OCTOBER 22, 2014 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated October 22, 2014. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

A.C. Gonzalez
City Manager

10/10/14
Date

Edward Scott
City Controller

10/10/14
Date

RECEIVED
2014 OCT 10 PM 5:36
CITY SECRETARY
DALLAS, TEXAS

COUNCIL AGENDA

October 22, 2014
Date

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

General Information

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

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. ***The Council agenda is available in alternative formats upon request***.

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

Rules of Courtesy

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

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

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

Información General

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

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act.* ***La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.***

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

Reglas de Cortesía

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

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

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

AGENDA
CITY COUNCIL MEETING
WEDNESDAY, OCTOBER 22, 2014
ORDER OF BUSINESS

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

9:00 a.m.	**INVOCATION AND PLEDGE OF ALLEGIANCE**	
	OPEN MICROPHONE	
	MINUTES	Item 1
	CONSENT AGENDA	Items 2 - 53
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 54 - 60
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 61 - 72

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

AGENDA

CITY COUNCIL MEETING

OCTOBER 22, 2014

CITY OF DALLAS

1500 MARILLA

COUNCIL CHAMBERS, CITY HALL

DALLAS, TEXAS 75201

9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the October 8, 2014 City Council Meeting

CONSENT AGENDA

Aviation

2. Authorize payment for janitorial services furnished by Andrews Building Service, Inc. for various Aviation locations - Not to exceed $268,380 - Financing: Aviation Current Funds

Business Development & Procurement Services

3. Authorize a consultant contract to design and deliver a comprehensive citywide Continuity of Operations Plan - Tidal Basin Government Consulting, LLC, most advantageous proposer of eight - Not to exceed $299,184 - Financing: U.S. Department of Homeland Security Grant Funds

4. Authorize a service contract for the demolition and removal of a radio communications tower - Tower King II, Inc., most advantageous proposer of two - Not to exceed $189,478 - Financing: Current Funds

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

5. Authorize a three-year service contract, with three one year renewal options, for the collection of delinquent fines and fees for violations of City ordinances, traffic, and state laws, excluding parking violations - Gila LLC dba Municipal Services Bureau, most advantageous proposer of seven - Estimated Annual Net Revenue: $4,257,000

6. Authorize a three-year service contract for licenses, maintenance and support for McAfee VirusScan Threat Management Portfolio software - World Wide Technology, Inc., most advantageous proposer of three - Not to exceed $495,921 - Financing: Current Funds

7. Authorize a three-year service contract for temporary information technology professionals - EJES, Inc. in the amount of $2,661,237, Global Information Systems, Inc. in the amount of $992,478 and Sierra Infosys, Inc. in the amount of $351,228, most advantageous proposers of twenty-one - Total not to exceed $4,004,943 - Financing: Current Funds (subject to annual appropriations)

8. Authorize the sale of one 2005 Peterbilt semi-truck through a live public auction on September 29, 2014 to Marks Motors, highest bidder - Revenue: $24,250

9. Authorize the purchase of 137 squad cars for Police - Dallas Dodge Chrysler Jeep through the Houston-Galveston Area Council of Governments - Not to exceed $3,489,858 - Financing: Current Funds

10. Authorize **(1)** the rejection of bids received for cardiac and injectable drugs for Fire-Rescue; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

11. Authorize a two-year master agreement for sodium hypochlorite (bleach) - Petra Chemical Company in the amount of $267,300 and FSTI, Inc. in the amount of $82,500, lowest responsible bidders of two - Total not to exceed $349,800 - Financing: Current Funds ($82,500) and Water Utilities Current Funds ($267,300)

12. Authorize a three-year master agreement for salt and magnesium chloride de-icer for Street Services - The Bargain Source in the amount of $354,073 and Southwest Envirotx Partners, LLC in the amount of $548,700, lowest responsible bidders of two - Total not to exceed $902,773 - Financing: Current Funds

13. Authorize supplemental agreement no. 4 to increase the service contract with Xerox, State and Local Solutions, Inc. for automated red light camera enforcement extending the contract term from January 1, 2017 through March 31, 2017 - Sole Source - Not to exceed $4,911,300, from $29,106,906 to $34,018,206 - Financing: Current Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)

City Attorney's Office

14. Authorize settlement of the lawsuit styled Jose G. Ramirez v. City of Dallas, Cause No. DC-12-12519-C - Not to exceed $65,000 - Financing: Current Funds

Economic Development

15. Authorize a public hearing to be held on November 12, 2014, to receive comments on boundary amendments to City Center TIF District (the "Zone"): **(1)** removing certain properties from the City Center Sub-district of the Zone; **(2)** thereby reducing the tax increment base of the City Center Sub-district and increasing city general fund contributions to the Zone over the term of the TIF; and **(3)** making any other corresponding adjustments to the District's Project and Financing Plans necessary to accommodate the boundary amendments - Financing: No cost consideration to the City

Fair Housing

16. Authorize **(1)** the acceptance of a grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program (FHAP) to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2014 through September 30, 2015; and **(2)** the execution of any and all documents related to the grant - Not to exceed $293,750 - Financing: U.S. Department of Housing and Urban Development Grant Funds

Housing/Community Services

17. Authorize **(1)** the sale of one vacant lot located at 3510 Cauthorn Drive from the Dallas Housing Acquisition and Development Corporation to Jessica Garcia; and **(2)** the execution of a release of lien for any non-tax liens that may have been filed by the City - Financing: No cost consideration to the City

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

19. Authorize an extension of the development loan agreement with Builders of Hope CDC, Ten Land Bank Lots Project for construction costs of 10 unimproved properties from April 25, 2014 to March 31, 2015 - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

20. Authorize **(1)** an Interlocal Agreement with Dallas County to accept quarterly advance payments in the amount of $250,000 for three quarters and the final quarter payment within thirty days of expiration of contract period of October 1, 2014 through September 30, 2015, total amount not to exceed $1,000,000 for providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps; **(2)** the acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) to provide services to the homeless through the Homeless Housing and Services Program (HHSP), in an amount not to exceed $756,818 for the period October 1, 2014 through September 30, 2015 and execution of the required grant agreements; **(3)** increase of the City's FY 2014-15 contribution for the operating budget of Bridge Steps in the amount of $150,000, from $3,800,000 to $3,950,000; **(4)** use of the FY 2014-15 Emergency Solutions Grant Funds for Homeless Assistance Center-Operations for the operating budget of Bridge Steps in the amount of $378,279; and **(5)** a ninth amendment to the Management Services Contract, Phase II, with Bridge Steps to: **(a)** allow Bridge Steps to count both the Dallas County and TDHCA funds towards Bridge Steps' required contribution to the Bridge operating budget for the period October 1, 2014 through September 30, 2015; **(b)** require Bridge Steps to comply with all conditions of the Interlocal Agreement and TDHCA grant agreements; and **(c)** increase the FY 2014-15 budget agreement with Bridge Steps from $3,800,000 to $6,085,097 - Total not to exceed $2,285,097 - Financing: Current Funds ($1,150,000), Texas Department of Housing and Community Affairs Grant Funds ($756,818), and 2014-15 Emergency Solutions Grant Funds ($378,279)

21. Authorize a secured, no interest (0%), forgivable loan in the amount of $40,076 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, to provide for non-substantial rehabilitation of Ewing Center located at 731 North Ewing Avenue for the period October 1, 2014 through September 30, 2015 - Not to exceed $40,076 - Financing: 2014-15 Housing Opportunities for Persons with AIDS Grant Funds

22. Authorize a secured, no interest (0%), forgivable loan in the amount of $67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, to provide for non-substantial rehabilitation of Spencer Gardens located at 717 Comal Street, for the period October 1, 2014 through September 30, 2015 - Not to exceed $67,613 - Financing: 2014-15 Housing Opportunities for Persons with AIDS Grant Funds

Office of Cultural Affairs

23. Authorize contracts with cultural organizations for the provision of services to the City through the Cultural Services Contracts Program (list attached) - Not to exceed $4,250,109 - Financing: Current Funds

CONSENT AGENDA (Continued)

Office of Management Services

24. Authorize adoption of the City of Dallas State Legislative Program for the 84th Session of the Texas Legislature - Financing: No Cost Consideration to the City

Trinity River Corridor Project Legislative Services

Note: Item Nos. 25 and 26 must be considered collectively.

