

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Recent News Reports on Projected Diesel Fuel Shortages**

In recent days, media outlets have aired news reports concerning a projected shortage of diesel fuel in the coming winter months. Suggesting that shortages are currently impacting certain parts of the United States and delays in deliveries of diesel are already being experienced. In addition, there are expected pricing pressures on the available supplies of diesel on the market.

EFM is in on-going communication with our fuel suppliers and have been assured that our availability to obtain diesel fuel is not in jeopardy. There are still concerns with the potential for increased pricing for diesel. However, the City maintains an approximately 30-day supply of diesel fuel on hand and is prepared to meet the needs of our fleet so there are no interruptions in service delivery.

EFM will continue to monitor the fuel markets and provide on-going updates to City Council as additional information becomes available. Should any further information be needed or if there are additional questions, please contact Donzell Gipson, Director of Equipment and Fleet Management, at donzell.gipson@dallas.gov.

A handwritten signature in black ink, appearing to read 'Robt Perez'.

Robert M. Perez, Ph.D.  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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Carl Simpson, Assistant City Manager  
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Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Follow-up to Questions from the November 2, 2022, Council Briefing - Update on Fleet Initiatives**

During the November 2, 2022, City Council Briefing on Updates of Fleet Initiatives, a request was made for additional information on costs savings associated with implementation of recommendations from the 2018 Fleet Efficiency Study. To date (please see table below), based upon implemented initiatives included in the 2018 Fleet Efficiency Study, there has been an overall reduction of 45 fleet units and an approximate savings of \$1.3M.

2018 Fleet Efficiency Study Cost Avoidance (To Date)		
Category	# Of Units	Savings Amount
Fleet Reduction	(30)	\$ 825,098
Right Sizing	(15)	\$ 472,329
<b>Total</b>	<b>(45)</b>	<b>\$ 1,297,427</b>

In addition to the request for information of savings due to the 2018 Fleet Efficiency Study, members of City Council also asked for the future fleet replacement needs of other funds (please see table below for requested information):

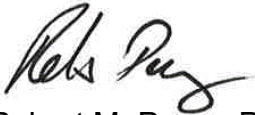
Annual Projected Costs for Replacement Vehicles						
Enterprise Fund	FY22-23 - Backlog	FY22-23 Increase	FY23-24 Increase	FY24-25 Increase	FY25-26 Increase	Subtotal
<b>Department</b>						
AVI	\$1,077,303	\$250,250	\$99,076	\$173,801	\$503,415	\$2,103,844
DWU	\$34,565,120	\$2,988,033	\$4,397,750	\$3,401,119	\$3,732,242	\$49,084,265
DEV	\$0	\$0	\$0	\$142,240	\$223,185	\$365,425
SAN	\$22,781,327	\$9,779,386	\$3,908,319	\$6,615,607	\$8,656,734	\$51,741,375
<b>Total Enterprise Fund</b>	<b>\$58,423,751</b>	<b>\$13,017,669</b>	<b>\$8,405,145</b>	<b>\$10,332,767</b>	<b>\$13,115,577</b>	<b>\$103,294,909</b>
<b>General Fund</b>						
DFD - Apparatus	\$23,434,088	\$8,638,760	\$13,875,377	\$5,893,395	\$4,029,166	\$55,870,786
DPD - Patrol Squads	\$3,978,037	\$9,021,963	\$10,980,705	\$8,217,219	\$9,548,247	\$41,746,171
All Others	\$31,488,203	\$5,955,048	\$6,492,632	\$12,110,441	\$17,097,580	\$73,143,904
<b>Total General Fund</b>	<b>\$58,900,328</b>	<b>\$23,615,771</b>	<b>\$31,348,714</b>	<b>\$26,221,055</b>	<b>\$30,674,993</b>	<b>\$170,760,861</b>
<b>Total - All Funds</b>	<b>\$117,324,078</b>	<b>\$36,633,440</b>	<b>\$39,753,859</b>	<b>\$36,553,822</b>	<b>\$43,790,570</b>	<b>\$274,055,769</b>

DATE November 10, 2022

SUBJECT **Follow-up to Questions from the November 2, 2022, Council Briefing - Update on Fleet Initiatives**

To address the backlog and future projected fleet replacement needs, a plan to maintain the fleet in a state of good repair within the next five years includes an annual investment of approximately \$75M across all departments and funds. This plan may be adjusted during the annual budget development process as costs fluctuate or service delivery needs change.

Should there be any further questions, please contact Donzell Gipson, Director of Equipment and Fleet Management, at [donzell.gipson@dallas.gov](mailto:donzell.gipson@dallas.gov).



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Assistant City Manager

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Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Emergency Shelter Standard Operating Procedures Update**

On October 11<sup>th</sup>, 2022, the Office of Emergency Management (OEM) briefed the Public Safety Committee on updates that OEM has made to the Emergency Shelter Standard Operating Procedures. These updates were made in response to areas for improvement identified in previous after-action reports. The presentation has been attached to this memorandum.

We wanted to call your attention specifically to the “City Disaster Aid” program. This program will allow the city to provide one-time direct financial assistance to residents that meet the following criteria:

- Their residence has been declared as uninhabitable by Dallas Fire-Rescue, Code Compliance, or the City Building Official
- The individual is not eligible to receive assistance from the American Red Cross
- The individual does not have renter’s insurance covering personal property
- The landlord/property manager is unable to accommodate the residents in vacant units or provide hotel rooms

Direct financial aid will follow a model that is similar to what is provided by the American Red Cross. The amount of aid offered will be based on the size of the family, which is tiered as follows:

- 1-4 people per family: \$500
- 5-7 people per family: \$800
- 8+ people per family: \$1,000

The source of funds for this program is in the FY 22/23 General Fund (Disaster Response Fund). OEM is still identifying the most effective mechanism for providing the direct financial aid, which may require a partnership with a third party.

We will provide additional updates as this project progresses. If you have any questions, please contact me at [rocky.vaz@dallas.gov](mailto:rocky.vaz@dallas.gov) or at (214) 670-4277.

DATE November 10, 2022

SUBJECT **Emergency Shelter Standard Operating Procedures Update**



Rocky Vaz  
Director  
Office of Emergency Management

c: T.C. Broadnax, City Manager  
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**City of Dallas**

# **Proposed Emergency Shelter Standard Operating Procedures**

**Public Safety Committee  
October 11, 2022**

Rocky Vaz, Director  
Office of Emergency Management  
City of Dallas

# Presentation Overview



1. Purpose and Scope
2. Defining Mass Care
3. Emergency Shelters
4. Standard Operating Procedure Update
  - Notification and Assessment
  - Activation and Assistance Threshold
  - City Disaster Aid
5. Disaster Case Management



# Purpose and Scope



- Purpose:
  - To ensure residents have access to safe shelter following a disaster
  - To show that the City of Dallas is serious about caring for our residents
  - To build our disaster response and recovery capabilities
- Scope:
  - The Standard Operating Procedure (SOP) applies to the immediate needs after a disaster, or approximately 72 hours.
  - This policy does not apply to Temporary Inclement Weather Shelters managed by Office of Homeless Solutions





# Defining Mass Care



- Mass Care: Sheltering, feeding, distribution of emergency supplies/assistance, and reunification of families.
- Mass Care, for the purposes of this policy, is generally for displaced residents as a result of a disaster.
- Relevant disasters include, but are not limited to:
  - Fires, the most common disaster that mass care policy is activated for
  - Floods
  - Tornados
  - Extreme wind
  - Power outages
  - Gas leaks



# Emergency Shelters



- Emergency shelters are short-term housing solutions for displaced residents.
- The City operates emergency shelters most frequently at Park and Recreation facilities.
- The City is also called upon at times by the state to provide shelter to residents displaced from other communities (i.e. hurricane evacuation) at 100% reimbursement



# Emergency Shelters (Cont.)



- The Office of Emergency Management (OEM) is the lead department for shelter operations, while American Red Cross provides shelter management services.
- Congregate shelters are very rarely open for more than 24 hours, as most residents identify alternative housing options.
- Past major sheltering operations include (2017-2022):
  - **Hurricane Harvey:** 3500 people for 30 days as a state mission assignment (\$6.5 million)
  - **Hurricane Laura/Delta:** coordinated non-congregate sheltering at area hotels as a state mission assignment (\$1.5 million)
  - **Highland Hill Gas Explosion:** 250 residents in hotels for three weeks



# Proposed Standard Operating Procedure (SOP)



- Cascading effects of disasters are frequently resulting in impacts to larger numbers of residences
  - Example: Fire causes an extended power outage
- The cascading effects generally do not fall within the thresholds for American Red Cross assistance
- City has not traditionally played a role in providing direct financial assistance outside of emergency shelter
- Disasters are occurring more often, and the impacts are exceeding what traditional disaster response agencies can absorb
- With new funding in 2022/23 budget, we can close known gaps in our existing SOP



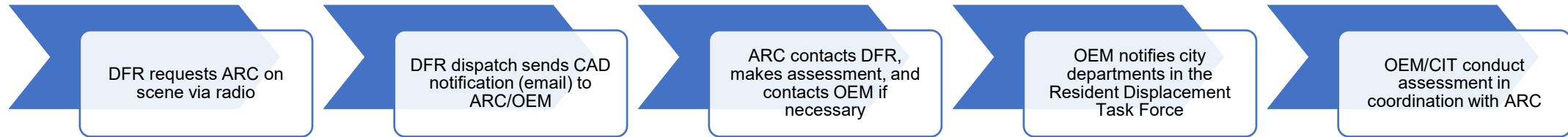
# Proposed SOP



- OEM, in collaboration with many departments, has made several updates to our Emergency Shelter SOP as a result
- To help guide our update, OEM contacted several peer cities regarding their policies
- Most acknowledge that they face this issue, but do not have a clear solution



# Notification and Assessment



If ARC determines that their capabilities to assist are exceeded, OEM will activate the Resident Displacement Task Force as a coordinating body:

- Office of Emergency Management
- Office of Integrated Public Safety Solutions
- Dallas Fire-Rescue
- Dallas Police Department
- Mayor and City Council Office
- Office of Governmental Affairs
- Office of Community Care
- Office of Homeless Solutions
- City Attorney's Office
- Code Compliance
- Development Services

Each department plays a role in either short term mass care needs or longer-term recovery.



# Activation and Assistance Thresholds



Damage to Residence		
<b>Damage Classification:</b>	<ul style="list-style-type: none"> <li>Major Damage</li> <li>Destroyed</li> </ul>	
<b>Cause:</b>	<ul style="list-style-type: none"> <li>Fire</li> <li>Natural Disaster</li> <li>Extended Displacement (ex. utility outages)</li> </ul>	
<b>Assistance Thresholds:</b>	<b>American Red Cross Criteria</b>	<b>Proposed City of Dallas Criteria</b>
	<ul style="list-style-type: none"> <li>Major structural damage to rafters, ceiling joists, or framing</li> <li>Destroyed (complete collapse of walls and roof)</li> <li>Significant smoke or water damage</li> <li>Flooding greater than 18"</li> <li>Damage must be caused by a fire, storm, flood, or vehicle hitting home</li> <li>ARC does NOT respond to power/utility outages</li> </ul>	<ul style="list-style-type: none"> <li>Declared as uninhabitable by Dallas Fire-Rescue, Code Compliance, or the City Building Official</li> <li>The individual is not eligible to receive assistance from the American Red Cross</li> <li>The individual does not have renter's insurance covering personal property</li> <li>Landlord/property manager is unable to accommodate the residents in vacant units or provide hotel rooms</li> </ul>



# Activation and Assistance Thresholds



Response	
Response, if residents meet threshold for ARC assistance, less than 25 families affected:	<ul style="list-style-type: none"><li>• DFR pages ARC through the Computer Aided Dispatch System (CAD)</li><li>• ARC responds and provides financial assistance</li><li>• OEM assistance is not generally requested</li></ul>
Response, if residents meet threshold for ARC assistance, more than 25 families affected:	<ul style="list-style-type: none"><li>• DFR pages ARC through CAD.</li><li>• ARC responds and requests OEM assistance</li><li>• OEM opens a congregate shelter as necessary</li></ul>
Response, if residents do not meet thresholds for ARC assistance.	<ul style="list-style-type: none"><li>• DFR pages ARC through CAD.</li><li>• ARC responds and determines that residents do not meet thresholds for assistance</li><li>• OEM provides primary assistance<ul style="list-style-type: none"><li>• Less than 25 families = financial assistance</li><li>• Greater than 25 families = congregate shelter</li></ul></li></ul>





# City Disaster Aid



- ARC model is to provide “one time” direct financial assistance:
  - 1-4 people per family: \$500
  - 5-7 people per family: \$800
  - 8+ people per family: \$1000
- The City of Dallas would follow these amounts for providing direct financial assistance.
- Source of funds:
  - FY22/23 General Fund (Disaster Response Fund)
  - City of Dallas Emergency Relief Fund (donations)
- OEM is identifying the most effective process for providing direct financial aid.



# Disaster Case Management



- Assists residents in navigating the long-term recovery process, which can vary greatly depending on the size, type, and scope of the incident.
- Connects survivors with services, funding, and other resources that they may not be aware of or need help identifying.
- Highly individualized for each family and for each disaster.



# Disaster Case Management (Cont.)



- ARC provides immediate assistance and basic “case management” services.
  - Does not cover long-term recovery.
- Catholic Charities sometimes provides case management, depending on availability of funds and type of incident.
- Various departments in the Resident Displacement Task Force may play a role in long-term case management/recovery.



# Next Steps



- Incorporate your feedback into the draft SOP
- Finalize and implement new processes as soon as practical





# **Proposed Emergency Shelter Standard Operating Procedures**

**Public Safety Committee  
October 11, 2022**

Rocky Vaz, Director  
Office of Emergency Management  
City of Dallas



# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas Fire-Rescue Second HazMat Team**

Please accept this memorandum as an update to Dallas Fire-Rescue's (DFR) Hazardous Materials Response Team program.

DFR's Hazardous Materials Response Team (HMRT) is the department's busiest Special Operations Team. The HMRT is comprised of ten (10) fully trained Hazardous Materials Response Technicians. The Team responds to various chemical, biological, radiological, nuclear, and explosive calls throughout the city of Dallas. They are also available to provide mutual aid responses within the North Central Texas Council of Governments.

