TO PROVIDE TEMPLATE FOR ANCHOR BOLTS ONLY

END VIEW
SCALE: 1/2" = 1'-0"

SPECIFICATIONS

1. 13/16" STARPHIRE TEMPERED GLASS PANEL
2. 1/4" FCO - LOGO & ADDRESS STUD MOUNTED
3. 1/4" FCO - TENANTS (VHB TAPE & ADHESIVE)
4. CABINET - .125" ALUM. SKIIN, SMOOTH, EVEN FINISH COUNTERSUNK FASTENERS WHERE NECESSARY
5. LED ILLUMINATION (SEE ELEC. SPECS)
6. FOUNDATION - ENGINEERED

COLORS/FINISHES

	P1	MP TO MATCH PMS 295c (LOGO)
	P2	MP27386 VERIZON WHITE (REVEAL)
	M3	BRUSHED ALUMINUM, HORIZ. GRAIN (FCO FACE)
	M4	SANDBLASTED ALUM., FINE (FCO RETURNS)
	G1	13/16" STARPHIRE TEMPERED, LAMINATED (GLASS)
	S1	SOUTHERN SILVER PEARL LIMESTONE, HONED FINISH (BACKER)

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED PROFESSIONAL ENGINEER

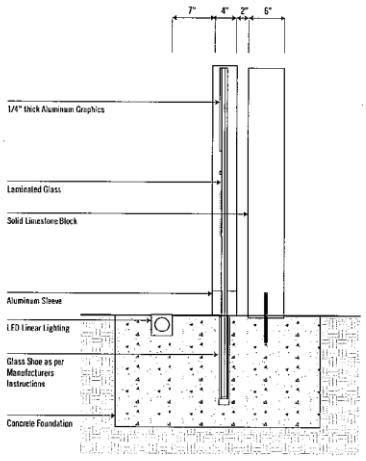
MURDOCH ENGINEERING
STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT
HOWELL, NJ 07731
(973) 570-8215

Jere Murdoch 4/12/2018
Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937

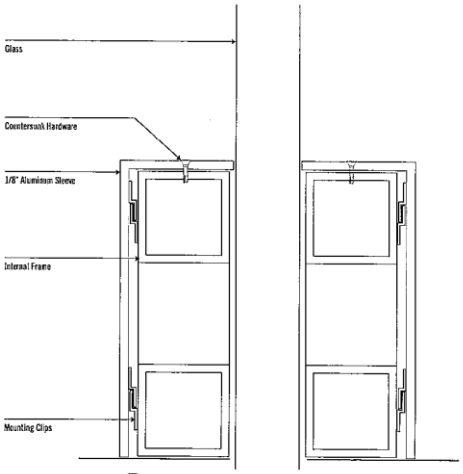
Case Number: 1804160021

Multi-Tenant Monument **E2**

Dimensions & shapes of all elements as shown on G3.E2a thru G3.E2d.



A Section Detail / 1" = 1'-0" Schematic



B Section Detail / Full Size Schematic

Park District Dallas
Site Plaza
Graphic Elements

PARK DISTRICT
2101, 2113, 2121 Woodall Rodgers Fwy
Dallas, TX 75201

focus EGD
1909 Woodall Rodgers Fwy, Suite 415
Dallas, TX 75201
t: 214.661.6976

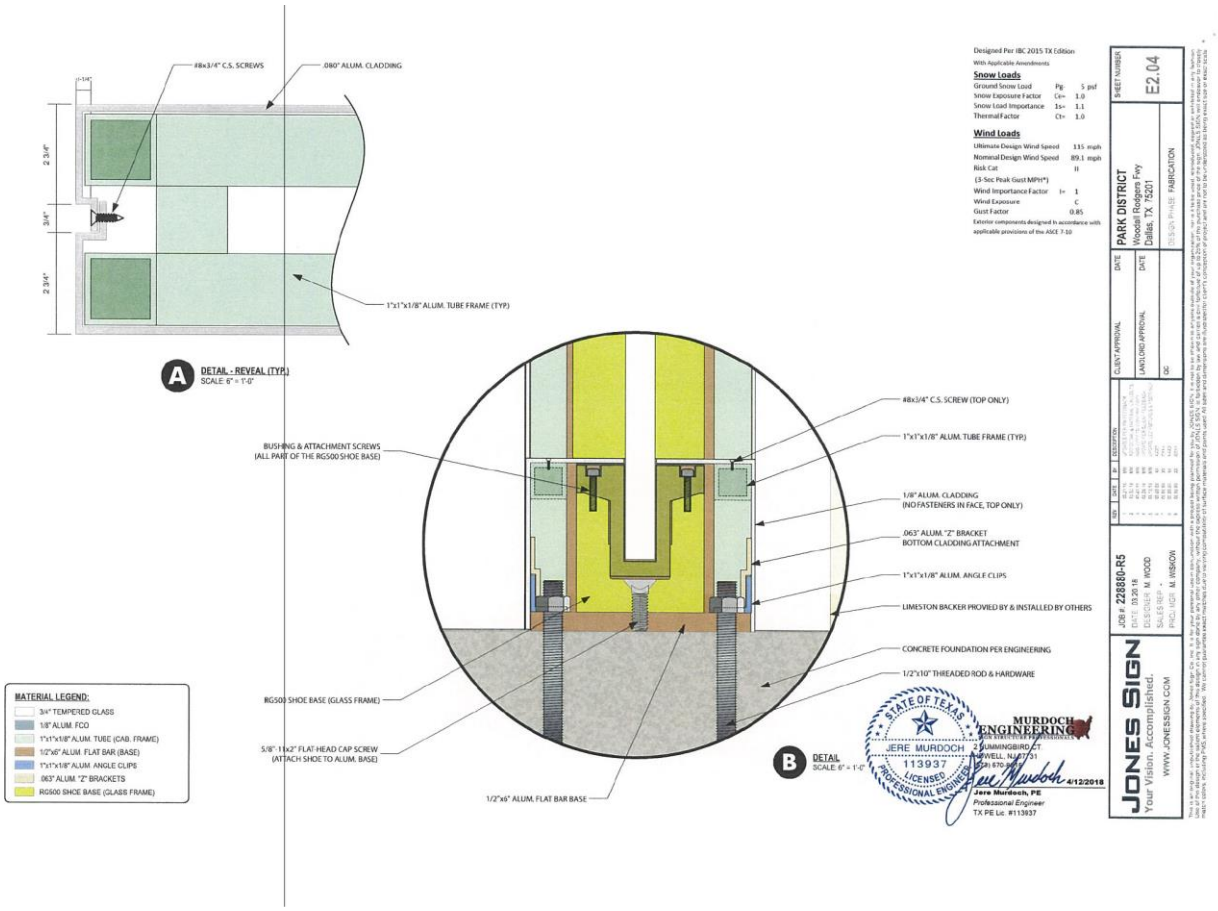
Mark	Description	Date

Project No 16020.001
Pricing Issue: 14 March 2018

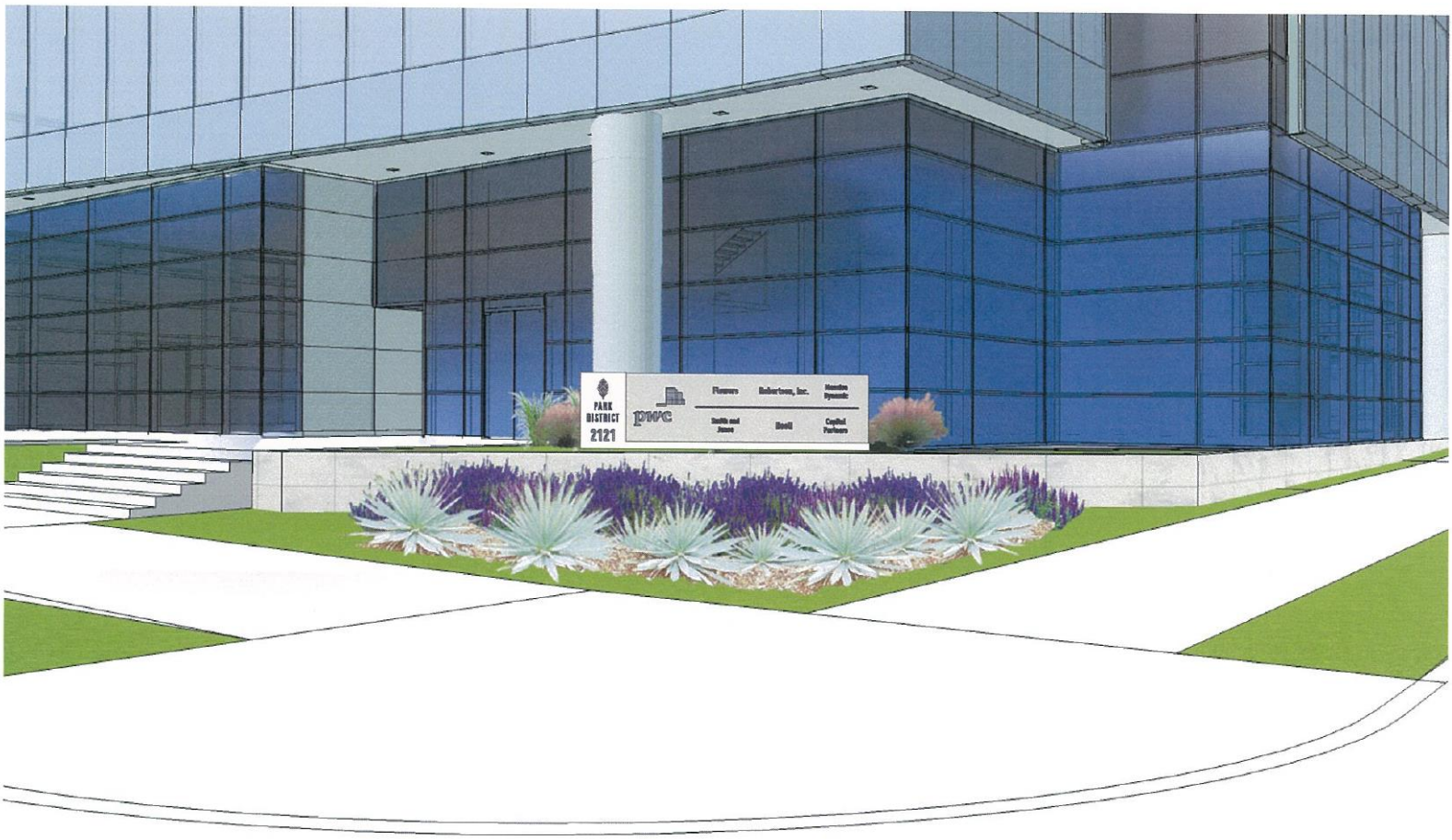
Series G3.00
Design Intent Documents

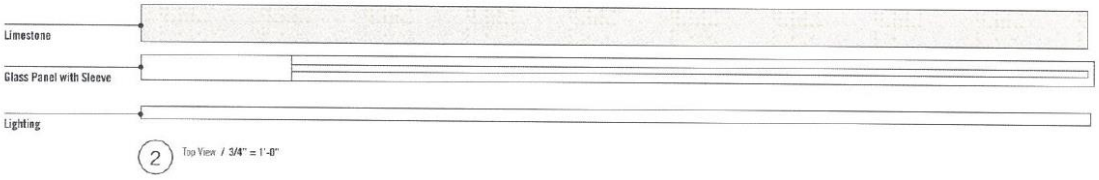
Sheet
G3.E2c

Case Number: 1804160021

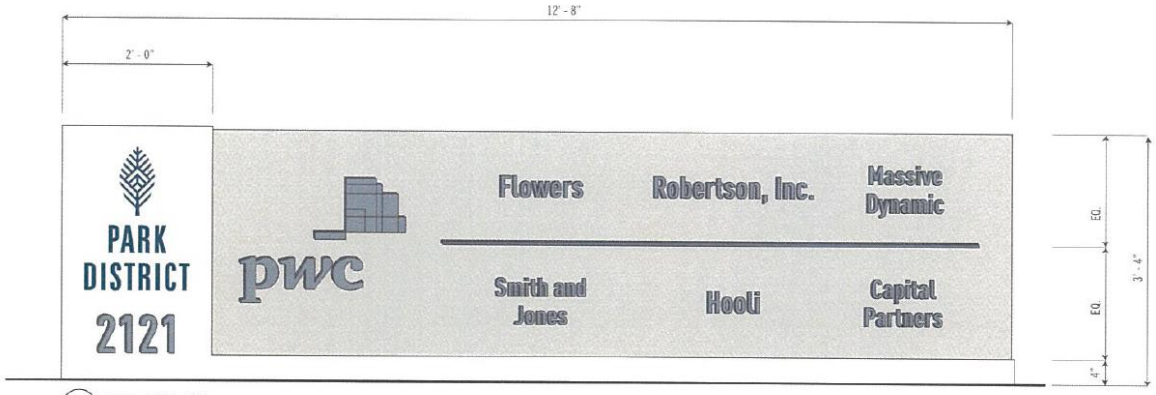


Case Number: 1804160021





2 Top View / 3/4" = 1'-0"



1 Elevation / 3/4" = 1'-0"

1804160021 Steve Long

Motion: It was moved to **deny** an application for a Certificate of Appropriateness by Elizabeth Cardenas of Sign Manufacturing & Maintenance Corporation for a 43.56-square foot multi-tenant monument sign at 2121 North Pearl Street (southeast corner).

Maker: Ridley
Second: Murphy
Result: Carried: 12 to 0

For:	12 - West, Rieves, Houston, Carpenter, Mack, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley
Against:	0
Absent:	2 - West, Shidid
Vacancy:	1 - District 8

Speakers: For: None
For (Did not speak): Douglas Jorgensen, 4610 Mint Way, Dallas, TX 75236
Against: None

Agenda Information Sheet

File #: 18-871 **Item #:** 78.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Environmental Quality & Sustainability

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath properties owned by Dallas Area Rapid Transit, located near the intersection of Oak Lane and Malcolm X Boulevard and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Dallas Area Rapid Transit by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
Recommendation of Staff: Approval

BACKGROUND

Based on information provided by the Applicant, the Designated Property is underlain by groundwater that is encountered at approximately 35 to 40 feet below ground surface (bgs) and extends to approximately between 58 and 65 feet bgs to the top of the underlying Austin Chalk Formation. The Austin Chalk is composed alternating beds of chalk and marl with an estimated thickness of 100 feet in the area and underlain by 400 feet of impervious shales, sandstones, and sandy limestones of the Eagle Ford Formation. The Austin Chalk and Eagle Ford formations are considered regional aquitards and serve as lower confining units for the designated groundwater. The direction of groundwater flow beneath the Designated Property is toward the southwest. Portions of the shallow groundwater have been affected by chlorinated solvents 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichlroethene, tetrachloroethylene, trichloroethylene, and vinyl chloride at concentrations above groundwater ingestion standards. The probable onsite source for the chlorinated solvents is from current activities as a rail yard. The probable historical offsite sources for the chlorinated solvents are from up and cross gradient commercial/industrial businesses and facilities.

The applicant has requested that the City support its application for a MSD designation. A public meeting will be held on September 17, 2018 to receive comments and concerns. Notices of the meeting were sent to 1,782 property owners within 2,500 feet of the property and 72 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the

property.

A portion of the designated property located at 3021 Oak Lane was entered into the Industrial Hazardous Waste Corrective Action (IHWCA) Program administered by the Texas Commission on Environmental Quality (TCEQ) in December 1998 and is designated as IHWCA Facility ID No. 84526.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Oak Lane and Malcolm X Boulevard 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 IHWCA supported by an MSD. Currently the Designated Property is developed as DART's Central Rail Operating Facility where Light Rail Transit vehicles are stored and repaired. The anticipated future use of the Designated Property is expected to remain the same.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

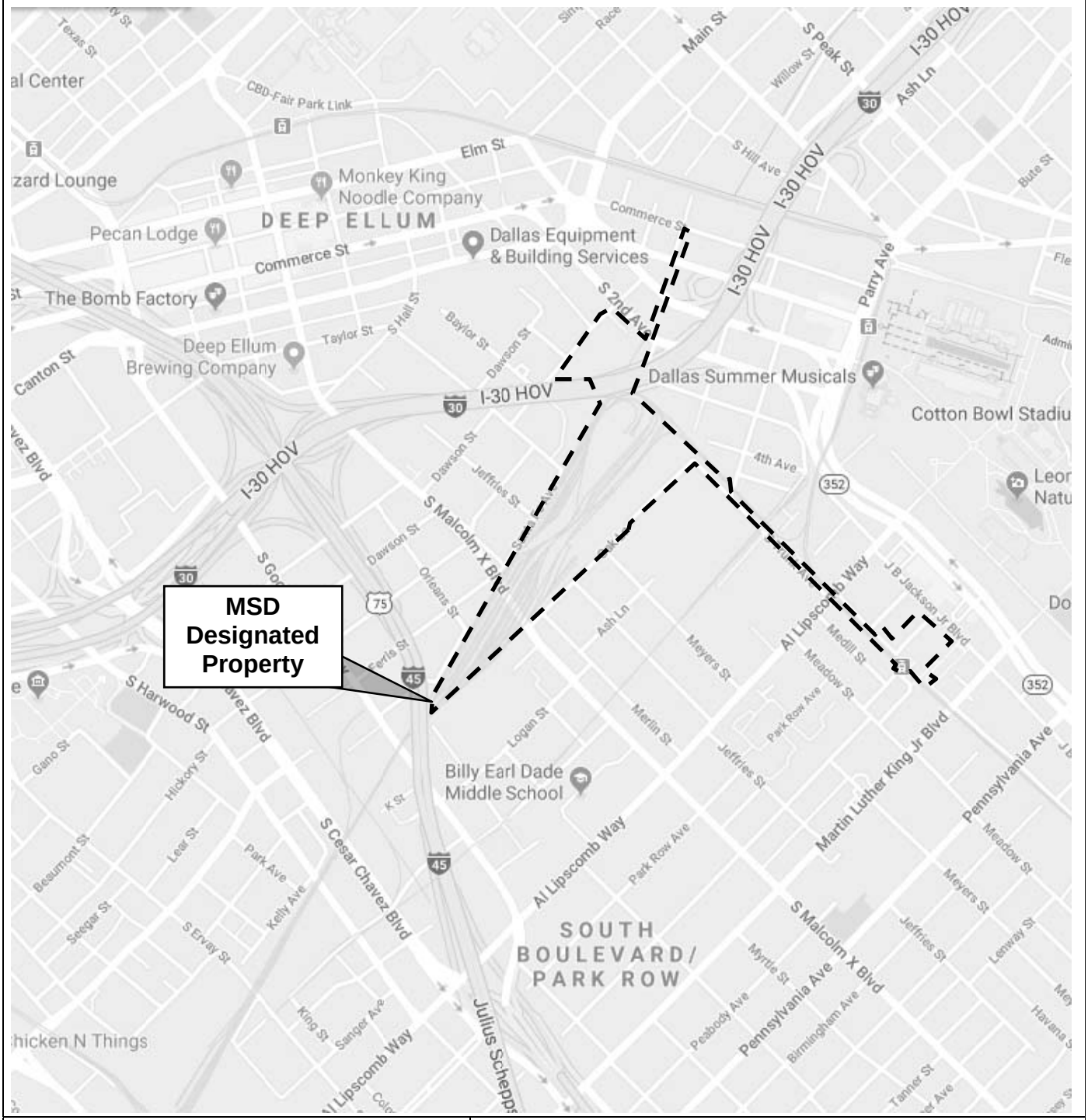
Dallas Area Rapid Transit (DART)

Cleo Grounds, Assistant Vice President Real Estate

MAP

Attached

powered by Legistar™



CITY OF DALLAS

Municipal Setting Designation
Designated Property Boundary Map
MSD Log OEQ0074
Applicant – Dallas Area Rapid Transit
3021 Oak Lane
Dallas, TX 75226

9-26-18

ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 3021 Oak Lane 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 Industrial Hazardous Waste (IHW) Corrective Action Program No. 84526 must receive a no further action letter from the Texas Commission on Environmental Quality by no later than September 26, 2021.

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 no further action letter 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 September 26, 2021. That within this time period, the applicant shall provide the managing director of the office of environmental quality documentation, including a no further action letter 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:

_____, Interim City Attorney

By_____
Assistant City Attorney

Passed _____

GIS_Approved

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

BEING a 63.58 Acre (2,769,374 Square Foot) tract of land situated in the John Grigsby Survey, Abstract Number 495 and the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, City of Dallas Block Numbers 9/812, 851, A/853 and 854, and being all of Lot 1, Block A/853 of S&I Yard Addition, Replat, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2003215, Page 8 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of Lot 1B, Block 4/1354 of Martin Luther King Jr. Station, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201000126170 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of a tract of land described in deed to City of Dallas as recorded in Volume 4988, Page 527, and Volume 5055, Page 598, and being part of that tract of land described in deed to Dallas Area Rapid Transit (DART) as recorded in Volume 88083, Page 4905, Volume 96005, Page 4147, Volume 93234, Page 8267, Volume 94126, Page 1373, Volume 2005178, Page 13598, Volume 2005145, 4381, Page D.R.D.C.T. and 200503561011, 200503591283, 200503639300, 200600243850, 20070442272, 20070213428, 20070290976, 20070285543, O.P.R.D.C.T. and being part of Oak Lane (a variable width right-of-way, dedicated by the Barnes and Mitchell's Addition, as recorded in Volume 1, Page 349, Map Records of Dallas County, Texas (M.R.D.C.T.)), and the S&I Yard Addition as recorded in Volume 95094, Page 3106, D.R.D.C.T., and being part of Santa Fe Avenue (25-foot wide right-of-way, dedicated by the Graves Heights Addition as recorded in Volume 181, Page 450, D.R.D.C.T.), and by the Gano Eakins Addition as recorded in Volume 69, Page 63, D.R.D.C.T. and being part of Hickory Street (50-foot wide right-of-way, dedicated by Nussbaumer's Subdivision in Volume 250, Page 261, D.R.D.C.T.), and being part of Trunk Avenue (20-foot wide right-of-way, dedicated by Hughes & Slaughter tract as recorded in Volume 2, Page 196, M.R.D.C.T.), and being part of Fourth Avenue (a 60-foot wide right-of-way, dedicated by Exposition Park Addition, Volume 106, Page 203, and Harper's Fourth Addition, Volume 2, Page 164, M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3-inch brass disk stamped "TXDOT" for the southwest corner of said Lot 1, Block A/853 and the west corner of Lot 2. Block E/868 of Eakens Hughs & Eakens Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 106, Page 149, D.R.D.C.T., and being at the intersection of the northeast right-of-way line of Harrison Street (a 50-foot wide right-of-way) with the east right-of-way line of Interstate Highway No. 45 (variable width right-of-way);

THENCE North 36 degrees 51 minutes 38 seconds West, with the southwest line of said Lot 1, Block A/853 and the northeast right-of-way line of said Harrison Street and over and across said Interstate Highway No. 45, a distance of 153.22 feet to the northwest corner of said Lot 1, Block A/853 and on the southeast line of said Graves Heights Addition;

THENCE North 30 degrees 08 minutes 22 seconds East, with the northwest line of said Lot 1, Block A/853, a distance of 171.77 feet to the southeast corner of Lot 9, Block 16/865 of said Graves Heights Addition and on the southwest right-of-way line of Bourbon Street (50-foot wide right-of-way);

THENCE North 37 degrees 21 minutes 27 seconds West, departing said northwest line of Lot 1, Block A/853 and with the southwest right-of-way line of said Bourbon Street, a distance of 27.06 feet to a corner;

THENCE North 30 degrees 08 minutes 22 seconds East, departing said southwest right-of-way line of Bourbon Street and over and across said Bourbon Street and with the north right-of-way line of said Santa Fe Avenue and over and across Orleans Street (a 50-foot wide right-of-way, Volume 181, Page 450, D.R.D.C.T.), a distance of 595.33 feet to a corner on the northeast right-of-way line of said Orleans Street;

THENCE South 37 degrees 21 minutes 27 seconds East, with the northeast right-of-way line of said Orleans Street, a distance of 27.06 feet to the south corner of Lot 1, Block 15/865 of said Graves Heights addition and being on the north line of said Lot 1, Block A/853 and on the southeast line of said Graves Heights Addition;

THENCE North 30 degrees 08 minutes 22 seconds East, with the southeast line of said Graves Heights Addition and north line of said Lot 1, Block A/853, a distance of 626.59 feet to a corner at the intersection of the northeast right-of-way line of Merlin Street (a 60-foot wide right-of-way, Volume 69, Page 63, D.R.D.C.T.) with the Santa Fe Avenue (formerly known as Colorado Avenue, 25-foot right-of-way, Volume 69, Page 63, D.R.D.C.T.);

THENCE North 50 degrees 43 minutes 15 seconds West, departing said southeast line of Graves Heights Addition and north line of said Lot 1, Block A/853, and with the northeast right-of-way line of said Merlin Street, a distance of 25.32 feet to a corner, said corner being on the northwest right-of-way line of said Santa Fe Avenue;

THENCE North 30 degrees 08 minutes 22 seconds East, departing said northeast right-of-way line of said Merlin Street and with the northwest right-of-way line of said Santa Fe Avenue, a distance of 933.33 feet to a corner, on the northeast right-of-way line of the Chestnut Street (60-foot wide right-of-way, Volume 69, page 63, M.R.D.C.T.) and on a westerly southwest line of said Lot 1, Block A/853;

THENCE North 50 degrees 40 minutes 56 seconds West, with the northeast right-of-way line of said Chestnut Street and said westerly southwest line of Lot 1, Block A/853, a distance of 17.27 feet to an "ell" corner of said Lot 1, Block A/853 and the southeast corner of that tract of land described as Tract 2 in deed to the City of Dallas, as recorded in Volume 2001166, Page 4411, D.R.D.C.T.;

THENCE North 04 degrees 30 minutes 18 seconds East, departing the northeast right-of-way line of said Chestnut Street and with east line of said Tract 2, the east line of that tract of land described as Tract 3 in said City of Dallas deed, and the west line of said Lot 1, Block A/853, a distance of 163.67 feet to a found PK nail for the northeast corner of said Tract 3 and an "ell" corner of said Lot 1, Block A/853 and on the south line of that tract of land described as Tract 1 in said City of Dallas deed;

THENCE South 50 degrees 36 minutes 34 seconds East, with the southwest line of said Tract 1 and a westerly line of said Lot 1, Block A/853, a distance of 70.81 feet to an "ell" corner of said Lot 1, Block A/853 and the southeast corner of said Tract 1;

THENCE North 30 degrees 15 minutes 24 seconds East, with the southeast line of said Tract 1 and the northwest line of said Lot 1, Block A/853, a distance of 322.48 feet to a 1/2-inch found iron rod with cap stamped "AB&A" for corner;

THENCE North 09 degrees 11 minutes 10 seconds East, continuing with the easterly line of said Tract 1 and the northwest line of said Lot 1, Block A/853, a distance of 144.18 feet to the northeast corner of said Tract 1 and the southeast corner of a tract of land described to State of Texas as recorded in Volume 263, Page 214, D.R.D.C.T. and being on the south right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE North 05 degrees 42 minutes 19 seconds West, with the east line of said State of Texas tract and the west line of said Lot 1, Block A/853 and over and across said Interstate Highway No. 30, a distance of 203.67 feet to the northeast corner of said State of Texas tract and an "ell" corner of said Lot 1, Block A/853 and being on the north right-of-way line of said Interstate Highway No. 30;

THENCE South 82 degrees 38 minutes 15 seconds West, with the north line of said State of Texas tract, the north right-of-way line of said Interstate Highway No. 30 and the westerly southwest line of said Lot 1, Block A/853, a distance of 261.52 feet to an "ell" corner of said Lot 1, Block A/853 and being on the northeast line of 16-foot wide alley (Volume 250, Page 261, D.R.D.C.T.);

THENCE North 50 degrees 09 minutes 01 second West, with the northeast line of said alley and a westerly line of said Lot 1, Block A/853, passing distance of 49.29 feet to an "ell" corner of said Lot 1, Block A/853 and on the southeast right-of-way line of Hickory Street (formerly known as Ophelia Street) (50-foot wide right-of-way, Volume 250, Page 261, D.R.D.C.T.), continuing over and across said Hickory Street, a total distance of 99.29 feet to a corner, on the north right-of-way line of said Hickory Street and on the south line of Lot 14, Block 4/852 of said Nussbaumer's Subdivision;

THENCE North 39 degrees 12 minutes 24 seconds East, with the north-right-of-way line of Hickory Street, distance of 339.17 feet to a corner;

THENCE North 39 degrees 07 minutes 16 seconds East, continuing with the north-right-of-way line of Hickory Street, a distance of 137.69 feet to the southeast corner of that tract of land described in deed to Deep Ellum Self Storage No. 1, LLC, as recorded in Volume 99045, Page 1327, D.R.D.C.T., said corner being on the southwest right-of-way line of said DART tract;

THENCE North 38 degrees 55 minutes 32 seconds East, over and across said DART tract and Trunk Avenue (20-foot wide right-of-way, Volume 2, page 196, M.R.D.C.T.), a distance of 100.61 feet to the southwest corner of a called 1.587 acre tract of land described in deed to Second Hickory, LTD, A Texas Limited Partnership, as recorded in Instrument Number 200001012437, O.P.R.D.C.T., said corner being at the intersection of the northwest right-of-way line of said Hickory Street and the northeast right-of-way of said Trunk Avenue;

THENCE South 44 degrees 28 minutes 32 seconds East, departing the northwest right-of-way line of said Hickory Street and over and across said Hickory street, a passing distance of 50.00 feet the northwest corner of said Hughes & Slaughter Tract, continuing with the southwest line of said Hughes & Slaughter Tract, and the northeast right-of-way line of said Trunk Avenue, a total distance of 420.98 feet to the south corner of said Hughes & Slaughter Tract;

THENCE North 30 degrees 15 minutes 28 seconds East, departing said northeast right-of-way line of said Trunk Avenue and with the southeast line of said Hughes & Slaughter Tract and over and across First Avenue (a 60-foot wide right-of-way, Volume 106, Page 203, M.R.D.C.T.), a distance of 592.87 feet to a corner on the southwest line of a called 0.221 acre tract of land described in deed to Boswell Interest, LTD., as recorded in Volume 2001249, Page 1022, D.R.D.C.T., and on the north right-of-way line of said First Avenue;

THENCE South 44 degrees 58 minutes 32 seconds East, with the northeast right-of-way line of said First Avenue, the southwest line of said 0.221 acre tract, a distance of 25.66 feet to the south corner of said 0.221 acre tract, said corner being an "ell" corner of said DART tract;

THENCE North 30 degrees 15 minutes 28 seconds East, with the northwest line of said DART tract, a distance of 928.95 feet to the northeast corner of a called 1.311 acre tract of land described as "Tract I" in deed to Willow Building 3800, LTD., as recorded in Volume 98232, Page 5434, D.R.D.C.T.;

THENCE South 73 degrees 30 minutes 58 seconds East, over and across said DART tract, a distance of 48.91 feet to the northwest corner of a called 1.7281 acre tract described in deed to 4008 Commerce Operations, LLC, as recorded in Instrument Number 201600052035, O.P.R.D.C.T.;

THENCE South 30 degrees 15 minutes 28 seconds West, with the southeast line of said DART tract and the west line of said 1.7281 acre tract, a distance of 295.50 feet to the southwest corner of said 1.7281 acre tract, said corner being on said First Avenue;

THENCE South 73 degrees 30 minutes 58 seconds East, with the south line of said 1.7281 acre tract, a distance of 2.57 feet to a corner on the southeast line of said DART tract;

THENCE South 30 degrees 15 minutes 28 seconds West, with the southeast line of said DART tract, a distance of 658.89 feet to a corner;

THENCE South 44 degrees 58 minutes 32 seconds West, with over and across said First Avenue, a distance of 26.05 feet to a corner;

THENCE South 30 degrees 15 minutes 28 seconds West, with over and across said First Avenue, a distance of 40.18 feet to a corner, said corner being on the north line of a called 1.201 acre tract of land described in deed to Belclaire Investment Corporation, as recorded in Volume 98168, Page 3549, D.R.D.C.T. and the south right-of-way line of said First Avenue;

THENCE North 73 degrees 25 minutes 32 seconds West, with the north line of said 1.201 acre tract and the south right-of-way line of said First Avenue, a distance of 27.40 feet to the northwest corner of said 1.201 acre tract, said corner being on the east line of said DART tract;

THENCE with the west line of said 1.201 acre tract and the east line of said DART tract, the following bearings and distances:

South 26 degrees 27 minutes 25 seconds West, a distance of 127.52 feet to a corner;

South 73 degrees 25 minutes 32 seconds East, a distance of 18.70 feet to a corner;

South 30 degrees 15 minutes 28 seconds West, passing at a distance of 153.73 feet to a 1/2-inch found iron rod for the southwest corner of said 1.201 acre tract, and continuing with the east line of said DART tract for a total distance of 502.60 feet to a corner on said Third Avenue;

THENCE South 43 degrees 16 minutes 14 seconds East, over and across said Third Avenue, and with the northeasterly line of said DART tract, a distance of 288.62 feet to an "ell" corner of a called 4.2733 acre tract of land described as Tract 1 in deed to Third and Ash Limited Liability Company, as recorded in Instrument Number 201200175922, O.P.R.D.C.T.;

THENCE North 16 degrees 39 minutes 25 seconds East, with a southerly line of said 4.2733 acre tract, a distance of 22.49 feet to an "ell" corner of said Tract 1;

THENCE South 43 degrees 16 minutes 14 seconds East, with the southwesterly line of said 4.2733 acre tract, a distance of 414.61 feet to an "ell" corner of said 4.2733 acre tract, said corner being on the north right-of-way line of said Fourth Avenue;

THENCE South 73 degrees 27 minutes 20 seconds East, continuing with the southwesterly line of said 4.2733 acre tract, a distance of 220.36 feet to a corner;

THENCE South 16 degrees 32 minutes 40 seconds West, departing said southwesterly line of 4.2733 acre tract and over and across said Fourth Avenue, a distance of 60.00 feet to the northeast corner of that tract of land described in deed to Jose D. Marmolejo, as recorded in Instrument Number 20070279212, O.P.R.D.C.T., and the southeast corner of said DART tract, and being on the southwest right-of-way line of said Fourth Avenue;

THENCE South 38 degrees 40 minutes 32 seconds West, with the east line of said 0.1296 acre tract and the west line of said Marmolejo tract, a distance of 78.63 feet to the northwest corner of said Marmolejo tract and the south corner of said 0.1296 acre tract, and on the northeast right-of-way line of said DART tract;

THENCE South 43 degrees 17 minutes 43 seconds East, with the northeast right-of-way line of said DART tract, with the southwest line of Blocks 9/812, 14/812, 15/812, and 21/812 of said Exposition Park Addition, a distance of 1,188.66 feet to a corner on the northwest right-of-way line of Elihu Street (50-foot wide right-of-way);

THENCE North 41 degrees 21 minutes 27 seconds East, with the northwest right-of-way line of said Elihu Street, and with the southeast line of Block 21/812 of said Exposition Park Addition, a distance of 27.91 feet to a corner on the northwest right-of-way line of said Elihu Street;

THENCE South 48 degrees 38 minutes 33 seconds East, departing the northwest right-of-way line of said Elihu Street and over and across said Elihu Street, a distance of 60.00 feet to a corner on the southeast right-of-way line of said Elihu Street and the northwest line of Block 24/812 of said Exposition Park Addition, from which a 5/8-inch found iron rod with cap stamped "LGG" bears North 24 degrees 29 minutes 15 seconds West, a distance of 0.34 feet;

THENCE over and across said Block 24/812 of said Exposition Park Addition, the following bearings and distances:

South 24 degrees 29 minutes 15 seconds East, departing the southeast right-of-way line of said Elihu Street, a distance of 48.19 feet to a corner;

South 31 degrees 13 minutes 53 seconds East, a distance of 41.34 feet to a 5/8-inch found iron rod with cap stamped "LTRA" for corner;

South 36 degrees 39 minutes 47 seconds East, a distance of 21.01 feet to a found monument for corner;

South 30 degrees 13 minutes 39 seconds East, a distance of 25.18 feet to a 5/8-inch found iron rod with cap stamped "LTRA" for corner;

South 48 degrees 38 minutes 33 seconds East, a distance of 15.00 feet to a corner;

North 41 degrees 21 minutes 27 seconds East, a distance of 25.93 feet to a corner;

South 00 degrees 48 minutes 08 seconds West, a distance of 23.45 feet to a corner;

South 43 degrees 17 minutes 01 second East, a distance of 114.80 feet to a corner on the southeast line of said Block 24/812;

THENCE North 38 degrees 56 minutes 56 seconds East, with the southeast line of said Block 24/812 and the northwest west right-of-way line of said Ali Lipscomb Way (Formerly known as Grand Avenue, variable width right-of-way, by use and occupation), a distance of 15.46 feet to a corner, said corner being on the northeast right-of-way line of Trunk Avenue (variable width right-of-way, by use and occupation);

THENCE South 43 degrees 11 minutes 36 seconds East, over and across said Ali Lipscomb Way and with the northeast right-of-way line of said Trunk Avenue, for a passing distance of 57.11 feet to the southeast right-of-way line of said Ali Lipscomb Way, to the west corner of a called 1.2242 acre tract of land described as "Tract IV" in deed to Joe F. Hall and Floydell Hall, as recorded in Instrument Number 20080180979, O.P.R.D.C.T., continuing with the northeast right-of-way line of said Trunk Avenue and the southwest line of said 1.2242 acre tract, for a total distance of 248.90 feet to a corner, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 5,708.70 feet, chord that bears South 43 degrees 34 minutes 07 seconds East, a distance of 73.79 feet;

THENCE Easterly, with the northeast right-of-way line of said Trunk Avenue, the southwest line of said 1.2242 acre tract and with said curve, through a central angle of 00 degrees 44 minutes 26 seconds, an arc distance of 73.79 feet to a corner on the south corner of said 1.2242 acre tract and on the northwest line of Block 2/1354 of P.M. Wilson's Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 1, Page 111, M.R.D.C.T.;

THENCE South 42 degrees 53 minutes 01 second West, with the northwest line of said Block 2/1354 and the northeast right-of-way line of said Trunk Avenue, a distance of 12.67 feet to a corner on the northeast line of said DART tract;

THENCE with the northeast right-of-way line of said DART tract and the southwest line of Block 2/1354 of said P.M. Wilson's Addition, the following bearings and distances:

South 47 degrees 06 minutes 59 seconds East, a distance of 170.00 feet to a corner;

South 48 degrees 02 minutes 12 seconds East, a distance of 130.02 feet to an "ell" corner of Lot 2A, Block 2/1354 of Fourth Avenue Church of Christ Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200600022187, O.P.R.D.C.T.;

THENCE South 48 degrees 06 minutes 58 seconds East, with the southwest line of said Church of Christ Addition and the northeast right-of-way line of said DART tract, a distance of 125.87 feet to the south corner of said Church of Christ Addition, said corner being on the northwest right-of-way line of Trezevant Street (a 40-foot wide right-of-way, Volume 2, Page 164, M.R.D.C.T.);