25. * Authorize a personal services contract with Hector Alcalde for legislative services regarding the Trinity River Corridor Project for the period October 1, 2014 through September 30, 2015 - Not to exceed $73,800 - Financing: Current Funds

26. * Authorize a personal services contract with Paul Schlesinger for legislative services regarding the Trinity River Corridor Project for the period October 1, 2014 through September 30, 2015 - Not to exceed $43,650 - Financing: Current Funds

27. Authorize a personal services contract with Jesse Romero for state legislative services for the period October 1, 2014 through September 30, 2015 - Not to exceed $30,000 - Financing: Current Funds

28. Authorize a personal services contract with Kwame Walker for state legislative services for the period October 1, 2014 through September 30, 2015 - Not to exceed $45,000 - Financing: Current Funds

29. Authorize a personal services contract with Randy C. Cain for state legislative services for the period October 1, 2014 through September 30, 2015 - Not to exceed $83,100 - Financing: Current Funds

30. Authorize a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City for the period October 1, 2014 through September 30, 2015 - Not to exceed $160,000 - Financing: Current Funds

31. Authorize a professional services contract with HillCo Partners, LLC for state legislative information and related services for the period October 1, 2014 through September 30, 2015 - Not to exceed $86,250 - Financing: Water Utilities Current Funds

Park & Recreation

32. Authorize an increase in the contract with RoeschCo Construction, Inc. for additional scope of work to include: additional flume, drainage inlet, retaining walls, new water line, landscaping and other miscellaneous items for the Trinity Strand Trail, Phase I and Phase II located between Farrington Street to Oak Lawn Avenue - Not to exceed $56,304, from $5,550,607 to $5,606,911 - Financing: North Central Texas Council of Governments Grant Funds ($31,902) and Water Utilities Capital Improvement Funds ($24,402)

CONSENT AGENDA (Continued)

Planning and Neighborhood Vitality

33. Authorize a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas City Design Studio for the period October 1, 2014 through September 30, 2015 - Not to exceed $85,000 - Financing: Current Funds (subject to appropriations)

Public Works Department

34. Authorize a professional services contract with Kleinfelder Central Inc. for the engineering design of Alley Reconstruction Group 12-2033 (list attached) - Not to exceed $265,682 - Financing: 2012 Bond Funds ($211,722), General Obligation Commercial Paper Funds ($23,045) and Water Utilities Capital Improvement Funds ($30,915)

35. Authorize an increase in the contract with Turner Construction Company for additional scope of work including modifications to the fire, electrical, roof drainage and public address systems, for the construction of the Highland Hills Branch Library replacement facility, located at 6200 Bonnie View Road - Not to exceed $164,157, from $5,033,047 to $5,197,204 - Financing: General Obligation Commercial Paper Funds

Sanitation Services

36. Authorize the second twelve-month renewal option to the service contract for the processing and sale of recycled materials for the period January 1, 2015 through December 31, 2015 - Greenstar Mid-America, LLC - Estimated Revenue: $2,100,000

37. Authorize Supplemental Agreement No. 4 to the contract with Moore Disposal Corporation to extend the contract term for four months from November 30, 2014 through March 31, 2015 for solid waste refuse removal and rental of refuse containers for City facilities - Not to exceed $130,747, from $2,592,990 to $2,723,737 - Financing: Current Funds (subject to appropriations)

Sustainable Development and Construction

38. Authorize **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation suit styled City of Dallas v. Robert L. Kelsoe, et al., Cause No. CC-13-06469-B, pending in Dallas County Court at Law No. 2, to acquire approximately 2,173 square feet of land located on the south side of IH-20, near the intersection of Seagoville Road and Horizon Hills Drive for the Southwest 120/96-inch Water Transmission Pipeline Project; and **(2)** settlement of the condemnation suit for an amount not to exceed the award - Not to exceed $164,568, increased from $7,432 ($5,432, plus closing costs and title expenses not to exceed $2,000) to $172,000 ($170,000, plus closing costs and title expenses not to exceed $2,000) - Financing: Water Utilities Capital Construction Funds

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

39. Authorize **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Ronald Dale Rains, et al., Cause No. 90714CC, pending in Kaufman County Court at Law to acquire approximately 99,166 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project; and **(2)** settlement of the lawsuit arising from the condemnation proceedings for an amount not to exceed the award - Not to exceed $187,000, increased from $280,000 ($275,636, plus closing costs and title expenses not to exceed $4,364) to $467,000 ($463,000, plus closing costs and title expenses not to exceed $4,000) - Financing: Water Utilities Capital Construction Funds

40. Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 4,002 square feet from Jessie Foster located near the intersection of US HWY 175 and Kleberg Road for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed $79,628, increased from $35,206 ($33,091, plus closing costs and title expenses not to exceed $2,115) to $114,834 ($111,834, plus closing costs and title expenses not to exceed $3,000) - Financing: Water Utilities Capital Improvement Funds

41. Authorize moving expense and replacement housing payments for Jesus V. Ugalde in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 716 Pontiac Avenue for future City facilities - Not to exceed $63,100 - Financing: 2006 Bond Funds

42. Authorize moving expense and replacement housing payments for Jorge Tiburcio and Lesvia Arias in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2946 Gloyd Street for future City facilities - Not to exceed $70,300 - Financing: 2006 Bond Funds

43. An ordinance abandoning a portion of a drainage easement to ATA Apartments Limited Partnership, the abutting owner, containing approximately 1,399 square feet of land, located near the intersection of Greenbriar Lane and Dealey Avenue - Revenue: $5,400, plus the $20 ordinance publication fee

44. An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement - Revenue: $5,400, plus the $20 ordinance publication fee

45. An ordinance abandoning portions of Darien and Pollard Streets to Cross Street Services, Inc., the abutting owner, containing approximately 13,322 square feet of land, located near the intersection of Commerce and Hearne Streets, and authorizing the quitclaim - Revenue: $19,983, plus the $20 ordinance publication fee

CONSENT AGENDA (Continued)

Trinity Watershed Management

46. Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. PNYX, Ltd., a Texas Limited Partnership, et al., Cause No. CC-14-02822-A, pending in Dallas County Court at Law No. 1, to acquire approximately 988 square feet of land, including any improvements, located on Continental Avenue at its intersection with North Riverfront Boulevard for the reconstruction of Continental Avenue; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed $44,696 ($41,496 being the amount of the award, plus closing costs and title expenses not to exceed $3,200); an increase of $3,557 from the amount Council originally authorized for this acquisition - Financing: General Obligation Commercial Paper Funds

47. Authorize a construction contract with METCO Engineering, Inc., lowest responsible bidder of four, for construction of the Emergency Backup Generator (2255 Irving Boulevard) and Cole Park Switchgear (Cole Park Pump Station) Projects - Not to exceed $249,300 - Financing: Stormwater Drainage Management Capital Construction Funds

48. Authorize an increase in the contract with Ratliff Hardscape, Ltd. for the installation of entry enhancements and for additional miscellaneous items along the project for the AT&T Trail Project - Not to exceed $379,107, from $ 2,005,343 to $2,384,450 - Financing: Private Funds

Water Utilities

49. Authorize Interlocal Agreements with the City of Lancaster, the City of DeSoto, and the City of Cedar Hill to allow the City of Dallas to construct, own, and operate a 96-inch water transmission main within the corporate limits of Lancaster, DeSoto, and Cedar Hill - Financing: No cost consideration to the City

50. Authorize **(1)** a thirty-year contract with the City of Cedar Hill to continue providing treated water services, from September 26, 2014 through September 25, 2044, with estimated annual revenue in the amount of $3,146,686; and **(2)** a Reciprocal Agreement for Water and or Wastewater Services, with an estimated annual expenditure of $1,250 - Financing: Water Utilities Current Funds: ($1,250, annually) (subject to annual appropriations) and Estimated Annual Revenue: $3,146,686

51. Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for construction of water and wastewater main relocations and appurtenance adjustments in Northwest Highway (Loop 12) from west of Harry Hines Boulevard to west of Midway Road - Not to exceed $1,753,000 - Financing: Water Utilities Capital Construction Funds ($23,000) and Water Utilities Capital Improvement Funds ($1,730,000)

CONSENT AGENDA (Continued)

Water Utilities (Continued)

52. Authorize a contract for roof maintenance and repair service at all Dallas Water Utilities owned buildings - Texas Roof Management, Inc., lowest responsible bidder of two - Not to exceed $1,065,983 - Financing: Water Utilities Capital Construction Funds

53. Authorize Supplemental Agreement No. 1 to the engineering contract with CH2M HILL Engineers, Inc., for additional engineering services to provide construction management services for construction contracts related to **(1)** water quality improvements at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant; and **(2)** relocation of a 48-inch wastewater main just north of the Bachman Lake Dam - Not to exceed $3,963,775, from $3,611,650 to $7,575,425 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

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

Sustainable Development and Construction

55. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the owners (list attached), of three tracts of land totaling approximately 3,429 square feet consisting of two single family residences and a vacant lot located near the intersection of Meek Street and Brownsville Avenue for the Meek Street Paving and Drainage Improvement Project - Not to exceed $17,117 ($11,117, plus closing costs and title expenses not to exceed $6,000) - Financing: 2003 Bond Funds

56. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the owners (list attached), of three tracts of land totaling approximately 4,390 square feet, consisting of two single family residences and one vacant lot located near the intersection of Bexar Street and Bethurum Avenue for the Bexar Street Improvement Project - Not to exceed $11,706 ($5,706, plus closing costs and title expenses not to exceed $6,000) - Financing: 2003 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management

57. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of a subsurface easement under approximately 4,691 square feet of land located at the intersection of Metropolitan Avenue and Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project (list attached) - Not to exceed $2,222 ($422 plus closing costs and title expenses not to exceed $1,800) - Financing: 2006 Bond Funds

58. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from MGB INVESTMENTS, of a subsurface easement under approximately 2,060 square feet of land located on Hamilton Avenue at its intersection with Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $1,911 ($111 plus closing costs and title expenses not to exceed $1,800) - Financing: 2006 Bond Funds

59. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Thung Van Tran, of a subsurface easement under approximately 6,230 square feet of land located on Dixon Avenue near its intersection with Scyene Road for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $5,426 ($3,426 plus closing costs and title expenses not to exceed $2,000) - Financing: 2006 Bond Funds

ITEMS FOR FURTHER CONSIDERATION

Sustainable Development and Construction

60. A resolution consenting to the condemnation and acceptance of the award of the Special Commissioners of approximately 16,169 square feet of City-owned land to Union Pacific Railroad Company v. City of Dallas, et al, Cause No. CC-14-01387-D, located at 8414 Forney Road - Revenue: $27,134

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

61. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 1285 for a child-care facility on property zoned an R-7.5(A) Single Family District on the south line of Forney Road, east of Urban Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions
Z123-375(OTH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

62. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 1717 for a vehicle display, sales, and service use on property zoned Subdistrict 1 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the northwest corner of C.F. Hawn Freeway and Haymarket Road
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan and conditions
Z134-190(MW)

63. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and an ordinance granting a Specific Use Permit for an Auto Auction on property zoned an IR Industrial Research District, on the west line of Composite Drive, south of Walnut Hill Lane
Recommendation of Staff and CPC: Approval of a CS District, and approval of a Specific Use Permit for an Auto Auction for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions
Z134-230(RB)

64. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR-D1 Community Retail District with a D-1 Liquor Control Overlay, generally northeast of Lawnview Avenue and Military Parkway
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions
Z134-268(CE)

65. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District on property zoned an IR Industrial Research District on the north side of Northwest Highway, east of Luna Road
Recommendation of Staff and CPC: Approval
Z134-277(AF)

66. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tattoo studio and a body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north line of Main Street, west of Exposition Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z134-288(CG)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - INDIVIDUAL

67. A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the west corner of Great Trinity Forest Way and Haas Drive
Recommendation of Staff: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions
Z134-186(OTH)

68. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District on the north side of West Camp Wisdom Road and the east side of South Westmoreland Road
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions
Recommendation of CPC: Approval for an eighteen-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions
Z134-210(MW)

69. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Transit passenger station or transfer center on property zoned an NS(A) Neighborhood Service District and an R-5(A) Single Family District, along the east line of University Hills Boulevard, north of Killough Boulevard
Recommendation of Staff and CPC: Approval for a permanent period, subject to a site plan, landscape plan and conditions
Z134-215(RB)

70. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for RR Regional Retail District uses and a truck stop on property zoned an RR Regional Retail District on the northwest corner of R.L. Thornton Freeway and West Wheatland Road
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z134-271(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - INDIVIDUAL (Continued)

71. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school on property zoned an R-7.5(A) Single Family District on the northeast corner of East Lovers Lane and Skillman Street
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions
Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions
Z134-272(OTH)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

72. A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway
Recommendation of Staff and CPC: Approval, subject to amended deed restrictions volunteered by the applicant
Z134-261(OTH)
Note: This item was considered by the City Council at a public hearing on October 8, 2014, and was taken under advisement until October 22, 2014, with the public hearing open

Land Bank (DHADC) Sale of Lots to
New Vision Properties & Land
Agenda Item # 18

Property Address	**Mapsco**	**Amount Of Non-Tax Liens**
1. 2324 S. Ewing	55S	$10,348.04
2. 2314 Harlandale	55S	$14,395.06

Office of Cultural Affairs FY2014-15
Agenda Item # 23

Organization	**Amount**
Anita N. Martinez Ballet Folklorico	$ 53,846
Artreach- Dallas, Inc.	$ 32,893
Big Thought	$ 219,733
Big Thought	$ 376,436
Big Thought	$ 41,668
The Black Academy of Arts and Letters, Inc.	$ 123,953
Cara Mia Theatre Co.	$ 37,036
Children's Chorus of Greater Dallas	$ 31,693
Creative Arts Center of Dallas	$ 18,142
Dallas Black Dance Theatre, Inc.	$ 141,603
Dallas Black Dance Theatre, Inc.	$ 170,000
Dallas Children's Theater	$ 56,995
Dallas County Heritage Society	$ 162,206
Dallas Historical Society	$ 53,189
Dallas Museum of Art	$ 783,127
Dallas Museum of Art	$ 75,000
The Dallas Opera	$ 106,981
DSM Management Group, Inc.	$ 290,000
Dallas Theater Center	$ 38,077
Dallas Wind Symphony	$ 28,590
Dance Council	$ 33,573
Fine Arts Chamber Players	$ 41,382
Greater Dallas Youth Orchestra	$ 37,646
Junior Players Guild	$ 45,035
Kitchen Dog Theater Company	$ 38,342
Perot Museum of Nature and Science	$ 601,252
Sammons Center for the Arts	$ 75,149
Sammons Center for the Arts	$ 31,000
Shakespeare Festival of Dallas	$ 72,940
Teatro Hispano De Dallas	$ 43,336
TeCo Theatrical Productions, Inc.	$ 76,560
Texas Winds Musical Outreach, Inc.	$ 44,424
Theatre Three, Inc.	$ 66,971
Texas International Theatrical Society	$ 41,625
Turtle Creek Chorale, Inc.	$ 46,885
Undermain Theatre	$ 27,372
USA Film Festival	$ 46,346
Writer's Garret	$ 39,103
TOTAL	**$4,250,109**

Professional Services Contract for Alley Reconstruction Group 12-2033
Agenda Item # 34

Project	**Council District**	**Amount**
Alley between Blue Mesa Drive (6834-6922) and Hillcrest Road (17702-17726) A10597	12	$ 29,678.30
Alley between Claren Court (7114-7122) and Judi Court (7104-7112) A10634	12	$ 27,697.00
Alley between Duffield Drive (6321-6415) and Earthwind Drive (17134-17222) A9589	12	$ 29,465.60
Alley between Earthwind Drive (17101-17409) and Campbell Road (6001-6101) A9582	12	$ 102,143.30
Alley between Hillcrest Road (17226-17820) and Blue Mesa Drive (6926-6930) A10597	12	$ 23,594.60
Alley between Hillcrest Road (17920-18014) and Bremerton Drive (7003-7011) A10597	12	$ 30,057.40
Alley behind Townsley Court (17203-17215) A9648	12	$ 23,045.10

Meek Street Paving and Drainage Improvement Project
Agenda Item # 55

Parcel No.	Owner	Address	Legal Description
1	Edward Crowder and Willie Roberson	7835 Brownsville Ave	Lots 20 & 21, Block B/7636
2	Johnny Crowder	7817 Hull Avenue	Lot 6, Block 7637
3	Dallas Neighborhood Alliance for Habitat	4528 Meek Street	Lot 7, Block 7637

Bexar Street Improvement Project
Agenda Item # 56

Parcel No.	**Owner**	**Address**	**Legal Description**
1	Cinthia Hinojosa Collazo	2510 Dyson Street	Lots 7 & 8, Block 14/2556
2	Lula Cornelius Earl Cornelius	2523 Dyson Street	Lots 19 & 20, Block 3/2555
3	Sherita Briscoe, Leon D. Thompson, Reburt K. Thompson, Chinequa Cole, & Adrian Cole	2605 Bethurum	Lots 9, 10, 11, & 12, Block 5/2547

Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
Agenda Item # 57

OWNERS

Rosey Doyle
Ida Nash
Lurlee Green
Bessie Still
Lola Taylor
Issac Lane
Monroe Lane
Truedy Lane
Gustray Simon
Herman Simon
James Simon
Zula Henderson
John Simon
Burel Simon
Artie Crump
Eddie Woods
Earnest West Riley

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.

2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.

3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.

4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.

5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.