Currently, the HMRT is housed at Fire Station 3, one of the busiest fire stations in Dallas. From January 2019 to December 2021, HazMat 03 responded to more than one thousand HazMat incidents, in addition to a high volume of fire and EMS responses. Consequently, this has created a dependency on mutual aid response from surrounding departments to provide HazMat coverage.

Numerous standards published by the National Fire Protection Association (NFPA) and the Occupational Safety and Health Administration (OSHA) call for an HMRT staffing level of at least 16 HazMat Technicians to adequately respond to the highest level of HazMat incidents (Level III). Therefore, to properly respond to such a significant incident, a second team would have to be called in from outside the City of Dallas.

Due to the heavy emergency response call volume and significant demand for HazMat response within the City of Dallas, DFR has recognized the need for a second HMRT. A second team is expected to enhance DFR's overall emergency response capabilities, increase the ability to mitigate HazMat incidents, and improve the overall safety for residents and first responders.

Through data analysis of historical incidents and the location of Tier Two business locations throughout the city, DFR has identified the optimal location for the two HMRTs:

- HazMat 03 will remain at Fire Station 3, located at 500 North Malcolm X Boulevard (Council District 2)

DATE November 10, 2022

SUBJECT **Dallas Fire-Rescue Second HazMat Team**

- This location is strategically placed just South of the Central Business District with access to I-30, I-75, and I-35.
- Personnel staffing Fire Station 37, located at 6780 Greenville Avenue (Council District 13), will be trained to form the new second team.
  - This location is strategically located in the North, with access to Northwest Highway and I-75.
  - Needed apparatus and equipment for the second HMRT has already been obtained through Grant funding.
  - It is anticipated that this team will be trained and operational by March 2023

Questions and requests for further information may be directed to Fire Chief Dominique Artis at [Dominique.artis@dallas.gov](mailto:Dominique.artis@dallas.gov).



**Jon Fortune**  
Deputy City Manager

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# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Responses to Questions Regarding the Hensley Field Master Plan Briefings to Environment and Sustainability and Economic Development Committees and Plan Overview**

This serves as a follow up of the City Council Environment and Sustainability and Economic Development Committee briefings from November 7, 2022 on the DRAFT Hensley Field Master Plan led by the Planning and Urban Design Department.

## Background

Hensley Field is the site of the former Dallas Naval Air Station, a 738-acre property owned by the City of Dallas and located in Dallas' southwestern quadrant adjacent to the City of Grand Prairie. Hensley Field was leased by the U.S. Navy from the City of Dallas from 1949 to 1999. Since the Naval Air Station Dallas (NAS) closure, the site has been used for a patchwork of temporary storage, City functions, and unrelated leases. Current uses have not represented the highest and best use of this property to maximize community benefits. The U.S. Navy is obligated under the 2002 Settlement Agreement to clean up Hensley Field and remains committed to coordinating with the City. A key consideration to better coordinate the cleanup effort was for the City to undertake and adopt a redevelopment master plan and identify future land uses.

Situated on the north shore of Mountain Creek Lake, the site has over two miles of lake frontage and excellent views to the skyline of Downtown Dallas, ten miles to the northeast. The Master Plan sets forth the vision and policies for the reuse and redevelopment of this strategic site. The vision is of an authentic, climate-smart, mixed-use, mixed income, and walkable community with a balance of jobs, housing, amenities, and services an economically vibrant district of the City that brings new opportunities to its residents and workers and one that establishes a unique sense of community tied to the history and character of the place.

The Plan builds on City of Dallas initiatives and public policy including: Forward Dallas, the City's Comprehensive Plan first adopted in 2006 and currently being updated, the Comprehensive Environmental and Climate Action Plan that addresses resiliency and the challenges of climate change, the Comprehensive Housing Policy of 2018 with its strategies for overcoming patterns of segregation and poverty, Connect Dallas promoting compact and transit-oriented development, and the City of Dallas Economic Development Policy that focuses on job creation and reinvestment in Southern Dallas.

An overview video of the plan can be found at this [link](#) and the draft plan can be found on the project website at <https://www.hensleyfield.com/project-reports>.



DATE November 10, 2022

SUBJECT **Responses to Questions Regarding the Hensley Field Master Plan Briefings to Environment and Sustainability and Economic Development Committees and Plan Overview**

### **Environment and Sustainability Committee Briefing Questions/Follow-up**

Below are answers addressing questions received ahead of, and during, the Committee briefing by Committee Members that were not fully answered during the briefing:

1. Could we consider a master lease agreement for the entire site to facilitate affordable housing and retain long term control rather than working through a master developer agreement?

**Answer:** Long-term control of the site can be achieved through different mechanisms including a master development agreement. When a master developer sells property, it generates cash proceeds that can be reinvested into the project or directed to the master developer to help offset the cost to horizontally develop the property, market the property, and prepare the property for vertical development. Master leases with portions of the site may be appropriate with major institutions or corporations or for affordable housing corporations only. Disadvantages to a master lease agreement for the entire site include:

- Reduced incentive for Master Developer to capitalize infrastructure funding
- Difficulty in long-term leasing of for-sale housing
- Would keep land off the tax rolls indefinitely, possibly impacting Tax Increment Financing (TIF) revenue estimates

2. Plan has a lot of mixed-use but are the uses mixed? Is there any place where retail and residential are integrated? Where is the corner market, restaurant, etc?

**Answer:** Vertical Mixed Use (i.e. residential or office above retail or commercial) is planned in the Town Center Core, the Park Blocks, the Marina District and in the Innovation Village, where 1.3 million square feet of the 3 million square feet of commercial uses and 4,600 of the 6,800 dwelling units are concentrated. All residents and workers will be within a five to ten-minute walk of retail, restaurant, and commercial uses. New zoning for the site will allow for corner stores and neighborhood-serving commercial uses within single-family neighborhoods.

3. This plan is heavily dependent on automobiles, yet it is only 1.15 square miles. Is this not our opportunity to design away from cars?

**Answer:** Yes, we have worked with DART to plan for Hensley Field's integration into the region's high-capacity transit network with Bus Rapid Transit and in the longer future Light Rail Transit. A multi-modal transit spine through the heart of the community will put everyone within a ten-minute walk of a transit station and several mobility hubs will ensure convenient connections to transit via low-speed mobility streets. Hensley Field is planned to be walkable and bikeable with a network of trails and multi-modal streets. The Plan is designed to accommodate future innovations and emerging technologies in transportation (e.g. smart streets, autonomous vehicles, app-based delivery, etc.). The nine access points to and from the adjacent neighborhoods ensure the walkable and bikeable characteristic of the site will be accessible both on and off site, shortening existing auto trips in those surrounding communities and creating new opportunities for short walk, bike,

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SUBJECT **Responses to Questions Regarding the Hensley Field Master Plan Briefings to Environment and Sustainability and Economic Development Committees and Plan Overview**

and driving trips to the opportunities and amenities at Hensley Field. The mix of land uses was informed by built examples like Mueller and Stapleton, where high rates of internal trip-making and transit ridership have been observed and documented relative to typical suburban development patterns. At Hensley Field, the design of the network and the mix of residential, retail, and employment uses is contributing to a complete community expected to maximize the capture of nearly all walking and biking trips on site, generate over 4,000 transit trips a day at buildout, and greatly reduce the need for single occupancy vehicle trips.

4. I don't see an emphasis on lakefront activity. Is this a missed opportunity?

**Answer:** We believe that Mountain Creek Lake is the most significant and defining characteristic of Hensley Field. The Plan strives to take maximum advantage of this important resource with a continuous lakefront trail that will connect a series of waterfront parks and several unique destinations, including the Innovation Village on the Runway Peninsula, the Marina with restaurants and retail overlooking the lake and the high-density mixed-use core of the community which borders the reconstruction of Cottonwood Creek. Mountain Creek Lake could play the same role for Southern Dallas that White Rock Lake plays in East Dallas.

5. What are the planned single-family lot sizes?

**Answer:** Single-family lot sizes range from 800-1,500 square feet for townhomes to 1,500 to 4,000 square feet for detached homes. All single-family homes will have car parking accessible from alleys to allow streets to be lined with porches and stoops that promote the pedestrian orientation and neighborliness of the community.

6. Are we exploring opportunities with the upcoming Bond Program?

**Answer:** Yes, we are exploring opportunities within the 2024 bond program for Hensley Field.

7. Can an ordinance be created to ensure energy efficiency standards at Hensley Field?

**Answer:** The plan is to establish net zero energy as the basis for construction and maximize the use of renewable energy throughout the site and explore the feasibility of district-wide energy and/or an on-site microgrid system to provide substantial energy performance standards. The plan is set up to achieve LEED Cities and Communities Gold Certification at a minimum and present the City an opportunity to be a proof of concept for the Comprehensive Environmental & Climate Action Plan (CECAP) and continue to explore innovative opportunities as the plan is implemented.

### **Economic Development Committee Briefing Questions/Follow-up**

Below are answers addressing questions received during the Committee briefing by Committee Members that were not fully answered during the briefing:

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SUBJECT **Responses to Questions Regarding the Hensley Field Master Plan Briefings to Environment and Sustainability and Economic Development Committees and Plan Overview**

8. How many single-family homes are planned and how were the breakdown of housing types determined?

**Answer:** The plan anticipates a total of 6,848 total dwelling units with single-family detached comprising 950 units, attached homes (duplexes, multiplexes, cottage courts, townhomes, and live-work shop houses making up 1,139 units, and condos and apartments at 4,759 units). As part of the market analysis, Economic and Planning Systems determined that Hensley Field could support a range of housing types from single-family homes to higher density multi-family development. Lower density single-family housing is most marketable in the short term. With the goal of creating a walkable and transit-oriented community it was determined that there should be at least 30% of the homes in fee-simple ownership, and the remainder in medium and higher density apartments and condominiums to create a resident population in excess of 14,000 people, a population needed to support the level of transit ridership anticipated for the community.

No more than 60% of these homes will be in rental housing. The goal is to create a balanced community of renters and owners. The mix of housing will include a wide spectrum of missing middle housing types, from detached homes, townhouses, cottage courts, and live-work shophouses to medium and higher density apartments and condominiums in buildings ranging from four to eight floors. All parking will be internalized or from service alleys to ensure that street fronts and open spaces are lined with porches, stoops, and ground level commercial uses.

### **Environmental Clean-Up Status**

Since its decommissioning as a Naval Air Station during the Base Realignment and Closure (BRAC) process in 1995, Hensley Field has undergone numerous rounds of environmental studies, testing, and remediation. Due to its history of military use, contaminants of concern (COCs) at Hensley Field and Mountain Creek Lake include metals, petroleum hydrocarbons, polychlorinated biphenyls (PCBs), semi-volatile organic compounds, chlorinated solvents, and an emerging class of chemicals known as PFAS (polyfluoroalkyl substances) which were used in firefighting foams. Remediation for non-PFAS COCs has already taken place with soil remediation completed and approved by the Texas Commission on Environmental Quality (TCEQ) and groundwater remediation is partially completed and in progress by the Navy.

Cleanup costs by the Navy to date are \$92.4M. The Navy recently completed its Remedial Investigation report with the testing results, nature and extent, and risk assessment related to PFAS contamination on the site and will issue a comprehensive feasibility study in 2023. The Navy, through a 2002 Settlement Agreement with the City of Dallas, is obligated to clean up the property to residential standards. The Navy has committed to completing any remaining remediation in a manner that allows redevelopment of the site within the timeframe provided in the Master Plan.

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1. The Redevelopment Master Plan will drive the clean-up of the site.
2. The Navy is obligated to clean-up the site to residential standards and their intent is to complete the cleanup protective of human health consistent with the master plan. The master plan provides a timeline with phased approach for the redevelopment.
3. U.S. Environmental Protection Agency (EPA) is yet to finalize standards for PFAS clean-up, and TCEQ is in the process of updating theirs; those standards will guide the ultimate clean-up of the site. Removal of soil exceeding residential standards will commence after approval of the cleanup levels **for this site** by TCEQ, with support and agreement by EPA and City.
4. Contaminated soil will be the first to be mitigated and will need to occur before development commences. Once the standards are finalized this should be a straightforward soil removal process and ideally will be accomplished in a single phase depending on volume of soil to remove and available funding set aside **for this site** by Congress; this could be partial cleanup based on phases identified in the master plan.
5. The City will request a Ready for Reuse Certification from EPA in addition to the TCEQ approval as an additional layer of regulatory support that sufficient cleanup has been completed and the site is protective of human health and suitable for redevelopment once the soil is cleaned up, the City will request a Ready for Reuse Certification from EPA in addition to the TCEQ approval that cleanup of soil meets residential standards.
6. Clean-up of contaminated groundwater could take longer, but redevelopment can occur in tandem with groundwater cleanup, provided that groundwater use restrictions are put in place.

### **Plan Recommendations**

Driven by community engagement and built into the recommendations of the plan are:

- **A Walkable, Mixed-Use Community:** with over 3.7 million square feet of Commercial and Institutional uses and 6,800 residential units.
- **An Interconnected Network of Open Spaces,** comprising more than 25% of the site area and placing every resident within a five-minute walk of a park or public space.
- **A Strong Orientation to Mountain Creek Lake,** introducing waterfront trails, a new marina and water-oriented recreational uses that reinforce the destination appeal of the site.
- **Historic Preservation and Adaptive Reuse** of key buildings and facilities, and interpretive site elements that celebrate the military and pre-military heritage of the site.
- **A Multi-Modal Transportation System** with links to Dallas' high-capacity transit network, provision of protected bikeways, slow mobility corridors, and a strong pedestrian orientation.

DATE November 10, 2022

SUBJECT **Responses to Questions Regarding the Hensley Field Master Plan Briefings to Environment and Sustainability and Economic Development Committees and Plan Overview**

- **Net-Zero Construction and the Maximization of Renewable Energy Sources** including the creation of a 40-acre Innovation Village on the Runway Peninsula, demonstrating state-of-the-art technologies and sustainability practices.
- **A Diversity of Housing Choices** in a Mixed-Income Community with a complete range of housing types, 30% of which will provide for long-term affordability to qualified applicants.

### **Project Costs, Financing, and Governance**

A planning level financial analysis was prepared to gauge the feasibility of the development and potential need for supplemental funding sources. The analysis compares the estimated development revenues, from sales of finished lots and building sites, to the total development costs and costs by phase. The Master Plan is estimated to generate \$352.6 million in revenue over 20 years in nominal dollars (no inflation or present value adjustments), with infrastructure costs estimated at roughly \$390 million.