THENCE North 42 degrees 43 minutes 19 seconds East, with the southeast line of said Church of Christ Addition, a distance of 149.52 feet to a corner on the northwest right-of-way line of said Trezevant Street;

THENCE South 47 degrees 16 minutes 41 seconds East, departing the southeast line of said Church of Christ Addition and the northwest right-of-way line of said Trezevant Street and over and across said Trezevant Street, a distance of 40.00 feet to an "ell" corner of Lot 1B, Block 4/1354 of Martin Luther King, Jr. Station (MLK Station), an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201000126170, O.P.R.D.C.T., and the northwest corner of Lot 13 of Block 3/1354 of said Harper's Fourth Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2, Page 164, M.R.D.C.T., said corner being on the southeast right-of-way line of said Trezevant Street;

THENCE South 45 degrees 50 minutes 54 seconds East, with the southwest line of Lot 13 of Block 3/1354 of said Harper's Fourth Addition and the northeast line of said MLK Station Addition, a distance of 125.05 feet to an "ell" corner of said MLK Station Addition and the southeast line of said Block 3/1354;

THENCE North 42 degrees 44 minutes 08 seconds East, with southeast line of said Block 3/1354 of said Harper's Fourth Addition and the northwest line of Lot 1B, Block 4/1354 of said MLK Station Addition, a distance of 298.94 to the easterly north corner of said MLK Station Addition, said corner being on the southwest right-of-way line of said Fourth Avenue (a 50-foot wide right-of-way);

THENCE North 44 degrees 26 minutes 18 seconds East, over and across said Fourth Avenue, a distance of 50.08 to a corner on the northeast right-of-way line of said Fourth Avenue and the southwest line of Lot 19-A, Block 1377, of Fourth Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 87046, Page 4513, D.R.D.C.T.;

THENCE South 45 degrees 33 minutes 42 seconds East, with the southwest line of said Lot 19-A, Block 1377, and the northeast right-of-way line of said Fourth Avenue, passing at a distance of 64.28 feet to the south corner of said Lot 19-A, Block 1377 and the west corner of Lot 22A, Block 1377 of Walgreens Fourth Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 98090, Page 4, D.R.D.C.T., continuing with the southwest line of said Walgreens Fourth Avenue Addition and the northeast right-of-way line of said Fourth Avenue, for a total distance of 290.04 feet to a corner;

THENCE South 44 degrees 26 minutes 18 seconds West, over and across said Fourth Avenue, a distance of 50.00 feet to the southeast corner of said MLK Station Addition and the north corner of a called 1.1054 acre tract of land described in deed to John Collins, as recorded in Instrument Number 201400104425, O.P.R.D.C.T., said corner being on the southwest right-of-way line of said Fourth Avenue;

THENCE South 42 degrees 04 minutes 00 seconds West, with the southeast line of said MLK Station Addition and the northwest line of said 1.1054 acre tract, passing at a distance of 278.06 feet to the west corner of said 1.1054 acre tract and the north corner of a tract of land described in deed to Curtis R. Black and Annie L. Black, as recorded in Instrument Number 201400017333, O.P.R.D.C.T., continuing with the southeast line of said MLK Station and northwest line of said Black tract, for a total distance of 419.03 feet to a corner on the northeast right-of-way line of said Trunk Avenue;

THENCE South 48 degrees 20 minutes 39 seconds East, departing the southeast line of said MLK Station Addition, with the southwest line of said Black tract and the northeast right-of-way line of said Trunk Avenue, passing at a distance of 50.00 feet to the south corner of said Black tract and the west corner of a tract of land described in deed to Sandhya Nallu Reddy, as recorded in Volume 88138, Page 551, D.R.D.C.T., continuing with the southwest line of said Sandhya tract and the northeast right-of-way line of Trunk Avenue, for a total distance of 146.39 feet to a corner clip of said Sandhya tract;

THENCE North 86 degrees 44 minutes 27 seconds East, with the corner clip of said Sandhya tract and the northeast right-of-way line of said Trunk Avenue, a distance of 21.33 feet to a corner, said corner being at the intersection of the northeast right-of-way line of said Trunk Avenue and the northwest right-of-way line of Martin Luther King Boulevard (a variable width right-of-way, by use and occupation);

THENCE North 41 degrees 43 minutes 59 seconds East, with the northwest right-of-way line of said Martin Luther King Boulevard and the southeast line of said Sandhya tract, a distance of 9.55 feet to a corner;

THENCE South 48 degrees 30 minutes 40 seconds East, over and across said Martin Luther King Boulevard, a distance of 101.66 feet to a corner clip of Lot 1B, Block 4/1354 of Minyard Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 94215, Page 2148, D.R.D.C.T., said corner being on the northeast right-of-way line of said Trunk Avenue;

THENCE South 42 degrees 37 minutes 44 seconds West, over and across said Trunk Avenue, passing at a distance of 112.60 feet to the north corner of State Farm/Fair Park Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 95225, Page 3559, D.R.D.C.T., continuing with the northwest line of said State Farm Addition and the southeast right-of-way line of said Martin Luther King Boulevard, for a total distance of 143.71 feet to a corner;

THENCE North 47 degrees 22 minutes 16 seconds West, departing the northwest line of said State Farm Addition, and over and across said Martin Luther King Boulevard, a distance of 105.00 feet to a corner, said corner being on the northwest right-of-way line of said Martin Luther King Boulevard, the southeast line of Block 1/1349 of McDougall's Subdivision, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 283, Page 81, M.R.D.C.T., the southwest line of said MLK Station Addition, and the southwest right-of-way line of said DART tract;

THENCE with the southwest line of said MLK Station Addition, the following bearings and distances:

North 48 degrees 21 minutes 03 seconds West, over and across said Block 1/1349 of said McDougall's Subdivision, a distance of 142.02 feet to a corner;

South 42 degrees 37 minutes 44 seconds West, over and across said Block 1/1349 of said McDougall's Subdivision, a distance of 22.08 feet to a corner;

North 48 degrees 21 minutes 26 seconds West, over and across said Block 1/1349 of said McDougall's Subdivision and South Boulevard (60-foot wide right-of-way, Volume 283, Page 81, M.R.D.C.T.), a distance of 133.35 feet to a corner, said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 89.71 feet, chord that bears North 07 degrees 26 minutes 25 seconds West, a distance of 69.99 feet;

Northerly, over and across said South Boulevard, through a central angle of 45 degrees 55 minutes 08 seconds, an arc distance of 71.90 feet to a corner;

South 42 degrees 39 minutes 03 seconds West, with the northwest right-of-way line of said South Boulevard, a distance of 59.70 feet to a corner;

North 48 degrees 22 minutes 00 seconds West, over and across said Block 2/1348 of said McDougall's Subdivision, a distance of 129.59 feet to a corner on the southeast right-of-way line of said Trezevant Street (a variable width right-of-way, Volume 1, Page 76, M.R.D.C.T.);

North 42 degrees 31 minutes 11 seconds East, with the southeast right-of-way line of said Trezevant Street, a distance of 63.98 feet to a corner;

North 48 degrees 20 minutes 08 seconds West, with the northeast line of Block B/1347 of Bomar's Grand Avenue Addition, a distance of 118.93 feet to an "ell" corner of said MLK Station Addition;

THENCE with the northeast line of Block B/1347 of said Bomar's Addition, and the southwest right-of-way line of said DART tract, the following bearings and distances:

North 48 degrees 10 minutes 41 seconds West, a distance of 30.40 feet to a corner, said corner being the point of curvature of a tangent circular curve to the right, having a radius of 5,769.68 feet, chord that bears North 47 degrees 44 minutes 54 seconds West, a distance of 86.56 feet;

Northwestlery, with said curve, through a central angle 00 degrees 51 minutes 35 seconds, an arc distance of 86.56 feet to the northeast corner of Lot 11, Block B/1347 of said Bomar's Addition;

THENCE South 44 degrees 42 minutes 37 seconds West, with the northwest line of said Lot 11, Block B/1347, the southwest right-of-way line of said DART tract, a distance of 5.00 feet to a corner, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 5,774.68 feet, chord that bears North 45 degrees 49 minutes 42 seconds West, a distance of 300.01 feet;

THENCE Northwestlery, departing the northwest line of said Lot 11, Block B/1347, over and across said Block B/1347 of said Bomar's Addition, with the southwest right-of-way line of said DART tract, and with said curve, through a central angle 02 degrees 58 minutes 37 seconds, an arc distance of 300.05 feet to a corner on the northwest line of Lot 5, Block B/1347 of said Bomar's Addition;

THENCE North 44 degrees 42 minutes 37 seconds East, with the northwest line of said Lot 5, Block B/1347 and with the southwest right-of-way line of said DART tract, a distance of 5.00 feet to the northwest corner of said Lot 5, Block B/1347, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 5,769.68 feet, chord that bears North 43 degrees 40 minutes 17 seconds West, a distance of 134.40 feet;

THENCE Northwesterly, with the northeast line of Block B/1347 of said Bomar's Addition, with the southwest right-of-way line of said DART tract, and with said curve, through a central angle 01 degree 20 minutes 05 seconds, an arc distance of 134.40 feet to a corner;

THENCE North 43 degrees 50 minutes 52 seconds West, with the southeast line of said Dart a distance of 125.93 feet to a corner;

THENCE South 46 degrees 33 minutes 45 seconds West, departing the northeast line of Block B/1347 of said Bomar's Addition, and the southwest right-of-way line of said DART tract and over and across said Block B/1347, a distance of 39.63 feet to a corner;

THENCE North 43 degrees 50 minutes 52 seconds West, over and across said Block B/1347 of said Bomar's Addition, a distance of 33.18 feet to a corner;

THENCE South 41 degrees 47 minutes 56 seconds West, over and across said Block B/1347 of said Bomar's Addition, a distance of 61.40 feet to a 5/8-inch found iron rod with cap stamped "LGG" for corner;

THENCE North 45 degrees 26 minutes 32 seconds West, over and across said Block B/1347 of said Bomar's Addition, a distance of 6.02 feet to a corner on the southeast right-of-way line of said Ali Lipscomb Way, said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 3,360.17 feet, chord that bears South 42 degrees 38 minutes 29 seconds West, a distance of 38.00 feet;

THENCE Southwesterly, with the southeasterly right-of-way line of said Ali Lipscomb Way, the northwest line of said Block B/1347 of said Bomar's Addition, and with said curve, through a central angle of 00 degrees 38 minutes 52 seconds, an arc distance of 38.00 feet to a corner;

THENCE North 48 degrees 06 minutes 53 seconds West, over and across said Ali Lipscomb Way, a distance of 67.38 feet to a 5/8-inch found iron rod for corner on the northwest right-of-way line of said Ali Lipscomb Way and the southeast line of a called 1.9917 acre tract of land described in deed to South Dallas Fair Park Inner City Development Corporation, as recorded in Volume 89080, Page 5167, D.R.D.C.T., said corner being the point of curvature of a non-tangent circular curve to the left, having a radius of 3,290.33 feet, chord that bears North 40 degrees 52 minutes 44 seconds East, a distance of 115.59 feet;

THENCE Northeasterly, with the northwesterly right-of-way line of said Ali Lipscomb Way, the southeast line of said 1.9917 acre tract, and with said curve, through a central angle of 02 degrees 00 minutes 47 seconds, an arc distance of 115.60 feet to a corner;

THENCE North 45 degrees 23 minutes 59 seconds West, over and across said 1.9917 acre tract and the southwest right-of-way line of said Trunk Avenue, a distance of 212.05 feet to a corner on the northwest line of said 1.9917 acre tract and the southeast line of a called 9.1250 acre tract of land described in deed to United States Postal Service, as recorded in Volume 87145, Page 3580, D.R.D.C.T.;

THENCE North 42 degrees 03 minutes 01 second East, with the northwest line of said 1.9917 acre tract and the southeast line of said 9.1250 acre tract, a distance of 1.00 to a corner, said corner being the southwest right-of-way line of said Trunk Avenue;

THENCE North 45 degrees 33 minutes 21 seconds West, with southwest right-of-way line of said Trunk Avenue, a distance of 1,342.17 feet to the north corner of that tract of land described in deed to Pamaco Realty, LLC, A Texas Limited Liability Company, as recorded in Instrument Number 2012000355978, O.P.R.D.C.T., said corner being at the intersection of said southwest right-of-way line of said Trunk Avenue with the southeast right-of-way of Oak Lane (variable width right-of-way, by use and occupation);

THENCE South 44 degrees 56 minutes 48 seconds West, with the southeast right-of-way line of said Oak Lane, a distance of 726.09 feet an "ell" corner of that tract of land described in deed to Martin Sprocket Gear, Inc., as recorded in Volume 84131, Page 3917, D.R.D.C.T.;

THENCE South 45 degrees 29 minutes 37 seconds East, continuing with the southeast right-of-way line of said Oak Lane and with the northerly northwest line of said Sprocket Gear tract, a distance of 38.06 feet to an "ell" corner of said Sprocket Gear tract;

THENCE South 44 degrees 52 minutes 23 seconds West, continuing with the south right-of-way line of said Oak Lane and with the northerly northwest line of said Sprocket Gear tract, a distance of 40.50 feet to a corner;

THENCE South 43 degrees 08 minutes 07 seconds West, continuing with the south right-of-way line of said Oak Lane and over and across 15-foot alley (Volume 1, Page 349, M.R.D.C.T.), a distance of 101.36 feet to a corner on the southwest right-of-way line of said 15-foot alley;

THENCE North 45 degrees 24 minutes 11 seconds West, continuing with the southeast right-of-way line of said Oak Lane and with the southwest right-of-way line of said 15-foot alley, a distance of 7.90 feet to the north corner of Lot 8, Block 3/854 of Barnes and Mitchell's Addition;

THENCE South 44 degrees 13 minutes 33 seconds West, continuing with the southeast right-of-way line of said Oak Lane, a distance of 1,082.48 feet to the west corner of Lot 8, Block 10/854 of said Barner and Mitchell's Addition;

THENCE North 88 degrees 37 minutes 22 seconds West, departing said southeast right-of-way line of said Oak Lane and over and across said Oak Lane, a distance of 28.94 feet to an "ell" corner of said Lot 1, Block A/853, from which 1/2-inch found iron rod with cap stamped "AB&A" bears South 40 degrees 53 minutes 15 seconds East, 0.5 feet;

THENCE South 44 degrees 09 minutes 30 seconds West, with the south line of said Lot 1, Block A/853, a distance of 667.32 feet to a 1/2-inch found iron rod with cap stamped "AB&A" for corner;

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

THENCE South 44 degrees 28 minutes 22 seconds West, continuing with the south line of said Lot 1, Block A/853, a distance of 363.71 feet to a corner, from which a 2-inch aluminum "illegible" cap bears North 57 degrees 11 minutes 42 seconds East, a distance of 1.79 feet;

THENCE South 53 degrees 08 minutes 24 seconds West, continuing with the south line of said Lot 1, Block A/853, a distance of 66.00 feet to the POINT OF BEGINNING AND CONTAINING 63.58 acres (2,769,374 square feet) of land, more or less.

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
Municipal Setting Designation (MSD) – DART CROF
To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
Lot 1B, Block 4/1354 of Martin Luther King Jr. Station,
City of Dallas, Dallas County, Texas
From the Dallas Area Rapid Transit

SAVE AND EXCEPT THE FOLLOWING:

Part 1:

BEING a 0.3478 acre (15,149 square foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City and County of Dallas, Texas, City of Dallas Block Number 851, and being part of tract of land described in Deed to the State of Texas, as recorded in Volume 5677, Page 49, of the Deed Records of Dallas County, Texas (D.R.DC.T.), and being more particularly described as follows:

BEGINNING at the north corner of said State of Texas tract and an "ell" corner of Lot 1, Block A/853 of S&I Yard Addition, an addition to the City of Dallas, as recorded in Volume 2003215, Page 8, D.R.D.C.T., from which a 5/8-inch found iron with cap stamped "LTRA" bears South 33 degrees East, a distance of 0.4 of a foot;

THENCE South 43 degrees 16 minutes 05 seconds East, with the northeast line of said State of Texas tract, a distance of 184.00 feet to the east corner of said State of Texas tract;

THENCE South 74 degrees 10 minutes 20 seconds West, with south line of said State of Texas tract, a distance of 120.24 feet to the south corner of said State of Texas tract, said corner being on the northeast line of said Lot 1, Block A/853;

THENCE North 45 degrees 14 minutes 35 seconds West, with the southwest line of said State of Texas tract and the northeast line of said Lot 1, Block A/853, a distance of 96.00 feet to the west corner of said State of Texas tract and an "ell" corner of said Lot 1. Block A/853;

THENCE North 30 degrees 12 minutes 11 seconds East, with the northwest line of said State of Texas tract and a southerly line of said Lot 1, Block A/853, a distance of 114.76 feet to the POINT OF BEGINNING AND CONTAINING 0.3478 acres (15,149 square feet) of land, more or less.

Field Notes Describing a 63.58 Acre (2,769,374 Square Foot)
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To Be Acquired in City of Dallas Block Numbers 9/812, 851, A/853 and 854
All of Lot 1, Block A/853 of S&I Yard Addition, Replat,
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City of Dallas, Dallas County, Texas
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AREA SUMMARY:

Gross MSD DART Boundary	: 63.58 acres
Save and Except Part 1	: 0.3478 acres
Net MSD DART Boundary	: 63.23 acres

NOTES:

This property description is accompanied by a parcel plat of even date.

This survey was prepared without the benefit of a title commitment. Easement may exist where none are shown.

The Basis of Bearing of this survey are based on the Texas Coordinate System of 1983, North Central Zone and tied to TXDOT GPS monuments: R0570127, R0570130, R0570157, RE570834 and Trinity Lakes Monuments: GPS01, GPS05, GPS09, GPS16, GPS17, GPS19, GPS20, GPS28, GPS32, GPS33, GPS34, GPS35, GPS37, GPS39, GPS40, GPS41, GPS42, GPS43, GPS44, GPS45, GPS50, GPS53, GPS55, GPS56, GPS58, GPS60, GPS62, GPS65, and GPS66. Coordinates shown are grid values and may be converted to surface by multiplying by the published Dallas County TXDOT scale factor of 1.000136506. Distances shown are reported in U.S. survey feet.

I, Getsy J. Suthan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that "This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared."

G. J. Suthan May 23/2017

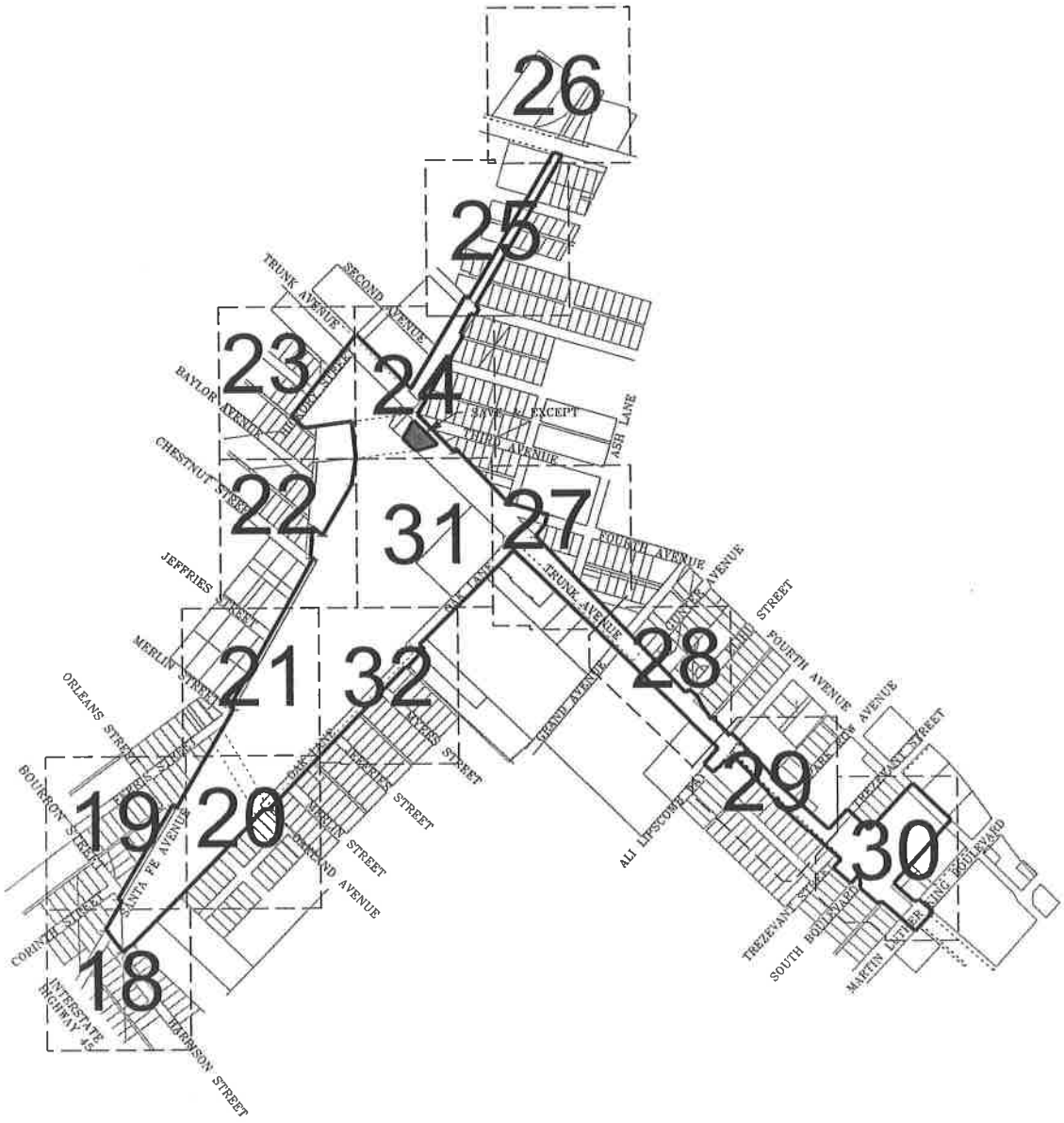
Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.
1201 North Bowser Road.
Richardson, Texas 75081
(214) 217-6418
TBPLS Firm #10029600



KEY MAP

0 300 600 900 1200
SCALE: 1"=600'

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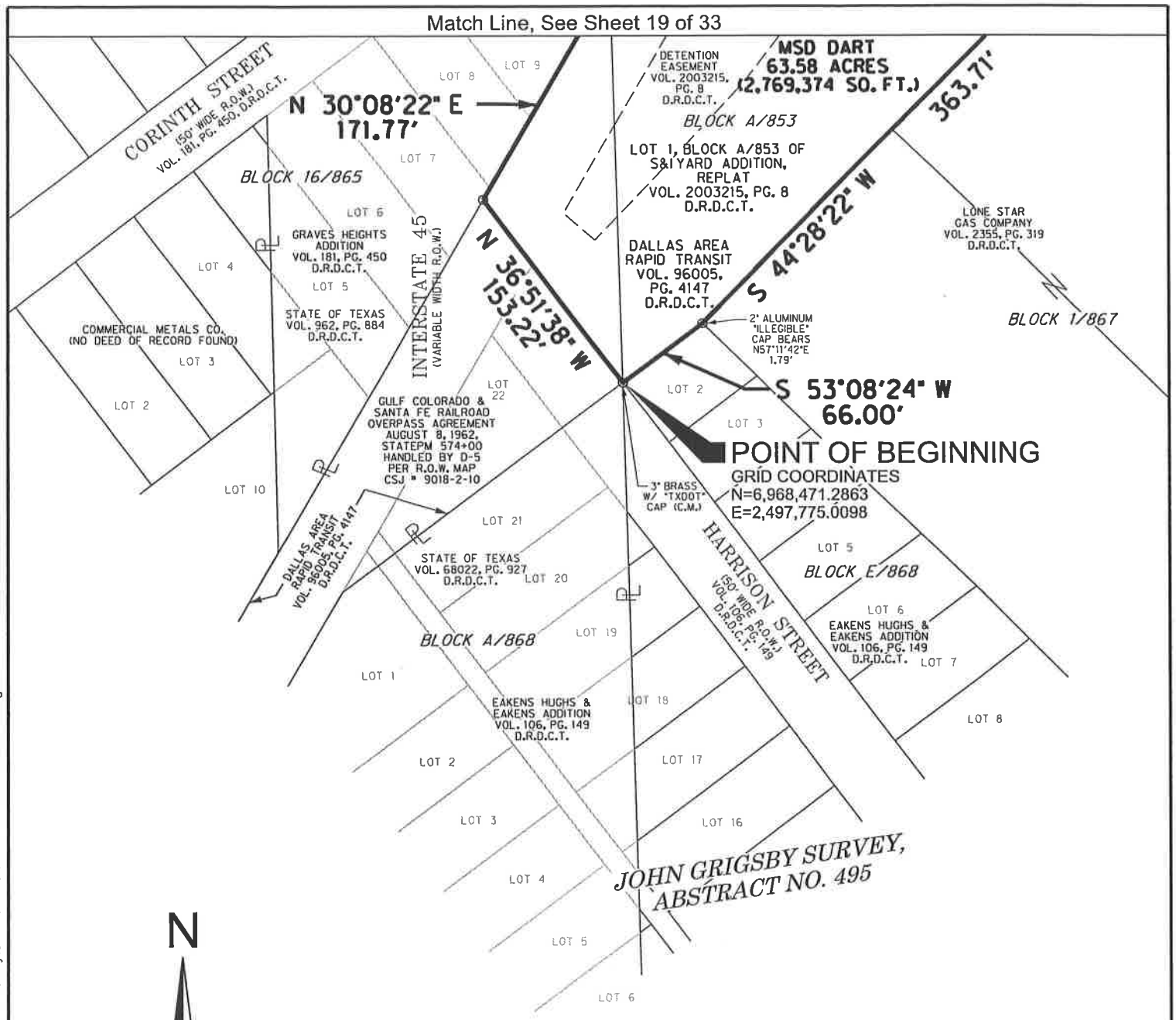
- PAGE OUTLINE & MATCHLINE
- MSD BOUNDARY
- SAVE & EXCEPT

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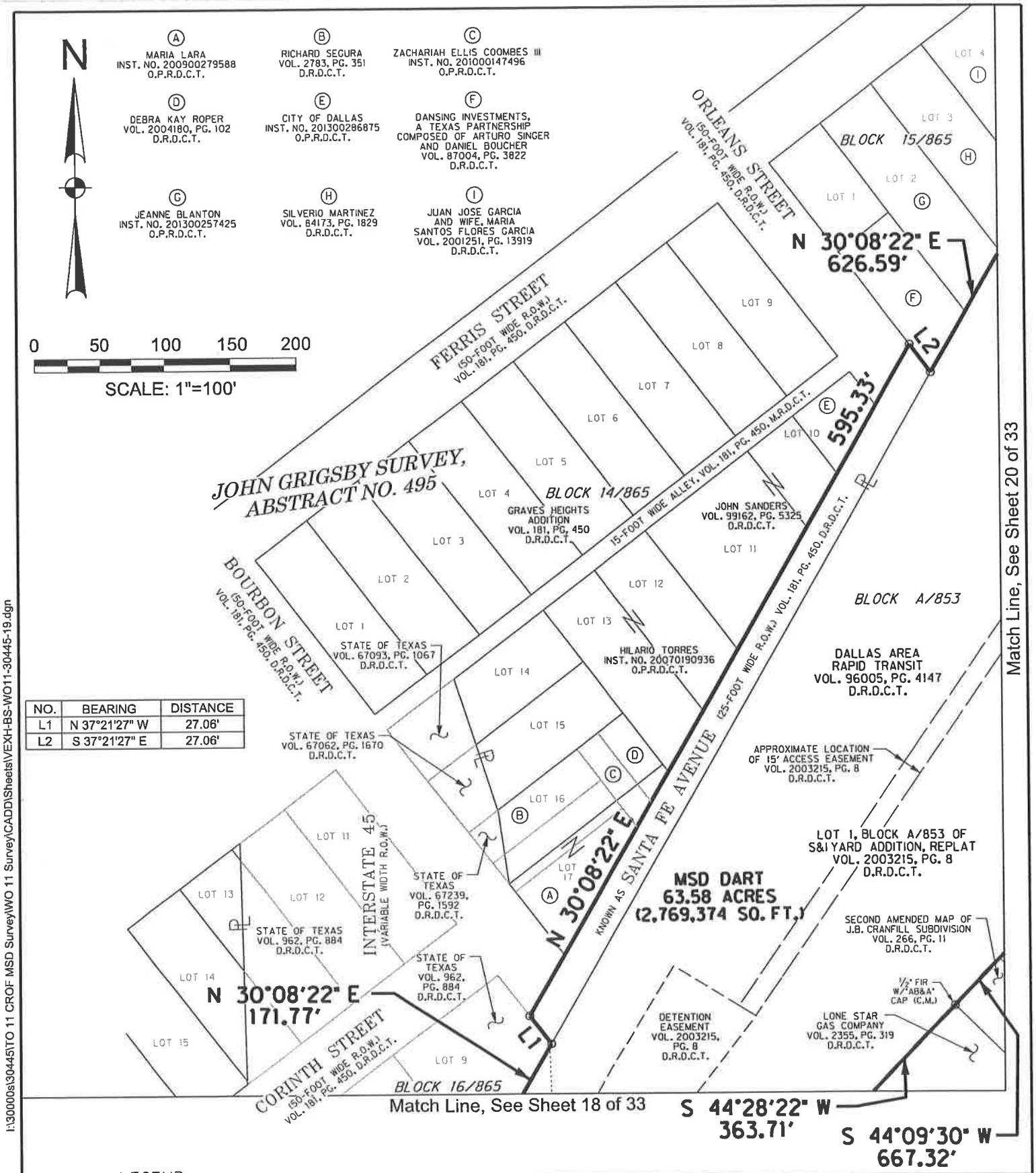
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FIR	FOUND IRON ROD (AS NOTED)
W/ CAP	WITH YELLOW CAP STAMPED "HALFF""
FRRS	FOUND RAILROAD SPIKE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT OF WAY
(C.M.)	CONTROLLING MONUMENT
℄	SURVEY LINE
ℙ	PROPERTY LINE

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NO.	BEARING	DISTANCE
L1	N 37°21'27" W	27.06'
L2	S 37°21'27" E	27.06'

LEGEND

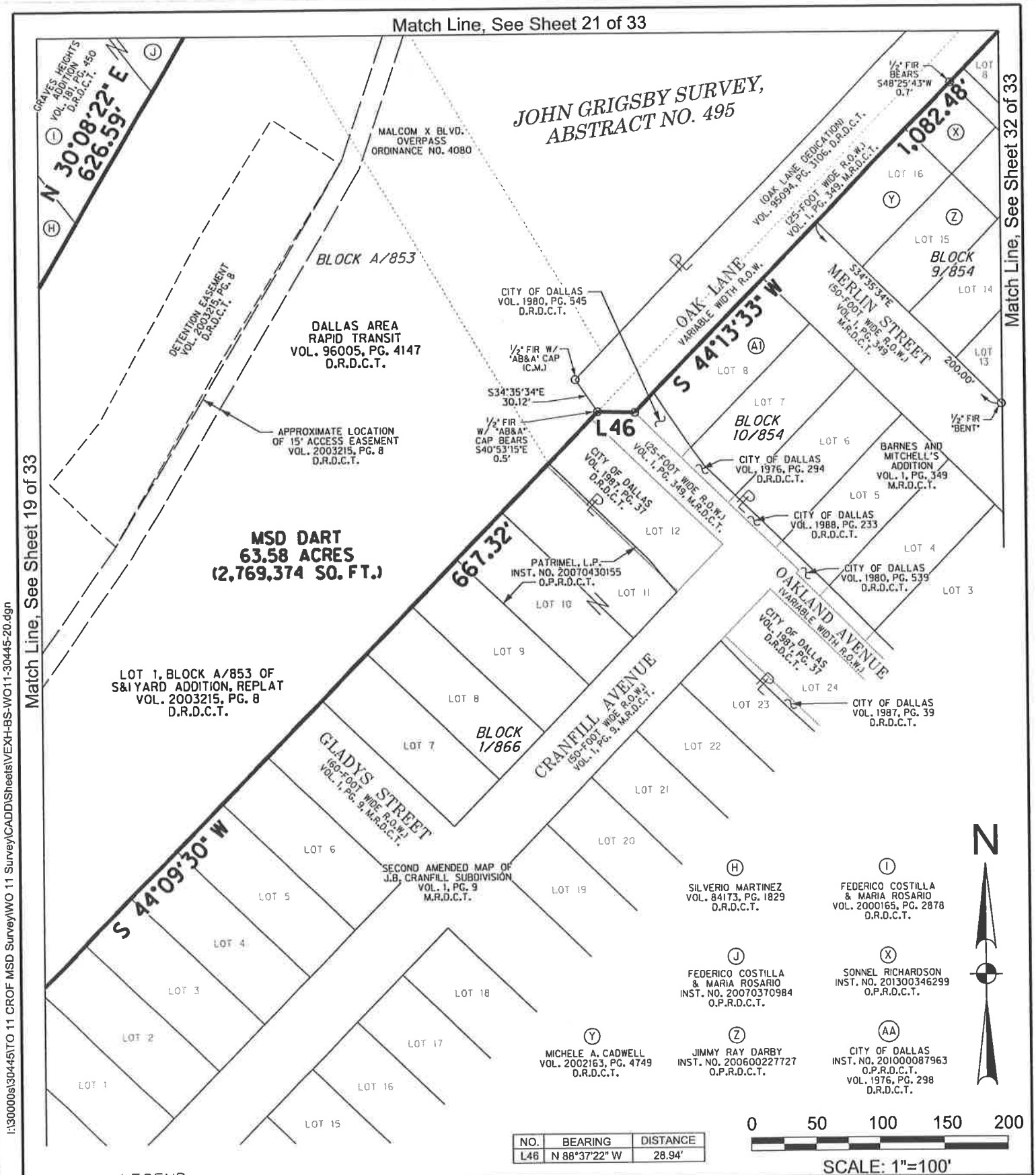
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NO.	BEARING	DISTANCE
L46	N 88°37'22" W	28.94'

LEGEND

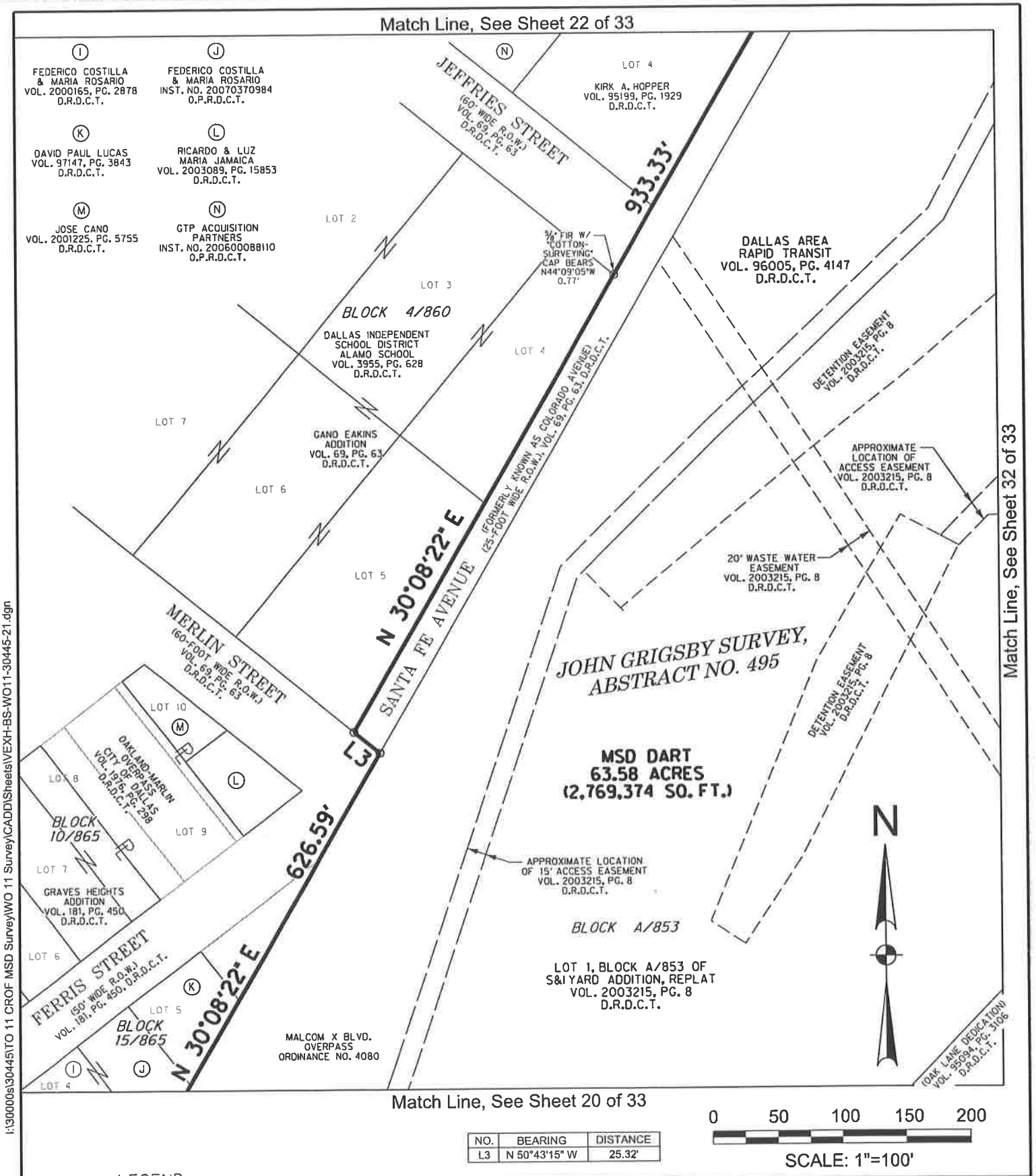
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NO.	BEARING	DISTANCE
L3	N 50°43'15" W	25.32'

0 50 100 150 200

SCALE: 1"=100'