6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

AGENDA DATE October 22, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			All	V	NA	NA	NA	NA	Approval of Minutes of October 8, 2014 City Council Meeting
2			2	C	AVI	$268,380.00	NA	NA	Authorize payment for janitorial services furnished by Andrews Building Service, Inc. for various Aviation locations
3			N/A	C	PBD, OEM	GT	0.00%	0.00%	Authorize a consultant contract to design and deliver a comprehensive citywide Continuity of Operations Plan
4			7	C	PBD, CIS	$189,477.80	100.00%	0.00%	Authorize a service contract for the demolition and removal of a radio communications tower
5			All	C	PBD, CDS	REV $4,257,000	NA	NA	Authorize a three-year service contract, with three one year renewal options, for the collection of delinquent fines and fees for violations of City ordinances, traffic, and state laws, excluding parking violations
6			All	C	PBD, CIS	$495,920.95	0.00%	100.00%	Authorize a three-year service contract for licenses, maintenance and support for McAfee VirusScan Threat Management Portfolio software
7			All	C	PBD, CIS	$4,004,942.52	74.43%	75.22%	Authorize a three-year service contract for temporary information technology professionals
8			N/A	C	PBD	REV $24,250	NA	NA	Authorize the sale of one 2005 Peterbilt semi-truck through a live public auction on September 29, 2014 to Marks Motors, highest bidder
9			All	C	PBD, EBS, POL	$3,489,858.00	NA	NA	Authorize the purchase of 137 squad cars for Police
10			All	C	PBD	NC	NA	NA	Authorize the rejection of bids received for cardiac and injectable drugs for Fire-Rescue; and the re-advertisement for new bids
11			All	C	PBD, PKR, WTR	$349,800.00	76.42%	23.58%	Authorize a two-year master agreement for sodium hypochlorite (bleach)
12			All	C	PBD, STS	$902,772.50	39.22%	0.00%	Authorize a three-year master agreement for salt and magnesium chloride de-icer for Street Services
13			All	C	PBD, POL	$4,911,300.00	97.11%	27.66%	Authorize supplemental agreement no. 4 to increase the service contract with Xerox, State and Local Solutions, Inc. for automated red light camera enforcement extending the contract term from January 1, 2017 through March 31, 2017
14			N/A	C	ATT, POL	$65,000.00	NA	NA	Authorize settlement of the lawsuit styled Jose G. Ramirez v. City of Dallas, Cause No. DC-12-12519-C
15			2, 14	C	ECO	NC	NA	NA	Authorize a public hearing to be held on November 12, 2014, to receive comments on boundary amendments to City Center TIF District (the "Zone"): removing certain properties from the City Center Sub-district of the Zone; thereby reducing the tax increment base of the City Center Sub-district and increasing city general fund contributions to the Zone over the term of the TIF; and making any other corresponding adjustments to the District's Project and Financing Plans necessary to accommodate the boundary amendments
16			All	C	OHC, MGT	GT	NA	NA	Authorize the acceptance of a grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program (FHAP) to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2014 through September 30, 2015; and the execution of any and all documents related to the grant
17			7	C	HOU	NC	NA	NA	Authorize the sale of one vacant lot located at 3510 Cauthorn Drive from the Dallas Housing Acquisition and Development Corporation to Jessica Garcia; and the execution of a release of lien for any non-tax liens that may have been filed by the City
18			4	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by New Vision Properties & Land for the construction of affordable houses; the sale of 2 vacant lots from Dallas Housing Acquisition and Development Corporation to New Vision Properties & Land; and execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City
19			6	C	HOU	NC	NA	NA	Authorize an extension of the development loan agreement with Builders of Hope CDC, Ten Land Bank Lots Project for construction costs of 10 unimproved properties from April 25, 2014 to March 31, 2015

AGENDA DATE October 22, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
20			All	C	HOU	$1,150,000.00	NA	NA	Authorize an Interlocal Agreement with Dallas County to accept quarterly advance payments in the amount of $250,000 for three quarters and the final quarter payment within thirty days of expiration of contract period of October 1, 2014 through September 30, 2015, total amount not to exceed $1,000,000 for providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps; the acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) to provide services to the homeless through the Homeless Housing and Services Program (HHSP), in an amount not to exceed $756,818 for the period October 1, 2014 through September 30, 2015 and execution of the required grant agreements; increase of the City's FY 2014-15 contribution for the operating budget of Bridge Steps in the amount of $150,000, from $3,800,000 to $3,950,000; use of the FY 2014-15 Emergency Solutions Grant Funds for Homeless Assistance Center-Operations for the operating budget of Bridge Steps in the amount of $378,279; and a ninth amendment to the Management Services Contract, Phase II, with Bridge Steps to: allow Bridge Steps to count both the Dallas County and TDHCA funds towards Bridge Steps' required contribution to the Bridge operating budget for the period October 1, 2014 through September 30, 2015; require Bridge Steps to comply with all conditions of the Interlocal Agreement and TDHCA grant agreements; and increase the FY 2014-15 budget agreement with Bridge Steps from $3,800,000 to $6,085,097
21			1	C	HOU	GT	NA	NA	Authorize a secured, no interest (0%), forgivable loan in the amount of $40,076 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, to provide for non-substantial rehabilitation of Ewing Center located at 731 North Ewing Avenue for the period October 1, 2014 through September 30, 2015
22			1	C	HOU	GT	NA	NA	Authorize a secured, no interest (0%), forgivable loan in the amount of $67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, to provide for non-substantial rehabilitation of Spencer Gardens located at 717 Comal Street, for the period October 1, 2014 through September 30, 2015 - Not to exceed $67,613 - Financing: 2014-15 Housing Opportunities for Persons with AIDS Grant Funds
23			All	C	OCA	$4,250,109.00	NA	NA	Authorize contracts with cultural organizations for the provision of services to the City through the Cultural Services Contracts Program
24			All	C	MGT, IGS	NC	NA	NA	Authorize adoption of the City of Dallas State Legislative Program for the 84th Session of the Texas Legislature
25			All	C	MGT, IGS, OFS	$73,800.00	NA	NA	Trinity River Corridor Project Legislative Services: Authorize a personal services contract with Hector Alcalde for legislative services regarding the Trinity River Corridor Project for the period October 1, 2014 through September 30, 2015
26			All	C	MGT, IGS, OFS	$43,650.00	NA	NA	Trinity River Corridor Project Legislative Services: Authorize a personal services contract with Paul Schlesinger for legislative services regarding the Trinity River Corridor Project for the period October 1, 2014 through September 30, 2015
27			All	C	MGT, IGS, OFS	$30,000.00	NA	NA	Authorize a personal services contract with Jesse Romero for state legislative services for the period October 1, 2014 through September 30, 2015
28			All	C	MGT, IGS, OFS	$45,000.00	NA	NA	Authorize a personal services contract with Kwame Walker for state legislative services for the period October 1, 2014 through September 30, 2015
29			All	C	MGT, IGS, OFS	$83,100.00	NA	NA	Authorize a personal services contract with Randy C. Cain for state legislative services for the period October 1, 2014 through September 30, 2015
30			All	C	MGT, IGS, OFS	$160,000.00	NA	NA	Authorize a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City for the period October 1, 2014 through September 30, 2015
31			All	C	MGT, IGS, WTR	$86,250.00	NA	NA	Authorize a professional services contract with HillCo Partners, LLC for state legislative information and related services for the period October 1, 2014 through September 30, 2015
32			6	C	PKR, WTR	$24,402.00	0.00%	54.79%	Authorize an increase in the contract with RoeschCo Construction, Inc. for additional scope of work to include: additional flume, drainage inlet, retaining walls, new water line, landscaping and other miscellaneous items for the Trinity Strand Trail, Phase I and Phase II located between Farrington Street to Oak Lawn Avenue
33			All	C	PNV	$85,000.00	NA	NA	Authorize a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas City Design Studio for the period October 1, 2014 through September 30, 2015
34			12	C	PBW, WTR	$265,681.30	100.00%	25.78%	Authorize a professional services contract with Kleinfelder Central Inc. for the engineering design of Alley Reconstruction Group 12-2033

AGENDA DATE October 22, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
35			8	C	PBW, LIB	$164,156.44	87.66%	30.41%	Authorize an increase in the contract with Turner Construction Company for additional scope of work including modifications to the fire, electrical, roof drainage and public address systems, for the construction of the Highland Hills Branch Library replacement facility, located at 6200 Bonnie View Road
36			All	C	SAN	REV $2,100,000	NA	NA	Authorize the second twelve-month renewal option to the service contract for the processing and sale of recycled materials for the period January 1, 2015 through December 31, 2015
37			All	C	SAN	$130,747.40	100.00%	0.00%	Authorize Supplemental Agreement No. 4 to the contract with Moore Disposal Corporation to extend the contract term for four months from November 30, 2014 through March 31, 2015 for solid waste refuse removal and rental of refuse containers for City facilities
38			Outside	C	DEV, ATT, WTR	$164,568.00	NA	NA	Authorize deposit of the amount awarded by the Special Commissioners in the condemnation suit styled City of Dallas v. Robert L. Kelsoe, et al., Cause No. CC-13-06469-B, pending in Dallas County Court at Law No. 2, to acquire approximately 2,173 square feet of land located on the south side of IH-20, near the intersection of Seagoville Road and Horizon Hills Drive for the Southwest 120/96-inch Water Transmission Pipeline Project; and settlement of the condemnation suit for an amount not to exceed the award
39			Outside	C	DEV, ATT, WTR	$187,000.00	NA	NA	Authorize deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Ronald Dale Rains, et al., Cause No. 90714CC, pending in Kaufman County Court at Law to acquire approximately 99,166 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project; and settlement of the lawsuit arising from the condemnation proceedings for an amount not to exceed the award
40			8	C	DEV, WTR	$79,628.00	NA	NA	Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 4,002 square feet from Jessie Foster located near the intersection of US HWY 175 and Kleberg Road for the Southwest 120/96-inch Water Transmission Pipeline Project
41			2	C	DEV, PBW	$63,100.00	NA	NA	Authorize moving expense and replacement housing payments for Jesus V. Ugalde in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 716 Pontiac Avenue for future City facilities
42			2	C	DEV, PBW	$70,300.00	NA	NA	Authorize moving expense and replacement housing payments for Jorge Tiburcio and Lesvia Arias in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2946 Gloyd Street for future City facilities
43			1	C	DEV	REV $5,400	NA	NA	An ordinance abandoning a portion of a drainage easement to ATA Apartments Limited Partnership, the abutting owner, containing approximately 1,399 square feet of land, located near the intersection of Greenbriar Lane and Dealey Avenue
44			11	C	DEV	REV $5,400	NA	NA	An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement
45			6	C	DEV	REV $19,983	NA	NA	An ordinance abandoning portions of Darien and Pollard Streets to Cross Street Services, Inc., the abutting owner, containing approximately 13,322 square feet of land, located near the intersection of Commerce and Hearne Streets, and authorizing the quitclaim
46			6	C	TWM, PBW, ATT	$44,696.00	NA	NA	Authorize the deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. PNYX, Ltd., a Texas Limited Partnership, et al., Cause No. CC-14-02822-A, pending in Dallas County Court at Law No. 1, to acquire approximately 988 square feet of land, including any improvements, located on Continental Avenue at its intersection with North Riverfront Boulevard for the reconstruction of Continental Avenue; and settlement of the condemnation proceeding for an amount not to exceed the award
47			All	C	TWM	$249,300.00	NA	NA	Authorize a construction contract with METCO Engineering, Inc., lowest responsible bidder of four, for construction of the Emergency Backup Generator (2255 Irving Boulevard) and Cole Park Switchgear (Cole Park Pump Station) Projects
48			7, 8	C	TWM	GT	0.00%	29.35%	Authorize an increase in the contract with Ratliff Hardscape, Ltd. for the installation of entry enhancements and for additional miscellaneous items along the project for the AT&T Trail Project