The feasibility gap from the planning level financial analysis could be addressed from a variety of funding sources and financing strategies. The Master Plan recommends that the City utilize Tax Increment Financing (TIF) to help finance infrastructure costs and other public benefits. Other potential funding sources to make up the projected feasibility gap include federal grants, public improvement district, or municipal management district.

### **Next Steps**

The Hensley Field Master Plan is advancing to City Council for a public hearing on December 14, 2022. Following the public hearing City Council will consider it for adoption. Adoption by City Council will enable the City to focus on project implementation including solicitation and selection of a Master Developer Partner, negotiation of a Master Development Agreement between the City and the selected Master Developer, preparation of zoning amendments, and design standards and guidelines.

Please contact Julia Ryan, Director of Planning and Urban Design at [Julia.Ryan@dallas.gov](mailto:Julia.Ryan@dallas.gov) if you have any questions or need additional information.



Majed A. Al-Ghafry, P.E.  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
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Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Sales Tax Receipts**

The September 2022 sales tax receipts from the State Comptroller's Office are \$39.8 million and represents a 13.2 percent increase in total collections compared to the same reporting period last year.

• September 2021 actual	\$35,178,095
• September 2022 original budget	\$31,309,102
• September 2022 actual	\$39,811,956

For FY 2021-22, we originally budgeted \$344.3 million for sales tax revenue anticipating a slower recovery. The budget was amended to \$364.2 million in the mid-year budget ordinance on May 11 and increased to \$394.1 million with the adoption of the year-end budget ordinance on September 28.

September represents the last month of FY 2021-22. Total collections for the fiscal year are \$407.3 million, which is \$53.0 million more or 15.0 percent more than received in FY 2020-21.

Next month's receipts will be for the first month of FY 2022-23. We will continue to monitor sales tax receipts each month and keep you informed.

Thank you for your support. Please contact me with any questions.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland  
Chief Financial Officer  
[Attachment]

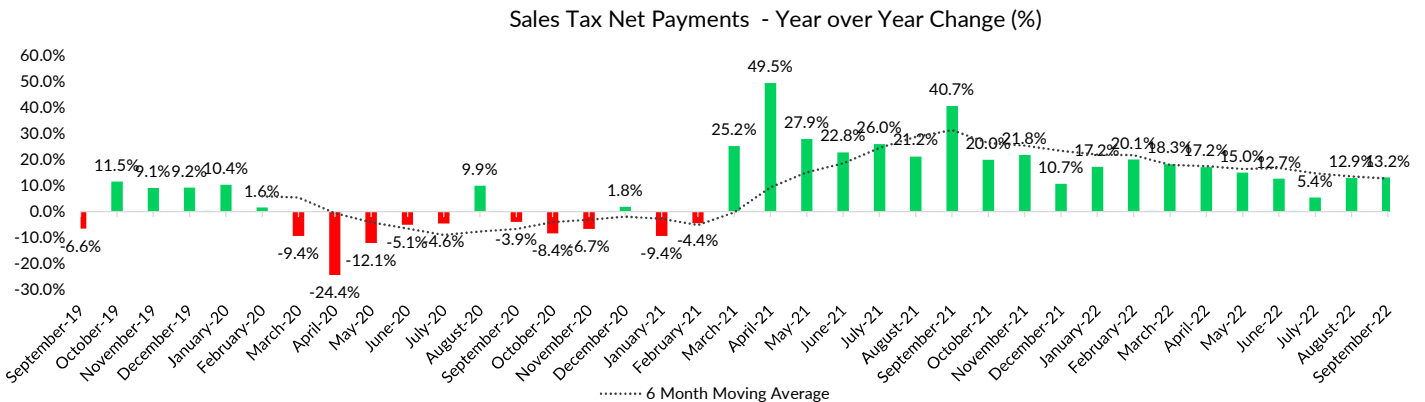
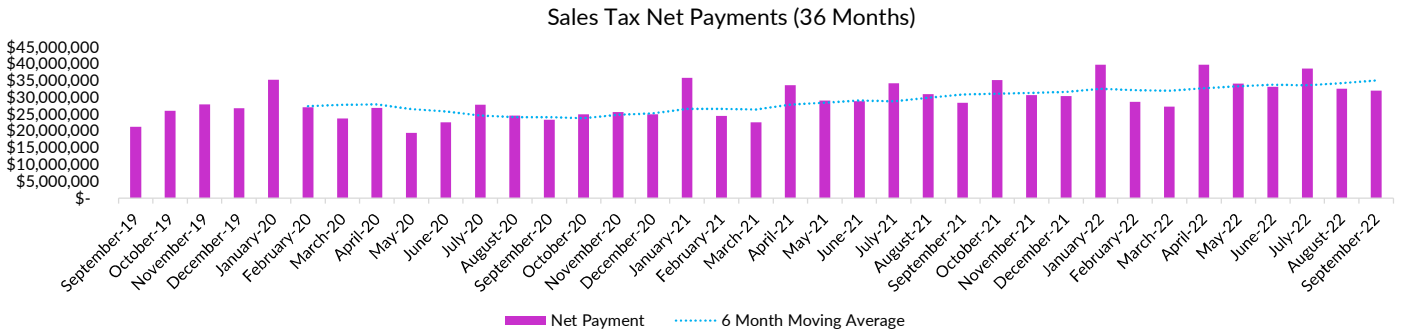
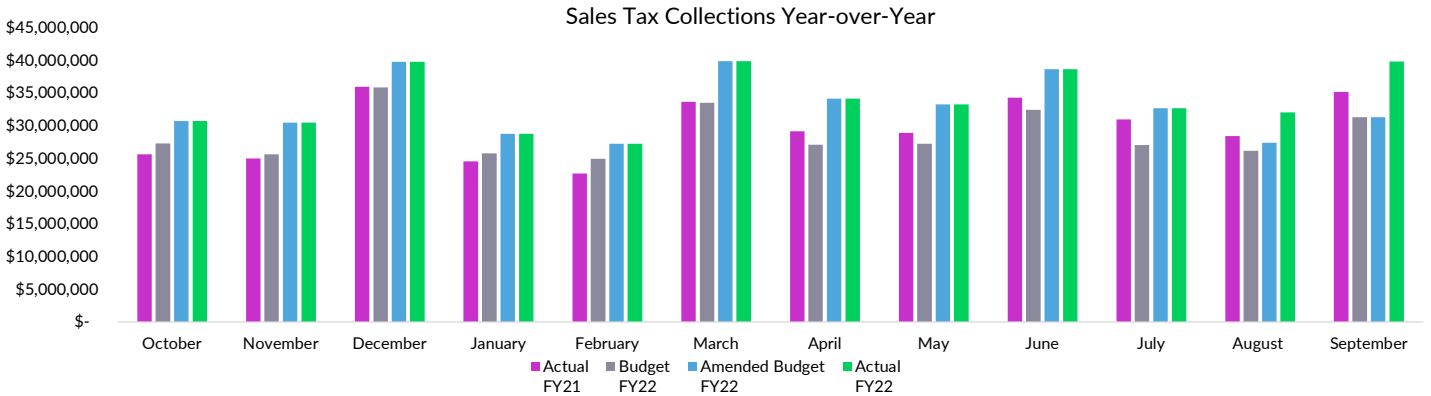
c: T.C. Broadnax, City Manager  
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# Sales Tax

as of September 2022

Month	Actual FY21	Budget FY22	Amended Budget FY22	Actual FY22	Variance FY22	Variance FY22	Variance FY22	Variance FY22
					Actual vs FY21 Actuals (\$)	Actual vs FY21 Actuals (%)	Actual vs Amended Budget (\$)	Actual vs Amended Budget (%)
October	\$ 25,607,902	\$ 27,322,304	\$ 30,717,609	\$ 30,717,609	\$ 5,109,707	20.0%	\$ -	0.0%
November	\$ 25,010,956	\$ 25,621,546	\$ 30,461,440	\$ 30,461,440	\$ 5,450,484	21.8%	\$ -	0.0%
December	\$ 35,927,004	\$ 35,846,753	\$ 39,784,802	\$ 39,784,802	\$ 3,857,798	10.7%	\$ -	0.0%
January	\$ 24,532,918	\$ 25,773,030	\$ 28,760,595	\$ 28,760,595	\$ 4,227,677	17.2%	\$ -	0.0%
February	\$ 22,686,079	\$ 24,953,637	\$ 27,238,115	\$ 27,238,115	\$ 4,552,036	20.1%	\$ -	0.0%
March	\$ 33,669,367	\$ 33,512,514	\$ 39,832,144	\$ 39,832,144	\$ 6,162,777	18.3%	\$ -	0.0%
April	\$ 29,131,009	\$ 27,115,734	\$ 34,139,323	\$ 34,139,323	\$ 5,008,314	17.2%	\$ -	0.0%
May	\$ 28,918,168	\$ 27,239,676	\$ 33,254,120	\$ 33,254,120	\$ 4,335,952	15.0%	\$ -	0.0%
June	\$ 34,254,068	\$ 32,397,037	\$ 38,602,297	\$ 38,602,297	\$ 4,348,229	12.7%	\$ -	0.0%
July	\$ 30,967,271	\$ 27,039,992	\$ 32,646,635	\$ 32,646,635	\$ 1,679,364	5.4%	\$ -	0.0%
August	\$ 28,404,805	\$ 26,151,742	\$ 27,362,340	\$ 32,060,088	\$ 3,655,283	12.9%	\$ 4,697,748	17.2%
September	\$ 35,178,095	\$ 31,309,102	\$ 31,309,102	\$ 39,811,956	\$ 4,633,861	13.2%	\$ 8,502,854	27.2%
<b>Total</b>	<b>\$ 354,287,642</b>	<b>\$ 344,283,066</b>	<b>\$ 394,108,522</b>	<b>\$ 407,309,124</b>	<b>\$ 53,021,482</b>	<b>15.0%</b>	<b>\$ 13,200,602</b>	<b>3.3%</b>



# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Short Term Rental Impact Analysis Update**

In May 2021, the Office of Data Analytics and Business Intelligence (DBI) published [Short-Term Rental Data Analysis: An Analysis of the Impact of Short-Term Rental Properties in the City of Dallas](#). The City Manager's Office requested DBI to update the first impact analysis which reviews the impact of nuisance calls from 311 and 911. The update (Appendix B) is attached to this memorandum. Findings from the updated analysis are highlighted below.

The results presented and Appendix B assume that every call from an address was in response to a problem at that same address and not misreported. It further assumes that the property in question was being rented out as a Short-Term Rental (STR) at the time of the call. There is no data available to verify either of these assumptions, so we have intentionally assumed maximum impact. **We know we are providing an overestimate and urge caution with any interpretation or conclusion.**

## Key Findings

- The findings from the updated analysis were consistent with the original findings.
- Over 88 percent of STRs generated zero 311 or 911 calls.
- On average, STRs had one more 311 and 911 call associated with their addresses than non-STR properties. In this updated analysis a total of 2,628 properties were considered STRs. Of those, 1,439 are active and registered and 1,189 properties are possible STRs.
- STR properties represent less than one percent (0.89%) of the City's total residential properties.
- There was a total of 57,233 nuisance calls used in the analysis, 836 of which were attributed to STR properties.
- There were 123 (4.6%) STR Properties that had 2 or more 311 or 911 calls.

In addition to the updated analysis, DBI has also created a public-facing application to explore the number and locations of nuisance calls - [STR and Nuisance Calls \(311 and 911\) Zoning Dashboard](#).

311 call types used for this analysis mirror the analysis and include: a) Parking violation reported, b) 24-Hour parking violation, c) Litter removal request, d) Chronic noise



DATE November 10, 2022  
SUBJECT **Short Term Rental Impact Analysis Update**

complaint, e) Sanitation litter cans, and f) STR complaint. 911 call types used for this analysis include a) Loud music disturbances and b) Parking violations.

As a reminder, this analysis assumes that every call from an address was in response to an issue at the same address, and that that property was in use as an STR at the time. We are aware that we are providing an overestimate and urge caution with any interpretation.

Should you have any questions or concerns, please contact me at [Brita.Andercheck@Dallas.gov](mailto:Brita.Andercheck@Dallas.gov).



Dr. Brita Andercheck  
Chief Data Officer

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
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Attachments: Appendix A and Appendix B

## Short-Term Rental Data Analysis: An Analysis of the Impact of Short-Term Rental Properties in the City of Dallas

**Short-Term Rental Data Analysis:  
An Analysis of the Impact of Short-Term Rental Properties in the City of Dallas**

*The following document is a data analysis white paper prepared by the Office of Data Analytics and Business Intelligence at the City of Dallas published May 3, 2021.*



**Abstract**

*The purpose of this white paper is to provide a detailed walk-through of the analyses and findings undertaken to explore what, if any, relationship exists between Short-Term Rentals (STRs) and impacts on the community. Using data from the City's 311 and 911 systems, as well as data from Dallas, Collin, and Denton Counties' Central Appraisal Districts, we conducted both spatial analyses and comparisons between the levels of 311 and 911 calls to see if STRs differed from non-STRs. Our findings indicate that Short-Term Rentals have limited measurable impact on the surrounding neighborhoods.*

**Executive Summary**

The analysis below illustrates that Short-Term Rentals have a limited measurable impact on neighboring communities. Short-Term Rentals constitute less than half of one percent (0.42%) of the total housing stock in the City of Dallas, and there is no evidence in the data that STRs have a city-wide impact. This is not to take away from the experience of neighbors who live next to a problematic STR. However, the analysis shows that those experiences are outliers and not generalizable to STRs throughout the city.

- Over 90 percent of STRs have zero 311 or 911 calls associated with their address.
- STRs have more 311 and 911 calls associated with their addresses than non-STRs. However, it is difficult to argue that this difference is meaningful. The observed difference constitutes about one more call per year.<sup>1</sup>
- On average, properties in Dallas are showing strong growth in taxable values. Property values have increased by at least 30 percent between 2016 and 2020. STR's themselves are appreciating in taxable value, with an average increase in property value of 40 percent between 2016 and 2020. This is more than the average for the city of Dallas.
- 50 percent of the ownership of STRs appear to be corporate entities. Only 5.9 percent of owners appear to own more than one STR and 35 percent of STR properties have a homestead exemption claimed on the property.
- Less than one percent (0.42%) of the City's total residences are STRs.