LEGEND

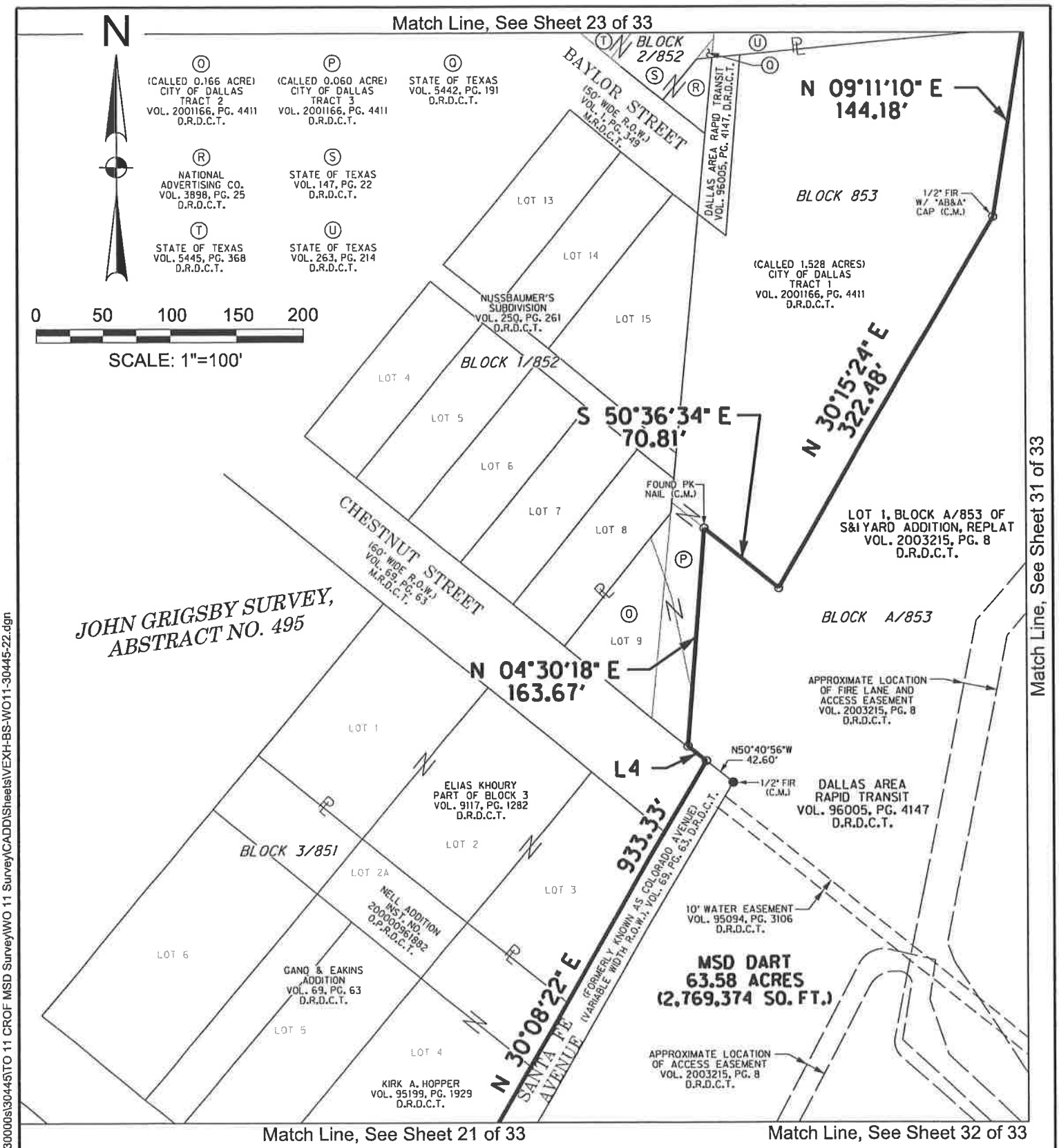
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NO.	BEARING	DISTANCE
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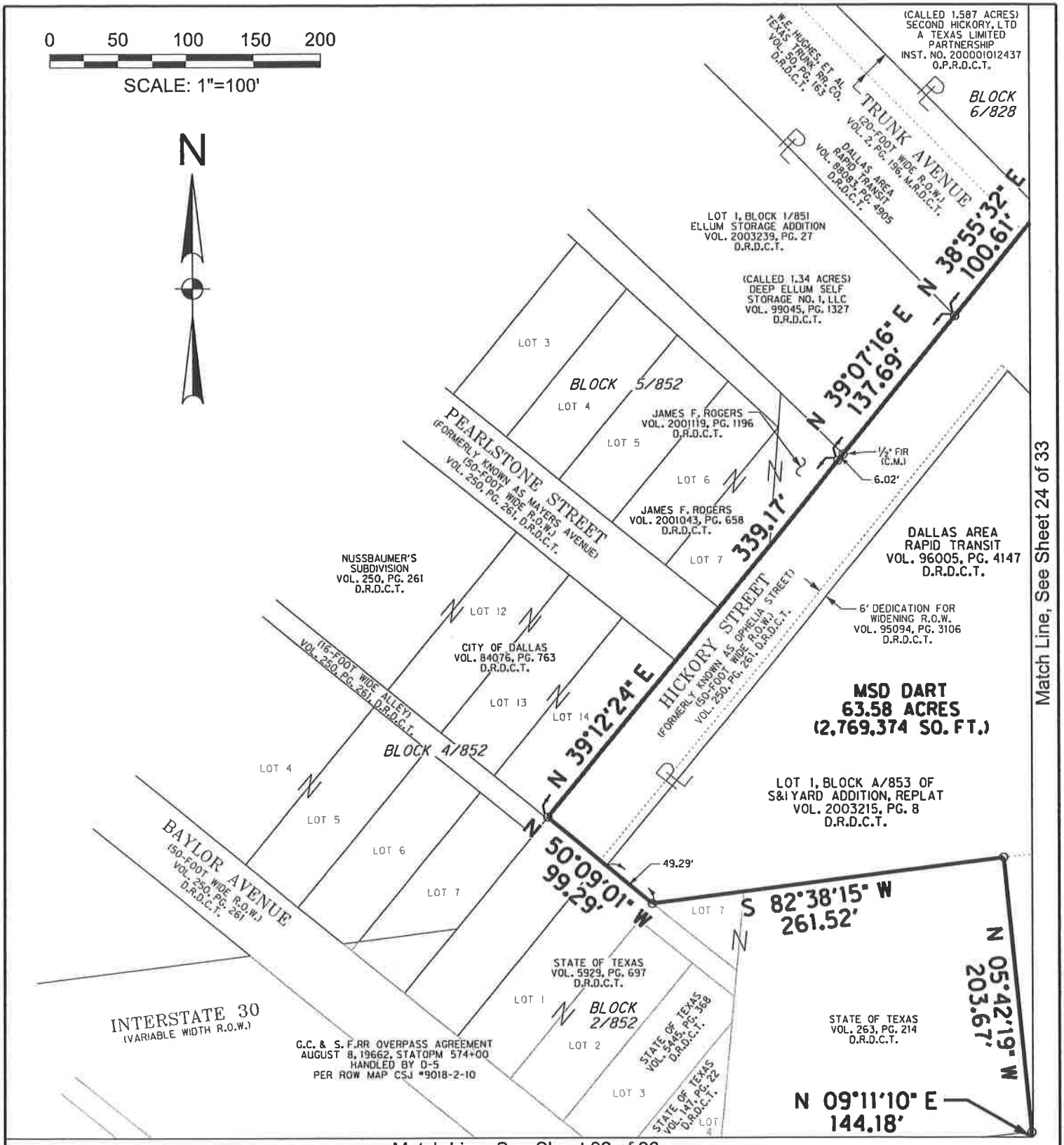
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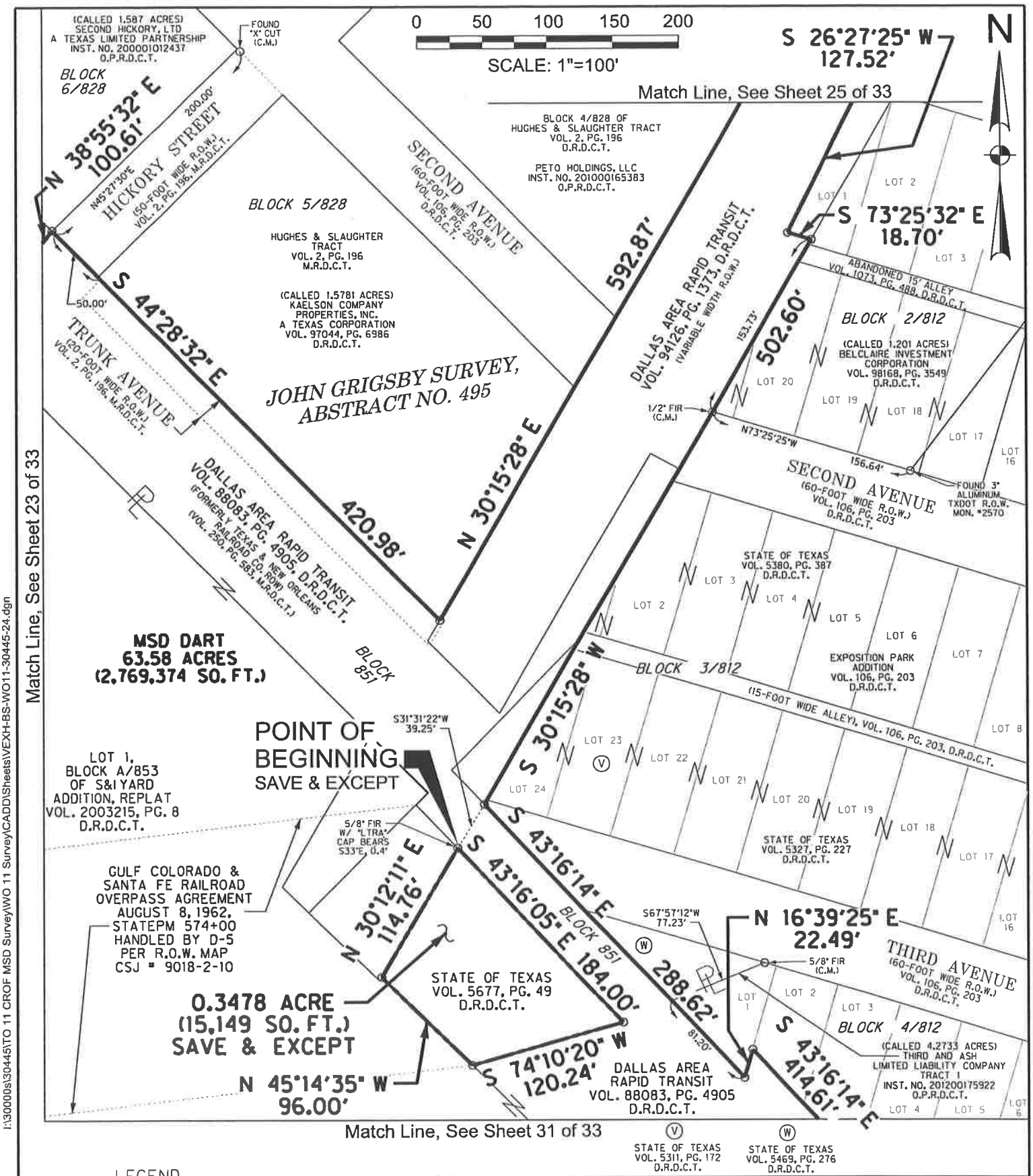
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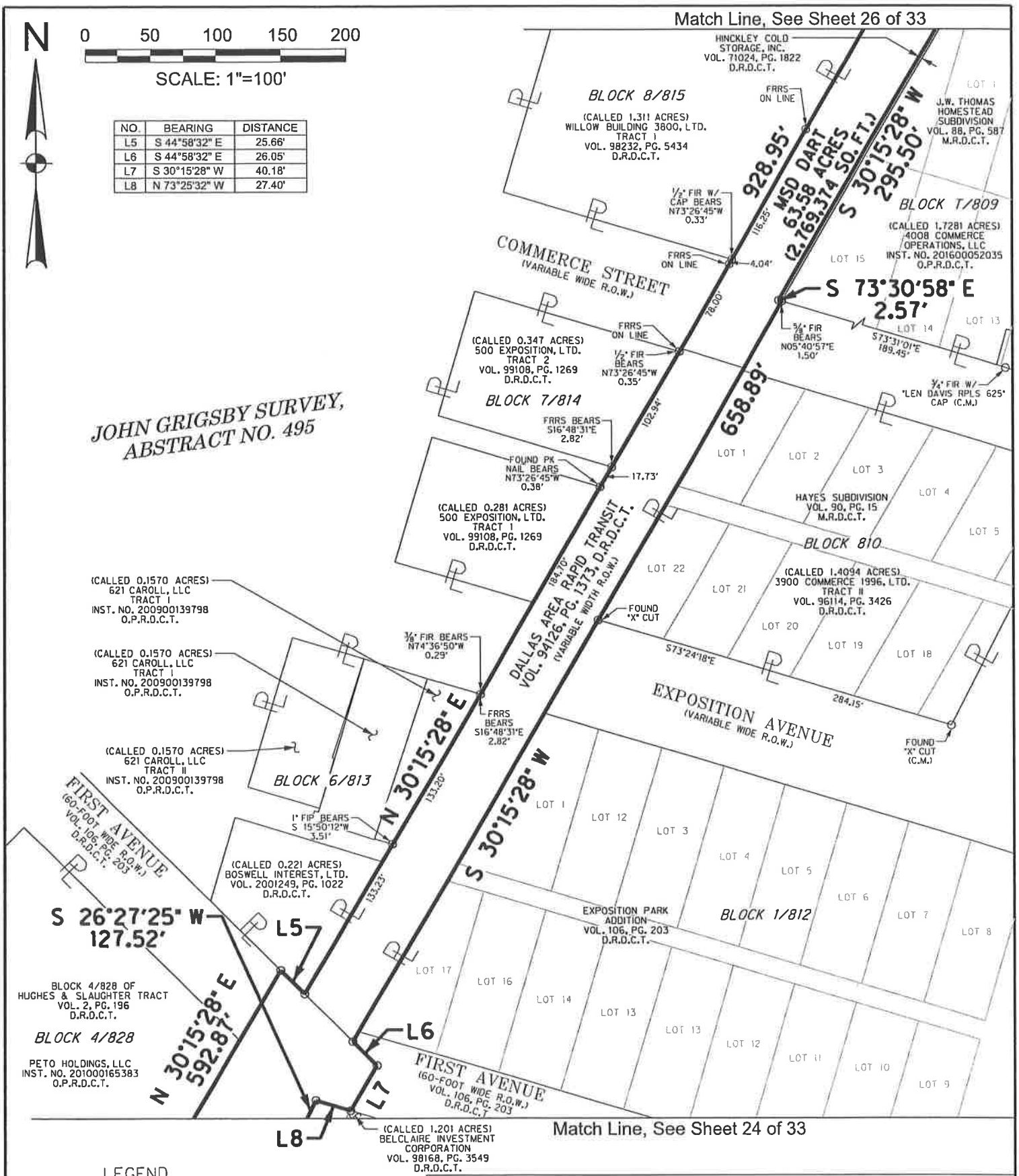
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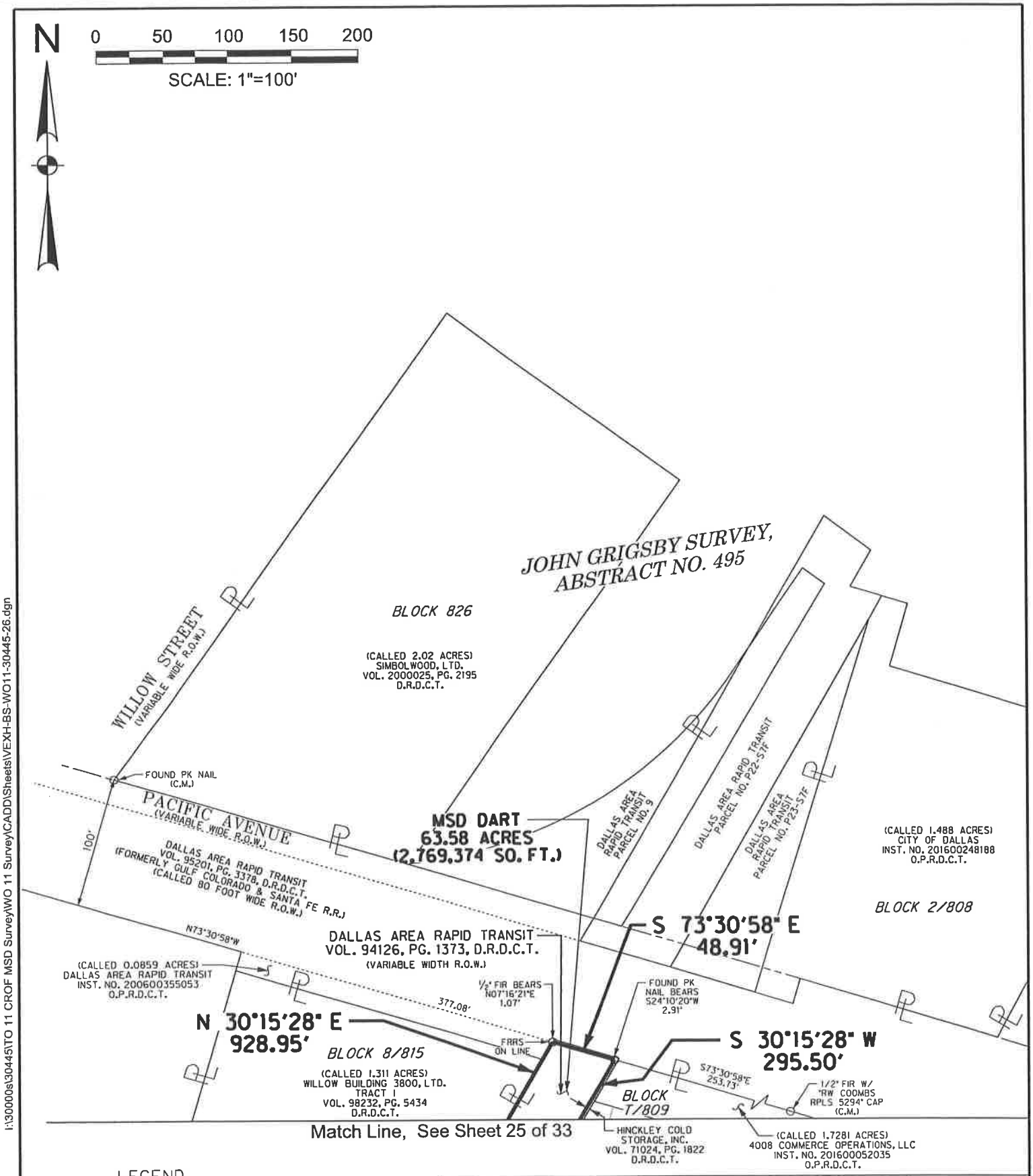
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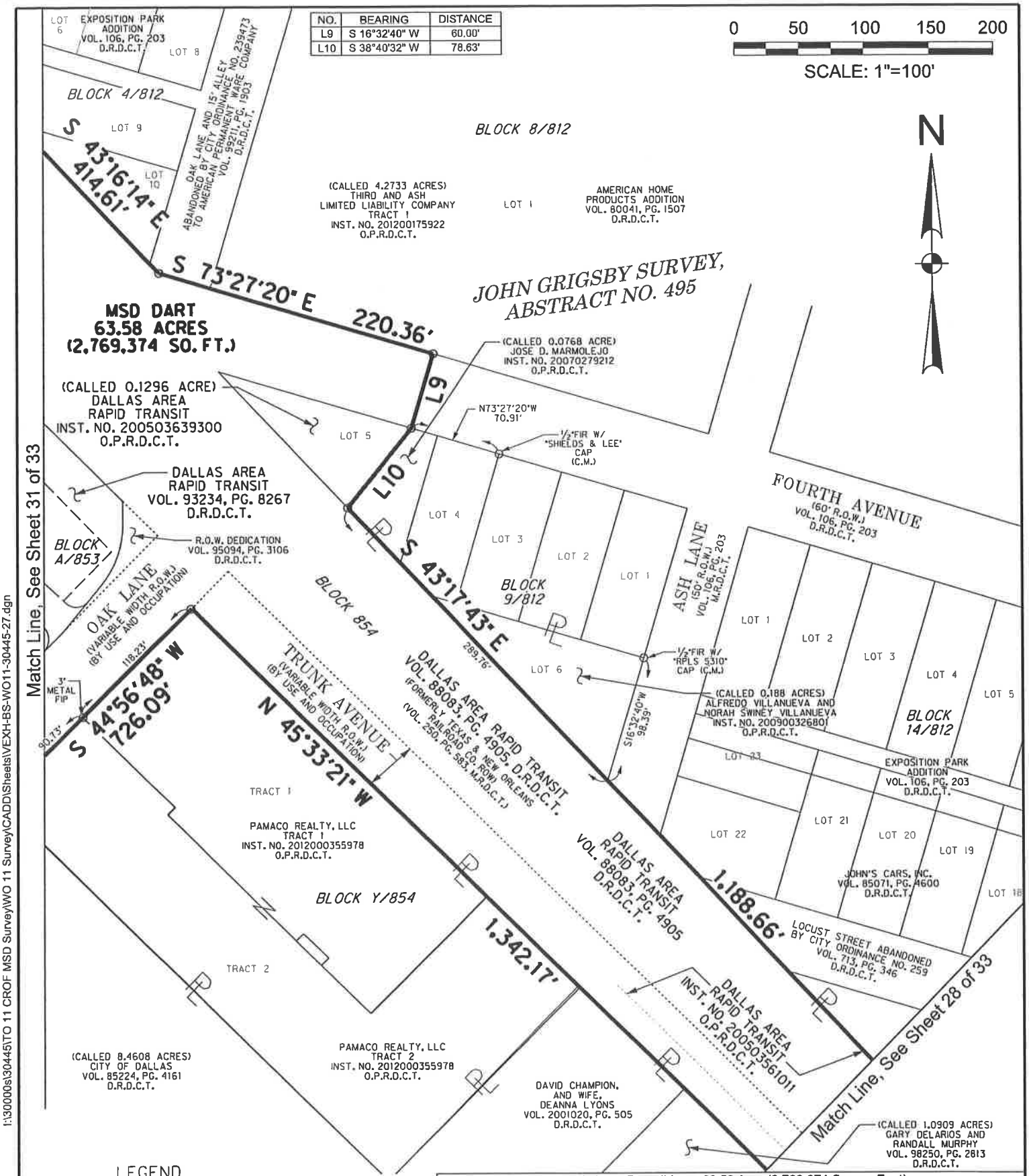
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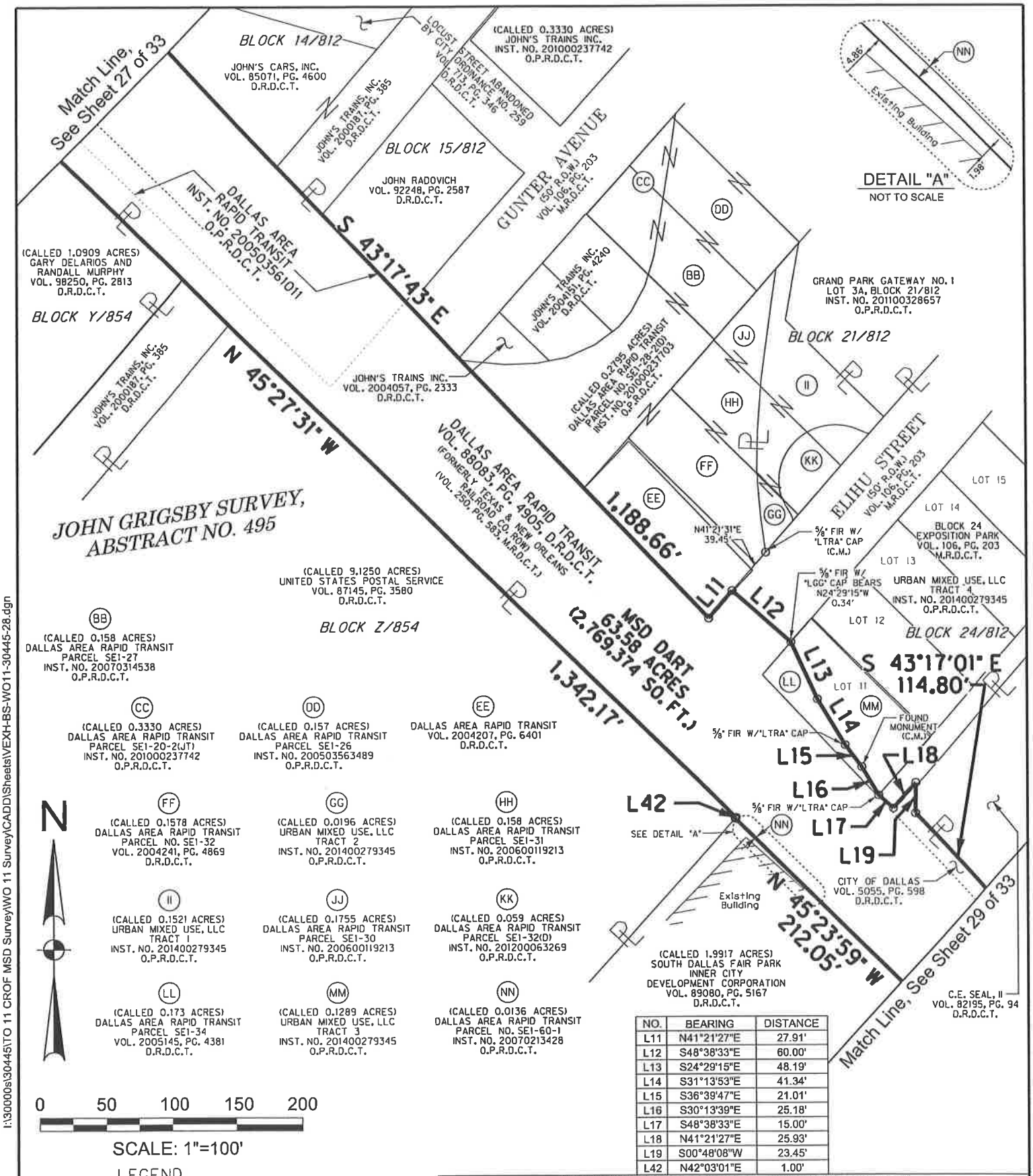
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NO.	BEARING	DISTANCE
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L12	S48°38'33"E	60.00'
L13	S24°29'15"E	48.19'
L14	S31°13'53"E	41.34'
L15	S36°39'47"E	21.01'
L16	S30°13'39"E	25.18'
L17	S48°38'33"E	15.00'
L18	N41°21'27"E	25.93'
L19	S00°48'08"W	23.45'
L42	N42°03'01"E	1.00'

LEGEND

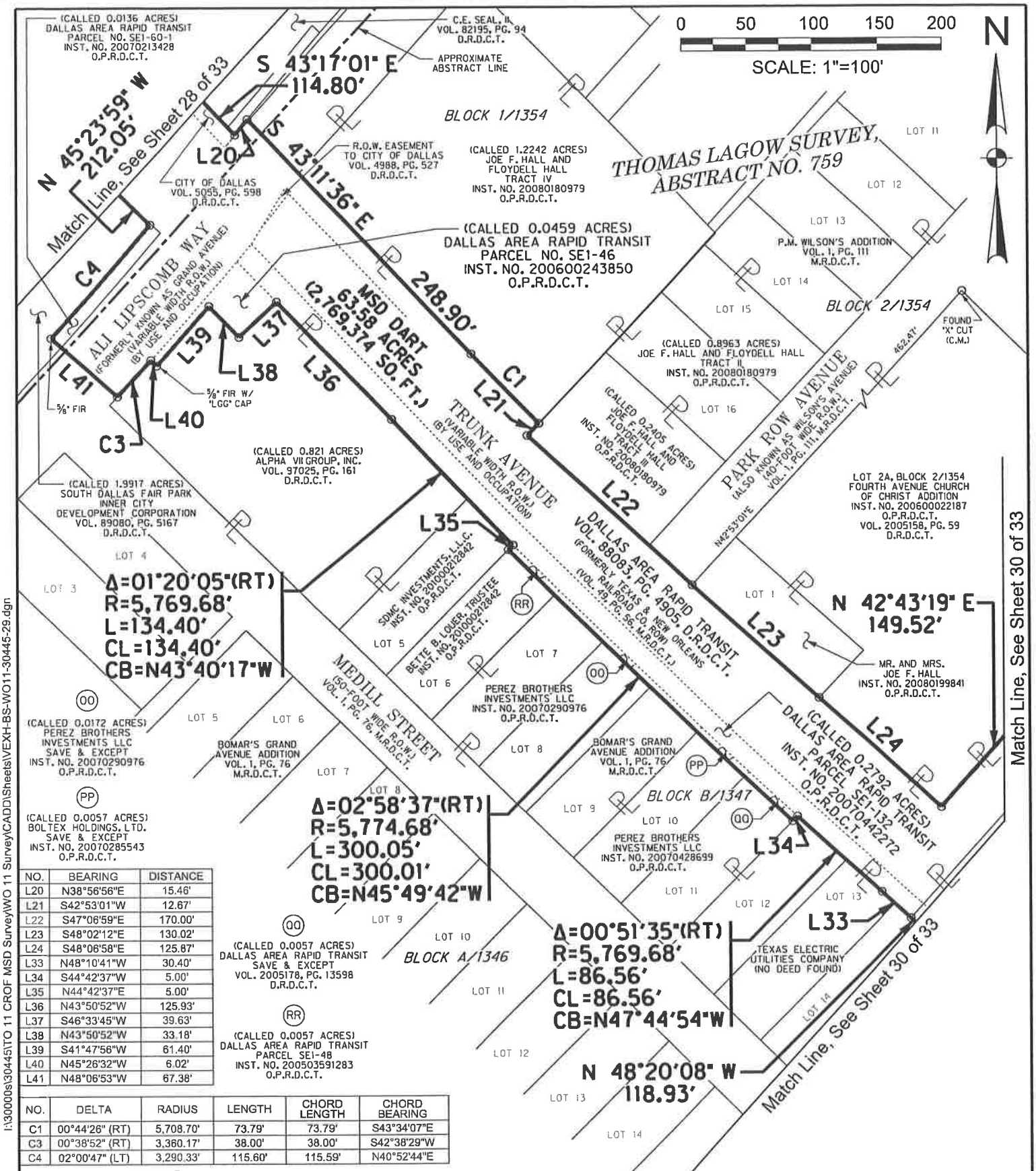
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FIR	FOUND IRON ROD (AS NOTED)
W/ CAP	WITH YELLOW CAP STAMPED "HALFF""
FRRS	FOUND RAILROAD SPIKE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
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R.O.W.	RIGHT OF WAY
(C.M.)	CONTROLLING MONUMENT
℄	SURVEY LINE
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AVO.: 30445 W011
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NO.	BEARING	DISTANCE
L20	N38°56'56"E	15.46'
L21	S42°53'01"W	12.67'
L22	S47°06'59"E	170.00'
L23	S48°02'12"E	130.02'
L24	S48°06'58"E	125.87'
L33	N48°10'41"W	30.40'
L34	S44°42'37"W	5.00'
L35	N44°42'37"E	5.00'
L36	N43°50'52"W	125.93'
L37	S46°33'45"W	39.63'
L38	N43°50'52"W	33.18'
L39	S41°47'56"W	61.40'
L40	N45°26'32"W	6.02'
L41	N48°06'53"W	67.38'

NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	00°44'26" (RT)	5,708.70'	73.79'	73.79'	S43°34'07"E
C3	00°38'52" (RT)	3,360.17'	38.00'	38.00'	S42°38'29"W
C4	02°00'47" (LT)	3,290.33'	115.60'	115.59'	N40°52'44"E

LEGEND

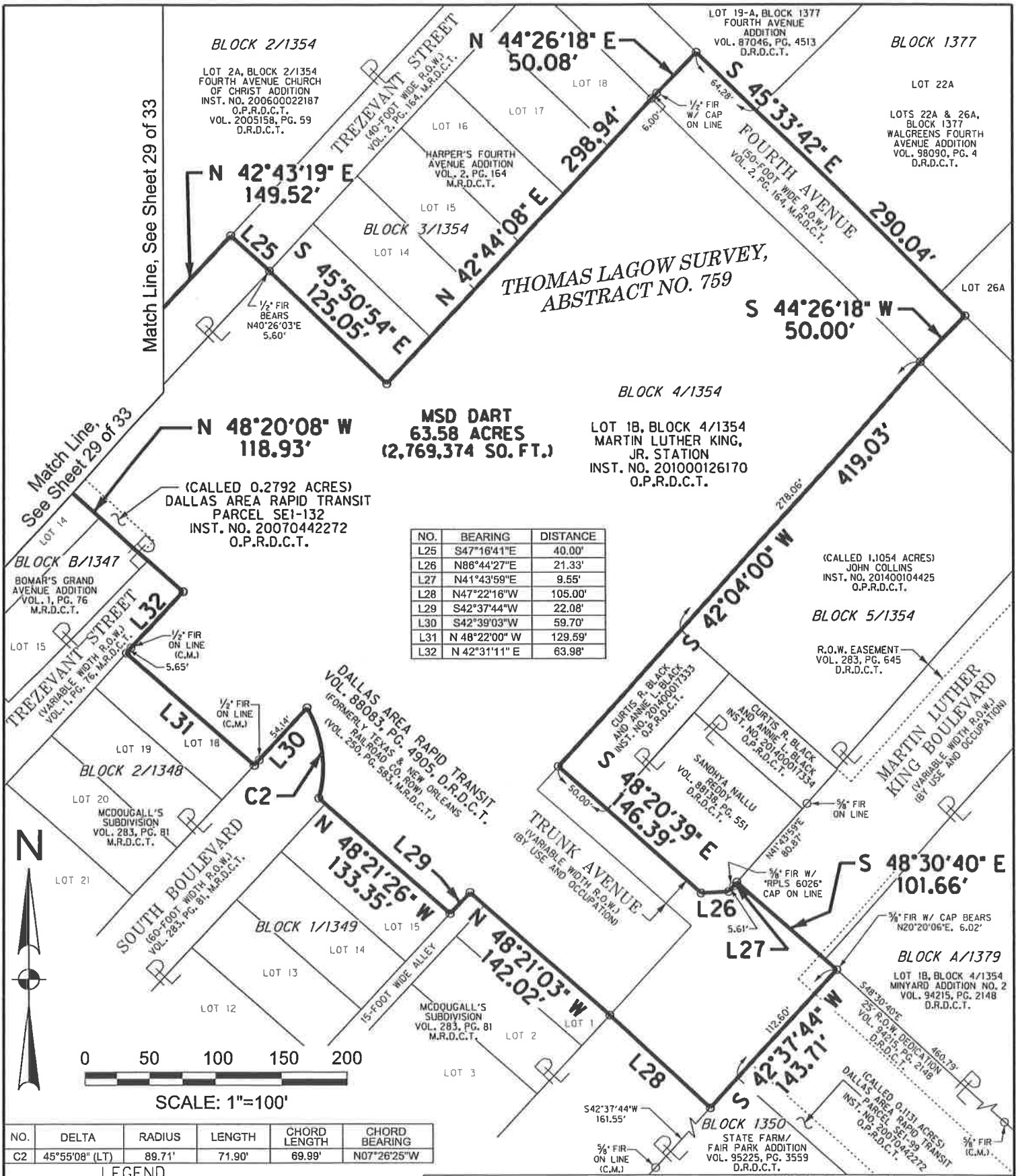
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NO.	BEARING	DISTANCE
L25	S47°16'41"E	40.00'
L26	N86°44'27"E	21.33'
L27	N41°43'59"E	9.55'
L28	N47°22'16"W	105.00'
L29	S42°37'44"W	22.08'
L30	S42°39'03"W	59.70'
L31	N 48°22'00" W	129.59'
L32	N 42°31'11" E	63.98'

NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C2	45°55'08" (LT)	89.71'	71.90'	69.99'	N07°26'25"W

LEGEND

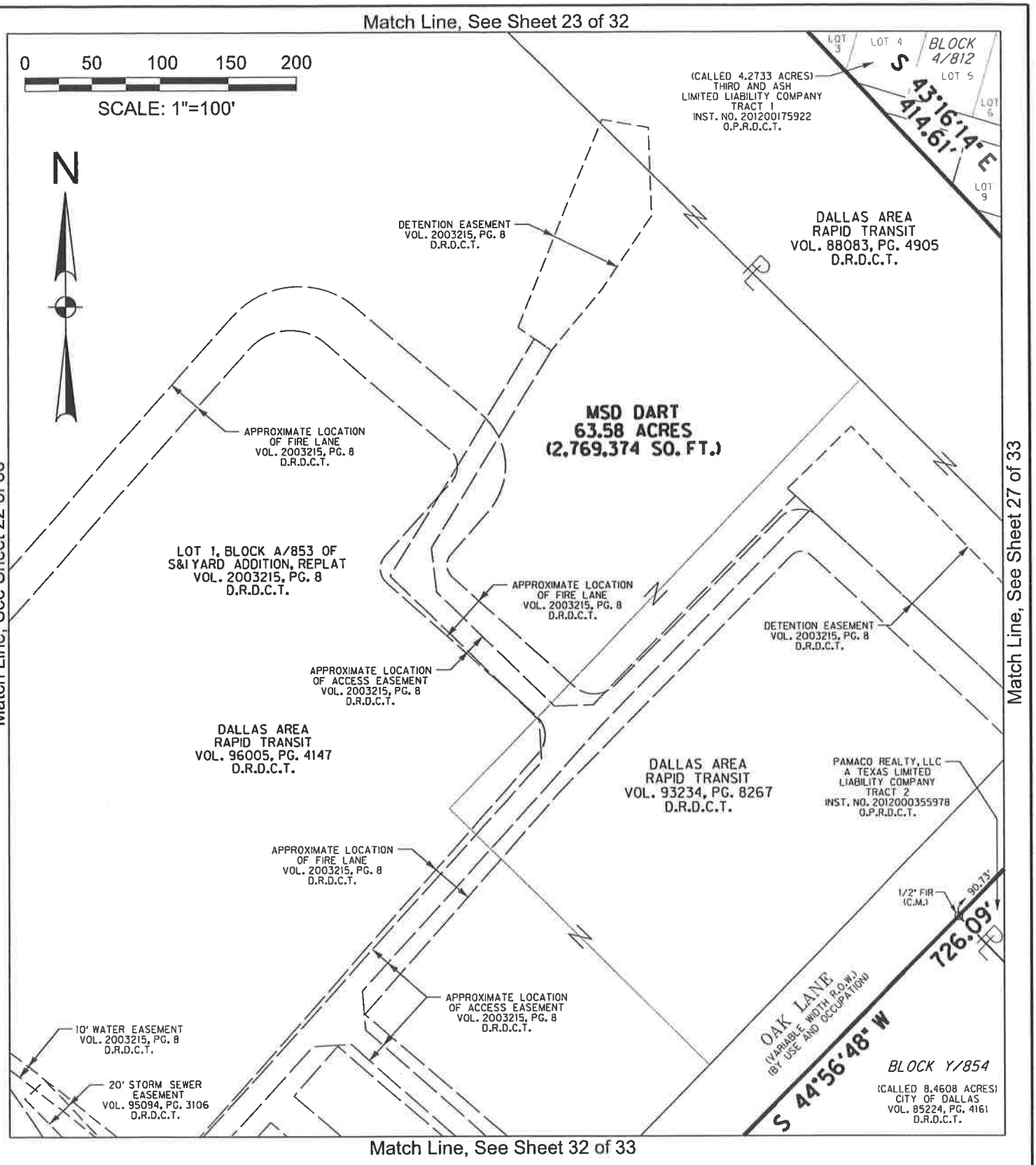
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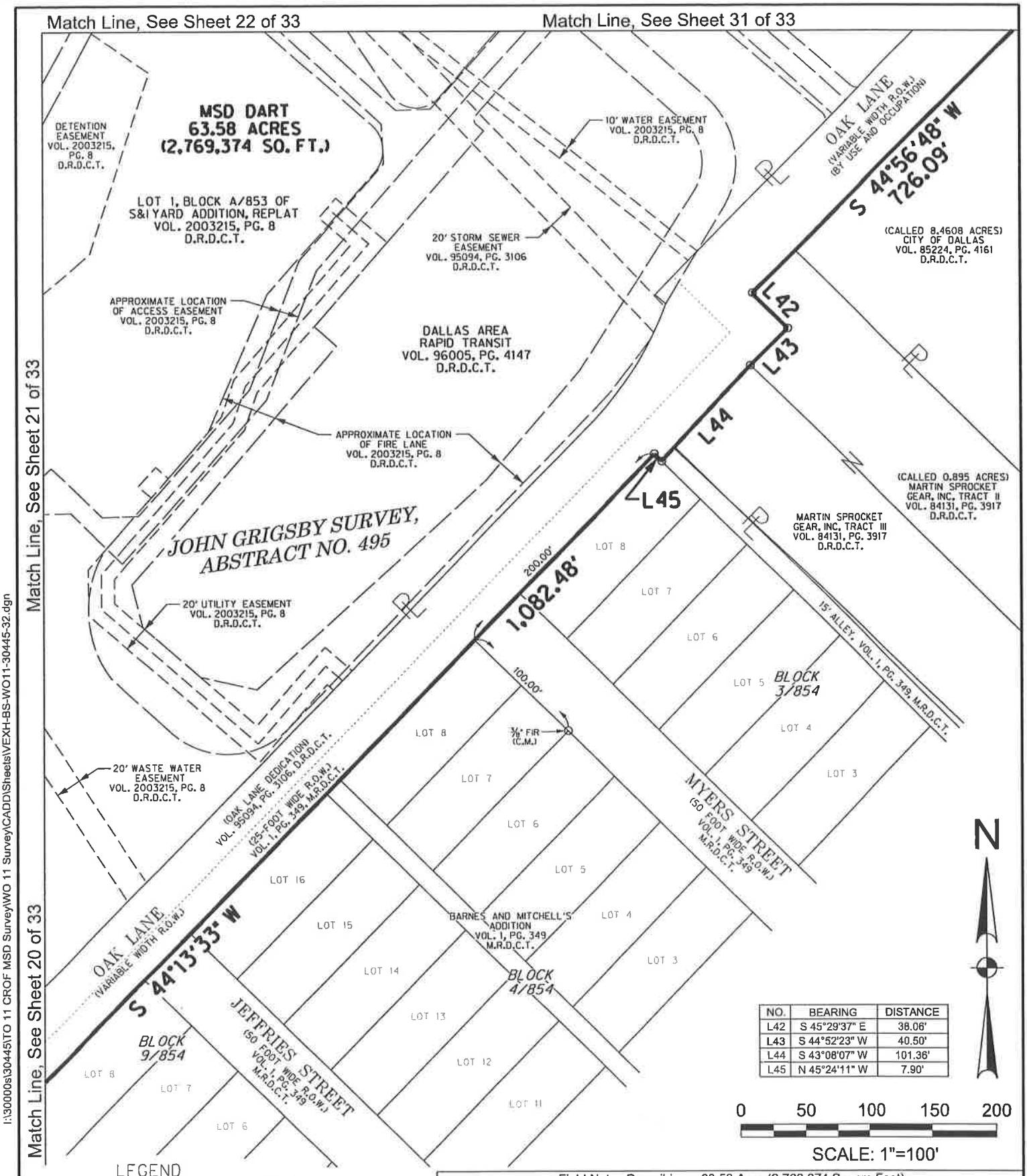
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PAGE 31 OF 33

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NO.	BEARING	DISTANCE
L42	S 45°29'37" E	38.06'
L43	S 44°52'23" W	40.50'
L44	S 43°08'07" W	101.36'
L45	N 45°24'11" W	7.90'

LEGEND

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AREA SUMMARY TABLE		
CALCULATED AREA	ACRES	SQUARE FEET
Gross MSD DART Boundary	63.58	2,769,374
Save and Except Part 1	0.3478	15,149
Net Phase II MSD Boundary	63.23	2,754,225

NOTES:

This property description is accompanied by a parcel plat of even date.