AGENDA DATE October 22, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
49			3, 8, Outside	C	WTR	NC	NA	NA	Authorize Interlocal Agreements with the City of Lancaster, the City of DeSoto, and the City of Cedar Hill to allow the City of Dallas to construct, own, and operate a 96-inch water transmission main within the corporate limits of Lancaster, DeSoto, and Cedar Hill
50			All	C	WTR	$1,250.00	NA	NA	Authorize a thirty-year contract with the City of Cedar Hill to continue providing treated water services, from September 26, 2014 through September 25, 2044, with estimated annual revenue in the amount of $3,146,686; and a Reciprocal Agreement for Water and or Wastewater Services, with an estimated annual expenditure of $1,250
51			2, 6	C	WTR	$1,753,000.00	NA	NA	Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for construction of water and wastewater main relocations and appurtenance adjustments in Northwest Highway (Loop 12) from west of Harry Hines Boulevard to west of Midway Road
52			1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, Outside	C	WTR	$1,065,982.50	100.00%	100.00%	Authorize a contract for roof maintenance and repair service at all Dallas Water Utilities owned buildings
53			2, 6, Outside	C	WTR	$3,963,775.00	99.70%	26.11%	Authorize Supplemental Agreement No. 1 to the engineering contract with CH2M HILL Engineers, Inc., for additional engineering services to provide construction management services for construction contracts related to water quality improvements at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant; and relocation of a 48-inch wastewater main just north of the Bachman Lake Dam
54			N/A	I	SEC	NC	N/A	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
55			7	I	DEV, PBW	$17,117.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the owners, of three tracts of land totaling approximately 3,429 square feet consisting of two single family residences and a vacant lot located near the intersection of Meek Street and Brownsville Avenue for the Meek Street Paving and Drainage Improvement Project
56			7	I	DEV, PBW	$11,706.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the owners, of three tracts of land totaling approximately 4,390 square feet, consisting of two single family residences and one vacant lot located near the intersection of Bexar Street and Bethurum Avenue for the Bexar Street Improvement Project
57			7	I	TWM	$2,222.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of a subsurface easement under approximately 4,691 square feet of land located at the intersection of Metropolitan Avenue and Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
58			7	I	TWM	$1,911.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from MGB INVESTMENTS, of a subsurface easement under approximately 2,060 square feet of land located on Hamilton Avenue at its intersection with Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
59			7	I	TWM	$5,426.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Thung Van Tran, of a subsurface easement under approximately 6,230 square feet of land located on Dixon Avenue near its intersection with Scyene Road for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
60			7	I	DEV, ATT	REV $27,134	NA	NA	A resolution consenting to the condemnation and acceptance of the award of the Special Commissioners of approximately 16,169 square feet of City-owned land to Union Pacific Railroad Company v. City of Dallas, et al, Cause No. CC-14-01387-D, located at 8414 Forney Road
61			7	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 1285 for a child-care facility on property zoned an R-7.5(A) Single Family District on the south line of Forney Road, east of Urban Avenue

AGENDA DATE October 22, 2014

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
62			5	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 1717 for a vehicle display, sales, and service use on property zoned Subdistrict 1 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the northwest corner of C.F. Hawn Freeway and Haymarket Road
63			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and an ordinance granting a Specific Use Permit for an Auto Auction on property zoned an IR Industrial Research District, on the west line of Composite Drive, south of Walnut Hill Lane
64			5	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR-D1 Community Retail District with a D-1 Liquor Control Overlay, generally northeast of Lawnview Avenue and Military Parkway
65			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District on property zoned an IR Industrial Research District on the north side of Northwest Highway, east of Luna Road
66			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tattoo studio and a body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north line of Main Street, west of Exposition Avenue
67			4	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the west corner of Great Trinity Forest Way and Haas Drive
68			3	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District on the north side of West Camp Wisdom Road and the east side of South Westmoreland Road
69			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Transit passenger station or transfer center on property zoned an NS(A) Neighborhood Service District and an R-5(A) Single Family District, along the east line of University Hills Boulevard, north of Killough Boulevard
70			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for RR Regional Retail District uses and a truck stop on property zoned an RR Regional Retail District on the northwest corner of R.L. Thornton Freeway and West Wheatland Road
71			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school on property zoned an R-7.5(A) Single Family District on the northeast corner of East Lovers Lane and Skillman Street
72			4	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway

TOTAL $28,950,329.41

AGENDA ITEM # 2

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34E

SUBJECT

Authorize payment for janitorial services furnished by Andrews Building Service, Inc. for various Aviation locations - Not to exceed $268,380 - Financing: Aviation Current Funds

BACKGROUND

Andrews Building Service, Inc. provided janitorial services for the Department of Aviation under a Citywide contract since September 2012. The authorized amount was exhausted prematurely in February 2014. Andrews Building Service, Inc. agreed to maintain their pricing and continued providing service until the new janitorial contract could be approved and the new janitorial contractor began service. UBM Enterprise, Inc was awarded the janitorial services contract on April 9, 2014. Due to the extensive background checks necessary for security purposes for all the new contract employees, they began providing service on June 1, 2014. This item will authorize payment to Andrews Building Service, Inc. for three months of invoices due to them for service provided.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 12, 2012, City Council authorized a five-year service contract for janitorial services at various Aviation, Trinity Watershed Management, and Housing/Community Services locations by Resolution No. 12-2228.

On January 8, 2014, City Council authorized Supplemental Agreement No. 1 to increase the service contract for janitorial services for Aviation, Trinity Watershed Management, and Housing/Community Services locations by Resolution No. 14-0106.

On April 9, 2014, City Council authorized a one-year service contract, with a one year renewal option, for janitorial services at various Aviation locations by Resolution No. 14-0585.

Briefed to the Economic Development Committee on October 6, 2014.

FISCAL INFORMATION

$268,380.00 - Aviation Current Funds

ETHNIC COMPOSITION

Andrews Building Service, Inc.

White Male	20	White Female	22
Black Male	72	Black Female	36
Hispanic Male	58	Hispanic Female	39
Other Male	20	Other Female	10

OWNER

Andrews Building Service, Inc.

Peter S. Kim, President

October 22, 2014

WHEREAS, on September 12, 2012, City Council authorized a five-year service contract for janitorial services at various Aviation, Trinity Watershed Management, and Housing/Community Services locations by Resolution No. 12-2228; and,

WHEREAS, on January 8, 2014, City Council authorized Supplemental Agreement No. 1 to increase the service contract for janitorial services for Aviation, Trinity Watershed Management, and Housing/Community Services locations by Resolution No. 14-0106; and,

WHEREAS, on April 9, 2014, City Council authorized a one-year service contract, with a one year renewal option, for janitorial services at various Aviation locations by Resolution No. 14-0585; and,

WHEREAS, janitorial services were essential to the functioning of Dallas Love Field and other Aviation locations for the protection of the health and safety of customers, employees and tenants at the facilities during the interim period before the contractor for the new contract for services was able to commence services.

Now, Therefore,

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

Section 1. That the City Council authorizes the expenditure of $268,380.00 for janitorial services performed by Andrews Building Service, Inc. (356444) for Dallas Love Field and various Aviation locations during the bidding and contract transition period for a new contractor, and the City Manager is authorized to execute a transition contract in an amount not to exceed $268,380.00 upon approval as to form by the City Attorney.