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<sup>1</sup> The above result is predicated on the assumption that every call to that address is in response to a problem at that address. It further assumes that the property in question was being rented out as an STR at the time of the call. The data does not allow us to verify this. Our analysis is conservative, in that we have assumed maximum impact. We know we are providing an overestimate and urge caution with any interpretation.

## Background & Introduction

In October 2020, the Quality of Life Committee formed a Task Force to recommend regulations to mitigate the impact of Short-Term Rentals on the surrounding communities. Community members and neighbors brought their concerns to members of the City Council. Responding to these concerns, the City Manager's Office asked the Office of Data Analytics and Business Intelligence to conduct a data analysis of the potential impact of STRs on their neighborhoods. To address these questions, staff developed several analyses that explored the impact Short-Term Rentals have on the surrounding communities.

We conducted four primary Impact Analyses to help explore this effect:

Impact Analysis 1: The first is an analysis of 311 and 911 Complaints. We tested the assertion that Short-Term Rental Properties create more 311 and 911 Complaints than non-Short-Term Rental Residential Properties.

Impact Analysis 2: The second analysis is a Property Tax Appraisal Values Analysis. We tested the assertion that STRs reduce taxable property values in neighborhoods.

Impact Analysis 3: The third analysis explored the idea that Short-Term Rental properties are primarily owned by investors.

Impact Analysis 4: And the final impact analysis explored whether or not the presence of Short-Term Rentals impacts the affordable housing stock in the City of Dallas.

## Data & Methods

Data for this analysis comes from multiple sources and was compiled and analyzed in both Esri GIS<sup>2</sup> and R<sup>3</sup>. The data from 911 calls came from the Response Master Incident table of the City's Computer Aided Dispatch (CAD) system. The 311 Service Call data came from Customer Relationship Management (CRM) Service Requests data (CASE2 table). The short-term rental data was extracted from MUNIRevs<sup>4</sup> – a vendor that the City employs to identify and register STR properties. The STR data was extracted on March 10, 2021.

The data for this study can be downloaded via the City's Open Data Portal.<sup>5</sup> Data available on the Open Data Portal includes the 911 and 311 data. Dallas, Collin, and Denton County Central Appraisal District data is publicly available both through the respective County's appraisal district websites and through the City of Dallas GIS portal.<sup>6</sup> The Active STR dataset will be made available through the City's Open Record Request Process. The list of "Possible STRs" contains Personal

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<sup>2</sup> Esri, Redlands, CA <https://www.esri.com/en-us/home>

<sup>3</sup> The R Project for Statistical Computing <https://www.r-project.org/about.html>

<sup>4</sup> MUNIRevs <https://munirevs.com>

<sup>5</sup> City of Dallas Open Data Portal <https://www.dallasopendata.com>

<sup>6</sup> City of Dallas GIS Data <https://gis.dallascityhall.com/shapefileDownload.aspx>

Identifying Information of residents who are not registered businesses with the City. Therefore, that data is not publicly available.

We can only analyze the data we have, and we do not have the ideal data to analyze these questions. To account for this, we have been very conservative in our analysis. We have assumed maximum impact of STRs on their surrounding communities by assuming every call is related to an STR and that the call occurred while the address was in use as an STR. This is most certainly not the case, but the data we have does not give us the ability to discern that. Therefore, we have knowingly overestimated the impact of STRs on their neighborhoods. This is the primary data limitation in our analysis, and where there are other limitations, they are discussed within each respective analysis.

## **Variables**

### *311 service calls*

We identified several types of 311 Service Calls as potential “nuisance” calls to explore in this analysis. These nuisance calls were identified because they were potential impacts of an STR in a neighborhood. 311 service requests can either be called into the 311 Service Center or entered online or via the 311 smart phone application. To prepare those calls for analysis, we removed duplicate Service Requests. Duplicate service requests are instances where the same complaint is entered multiple times.

### *Parking violation reported*

This Service Request Type is used “to report parking violations on a public street”.<sup>7</sup> It appeared in the data as Subject “Parking - Report a Violation - TRN” (Version Code “PWTROV”). This request can be called into the 311 Service Center, entered online or on the application. In the CRM Knowledge Article on this Service Request type, it states “Use block numbers when entering vehicle location.”<sup>8</sup> The common procedure is not to use the exact property address at which the vehicle is parked, but rather the “hundred block” of the street in question. E.g., a vehicle parked in front of 1428 MAIN ST would be entered as 1400 MAIN ST.

### *24-hour parking violation*

This service request type is used “to report a vehicle that has been parked on the street over 24 hours without being moved”.<sup>9</sup> It differs from a “parking violation reported” in that it is assigned to Police, rather than Transportation Parking Enforcement. It appears in the data as Subject “24 Hour Parking Violation - DPD” (Version Code “DPD24HR”). This service request type can be called into the 311 Call Center, entered via the public application or proactively entered by City staff members directly into CRM.

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<sup>7</sup> CRM Knowledge Article 000001851

<sup>8</sup> Ibid.

<sup>9</sup> CRM Knowledge Article000001068; City Code reference: Chapter 28 Motor Vehicles & Traffic, SEC. 28-84

### *Litter removal request*

This Service Request Type is used "to report code concerns and or violations (such as ... bulky trash, litter, illegal dumping, ..., etc)."<sup>10</sup> It appears in the data as Subject "Litter Removal Request - CCS" (Version Code "LITREMOVAL"). It appears primarily as a Proactive (staff initiated) service request that is internally created to have crews clean a confirmed violation, whether initially reported by a resident or code inspector.

### *Chronic noise complaint*

This Service Request Type is used " to report noise complaints of a chronic or recurring nature."<sup>11</sup> It appears in the data as Subject "Chronic Noise Complaint - DPD" (Version Code "DPDNOISE"). This request can be called into the 311 Service Center, entered online, or using the application.

### *Sanitation litter cans*

This Service Request Type pertains to Litter Cans, which are "the metal containers found in parks, on the median at a stoplight, or on the corner in front of a business."<sup>12</sup> It appears in the data as Subject "Sanitation Litter Cans - SAN" (Version Code "LITTERCA"). This request can be called in to the 311 Service Center, entered online or using the application.

### *911 service calls*

Two types of 911 Calls were identified as potential "nuisance" calls to explore in this analysis.

### *Loud music disturbance*

A loud music disturbance call is referred to as Problem "6M - Loud Music Disturbance." It is considered a Priority 4 "Non-Critical" call.

### *Parking violation*

The other 911 nuisance type is the Problem "23 - Parking Violation." It is considered a Priority 4 "Non- Critical" call.

For the purposes of this analysis, we cast a wide net and incorporated calls that could possibly be related to nuisance or negative experiences of neighbors from STRs. At this time, the City does not have a Service Request type that specifically identifies the problem being reported as tied to a Short-Term Rental.

### *Short-Term Rental*

A Short-Term Rental or STR is defined as a residential property that is available to rent out on a short-term basis, similar to a hotel. This data comes from MUNIRevs, the City's Vendor that identifies potential STR properties and provides tracking and fee payment services for registered STR properties. Properties are labeled in two main categories. "Active Registered" means that the property registration with the City is active and they are paying their Hotel Occupancy Taxes. The other category is "Possible Short-Term Rental" these are properties that MUNIRevs has identified

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<sup>10</sup> CRM Knowledge Article 000001805

<sup>11</sup> CRM Knowledge Article 000001847

<sup>12</sup> CRM Knowledge Article 000001742

as possibly being a Short-Term Rental, but they are not registered with the City, not paying Hotel Occupancy Taxes and their status as a Short-Term Rental has not been confirmed.

*Descriptive Statistics*

Table 1 shows the frequencies of 911 and 311 calls for service from March 2019 to March 2021. The most numerous 311 Call Type in this data is Parking violation report with 27,121 reported incidents. Loud music disturbance is the most frequent 911 call type, with 46,530 incidents. These are all the calls in the categories below in the entire city during this time.

Table 1: Frequency of 911 and 311 Calls by Type  
March 2019-March 2021 in the City of Dallas

<i>Variable</i>	<i>Count</i>
311 Service Call Type	54,000
Parking violation reported	27,121
24-hour parking violation	17,620
Litter removal request	5,472
Chronic noise complaint	3,621
Sanitation litter cans	166
Distinct Address Count <sup>a</sup>	34,617
911 Call Type	50,749
Loud music disturbance	46,530
Parking violation	4,219
Distinct Address Count <sup>a</sup>	27,344
<i>n</i> (total calls)	104,749

*Source:* 311 Service call data comes from the CRM Case2 table.

911 Call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table.

<sup>a</sup> The number of unique addresses for all calls in the data set.

The number of Short-Term Rentals in the city of Dallas can be seen in Table 2. The term “Active and Registered” refers to properties that are registered with the City and are paying Hotel Occupancy Taxes. As of March 10, 2021, there were 756 Active and Registered Short-Term Rentals. “Possible Short-Term Rental” refers to properties that MUNIREvs has identified as possibly being a Short-Term Rental, but they are not registered with the City, not paying Hotel Occupancy Taxes and their status as a Short-Term Rental has not been confirmed. As of March 10, 2021, there were 1,473 “Possible” Short-Term Rentals.

Table 2: Short-Term Rental Properties as of March 2021

<i>Variable</i>	<i>Count</i>
Short-Term Rental Properties	
Active & Registered	756
Possible Short-Term Rental	1,473
<i>n</i> (total number of STRs)	2,229

*Source:* Short-Term Rental comes from MUNIRevs and is maintained by the City Controller.  
*Data was extracted on March 10, 2021.*

### *Analytical Strategy and Results*

To prepare the data for analysis a few key things had to be done. The first challenge was to geolocate each Short-Term Rental. Longitude and Latitude (x,y) coordinates were added to each address so that Short-Term Rentals could be plotted on the map as a spatial feature for further spatial analysis. Using the City’s authoritative composite address locator, the STR dataset was geocoded and placed on a map as short-term rental locations. The locator index used attempts to match the address to a tax account address, so that the resulting location intersects the corresponding tax parcel and can be associated with a tax appraisal account. Where this was not possible, we geocoded the location to the street using an approximate location. There were three addresses that did not match with the City’s address locator and these were excluded from analysis.



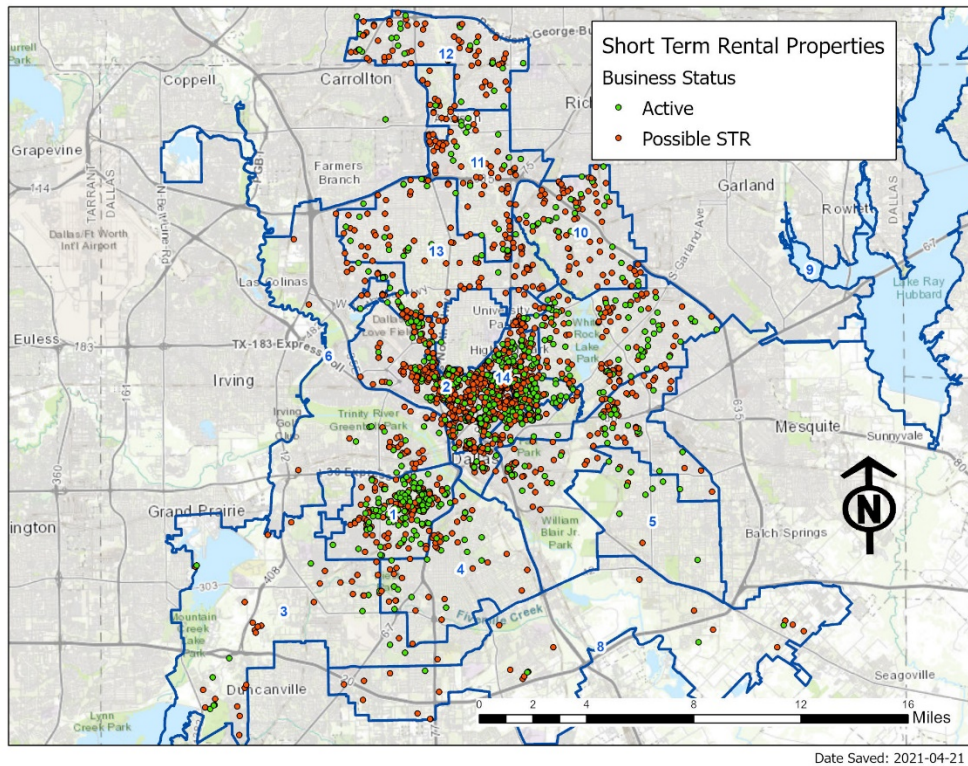


Figure 1: Short Term Rental Locations with Council Districts<sup>13</sup>

### Impact Analysis 1: 311 and 911 Complaints

The first impact analysis question was to determine if Short-Term Rentals (STRs) generate more 311 and/or 911 complaints than non-Short-Term Rental (non-STR) properties. To answer this question, we extracted records of 311 and 911 nuisance calls made to the City of Dallas between March 2019 – March 2021 (See Table 1).

We matched STR property addresses collected from MUNIREvs with addresses reported in the 311 and 911 call tables to identify calls that were associated with STR addresses. All the remaining 311 and 911 addresses were classified as non-STRs. Thereafter, residential addresses were collected for the entire City of Dallas (*source*: Dallas County, Collin County, and Denton County appraisal districts). These residential addresses were further matched with the previously identified STR and non-STR addresses to only focus this analysis on residential addresses and eliminate commercial addresses.

<sup>13</sup> For exact numbers of STRs per Council District, please see Appendix 1. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)

Table 3: Descriptive Statistics for 911 and 311 Calls for STRs and non-STRs

Call Type	Property Type	Average Calls per			Min	Max	Total Calls	Total Distinct Properties(N)
		property over one year	Standard Deviation					
311	STR	2.17	2.25	1	16	276	121	
	non-STR	1.53	1.62	1	57	15,540	10,182	
911	STR	3.15	5.06	1	35	413	125	
	non-STR	1.90	2.74	1	55	12,199	6,406	

Source: 311 Service call data comes from the CRM Case2 table. 911 Call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table.