This survey was prepared without the benefit of a title commitment. Easement may exist where none are shown.

The Basis of Bearing of this survey are based on the Texas Coordinate System of 1983, North Central Zone and tied to TXDOT GPS monuments: R0570127, R0570130, R0570157, RE570834 and Trinity Lakes Monuments: GPS01, GPS05, GPS09, GPS16, GPS17, GPS19, GPS20, GPS28, GPS32, GPS33, GPS34, GPS35, GPS37, GPS39, GPS40, GPS41, GPS42, GPS43, GPS44, GPS45, GPS50, GPS53, GPS55, GPS56, GPS58, GPS60, GPS62, GPS65, and GPS66. Coordinates shown are grid values and may be converted to surface by multiplying by the published Dallas County TXDOT scale factor of 1.000136506. Distances shown are reported in U.S. survey feet.

I, Getsy J. Suthan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that "This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared."

G. S Suthan May 23/2017



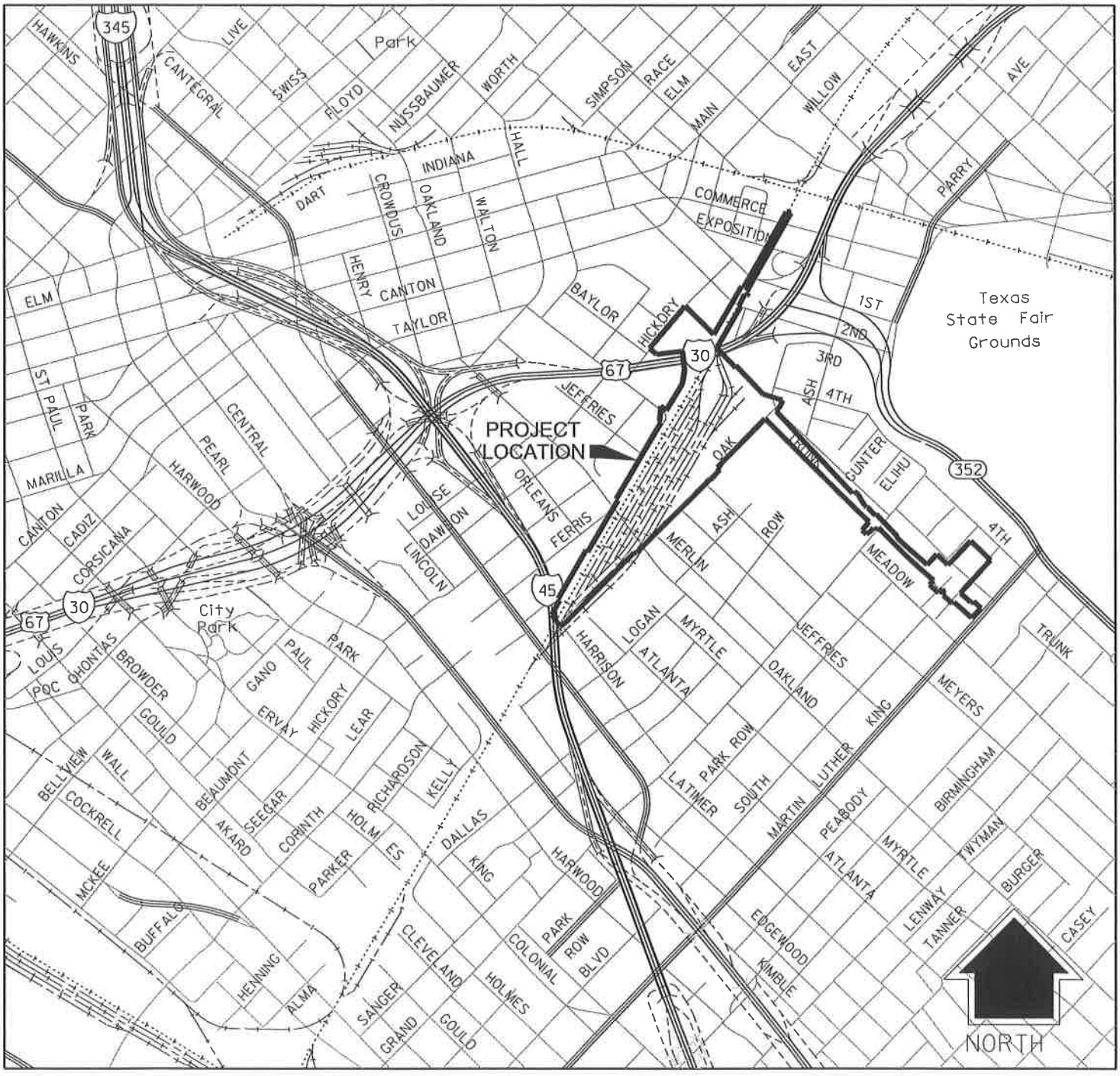
Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.
1201 North Bowser Road.
Richardson, Texas 75081
(214) 217-6418
TBPLS Firm #10029600

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LOCATOR MAP

N.T.S.

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SEPTEMBER 26, 2018 CITY COUNCIL ADDENDUM
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated September 26, 2018. 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

9/21/2018
Date

for
Elizabeth Reich
Chief Financial Officer

9/21/18
Date

RECEIVED
2018 SEP 21 PM 5:03
CITY SECRETARY
DALLAS, TEXAS

REVISED

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, SEPTEMBER 26, 2018
CITY OF DALLAS
1500 MARILLA STREET
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

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

9:00 a.m.	**INVOCATION AND PLEDGE OF ALLEGIANCE**	
	OPEN MICROPHONE	
	CLOSED SESSION	
	MINUTES	Item 1
	CONSENT AGENDA	Items 2 - 55
	CONSENT ADDENDUM	Addendum Items 1 - 5
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 56 - 60 Addendum Items 6 - 12
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 61 - 78

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."

ADDITIONS:

CONSENT AGENDA

Department of Public Works

1. 18-939 Authorize a four-year consultant contract for design, construction, and staff augmentation support to complete the 2017 Bond Program projects for City Parks and Fair Park - McKissack - AZ&B JV, LLC, most advantageous proposer of six - Not to exceed $6,426,901.23 - Financing: Bond Program Administration Fund (subject to annual appropriations)

2. 18-777 Authorize a four-year consultant contract for program management and staff augmentation to complete the 2017 Bond Program horizontal projects for Streets and Transportation, and Flood Control and Storm Drainage - AECOM/AZTECA Joint Venture, most advantageous proposer of six - Not to exceed $7,514,491.04 - Financing: Bond Program Administration Fund (subject to annual appropriations)

3. 18-937 Authorize a four-year consultant contract for program management to complete the 2017 Bond Program vertical projects for the City's Library Facilities, Cultural and Performing Arts Facilities, Public Safety Facilities and other City Facilities for the vertical projects - Lockwood Andrews & Newnam, Inc., the most advantageous proposer of seven - Not to exceed $1,039,348.00 - Financing: Bond Program Administration Fund (subject to annual appropriations)

Office of City Auditor

4. 18-920 Authorize approval of the Office of the City Auditor's Fiscal Year 2019 Audit Plan as required by paragraph 4(b) of Resolution No. 79-0723, previously approved on February 28, 1979, and as amended by Resolution No. 90-4027, previously approved on December 12, 1990 - Financing: No cost consideration to the City

Office of Procurement Services

5. 18-961 Authorize a three-year service contract, with three one-year renewal options, for project underwriting services - The National Council for Community Development, Inc. dba National Development Council, lowest responsible bidder of three - Not to exceed $1,188,000.00 - Financing: General Fund (subject to annual appropriations)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

6. 18-848 A resolution designating absences by Councilmembers Kevin Felder and Sandy Greyson as being for "Official City Business" - Financing: No cost consideration to the City

Office of Economic Development

7. 18-838 Authorize a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, JPMorganChase N.A. and its subsidiaries (Chase), and Buckner International, and its affiliates (Developer) for construction of a Family Hope Center (Project) located at 3314 Lombardy Lane, Dallas, Texas 75220 - Financing: No cost consideration to the City

8. 18-840 Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund and its subsidiaries, an affiliate of a NMTC Investor (the “Bank”), and Community Partners of Dallas, and its affiliates (Developer) for the acquisition and renovation of the Community Partners of Dallas facility (Project) located at 7950 Elmbrook Drive, Dallas, Texas 75247 - Financing: No cost consideration to the City

9. 18-841 Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund and its subsidiaries, an affiliate of an NMTC Investor (the “Bank”), and Maya Cinemas North America, Inc., and its affiliates (Developer) for the construction of a 14-screen movie theater (Project) located at 655 West Illinois Avenue, Dallas, Texas 75224 - Financing: No cost consideration to the City

10. 18-893 Authorize a business personal property tax abatement agreement with Velocity, A Viracon Company or an affiliate (“Velocity”) for a period of five-years in an amount equal to the City’s ad valorem taxes assessed on 50 percent of the increased taxable value of Velocity’s business personal property associated with the establishment of a new manufacturing operation to be located on approximately 8.427 acres at the southeast corner of Clover Haven Street and Cargo Road in Dallas, Texas in accordance with the City’s Public/Private Partnership Program - Estimated Revenue Foregone: $308,103.00 over a five-year period

Note: Addendum Item Nos. 11 and 12 must be considered collectively.

11. 18-956 Authorize a real property tax abatement agreement with Commerce 30 Building C, Inc. or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with the proposed build-to-suit development of Commerce 30 Building C, an e-commerce distribution center within a Texas Enterprise Zone situated on approximately 100 acres of property located at 1301 Chalk Hill Road in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: $1,103,876.00 over ten years

12. 18-957 Authorize a business personal property tax abatement agreement with Amazon.com Services, Inc. or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with the proposed build-to-suit development of an e-commerce facility situated on approximately 100 acres of property located at 1301 Chalk Hill Road in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: $1,056,349.00 over five years

DELETION:

Water Utilities Department

55. 18-708 Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - RKM Utility Services, Inc., lowest responsible bidder of five - Not to exceed $13,853,532.50 - Financing: Water Utilities Capital Improvement Funds

EXECUTIVE SESSION NOTICE

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

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

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

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

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

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

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

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

Addendum Date: September 26, 2018

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	All	C	PBW	$6,426,901.23	Authorize a four-year consultant contract for design, construction, and staff augmentation support to complete the 2017 Bond Program projects for City Parks and Fair Park - McKissack - AZ&B JV, LLC, most advantageous proposer of six - Not to exceed $6,426,901.23 - Financing: Bond Program Administration Fund (subject to annual appropriations)
2.	All	C	PBW	$7,514,491.04	Authorize a four-year consultant contract for program management and staff augmentation to complete the 2017 Bond Program horizontal projects for Streets and Transportation, and Flood Control and Storm Drainage - AECOM/AZTECA Joint Venture, most advantageous proposer of six - Not to exceed $7,514,491.04 - Financing: Bond Program Administration Fund (subject to annual appropriations)
3.	All	C	PBW	$1,039,348.00	Authorize a four-year consultant contract for program management to complete the 2017 Bond Program vertical projects for the City's Library Facilities, Cultural and Performing Arts Facilities, Public Safety Facilities and other City Facilities for the vertical projects - Lockwood Andrews & Newnam, Inc., the most advantageous proposer of seven - Not to exceed $1,039,348.00 - Financing: Bond Program Administration Fund (subject to annual appropriations)
4.	N/A	C	AUD	NC	Authorize approval of the Office of the City Auditor's Fiscal Year 2019 Audit Plan as required by paragraph 4(b) of Resolution No. 79-0723, previously approved on February 28, 1979, and as amended by Resolution No. 90-4027, previously approved on December 12, 1990 - Financing: No cost consideration to the City
5.	All	C	PBD	$1,188,000.00	Authorize a three-year service contract, with three one-year renewal options, for project underwriting services - The National Council for Community Development, Inc. dba National Development Council, lowest responsible bidder of three - Not to exceed $1,188,000.00 - Financing: General Fund (subject to annual appropriations)
6.	N/A	I	SEC	NC	A resolution designating absences by Councilmembers Kevin Felder and Sandy Greyson as being for "Official City Business" - Financing: No cost consideration to the City
7.	6	I	ECO	NC	Authorize a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, JPMorganChase N.A. and its subsidiaries (Chase), and Buckner International, and its affiliates (Developer) for construction of a Family Hope Center (Project) located at 3314 Lombardy

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Lane, Dallas, Texas 75220 - Financing: No cost consideration to the City
8.	1	I	ECO	NC	Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund and its subsidiaries, an affiliate of a NMTC Investor (the "Bank"), and Community Partners of Dallas, and its affiliates (Developer) for the acquisition and renovation of the Community Partners of Dallas facility (Project) located at 7950 Elmbrook Drive, Dallas, Texas 75247 - Financing: No cost consideration to the City
9.	1	I	ECO	NC	Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund and its subsidiaries, an affiliate of an NMTC Investor (the "Bank"), and Maya Cinemas North America, Inc., and its affiliates (Developer) for the construction of a 14-screen movie theater (Project) located at 655 West Illinois Avenue, Dallas, Texas 75224 - Financing: No cost consideration to the City
10.	7	I	ECO	REV- $308,103.00	Authorize a business personal property tax abatement agreement with Velocity, A Viracon Company or an affiliate ("Velocity") for a period of five-years in an amount equal to the City's ad valorem taxes assessed on 50 percent of the increased taxable value of Velocity's business personal property associated with the establishment of a new manufacturing operation to be located on approximately 8.427 acres at the southeast corner of Clover Haven Street and Cargo Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: $308,103.00 over a five-year period
11.	6	I	ECO	REV- $1,103,876.00	Authorize a real property tax abatement agreement with Commerce 30 Building C, Inc. or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with the proposed build-to-suit development of Commerce 30 Building C, an e-commerce distribution center within a Texas Enterprise Zone situated on approximately 100 acres of property located at 1301 Chalk Hill Road in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: $1,103,876.00 over ten years
12.	6	I	ECO	REV- $1,056,349.00	Authorize a business personal property tax abatement agreement with Amazon.com Services, Inc. or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with the proposed build-to-suit development of an e-commerce facility situated on approximately 100 acres of property located at 1301 Chalk Hill Road in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Foregone: $1,056,349.00 over five years

TOTAL $16,168,740.27

Agenda Information Sheet

File #: 18-939 **Item #:** 1.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	September 26, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Department of Public Works
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

Authorize a four-year consultant contract for design, construction, and staff augmentation support to complete the 2017 Bond Program projects for City Parks and Fair Park - McKissack - AZ&B JV, LLC, most advantageous proposer of six - Not to exceed $6,426,901.23 - Financing: Bond Program Administration Fund (subject to annual appropriations)

BACKGROUND

This item is on the addendum because the required project information was submitted after the posted deadlines due to continued negotiations with the consultants and submittal of documents.

On November 7, 2017, Dallas voters approved ten bond propositions for public purposes totaling $1,050,000,000. Each proposition consists of individual projects to be funded and completed over a five-year period. The City Manager's Office directed staff to implement a new concept plan to provide on-time, under budget, and value engineered projects to complete the Bond within a five-year period. Staff proposes to utilize the services of consultants to serve as Program Managers and augment staff as needed.

Through the City's competitive procurement process, McKissack - AZ&B JV, LLC was selected to serve as the Program Manager and provide staff augmentation for the projects included in Proposition B (Parks and Recreation) and Proposition C (Fair Park) totaling approximately $300 million. McKissack - AZ&B JV will deploy its resources to the City for up to five years to provide support during the design and construction phases of all the parks and Fair Park construction projects.

As part of the implementation process, McKissack - AZ&B JV, LLC will support City staff in reviewing the identified City Parks and Fair Park design projects that require a second reviewer. This will minimize errors in design that may have been overlooked during the initial review, which will assist in reducing the number of change orders during construction. This process, too will allow the consultant to provide value engineering for the identified City Parks and Fair Park projects. The consultant's

support will assist in ensuring timely execution and completion of all Bond funded projects within a five-year period. This will benefit the City in being more efficient in the design review and construction oversight assistance on an as-needed basis.

In addition, McKissack - AZ&B JV, LLC will serve as experts in implementing the new capital improvement scheduling software, TRIRIGA, by sharing knowledge and experience with this project software. This new software is part of the new bond program implementation plan intended to update and report project information via the City's bond program website, which aligns with the City's efforts to provide efficiency, transparency, and accountability on the status of all the approved bond program projects.

ESTIMATED SCHEDULE OF PROJECT

Begin Staff augmentation for design	October 2018
Complete staff augmentation for construction	December 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Bond Program Administration Fund - $6,426,901.23 (subject to annual appropriations)

Funding for this item is budgeted in multiple fiscal years.

Fiscal Year	Amount
FY 2018-19	$1,928,207.08
FY 2019-20	$1,753,158.67
FY 2020-21	$1,715,012.09
FY 2021-22	$1,030,523.39
Total Project Cost	$6,426,901.23

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$6,426,901.23	Professional Services	36.30%	100.00%	$6,426,901.23
• This contract exceeds the M/WBE goal.				

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PROCUREMENT INFORMATION

The following six proposals were received from solicitation number BYZ1806 and were opened on February 15, 2018. Interviews were conducted and evaluated in April of 2018 and June of 2018 by multi-departmental, diverse, non-biased city staff. The most advantageous interviewed firm was selected to negotiate contract terms with, based on the results of interviews. The professional services contract is being awarded to the most advantageous proposer.

*Denotes successful proposer

Proposers

* McKissack - AZ&B JV, LLC
  11355 McCree Road
  Dallas, TX 75238
AECOM
ATSER
Dallas Program Management Partners, a Joint Venture
PSA Contractors, Inc.
CRCH, a Joint Venture of Con-Real, LP and CBRE Heery, Inc.

OWNER

McKissack - AZ&B JV, LLC

Kathleen Langan, Vice-President

Alfonso P. Garza, President

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September 26, 2018

WHEREAS, in November 2017, a Capital Bond Program was approved by voters; and

WHEREAS, it is the City's desire to complete the Bond funded projects within a five-year period; and

WHEREAS, six proposals were received and opened on February 15, 2018, to select a Program Manager for the 2017 Bond funded City Park and Fair Park projects, as well as to serve as an augmentation of City staff for these projects as follows:

Proposers

*McKissack - AZ&B JV, LLC
AECOM
ATSER
Dallas Program Management Partners, a Joint Venture
PSA Contractors, Inc.
CRCH, a Joint Venture of Con-Real, LP and CBRE Heery, Inc.

WHEREAS, it is now desirable to authorize a four-year consultant contract with McKissack - AZ&B JV, LLC for design, construction, and staff augmentation support, in an amount not to exceed $6,426,901.23 (subject to annual appropriations), this being the most qualified consultant to serve the City and its needed support to complete the 2017 Bond Program projects for City Parks and Fair Park, received as indicated by the tabulation of proposals.

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 consultant contract with McKissack - AZ&B JV, LLC, approved as to form by the City Attorney, for design, construction, and staff augmentation support to complete the 2017 Bond program projects, for City Parks and Fair Park, for a term of four years, in an amount not to exceed $6,426,901.23 (subject to annual appropriations).

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $6,426,901.23 to McKissack - AZ&B JV, LLC (Vendor VS98892), in accordance with the terms and conditions of the contract from:

SECTION 2. (continued)

FY 2018-19 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX-PBW-2018-00008014	$1,928,207.08
FY 2019-20 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX-PBW-2018-00008014	$1,753,158.67
FY 2020-21 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX-PBW-2018-00008014	$1,715,012.09
FY 2021-22 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX-PBW-2018-00008014	$1,030,523.39
Total amount not to exceed	$6,426,901.23

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

Agenda Information Sheet

File #: 18-777 **Item #:** 2.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a four-year consultant contract for program management and staff augmentation to complete the 2017 Bond Program horizontal projects for Streets and Transportation, and Flood Control and Storm Drainage - AECOM/AZTECA Joint Venture, most advantageous proposer of six - Not to exceed $7,514,491.04 - Financing: Bond Program Administration Fund (subject to annual appropriations)

BACKGROUND

This item is on the addendum because the required project information was submitted after the posted deadlines due to continued negotiations with the consultants and submittal of documents.

On November 7, 2017, Dallas voters approved ten bond propositions for public purposes totaling $1,050,000,000. Each proposition consists of individual projects to be funded and completed over a five-year period. In an effort to provide on-time, under budget, and value engineering to complete the Bond funded projects within a five-year period, the City Manager's Office directed staff to implement a new concept plan to utilize the services of consultants to serve as Program Managers as well as staff augmentation as needed.

Through the City's competitive procurement process, AECOM/AZTECA Joint Venture was selected to serve as the Program Manager and to provide staff augmentation for the projects included in Propositions A (Streets and Transportation) and Proposition D (Flood Control and Storm Drainage) totaling approximately $582.7 Million. AECOM/AZTECA Joint Venture will deploy its resources to the City for up to five years to provide support during the design and construction phases of all the streets and flood construction projects.

As part of the implementation process, AECOM/AZTECA Joint Venture will support City staff in reviewing the identified street, flood and storm drainage design projects that require a second reviewer to minimize errors in design that may have been overlooked during initial review, which will assist in reducing the number of change orders during construction. This process, too, will allow the

consultant to provide value engineering for the identified street, flood and storm drainage projects. The consultant's support will assist in ensuring timely execution and completion of all Bond funded projects within a five-year period. This will benefit the City to be more efficient in the design review and construction oversight assistance on an as-needed basis.

In addition, AECOM/AZTECA will serve as experts in implementing and utilizing the new capital improvement scheduling software, TRIRIGA, by sharing knowledge and experience with this project software. This new software is part of the new bond program implementation plan intended to update and report project information via the City's bond program website that aligns with the City's efforts to provide efficiency, transparency, and accountability on the status of all the approved bond program projects.

ESTIMATED SCHEDULE OF PROJECT

Begin Staff augmentation for design	October 2018
Complete staff augmentation for construction	December 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Bond Program Administration Fund - $7,514,491.04 (subject to annual appropriations)

Funding for this item is budgeted in multiple fiscal years.

Fiscal Year	Amount
FY 2018-19	$2,000,000.00
FY 2019-20	$2,500,000.00
FY 2020-21	$2,000,000.00
FY 2021-22	$1,014,491.04
Total Project Cost	$7,514,491.04

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$7,514,491.04	Professional Services	36.30%	36.47%	$2,740,465.00
• This contract exceeds the M/WBE goal.				

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PROCUREMENT INFORMATION

The following six proposals were received from solicitation number BYZ1806 and were opened on February 15, 2018. Interviews were conducted and evaluated in April of 2018 and June of 2018 by multi-departmental, diverse, non-biased city staff. The most advantageous interviewed firm was selected to negotiate contract terms with, based on the results of interviews. The professional services contract is being awarded to the most advantageous proposer.

*Denotes successful proposer

Proposers

*AECOM/AZTECA Joint Venture
13355 Noel Road, Suite 400
Dallas, TX 75240
AZ&B
ATSER
Dallas Program Management Partners
Garver
HDR

OWNER

AECOM/AZTECA Joint Venture

Luis Delgado, Chief Executive Officer and President
Luis Spinola, Chief Executive Officer and President

September 26, 2018

WHEREAS, in November 2017, a Capital Bond Program was approved by voters; and

WHEREAS, it is the City's desire to complete the Bond funded projects within a five-year period; and

WHEREAS, six proposals were received and opened on February 15, 2018, to select a Program Manager for the 2017 Bond funded streets and flood construction projects, as well as to serve as an augmentation of City staff for the street and flood construction projects as follows:

Proposers

AECOM/ AZTECA Joint Venture
AZ&B
ATSER
Dallas Program Management Partners
Garver
HDR

WHEREAS, it is now desirable to authorize a four-year consultant contract with AECOM/AZTECA Joint Venture for program management and staff augmentation, in an amount not to exceed $7,514,491.04 (subject to annual appropriations), this being the most qualified consultant to serve the City and its needed support in completing the 2017 Bond Program horizontal projects for Streets and Transportation, and Flood Control and Storm Drainage, received as indicated by the tabulation of proposals.

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 consultant contract with AECOM/ AZTECA Joint Venture, approved as to form by the City Attorney, for program management and staff augmentation to complete the 2017 Bond Program horizontal projects for Streets and Transportation, and Flood Control and Storm Drainage, for a term of four years, in an amount not to exceed $7,514,491.04 (subject to annual appropriations.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $7,514,491.04 to AECOM/ AZTECA Joint Venture (Vendor VS98882), in accordance with the terms and conditions of the contract from:

SECTION 2. (continued)

FY 2018-19 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX- PBW-2018-00008013	$2,000,000.00
FY 2019-20 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX- PBW-2018-00008013	$2,500,000.00
FY 2020-21 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX- PBW-2018-00008013	$2,000,000.00
FY 2021-22 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX- PBW-2018-00008013	$1,014,491.04
Total amount not to exceed	$7,514,491.04

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

Agenda Information Sheet

File #: 18-937 **Item #:** 3.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	September 26, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Department of Public Works
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

Authorize a four-year consultant contract for program management to complete the 2017 Bond Program vertical projects for the City's Library Facilities, Cultural and Performing Arts Facilities, Public Safety Facilities and other City Facilities for the vertical projects - Lockwood Andrews & Newnam, Inc., the most advantageous proposer of seven - Not to exceed $1,039,348.00 - Financing: Bond Program Administration Fund (subject to annual appropriations)

BACKGROUND

This item is on the addendum because the required project information was submitted after the posted deadlines due to continued negotiations with the consultants and submittal of documents.

On November 7, 2017, Dallas voters approved ten bond propositions for public purposes totaling $1,050,000,000. Each proposition consists of individual projects to be funded and completed over a five-year period. In an effort to provide on-time, under budget, and best value engineering to complete the Bond funded projects within a five-year period, the City Manager's Office directed staff to implement a new concept plan to utilize the services of consultants to serve as Program Managers as well as staff augmentation as needed.

Through the City's competitive procurement process, Lockwood Andrews & Newnam, Inc. (LAN) was selected to serve as the Program Manager for the vertical projects included in Propositions E (Library Facilities), Proposition F (Cultural and Performing Arts), Proposition G (Public Safety Facilities), and Proposition H (City Facilities), totaling approximately $80.2 Million. LAN will deploy its resources to the City for up to five years to provide support during the design and construction phases of all the parks and facilities construction projects.

As part of the implementation process, LAN will support City staff in reviewing the identified facility projects that require a second reviewer to minimize errors in design that may have been overlooked during initial review, which will assist in minimizing change orders during construction. This process, too will allow the consultant to provide value engineering for the identified city facilities projects. The

consultant's support will assist in ensuring timely execution and completion of all Bond funded projects within a five-year period. This benefit will allow the City to be more efficient in the design review and construction oversight assistance on an as-needed basis.

In addition, LAN will serve as experts in implementing and utilizing the new capital improvement scheduling software, TRIRIGA, by sharing their knowledge and experience with this project software. This new software is part of the new bond program implementation plan intended to update and report project information via the City's bond program website that aligns with the City's efforts to provide efficiency, transparency, and accountability on the status of all the approved bond program projects.

ESTIMATED SCHEDULE OF PROJECT

Begin staff augmentation for design	October 2018
Complete staff augmentation for construction	December 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Bond Program Administration Fund - $1,039,348.00 (subject to annual appropriations)

Funding for this item is budgeted in multiple fiscal years.

Fiscal Year	Amount
FY 2018-19	$259,975.00
FY 2019-20	$259,975.00
FY 2020-21	$259,975.00
FY 2021-22	$259,423.00
Total Project Cost	$1,039,348.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,039,348.00	Professional Services	36.30%	59.66%	$620,125.00
• This contract exceeds the M/WBE goal.				

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PROCUREMENT INFORMATION

The following seven proposals were received from solicitation number BYZ1806 and were opened on February 15, 2018. Interviews were conducted and evaluated in April of 2018 and June of 2018 by multi-departmental, diverse, non-biased city staff. The most advantageous interviewed firm was selected to negotiate contract terms with, based on the results of interviews. The professional services contract is being awarded to the most advantageous proposer.

*Denotes successful proposer

Proposers

* Lockwood Andrews & Newnam, Inc.
  8350 North Central Expressway, Suite 1400
  Dallas, X 75206
AECOM
ATSER
Dallas Facilities Managers, a Joint Venture
Dallas Program Management Partners, a Joint Venture
McKissack - AZ&B JV, LLC
CBRE Heery, Inc.

OWNER

Lockwood Andrews & Newnam, Inc.

Philip L. Meaders, Vice President

September 26, 2018

WHEREAS, in November 2017, a Capital Bond Program was approved by voters; and

WHEREAS, it is the City's desire to complete the Bond funded vertical projects within a five-year period; and

WHEREAS, seven proposals were received and opened on February 15, 2018 to select a Program Manager for the City's 2017 Bond funded vertical projects, as well as serve as an augmentation of City staff for said vertical projects; as follows:

Proposers

Lockwood Andrews & Newnam (LAN)
AECOM
ATSER
Dallas Facilities Managers, a Joint Venture
Dallas Program Management Partners, a Joint Venture
McKissack and McKissack/ AZ&B
CBRE Heery, Inc.

WHEREAS, it is now desirable to authorize a four-year contract with Lockwood Andrews and Newnam, Inc. for program management to complete the 2017 Bond Program vertical projects for the City's Library Facilities, Cultural and Performing Arts Facilities, Public Safety Facilities and other City Facilities for the vertical projects, in an amount not to exceed $1,039,348.00 (subject to annual appropriations), this being the most qualified consultant to serve the City and its needed support in completing the Bond program vertical projects received as indicated by the tabulation of proposals, after it has been approved as to form by the City Attorney.

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 four-year consultant contract with Lockwood Andrews and Newnam, Inc. for program management to complete the 2017 Bond Program vertical projects for the City's Library Facilities, Cultural and Performing Arts Facilities, Public Safety Facilities and other City Facilities for the vertical projects, in an amount not to exceed $1,039,348.00 (subject to annual appropriations), this being the most qualified consultant to serve the City and its needed support in completing the Bond Program vertical projects received as indicated by the tabulation of proposals, after it has been approved as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,039,348.00 to Lockwood Andrews and Newnam, Inc. (Vendor No. 181310), in accordance with the terms and conditions of the contract from:

SECTION 2. (continued)

FY 2018-19 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX-PBW-2018-00008012	$ 259,975.00
FY 2019-20 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX-PBW-2018-00008012	$ 259,975.00
FY 2020-21 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX-PBW-2018-00008012	$ 259,975.00
FY 2021-22 Bond Program Administration Fund Fund 0294, Department MGT, Unit 3287 Object 3070 Encumbrance/Contract No. CX-PBW-2018-00008012	$ 259,423.00
Total amount not to exceed	$1,039,348.00

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

1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 18-920 **Item #:** 4.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of City Auditor

EXECUTIVE: Craig D. Kinton

SUBJECT

Authorize approval of the Office of the City Auditor's Fiscal Year 2019 Audit Plan as required by paragraph 4(b) of Resolution No. 79-0723, previously approved on February 28, 1979, and as amended by Resolution No. 90-4027, previously approved on December 12, 1990 - Financing: No cost consideration to the City

BACKGROUND

Since February 1979, the City Council has required the City Auditor to submit an annual Audit Plan to include identification of the scope of each audit to be conducted in terms of the organizations, programs, functions, and activities to be addressed.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 17, 2018, the Office of the City Auditor briefed the Government Performance and Financial Management Committee on the Fiscal Year 2019 Audit Plan. Motion was made by Councilmember Philip T. Kingston and seconded by Councilmember Scott Griggs. An amendment from Councilmember Kevin Felder was made and accepted. The Committee recommended City Council approval of the Fiscal Year 2019 Audit Plan, as amended by the Committee.

FISCAL INFORMATION

No cost consideration to the City.

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September 26, 2018

WHEREAS, on September 17, 2018, the First Assistant City Auditor, Carol A. Smith on behalf of the City Auditor, briefed the Government Performance and Financial Management Committee, and the Committee recommended approval by the City Council.

Now, Therefore,

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

SECTION 1. That the City Auditor is hereby authorized to carry out the audits as described in the attached Fiscal Year 2019 Audit Plan.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

CITY OF DALLAS

OFFICE OF THE CITY AUDITOR

AUDIT PLAN
FISCAL YEAR 2019

CRAIG D. KINTON
CITY AUDITOR

AUDIT PLAN FOR FISCAL YEAR 2019

The City of Dallas (City) Office of the City Auditor performs work for and under the direction of the Dallas City Council. The Fiscal Year 2019 Audit Plan (Audit Plan) is designed to satisfy responsibilities established by the Dallas City Charter, meet the needs of the City Council, and outline the professional services that the Office of the City Auditor plans to initiate and/or complete during Fiscal Year 2019.

The Office of the City Auditor's mission is to promote public trust and advance accountability by providing independent, objective, and useful professional services for the City of Dallas. The Audit Plan demonstrates the variety of services the Office of the City Auditor provides to address its mission and reflects the following Dallas City Council Key Strategic Priorities:

- Public Safety
- Mobility Solutions, Infrastructure, and Sustainability
- Economic and Neighborhood Vitality
- Human and Social Needs
- Quality of Life
- Government Performance & Financial Management

This Audit Plan is a working document in that the City Auditor is authorized, when deemed necessary in his professional judgment, to amend the Audit Plan. The Dallas City Council will be notified in writing concerning additions to, deletions from, or other changes to this Audit Plan. The Audit Plan includes audits, attestation engagements, and other professional services.

AUDIT AND ATTESTATION SERVICES

The Office of the City Auditor complies with generally accepted government auditing standards when performing audits and attestation engagements. These standards provide a framework for conducting high quality audits and attestation engagements with competence, integrity, objectivity, and independence. The types of audits and attestation engagements performed under these standards include:

- ### Performance Audits

  Conducted to provide objective analysis to assist City Management and those charged with governance and oversight to improve program performance and operations, reduce costs, facilitate decision making by parties with responsibility to oversee or initiate corrective action, and contribute to public accountability. Performance audit objectives vary widely and can include assessments of program effectiveness, economy, and efficiency; internal control; compliance; and, prospective analyses.

- ## Attestation Engagements

  Conducted to address a broad range of financial or non-financial objectives. An attestation engagement results in an examination, a review, or an agreed-upon procedures report on a subject matter or an assertion about a subject matter that is the responsibility of another party.

- ## Financial Audits

  Conducted to provide an independent assessment of whether an entity's reported financial information (e.g., financial condition, results, and use of resources) are presented fairly and in accordance with recognized criteria. Financial audits provide users with statements concerning the reliability of information, and provide information about internal control over financial reporting, and compliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements.