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed $268,380.00.

Aviation Current Funds
Fund 0130, Dept. AVI, Unit 7724, Obj. 3091
CT AVIABS7724F14, Comm. 91039
Vendor # 356444, in an amount not to exceed $268,380.00

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

AGENDA ITEM # 3

KEY FOCUS AREA: Public Safety

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Business Development & Procurement Services
Office of Emergency Management

CMO: Jeanne Chipperfield, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a consultant contract to design and deliver a comprehensive citywide Continuity of Operations Plan – Tidal Basin Government Consulting, LLC, most advantageous proposer of eight - Not to exceed $299,184 - Financing: U.S. Department of Homeland Security Grant Funds

BACKGROUND

This consultant contract will design and deliver a comprehensive citywide Continuity of Operations Plan (COOP). In anticipation of a catastrophic disaster, the City must be prepared to maintain operations and continue to perform essential functions. Continuity planning facilitates the performance of essential functions during all-hazards emergencies or other situations that may disrupt normal operations. By continuing the performance of essential functions through a catastrophic emergency, the City will ensure that essential services are provided to residents. A comprehensive and integrated continuity capability will enhance the credibility of the City's security posture and enable more rapid and effective response to and recovery from emergencies.

The following are deliverables the City expects to receive from this contract:

- Task 1 - Research, assemble, organize and analyze information necessary to update the City COOP
- Task 2 - Develop a process and structure to be used for the City COOP
- Task 3 - Update the City COOP
- Task 4 - Develop abbreviated training modules to provide all citywide departments training on the COOP, as well as their roles and responsibilities
- Task 5 - Design, conduct and provide an after-action review for a simulated full-scale exercise using the newly developed COOP as a guide

BACKGROUND (Continued)

The COOP elements that will be covered in this plan are as follows:

- Establish standard operating procedures for citywide emergency responses
- Identification and prioritization of essential functions
- Line of succession to essential positions required in an emergency
- Delegation of authority and pre-delegation of emergency authorities to key officials
- Transfer of authority planning
- Continuity facilities and communications
- Protection of government resources, facilities and personnel
- Safeguarding of vital records and databases
- Testing, training and exercises
- Overall implementation plan

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

- Business Development and Procurement Services (1)*
- Communication and Information Services (1)
- City Manager's Office (1)
- Office of Management Services (2)

*Business Development and Procurement Services only evaluated cost.

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

- Project Methodology 40%
- Cost 30%
- Understanding of project objectives, outcomes and vision 20%
- Experience and Qualifications of the staff 10%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,107 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 13, 2014, the Public Safety Committee will be briefed via memorandum.

FISCAL INFORMATION

$299,184.00 - U.S. Department of Homeland Security Grant Funds

M/WBE INFORMATION

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

1,107 - M/WBE and Non-M/WBE vendors were contacted.

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

ETHNIC COMPOSITION

Tidal Basin Government Consulting, LLC

White Male	18	White Female	8
Black Male	0	Black Female	3
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	1

PROPOSAL INFORMATION

The following proposals were received from solicitation number BAZ1409 and opened on April 3, 2014. This consultant contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

PROPOSAL INFORMATION (Continued)

Proposers	Address	Score	Amount
*Tidal Basin Government Consulting, LLC	300 N. Washington Street Suite #505 Alexandria, VA 22314	77%	$299,184.00
FTI Consulting, Inc.	2001 Ross Avenue Dallas, TX 75201	58%	$ 98,000.00
Innovative Emergency Management, Inc.	2801 Slater Road Suite #110 Morrisville, NC 27560	57%	$299,192.82
Leidos, Inc.	2301 Lucien Way Suite #120 Maitland, FL 32751	57%	$205,621.00
Business Development Associates, LLC dba BDA Global	1050 Connecticut Avenue NW 10th Floor Washington, DC 20036	50%	$182,799.00
Centurion Solutions, LLC	6402 Windwood Drive Suite #1001 College Station, TX 77845	48%	$170,671.81
UL DQS, Inc.	1130 W. Lake Cook Road Suite #340 Buffalo Grove, IL 60089	46%	$ 92,750.00
True North Emergency Management, LLC	512 Main Street Suite #415 Forth Worth, TX 76102	39%	$229,500.00

OWNER

Tidal Basin Government Consulting, LLC

Daniel Craig, President
Steven G. Kral, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a consultant contract to design and deliver a comprehensive citywide Continuity of Operations Plan – Tidal Basin Government Consulting, LLC, most advantageous proposer of eight - Not to exceed $299,184 - Financing: U.S. Department of Homeland Security Grant Funds

Tidal Basin Government Consulting, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$299,184.00	100.00%
TOTAL CONTRACT	$299,184.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

October 22, 2014

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

Section 1. That the City Manager is authorized to execute a consultant contract with Tidal Basin Government Consulting, LLC (VS0000084358) to design and deliver a comprehensive citywide Continuity of Operations Plan, in an amount not to exceed $299,184.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Tidal Basin Government Consulting, LLC shall be based only on the amount of services directed to be performed by the City and properly performed by Tidal Basin Government Consulting, LLC under the contract.

Section 2. That the City Controller is hereby authorized to disburse funds from the following appropriation in an amount not to exceed $299,184.00:

Fund	Dept	Unit	Object	Amount	Encumbrance
F418	MGT	3694	3070	$299,184.00	CTMGTCOOP92414

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

AGENDA ITEM # 4

KEY FOCUS AREA:	Efficient, Effective and Economical Government
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	7
DEPARTMENT:	Business Development & Procurement Services Communication and Information Services
CMO:	Jeanne Chipperfield, 670-7804 Jill A. Jordan, P.E., 670-5299
MAPSCO:	46 Q

SUBJECT

Authorize a service contract for the demolition and removal of a radio communications tower – Tower King II, Inc., most advantageous proposer of two - Not to exceed $189,478 - Financing: Current Funds

BACKGROUND

This service contract will provide services to demolish and remove a radio communications tower at 3920 Martin Luther King Jr. Blvd, Dallas, Texas inside the Fair Park grounds.

This tower, built in 1948, serves as the backup radio communications tower for the City's public safety agencies as well as the Dallas County radio backup location. However, the very close location to the primary radio transmitters at Dawson Street is a concern due to the potential for a large weather event damaging both sites.

Backup radio communications are being moved to a new tower west of downtown. The existing cellular companies who currently provide cellular service in the Fair Park grounds have moved or are moving to a tower nearby. This ensures that patrons of the Fair Park complex as well as citizens in the surrounding communities do not lose cellular service.

This project has been approved by the City of Dallas Landmark Commission who issued a Certificate of Appropriateness (CA) CD134-009(AA). Further, the project was also approved by the Texas Historical Commission via permit HS 708.

Due to the very large size of this tower, very few vendors contacted had the ability to remove this tower. The two vendors who responded both have extensive experience removing large towers.

BACKGROUND (Continued)

A five member evaluation committee was selected from the following departments:

- Communication & Information Services (2)
- Public Works (1)
- Business Development and Procurement Services (2)*

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

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

- Price 35%
- Match to City Requirements 30%
- Capability, Credibility and Expertise of the Proposer 20%
- Business Inclusion and Development (BID) Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 395 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLink Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On October 20, 2014, the Budget, Finance & Audit Committee will be briefed via memorandum.

FISCAL INFORMATION

$189,477.80 - Current Funds

M/WBE INFORMATION

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

M/WBE INFORMATION (Continued)

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

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

ETHNIC COMPOSITION

Tower King II, Inc.

White Male	16	White Female	1
Black Male	2	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following bids were received from solicitation number BHZ1412 and were opened on August 7, 2014. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*Tower King ll, Inc.	1570 W. Beltline Rd. Cedar Hill, TX 75104	86%	$189,477.80
Sabre Communications Corporation	7101 Southbridge Dr. Sioux City, IA 51102	57%	$363,114.00

OWNER

Tower King ll, Inc.

Kevin Barber, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a service contract for the demolition and removal of a radio communications tower – Tower King II, Inc., most advantageous proposer of two - Not to exceed $189,478 - Financing: Current Funds

Tower King II, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$189,477.80	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$189,477.80	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

October 22, 2014

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

Section 1. That the City Manager is authorized to execute a service contract with Tower King II, Inc. (VS13570) for the demolition and removal of a radio communications tower in an amount not to exceed $189,477.80, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Tower King II, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Tower King II, Inc. under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed $189,477.80:

FUND	DEPT	UNIT	OBJ	AMOUNT	FY	ENCUMBRANCE
0197	DSV	1812	3099	$189,477.80	2015	DSV15TOWRML

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

AGENDA ITEM # 5

KEY FOCUS AREA:	Efficient, Effective and Economical Government
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Court & Detention Services
CMO:	Jeanne Chipperfield, 670-7804 Eric Campbell, 670-3255
MAPSCO:	N/A

SUBJECT

Authorize a three-year service contract, with three one year renewal options, for the collection of delinquent fines and fees for violations of City ordinances, traffic, and state laws, excluding parking violations - Gila LLC dba Municipal Services Bureau, most advantageous proposer of seven – Estimated Annual Net Revenue: $4,257,000

BACKGROUND

This service contract will provide collection services for delinquent fines and fees for violations of City ordinances, traffic and state laws excluding parking violations.