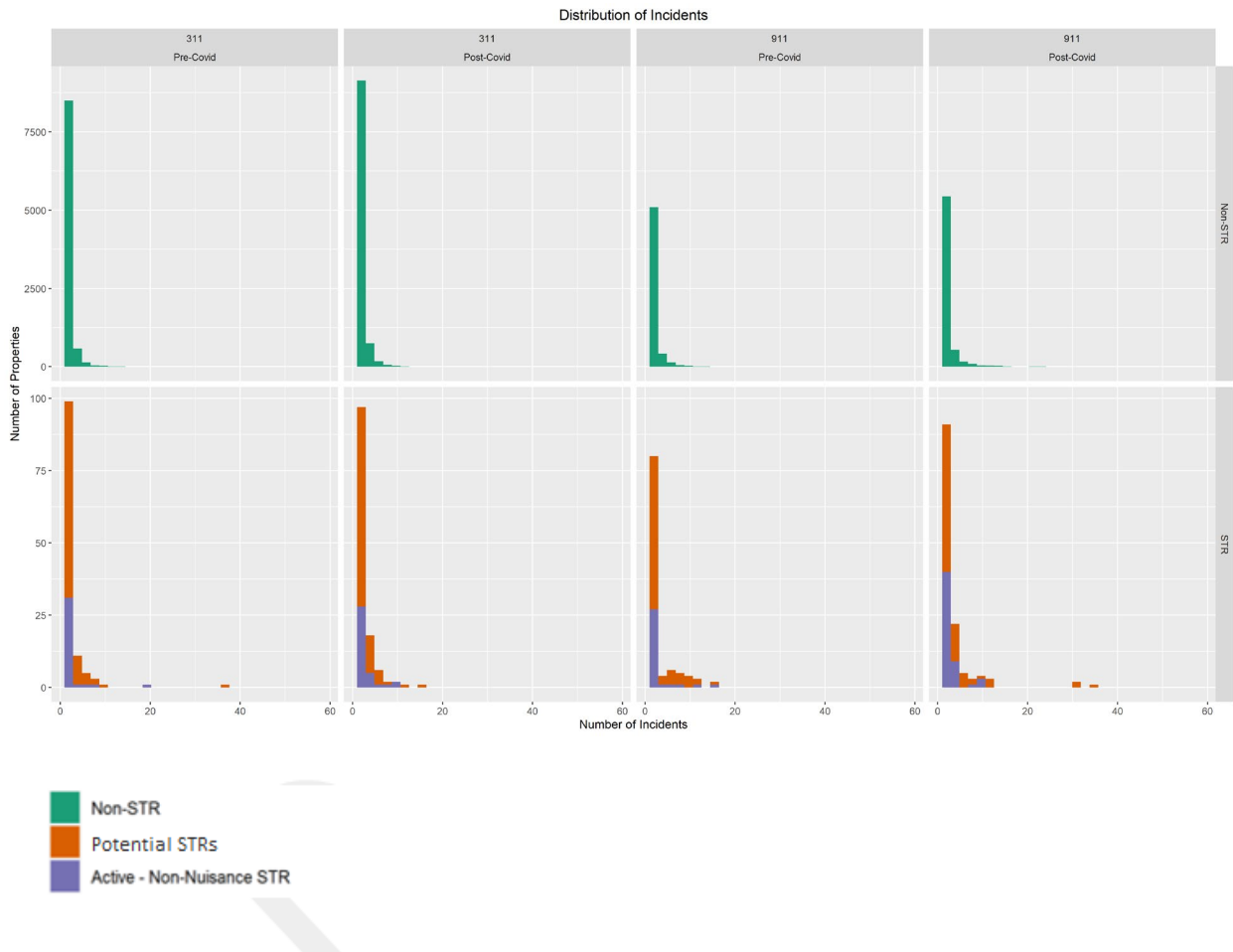
Table 3 gives a statistical summary of all the addresses and calls that we analyzed to test if the number of 311 and 911 calls made from STR properties are higher than calls made from non-STR properties. Table 4 highlights the observed difference between the number of 311 and 911 calls. On average, STR properties generated 0.64 more 311 calls than non-STR properties between March 2020 – March 2021. STR properties generated 1.25 more 911 calls than the non-STR properties between March 2020 – March 2021. Although STR properties made slightly more calls than non-STR properties, it is important to point out that the difference was small.

Table 4: Observed Differences for 911 and 311 Call for STRs and non-STRs

Call Type	STR Average Calls per property over 1 year	non-STR Average Calls per property over 1 year	Observed Difference
311	2.17	1.53	0.65
911	3.15	1.90	1.25

Source: 311 Service call data comes from the CRM Case2 table. 911 Call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table. Data included is from March 2020 to March 2021.

Figure 2: Distribution of Incident Counts



As illustrated in Figure 2 above, this dataset was highly right-skewed: that is, the majority of residential properties, both STRs and non-STRs, had one or fewer 311 and 911 service call. There were a few properties that were associated with more than one call. In the case of STR properties, a handful of them were associated with several calls and could be considered outlier- or out of the ordinary STR properties- in terms of their call frequency. Overall, looking at the y-axis of the distribution graphs, it is evident that the ratio of calls generated from STR properties to calls generated from non-STR properties was very small (0.018 for 311 calls and 0.034 for 911 calls).

Impact Analysis 1 shows that STRs had approximately one more nuisance call per year than non-STRs. Over 90 percent of STRs generated no calls for service.

## Impact Analysis 2: Property Tax Appraisal Value

The second impact analysis question was to determine if Short-Term Rental properties negatively impact the property tax appraisal of neighboring properties. We collected data on the value change for all "neighborhoods" (real estate zones used by the appraisal districts for comparable value analysis) that contained at least one STR to see how change from 2016 certified tax value compared to 2020 certified tax value for STR and non-STR properties in the same "neighborhood".<sup>14</sup>

Using residential accounts included in both the 2016 and 2020 certified tax rolls for Dallas, limited to only accounts that participate in real estate zones<sup>15</sup> assigned by the appraisal districts, we analyzed changes in taxable value, comparing the percentage change from 2016 to 2020. Results were aggregated by STR Status - Active (Registered with City), non-STR and Possible STR (identified in MUNIRevs as potentially an STR property).

Table 5: Change in Residential Taxable Value from 2016 to 2020 by STR Status

STR Status	Sum of Tax Value		Frequency	Percent Change
	2016	2020		
Active	\$151,504,140	\$225,699,998	562	48.97%
Not STR	\$21,892,102,320	\$29,878,891,400	129,702	36.48%
Possible STR	\$482,038,326	\$654,628,707	873	35.80%
<b>Grand Total</b>	<b>\$22,525,644,786</b>	<b>\$30,759,220,105</b>	<b>131,137</b>	<b>36.55%</b>

Source: MuniRevs; Dallas, Collin, Denton property tax appraisal districts, certified tax rolls for 2016 and 2020

In aggregate, taxable values for Active STR properties seemed to have increased at a higher rate than non-STR or Possible STR and higher than the overall sample. The non-STR properties in the same zones seemed to have experienced a strong overall increase in taxable value from 2016 to 2020, if lagging behind the Active STR properties in this respect. This might be explained by Active STR property owners having made investments in property improvements to make them more attractive options for potential renters.

Table 6: Percent of STR Properties with Homestead Exemption

<i>STR Status</i>	<i>Frequency</i>	<i>Percentage</i>
Active STR with homestead exemption	316	14.18%
Possible STR with homestead exemption	462	20.73%
All STR with homestead exemption	778	34.90%
<i>n (All STR Properties)</i>	2,229	100.00%

Source: MuniRevs, March 2021; Dallas, Denton, and Collin appraisal districts, 2020 certified roll

<sup>14</sup> Using code assigned by appraisal district, which is more related to subdivision and real estate qualities and has nothing to do with the commonly understood meaning of "neighborhood".

Another factor could be the homestead exemptions that lower taxable value (and tax costs) for residential property owners. Table 6 shows 778 out of the 2,229 STR properties had a Homestead Exemption in the 2020 certified tax roll. With almost 35% of STR having a Homestead Exemption in 2020, it could lower the impact of this as a factor of increased taxable value for STR as a whole. On the other hand, Active STR - the category with the highest increase in taxable value - only makes up 14.18% of overall STR, so the impact of Homestead Exemptions as a factor contributing to growth in tax value should at least be considered.<sup>16</sup>

There are many factors involved in a home’s taxable value, but STRs and their surrounding neighborhoods are increasing along with the rest of the city of Dallas.

**Impact Analysis 3: Investor Owned**

The third impact analysis question was to determine if Short-Term Rentals were primarily owned by investors. We cannot determine the financial motivation for individual property owners but having a corporation or partnership might indicate "investment activity".<sup>17</sup> In MUNIRevs, "Business Name" is the field that identifies the owner. We searched this field for the following abbreviations: LLC, FLP, INC, LP, INVEST, CORP, and LTD.

Of the 2,229 STR properties tracked in MUNIRevs, 1,123 included these patterns in the Business Name field. This does not definitively indicate these are "investors" or that the others are not "investors". This is summarized in Table 7, below.

Table 7: Investor Business Name Indicators

<i>Variable</i>	<i>Frequency</i>	<i>Percentage</i>
Owner name indicates business entity	1,123	50.38%
All other Owner names	1,106	49.62%
<i>n</i> (All STR properties)	2,229	100.00%

*Source:* MUNIRevs, March 2021; Business Names containing one of the following string patterns: LLC, FLP, INC, LP, INVEST, CORP, and LTD

Another potential indicator of "investment activity" could be an owner with multiple STR properties. There are 2,008 distinct Business Names (owners) in MUNIRevs, of which 118 (5.88%) own more than one property. This is summarized in Table 8, below.

<sup>16</sup> For example, it is outside the scope of this paper, but potentially, some of the STR might have had a Homestead Exemption in 2016 and lost it before the 2020 certified roll. In those cases, taxable value would increase by the amount of the exemption. It would be a major research project by itself to analyze all the residential STR that potentially could have the exemption and track the individual history of each.

<sup>17</sup> It is beyond the scope of this document to cover the factors involved in the various forms of "investment", such as primary business or former resident who prefers to rent rather than sell the property.

Table 8: Business Names with Multiple Properties

<i>Variable</i>	<i>Frequency</i>	<i>Percentage</i>
Two or more properties	118	5.88%
One property	1,890	94.12%
<i>n</i> (all Distinct Business Names)	2,008	100.00%

Source: MuniRevs, March 2021; counts of distinct Business Names

It should be noted that owners can use multiple Business Names for various reasons (tax filing, etc.), so there could be more owners with multiple holdings. Although it is very difficult to determine if these STRs are owned by “investors,” we do know that about 50 percent of STRs have a “business related abbreviation” such as LLC in the title. However, 35 percent of STRs do have Homestead exemptions and less than 6 percent of STR owners have more than one STR.

#### Impact Analysis 4: Affordable Housing Stock

The final impact analysis question was to determine if Short-Term Rentals reduced the affordable housing stock in Dallas.

It is worth noting that the 2,229 identified Active or Possible STR represent less than one-half of one percent (0.42%) of the total residential units in Dallas, as shown in Table 9, below. Additionally, the Housing Department has estimated 104,153 affordable units across the city that rent for less than \$900/month. This includes government assisted units and naturally occurring affordable units. If the STRs were part of this block they represent 2%. Further, an estimated 325,988 units rent for up to \$1,500/month citywide and the STR block represents 0.7%. Thus, it seems unlikely to have a meaningful impact on the overall availability of housing at any price point.

Table 9: Residential Unit Counts in Dallas by Property Class

<i>Variable</i>	All Residential		Active STR		Possible STR	
	<i>Frequency</i>	<i>Percentage</i>	<i>Frequency</i>	<i>Percentage</i>	<i>Frequency</i>	<i>Percentage</i>
Single Family Detached	220,142	41.49%	441	0.08%	545	0.10%
Single Family Attached	48,678	9.17%	121	0.02%	333	0.06%
Multi-Family Residences	261,792	49.34%	75	0.01%	370	0.07%
<i>n</i> (all residential units)	530,612	100.00%	637	0.12%	1248	0.24%
STR properties	2,229	0.42%	756	0.14%	1473	0.28%

Source: MuniRevs, March 2021; Dallas, Denton, and Collin appraisal districts, 2020 certified roll; Community Prosecution/City Attorney’s Office. All percentages are % of all residential units (n).

The availability of housing at any price point requires access to privately owned real estate data, known as the Multiple Listing System (MLS). Until the data that includes sales prices and availability is accessible, the best that can be offered is a breakdown of the approximate number of residential units in the City by property classification.

## Conclusion

Our findings indicate that Short-Term Rental properties, at the aggregate level, do not have a negative impact on the surrounding neighborhoods. The data shows that there are a few problematic properties; these are outliers. STR properties are almost indiscernible in the data from non-STR residential properties.

In Impact Analysis 1, we tested the assertion that Short-Term Rental Properties create more 311 and 911 Complaints than non-Short-Term Rental Residential Properties. While 90% of STRs have zero 311 or 911 nuisance calls, we do see that for STRs that do generate calls, they produce about one more call per year than non-STR properties. The results reveal a discernible difference of 0.65 more 311 calls per year and 1.25 more 911 calls per year. The 911 calls in this analysis are only nuisance calls for loud music and parking violations and do not include emergency calls.

The second analysis explored whether the presence of a neighboring STR reduced taxable property values in a community. In general, properties in Dallas are showing strong growth in taxable values. Property values in areas with STRs have increased by at least 30 percent between 2016 and 2020. STR's themselves are appreciating in taxable value, with an average increase in property value of 40 percent between 2016 and 2020. There are many factors influencing property values, but they are increasing, not decreasing.

Impact Analysis 3 explored the idea that Short-Term Rental properties are primarily owned by investors. Just over 50 percent of the ownership of STR's appears to be some sort of corporate entities. Less than 6 percent of owners appear to own more than one STR. Almost 35 percent of STR properties have a homestead exemption claimed on the property, which may impact the growth of tax values.

The final impact analysis is exploring whether the presence of Short-Term Rentals impacts the affordable housing stock in the City of Dallas. Less than one percent (0.42%) of the City's total stock of residences are STRs; it is very hard to make an argument that such a miniscule portion of the housing stock is influencing the number of affordable housing units in the City of Dallas.

There were considerable data limitations in this study. The data we have does not clearly tell us that the 311 and 911 calls that we addressed-matched to residences, were valid calls, properly associated with that address, and that the property was being used as an STR during that time period. For example, a parking violation may have been attributed to an address, such as 123 Main Street, but the vehicle in violation is actually from 125 Main. Even if the parking violation is attributed to 123 Main Street and the vehicle in violation is from 123 Main Street, we have no way to verify that 123 Main Street was actually in use as an STR at the time. It is certain that we are overestimating the number of nuisance calls associated with STRs. For that reason, we do encourage caution in the interpretation of those results. The impact of STR is most likely much less than described, and it is almost a mathematical impossibility for it to be worse.