OTHER PROFESSIONAL SERVICES

The Office of the City Auditor provides other professional services which may or may not be performed in accordance with generally accepted government auditing standards. These other professional services include:

- ## Investigative Services

  The Office of the City Auditor provides investigative services to evaluate and investigate allegations of fraud, waste and abuse and maintains a Hotline as a tool for the confidential reporting of allegations. Investigations are conducted in accordance with Quality Standards for Inspection and Evaluation issued by the Council of the Inspectors General on Integrity and Efficiency. Criminal allegations are referred to appropriate law enforcement authorities. Significant findings of fraud are reported to the Mayor, the Chair of the Government Performance & Financial Management Committee, the City Attorney, and City Management as required by Council Resolutions and Administrative Directive.

- ## City Council Support

  The Office of the City Auditor is authorized to conduct audits, attestation engagements, or other professional services for individual City Council Members, provided the request will not impact the completion of the Audit Plan. If, in the judgment of the City Auditor, a request will impact completion of the Audit Plan, the City Auditor is to request that the Council Member submit the request in writing for consideration and approval by the Government Performance & Financial Management Committee and the City Council as an amendment to the Audit Plan. All work products will be produced at the direction of the City Auditor.

- **Management Assistance**

  The Office of the City Auditor is authorized to perform audits and attestation services and other professional services at the request of City Management to assist in carrying out City Management's responsibilities. These services may include, but are not limited to, providing technical advice, such as participating on committees, task forces, panels, and focus groups. The Office of the City Auditor may provide City Management assistance based on consideration of the impact on auditor independence and audit plan completion.

- **Litigation Support**

  The Office of the City Auditor is authorized to perform audits and attestation services and other professional services at the request of the City Attorney. The services provided by the Office of the City Auditor depend on the needs of the City Attorney. These services may include, but are not limited to, research, analysis, and computer forensics.

INDEPENDENCE DISCLOSURES

Section 40-A.2.(c)(C) of the Dallas City Code designates the City Auditor as a voting member of the Employees' Retirement Fund (ERF) Board of Trustees. Generally accepted government auditing standards require the Office of the City Auditor to disclose impairments to independence. The Office of the City Auditor lacks independence in relation to any audit work that might be conducted at the ERF. To the extent that audits and attestation engagements are performed in this area, the Office of the City Auditor is not independent. The effects of this independence concern on audit work will be clearly identified in any final reports, if applicable.

#	Department	Key Strategic Priorities**	Description	Objectives
1	BS	Mobility Solutions, Infrastructure, and Sustainability	Inventory Management	Evaluate the adequacy of the Department of Building Services' internal controls over inventory management
2	CAO	Government Performance & Financial Management	Litigation Support	Provide audit, attestation, and other professional services, as requested by the City Attorney
3	CCO	Government Performance & Financial Management	Hotel Occupancy Tax	Evaluate the City's processes to ensure completeness of collection of all hotel occupancy tax owed
4	CIS	Government Performance & Financial Management	Reporting Security Violations	Evaluate the policies and procedures used by the Department of Communication and Information Services to train and provide mechanisms to employees on reporting security violations such as phishing, email compromise
5	CODE	Quality of Life	Department of Code Compliance	Evaluate the effectiveness of the Department of Code Compliance's (CODE) enforcement, which may include whether CODE's actions in response to complaints and/or to bring properties into compliance with Dallas City Code were: (1) timely, and in accordance with policies and procedures; and, (2) effective with resolving complaints and compliance code violations

#	Department	Key Strategic Priorities**	Description	Objectives
6	DFR	Public Safety	Occupational Safety and Health Program	Determine whether the Department of Dallas Fire-Rescue's occupational safety and health program is appropriately designed to reduce on-the-job accidents, injuries, Workers' Compensation claims, etc. by comparison to appropriate national standards or identifiable industry best practices
7	DPD	Public Safety	Police Property and Evidence	Evaluate the adequacy and effectiveness of internal controls over the Dallas Police Department's property and evidence, including policies and procedures, physical security and access controls, inventory management, and temporary and long-term storage controls
8	DWU	Quality of Life Government Performance & Financial Management /	Business Partner Oversight	Evaluate the financial, operational, and other risks for the business partners operating City-owned facilities under the oversight of the Department of Dallas Water Utilities and the City's oversight and monitoring controls for the Texas Horse Park.
9	LIB	Quality of Life	Facility Planning	Evaluate the Dallas Public Library's strategic and/or operational planning in an era when the public's demands of libraries have changed, including programs and materials
10	MS	Human and Social Needs	Office of Equity and Human Rights - Complaint Process	Evaluate the Office of Equity and Human Rights' complaint process including intake, investigation, and timeliness of the complaint resolution

#	Department	Key Strategic Priorities**	Description	Objectives
11	OB	Government Performance & Financial Management	Revenue Estimates – Budgeted Revenues for Fiscal Year 2019-2020	Determine whether the City has effective processes to ensure reasonable revenue estimates are included in the City Manager's proposed operating budget
12	OB	Government Performance & Financial Management	Verification of Third-Party Receipts for Franchise Fees	Verify that franchise fees (which may include utilities, cable, and telephone) identified by a third-party vendor are received by the City and vendor invoices are accurate
13	OB	Government Performance & Financial Management	Verification of Third-Party Receipts for Sales/Use Tax Compliance	Verify that sales/use tax receipts identified by a third-party consultant are received and vendor invoices are accurate
14	OHS	Human and Social Needs	Follow-Up Homeless Response System Effectiveness Recommendations	Evaluate City Management's implementation of prior audit recommendations
15	OPS/ Multiple	Government Performance & Financial Management	City's Purchasing and Travel Cards	Evaluate controls and compliance with the City's Purchasing and Travel Cards policies and procedures
16	PKR	Quality of Life	City Parks Maintenance and Safety	Evaluate the processes the Department of Park and Recreation uses to ensure City parks are properly maintained and safety risks are appropriately managed
17	TRN	Mobility Solutions, Infrastructure, and Sustainability	Taxicab and Transportation Network	Evaluate the City's processes to regulate and enforce taxicab and transportation network (Uber, Lyft, and others) drivers and companies to ensure compliance with City code, regulations, and fees

#	Department	Key Strategic Priorities**	Description	Objectives
18	Multiple	Multiple	Security of Online Payments	Evaluate the application security controls for selected on-line payment systems to determine if controls are sufficient to protect customer information submitted for payments
19	Multiple	Multiple	Council Assistance	Provide audit, attestation, or other professional services, as requested by individual City Council members
20	Multiple	Multiple	Prior Audit Recommendations Follow-Up	Evaluate City Management's implementation of prior audit recommendations
21	Multiple	Multiple	Follow-Up Construction-Related Procurements Recommendations	Evaluate City Management's implementation of prior audit recommendations
22	Multiple	Public Safety	Follow-Up Court Information System Recommendations	Evaluate City Management's implementation of prior audit recommendations
23	Multiple	Multiple	Fraud, Waste and Abuse Investigations	Evaluate allegations of fraud, waste and abuse, conduct investigations, and educate employees
24	Multiple	Multiple	Management Assistance	Provide audit, attestation, or other professional services, as requested by individual City Council members
25	Multiple	Multiple	Special Audits	Conduct audits, in accordance with Chapter IX, Section 4 of the City Charter, of officers who vacate their offices due to death, resignation, removal, or expiration of term

** The Fiscal Year 2019 Audit Plan (Audit Plan) is based on a risk assessment updated for City of Dallas (City) services approved in the Fiscal Year 2018 City's Adopted Annual Budget. While this year's Audit Plan does not directly address Economic and Neighborhood Vitality, one of the City Council's Fiscal Year 2019 Key Strategic Priorities, to the extent possible the Office of the City Auditor will include this Key Strategic Priority in projects identified as "Multiple".

Agenda Information Sheet

File #: 18-961 **Item #:** 5.

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	September 26, 2018
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Procurement Services
EXECUTIVE:	Elizabeth Reich

SUBJECT

Authorize a three-year service contract, with three one-year renewal options, for project underwriting services - The National Council for Community Development, Inc. dba National Development Council, lowest responsible bidder of three - Not to exceed $1,188,000.00 - Financing: General Fund (subject to annual appropriations)

BACKGROUND

This item is on the addendum due to funding that must be acted on before the next available agenda.

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

This contract is a joint procurement of the Office of Economic Development and Housing and Neighborhood Revitalization. It will be used by both departments for underwriting services for development incentives applications. The selected company will also be required to train staff on underwriting techniques. The goal of both departments is to cultivate a team of trained, experienced staff members who can underwrite incentive applications, so that over time the need for external underwriting assistance will be reduced. This type of underwriting has not traditionally been done for project seeking City incentives, and so staff had to be trained in this skill.

As adopted in the Comprehensive Housing Policy and as included in the Office of Economic Development incentive application, all development projects must undergo an underwriting process. All City development incentives are provided as a gap financing mechanism. This means that the project must maximize the project's debt capacity on reasonable lending market ratios and provide an equity investment that delivers a reasonable return.

This type of underwriting has not traditionally been done for projects seeking City incentives, and the U.S. Department of Housing and Urban Development identified the City's lack of underwriting standards as a compliance issue for Federal grants. The City responded by developing underwriting

guidelines for all Housing and Neighborhood Revitalization activities and sponsoring underwriting training opportunities for staff. The Office of Economic Development and Housing and Neighborhood Revitalization have begun underwriting training, and recently completed the Housing Development Finance Professional Certification program. In the upcoming 18 months, staff will complete the Economic Development Finance Professional Certification program. However, the demand for underwriting support cannot be overstated, Housing and Neighborhood Revitalization recently issued a Notice of Funding Availability to solicit projects for some $25 million and the Office of Economic Development accepted a number of application requests for funding. These underwriting needs will require additional support from external underwriting experts.

During the underwriting process, the City confirms that the developer's project costs are reasonable, reviews the other funding sources in the financial stack, determines if the project is financially feasible and that the return on equity investment is reasonable, confirms that the site and location are suitable for the proposed project, confirms that the project will achieve a public benefit, reviews the capacity and experience of the development team, and determines the ability of the project to repay the City incentives.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 222 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development and Housing Committee was briefed by memorandum regarding this matter on September 17, 2018.

FISCAL INFORMATION

General Fund - $1,188,000.00 (subject to annual appropriations)

FY 2017-18 $458,000.00
FY 2018-19 $365,000.00 (subject to annual appropriations)
FY 2019-20 $365,000.00 (subject to annual appropriations)

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,188,000.00	Other Services	23.80%	50.00%	$594,000.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BK1813. We opened them on August 23, 2018. We recommend the City Council award this service contract in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

Bidders	Address	Amount
*The National Council for Community Development, Inc. dba National Development Council	One Battery Park Plaza 24 Whitehall Street Suite 710 New York City, NY 10004	$1,188,000.00
AmeriNational Community Services, LLC dba AmeriNat	217 S. Newton Avenue Albert Lea, MN 56007	$1,566,000.00
S.B. Friedman & Company	221 N. LaSalle Street Suite 820 Chicago, IL 60601	$2,138,400.00

OWNER

The National Council for Community Development, Inc. dba National Development Council

Daniel Marsh III, President

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September 26, 2018

WHEREAS, on September 19, 2017, Administrative Action No. 17-6717 authorized a consultant contract for one year for underwriting services with The National Council for Community Development, Inc. dba National Development Council from September 25, 2017 to September 24, 2018.

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 National Council for Community Development, Inc. dba National Development Council (VC0000007269), approved as to form by the City Attorney, for project underwriting services for a term of three years, with three one-year renewal options, in an amount not to exceed $1,188,000.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to The National Council for Community Development, Inc. dba National Development Council shall be based only on the amount of the services directed to be performed by the City and properly performed by The National Council for Community Development, Inc. dba National Development Council under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,188,000.00 (subject to annual appropriations) to The National Council for Community Development, Inc. dba National Development Council from Service Contract No. ECO-2018-00007928.

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

Agenda Information Sheet

File #: 18-848 **Item #:** 6.

STRATEGIC PRIORITY:	Government Performance and Financial Management
AGENDA DATE:	September 26, 2018
COUNCIL DISTRICT(S):	N/A
DEPARTMENT:	City Secretary's Office
EXECUTIVE:	Bilierae Johnson

SUBJECT

A resolution designating absences by Councilmembers Kevin Felder and Sandy Greyson as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

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.

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September 26, 2018

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization 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; 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, Councilmembers Kevin Felder and Sandy Greyson participated in an event(s) and/or meeting(s), as described in **Exhibit A** attached, which required them to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted.

Now, Therefore,

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

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 Councilmembers Kevin Felder and Sandy Greyson because of their participation in any event(s) and/or meeting(s) will not be counted against them in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence(s) will not count against Councilmembers Kevin Felder and Sandy Greyson in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is hereby 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 Councilmembers Kevin Felder and Sandy Greyson 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
Sandy Greyson	8/14/2018	City Council Budget Briefing	Attended a ground-breaking ceremony for a new car dealership in the district on the President George Bush Tollroad.	Absent
Kevin Felder	9/12/2018	City Council Meetig	Attended the Congressional Black Caucus 48th Annual Legislative Conference, in Washington, D.C.	Absent more than 50%

DALLAS, TX

Memorandum

RECEIVED
2018 AUG 21 PM 3:09
CITY SECRETARY
DALLAS, TEXAS

CITY OF DALLAS

DATE August 21, 2018

TO Bilierae Johnson
City Secretary

SUBJECT Absence During Council Budget Briefing Meeting

On behalf of District 12, I was attending a ground-breaking ceremony for a new car dealership in the district on the President George Bush Tollroad on Tuesday, August 14, 2018. I had submitted a late arrival memo to your office.

The Council Budget Briefing meeting adjourned much earlier than anticipated at 12:15pm, just minutes prior to my arrival at City Hall. I worked on city business for the rest of the day.

If you should need to contact me, please call my office at 214-670-4067.

Sandy Greyson

Sandy Greyson
Councilwoman, District 12

C: Honorable Mayor Mike Rawlings
Honorable Members of City Council

Memorandum

RECEIVED
2018 SEP 12 AM 11:47
CITY SECRETARY
DALLAS, TEXAS

CITY OF DALLAS

DATE September 12, 2018

TO Honorable Mayor and Members of the City Council
City Secretary

SUBJECT **Early Departure – City Council Agenda**

Please be advised, that I will be departing early from the City Council Agenda meeting, to attend the Congressional Black Caucus-48th Annual Legislative Conference, in Washington, D.C.

If you have any questions, please contact my office at 214-670-4689. Thank you.

Kevin D. Felder
City Councilmember, District 7

c: Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billierae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Agenda Information Sheet

File #: 18-838 **Item #:** 7.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Office of Economic Development

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, JPMorganChase N.A. and its subsidiaries (Chase), and Buckner International, and its affiliates (Developer) for construction of a Family Hope Center (Project) located at 3314 Lombardy Lane, Dallas, Texas 75220 - Financing: No cost consideration to the City

BACKGROUND

This item is being placed on the addendum per the City Manager's Office.

The City of Dallas authorized the creation of the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE), by Resolution No. 09-0461 on February 11, 2009, to apply for a New Markets Tax Credit (NMTC) allocation from the U.S. Department of Treasury's Community Development Financial Institutions Fund in its 2009 funding cycle. DDF was awarded $55 million in the 2017 allocation cycle, and was previously awarded $130 million in allocation from the 2009, 2012 and 2014 cycles. DDF has awarded all $130 million of its previous allocations.

The NMTC program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated CDEs. These investments must be used by the CDE for projects and investments in low-income communities, as defined by the NMTC program. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period.

On July 31, 2018, the DDF Board was briefed, considered and approved a NMTC transaction between DDF, Chase, and the Developer. This board approved providing $11 million in allocation to the Project in a 5-1 vote. Chase is the investor of the $11 million NMTC tax credits, which will in turn generate approximately $3 million in gross NMTC subsidy for the benefit of the Project.

Buckner International ("Buckner") is a nonprofit organization that focuses on transforming and enriching the lives of vulnerable children, adults, and seniors. Founded as Buckner Orphans Home in 1879 in Dallas, Buckner has expanded throughout the world to impact more than 400,000 people each year. One impactful program to reach children and families is the Family Hope Centers, which serve vulnerable children and families living in extreme poverty through educational and emergency services.

There are 22 existing Family Hope Centers in seven countries that served over 150,000 people in 2016, including a small Family Hope Center in Wynnewood.

The new Family Hope Center includes a new construction two-story, 23,000 square foot community facility to serve the Bachman Lake community (the "Project"). The building will include dedicated classroom space for early childhood, after school, and adult education; a general store for basic needs; space for counseling and case management; and multipurpose space for community events. The Project will enable Buckner to broaden its reach within Dallas.

The Project will provide a variety of services aimed at moving families from crisis to stability. Services fall into three categories: engage, equip, and elevate. The Project will engage families and community members by meeting their immediate needs of clothing, hygiene products, and food; providing legal and medical clinics; and hosting community events. Once participants are engaged, the Family Hope Center will equip families to develop their skills, close education gaps, and prepare to succeed in the workforce through services such as parent education, adult education, financial empowerment, and child and youth development. In tandem with these programs, the Project will elevate families through coaching and counseling, helping them to assess strengths and opportunities, establish goals, and create and implement action plans.

2,830 adults and children will receive a broad range of education services each year including ESL, parent education, financial literacy training, and youth programming. An additional 75 low-income individuals will receive employment support services, including GED courses, job skills training, and placement to address the needs of the surrounding community. Job skills training will be led by both Buckner and partners, including Workforce Solutions of Greater Dallas, Dallas County Community College, and area health providers, among others. These services are particularly needed in this Census tract where 58% of the population of people age 25 and older have less than a high school diploma.

Full-time childcare will be provided to 70 low-income children at no cost, which is a highly needed service, given that 61% of children under the age of 5, are below poverty within the Census tract. Childcare will be open to the public; however, children whose parents are in the Project's case management programs and/or job training programs will be prioritized for enrollment.

The Project is located at 3314 Lombardy Lane, Dallas, Texas, 75220, in a Market Value Analysis area categorized as E and adjacent to H (weak). The census tract in which the Project is located, 48113007202, is highly distressed, with a poverty rate of 30.40% and Median Family Income of 36.09%. The Project is located along the 535 bus route, which connects with the DART rail Green and Orange Lines, and it is accessible to Interstate Highway 35E. Additionally, the Project is in close proximity to five elementary schools, which together have more than 4,000 students enrolled.

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Without DDF's NMTC financing, Buckner would be reliant on its Family Hope Center capital campaign to determine construction timing, which would not enable a Fall 2018 start. DDF's participation also allows Buckner to better establish an operating reserve for the Project. Because Buckner supports 100% of ongoing operations through fundraising and contributions from the Buckner Foundation, establishing an operating reserve will allow Buckner to introduce programming more rapidly.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

On January 13, 2010, City Council authorized the acceptance of the $55 million NMTC allocation by Resolution No. 10-0210.

On January 19, 2010, the Economic Development Committee was briefed on the DDF and the NMTC program.

On September 21, 2015, the Economic Development Committee was briefed on the DDF and the NMTC program.

On July 31, 2018, the Dallas Development Fund Board was briefed on the Buckner Family Hope Center project and approved the transaction.

Information about this item was provided to the Economic Development and Housing Committee on September 17, 2018.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Buckner International

Randy Daniels, Vice President, Program Development

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

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

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

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

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

WHEREAS, DDF was awarded a $55 million NMTC allocation under the 2009 NMTC program; and

WHEREAS, DDF was awarded a $30 million NMTC allocation under the 2012 NMTC program; and

WHEREAS, DDF was awarded a $45 million NMTC allocation under the 2014 NMTC program; and

WHEREAS, DDF was awarded a $55 million NMTC allocation under the 2017 NMTC program; and

WHEREAS, the DDF Board has approved awarding of up to $11 million in NMTC allocation to Buckner International for construction of a Family Hope Center located at 3314 Lombardy Lane.

Now, Therefore,

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

SECTION 1. That the City Council hereby authorizes a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, JPMorganChase N.A. and its subsidiaries (Chase), and Buckner International, and its affiliates (Developer) for new construction of a Family Hope Center (Project) located at 3314 Lombardy Lane, Dallas, Texas 75220, as further described in **Exhibit A**.

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.

DATE: July 31, 2018

SUBJECT: Buckner Family Hope Center at Bachman Lake

FROM: City of Dallas Office of Economic Development

Project Overview

Project Sponsor: Buckner International

Buckner International ("Buckner") is a nonprofit organization that focuses on transforming and enriching the lives of vulnerable children, adults, and seniors. Founded as Buckner Orphans Home in 1879 in Dallas, Buckner has expanded throughout the world to impact more than 400,000 people each year. Buckner offers four primary lines of service:

- Foster care and adoption, which matches some of the most vulnerable children in Texas with supportive families in order to give them care and stability
- Family Pathways, which helps single parents build a sustainable life through educational and empowerment programs
- Retirement services, which enhance quality of life for senior adults through continuum care retirement communities offering state of the art health services
- Family Hope Centers, which serve vulnerable children and families living in extreme poverty through educational and emergency services

Project Description

The Family Hope Center includes a new construction 2-story, 23,000 SF community facility to serve the Bachman Lake community (the "Project"). The building will include dedicated classroom space for early childhood, after school, and adult education; a general store for basic needs; space for counseling and case management; and multipurpose space for community events. The Project will enable Buckner to broaden its reach within Dallas, where it has an existing, significantly smaller, Family Hope Center in Wynnewood in Southern Dallas. The Family Hope Center at Bachman Lake joins 22 existing Family Hope Centers in 7 countries that served over 150,000 people in 2016.

In selecting a community for its newest Family Hope Center, Buckner conducted a comprehensive strategic planning process. Through this planning process, Buckner evaluated four different communities within the City of Dallas—reviewing existing population and demographic statistics, as well as cataloging organizations currently working in each community and the types of services currently being offered. This research was supplemented by extensive one-on-one stakeholder meetings to understand local need and service gaps. Bachman Lake was ultimately selected because the area had significantly fewer services than the other communities, local stakeholders were very supportive of the Project, the population was low-income with large numbers of immigrants and refugees, and Buckner had an existing presence through a relationship with a local church.

The Project will provide a variety of services aimed at moving families from crisis to stability. Services fall

into three categories: engage, equip, and elevate. The Project will engage families and community members by meeting their immediate needs of clothing, hygiene products, and food; providing legal and medical clinics; and hosting community events. Once participants are engaged, the Family Hope Center will equip families to develop their skills, close education gaps, and prepare to succeed in the workforce through services such as parent education, adult education, financial empowerment, and child and youth development. In tandem with these programs, the Project will elevate families through coaching and counseling, helping them to assess strengths and opportunities, establish goals, and create and implement action plans.

The Project is located at 3314 Lombardy Lane, Dallas, Texas, 75220, in a Market Value Analysis area categorized as E and adjacent to H (weak). The census tract in which the project is located, 48113007202, is highly distressed, with a poverty rate of 30.40% and Median Family Income of 36.09%. The project is located along the 535 bus route, which connects with the DART rail Green and Orange Lines, and it is accessible to I-35E. Additionally, the project is in close proximity to five elementary schools, which together have more than 4,000 students enrolled.

Project renderings are provided in Exhibit 1.

Related/Sponsoring Entities

The NMTC borrower is anticipated to be a newly created nonprofit affiliate of Buckner, which will own the site and build the Project. This new affiliate will be a Qualified Active Low-Income Community Business ("QALICB"). Buckner Children and Family Services, Inc. is anticipated to be the Leverage Lender and Master Tenant.

Financing Terms

NMTC Allocation

Dallas Development Fund ("DDF") will allocate up to $11 million.

NMTC Investor

JPMorgan Chase Bank, N.A. ("Chase") is anticipated to be the NMTC Investor.

Anticipated Closing Costs and Fees

DDF will charge upfront fees totaling 4% of the Qualified Equity Investment ("QEI"), estimated at $440,000. In addition, DDF will charge an annual Asset Management Fee of $38,500 per year.

DDF will separately secure reimbursement for costs associated with closing this transaction, as well as audit and tax return preparation costs associated with maintaining the financing structure during the 7-year NMTC compliance period.

Financing Structure

The NMTC Investor is anticipated to provide at least $3.518 million in NMTC Equity ($0.82 pricing) to support the $11 million in total allocation from DDF. Buckner will provide approximately $7.7 million in the form of a "Leverage Loan" for the transaction. The underlying sources for the Leverage Loan are

anticipated to include a combination of capital campaign proceeds and a bridge facility from affiliated Buckner Foundation, Inc.

The NMTC Investor will form a special-purpose investment fund entity and will be responsible for management of this fund. The equity and leverage debt will be combined to capitalize an investment fund (a subsidiary of Investor), which in turn will make a QEI of up to $11 million into a subsidiary of Dallas Development Fund ("DDF Sub-CDE") and pay a 2% CDE Fee to DDF. In turn, the DDF Sub-CDE will make Qualified Low-Income Community Investment ("QLICI") loans to the QALICB. Pursuant to DDF's Allocation Agreement, DDF will take a fee of 2% of the QEI in order to finance its activities. The total QLICI loans to the QALICB from DDF will be $10.78 million from DDF Sub-CDE.

Project sources and uses and a preliminary transaction structure diagram are provided in Exhibit 2 and Exhibit 3, respectively.

Closing Timeline

This Project financing is expected to close by October 31, 2018.

Community Benefits and Need for Assistance

Direct Community Benefits

General Client Services. The project will provides an array of services that "engage, equip, and elevate" to more than 3,000 individuals annually (90%+ low income) families and nearby immigrant and refugee communities. General services are wide ranging and include emergency aid, special neighborhood events, health service connections, and legal assistance related to immigration and family issues. Services will be offered in both English and Spanish.

Education and Training. 2,830 adults and children will receive a broad range of education services each year including ESL, parent education, financial literacy training, and youth programming. An additional 75 low-income individuals will receive employment support services, including GED courses, job skills training, and placement to address the needs of the surrounding community. Job skills training will be led by both Buckner and partners, including Workforce Solutions of Greater Dallas, Dallas County Community College, and area health providers, among others. These services are particularly needed in this Census tract where 58% of the population of people age 25 and older have less than a high school diploma.

Childcare. Full-time childcare will be provided to 70 low-income children at no cost, which is a highly needed service, given that 61% of children under the age of 5, are below poverty within the Census tract. Childcare will be open to the public; however, children whose parents are in the Project's case management programs and/or job training programs will be prioritized for enrollment.

Coaching and Case Management. Family Coaching will be provided to 100 families annually, equipping each family with an individualized plan including concrete steps and goals to help them develop social connections, meet concrete needs, increase parenting knowledge, promote children's health, and become more resilient over the course of six to nine months. Additionally, 360 people will receive case management and counseling, 100% of whom will be low-income.

Created and retained jobs at Project. The Project is anticipated to create 11 permanent full-time and 4 permanent part-time positions with wages above the living wage for Dallas County.

Indirect Impacts

The Project is expected to spur $15.1 million in output in Dallas County during the one-year construction period, as well as approximately $800,000 in annual impacts from on-going operations. The Project is anticipated to result in 61 direct construction employees and 27 indirect and induced employees during the construction period. Operations of the facility will result in 12 jobs each year (10 direct jobs at the facility and 2 indirect & induced jobs). Employees during the construction period and permanent employees at the facility are projected to earn an average annual compensation of approximately $56,800 and $32,200, respectively

Need For NMTC Assistance

Buckner is funding the Project through a Bachman Lake-focused capital campaign that is sized to include both the capital project and an operating reserve. While the capital campaign is progressing, DDF's NMTC financing allows Buckner to commence construction in late 2018 and avoid delaying the project. DDF's participation also allows Buckner to better establish an operating reserve for the Project. Because Buckner supports 100% of ongoing operations through fundraising and contributions from the Buckner Foundation, establishing an operating reserve will allow Buckner to introduce programming more rapidly.

Exhibit 1: Project Renderings



Exterior



Child Development Center



Financial Empowerment Center



Multi-purpose Room



Store



Lobby

Exhibit 2: Proposed Project Sources and Uses (preliminary)

QALICB - Sources		QALICB - Uses	
DDF B Note ("NMTC Gross Subsidy")	$3,077,800	Land	$1,000,000
Capital Campaign Cash / Bridge	$7,702,200	Site Prep	$227,000
Land Contribution	$1,000,000	Hard Cost	$7,621,649
		Contingency	$555,951
		Soft Cost	$929,000
		FF&E	$760,600
		Temporary Building	$136,000
		Base	$11,230,200
		Construction Period Interest	$107,800
		DDF Expense Reimbursement	$12,000
		Closing costs	$430,000
Total	$11,780,000	Total	$11,780,000

Agenda Information Sheet

File #: 18-840 **Item #:** 8.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Office of Economic Development

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund and its subsidiaries, an affiliate of a NMTC Investor (the "Bank"), and Community Partners of Dallas, and its affiliates (Developer) for the acquisition and renovation of the Community Partners of Dallas facility (Project) located at 7950 Elmbrook Drive, Dallas, Texas 75247 - Financing: No cost consideration to the City

BACKGROUND

This item is being placed on the addendum per the City Manager's Office.

The City of Dallas authorized the creation of the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE), by Resolution No. 09-0461 on February 11, 2009, to apply for a New Markets Tax Credit (NMTC) allocation from the U.S. Department of Treasury's Community Development Financial Institutions Fund in its 2009 funding cycle. DDF was awarded $55 million in the 2017 allocation cycle, and was previously awarded $130 million in allocation from the 2009, 2012 and 2014 cycles. DDF has awarded all $130 million of its previous allocations.

The NMTC program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated CDEs. These investments must be used by the CDE for projects and investments in low-income communities, as defined by the NMTC program. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period.

On August 28, 2018, the DDF Board was briefed, considered and approved a NMTC transaction between DDF, the Bank, and the Developer. This board approved providing $7 million in allocation to the Project. US Bank is anticipated to be the investor of the $7 million NMTC tax credits, which will in turn generate approximately $2 million in gross NMTC subsidy for the benefit of the Project.

Community Partners of Dallas ("CPD") is a nonprofit organization that focuses on ensuring safety for,

restoring dignity to, and inspiring hope in the abused and neglected children served by Dallas County Child Protective Services ("CPS").

Founded in 1989 to support CPS and enhance the impact of caseworkers working directly with children, CPD currently aids 20,000 children annually, all of whom are in CPS care. 91% of these children are racial minorities, 71% are low-income, and 58% reside in the City of Dallas (of whom nearly 2/3 live in Southern Dallas).

CPD's model, which has been replicated in 155 cities throughout the state, includes unique programs to support CPS caseworkers and the children they serve:

- Rainbow Room: An emergency resource center that provides caseworkers with new items that their clients desperately need, such as hygiene products, clothing, and car seats. Without this service, children would likely go without the items or caseworkers would purchase them using their limited personal funds.
- Annual Drives: Four drives a year (Easter Basket, Back to School, Coat, and Toy Drives) to provide children in CPS with much needed supplies, coats, and goods that would otherwise not be available to them.
- Kids in Crisis: Funds transportation, therapy, enrichment activities, housing, and medical expenses in order to ensure that children in the care of CPS caseworkers receive the support they need to develop both physically and emotionally.
- Storyline: A 24-hour phone line that children can call to hear a story read by a kind voice. This service supports child development by helping them acquire strong vocabularies and become readers.
- Caseworker Appreciation: Events that show gratitude to CPS caseworkers in an effort to improve caseworker retention.

The Project includes CPD's purchase and renovation of a 48,000 square foot building to create a headquarters and community hub that promotes child welfare in Dallas. The Project provides significantly more space than the temporary facilities provided by the Meadows Foundation for CPD and includes a variety of dedicated spaces for expanded and new programs, including:

- 10,000 square feet for the Rainbow Room and warehouse, doubling the size of its existing space, enabling CPD to collect many more critical items to be distributed to CPS clients;
- 4,000 square feet dedicated space for CPS caseworkers, including office space, meeting space, and wellness areas, none of which CPD currently offers;
- 6,000 square feet leased to CPS to operate its Night Response Unit program in a safe and welcoming space for children removed from their homes after hours;
- 10,000 square feet of flexible, collaborative space to be leased to nonprofits working in child welfare;
- Dedicated office space for CPD, community/meeting spaces, and an atrium that includes a child-friendly play area.

The Project is located at 7950 Elmbrook Drive, Dallas, Texas, 75247, in a Market Value Analysis area categorized as G (weak area). The census tract in which the Project is located, 48113010000, is highly distressed based on 2006-2010 ACS 5-Year data, with a Median Family Income of 51.3% of the Area Median Income and an Unemployment Rate of 25.8%, 3.3 times the national average.

The location was selected for its location near two main CPS facilities, the court system (a feature specifically requested by CPS caseworkers), and major thoroughfares (Interstate Highway 35E and State Highway 183).

Without DDF's NMTC financing, CPD would have to borrow funds to complete the building and use future capital campaign proceeds to pay down the loan and/or limit the amount of new services that could be offered. With NMTC, CPD will have additional flexibility to lease spaces at more favorable terms to third-party tenants and use future capital campaign contributions to establish an operating endowment. CPD has currently raised $7.5 million through its capital campaign for this Project.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

On January 13, 2010, City Council authorized the acceptance of the $55 million NMTC allocation by Resolution No. 10-0210.

On January 19, 2010, the Economic Development Committee was briefed on the DDF and the NMTC program.

On September 21, 2015 the Economic Development Committee was briefed on the DDF and the NMTC program.

On August 28, 2018, the DDF Board was briefed on the Community Partners of Dallas project and approved the transaction.

Information about this item was provided to the Economic Development and Housing Committee on September 17, 2018.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Community Partners of Dallas

Paige McDaniel, President & Chief Executive Officer

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

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

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

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

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

WHEREAS, DDF was awarded a $55 million NMTC allocation under the 2009 NMTC program; and

WHEREAS, DDF was awarded a $30 million NMTC allocation under the 2012 NMTC program; and

WHEREAS, DDF was awarded a $45 million NMTC allocation under the 2014 NMTC program; and

WHEREAS, DDF was awarded a $55 million NMTC allocation under the 2017 NMTC program; and

WHEREAS, The DDF Board has approved awarding up to $7 million in NMTC allocation to Community Partners of Dallas for the acquisition and renovation of the Community Partners of Dallas project located at 7950 Elmbrook Drive.

Now, Therefore,

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

SECTION 1. That the City Council hereby authorizes a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, an affiliate of an NMTC Investor (the "Bank"), and Community Partners of Dallas, and its affiliates ("Developer") for the acquisition and renovation of the Community Partners of Dallas facility (Project) located at 7950 Elmbrook Drive, Dallas, Texas 75247, as further described in **Exhibit A**.

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.

DATE: August 28, 2018

SUBJECT: Community Partners of Dallas

FROM: City of Dallas Office of Economic Development

Project Overview

Project Sponsor: Community Partners of Dallas

Community Partners of Dallas ("CPD") is a nonprofit organization that focuses on ensuring safety for, restoring dignity to, and inspiring hope in the abused and neglected children served by Dallas County Child Protective Services ("CPS"). Founded in 1989 to support CPS and enhance the impact of caseworkers working directly with children, CPD currently serves 20,000 children annually, all of whom are in CPS care. 91% of these children are racial minorities, 71% are low-income, and 58% reside in the City of Dallas (of whom nearly 2/3 live in Southern Dallas).

CPD's model, which has been replicated in 155 cities throughout the state, includes unique programs to support CPS caseworkers and the children they serve:

- Rainbow Room is an emergency resource center that provides caseworkers with new items that their clients desperately need, such as hygiene products, clothing, and car seats. Without this service, children would likely go without the items or caseworkers would purchase them using their limited personal funds.
- Annual Drives include 4 drives a year (Easter Basket, Back to School, Coat, and Toy Drives) to provide children in CPS with much needed supplies, coats, and goods that would otherwise not be available to them.
- Kids in Crisis provides funding for transportation, therapy, enrichment activities, housing, and medical expenses in order to ensure that children in the care of CPS caseworkers receive the support they need to develop both physically and emotionally.
- Storyline is a 24-hour phone line that children can call to hear a story read by a kind voice. This service supports child development by helping them acquire strong vocabularies and become readers.
- Caseworker Appreciation offers events that show gratitude to CPS caseworkers in an effort to improve caseworker retention. The events, which include social activities and small gifts, are intended to prevent burnout and keep caseworkers engaged for the critical work that they do.

Project Description

The Project includes CPD's purchase and renovation of a 48,000 SF building to create a headquarters and community hub that promotes child welfare in Dallas. For the past 10 years, CPD has been operating out of a smaller, temporarily leased space at The Meadows Foundation's Wilson Historic District. The Project provides significantly more space for CPD and includes a variety of dedicated spaces for expanded and new programs, including:

- 10,000 SF for the Rainbow Room and warehouse, doubling the size of its existing space, enabling CPD to collect many more critical items to be distributed to CPS clients;
- 4,000 SF dedicated space for CPS caseworkers, including office space, meeting space, and wellness areas, none of which CPD currently offers;
- 6,000 SF leased to CPS to operate its Night Response Unit program in a safe and welcoming space for children removed from their homes after hours;
- 10,000 SF of flexible, collaborative space to be leased to nonprofits working in child welfare;
- Dedicated office space for CPD, community/meeting spaces, and an atrium that includes a child-friendly play area.

The Project is located at 7950 Elmbrook Drive, Dallas, Texas, 75247, in a Market Value Analysis area categorized as G (weak area). The census tract in which the project is located, 48113010000, is highly distressed based on 2006-2010 ACS 5-Year data, with a Median Family Income of 51.3% of the Area Median Income and an Unemployment Rate of 25.8%, 3.3 times the national average. The location was selected for its location near two main CPS facilities, the court system (a feature specifically requested by CPS caseworkers), and major thoroughfares (1-35E and 183).

Project floor plans and renderings are provided in Exhibit 1.

Related/Sponsoring Entities

The NMTC borrower is anticipated to be a newly created nonprofit affiliate of CPD, which will own the site and build the Project. This new affiliate will be a Qualified Active Low-Income Community Business ("QALICB"). Community Partners of Dallas is anticipated to be the Leverage Lender and Master Tenant that will enter into third-party leases with CPS and nonprofit tenants for the collaborative space.

Financing Terms

NMTC Allocation

Dallas Development Fund ("DDF") will allocate up to $7 million.

NMTC Investor

The NMTC Investor is expected to be U.S. Bancorp Community Development Corporation (USBCDC).

Anticipated Closing Costs and Fees

DDF will charge upfront fees totaling 4% of the Qualified Equity Investment ("QEI"), estimated at $280,000. In addition, DDF will charge an annual Asset Management Fee of $24,500 per year.

DDF will separately secure reimbursement for costs associated with closing this transaction, as well as audit and tax return preparation costs associated with maintaining the financing structure during the 7-year NMTC compliance period.

Financing Structure

The NMTC Investor is anticipated to provide at least $2,265,900 in NMTC Equity ($.83 pricing) to support the $7 million in total allocation from DDF. CPD will provide approximately $4,879,500 in the form of a "Leverage Loan" for the transaction. The underlying source for the Leverage Loan is anticipated to be a

short-term bridge facility from USBCDC based on the prior expenditures CPD made in the Project during the prior 24 months.