Court and Detention Services is responsible for the collection and processing of fines and fees associated with Class C misdemeanor and civil violations enforced within the City limits. Cases which are unresolved and become delinquent are assigned to a private vendor for collection. This service contract will enable the department to continue timely collection of delinquent amounts for traffic, ordinance and state law violations.

Per State law Gila LLC dba Municipal Services Bureau will receive a 30% add-on commission which is paid by the defendant on cases originating on or after June 18, 2003. No commission will be paid on cases preceding that date, in accordance with current interpretation of state law. Gila LLC dba Municipal Services Bureau's proposal brings the highest net revenue to the City of the seven vendors submitting proposals.

A four member evaluation committee was selected from the following departments:

- Court and Detention Services (2)
- Water Utilities (1)
- Business Development and Procurement Services (1)*

BACKGROUND (Continued)

*Business Development and Procurement Services only evaluated the proposed revenue.

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

- Revenue Value 40%
- Plan to Resolve Challenging Cases in Portfolio 25%
- Relevant Experience 25%
- Client References 10%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 308 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, City Council authorized Supplemental Agreement No. 2 to exercise the first renewal option to extend the term of the service contract, with a minimum annual guarantee, for the collection of delinquent fines and fees for City ordinance, traffic and state law violations, excluding parking violations, for the period August 1, 2012 through July 31, 2013 by Resolution No. 12-1618.

On May 20, 2013, the Budget, Finance & Audit Committee was briefed via memorandum.

On June 12, 2013, City Council authorized Supplemental Agreement No. 3 to exercise the second renewal option to extend the term of the service contract, with a minimum annual guarantee, for the collection of delinquent fines and fees for City ordinance, traffic and state law violations, excluding parking violations, for the period August 1, 2013 through July 31, 2014 by Resolution No. 13-0940.

On October 13, 2014, the Public Safety Committee is scheduled to be briefed.

FISCAL INFORMATION

$4,257,000.00 - Estimated Annual Net Revenue

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Gila LLC dba Municipal Services Bureau

White Male	31	White Female	40
Black Male	14	Black Female	77
Hispanic Male	41	Hispanic Female	113
Other Male	5	Other Female	15

PROPOSAL INFORMATION

The following proposals were received from solicitation number BHZ1404 and were opened on February 6, 2014. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score
*Gila LLC dba Municipal Services Bureau	8325 Tuscany Way Building 4 Austin, TX 78754	88%
GC Services Limited Partnership	6330 Gulfton Houston, TX 77081	58%

PROPOSAL INFORMATION (Continued)

Proposers	Address	Score
Linebarger Goggan Blair & Sampson, LLP Company	2777 N. Stemmons Freeway Suite 1000 Dallas, TX 75207	57%
Pioneer Credit Recovery, Inc.	26 Edward Street Arcade, NY 14009	45%
Penn Credit Corporation	916 S. 14th Street Harrisburg, PA 17104	50%
AllianceOne Receivables Management, Inc.	6565 Kimball Drive Suite 200 Gig Harbor, WA 98335	44%
Ability Recovery Services, LLC	One Montage Road Moosic, PA 18507	Non-Responsive**

**Ability Recovery Services, LLC was deemed non-responsive due to not meeting specifications.

OWNER

Gila LLC dba Municipal Services Bureau

Bruce Cummings, Chief Executive Officer
Michael E. Epstein, Chief Financial Officer

WHEREAS, on June 27, 2012, City Council authorized Supplemental Agreement No. 2 to exercise the first renewal option to extend the term of the service contract, with a minimum annual guarantee, for the collection of delinquent fines and fees for City ordinance, traffic and state law violations, excluding parking violations, for the period August 1, 2012 through July 31, 2013 by Resolution No. 12-1618; and,

WHEREAS, on June 12, 2013, City Council authorized Supplemental Agreement No. 3 to exercise the second renewal option to extend the term of the service contract, with a minimum annual guarantee, for the collection of delinquent fines and fees for City ordinance, traffic and state law violations, excluding parking violations, for the period August 1, 2013 through July 31, 2014 by Resolution No. 13-0940;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Gila LLC dba Municipal Services Bureau (348597) for the collection of delinquent fines and fees for violations of City ordinances, traffic, and state laws, excluding parking violations for a term of three years, with three one year renewal options, for the period January 1, 2015 through December 31, 2017, in an estimated annual net revenue amount $4,257,000.00, upon approval as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to deposit all commissions received for the benefit of Gila LLC, dba Municipal Services Bureau into Fund 0614, Dept. CTS, Unit 1054. All other revenue received will be deposited into the General Fund 0001, Dept. CTS, Unit 1081 with the appropriate revenue source codes; Fund 0401, Dept. CTS, Unit 1063, Revenue Source 8033; Fund 0G88, Dept. CTS, Unit 1064, Revenue Source 8030; Fund 0396, Dept. CTJ, Unit 2159, Revenue Source 8040; Fund 0476, Dept. HOU, Unit 1042, Revenue Source 8037.

Section 3. That the City Controller is hereby authorized to disburse commission from Fund 0614, Dept. CTS, Unit 1054, Object Code 3099 to Gila LLC, dba Municipal Services Bureau, according to the terms of the contract.

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

AGENDA ITEM # 6

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services

CMO: Jeanne Chipperfield, 670-7804
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract for licenses, maintenance and support for McAfee VirusScan Threat Management Portfolio software - World Wide Technology, Inc., most advantageous proposer of three - Not to exceed $495,921 - Financing: Current Funds

BACKGROUND

This service contract will renew the City's existing maintenance and support for the McAfee VirusScan Threat Management Portfolio. This portfolio will enable the City to monitor and detect various types of computer viruses and malware threats on the City's approximately 9,000 City desktops, laptops and servers. Additionally the portfolio, through centralized management, will provide protection against current and future cyber attacks with the distribution of software updates.

The renewal also includes Mobile Device Management (MDM), a feature that extends antivirus and malware protection to mobile phones and other portable devices such as tablet computers. MDM also provides additional security for mobile applications, device encryption, and remote locking and wiping of data in the event a device is reported stolen or lost..

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

- Police (1)
- Water Utilities (2)
- Communication and Information Services (2)
- Business Development and Procurement Services (2)*

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

BACKGROUND (Continued)

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

● Implementation	35%
● Cost	30%
● Business Inclusion and Development Plan	15%
● Installation, setup, configuration and integration	10%
● Capability and expertise	5%
● Training	5%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,061 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 14, 2011, City Council authorized a three-year service contract for license renewal of McAfee Threat management products by Resolution No. 11-2369.

On October 20, 2014, this item will be included as a briefing memo to the Budget, Finance and Audit Committee.

FISCAL INFORMATION

$495,920.95 - Current Funds

M/WBE INFORMATION

165 - Vendors contacted
165 - No response
0 - Response (Bid)
0 - Response (No Bid)
0 - Successful vendor

1,061 - M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

World Wide Technology, Inc.

White Male	1750	White Female	792
Black Male	142	Black Female	85
Hispanic Male	72	Hispanic Female	38
Other Male	162	Other Female	115

PROPOSAL INFORMATION

The following proposals were received from solicitation number BUZ1438 and were opened on August 28, 2014. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*World Wide Technology, Inc.	60 Weldon Parkway Maryland, Heights, MO 63042	79%	$495,920.95
Future Com, LTD	807 Forest Ridge Drive Bedford, TX 76022	63%	$509,651.04
SHI Government Solutions	1301 S. Mo-Pac Expressway Austin, TX 78746	61%	$514,800.00

OWNER

World Wide Technology, Inc.

Joseph G. Koenig, President
Mark J. Catalano, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract for licenses, maintenance and support for McAfee VirusScan Threat Management Portfolio software - World Wide Technology, Inc., most advantageous proposer of three - Not to exceed $495,921 - Financing: Current Funds

World Wide Technology, Inc. is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$495,920.95	100.00%
TOTAL CONTRACT	$495,920.95	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
World Wide Technology, Inc.	BMMSM202220115	$495,920.95	100.00%
Total Minority - Non-local		$495,920.95	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$495,920.95	100.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$495,920.95	100.00%

October 22, 2014

WHEREAS, on September 14, 2011, City Council authorized a three-year service contract for license renewal of McAfee Threat management products by Resolution No. 11-2369;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with World Wide Technology, Inc. (VS0000002986) for McAfee VirusScan Threat Management Portfolio software for a term of three years in an amount not to exceed $495,920.95, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to World Wide Technology, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by World Wide Technology, Inc. under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed $495,920.95:

FUND	DEPT	UNIT	OBJ	AMOUNT	FY	ENCUMBRANCE
0198	DSV	1641	3438	$495,920.95	2015	CTDSV15MCFE

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

AGENDA ITEM # 7

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services

CMO: Jeanne Chipperfield, 670-7804
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract for temporary information technology professionals – EJES, Inc. in the amount of $2,661,237, Global Information Systems, Inc. in the amount of $992,478 and Sierra Infosys, Inc. in the amount of $351,228, most advantageous proposers of twenty-one - Total not to exceed $4,004,943 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

Communications & Information Services has historically leveraged contract employees to assist in special projects or to temporarily fill vacant positions by utilizing temporary staffing agreements. These technical temporaries have specialized skills in specific technical areas which augment our current Information Technology (IT) staff and are intended to work on a limited basis for specific assignments. The IT field is becoming increasingly more competitive for specialized technology resources and assistance is needed to find qualified resources in a timely manner.