In conclusion, the data analysis demonstrates that Short-Term Rental properties do not have a negative impact on the surrounding neighborhoods and communities. The data shows that there are a few problematic properties, and these are outliers. STR properties are almost indiscernible in the data from non-STR residential properties. Over 90% of STRs generate zero calls for service.



## APPENDIX

Appendix Table 1 shows the distribution of STRs by Council Districts. District 14 has the maximum number of Active and Possible STRs followed by District 2. Comparatively, District 1 ranks 3<sup>rd</sup> for the number of Active STRs.

Appendix 1 Table: STR By Council Districts - Registration Status With Percent of Totals

<i>Variable</i>						
Council	Active STR	District % of All Active STR	Possible STR	District % of All Possible STR	STR Count	District % of All STR
1	122	16.14%	126	8.57%	248	11.14%
2	146	19.31%	293	19.93%	439	19.72%
3	13	1.72%	30	2.04%	43	1.93%
4	19	2.51%	36	2.45%	55	2.47%
5	10	1.32%	3	0.20%	13	0.58%
6	20	2.65%	42	2.86%	62	2.79%
7	33	4.37%	62	4.22%	95	4.27%
8	4	0.53%	21	1.43%	25	1.12%
9	65	8.60%	86	5.85%	151	6.78%
10	26	3.44%	74	5.03%	100	4.49%
11	22	2.91%	90	6.12%	112	5.03%
12	22	2.91%	69	4.69%	91	4.09%
13	39	5.16%	115	7.82%	154	6.92%
14	215	28.44%	423	28.78%	638	28.66%
<i>n</i>						
(Citywide Totals)	756	100.00%	1470	100.00%	2226	100.00%

Source: MUNIRevs, March 2021. 2,226 total records: 3 records do not have Council assignments because they are not in Dallas or could not be located (incomplete address information)

Appendix B  
Short-Term Rental Data Analysis Update (March 2021 to March 2022)

## **APPENDIX B**

### **Short-Term Rental Data Analysis Update (March 2021 to March 2022)**

#### **Executive Summary**

In May 2021, the Office of Data Analytics and Business Intelligence presented to the City Council an analysis of Short-Term Rental (STR) properties in the City of Dallas. The first impact analysis was to test the assertion that STR properties resulted in increased 311 and 911 complaints as compared to non-STR properties. The subsequent analysis (Appendix B) provides an update with the following findings.

- Over 88 percent of STRs generated zero 311 or 911 calls associated with their address.
- STRs exhibited on average more 311 and 911 calls associated with their addresses compared to non-STR properties. The observed difference constitutes about one more call per year.
- STR properties represent less than one percent (0.89%) of the City's total residential properties.

#### **Methods:**

##### ***Data Collection***

The data from 911 calls came from the Response Master Incident table of the City's Computer Aided Dispatch (CAD) system. The 311 Service Call data came from Customer Relationship Management (CRM) Service Requests data (CASE2 table).

As we considered which technique to use, it was decided that MUNIRevs, a third-party vendor that the City uses to identify and register STR properties would be used as the authoritative data source. This approach is preferred compared to techniques such as web scraping company platform data because STR platforms do not disclose addresses in their data, making confirmation of property locations unreliable. Additionally, MUNIRevs ensures the City is reporting on STR properties currently operating legally within the City's limits (i.e., registered and paying appropriate City taxes). STR account IDs were extracted from Cities appraisal data and matched based on the properties' parcel numbers. Those properties without an exact parcel match (17%) were matched using reported business addresses, parcel IDs, and/or unit numbers. The remaining addresses (2%) were spatially matched using ESRI ArcGIS spatial joining technique with the "closest" spatial match option as the joining method. The STR data was extracted on October 12, 2022.

##### ***Selection of Nuisance Call types***

Nuisance calls were identified because they represent the potential impacts of an STR in a neighborhood. The selection of nuisance call types was evaluated and selected based on recommendations of the STR Task Force, and to remain consistent with our initial analysis. The following definitions describe the selected 311 service requests identified as potential "nuisance" calls.

- STR Complaint: This service request type was newly generated after March 2021 and is used to "request to track and survey customers about possible issues regarding short-term rental/vacation properties."
- Parking violation reported: This service request type is used "to report parking violations on a public street".
- 24-hour parking violation: This service request type is used "to report a vehicle that has been parked on the street over 24 hours without being moved".

- Litter removal request: This Service Request Type is used "to report code concerns and or violations (such as bulky trash, litter, illegal dumping, etc.)."
- Chronic noise complaint: This Service Request Type is used " to report noise complaints of a chronic or recurring nature."
- Sanitation litter cans: This Service Request Type pertains to Litter Cans, which are "the metal containers found in parks, on the median at a stoplight, or on the corner in front of a business."

Additionally, staff identified two types of 911 calls as nuisance calls to explore in this analysis.

- Loud music disturbance: A loud music disturbance call is referred to as Problem "6M - Loud Music Disturbance." It is considered a Priority 4 "Non-Critical" call.
- Parking violation: The other 911 nuisance type is the Problem "23 - Parking Violation." It is considered a Priority 4 "Non-Critical" call.

### Descriptive Statistics

Table 1 shows the frequencies of 911 and 311 calls for service from March 2021 to March 2022. The most numerous 311 Call Type in this data is the parking violation report with 16,135 reported incidents. Loud music disturbance is the most frequent 911 call type, with 22,986 incidents. These are all the calls in the categories below in the entire city during this time.

Table 1: Frequency of 911 and 311 Calls by Type  
March 2021-March 2022 in the City of Dallas

<i>Variable</i>	<i>Count</i>
311 Service Call Type	31,974
Parking violation reported	16,135
24-hour parking violation	7,673
Litter removal request	5,828
Chronic noise complaint	2,123
Sanitation litter cans	149
STR Complaint	66
Distinct Address Count <sup>a</sup>	31,184
911 Call Type	25,259
Loud music disturbance	22,986
Parking violation	2,273
Distinct Address Count <sup>a</sup>	24,421
<b>Total calls (n)</b>	<b>57,233</b>

*Source: 311 service call data comes from the CRM Case2 table. 911 call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table.*

<sup>a</sup> *The number of unique addresses for all calls in the data set.*

The number of STRs in the City of Dallas can be seen in Table 2. The term "Active and Registered" refers to properties that are registered with the City and are paying Hotel Occupancy Taxes. As of October 12, 2022, there were 1,439 Active and Registered STRs. "Possible Short-Term Rental" refers to properties that MUNIREvs has identified as possibly being a Short-Term Rental, but they are not registered with the City, not paying Hotel Occupancy Taxes and their status as a STR has not been confirmed. As of October 12, 2022, there were 1,189 "Possible" STRs.

Table 2: Short-Term Rental Properties as of October 2022

Variable	Count
Short-Term Rental Properties	
Active & Registered	1,439
Possible Short-Term Rental	1,189
Total number of STRs (n)	2,628

Source: Short-Term Rental data comes from MUNIREvs and is maintained by the City Controller. Data was extracted on October 12, 2022.

### Analytical Strategy and Results

To prepare the data for analysis a few key things had to be done. The first challenge was to geolocate each Short-Term Rental. Longitude and Latitude (x,y) coordinates were added to each address so that STRs could be plotted on the map as a spatial feature for further spatial analysis. Using the City’s authoritative composite address locator, the STR dataset was geocoded and placed on a map as STR locations. The locator index used attempts to match the address to a tax account address so that the resulting location intersects the corresponding tax parcel and can be associated with a tax appraisal account. Where this was not possible, staff geocoded the location to the street using an approximate location.

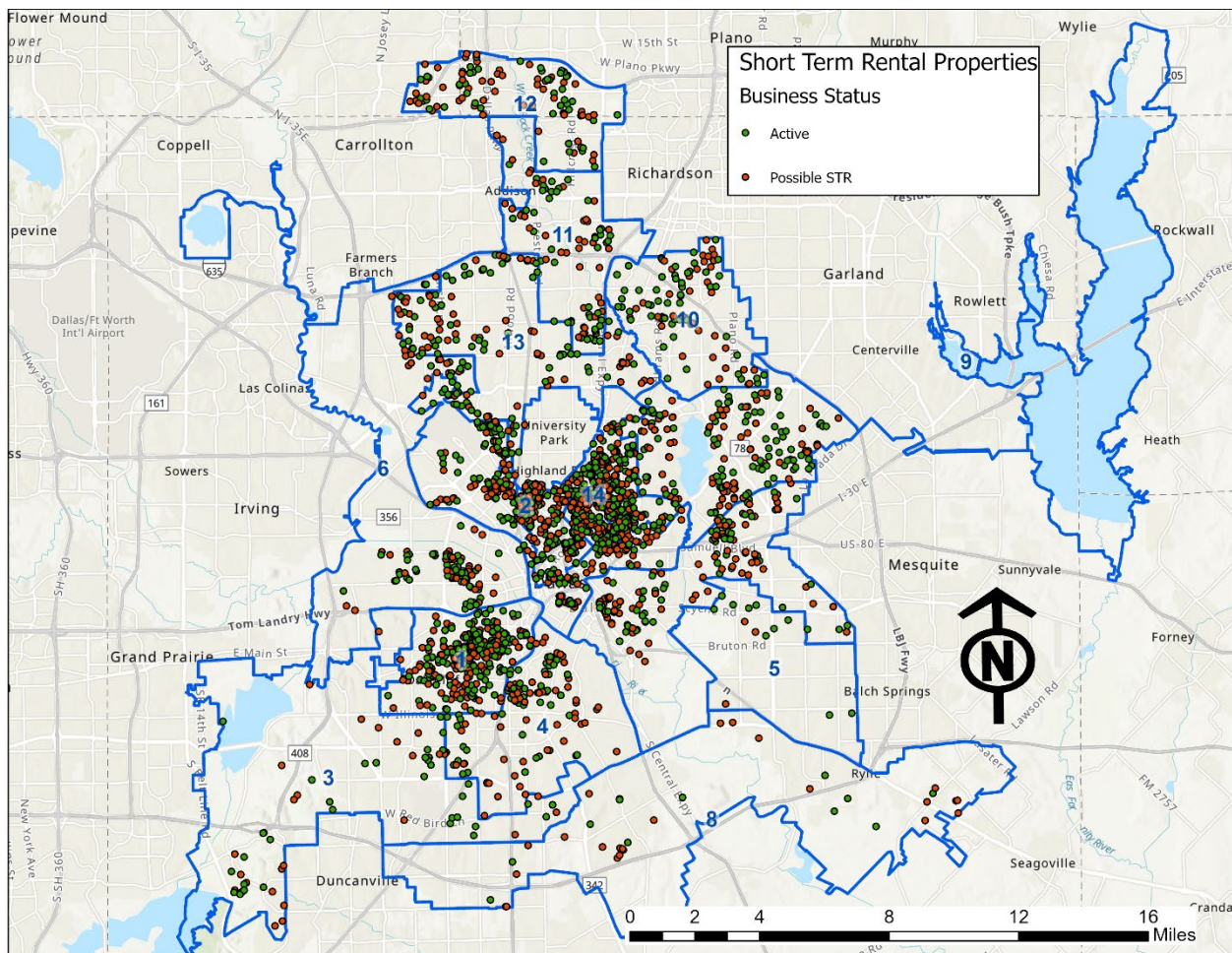


Figure 1: Short-Term Rental Locations with Council Districts

**Impact Analysis 1: 311 and 911 Complaints**

The first impact analysis question was to determine if STRs generate more 311 and/or 911 complaints than non-STR properties. To answer this question, staff extracted records of 311 and 911 nuisance calls made to the City of Dallas between March 2021 – March 2022 (See Table 1).

Staff matched STR property addresses collected from MUNIREvs with addresses reported in the 311 and 911 call tables to identify calls that associated with STR addresses. All the remaining 311 and 911 addresses were classified as non-STRs. Thereafter, staff collected residential addresses for the entire City of Dallas (source: Dallas County, Collin County, and Denton County appraisal districts). These residential addresses were further matched with the previously identified STR and non-STR addresses to only focus this analysis on residential addresses and eliminate commercial addresses.

Table 3: Descriptive Statistics for 911 and 311 Calls for STRs and non-STRs

Call Type	Property Type	Average Calls per Property Over One Year	Standard Deviation	Min	Max	Total Calls	Total Distinct Properties(N)
311	STR	2.07	2.25	1	13	352	170
	Non-STR	1.52	1.64	1	55	16,046	10,546
911	STR	3.12	4.84	1	33	484	155
	Non-STR	1.89	3.10	1	67	10,955	5,798

Source: 311 Service call data comes from the CRM Case2 table. 911 call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table.