The NMTC Investor will form a special-purpose investment fund entity and will be responsible for management of this fund. The equity and leverage debt will be combined to capitalize an investment fund (a subsidiary of Investor), which in turn will make a QEI of up to $7 million into a subsidiary of Dallas Development Fund ("DDF Sub-CDE") and pay a 2% CDE Fee to DDF. In turn, the DDF Sub-CDE will make Qualified Low-Income Community Investment ("QLICI") loans to the QALICB. Pursuant to DDF's Allocation Agreement, DDF will take a fee of 2% of the QEI in order to finance its activities. The total QLICI loans to the QALICB from DDF will be $6.86 million from DDF Sub-CDE.

Project sources and uses and a preliminary transaction structure diagram are provided in Exhibit 2 and Exhibit 3, respectively.

Closing Timeline

This Project financing is expected to close no later than October 31, 2018.

Community Benefits and Need for Assistance

Direct Community Benefits

Direct Services to Children. The Project will house the CPS Night Response Unit, a dedicated, welcoming space for children when they are removed from the custody of their guardians after business hours. Equipped with beds, showers, and other home-like amenities, the Night Response Unit is a safe, friendly, and supportive environment intended to minimize the anxiety felt by children taken away from their homes. Additionally, the Project expands the "Rainbow Room" and warehouse, allowing CPD to supply more necessary items to children experiencing emergency and ongoing needs. Finally, the Project distributes new goods to kids through annual drives such as the Easter basket drive, back-to-school drive, winter coat drive, and holiday toy drive.

Promotes Caseworker Retention. The Project serves as an inclusive, collaborative co-work and meeting space that can be used by 650 CPS caseworkers, most of whom are "mobile" employees that do not have dedicated office space. The Project will include a "Longevity Wall" to recognize caseworkers and will provide access to wellness programs, including mentorship events, yoga, and healthy snacks. Together, these features are aimed at reducing caseworker burnout and turnover, which is critical to improving long-term outcomes for children who are under the care of CPS. One study showed that a child with one caseworker during their first year in protective care has a 74% chance of finding a forever home, while a child with two caseworkers during that same timeframe sees that likelihood drop to 17%. TexProtects, a child protection advocacy group, analyzed data from the State of Texas government and found that 44% of caseworkers left within their first year on the job in 2015 and that 26% of departing caseworkers cited poor working conditions as their top reason for leaving. By improving working conditions for caseworkers, the Project will support improved caseworker retention and ultimately better outcomes for children.

Supports Collaboration with Nonprofit Organizations. The Project will offer rentable space at below-market rent to two to three partner agencies who work in the child welfare arena, allowing these agencies along with CPD to work together collaboratively. Additionally, the Project includes open space in which

nonprofit groups will be able to host meetings at no charge.

Indirect Impacts

The Project is expected to spur $9.8 million in output in Dallas County during the one-year construction period, as well as approximately $4.0 million in annual impacts from on-going operations. The Project is anticipated to result in 41 direct construction employees and 18 indirect and induced employees during the construction period. Operations of the facility will result in 62 jobs each year (53 direct FTE jobs at the facility and 9 indirect and induced FTE jobs). Employees during the construction period and permanent employees at the facility are projected to earn an average annual compensation of approximately $55,900 and $30,800, respectively.

Need For NMTC Assistance

CPD embarked on a $12MM capital campaign—the first in its 29-year history—to support its new headquarters and establish an operating endowment to support its ongoing operations. After a very successful start to the capital campaign with large donations, by mid-2018, as construction was underway, the donations from more traditional philanthropic sources slowed down and the campaign has struggled to raise more than $7.5MM. Without NMTC, CPD would have to borrow funds to complete the building and use future capital campaign proceeds to pay down the loan and/or limit the amount of new services that could be offered. With NMTC, CPD will have additional flexibility to lease spaces at more favorable terms to third-party tenants and use future capital campaign contributions to establish an operating endowment.

Exhibit 1: Project Images

Floor Plans

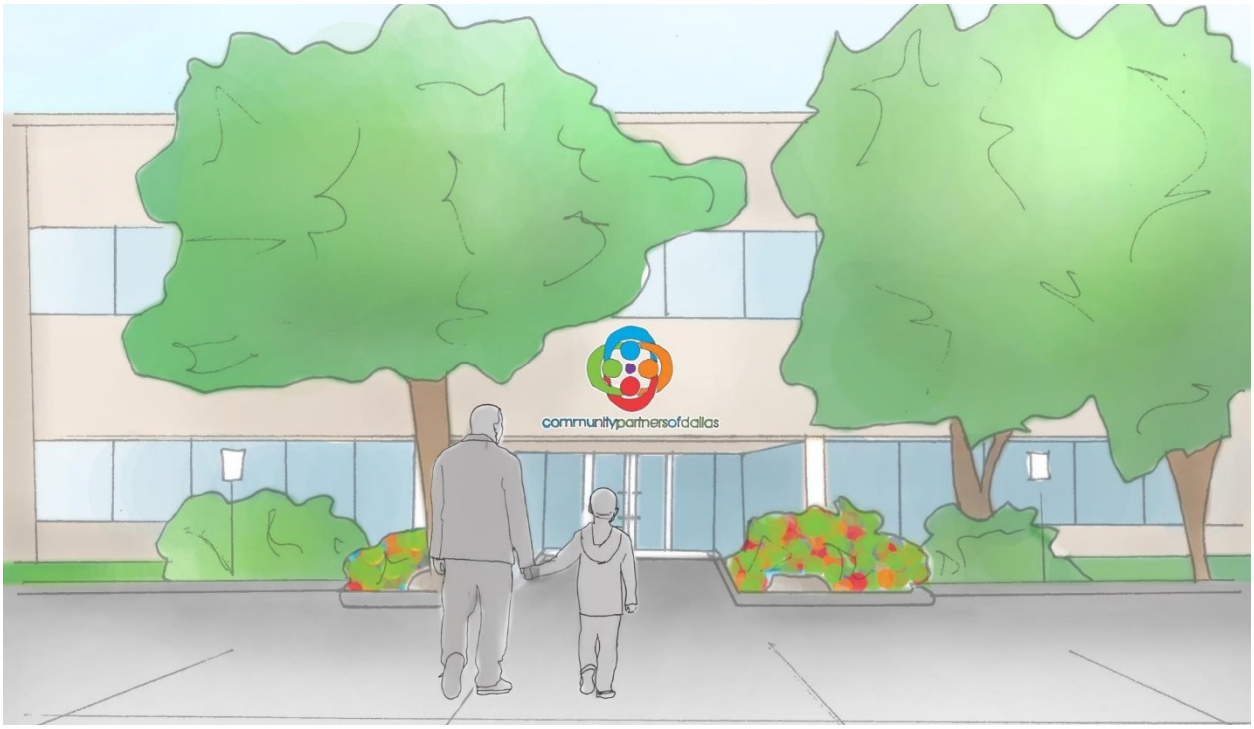


Level 1



Level 2

Renderings



Exterior



Rainbow Room



CPD Night Intake



Orix Caseworker Crossing



CPD Administrative Offices

Exhibit 2: Proposed Project Sources and Uses (preliminary)

Sources	
DDF B Note ("NMTC Gross Subsidy")	$1,980,500
Bridge Loan on Prior Expenditures	$4,879,500
Land and Equity Contribution to QALICB	$1,664,175
Total Sources	$8,524,175
Uses	
Land Acquisition	$1,300,000
Hard Construction Costs	$5,403,440
Construction Manager	$45,450
Additional Renovation Costs	$94,920
Design	$156,825
Furniture, Fixtures, Signage	$546,000
IT/AV/Security	$190,024
Moving	$6,000
Base	$7,742,659
Estimated Total Closing Costs	$330,000
Reserve for Annual CDE Expenses	$267,500
Arranger Fee	$134,016
Contingency	$50,000
Total Uses	$8,524,175

Agenda Information Sheet

File #: 18-841 **Item #:** 9.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Office of Economic Development

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund and its subsidiaries, an affiliate of an NMTC Investor (the "Bank"), and Maya Cinemas North America, Inc., and its affiliates (Developer) for the construction of a 14-screen movie theater (Project) located at 655 West Illinois Avenue, Dallas, Texas 75224 - Financing: No cost consideration to the City

BACKGROUND

This item is being placed on the addendum per the City Manager's Office.

The City of Dallas authorized the creation of the Dallas Development Fund (DDF), a non-profit Community Development Entity (CDE) by Resolution No. 09-0461 on February 11, 2009, to apply for a New Markets Tax Credit (NMTC) allocation from the U.S. Department of Treasury's Community Development Financial Institutions Fund in its 2009 funding cycle. DDF was awarded $55 million in the 2017 allocation cycle, and was previously awarded $130 million in allocation from the 2009, 2012 and 2014 cycles. DDF has awarded all $130 million of its previous allocations.

The NMTC program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated CDEs. These investments must be used by the CDE for projects and investments in low-income communities, as defined by the NMTC program. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a 7-year credit allowance period.

On August 28, 2018, the DDF Board was briefed, considered and approved a NMTC transaction between DDF, the Bank, and the Developer. This board approved providing $9 million in allocation to the Project. Additionally, PeopleFund CDE is anticipated to provide an additional $4 million in allocation. US Bank is expected to be the investor of the $13 million NMTC tax credits, which will in turn generate approximately $3.5 million in gross NMTC subsidy for the benefit of the Project.

Maya Cinemas North America, Inc. ("Maya") develops, builds, owns, and operates modern, first-run, megaplex movie theaters in underserved, family oriented, Latino-dominant communities. Maya was founded in 2000 by Moctesuma Esparza, a prominent Latino film producer, and opened its first cinema in 2003 in Salinas, California. The company now operates 5 movie theaters in California and is constructing its first theater outside of California in Las Vegas. It has invested over $70.2 million of private capital and created over 220 permanent jobs in low-income Latino communities.

Maya is strongly committed to the neighborhoods in which its theaters are located. Beyond providing access to entertainment for community members, Maya offers several programs that target disadvantaged populations, such as the "Dollar for Scholar" program, which is an annual scholarship program for local students, and Maya Cares, which is a monthly sensory-friendly, free screening for individuals with special needs. In 2017, Maya Cinemas Bakersfield provided nearly 159,000 free or discounted movie tickets for special family, senior, and special needs-focused days, an amount Maya anticipates exceeding at its Dallas location. Additionally, Maya engages young people through its formal internship program, which provides high school students with critical work experience and jobs skills.

Maya will construct a 73,000 square foot, 14 screen movie theater to serve as the anchor to the 65-acre Wynnewood Village renovation. When complete, the theater will be largest of two first run movie theaters in Southern Dallas and have 2,011 seats.

The Project will create 59.45 full-time equivalent (FTE) permanent positions, which includes 18 full-time positions that pay $20/hour (above the living wage) and are paired with benefits. Additionally, the Project is projected to support 170 temporary construction positions. In addition to these traditional jobs, Maya anticipates partnering with Dallas Independent School District to hire youth for a three-month on-the-job training internship program, including instruction in goal-setting and accountability. Based on similar programs at their other locations, Maya anticipates 30 students participating on a quarterly basis. In addition to students developing key job skills, those who successfully complete the internship may be brought on as permanent employees.

The Project is located at 655 West Illinois Avenue, Dallas, Texas 75224, in a Market Value Analysis area categorized as D and G. The Census tract in which the Project is located, 48113006200, is highly distressed, with a poverty rate of 33.70% and Median Family Income of 55.08%. The Project is located within ¼ mile of 4 bus lines which connect with the DART rail Red and Blue Lines, and it is accessible to Interstate Highway 35E.

Without DDF's NMTC financing, Maya would likely have to delay the Project or reduce the size and/or quality of the Project. Because Maya's model is to build full scale, first run theaters in unproven markets that are also low-income communities, Maya's theaters struggle to achieve a valuation that supports adequate market rate debt. The current debt proposal is capped at 65% loan-to-value of the facility and other financing sources would have limited economic viability.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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On January 13, 2010, City Council authorized the acceptance of the $55 million NMTC allocation by Resolution No. 10-0210.

On January 19, 2010, the Economic Development Committee was briefed on the DDF and the NMTC program.

On September 21, 2015, the Economic Development Committee was briefed on the DDF and the NMTC program.

On August 28, 2018, the Dallas Development Fund Board was briefed on the Maya Cinemas project and approved the transaction.

Information about this item was provided to the Economic Development and Housing Committee on September 17, 2018.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

Maya Cinemas North America, Inc.

Moctesuma Esparza, Founder

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

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

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

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

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

WHEREAS, DDF was awarded a $55 million NMTC allocation under the 2009 NMTC program; and

WHEREAS, DDF was awarded a $30 million NMTC allocation under the 2012 NMTC program; and

WHEREAS, DDF was awarded a $45 million NMTC allocation under the 2014 NMTC program; and

WHEREAS, DDF was awarded a $55 million NMTC allocation under the 2017 NMTC program; and

WHEREAS, the DDF Board has approved awarding up to $9 million in NMTC allocation to Maya Cinemas North America, Inc. for the construction of a new movie theater project located at 655 West Illinois Avenue.

Now, Therefore,

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

SECTION 1. That the City Council hereby authorizes a New Markets Tax Credit transaction between the Dallas Development Fund and its subsidiaries, an affiliate of an NMTC Investor (the "Bank"), and Maya Cinemas North America, Inc., and its affiliates (Developer) for the construction of a 14-screen movie theater (Project) located at 655 West Illinois Avenue, Dallas, Texas 75224, as further described in **Exhibit A**.

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.

DATE: August 28, 2018

SUBJECT: Maya Cinemas

FROM: City of Dallas Office of Economic Development

Project Overview

Project Sponsor: Maya Cinemas North America, Inc.

Maya Cinemas North America, Inc. ("Maya") develops, builds, owns, and operates modern, first-run, megaplex movie theaters in underserved, family oriented, Latino-dominant communities. Maya was founded in 2000 by Moctesuma Esparza, a prominent Latino film producer, and opened its first cinema in 2003 in Salinas, California. The company now operates 5 movie theaters in California and is constructing its first theater outside of California in Las Vegas. It has invested over $70.2 million of private capital and created over 220 permanent jobs in low-income Latino communities.

Maya is strongly committed to the neighborhoods in which its theaters are located. Beyond simply providing access to entertainment for community members, Maya offers several programs that target disadvantaged populations, such as the "Dollar for Scholar" program, which is an annual scholarship program for local students who are making a difference in the community, and Maya Cares, which is a monthly sensory-friendly, free screening for individuals with special needs. In 2017, Maya Cinemas Bakersfield provided nearly 159,000 free or discounted movie tickets for special family, senior, and special needs-focused days, an amount Maya anticipates exceeding at its Dallas location. Additionally, Maya engages young people through its formal internship program, which provides high school students with critical work experience and jobs skills.

In addition to the programs it manages on its own, Maya partners with local organizations, particularly those with a health-related focus, to provide services and educational opportunities to the community. For example, Maya partnered with Univision Salud for their #Health4All campaign to host an event at one of its locations. The event, which was designed to bring awareness to affordable health care options and current health issues, included booths for local health vendors, a viewing of a documentary titled "Salud! Yes, Please," and a Q&A panel hosted by a local doctor and two health promoters.

Maya also operates a Community Development Entity and received $15MM of NMTC allocation in the 2014 round. It has used its own NMTC allocation and third-party NMTC allocation to support four of its existing theaters.

Project Description

Maya will construct a 73,000 SF, 14 screen movie theater to serve as the anchor commercial site to the 65- acre Wynnewood Village shopping center that is undergoing a separately financed $30MM, highly-

transformative, separately-financed renovation. When complete, the theater will be largest of two first run movie theaters in Southern Dallas and have 2,011 seats.

The project will build on the model utilized by the Maya Cinemas throughout California. In addition to creating new jobs in Southern Dallas, the theater will provide access to commercial goods as well as connection to community services.

The project is located at 655 West Illinois Avenue, Dallas, Texas 75224, in a Market Value Analysis area categorized as D and G. The Census tract in which the project is located, 48113006200, is highly distressed, with a poverty rate of 33.70% and Median Family Income of 55.08%. The project is located within ¼ mile of 4 bus lines which connect with the DART rail Red and Blue Lines, and it is accessible to I-35E.

Project renderings are provided in Exhibit 1.

Related/Sponsoring Entities

The NMTC borrower is anticipated to be a newly created special purpose entity, Maya Wynnewood Cinemas, LLC, which will ground lease the pad and improve the Project site. The borrower will be a Qualified Active Low-Income Community Business ("QALICB"). The Borrower will lease the facility to Maya Wynnewood Operating Company, LLC to operate the facility as a theater. Another affiliate of Maya will serve as the Leverage Lender.

Financing Terms

NMTC Allocation

Up to $9 million in allocation from Dallas Development Fund ("DDF")

Up to $4 million in additional allocation is expected to be provided by PeopleFund.

NMTC Investor

The NMTC Investor is likely to be U.S. Bancorp Community Development Corporation ("US Bank").

Anticipated Closing Costs and Fees

DDF will charge upfront fees totaling 4% of the Qualified Equity Investment ("QEI"), estimated at $360,000. In addition, DDF will charge an annual Asset Management Fee of $31,500 per year.

DDF will separately secure reimbursement for costs associated with closing this transaction, as well as audit and tax return preparation costs associated with maintaining the financing structure during the 7-year NMTC compliance period.

Preliminary Financing Structure

As NMTC Equity Investor, US Bank is anticipated to provide a total of approximately $4.16 million in NMTC Equity ($0.82 pricing) to support the $13 million in total allocation from DDF and Pacesetter. A Maya affiliate will provide approximately $9.12 million in the form of a "Leverage Loan" for the transaction. The underlying sources for the Leverage Loan are anticipated to include a combination of Maya equity, loan

proceeds tied to FF&E, and contribution for pad/site prep by site owner/landlord.

The NMTC Investor will form a special-purpose investment fund entity and will be responsible for management of this fund. The equity and leverage debt will be combined to capitalize an investment fund (a subsidiary of Investor), which in turn will make a QEI into a subsidiary of Dallas Development Fund ("DDF Sub-CDE") and pay a 2% CDE Fee to DDF. In turn, the DDF Sub-CDE will make Qualified Low-Income Community Investment ("QLICI") loans to the QALICB. Pursuant to DDF's Allocation Agreement, DDF will take a fee of 2% of the QEI in order to finance its activities. The total QLICI loans to the QALICB from DDF will be the QEI amount less the 2% fee.

Preliminary sources and uses and a preliminary transaction structure diagram are provided in Exhibit 2 and Exhibit 3, respectively.

Closing Timeline

This Project financing is expected to close in the Q4 2018.

Community Benefits and Need for Assistance

Direct Community Benefits

Catalytic Redevelopment. The Project is the first part of a larger effort to revitalize the 65-acre Wynnewood Village shopping center, providing the local community with access to a variety of goods and services. The separately financed $30 million redevelopment plan, which encompasses 220,000 sf of retail, food, and beverage, will be anchored by Maya Cinemas.

Responds to Community Needs. The project site is within the larger area reimagined in the Wynnewood Urban Design Guide, which is the result of a community-based redevelopment process. In this context, residents voiced concern about the future of Wynnewood Village and recommended the development of a number of key retail options and entertainment services, including a movie theater. In order to ensure that the movie theater remains accessible to the low-income community, the Project will offer a number of discounts to local, low-income residents through programs such as "Family Tuesdays." The City of Dallas' Department of Housing and Neighborhood Revitalization's Comprehensive Housing Policy identifies this location as part of the Wynnewood Redevelopment Area.

Created and Retained Jobs at Project. The Project will create 59.45 FTE permanent positions, which includes 18 full-time positions that pay $20/hour (above the living wage) and are paired with benefits. Additionally, the project is projected to support 170 temporary construction positions. In addition to these traditional jobs, Maya anticipates partnering with Dallas Independent School District to hire youth for a three-month on-the-job training internship program, including instruction in goal-setting and accountability. Based on similar programs at their other locations, Maya anticipates 30 students participating on a quarterly basis. In addition to students developing key job skills, those who successfully complete the internship may be brought on as permanent employees.

Community Partnerships and Support. The Project will collaborate with local community groups and national organizations to host educational, civic, and non-profit events. These events will target the local low-income community with offerings such as health screenings, forums on foster care, and veteran

outreach. Additionally, the project will support local nonprofit organizations by providing them with reduced-price theater rentals and concessions for special events as well as free tickets to be used for fundraisers. The Project will also provide scholarships to approximately 20 local students a year through Maya Cinemas Scholarship Fund that includes fundraising at the Project matched by Maya.

Indirect Impacts

The investment in Maya Cinemas is expected to spur $19.8 million in annual output in Dallas County during each year of the two-year construction period, as well as approximately $18.1 million in annual impacts from on-going operations. The Project will result in 79 direct construction employees and 36 indirect and induced employees during each year of the construction period. Operations of the facility will result in 97 jobs each year (58 direct jobs at the facility and 39 indirect and induced jobs in a variety of industries). Employees during the construction period and permanent employees at the facility are projected to earn an average annual compensation of approximately $57,400 and $46,200, respectively.

Need For NMTC Assistance

But for DDF's NMTC financing, Maya would likely have to delay project or reduce the size and/or quality of the project. Because Maya's model is to build full scale, first run theaters in unproven markets that are also low-income communities, Maya's theaters struggle to achieve a valuation that supports adequate market rate debt. This valuation challenge is common for many newly constructed real estate projects in low-income communities and is compounded by the special use nature of a movie theater. The current debt proposal is capped at 65% loan-to-value of the facility and other financing sources would have limited economic viability. Beyond the challenges to the capital stack, Maya includes a number of programs (discussed above) that contribute to the community, but not necessarily the bottom line for the Project. Maya views NMTC as a key financing tool to ensure a first-rate theater can be built in a community that needs it.

Exhibit 1: Project Renderings



Exterior, Front



Exterior, Side



Exterior, Birdseye View

Exhibit 2: Proposed Project Sources and Uses (preliminary)

Up to $9MM DDF Allocation + $4MM PeopleFund Allocation

Overall - Sources		Overall - Uses	
DDF B Note (DDF Gross Subsidy)	$2,518,200	Pad and Site Work	$1,500,000
People Fund CDE B Note	$1,079,200	Construction Hard Costs	$16,152,000
BBVA Direct Loan	$14,761,000	Construction Soft Costs	$3,481,000
Pad Prep Landlord Contribution	$1,500,000	Financing Costs (non-NMTC)	$879,000
FF&E Lender Loan	$4,951,000	6 month operating/interest reserve	$500,000
Sponsor Equity	$4,218,300	FF&E	$4,951,000
		Theater Fit Out	$424,000
		Base	$27,887,000
		Construction Period Interest	$88,200
		DDF Ongoing Expenses (reserved)	$316,500
		People Fund Ongoing Expenses (reserved)	$236,000
		Closing costs	$500,000
Total	$29,027,700	Total	$29,027,700

Agenda Information Sheet

File #: 18-893 **Item #:** 10.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Office of Economic Development

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize a business personal property tax abatement agreement with Velocity, A Viracon Company or an affiliate ("Velocity") for a period of five-years in an amount equal to the City's ad valorem taxes assessed on 50 percent of the increased taxable value of Velocity's business personal property associated with the establishment of a new manufacturing operation to be located on approximately 8.427 acres at the southeast corner of Clover Haven Street and Cargo Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: $308,103.00 over a five-year period

BACKGROUND

This item is being placed on the addendum per the City Manager's Office.

Since April 2018, City staff has been in discussions with representatives of Velocity regarding the possibility of establishing an architectural glass fabrication operation in a new build-to-suit facility to be located on approximately 8.427 acres at the southeast corner of Clover Haven Street and Cargo Road in east Dallas in an industrial area commonly known as Eastpoint. Velocity has also been considering sites in other states including Georgia and Missouri for this project.

Company

Velocity is a wholly-owned subsidiary of Apogee Enterprises, Inc. ("Apogee"). Apogee (NASDAQ: APOG) designs and develops glass and metal products and services in the United States, Canada, and Brazil. It operates through four business segments: Architectural Framing Systems, Architectural Glass, Architectural Services, and Large-Scale Optical Technologies (LSO). Apogee was founded in 1949 and is headquartered in Minneapolis, Minnesota with annual revenues approaching $1.5 billion.

Proposed Project

The developer of this single-tenant build-to-suit facility will be Exeter Property Group ("Exeter"). Exeter owns the site and will develop the facility on behalf of Velocity. Upon completion of the facility, Exeter will lease the facility to Velocity for at least ten years, with renewal options for an additional twenty years.

The project will involve the new construction of approximately 149,000 square feet of manufacturing and office space with a total estimated capital investment of approximately $27,700,000 (including approximately $6,000,000 in site improvements and shell building construction, approximately $700,000 in tenant improvements, and approximately $21,000,000 in specialized machinery and equipment).

Velocity plans to have approximately 61 net new full-time equivalent jobs at the facility within three years. Velocity estimates an average annual wage of $35,000 or an average hourly wage of $18.22 (including benefits). Jobs to be hired will include fabricators, system and equipment operators, freight and material movers, machinists, and supervisors. It is estimated that only two of these 61 jobs will be relocated to Dallas from out of state.

Incentive

Staff is recommending City Council approval of a business personal property tax abatement agreement with Velocity or an affiliate for a period of five years in an amount equal to the City's ad valorem taxes assessed on 50 percent of the increased taxable value of Velocity's business personal property associated with the establishment of a new manufacturing operation to be located on approximately 8.427 acres at the southeast corner of Clover Haven Street and Cargo Road in Dallas.

The proposed incentive will help secure new investment and job opportunities at this southeast Dallas location. The business personal property tax abatement will allow Velocity to make a cost-competitive and substantial investment in modern, highly-specialized machinery and related high-technology equipment.

The tax abatement agreement shall include, among other provisions, the following conditions:

(a) Velocity shall execute a lease with a minimum ten-year term that causes Exeter to substantially complete site improvements, shell building construction, and tenant improvements by December 31, 2019. The minimum size of the new building shall be 120,000 square feet. The minimum investment shall be $5,000,000 for site improvements and shell building construction and $500,000 for tenant improvements.

(b) Velocity shall invest a minimum of $16,000,000 in new furniture, fixtures, equipment, and machinery (i.e. business personal property) at the facility by December 31, 2019.

(c) The business personal property tax abatement agreement must be executed no later than December 31, 2019.

(d) Velocity shall create (i.e. relocate from outside Texas or newly create locally) a minimum of 50 net new permanent full-time equivalent ("FTE") jobs with a minimum average hourly wage of

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$18.22 (including benefits) at the facility by December 31, 2019.

(e) Velocity shall hold a minimum of one job fair by December 31, 2019 at a location in the city of Dallas approved by the Director of the Office of Economic Development to facilitate the recruitment and hiring of residents of the city of Dallas.

(f) Velocity shall ensure that a minimum 20% of the 50 (i.e. a minimum of 10) net new permanent FTE jobs created at the facility by December 31, 2019 are filled by residents of the city of Dallas.

(g) The City shall provide Velocity a business personal property tax abatement for a period of five years in an amount equal to the City's ad valorem taxes assessed on 50 percent of the increased taxable value of Velocity's business personal property located at the facility located on the real property legally described in Exhibit B in the Resolution. The tax abatement shall commence on or before December 31, 2020.

(h) None of the business personal property subject to the tax abatement shall be owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.

(i) Velocity shall maintain a minimum of 50 net new permanent FTE jobs with a minimum average hourly wage of $18.22 (including benefits) at the facility for the term of the abatement.

(j) Velocity shall ensure that a minimum 20% of the 50 (i.e. a minimum of 10) net new permanent FTE jobs created at the facility by December 31, 2019 continue to be filled by residents of the city of Dallas for the term of the abatement.

(k) Velocity shall provide written quarterly reports to the Office of Economic Development on the progress in satisfying the conditions of the abatement.

(l) For Velocity to receive the tax abatement during any year of the agreement, Velocity shall be required to document and certify annually its compliance with the terms outlined in the tax abatement agreement by April 15 of each year of the agreement.

(m) The Director of the Office of Economic Development may, at his sole discretion, extend any material date in the tax abatement agreement for a period up to six months for just cause.

(n) A proportionate percentage of the business personal property tax revenue foregone by the City as a result of the tax abatement agreement shall be recaptured by the City if Velocity is in default of terms as provided by the tax abatement agreement.

(o) Access to the new facility shall be provided to allow for inspection by City officials to ensure that the improvements and investments are made according to the specifications and terms of the tax abatement agreement.

(p) The Dallas City Council may terminate or modify the agreement if Velocity fails to comply with the tax abatement agreement.

(q) The tax abatement agreement shall be personal to Velocity and shall only be assignable upon

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written approval of the assignment by the City's Director of the Office of Economic Development.

(r) Velocity shall execute a formal agreement with the Dallas Independent School District (DISD) by December 31, 2019 to participate as an Industry Partner in the Pathway to Technology Early College High School (P-TECH) program.

(s) Development of the real property shall conform to all requirements of the City's zoning ordinance and the use of the real property shall be consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatement is in effect.

The foregone business personal property tax revenue over the five-year term of the abatement is an estimated $308,103. Based on the City's fiscal impact analysis over a ten-year period, the present value of net revenues to the City from this project is an estimated $1,194,074.

Pursuant to the City's Public/Private Partnership Program (P/PPP) Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), the proposed project is located in a Target Area. With the project's private investment exceeding $1 million and job creation exceeding 25 jobs, the project meets minimum eligibility criteria requirements of the P/PPP Guidelines and Criteria.

In the context of the City's Market Value Analysis (MVA), the proposed project is located in a non-residential tract and is generally surrounded by residential market types E, F, G, and H, which reflect middle to lower-middle residential real estate markets in Dallas. The proposed project will provide additional local employment opportunities to these surrounding residential areas.

The proposed project is located in a Texas Enterprise Zone. Pursuant to Section 312.2011 of the Texas Tax Code, designation of an area as a Texas Enterprise Zone constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	October 2018
Complete Construction	December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development and Housing Committee was briefed in Executive Session on September 4, 2018 to discuss the offer of a financial incentive under Section 551.087 of the Texas Government Code.

FISCAL INFORMATION

Estimated Revenue Foregone: $308,103.00 over a five-year period

OWNER

Velocity, A Viracon Company

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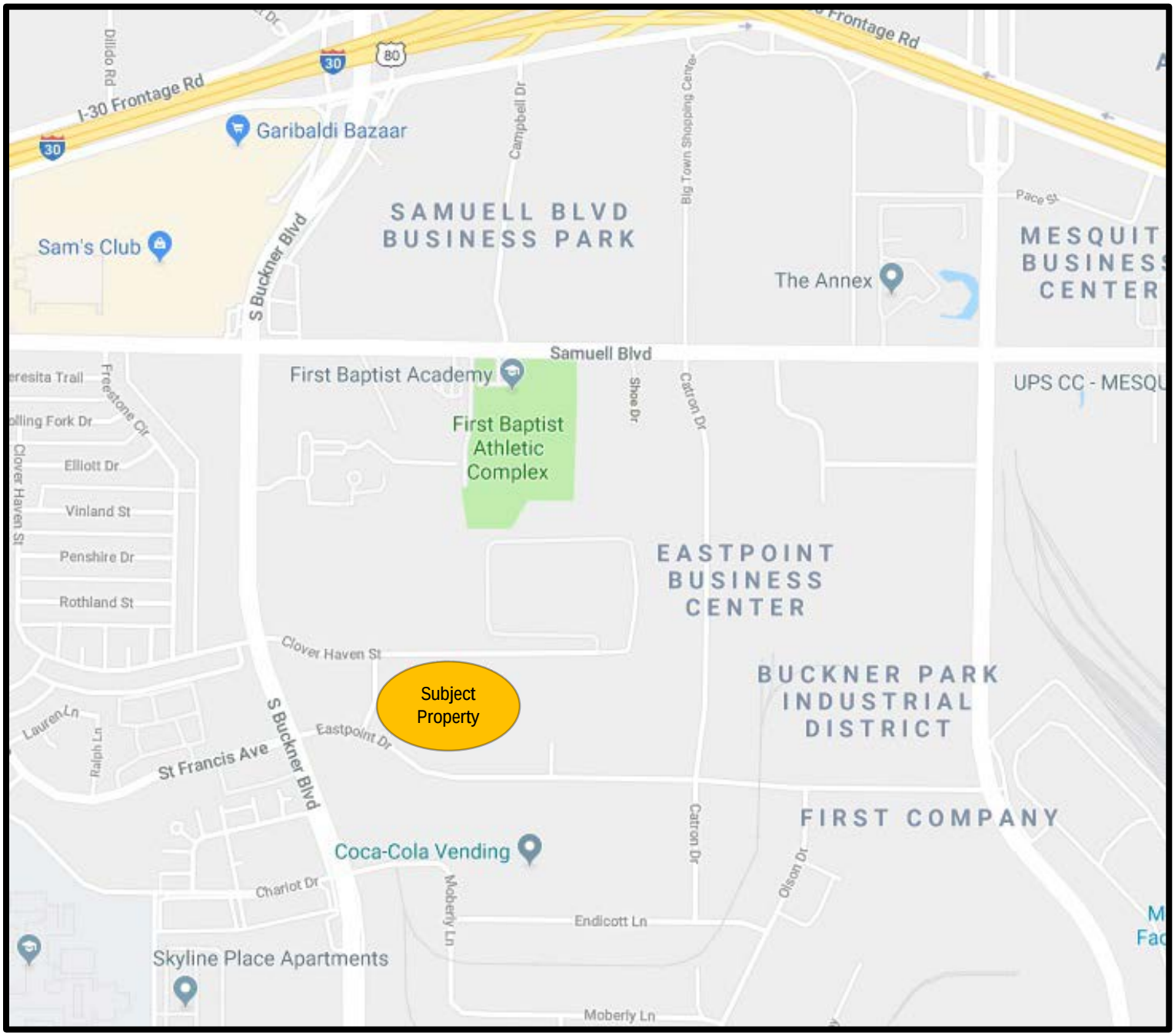
Mark Augdahl, Vice President, Finance

MAP

Attached

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Location Map



WHEREAS, the City of Dallas ("City") recognizes the importance of its role in local economic development; and

WHEREAS, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City for development of new manufacturing facilities; and

WHEREAS, site selection decisions made by developers and businesses are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

WHEREAS, the City desires to support and secure new employment opportunities and taxable revenue that new manufacturing facilities will bring for Dallas residents; and

WHEREAS, the proposed development will not occur within the city of Dallas without an offer of economic development incentives from the City; and

WHEREAS, pursuant to Resolution No. 16-1984, approved by the City Council on December 14, 2016, the City: (1) elected to continue its participation in economic development incentives and re-adopted 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, (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 pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"), and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by City as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act"); and

WHEREAS, Section 312.2011 of the Tax Abatement Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, the proposed development is located in an existing Texas Enterprise Zone; and

WHEREAS, consistent with the authority granted under the Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria, it is in the best interest of the City to enter into a business personal property tax abatement agreement and provide this incentive as a part of the City's ongoing program to promote local economic development and to stimulate business and commercial activity in the city.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a business personal property tax abatement agreement with Velocity, A Viracon Company or an affiliate ("Velocity"), approved as to form by the City Attorney, for added value to business personal property in accordance with the Tax Abatement Act and the City's Public/Private Partnership Program – Guidelines and Criteria.

SECTION 2. That at least seven days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each taxing unit that includes in its boundaries the business personal property that is the subject of this agreement.

SECTION 3. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

SECTION 4. That the business personal property ("Property") subject to the tax abatement agreement will be located on the real property depicted on the attached site map **Exhibit A (Map)** and as legally described in **Exhibit B (Legal Description)**.

SECTION 5. That the tax abatement agreement shall include, among other provisions, the following conditions:

(a) Velocity shall execute a lease with a minimum ten-year term that causes Exeter Property Group to substantially complete site improvements, shell building construction, and tenant improvements by December 31, 2019. The minimum size of the new building shall be 120,000 square feet. The minimum investment shall be $5,000,000 for site improvements and shell building construction and $500,000 for tenant improvements.

(b) Velocity shall invest a minimum of $16,000,000 in new furniture, fixtures, equipment, and machinery (i.e. business personal property) at the facility by December 31, 2019.

(c) The business personal property tax abatement agreement must be executed no later than December 31, 2019.

(d) Velocity shall create (i.e. relocate from outside Texas or newly create locally) a minimum of 50 net new permanent full-time equivalent FTE jobs with a minimum average hourly wage of $18.22 (including benefits) at the facility by December 31, 2019.

(e) Velocity shall hold a minimum of one job fair by December 31, 2019 at a location in the city of Dallas approved by the Director of the Office of Economic Development to facilitate the recruitment and hiring of residents of the city of Dallas.

(f) Velocity shall ensure that a minimum 20% of the 50 (i.e. a minimum of 10) net new permanent FTE jobs created at the facility by December 31, 2019 are filled by residents of the city of Dallas.

(g) The City shall provide Velocity a business personal property tax abatement for a period of five years in an amount equal to the City's ad valorem taxes assessed on 50 percent of the increased taxable value of Velocity's business personal property at the facility located on the real property depicted on the attached site map **Exhibit A (Map)** and as legally described in **Exhibit B (Legal Description)**. The tax abatement shall commence on or before December 31, 2020.

(h) None of the business personal property subject to the tax abatement shall be owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.

(i) Velocity shall maintain a minimum of 50 net new permanent FTE jobs with a minimum average hourly wage of $18.22 (including benefits) at the facility for the term of the abatement.

(j) Velocity shall ensure that a minimum 20% of the 50 (i.e. a minimum of 10) net new permanent FTE jobs created at the facility by December 31, 2019 continue to be filled by residents of the city of Dallas for the term of the abatement.

(k) Velocity shall provide written quarterly reports to the Office of Economic Development on the progress in satisfying the conditions of the abatement.

(l) For Velocity to receive the tax abatement during any year of the agreement, Velocity shall be required to document and certify annually its compliance with the terms outlined in the tax abatement agreement by April 15 of each year of the agreement.

(m) The Director of the Office of Economic Development may, at his sole discretion, extend any material date in the tax abatement agreement for a period up to six months for just cause.

(n) A proportionate percentage of the business personal property tax revenue foregone by the City as a result of the tax abatement agreement shall be recaptured by the City if Velocity is in default of terms as provided by the tax abatement agreement.

(o) Access to the new facility shall be provided to allow for inspection by City officials to ensure that the improvements and investments are made according to the specifications and terms of the tax abatement agreement.

(p) The Dallas City Council may terminate or modify the agreement if Velocity fails to comply with the tax abatement agreement.

(q) The tax abatement agreement shall be personal to Velocity and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

(r) Velocity shall execute a formal agreement with the Dallas Independent School District (DISD) by December 31, 2019 to participate as an Industry Partner in the Pathway to Technology Early College High School (P-TECH) program.

(s) Development of the real property shall conform to all requirements of the City's zoning ordinance and that the use of the real property is consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatement is in effect.

SECTION 6. That the tax abatement agreement is identified by the City as Contract No. ECO-2018-00007217.