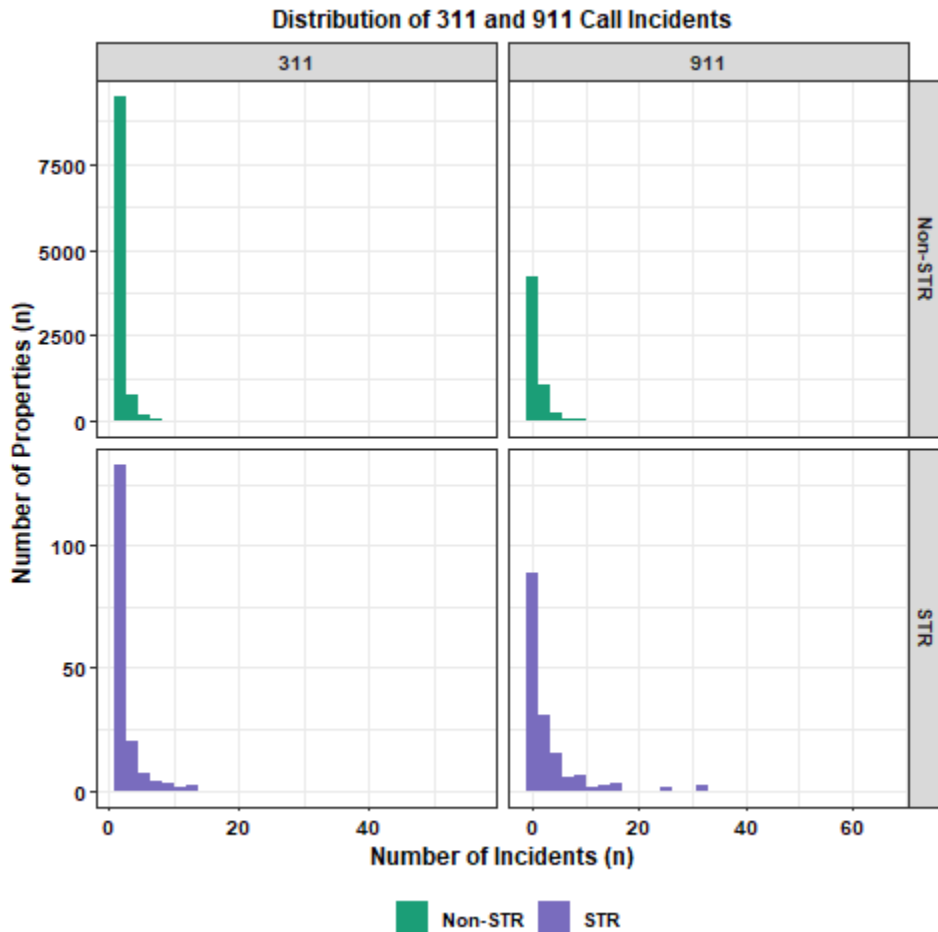
Table 3 gives a statistical summary of all the addresses and calls that staff analyzed to test if the number of 311 and 911 calls made from STR properties are higher than calls made from non-STR properties. Table 4 highlights the observed difference between the number of 311 and 911 calls. On average, STR properties generated approximately 0.55 more 311 calls than non-STR properties between March 2021 – March 2022. This means that, on average, STR properties generated about 1 more service request call to 311 than non-STR properties. STR properties generated 1.23 more 911 calls than non-STR properties between March 2021 – March 2022. This means that, on average, STR properties generated about 1 to 2 more calls to 911 regarding nuisance complaints. Although on average STR properties generated slightly more nuisance calls than non-STR properties, the volume of these calls represented just 3% of the total number of nuisance calls received by the 311 and 911 call centers over the analysis period. In general, the 311 call center receives about 800,000 calls for service per year. Alternatively, 911 receives about 1,200,000 calls per year. Out of the total call volume handled in one calendar year, STR properties represent less than one percent (0.04%) of the total calls.

Table 4: Observed Differences for 911 and 311 Calls for STRs and non-STRs

Call Type	STR Average Calls per Property Over One Year	Non-STR Average calls per Property Over One Year	Observed Difference
311	2.07	1.52	0.55
911	3.12	1.89	1.23

Source: 311 Service call data comes from the CRM Case2 table. 911 call data comes from the Computer Aided Dispatch (CAD) system Response Master Incident table. The data included is from March 2021 to March 2022.

Figure 2: Distribution of Incident Counts



As illustrated in Figure 2 above, this dataset was highly right-skewed: that is, most residential properties, both STRs and non-STRs, had one or fewer 311 and 911 service calls. There were a few properties associated with more than one call. In the case of STR properties, a handful of them were associated with several calls and could be considered outliers or out-of-the-ordinary STR properties- in terms of their call frequency. Overall, looking at the y-axis of the distribution graphs, it is evident that the ratio of calls generated from STR properties to calls generated from non-STR properties was very small (0.022 for 311 calls and 0.044 for 911 calls).

Impact Analysis 1 shows that STRs had approximately one more nuisance call per year than non-STRs. Over 88 percent of STRs generated no calls for service.



# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **City License Applications Log Report**

The weekly City License Application log report previously submitted from October 24, 2022, to October 28, 2022 did not include Spearmint Rhino Gentlemen's Club, located at 10920 Petal St Dallas, Tx 75238. The application was received on October 28, 2022 as a renewal for a Sexually Oriented Business and Dance Hall license.

Please have your staff contact Sergeant John Page, at (214) 316-3848 and/or by email at [john.page@dallascityhall.com](mailto:john.page@dallascityhall.com) should you need further information.

A handwritten signature in blue ink that reads "Jon Fortune".

Jon Fortune  
Deputy City Manager  
**[Attachment]**

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

WEEKLY APPLICATION LOG REPORT

DISTRICT	NAME OF BUSINESS	STREET ADDRESS	TYPE OF LICENSE	DATE OF APPLICATION	STATUS (RENEWAL/NEW)	APPLICANT NAME
D10	Spearmint Rhino Gentlemens's Club	10920 Petal Street	SOB	10/28/2022	Renewal	Vercher, Kathy
D10	Spearmint Rhino Gentlemens's Club	10920 Petal Street	DH	10/28/2022	Renewal	Vercher, Kathy

**License Definitions**

- DH - Class "A" Dance Hall - Dancing Permitted Three Days or more a Week*
- DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week*
- DH - Class "C" Dance Hall - Dancing Scheduled One Day At A Time*
- DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only*
- LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00*
- BH - Billiard Hall - Billiards Are Played*
- SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult Adult Theater / Escort Agency / Nude Model Studio*
- AC - Amusement Center*

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Development Services Updates**

This memorandum is to provide you with an update on Development Services Department (DSD) activities and progress.

## **CUSTOMER INITIATIVES**

The Lunch and Learn series continues to provide opportunities for Development Services staff to engage with customers and educate the public about DSD work processes. To date, a combined total of 106 participants have attended the previous four trainings. The November 2022 schedule includes sessions on the Board of Adjustment, zoning basics, and landscaping for commercial and residential projects. The classes are open to the public and details may be viewed on the [Development Services Calendar](#).

## **HIRING AND RECRUITMENT**

On November 28, 2022, DSD will participate in a mass interview event with a focus on hard-to-fill positions. Qualified candidates who have already been placed on eligibility lists will be interviewed during this event. No walk-ins will be accepted. The department is seeking to fill the following positions: Lead Inspector, Lead Plans Examiner, Senior Plans Examiner, and Inspector III. DSD staff continues to partner with Human Resources to recruit and onboard qualified candidates.

## **CODE AMENDMENT PROCESS**

Rebuttal comments have been posted to the Development Services website and may be viewed [here](#). On November 18, 2022, the draft ordinances and memos will be publicly posted. The full Code Amendment schedule may be viewed by clicking [this link](#).

## **NEW SINGLE-FAMILY RESIDENCES, REMODELS/ADDITIONS PERMITTING**


The Residential Plan Review team received 147 New Single-Family Dwelling (NSFD) applications, performed 650 zoning reviews, and issued 313 permits in the month of October 2022. The Rapid Single-Family VIP Program (RSVP) continues to receive positive feedback and customers are continuing to book appointments. Since the program's inception mid-September 2022, the RSVP team has booked 97 appointments and has issued 67 permits.

DATE November 10, 2022

SUBJECT **Development Services Updates**

The three (3) Third-party vendors contracted to assist with building plan review/zoning have received a total of 445 building code review projects, approved 410, and completed 70 zoning reviews in the month of October. Beginning in mid-October, the third-party vendors began performing basic zoning reviews in the residential districts to assist with reducing the volume in queue.

Should you have any questions, please contact Andrew Espinoza, Director/Chief Building Official, at (214) 542-1227 or [andres.espinoza@dallas.gov](mailto:andres.espinoza@dallas.gov).



**Majed A. Al-Ghafry, P.E.**  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE November 10, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – November 10, 2022**

## **City of Dallas and the Greater Dallas Veterans Day Parade**

The theme for the 2022 [Greater Dallas Veterans Day Parade](#), in partnership with the City of Dallas, is “Proud to be An American”. Commencing at 11 a.m. on November 11 at City Hall Plaza, the *11th Hour Ceremony* will include: a symbolic wreath laying ceremony accompanied by Taps, a Missing Man Formation military fly over, and patriotic comments from local civic and military leaders. Following the ceremonies, the colorful Massing of the Colors will be performed by area High School JROTC cadets. The parade starts at 11:15 a.m. on Houston Street at Young Street. It travels north on Houston Street, east on Main Street, south on Ervay Street, west on Young Street, south on Akard Street and east on Marilla Street across City Hall Plaza. Road closures related to this special event will impact traffic around City Hall Plaza and the Central Business District. Please see the attached map for details. Dignitaries and elected officials wishing to participate in the event, may reach out directly to the Dignitary Director LTC King Moss at [kingmoss2@gmail.com](mailto:kingmoss2@gmail.com). Should you have any questions or concerns, please contact Rosa Fleming, Director of Convention and Event Services at [rosa.fleming@dallas.gov](mailto:rosa.fleming@dallas.gov).

## **District 4 Annual Veterans Day Parade**

Mayor Pro Tem Carolyn King Arnold invites you to attend District 4’s Annual Veterans Day Parade. It starts at Cedar Crest Cathedral at 1616 E. Illinois and ends across from the Veterans Hospital at 4515 S. Lancaster. Following the parade there will be a brief program honoring our Veterans. Come out and enjoy the day, food trucks, and entertainment for all. Should you have any questions, please contact Cindy Hall, District 4 City Council Liaison at [cindy.hall@dallas.gov](mailto:cindy.hall@dallas.gov).

## **City of Dallas Veterans Day Road and Facility Closures**

The City of Dallas honors and pays tribute to the Veterans who serve our country. As such, a variety of City facilities and services will be closed on Friday, November 11. For a full list of facility closures and street closures in recognition of the holiday, please visit the Dallas City News website using this link: <https://bit.ly/3gNjwRk>. Should you have any questions, please contact Catherine Cuellar, Director of Communication, Outreach, & Marketing.

## **COM Wins Four TATO Awards**

On November 3, the City of Dallas’ Communication, Outreach and Marketing Department (COM) took home four awards for continued excellence in equitably engaging residents through quality video. The awards were issued by the

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[Association of Telecommunication Officers and Advisors](#) (TATOA), a professional non-profit association dedicated to educating and training its members in administration of cable television and other systems to more efficiently serve local government and the public. The City of Dallas was awarded first place for [Future of Work Forum](#) – Public Affairs Program, second place for [Dallas: An All-American City](#) – Diversity, Equity, Inclusion, third place for Overall Excellence in Government Programming, and an Award of Merit for [FY2021-22 City of Dallas Budget, REAL Investment](#) – Public Education. For more information, please contact Catherine Cuellar, Director of Communication, Outreach, and Marketing Department at [catherine.cuellar@dallas.gov](mailto:catherine.cuellar@dallas.gov).

### **Aviation Assistant Director Marissa Sanchez Recognized as Government Leader**

The Greater Dallas Hispanic Chamber of Commerce awarded Aviation Assistant Director of Infrastructure & Development Marissa Sanchez at last month's LA CIMA Latina Leadership Awards for her contributions in the category of Government Leader. The LA CIMA Awards honor Latinas who have made significant and positive contributions to our community while establishing themselves as leaders advocating for Hispanic people across the Metroplex. As the Government Leader award winner, Sanchez was selected based on leadership within the City of Dallas, service to others, and her impact on the Dallas community.

For more information on the LA CIMA Latina Leadership Awards, please visit the [following link](#). Should you have any questions, please contact Mark Duebner, Director of Aviation at [mark.duebner@dallas.gov](mailto:mark.duebner@dallas.gov) or 214-670-6077.

### **Venture Dallas 2022 Business and Investor Conference**

The City of Dallas Small Business Center served as a sponsor at the Venture Dallas 2022 Conference on November 3, 2022, at the George W. Bush Presidential Center. The conference was designed to bring together business luminaries and investors from across the nation and to promote Dallas-Fort Worth as a premier hub for innovation. The attendees learned more about the early- and growth-stage investment climate in the region and how to capitalize on it. Should you have any questions, please contact Jesse Saldana, Program Administrator for/of the Small Business Center, at [Jesse.Saldana@dallas.gov](mailto:Jesse.Saldana@dallas.gov).

### **Asian American Contractors & Professionals Association (AACPA) recognizes Small Business Center**

“Our Product is Service”

Empathy | Ethics | Excellence | Engagement | Equity

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The City of Dallas Small Business Center was awarded the 2022 Most Outstanding Public Entity of the Year on Thursday, November 3, 2022, at the AACPA Annual Awards Gala & Expo. The SBC was recognized for supporting the Asian-owned business community through its entrepreneurship, workforce development, and business diversity programs. Should you have any questions, please contact Jesse Saldana, Program Administrator for the Small Business Center, at [Jesse.Saldana@dallas.gov](mailto:Jesse.Saldana@dallas.gov)

### **Comprehensive Urban Agriculture Plan to Grow Communities**

The City of Dallas is in the home stretch of finalizing the Comprehensive Urban Agriculture Plan, developed to address food insecurity challenges identified as part of the CECAP. A schedule of public meetings to attain community input into the draft plan can be found [here](#). On November 9, the plan will be presented to the Environmental Commission who will vote on the plan recommendations to City Council. Staff will provide updates to the City Council Environment & Sustainability Committee on December 5<sup>th</sup> and is projecting a City Council vote on December 14. Once the plan is adopted, the City will move forward with implementing the recommended actions in the plan, including efforts towards holding a Dallas InterCity Growers (DIG) Summit in late February. The draft plan can be found on the CECAP/Food access project website through this [link](#). Should you have any questions, please contact Rabekha Siebert, Urban Agriculture Coordinator of the Office of Environmental Quality and Sustainability at [Rabekha.Siebert@Dallas.gov](mailto:Rabekha.Siebert@Dallas.gov)

### **Boards and Commissions Appreciation Luncheon**

The City of Dallas is pleased to host the first Boards and Commissions Appreciation Luncheon on December 3, 2022. This special event will celebrate over 400 volunteers appointed by the Mayor, City Council, and City Manager, in addition to recognizing City staff who support them. Guest will enjoy food, entertainment, and a special award ceremony recognizing our long serving Board and Commissions members. Should you have any questions or concerns, please contact Shanee Weston, Senior Boards and Commissions Coordinator, at [shanee.weston@dallas.gov](mailto:shanee.weston@dallas.gov) or Yldefonso Sola, Director Office of the Mayor and City Council, at [yldefondo.sola@dallas.gov](mailto:yldefondo.sola@dallas.gov).