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
MAP

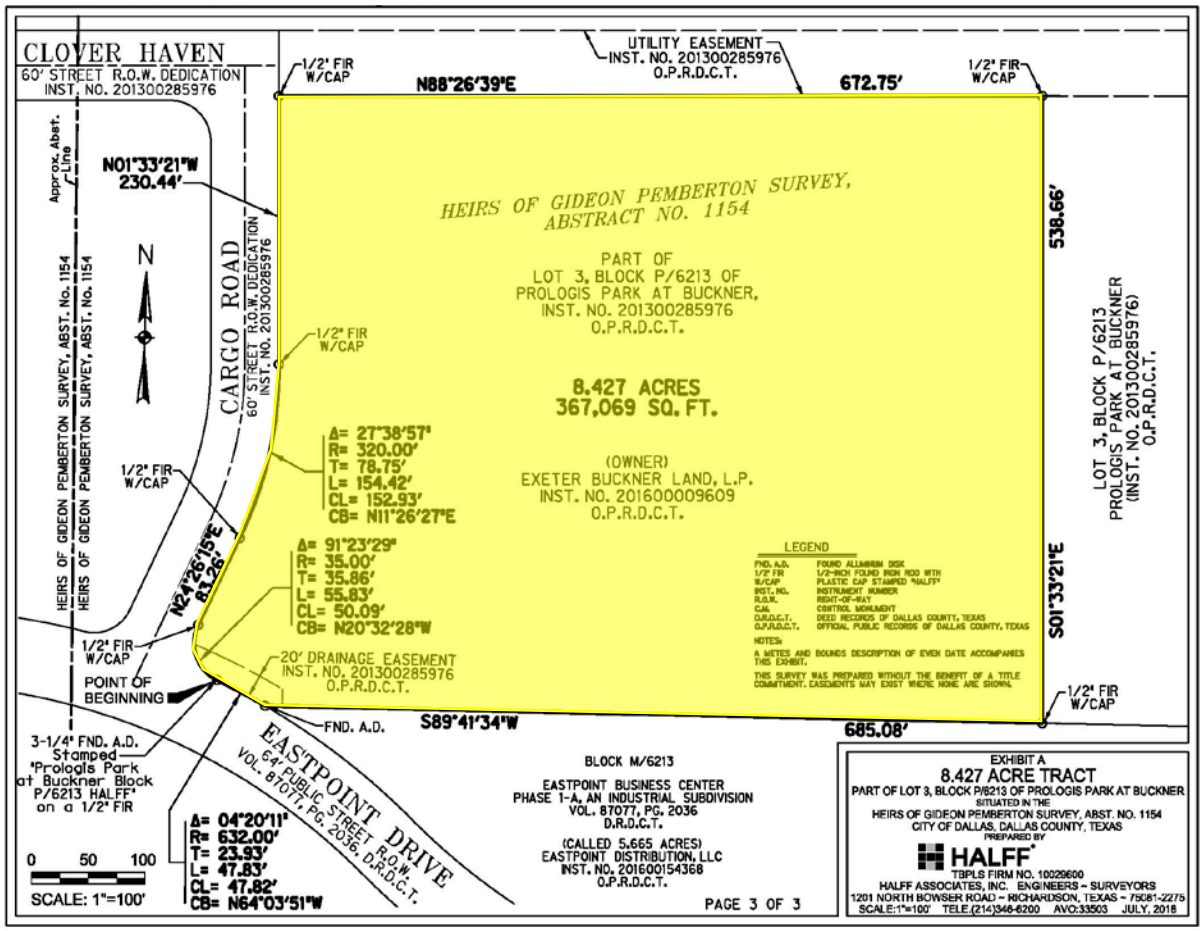


Exhibit B: Legal Description

PROPOSED LOT 3A, BLOCK P/6213
8.427 acre (367,069 square foot)
PART OF LOT 3, BLOCK P/6213 OF PROLOGIS PARK AT BUCKNER
SITUATED IN THE
GIDEON PEMBERTON SURVEY, ABSTRACT NUMBER 1154
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 8.427 acre (367,069 square foot) tract of land situated in the Heirs of Gideon Pemberton Survey, Abstract Number 1154, City of Dallas, Dallas County, Texas, and being part of Lot 3, Block P/6213 of Prologis Park at Buckner, Lots 1-3, Block P/6213, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201300285976 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being all of a tract of land described in Special Warranty Deed to Exeter Buckner Land, L.P., as recorded in Instrument Number 201600009609, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 3 1/4-inch found aluminum disk stamped "PROLOGIS PARK AT BUCKNER BLOCK P/6213 HALFF" on a 1/2-inch found iron rod (hereinafter referred to as "found AD") at the intersection of the northeast right-of-way line of Eastpoint Drive (a 64-foot wide public street right-of-way) and the southeast right-of-way line of Cargo Road (a 60-foot wide street right-of-way), said corner being the point of curvature of a non-tangent circular curve to the right, having a radius of 35.00 feet, chord that bears North 20 degrees 32 minutes 28 seconds West, a distance of 50.09 feet;

THENCE with the east right-of-way line of said Cargo Road, the west line of said Lot 3, the following bearings and distances:

Northeasterly, with said curve, through a central angle of 91 degrees 23 minutes 29 seconds, an arc distance of 55.83 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

North 24 degrees 26 minutes 15 seconds East, a distance of 83.26 feet to a 1/2-inch found iron rod with cap for corner, said corner being the point of curvature of a non-tangent circular curve to the left having a radius of 320.00 feet, chord that bears North 11 degrees 26 minutes 27 seconds East, a distance of 152.93 feet;

Northeasterly, with said curve, through a central angle of 27 degrees 38 minutes 57 seconds, an arc distance of 154.42 feet to a 1/2-inch found iron rod with cap for corner;

North 01 degree 33 minutes 21 seconds West, a distance of 230.44 feet to a 1/2-inch found iron rod with cap for the common northwest corner of Lot 3 and an "ell" corner of Lot 1 of said Prologis Park at Buckner;

Exhibit B: Legal Description

THENCE North 88 degrees 26 minutes 39 seconds East, departing the east right-of-way line of said Cargo Road and with the common north line of said Lot 3 and the south line of said Lot 1, a distance of 672.75 feet to a 1/2-inch found iron rod with cap for corner:

THENCE South 01 degree 33 minutes 21 seconds East, departing said common line and over and across said Lot 3, a distance of 538.66 feet to a 1/2-inch found iron rod with cap for corner on the south line of said Lot 3 and the north line of a called 5.665 acre tract of land described as “Eastpoint III” in deed to East point Distribution, LLC, as recorded in Instrument Number 201600154368, O.P.R.D.C.T.;

THENCE South 89 degrees 41 minutes 34 seconds West, with the south line of said Lot 3 and the north line of said 5.665 acre tract, a distance of 685.08 feet to a found A.D. for corner, said corner being on the northeast right-of-way line of said Eastpoint Drive (a 64-foot wide public street right-of-way) and the point of curvature of a non-tangent circular curve to the left, having a radius of 632.00 feet, chord that bears North 64 degrees 03 minutes 51 seconds West, a distance of 47.82 feet;

THENCE Westerly, with the northeast right-of-way line of said Eastpoint Drive, the southwest line of said Lot 3, and with said curve, through a central angle of 04 degrees 20 minutes 11 seconds, an arc distance of 47.83 feet to the POINT OF BEGINNING AND CONTAINING 8.427 acres (367,069 square feet) of land, more or less.

Agenda Information Sheet

File #: 18-956 **Item #:** 11.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Office of Economic Development

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize a real property tax abatement agreement with Commerce 30 Building C, Inc. or an affiliate thereof for the purpose of granting a ten-year abatement of 50 percent of the taxes on the added value to the real property in conjunction with the proposed build-to-suit development of Commerce 30 Building C, an e-commerce distribution center within a Texas Enterprise Zone situated on approximately 100 acres of property located at 1301 Chalk Hill Road in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: $1,103,876.00 over ten years

BACKGROUND

This item is being placed on the addendum per the City Manager's Office. Note: the next agenda item is related to this agenda item. Both items must be considered collectively.

Since April 2018, City staff has been in discussions with Hillwood Investment Properties ("Hillwood") and Amazon.com Services, Inc. ("Amazon" or "Company") regarding the potential development of a new e-commerce fulfillment center ("Facility") of approximately 855,000 square feet situated on approximately 100 acres of property located at 1301 Chalk Hill Road in Dallas, Texas.

Hillwood is ranked as one of the top commercial real estate investors and developers in the country. Hillwood's industrial experience spans 38 markets in North America and Europe, and to date, more than 153 million square feet of industrial properties have been developed or acquired. Hillwood's developments currently house facilities for more than 85 companies listed on the Fortune 500, Global 500, or Forbes List of Top Private Firms. Amazon is an e-commerce and cloud computing company based in Seattle, Washington and is the largest internet retailer in the world as measured by revenue and market capitalization.

Hillwood will develop the Facility through an entity called Commerce 30 Building C, Inc. ("Owner"). Situated in City Council District 6, the Facility will encompass a total real property improvement investment of approximately $41,000,000 (inclusive of hard and soft costs for the construction of site

improvements, shell building, and tenant improvements). Amazon, as the tenant ("Tenant"), anticipates approximately $90,000,000 in business personal property expenditures.

Additionally, Amazon expects to create approximately 1,500 new permanent jobs as part of the project, of which 1,200 are anticipated to be full-time equivalents ("FTEs"). Amazon defines FTE jobs as any permanent job working at least 35 hours per week and receiving a full range of health, financial, retirement, and work/life benefits ("benefits") for the employee and eligible family members.

To facilitate the project, Commerce 30 Building C, Inc. is requesting City Council's consideration of a real property tax abatement for 10 years in an amount equal to the City taxes assessed on 50 percent of the increased value of the real property owned by Commerce 30 Building C, Inc.

The requested incentive will help secure new investment and job opportunities at this southern Dallas location. The real property tax abatement will be a pass-through benefit from the Owner to the Tenant via a NNN lease agreement, thereby ensuring that the new Facility is competitively viable within a market providing similar lease rate benefits to other users.

As conditions to receipt of this incentive, the following provisions shall be met (among other related contractual terms):

(a) The Company shall execute a lease with the Owner on or before December 31, 2019 to cause the construction of an approximately 855,000 square foot e-commerce distribution center ("Facility") at 1301 Chalk Hill Road in Dallas, Texas. The lease shall have a minimum ten-year term.

(b) The Company and/or Owner shall invest a minimum $32,800,000 in real property improvements and a minimum $72,000,000 in business personal property on or before December 31, 2020. These amounts shall not include land costs, attorney's fees, or any party's fees or profit.

(c) A build-to-suit e-commerce distribution center of a minimum 855,000 square feet shall be completed on or before December 31, 2020. The Company shall take occupancy of the facility on or before December 31, 2020 and shall continually occupy the entire facility during the terms of both abatements.

(d) On or before December 31, 2021, the Company shall create and retain a minimum of 1,200 FTEs at the Facility. For purposes of this agreement, FTE shall mean a permanent full-time position, and full-time shall mean an employee working at least 35 hours per week and receiving the benefits package as previously described.

(e) At all times during the term of the abatements, the Company shall: (i) maintain a minimum 1,200 FTEs, (ii) provide an average annual FTE salary of $26,000 for the required minimum 1,200 FTEs, and (iii) ensure that a minimum of 35% (420 FTEs) of the required minimum 1,200 FTEs are residents of the city of Dallas. Failure to create and maintain the required city of Dallas residents as FTEs throughout the terms of both abatement agreements shall subject the Company to a prorated repayment requirement.

(f) The Company shall participate in the U.S. Department of Labor Federal Bonding Program ("FBP"). The FBP provides fidelity bonding for the first six months of employment for hard-to-place

job applicants. Within 120 days of City Council approval of an incentive package for this project, the Company shall execute the following and provide copies of such executed documents to the Director of the City's Office of Economic Development ("Director"): (i) any documentation necessary to participate in the FBP and (ii) an agreement to partner with one or more local reentry agencies acceptable to the Director for job training and hiring programs in furtherance of the Company's good faith efforts to hire reentry candidates and other hard-to-place job applicants.

(g) On or before December 31, 2021, the Company shall hold a minimum of two (2) recruitment fairs in coordination with Workforce Solutions Greater Dallas and/or any reentry partner approved by the Director at locations in the city of Dallas approved by the Director to facilitate the hiring of city of Dallas residents, reentry candidates, and/or other hard-to-place job applicants.

(h) If either the Company or Owner fails to perform any condition listed above and/or otherwise breaches its abatement agreement and fails to cure such breach during any year of the term of such agreement, each shall forfeit the relevant abatements for that year. If any condition is not performed, either party breaches either agreement, and/or any existing breach remains uncured in the subsequent year, each party shall again forfeit the relevant abatements for the subsequent year and both agreements shall terminate.

(i) The Company and Owner shall report to the Director quarterly on their progress in satisfying each of the conditions listed above. The Company shall additionally report quarterly to the Director regarding the number of net new jobs created on the site in the previous quarter. The reports will be in a form acceptable to Director in his sole discretion and must be signed by an authorized signatory of each company. The progress reports shall be submitted to the City of Dallas Office of Economic Development within 30 days after the end of each quarter.

(j) The Company and Owner shall permit staff from the Office of Economic Development access to the site, the facility, and all records related to the abatement agreements and the obligations contained therein in order to monitor compliance with same.

Pursuant to the City's Public/Private Partnership Program (P/PPP) Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), the proposed project is located in a Non-Target Area but is immediately adjacent to a Target Area. With the project's private investment exceeding $5 million and job creation exceeding 100 jobs, the project meets minimum eligibility criteria requirements of the P/PPP Guidelines and Criteria.

In the context of the City's Market Value Analysis (MVA), the proposed project is located in a non-residential tract and is generally surrounded by residential market types F, G, and H, which reflect middle to lower-middle residential real estate markets in Dallas. The proposed project will provide significant local employment opportunities to these surrounding residential areas.

The proposed project is located in a Texas Enterprise Zone. Pursuant to Section 312.2011 of the Texas Tax Code, designation of an area as a Texas Enterprise Zone constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements.

Staff is recommending approval of the requested abatement.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2018
Complete Construction	December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Economic Development and Housing Committee was briefed in Executive Session on September 4, 2018 to discuss the offer of a financial incentive under Section 551.087 of the Texas Government Code.

Economic Development and Housing Committee will be briefed in Executive Session on September 17, 2018 to discuss the offer of a financial incentive under Section 551.087 of the Texas Government Code.

FISCAL INFORMATION

Estimated Revenue Foregone: $1,103,876.00 over the ten-year period of the real property tax abatement.

OWNER

Commerce 30 Building C, Inc.

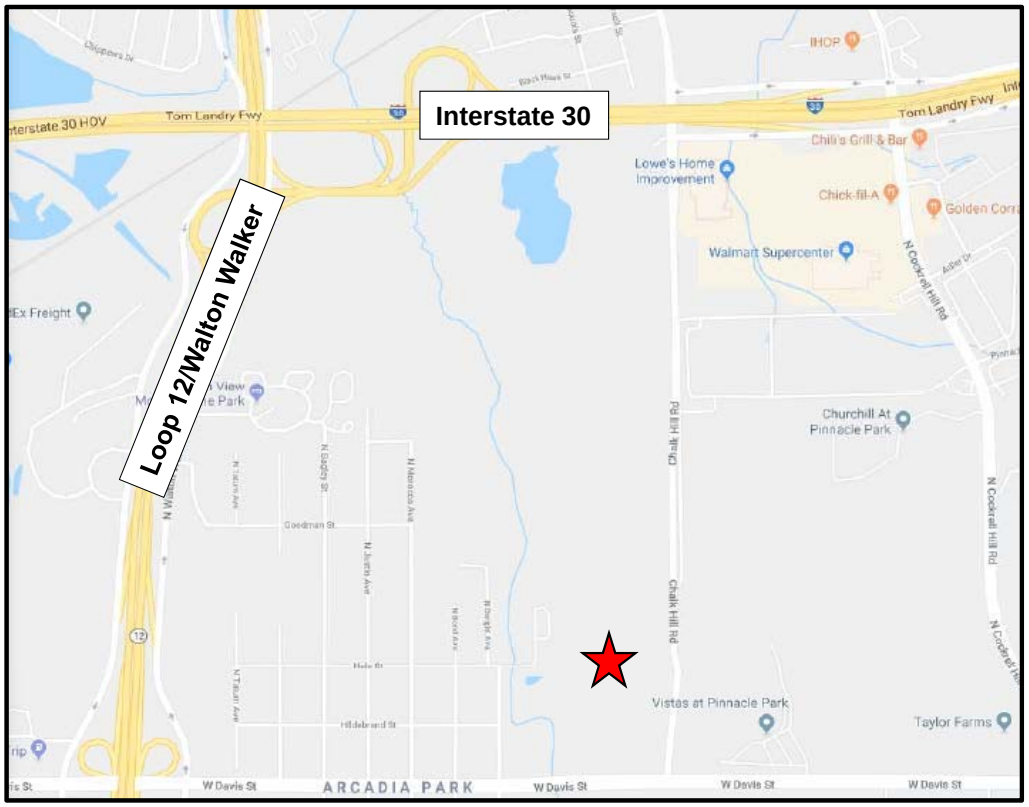
Toby Rogers, Senior Vice President/Texas Market Leader

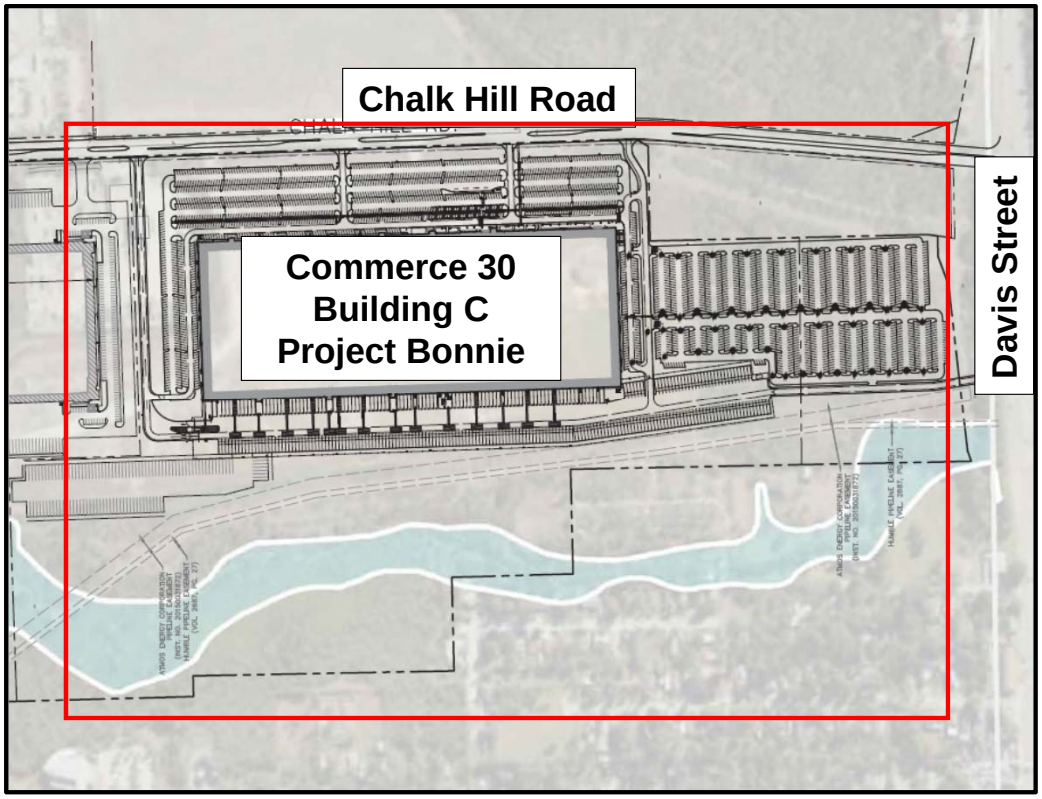
MAP

Attached

powered by Legistar™

Location Map
Commerce 30 – Building C
1301 Chalk Hill Road





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

WHEREAS, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City for development of new logistics facilities; and

WHEREAS, site selection decisions made by developers and businesses are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

WHEREAS, the City desires to support and secure new employment opportunities and taxable revenue that new logistics facilities will bring for Dallas residents; and

WHEREAS, the proposed development will not occur within the city of Dallas without an offer of economic development incentives from the City; and

WHEREAS, pursuant to Resolution No. 16-1984, approved by the City Council on December 14, 2016, the City: (1) elected to continue its participation in economic development incentives and re-adopted 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, (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 pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"), and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by City as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act"); and

WHEREAS, the proposed development is a logistics facility, which meets the definition of a Target Industry project pursuant to the City's Public/Private Partnership Program - Guidelines and Criteria; and

WHEREAS, the proposed development site is located in an existing Texas Enterprise Zone; and

WHEREAS, pursuant to Section 312.2011 of the Texas Tax Code, the Property Redevelopment and Tax Abatement Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, consistent with the authority granted under the Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria, it is in the best interest of the City to enter into a real property tax abatement agreement and provide this incentive as a part of the City's ongoing program to promote local economic development and to stimulate business and commercial activity in the city.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a real property tax abatement agreement with Commerce 30 Building C, Inc. or an affiliate thereof, approved as to form by City Attorney, for added value to the real property in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria.

SECTION 2. That at least seven days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

SECTION 3. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

SECTION 4. That the real property subject to the tax abatement agreement is depicted on the attached site map **Exhibit A (Map)** and is more particularly described by **Exhibit B (Metes and Bounds Legal Description)**.

SECTION 5. That the tax abatement agreement shall provide, among other provisions, the following:

(a) The property subject to tax abatement shall be located entirely within the City of Dallas, Texas.

(b) None of the property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.

(c) Development of the property shall conform to all requirements of the City's zoning ordinance and that the use of the Property is consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatement is in effect.

(d) The City of Dallas shall provide Commerce 30 Building C, Inc. a ten-year abatement of fifty percent (50%) of the added value to the real property within the area of land particularly described by **Exhibit B (Metes and Bounds Legal Description)**.

(e) Amazon.com Services, Inc. or an affiliate thereof shall execute a lease with the Commerce 30 Building C, Inc. on or before December 31, 2019 to cause the construction of an approximately 855,000 square foot e-commerce distribution center ("Facility") at 1301 Chalk Hill Road in Dallas, Texas. The lease shall have a minimum ten-year term. Real property improvement expenditures by Commerce 30 Building C, Inc. of a minimum $32,800,000 in related hard and soft project costs shall be substantially completed after the effective date of this resolution but no later than December 31, 2020. Soft costs shall not include attorney fees or developer fees or profit. The Director of the Office of Economic Development ("Director") may, at his sole discretion, extend this deadline for a period up to one year for just cause.

(f) Amazon.com Services, Inc. shall invest a minimum $72,000,000 in business personal property at the Facility on or before December 31, 2020. This amount shall not include: (i) any installation costs undertaken before this resolution's effective date, (ii) attorney fees, (iii) Amazon.com Services, Inc. fees, developer's fees, or profit associated with the business personal property investments. The Director may, at his sole discretion, extend this deadline for a period up to one year for just cause.

(g) Amazon.com Services, Inc. shall take occupancy of the Facility on or before December 31, 2020 and shall continually occupy the entire Facility during the terms of both abatements.

(h) On or before December 31, 2021, Amazon.com Services, Inc. shall create and retain a minimum of 1,200 FTEs at the Facility. For purposes of this agreement, FTE shall mean a permanent full-time position, and full-time shall mean an employee working at least 35 hours per week and receiving a benefits package.

(i) At all times during the term of the abatements, Amazon.com Services, Inc. shall: (i) maintain a minimum 1,200 FTEs, (ii) provide an average annual FTE salary of $26,000 for the required minimum 1,200 FTEs, and (iii) ensure that a minimum of 35% (420 FTEs) of the required minimum 1,200 FTEs are residents of the city of Dallas. Failure to create and maintain the required city of Dallas residents as FTEs throughout the terms of both abatement agreements shall subject Amazon.com Services, Inc. to a prorated repayment requirement.

(j) Amazon.com Services, Inc. shall participate in the U.S. Department of Labor Federal Bonding Program ("FBP"). The FBP provides fidelity bonding for the first six months of employment for hard-to-place job applicants. Within 120 days of City Council approval of an incentive for this project, Amazon.com Services, Inc. shall execute the following and provide copies of such executed documents to the Director: (i) any documentation necessary to participate in the FBP and (ii) an agreement to partner with one or more local reentry agencies acceptable to the Director for job training and hiring programs in furtherance of Amazon.com Services, Inc.'s good faith efforts to hire reentry candidates and other hard-to-place job applicants.

(k) On or before December 31, 2021, Amazon.com Services, Inc. shall hold a minimum of two (2) recruitment fairs in coordination with Workforce Solutions Greater Dallas and/or any reentry partner approved by the Director at locations in the city of Dallas approved by the Director to facilitate the hiring of city of Dallas residents, reentry candidates, and/or other hard-to-place job applicants.

(l) Commerce 30 Building C, Inc., in coordination with Amazon.com Services, Inc., shall report to the Director quarterly on their progress in satisfying each of the conditions listed above. Amazon.com Services, Inc. shall additionally report quarterly to the Director regarding the number of net new jobs created on the site in the previous quarter. The reports will be in a form acceptable to Director in his sole discretion and must be signed by an authorized signatory of each company. The progress reports shall be submitted to the Director within 30 days after the end of each quarter.

(m) If the required space is not occupied during a given year within the ten-year tax abatement period, the abatement shall be lost for that year. Furthermore, if the abatement is lost for two years in a row, then the real property tax abatement agreement shall be terminated.

(n) A description of the kind, number, location, and costs of all proposed real property improvements to the Property shall be provided to the Director by Commerce 30 Building C, Inc.

(o) Access to the Property shall be provided to allow for inspection by City inspectors and officials to ensure that the improvements are made and occupancy is achieved according to the specification and terms of the tax abatement agreement.

(p) The owner of the property shall certify annually to the City that the owner is compliant with each applicable term of the tax abatement agreement.

(q) The Dallas City Council may terminate or modify the tax abatement agreement if the property owner fails to comply with the tax abatement agreement.

(r) The real property tax revenue foregone by the City because of the tax abatement agreement shall be recaptured by the City if improvements to real property are not made and maintained as provided by the tax abatement agreement.

(s) The abatement agreement shall only be assignable upon written approval of the assignment by the Director.

(t) The abatement agreement shall be executed no later than December 31, 2019.

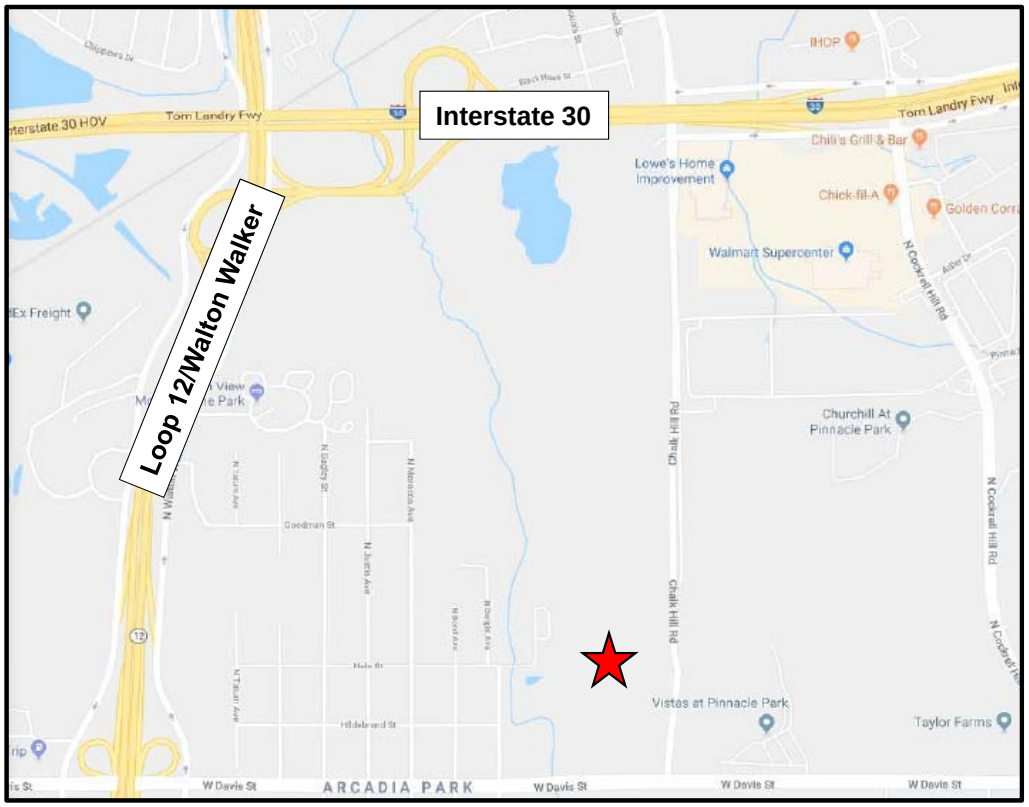
(u) If either Amazon.com Services, Inc. or Commerce 30 Building C, Inc. fails to perform any condition listed above and/or otherwise breaches its abatement agreement and fails to cure such breach during any year of the term of such agreement, each party shall forfeit the relevant abatements for that year. If any condition is not performed, either party breaches either agreement, and/or any existing breach remains uncured in the subsequent year, each party shall again forfeit the relevant abatements for the subsequent year and both agreements shall terminate.

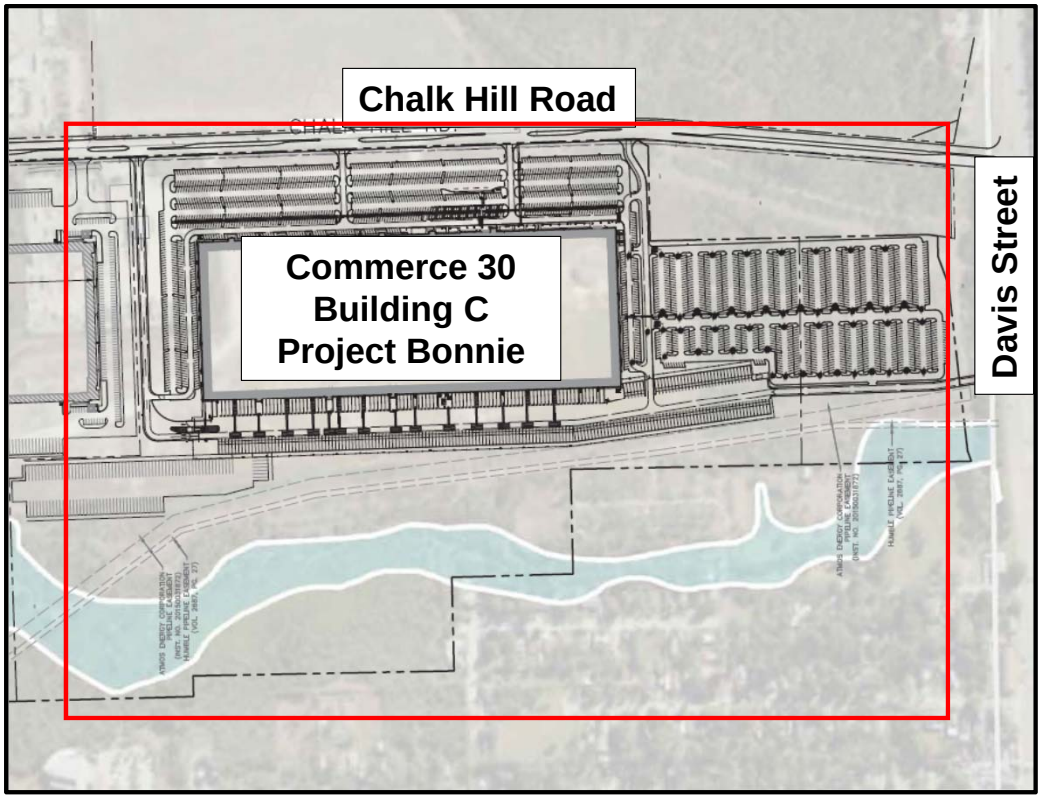
SECTION 6. That the tax abatement agreement is identified by the City as Contract No. ECO-2018-00007706.

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

Location Map
Commerce 30 – Building C
1301 Chalk Hill Road





LEGAL DESCRIPTION

FUTURE Lot 4, Block A/7192:

DESCRIPTION, of a 90.559 acre tract of land situated in the Thomas M. Archer Survey, Abstract No. 12, and the James Mclaughlin Survey, Abstract No. 847, City of Dallas, Dallas County, Texas and in Block 7192, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land referred to in Limited Warranty Deed to TXI OPERATIONS, LP recorded in Volume 98087, Page 8888; part of that certain tract of land described as Tract 1 in Warranty Deed to NORTH TEXAS LIGHTWEIGHT AGGREGATE COMPANY recorded in Volume 5069, Page 189; and part of that certain tract of land described as Tract No. 1 (Part One) in General Warranty Deed to TEXAS INDUSTRIES, INC. recorded in Volume 69168, Page 1190, all of the Deed Records of Dallas County, Texas; said 90.559 acre tract being more particularly described as follows:

COMMENCING, at an angle point in the apparent west right-of-way line of Chalk Hill Road (a variable width right-of-way); said point being in the north line of that certain tract of land described as Tract 2 in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201500024923 of the Official Public Records of Dallas County, Texas and the southeast corner of Lot 1, Block N7192, Stewart & Stevenson Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2001174, Page 15, of said Deed Records;

THENCE, South 88 degrees, 02 minutes, 45 seconds West, along an offset in the said west line of Chalk Hill Road and the said north line of the City of Dallas Tract 2, a distance of 1.89 feet to a point; said point being an angle point in the said west line of Chalk Hill Road and the northwest corner of said City of Dallas Tract 2;

THENCE, along the said west line of Chalk Hill Road and the west line of said City of Dallas Tract 2, the following three (3) calls:

South 01 degrees, 59 minutes, 57 seconds East, along the west line of said City of Dallas Tract 2, a distance of 1,560.51 feet to the POINT OF BEGINNING;

South 01 degrees, 59 minutes, 57 seconds East, a distance of 1,766.63 feet to a point at the beginning of a non-tangent curve to the right;

In a southerly direction, along said curve to the right, having a central angle of 02 degrees, 53 minutes, 41 seconds, a radius of 1,495.00 feet, a chord bearing and distance of S 00 degrees, 33 minutes, 45 seconds East, 75.52 feet, an arc distance of 75.53 feet to a point for corner in the northwest line of that certain tract of land described as "a 7.665 acre tract" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20070127330 of said Official Public Records and a non-tangent curve to the left;

LEGAL DESCRIPTION

THENCE, departing the said west line of Chalk Hill Road and the said west line of the City of Dallas Tract 2 and along the said northwest line of the last said City of Dallas tract (Instrument No. 20070127330) and said curve to the left, having a central angle of 00 degrees, 24 minutes, 34 seconds, a radius of 2,914.93 feet, a chord bearing and distance of South 28 degrees, 49 minutes, 21 seconds West, 20.83 feet, an arc distance of 20.83 feet to a point for corner; said point being a reentrant corner of the last said City of Dallas tract (Instrument No. 20070127330);

THENCE, South 88 degrees, 55 minutes, 59 seconds West, along the north line of the last said City of Dallas tract (Instrument No. 20070127330), a distance of 339.33 feet to a point for corner; said point being the northwest corner of the last said City of Dallas tract (Instrument No. 20070127330);

THENCE, South 01 degrees, 18 minutes, 08 seconds East, along the west line of the last said City of Dallas tract (Instrument No. 20070127330), a distance of 535.79 feet to a point for corner;

THENCE, South 89 degrees, 24 minutes, 02 seconds West, departing the said west line of the last said City of Dallas tract (Instrument No. 20070127330), and into, through and across said TXI OPERATIONS tract (Volume 98087, Page 8888), a distance of 816.29 feet to a point for corner in the east line of Block 19, Arcadia Gardens, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 451 of the Map Records of Dallas County, Texas;

THENCE, North 01 degrees, 07 minutes, 50 seconds West, along the said east line of Block 19, a distance of 829.13 feet to a point for corner; said point being the easternmost northeast corner of said Block 19;

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the easternmost north line of said Block 19, a distance of 374.50 feet to a point for corner in the east line of a called 10-foot wide alley situated on the east side of Block B, Arcadia Gardens Annex Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 35, Page 81 of said Map Records; said point also being an angle point in said alley east line;

THENCE, North 01 degrees, 38 minutes, 28 seconds West, departing the said north line of Block 19 and along the said alley east line, a distance of 435.30 feet to a point for corner; said point being the east corner of the north terminus of said alley;

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the said alley north terminus, the north line of Lot 7, of said Block A, the north terminus of Dwight Ave. (a 50-foot wide right-of- way) and the north line of Lot 8, of said Block A, a distance of 334.98 feet to a point for corner; said point being the northernmost southeast corner of that certain tract of land described as Tract IV in Warranty Deed with Vendor's Lien to Jose Garcia, Jr. and wife, Felicitas Garcia recorded in Volume 89207, Page 303 of said Deed Records;

LEGAL DESCRIPTION

THENCE, North 01 degrees, 05 minutes, 08 seconds West, departing the said north line of Lot 8, Block A and along the northernmost east line of said Garcia tract, a distance of 936.66 feet to a point for corner; said point being the northeast corner of said Garcia tract;

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the north line of said Garcia tract, a distance of 74.10 feet to a point for corner in the east line of Lot 15, Block 1, Anderson & Goodman's Interurban Acre Farm, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2, Page 295 of said Map Records; said point being the northwest corner of said Garcia tract;

THENCE, North 01 degrees, 38 minutes, 28 seconds West, along the said east line of Lot 15, Block 1, a distance of 94.35 feet to a point for corner; said point being the northeast corner of said Lot 15, Block 1 and the southeast corner of Lot 1, Block 2/8329, North Arcadia Park Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2004079, Page 54 of said Official Public Records;

THENCE, North 01 degrees, 30 minutes, 48 seconds West, along the east line of said Lot 1, Block 2/8329, a distance of 550.61 feet to a point for corner;

THENCE, departing the said east line of Lot 1, Block 2/8329, and into, through and across said TXI OPERATIONS tract (Volume 98087, Page 8888), the following five (5) calls:

North 88 degrees, 00 minutes, 03 seconds East, a distance of 808.06 feet to a point for corner;

South 01 degrees, 59 minutes, 57 seconds East, a distance of 49.98 feet to a point for corner;

North 88 degrees, 00 minutes, 03 seconds East, a distance of 55.00 feet to a point for corner;

South 01 degrees, 59 minutes, 57 seconds East, a distance of 434.07 feet to a point for corner;

North 88 degrees, 00 minutes, 03 seconds East, a distance of 1,059.40 feet to the POINT OF BEGINNING;

CONTAINING, 3,944,752 square feet or 90.559 acres of land, more or less.