### **Convention and Event Services Weekly Event Report**

Each week, Convention and Event Services will provide a report featuring two weeks of upcoming events that are either coordinated with the Office of Special Events or hosted at the Kay Bailey Hutchison Convention Center Dallas. The report highlights the dates, location, and Council District for each event, and is attached for your convenience. Should you have any questions or concerns, please contact

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Rosa Fleming, Director of Convention and Event Services at [rosa.fleming@dallascityhall.com](mailto:rosa.fleming@dallascityhall.com)

### Office of Homeless Solutions Updates

The Dallas Real Time Rapid Rehousing (D.R.T.R.R.) team of homeless service providers, co-led by the Office of Homeless Solutions (OHS) and Metro Dallas Homeless Alliance (MDHA), is currently targeting several encampments, which will result in closure through the housing of those unsheltered individuals throughout the year. The team will outreach to these sites and meet with various persons experiencing homelessness to assess their needs in preparation for site closure via housing. During this time, the OHS Street Outreach Team will continue to engage with unsheltered residents through normal street outreach, connecting people with the needed resources, such as: getting IDs, working with Community Courts on expunging eligible tickets and offenses from their records, identifying medical needs, and getting them access to the Coordinated Access System (CAS). The DRTRR Community Dashboard is live and may be found [here](#).

Please see the below schedule for homeless encampment cleaning the week of October 31 through November 4, 2022. Please note that these will be for debris removal and outreach only. All encampment cleaning requests are resolved as time and weather allows. We appreciate everyone's patience.

### Encampment Resolution (Cleaning) Schedule October 31 – November 4, 2022

LOCATION
Bonnie View & 20
Lancaster & 20
E Camp Wisdom & 35
Ft Worth Ave & Plymouth
1150 Pinnacle Pkwy
Main & 45 - Central
N Hampton Rd & FT Worth Ave SB
3803 PGB WB
7706 Osage Plaza Pkwy
35 & Walton Walker
1839 Watkins Ave
2600 Woodall Rodgers Fwy EB
2885 N Central Expwy SB
2703 Lemmon Ave

OHS continues to urge people who see an encampment to report it via 311 or 311's OurDallas smartphone app to ensure strategic alignment with comprehensive OHS



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outreach. The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the [dashboard](#) and feel free to share this tool with residents. If you have any questions please reach out to Christine Crossley, Director of the Office of Homeless Solutions, at [Christine.Crossley@dallas.gov](mailto:Christine.Crossley@dallas.gov).

### Media Inquiries

As of November 7, 2022, the Communications, Outreach, and Marketing (COM) Department has received various media inquiries available to view [here](#). Should you have any questions, please contact Catherine Cuellar, Director of Communication, Outreach, & Marketing.

The following storylines reference the major media inquiries addressed by Dallas Fire-Rescue (DFR) during the period dating from November 1<sup>st</sup> – 7<sup>th</sup>. A more detailed account of the department's responses to those inquiries, and others, can be viewed at [this link](#). Should you have any questions or concerns, please contact Fire Chief, Dominique Artis, at [dominique.artis@dallasfire.gov](mailto:dominique.artis@dallasfire.gov).

- 2022 DFR Camp LADDER
- Friday Storms Cause Brief Spike in Accident Calls
- DFR Responds to Fatal Accident in South Dallas
- Fire Destroys Strip Commercial Building in Northwest Dallas
- NW Dallas Venue Cancels Concert After Visit from DFR
- Body Recovered from Lake Ray Hubbard

Should you have any questions or concerns, please contact Genesis D. Gavino, Chief of Staff.



T.C. Broadnax  
City Manager

c: Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors



# VETERANS DAY

HONORING ALL WHO SERVED



**City of Dallas**



# DÍA DE LOS VETERANOS

EN HONOR A TODOS LOS QUE HAN SERVIDO



**City of Dallas**



CITY OF  
DALLAS

OFFICE OF  
SPECIAL EVENTS

**TRAFFIC ADVISORY**  
**Friday, November 11, 2022**

Please be advised, a special event permit for the [Greater Dallas Veterans Day Parade](#) has been issued for Friday, Nov. 11. The parade will commence following an official Eleventh Hour Ceremony at 11 a.m.

The parade starts at 11:15 a.m. on Houston Street at Young Street. It travels north on Houston Street, east on Main Street, south on Ervay Street, west on Young Street, south on Akard Street and east on Marilla Street across City Hall Plaza. Road closures related to this special event will impact traffic around City Hall Plaza and the Central Business District.

Lamar Street, Griffin Street, and Commerce Street at Houston Street will remain open along the parade route to facilitate incoming and outgoing traffic. City Hall Parking Garage on Young Street will be open to employees.

The following streets will be closed to traffic from 8 a.m. until approximately 1 p.m. for parade staging:

- Reunion Boulevard East – All lanes closed from Hotel Street to Houston Street
- Hotel Street – All lanes closed from Memorial Drive to Reunion Boulevard East
- Sports Street – All lanes closed from Memorial Drive to Reunion Boulevard East

Parade route streets will be closed to traffic from 11 a.m. until approximately 2 p.m. Streets will close 15 minutes ahead of participants and will reopen as the last participant passes through:

- Houston Street – All lanes closed from Young Street to Elm Street
- Main Street – All lanes closed from Houston Street to Ervay Street
- Ervay Street – All lanes closed from Main Street to Young Street
- Young Street – All lanes closed from Ervay Street to Akard Street
- Akard Street – All lanes closed from Young Street to Canton Street
- Marilla Street – All lanes closed from Akard Street to Browder Street

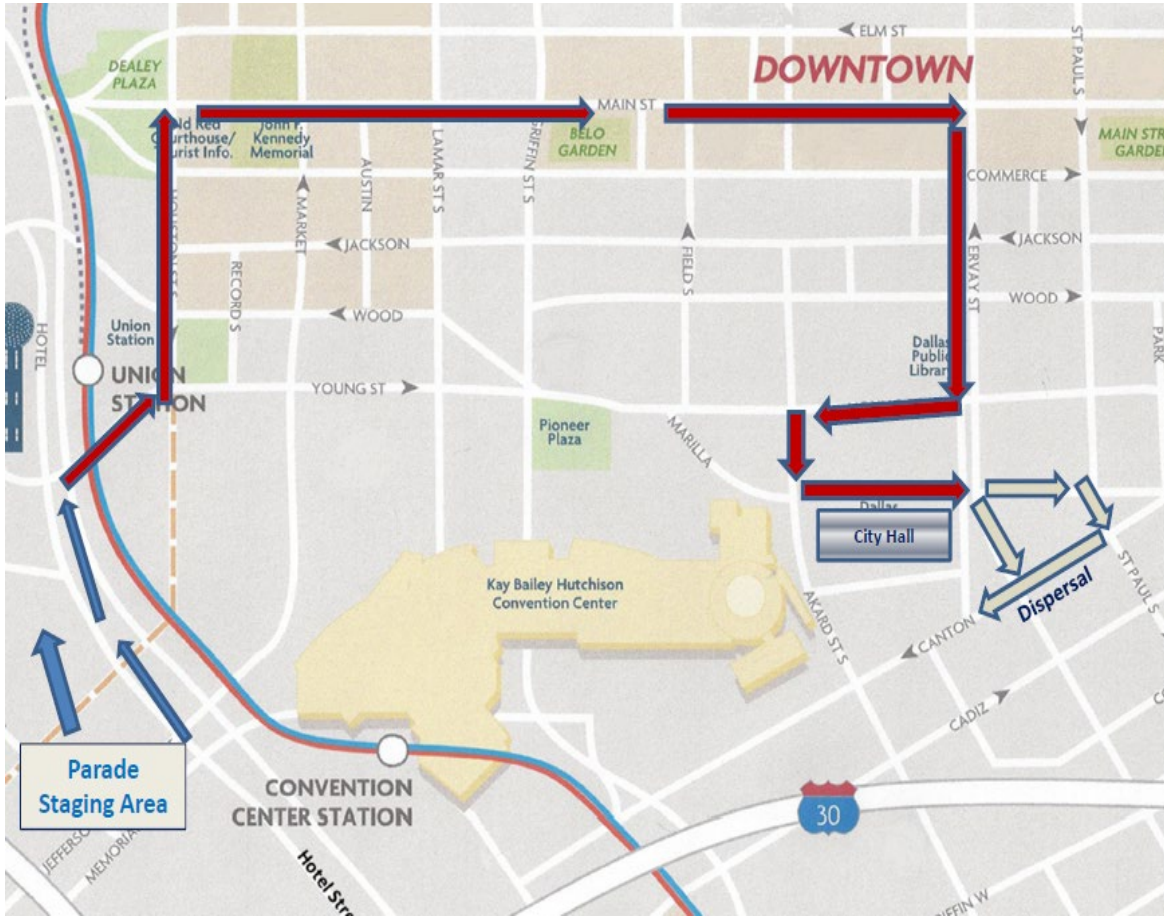
Please refer to the route map below and plan travel accordingly. If you have any questions or for more information, please contact LTC King Moss at 214-957 – 0186 or [kingmoss2@gmail.com](mailto:kingmoss2@gmail.com). Additionally, you may contact the Office of Special Events (Monday to Friday 8 a.m. to 5 p.m.) at [specialevents@dallascityhall.com](mailto:specialevents@dallascityhall.com) or by calling 214-939-2701.



CITY OF  
DALLAS

OFFICE OF  
SPECIAL EVENTS

Greater Dallas Veteran's Day Parade Route





# DISTRICT 4 VETERANS DAY PARADE

*HOME OF THE FREE BECAUSE OF THE BRAVE*

**FRIDAY, NOV. 11**  
**9:30 a.m. to 1 p.m.**

**START:**  
Cedar Crest Cathedral  
1616 E. Illinois St.  
Dallas, TX 75216

**END:**  
Patriots Crossing  
4515 S. Lancaster Rd.  
*(Across from the  
Veterans  
Hospital)*



Carolyn King Arnold  
Mayor Pro Tem  
Dallas Council District 4

**There will be a brief program after the parade honoring our Veterans, music and food.**





*You're Cordially Invited*  
to the inaugural

# Boards and Commissions Appreciation Luncheon

Please join City Manager Broadnax and members of the Dallas City Council, to celebrate over 400 volunteer members of the City's Boards and Commissions, in addition to City staff who support them. We will enjoy food, entertainment, and award special recognition gifts to our volunteers.



**Saturday, December 3, 2022**

**11:30 a.m. – 1:30 p.m.**

**Kay Bailey Hutchison Convention Center  
BALLROOM C**

**650 S. Griffin Street  
Dallas, TX 75202**

**RSVP [here](#) by November 17**

**Or**

**Call 214-670-3964**

## **GENERAL INFORMATION:**

- Please RSVP by Thursday, November 17, 2022
- Parking will be available at Dallas City Hall, Level L1, at no charge. Transportation from City Hall to the Convention Center will be available or enjoy the walk over to the Convention Center. Staff will guide you to the event.

*\*Please note: Limited parking may be available at the Convention Center for a fee.*





*Está cordialmente invitado*  
al primer

# Almuerzo de Agradecimiento a las Juntas y Comisiones

Acompáñenos en el reconocimiento de los más de 400 miembros de las Juntas y la Comisiones de la Ciudad de Dallas y el personal de la Ciudad. Disfrutaremos de comida y entretenimiento, además habrá reconocimientos especiales para algunos de los miembros más antiguos de las juntas y los comisionados.



**Sábado, 3 de diciembre de 2022**  
**de 11:30 a.m. a 1:30 p.m.**

**Kay Bailey Hutchison Convention Center**  
**BALLROOM C**

650 S. Griffin Street  
Dallas, TX 75202

**Confirme su asistencia aquí antes**  
**del 17 de noviembre**  
**o**  
**llame al 214-670-3964**

## **INFORMACIÓN GENERAL:**

- Por favor, confirme su asistencia antes del jueves, 17 de noviembre de 2022
- El estacionamiento sin cargo estará disponible en la Alcaldía, en el nivel L1. Habrá transporte disponible desde la Alcaldía hasta el Centro de Convenciones o disfrute del paseo hasta el Centro de Convenciones. El personal le guiará hasta el evento.  
*\*Tenga en cuenta que puede que el estacionamiento sea limitado en el Centro de Convenciones y que tenga que pagar una tarifa por estacionarse.*







City of Dallas

Convention and Event Services  
Weekly Events Report  
November 11, 2022

Event Type	Name	Dates	Location	District
Special Event	Veterans Day Parade	11/11/2022	1500 Marilla St.	2
Special Event	CAF Wings Over Dallas	11/11/2022	5303 Challenger Dr.	3
Special Event	District 4 Veterans Day Parade	11/11/2022	4515 S. Lancaster Rd.	4
Special Event	Dallas Observer Tacolandia	11/12/2022	4925 Greenville Ave.	14
Special Event	Rise Up Against Addiction	11/12/2022	109 Continental Ave.	6
Special Event	Movember	11/12/2022	211 S. Tyler St.	1
Special Event	The Dallas Opera Truck @ South Dallas Cultural Center	11/12/2022	3400 S. Fitzhugh Ave.	7
Special Event	Night at the Museum	11/12/2022	2201 N. Field St.	14
Special Event	Fall Fare	11/12/2022	5605 Village Glen Dr.	14
Special Event	Dallas Vegan Fest	11/13/2022	816 Montgomery St.	2
Special Event	Toys for Tots	11/17/2022	1400 Jackson St.	14
Special Event	Garibaldi Bazaar Winter Carnival	11/18/2022	9334 E. RL Thornton Frwy.	7
Special Event	Deep Ellum Outdoor Market	11/19/2022	100-100 N. Crowds St.	2
Special Event	Holiday Kick Off Party	11/19/2022	1508 Commerce St.	14
Special Event	Community Outreach and Food Drive	11/19/2022	12021 Plano Rd. Ste. 140	10
Special Event	St. Cecilia Parish Fall Festival	11/20/2022	1809 W. Davis St.	1
Special Event	Ojos Locos FIFA World Cup Watch Party	11/22/2022	10230 Technology Blvd. E	6
Special Event	YMCA Turkey Trot	11/24/2022	1500 Marilla St.	Multiple
Special Event	England vs US Block Party at Harwood Arms	11/25/2022	2850 N. Harwood St.	14
Special Event	AT&T Discovery District-World Cup Watch Party	11/25/2022	208 S. Akard St.	14

KBHCCD Schedule of Events

KBHCCD	SC22 (Supercomputing Conference)	11/10/2022	650 S. Griffin St.	2
KBHCCD	DPD Training - City of Dallas Police Department	11/21/2022	650 S. Griffin St.	2