LEGAL DESCRIPTION

FUTURE Lot 5, Block A/7192:

DESCRIPTION, of a 10.387 acre tract of land situated in the James Mclaughlin Survey, Abstract No. 847, City of Dallas, Dallas County, Texas and in Block 7192, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land referred to in Limited Warranty Deed to TXI OPERATIONS, LP recorded in Volume 98087, Page 8888, part of that certain tract of land described as Tract 1 in Warranty Deed to NORTH TEXAS LIGHTWEIGHT AGGREGATE COMPANY recorded in Volume 5069, Page 189 and part of that certain tract of land described as Tract No. 1 (Part One) in General Warranty Deed to TEXAS INDUSTRIES, INC. recorded in Volume 69168, Page 1190, all of the Deed Records of Dallas County, Texas; said 10.387 acre tract being more particularly described as follows:

BEGINNING, at a point on the east line of Lot 4, Block 20,; said point being North 01 degrees, 07 minutes, 50 seconds West, a distance of 243.05 feet from the southeast corner of said Lot 4, Block 20 and the north corner of the east terminus of Hildebrand Street (a 50-foot wide right-of- way);

THENCE, North 89 degrees, 24 minutes, 02 seconds East, departing the said east line of Lot 4, Block 20 and into, through and across said TXI OPERATIONS tract, a distance of 816.29 feet to a point for corner in the west line of that certain called "7.665 acre" tract of land described in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20070127330 of the Official Public Records of Dallas County, Texas;

THENCE, along the said west line of the City of Dallas tract, the following two (2) calls:

South 01 degrees, 18 minutes, 08 seconds East, a distance of 459.50 feet to a point for corner; said point being a reentrant corner of said City of Dallas tract and the beginning of a non-tangent curve to the left;

In a southerly direction along the southernmost northwest line of said City of Dallas tract and said curve to the left, having a central angle of 00 degrees, 44 minutes 11 seconds, a radius of 2,914.93 feet, a chord bearing and distance of South 07 degrees, 07 minutes, 31 seconds West, 37.46 feet, an arc distance of 37.46 feet to a point for corner; said point being an angle point in the northwest right-of-way line of West Davis Street (U.S. Highway 80, a variable width right-of-way);

THENCE, along the said northwest line of West Davis Street, the following four (4) calls:

South 88 degrees, 43 minutes, 04 seconds West, a distance of 74.71 feet to an angle point in the said northwest line of West Davis Street;

South 69 degrees, 25 minutes, 41 seconds West, a distance of 105.95 feet to an angle point in the said northwest line of West Davis Street;

LEGAL DESCRIPTION

South 83 degrees, 28 minutes, 49 seconds West, a distance of 602.52 feet to an angle point in the said northwest line of West Davis Street;

South 70 degrees, 03 minutes, 03 seconds West, a distance of 39.91 feet to a point for corner in the east line of Block 21, of said Arcadia Gardens;

THENCE, North 01 degrees, 07 minutes, 50 seconds West, departing the said northwest line of West Davis Street and along the said east line of Block 21, the said east terminus of Hildebrand Street and the said east line of Block 20, a distance of 609.06 feet to the POINT OF BEGINNING;

CONTAINING, 452,439 square feet or 10.387 acres of land, more or less.

Agenda Information Sheet

File #: 18-957 **Item #:** 12.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Office of Economic Development

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize a business personal property tax abatement agreement with Amazon.com Services, Inc. or an affiliate thereof for the purpose of granting a five-year abatement of 50 percent of the taxes on the added value to the business personal property in conjunction with the proposed build-to-suit development of an e-commerce facility situated on approximately 100 acres of property located at 1301 Chalk Hill Road in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: $1,056,349.00 over five years

BACKGROUND

This item is being placed on the addendum per the City Manager's Office. Note: the previous agenda item is related to this agenda item. Both items must be considered collectively.

Since April 2018, City staff has been in discussions with Hillwood Investment Properties ("Hillwood") and Amazon.com Services, Inc. ("Amazon" or "Company") regarding the potential development of a new e-commerce fulfillment center ("Facility") of approximately 855,000 square feet situated on approximately 100 acres of property located at 1301 Chalk Hill Road in Dallas, Texas.

Hillwood is ranked as one of the top commercial real estate investors and developers in the country. Hillwood's industrial experience spans 38 markets in North America and Europe, and to date, more than 153 million square feet of industrial properties have been developed or acquired. Hillwood's developments currently house facilities for more than 85 companies listed on the Fortune 500, Global 500, or Forbes List of Top Private Firms. Amazon is an e-commerce and cloud computing company based in Seattle, Washington and is the largest internet retailer in the world as measured by revenue and market capitalization.

Hillwood will develop the Facility through an entity called Commerce 30 Building C, Inc. ("Owner"). Situated in City Council District 6, the Facility will encompass a total real property improvement investment of approximately $41,000,000 (inclusive of hard and soft costs for the construction of site improvements, shell building, and tenant improvements). Amazon, as the tenant ("Tenant"),

anticipates approximately $90,000,000 in business personal property expenditures.

Additionally, Amazon expects to create approximately 1,500 new permanent jobs as part of the project, of which 1,200 are anticipated be full-time equivalents ("FTEs"). Amazon defines FTE jobs as any permanent job working at least 35 hours per week and receiving a full range of health, financial, retirement, and work/life benefits ("benefits") for the employee and eligible family members.

Of the estimated 1,200 FTEs, approximately 1,104 FTEs are anticipated to be designated as Tier 1 Associates (i.e. entry-level, minimal skill/experience positions); approximately 60 FTEs are anticipated to be designated as Tier 3 Associates (i.e. more skilled/experienced employees usually with two years or more of work experience with the Company); and approximately 36 FTEs are anticipated to be designated as Facility Management (i.e. salaried staff such as on-site managers, human resource, and finance employees).

To facilitate the project, Amazon is requesting City Council's consideration of a business personal property tax abatement for a period of five years in an amount equal to the City taxes assessed on 50 percent of the added value of Amazon's business personal property placed in service at the Facility.

The requested incentive will help secure new investment and job opportunities at this southern Dallas location. The business property tax abatement will allow the Tenant to make a cost-competitive and substantial investment in e-commerce equipment and machinery.

As conditions to receipt of this incentive, the following provisions shall be met (among other related contractual terms):

(a) The Company shall execute a lease with the Owner on or before December 31, 2019 to cause the construction of an approximately 855,000 square foot e-commerce distribution center ("Facility") at 1301 Chalk Hill Road in Dallas, Texas. The lease shall have a minimum ten-year term.

(b) The Company and/or Owner shall invest a minimum $32,800,000 in real property improvements and a minimum $72,000,000 in business personal property on or before December 31, 2020. These amounts shall not include land costs, attorney's fees, or any party's fees or profit.

(c) A build-to-suit e-commerce distribution center of a minimum 855,000 square feet shall be completed on or before December 31, 2020. The Company shall take occupancy of the facility on or before December 31, 2020 and shall continually occupy the entire facility during the terms of both abatements.

(d) On or before December 31, 2021, the Company shall create and retain a minimum of 1,200 FTEs at the Facility. For purposes of this agreement, FTE shall mean a permanent full-time position, and full-time shall mean an employee working at least 35 hours per week and receiving the benefits package as previously described.

(e) At all times during the term of the abatements, the Company shall: (i) maintain a minimum 1,200 FTEs, (ii) provide an average annual FTE salary of $26,000 for the required minimum 1,200 FTEs, and (iii) ensure that a minimum of 35% (420 FTEs) of the required minimum 1,200 FTEs are residents of the city of Dallas. Failure to create and maintain the required city of Dallas

residents as FTEs throughout the terms of both abatement agreements shall subject the Company to a prorated repayment requirement.

(f) The Company shall participate in the U.S. Department of Labor Federal Bonding Program ("FBP"). The FBP provides fidelity bonding for the first six months of employment for hard-to-place job applicants. Within 120 days of City Council approval of an incentive package for this project, the Company shall execute the following and provide copies of such executed documents to the Director of the City's Office of Economic Development ("Director"): (i) any documentation necessary to participate in the FBP and (ii) an agreement to partner with one or more local reentry agencies acceptable to the Director for job training and hiring programs in furtherance of the Company's good faith efforts to hire reentry candidates and other hard-to-place job applicants.

(g) On or before December 31, 2021, the Company shall hold a minimum of two (2) recruitment fairs in coordination with Workforce Solutions Greater Dallas and/or any reentry partner approved by the Director at locations in the city of Dallas approved by the Director to facilitate the hiring of city of Dallas residents, reentry candidates, and/or other hard-to-place job applicants.

(h) If either the Company or Owner fails to perform any condition listed above and/or otherwise breaches its abatement agreement and fails to cure such breach during any year of the term of such agreement, each shall forfeit the relevant abatements for that year. If any condition is not performed, either party breaches either agreement, and/or any existing breach remains uncured in the subsequent year, each party shall again forfeit the relevant abatements for the subsequent year and both agreements will terminate.

(i) The Company and Owner shall report to the Director quarterly on their progress in satisfying each of the conditions listed above. The Company shall additionally report quarterly to the Director regarding the number of net new jobs created on the site in the previous quarter. The reports will be in a form acceptable to Director in his sole discretion and must be signed by an authorized signatory of each company. The progress reports shall be submitted to the City of Dallas Office of Economic Development within 30 days after the end of each quarter.

(j) The Company and Owner shall permit staff from the Office of Economic Development access to the site, the facility, and all records related to the abatement agreements and the obligations contained therein in order to monitor compliance with same.

Pursuant to the City's Public/Private Partnership Program (P/PPP) Guidelines and Criteria (effective for the period January 1, 2017 through December 31, 2018), the proposed project is located in a Non-Target Area but is immediately adjacent to a Target Area. With the project's private investment exceeding $5 million and job creation exceeding 100 jobs, the project meets minimum eligibility criteria requirements of the P/PPP Guidelines and Criteria.

In the context of the City's Market Value Analysis (MVA), the proposed project is located in a non-residential tract and is generally surrounded by residential market types F, G, and H, which reflect middle to lower-middle residential real estate markets in Dallas. The proposed project will provide significant local employment opportunities to these surrounding residential areas.

The proposed project is located in a Texas Enterprise Zone. Pursuant to Section 312.2011 of the Texas Tax Code, designation of an area as a Texas Enterprise Zone constitutes designation of an

area as a reinvestment zone without further hearing or other procedural requirements.

Staff is recommending approval of the requested abatement.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2018
Complete Construction	December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development and Housing Committee was briefed in Executive Session on September 4, 2018, to discuss the offer of a financial incentive under Section 551.087 of the Texas Government Code.

The Economic Development and Housing Committee was briefed in Executive Session on September 17, 2018, to discuss the offer of a financial incentive under Section 551.087 of the Texas Government Code.

FISCAL INFORMATION

Estimated Revenue Foregone: $1,056,349.00 over the five-year period of the business personal property tax abatement.

TENANT

Amazon.com Services, Inc.

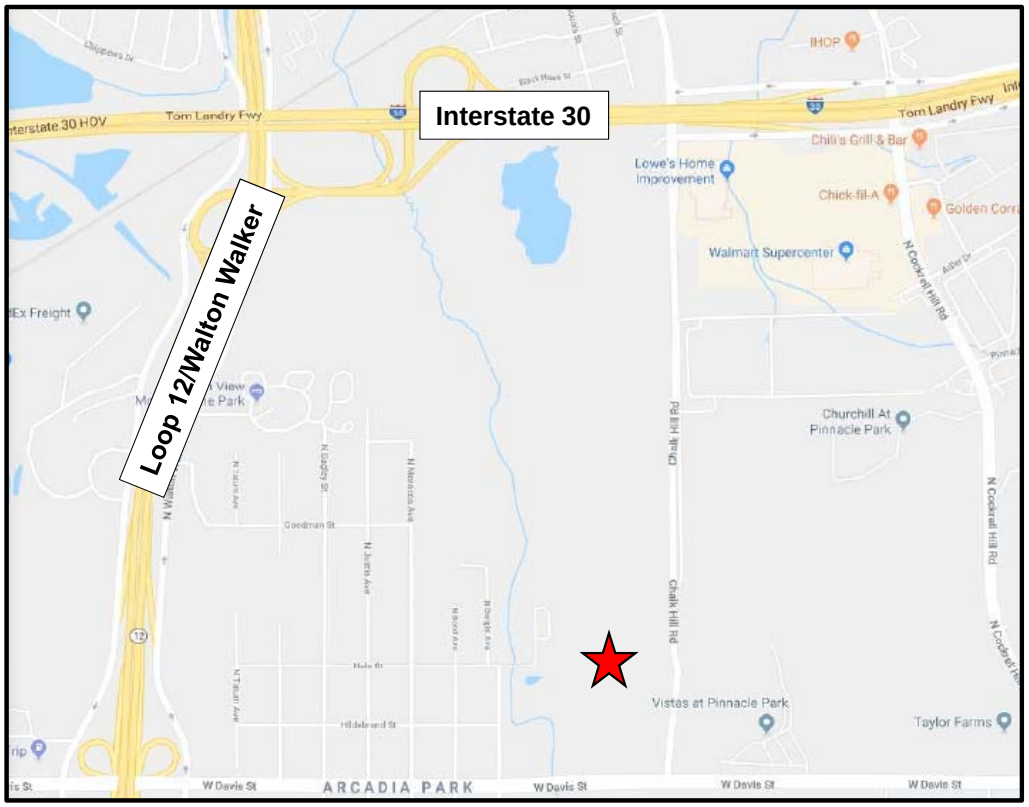
Braden Cox, Vice President

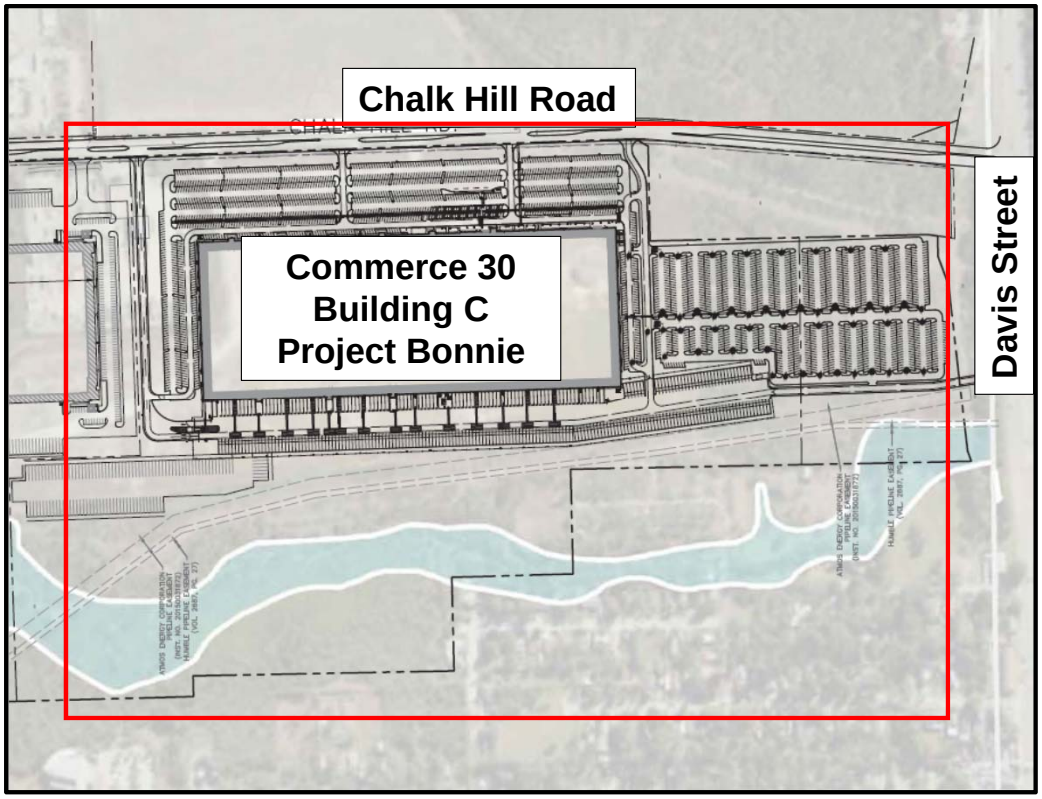
MAP

Attached

powered by Legistar™

Location Map
Commerce 30 – Building C
1301 Chalk Hill Road





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

WHEREAS, many municipalities within the Dallas-Fort Worth region have economic development programs to compete with the City for development of new logistics facilities; and

WHEREAS, site selection decisions made by developers and businesses are often significantly influenced by a municipality's ability to provide competitive economic development incentives; and

WHEREAS, the City desires to support and secure new employment opportunities and taxable revenue that new logistics facilities will bring for Dallas residents; and

WHEREAS, the proposed development will not occur within the city of Dallas without an offer of economic development incentives from the City; and

WHEREAS, pursuant to Resolution No. 16-1984, approved by the City Council on December 14, 2016, the City: (1) elected to continue its participation in economic development incentives and re-adopted 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, (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 pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code ("Economic Development Act"), and (3) established appropriate guidelines and criteria governing tax abatement agreements to be entered into by City as required by the Property Redevelopment and Tax Abatement Act, as amended, (V.T.C.A. Tax Code, Chapter 312) ("Tax Abatement Act"); and

WHEREAS, the proposed development is a logistics facility, which meets the definition of a Target Industry project pursuant to the City's Public/Private Partnership Program - Guidelines and Criteria; and

WHEREAS, the proposed development site is located in an existing Texas Enterprise Zone; and

WHEREAS, pursuant to Section 312.2011 of the Texas Tax Code, the Property Redevelopment and Tax Abatement Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, consistent with the authority granted under the Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria, it is in the best interest of the City to enter into a business personal property tax abatement agreement and provide this incentive as a part of the City's ongoing program to promote local economic development and to stimulate business and commercial activity in the city.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a business personal property tax abatement agreement with Amazon.com Services, Inc. or an affiliate thereof, approved as to form by City Attorney, for added value to the business personal property in accordance with the Property Redevelopment and Tax Abatement Act and the City's Public/Private Partnership Program - Guidelines and Criteria.

SECTION 2. That at least seven days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

SECTION 3. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

SECTION 4. That the business personal property subject to the tax abatement agreement will be located on the real property depicted on the attached site map **Exhibit A (Map)** and as legally described by **Exhibit B (Metes and Bounds Legal Description)**.

SECTION 5. That the tax abatement agreement shall include the following terms, as applicable:

(a) The property subject to tax abatement shall be located entirely within the City of Dallas, Texas.

(b) None of the property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.

(c) Development of the property shall conform to all requirements of the City's zoning ordinance and that the use of the property is consistent with the general purpose of encouraging development or redevelopment in the Enterprise Zone during the period the tax abatement is in effect.

(d) The City of Dallas shall provide Amazon.com Services, Inc. a five-year abatement of fifty percent (50%) of the added value to the business personal property located on the real property legally described by **Exhibit B (Metes and Bounds Legal Description)**.

(e) The abatement shall only be applicable to the leased property. If the leased property is smaller than the entire platted parcel, then Commerce 30 Building C, Inc., or an affiliate thereof, must replat the site to reflect two or more parcels, one of which has a boundary limited to the real property that is the subject of the Amazon.com Services, Inc. lease. Any such replat must be completed prior to the effective date of this resolution, and in any event, must be completed no later than December 31, 2019.

(f) Amazon.com Services, Inc. or an affiliate thereof shall execute a lease with the Commerce 30 Building C, Inc. on or before December 31, 2019 to cause the construction of an approximately 855,000 square foot e-commerce distribution center ("Facility") at 1301 Chalk Hill Road in Dallas, Texas. The lease shall have a minimum 10-year term. Real property improvement expenditures by Commerce 30 Building C, Inc. of a minimum $32,800,000 in related hard and soft project costs shall be substantially completed after the effective date of this resolution but no later than December 31, 2020. Soft costs shall not include attorney fees or developer fees or profit. The Director of the Office of Economic Development ("Director") may, at his sole discretion, extend this deadline for a period up to one year for just cause.

(g) Amazon.com Services, Inc. shall invest a minimum $72,000,000 in business personal property at the Facility on or before December 31, 2020. This amount shall not include: (i) any installation costs undertaken before this resolution's effective date, (ii) attorney fees, (iii) Amazon.com Services, Inc. fees, developer's fees, or profit associated with the business personal property investments. The Director may, at his sole discretion, extend this deadline for a period up to one year for just cause.

(h) Amazon.com Services, Inc. shall take occupancy of the Facility on or before December 31, 2020 and shall continually occupy the entire Facility during the terms of both abatements.

(i) On or before December 31, 2021, Amazon.com Services, Inc. shall create and retain a minimum of 1,200 FTEs at the Facility. For purposes of this agreement, FTE shall mean a permanent full-time position, and full-time shall mean an employee working at least 35 hours per week and receiving a benefits package.

(j) At all times during the term of the abatements, Amazon.com Services, Inc. shall: (i) maintain a minimum 1,200 FTEs, (ii) provide an average annual FTE salary of $26,000 for the required minimum 1,200 FTEs, and (iii) ensure that a minimum of 35% (420 FTEs) of the required minimum 1,200 FTEs are residents of the city of Dallas. Failure to create and maintain the required city of Dallas residents as FTEs throughout the terms of both abatement agreements shall subject Amazon.com Services, Inc. to a prorated repayment requirement.

(k) Amazon.com Services, Inc. shall participate in the U.S. Department of Labor Federal Bonding Program ("FBP"). The FBP provides fidelity bonding for the first six months of employment for hard-to-place job applicants. Within 120 days of City Council approval of an incentive for this project, Amazon.com Services, Inc. shall execute the following and provide copies of such executed documents to the Director: (i) any documentation necessary to participate in the FBP and (ii) an agreement to partner with one or more local reentry agencies acceptable to the Director for job training and hiring programs in furtherance of Amazon.com Services, Inc.'s good faith efforts to hire reentry candidates and other hard-to-place job applicants.

(l) On or before December 31, 2021, Amazon.com Services, Inc. shall hold a minimum of two (2) recruitment fairs in coordination with Workforce Solutions Greater Dallas and/or any reentry partner approved by the Director at locations in the city of Dallas approved by the Director to facilitate the hiring of city of Dallas residents, reentry candidates, and/or other hard-to-place job applicants.

(m) Amazon.com Services, Inc., in coordination with Commerce 30 Building C, Inc., shall report to the Director quarterly on their progress in satisfying each of the conditions listed above. Amazon.com Services, Inc. shall additionally report quarterly to the Director regarding the number of net new jobs created on the site in the previous quarter. The reports will be in a form acceptable to Director in his sole discretion and must be signed by an authorized signatory of each company. The progress reports shall be submitted to the Director within 30 days after the end of each quarter.

(n) If the required space is not occupied during a given year within the five-year tax abatement period, the abatement shall be lost for that year. Furthermore, if the abatement is lost for two years in a row, then the business personal property tax abatement agreement shall be terminated.

(o) A description of the kind, number, location, and costs of all proposed business personal property to be placed in service on the Property shall be provided to the Director by Amazon.com Services, Inc.

(p) Access to the Property shall be provided to allow for inspection by City inspectors and officials to ensure that the improvements are made according to the specification and terms of the tax abatement agreement.

(q) The owner of the property shall certify annually to the City that the owner is compliant with each applicable term of the tax abatement agreement.

(r) The Dallas City Council may terminate or modify the tax abatement agreement if the property owner fails to comply with the tax abatement agreement.

(s) The business personal property tax revenue foregone by the City because of the tax abatement agreement shall be recaptured by the City if investment of business property is not made and maintained as provided by the tax abatement agreement.

(t) The abatement agreement shall only be assignable upon written approval of the assignment by the Director.

(u) The abatement agreement shall be executed no later than December 31, 2019.

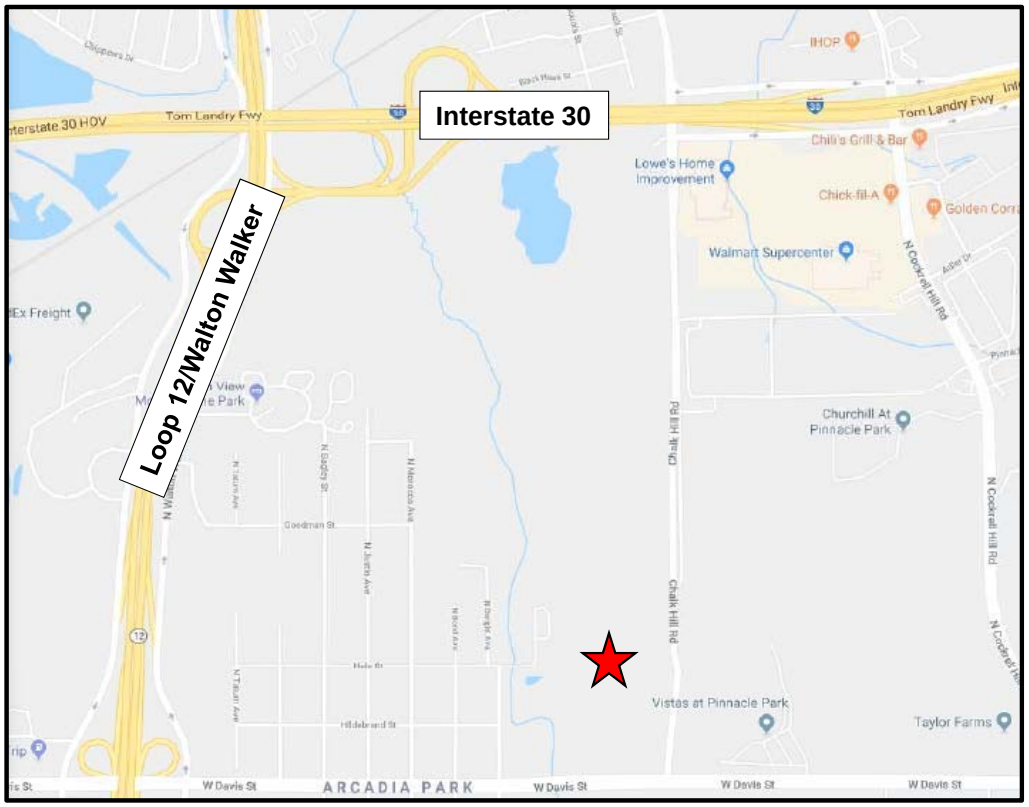
(v) If either Amazon.com Services, Inc. or Commerce 30 Building C, Inc. fails to perform any condition listed above and/or otherwise breaches its abatement agreement and fails to cure such breach during any year of the term of such agreement, each party shall forfeit the relevant abatements for that year. If any condition is not performed, either party breaches either agreement, and/or any existing breach remains uncured in the subsequent year, each party shall again forfeit the relevant abatements for the subsequent year and both agreements shall terminate.

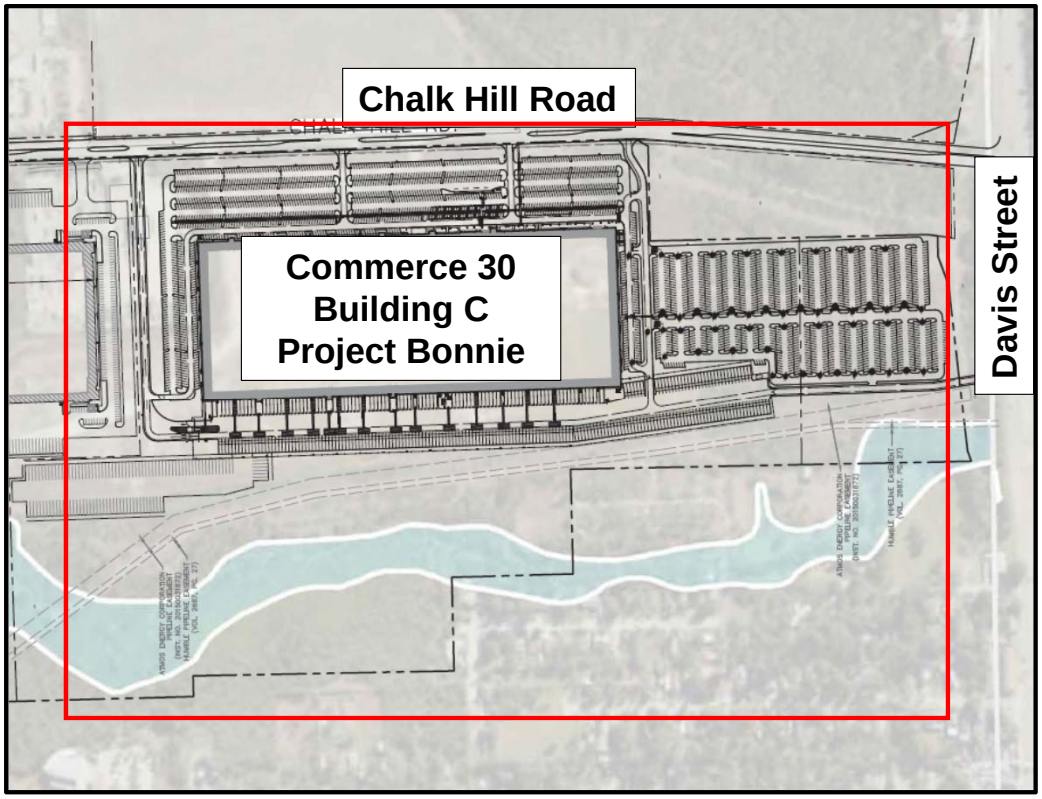
SECTION 6. That the tax abatement agreement is identified by the City as Contract No. ECO-2018-00007708.

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

EXHIBIT A

Location Map
Commerce 30 – Building C
1301 Chalk Hill Road





LEGAL DESCRIPTION

FUTURE Lot 4, Block A/7192:

DESCRIPTION, of a 90.559 acre tract of land situated in the Thomas M. Archer Survey, Abstract No. 12, and the James Mclaughlin Survey, Abstract No. 847, City of Dallas, Dallas County, Texas and in Block 7192, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land referred to in Limited Warranty Deed to TXI OPERATIONS, LP recorded in Volume 98087, Page 8888; part of that certain tract of land described as Tract 1 in Warranty Deed to NORTH TEXAS LIGHTWEIGHT AGGREGATE COMPANY recorded in Volume 5069, Page 189; and part of that certain tract of land described as Tract No. 1 (Part One) in General Warranty Deed to TEXAS INDUSTRIES, INC. recorded in Volume 69168, Page 1190, all of the Deed Records of Dallas County, Texas; said 90.559 acre tract being more particularly described as follows:

COMMENCING, at an angle point in the apparent west right-of-way line of Chalk Hill Road (a variable width right-of-way); said point being in the north line of that certain tract of land described as Tract 2 in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201500024923 of the Official Public Records of Dallas County, Texas and the southeast corner of Lot 1, Block N7192, Stewart & Stevenson Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2001174, Page 15, of said Deed Records;

THENCE, South 88 degrees, 02 minutes, 45 seconds West, along an offset in the said west line of Chalk Hill Road and the said north line of the City of Dallas Tract 2, a distance of 1.89 feet to a point; said point being an angle point in the said west line of Chalk Hill Road and the northwest corner of said City of Dallas Tract 2;

THENCE, along the said west line of Chalk Hill Road and the west line of said City of Dallas Tract 2, the following three (3) calls:

South 01 degrees, 59 minutes, 57 seconds East, along the west line of said City of Dallas Tract 2, a distance of 1,560.51 feet to the POINT OF BEGINNING;

South 01 degrees, 59 minutes, 57 seconds East, a distance of 1,766.63 feet to a point at the beginning of a non-tangent curve to the right;

In a southerly direction, along said curve to the right, having a central angle of 02 degrees, 53 minutes, 41 seconds, a radius of 1,495.00 feet, a chord bearing and distance of S 00 degrees, 33 minutes, 45 seconds East, 75.52 feet, an arc distance of 75.53 feet to a point for corner in the northwest line of that certain tract of land described as "a 7.665 acre tract" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20070127330 of said Official Public Records and a non-tangent curve to the left;

LEGAL DESCRIPTION

THENCE, departing the said west line of Chalk Hill Road and the said west line of the City of Dallas Tract 2 and along the said northwest line of the last said City of Dallas tract (Instrument No. 20070127330) and said curve to the left, having a central angle of 00 degrees, 24 minutes, 34 seconds, a radius of 2,914.93 feet, a chord bearing and distance of South 28 degrees, 49 minutes, 21 seconds West, 20.83 feet, an arc distance of 20.83 feet to a point for corner; said point being a reentrant corner of the last said City of Dallas tract (Instrument No. 20070127330);

THENCE, South 88 degrees, 55 minutes, 59 seconds West, along the north line of the last said City of Dallas tract (Instrument No. 20070127330), a distance of 339.33 feet to a point for corner; said point being the northwest corner of the last said City of Dallas tract (Instrument No. 20070127330);

THENCE, South 01 degrees, 18 minutes, 08 seconds East, along the west line of the last said City of Dallas tract (Instrument No. 20070127330), a distance of 535.79 feet to a point for corner;

THENCE, South 89 degrees, 24 minutes, 02 seconds West, departing the said west line of the last said City of Dallas tract (Instrument No. 20070127330), and into, through and across said TXI OPERATIONS tract (Volume 98087, Page 8888), a distance of 816.29 feet to a point for corner in the east line of Block 19, Arcadia Gardens, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 451 of the Map Records of Dallas County, Texas;

THENCE, North 01 degrees, 07 minutes, 50 seconds West, along the said east line of Block 19, a distance of 829.13 feet to a point for corner; said point being the easternmost northeast corner of said Block 19;

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the easternmost north line of said Block 19, a distance of 374.50 feet to a point for corner in the east line of a called 10-foot wide alley situated on the east side of Block B, Arcadia Gardens Annex Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 35, Page 81 of said Map Records; said point also being an angle point in said alley east line;

THENCE, North 01 degrees, 38 minutes, 28 seconds West, departing the said north line of Block 19 and along the said alley east line, a distance of 435.30 feet to a point for corner; said point being the east corner of the north terminus of said alley;

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the said alley north terminus, the north line of Lot 7, of said Block A, the north terminus of Dwight Ave. (a 50-foot wide right-of- way) and the north line of Lot 8, of said Block A, a distance of 334.98 feet to a point for corner; said point being the northernmost southeast corner of that certain tract of land described as Tract IV in Warranty Deed with Vendor's Lien to Jose Garcia, Jr. and wife, Felicitas Garcia recorded in Volume 89207, Page 303 of said Deed Records;

LEGAL DESCRIPTION

THENCE, North 01 degrees, 05 minutes, 08 seconds West, departing the said north line of Lot 8, Block A and along the northernmost east line of said Garcia tract, a distance of 936.66 feet to a point for corner; said point being the northeast corner of said Garcia tract;

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the north line of said Garcia tract, a distance of 74.10 feet to a point for corner in the east line of Lot 15, Block 1, Anderson & Goodman's Interurban Acre Farm, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2, Page 295 of said Map Records; said point being the northwest corner of said Garcia tract;

THENCE, North 01 degrees, 38 minutes, 28 seconds West, along the said east line of Lot 15, Block 1, a distance of 94.35 feet to a point for corner; said point being the northeast corner of said Lot 15, Block 1 and the southeast corner of Lot 1, Block 2/8329, North Arcadia Park Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2004079, Page 54 of said Official Public Records;

THENCE, North 01 degrees, 30 minutes, 48 seconds West, along the east line of said Lot 1, Block 2/8329, a distance of 550.61 feet to a point for corner;

THENCE, departing the said east line of Lot 1, Block 2/8329, and into, through and across said TXI OPERATIONS tract (Volume 98087, Page 8888), the following five (5) calls:

North 88 degrees, 00 minutes, 03 seconds East, a distance of 808.06 feet to a point for corner;

South 01 degrees, 59 minutes, 57 seconds East, a distance of 49.98 feet to a point for corner;

North 88 degrees, 00 minutes, 03 seconds East, a distance of 55.00 feet to a point for corner;

South 01 degrees, 59 minutes, 57 seconds East, a distance of 434.07 feet to a point for corner;

North 88 degrees, 00 minutes, 03 seconds East, a distance of 1,059.40 feet to the POINT OF BEGINNING;

CONTAINING, 3,944,752 square feet or 90.559 acres of land, more or less.

LEGAL DESCRIPTION

FUTURE Lot 5, Block A/7192:

DESCRIPTION, of a 10.387 acre tract of land situated in the James Mclaughlin Survey, Abstract No. 847, City of Dallas, Dallas County, Texas and in Block 7192, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land referred to in Limited Warranty Deed to TXI OPERATIONS, LP recorded in Volume 98087, Page 8888, part of that certain tract of land described as Tract 1 in Warranty Deed to NORTH TEXAS LIGHTWEIGHT AGGREGATE COMPANY recorded in Volume 5069, Page 189 and part of that certain tract of land described as Tract No. 1 (Part One) in General Warranty Deed to TEXAS INDUSTRIES, INC. recorded in Volume 69168, Page 1190, all of the Deed Records of Dallas County, Texas; said 10.387 acre tract being more particularly described as follows:

BEGINNING, at a point on the east line of Lot 4, Block 20,; said point being North 01 degrees, 07 minutes, 50 seconds West, a distance of 243.05 feet from the southeast corner of said Lot 4, Block 20 and the north corner of the east terminus of Hildebrand Street (a 50-foot wide right-of- way);

THENCE, North 89 degrees, 24 minutes, 02 seconds East, departing the said east line of Lot 4, Block 20 and into, through and across said TXI OPERATIONS tract, a distance of 816.29 feet to a point for corner in the west line of that certain called "7.665 acre" tract of land described in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20070127330 of the Official Public Records of Dallas County, Texas;

THENCE, along the said west line of the City of Dallas tract, the following two (2) calls:

South 01 degrees, 18 minutes, 08 seconds East, a distance of 459.50 feet to a point for corner; said point being a reentrant corner of said City of Dallas tract and the beginning of a non-tangent curve to the left;

In a southerly direction along the southernmost northwest line of said City of Dallas tract and said curve to the left, having a central angle of 00 degrees, 44 minutes 11 seconds, a radius of 2,914.93 feet, a chord bearing and distance of South 07 degrees, 07 minutes, 31 seconds West, 37.46 feet, an arc distance of 37.46 feet to a point for corner; said point being an angle point in the northwest right-of-way line of West Davis Street (U.S. Highway 80, a variable width right-of-way);

THENCE, along the said northwest line of West Davis Street, the following four (4) calls:

South 88 degrees, 43 minutes, 04 seconds West, a distance of 74.71 feet to an angle point in the said northwest line of West Davis Street;

South 69 degrees, 25 minutes, 41 seconds West, a distance of 105.95 feet to an angle point in the said northwest line of West Davis Street;

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South 83 degrees, 28 minutes, 49 seconds West, a distance of 602.52 feet to an angle point in the said northwest line of West Davis Street;

South 70 degrees, 03 minutes, 03 seconds West, a distance of 39.91 feet to a point for corner in the east line of Block 21, of said Arcadia Gardens;

THENCE, North 01 degrees, 07 minutes, 50 seconds West, departing the said northwest line of West Davis Street and along the said east line of Block 21, the said east terminus of Hildebrand Street and the said east line of Block 20, a distance of 609.06 feet to the POINT OF BEGINNING;

CONTAINING, 452,439 square feet or 10.387 acres of land, more or less.