The City will need temporary IT resources to architect, design, develop, implement, secure and manage projects for various hardware infrastructure and software systems. IT temporary professionals can be leveraged to help deploy new systems such as electronic document management, mobile applications and electronic form/payment solutions. They can assist with upgrades to legacy systems including intelligent traffic management and Water Utilities advanced control systems. IT temporaries can also help support enhancements to existing City systems used for inspections, regulation/compliance and high tech solutions for public safety. Lastly, contract staff helps drive improvements to core IT functions such as data analytics and the automation of business processes.

BACKGROUND (Continued)

The cost for temporary contract IT professionals comes from funds budgeted in advance for various IT projects and/or savings from vacant positions.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 2,122 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 10, 2010, City Council authorized a three-year service contract for temporary information technology professionals by Resolution No. 10-0447.

On October 13, 2010, City Council rescinded the service contracts with certain vendors for temporary information technology professionals by Resolution No. 10-2558.

On October 13, 2010, City Council authorized Supplemental Agreement No. 1 to increase the service contract for temporary information technology professionals by Resolution No. 10-2559.

FISCAL INFORMATION

$4,004,942.52 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

562 - Vendors contacted
560 - No response
2 - Response (Bid)
0 - Response (No Bid)
2 - Successful

2,122 M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

EJES, Inc.

White Male	18	White Female	4
Black Male	17	Black Female	14
Hispanic Male	5	Hispanic Female	0
Other Male	7	Other Female	2

Global Information Systems, Inc.

White Male	12	White Female	7
Black Male	5	Black Female	3
Hispanic Male	2	Hispanic Female	1
Other Male	67	Other Female	27

Sierra Infosys, Inc.

White Male	58	White Female	10
Black Male	12	Black Female	3
Hispanic Male	3	Hispanic Female	1
Other Male	33	Other Female	23

PROPOSAL INFORMATION

The following proposals were received from solicitation number BKZ1403 and opened on February 20, 2014. This service contract is being awarded to the most advantageous proposers by group. Information related to this solicitation is available upon request.

*Denotes successful proposers

Proposers	**Address**	**Amount**
*EJES, Inc.	12655 N. Central Expwy. Suite #500 Dallas, TX 75243	Multiple Groups
*Global Information Systems, Inc.	29777 Telegraph Rd. Suite #2450 Southfield, MI 48034	Multiple Groups
*Sierra Infosys, Inc.	6001 Savoy Dr. Suite #210 Houston, TX 75062	Multiple Groups

PROPOSAL INFORMATION (Continued)

Proposers	Address	Amount
Stark Talent	2121 W. Airport Frwy. Suite #320 Irving, TX 75062	Multiple Groups
MNK Infotech, Inc.	1300 W. Walnut Hill Ln. Suite #125 Irving, TX 75038	Multiple Groups
Vignon Corporation	7324 Gaston Ave. Suite #124-432 Dallas, TX 75214	Multiple Groups
Epitec, Inc.	16633 Dallas Pkwy. Suite #600 Addison, TX 75001	Multiple Groups
Royal Technocrats, Inc.	9896 Bissonnet St. Suite #350 Houston, TX 77036	Multiple Groups
Pedigo Staffing Services	112 E. Pecan St. 10th Floor, Megaman Suite San Antonio, TX 78205	Multiple Groups
The Evolvers Group	2504 Stillwater Ct. Flower Mound, TX 75022	Multiple Groups
AT&T Corp.	311 S. Akard St. 4 AT&T Plaza, 8th Floor, A3 Dallas, TX 75202	Multiple Groups
iForward Solutions, LLC	15950 Dallas Pkwy. Suite #400 Dallas, TX 75248	Multiple Groups
Austin Ribbon & Computer Supplies, Inc.	9211 Waterford Centre Blvd. Suite #202 Austin, TX 78758	Multiple Groups
CompuCom Systems, Inc.	7171 Forest Ln. Dallas, TX 75230	Multiple Groups

PROPOSAL INFORMATION (Continued)

Proposers	Address	Amount
Novalink Solutions, LLC	2180 Satellite Blvd. Suite #400 Duluth, GA 30097	Multiple Groups
AMER Technology, Inc.	5717 Northwest Pkwy. San Antonio, TX 78249	Multiple Groups
Object Technology Solutions, Inc.	2435 N. Central Expwy. Suite #1200 Richardson, TX 75080	Multiple Groups
ICON Information Consultants, LP	100 Waugh Dr. Suite #300 Houston, TX 77007	Multiple Groups
Elahi Enterprises Inc. d.b.a. Akorbi	5055 W. Park Blvd. Suite #550 Plano, TX 75093	Multiple Groups
CNC Consulting, Inc.	50 E. Palisades Ave. Englewood, NJ 07631	Multiple Groups
Workforce Solution Group	23505 Crenshaw Blvd. Suite #214 Torrance, CA 90505	Multiple Groups

OWNERS

EJES, Inc.

Edwin B. Jones, President
Sheila F. Jones, Secretary

Global Information Systems, Inc.

Gangadhar Nadella, President
Uma Konerum, Vice President

OWNERS (Continued)

Sierra Infosys, Inc.

Raghunathan Kumar, President
Rajmohan Pendyala, Senior Vice President
Sangeetha Kumar, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract for temporary information technology professionals – EJES, Inc. in the amount of $2,661,237, Global Information Systems, Inc. in the amount of $992,478 and Sierra Infosys, Inc. in the amount of $351,228, most advantageous proposers of twenty-one - Total not to exceed $4,004,943 - Financing: Current Funds (subject to annual appropriations)

EJES, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors. Sierra Infosys, Inc. is a non-local, minority firm has signed the "Business Inclusion & Development" documentation and proposes to use the following sub-contractor. Global Information Systems, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$2,981,038.54	74.43%
Total non-local contracts	$1,023,903.98	25.57%
TOTAL CONTRACT	$4,004,942.52	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
E Quality Corporation	BFMB62361Y0616	$399,185.48	13.39%
EJES, Incorporated	BMDB62926Y0815	$1,862,865.56	62.49%
NSync Services Inc.	BMDL09671N0615	$399,185.48	13.39%
Doyensys, Inc.	IFMB63032Y0816	$83,592.26	2.80%
Total Minority - Local		$2,744,828.78	92.08%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Sierra Infosys, Inc.	IMMB59933N0115	$267,635.74	26.14%
Total Minority - Non-local		$267,635.74	26.14%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$2,661,236.52	89.27%	$2,661,236.52	66.45%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$83,592.26	2.80%	$351,228.00	8.77%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$2,744,828.78	92.08%	$3,012,464.52	75.22%

October 22, 2014

WHEREAS, on February 10, 2010, City Council authorized a three-year service contract for temporary information technology professionals by Resolution No. 10-0447; and,

WHEREAS, on October 13, 2010, City Council rescinded the service contracts with certain vendors for temporary information technology professionals by Resolution No. 10-2558; and,

WHEREAS, on October 13, 2010, City Council authorized Supplemental Agreement No. 1 to increase the service contract for temporary information technology professionals by Resolution No. 10-2559;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a contract with EJES, Inc. (505524) in the amount of $2,661,236.52, Global Information Systems, Inc. (VS0000050253) in the amount of $992,478.00 and Sierra Infosys, Inc. (VS0000049977) in the amount of $351,228.00, for temporary information technology professionals for a term of three years in a total amount not to exceed $4,004,942.52, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to EJES, Inc., Global Information Systems, Inc. and Sierra Infosys, Inc., shall be based only on the amount of the services directed to be performed by the City and properly performed by EJES, Inc., or Global Information Systems, Inc. or Sierra Infosys, Inc., under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed $4,004,942.52 (subject to annual appropriations)

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

AGENDA ITEM # 8

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Business Development & Procurement Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize the sale of one 2005 Peterbilt semi-truck through a live public auction on September 29, 2014 to Marks Motors, highest bidder - Revenue: $24,250

BACKGROUND

This action seeks approval to sell one 2005 Peterbilt semi-truck, which was auctioned through a live public auction on September 29, 2014 from the Dallas Police Auto Pound.

The City used its current contract auctioneer, Lone Star Auctioneers, Inc., to auction this equipment and will pay the auctioneer 4.39% commission based upon gross sales per this auction.

Dallas City Code 2-37.4 requires that when the highest bid for property is more than $20,000.00, the sale to the highest bidder must be confirmed by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

$24,250.00 - Revenue

BID INFORMATION

The following bid was received at public auction on September 29, 2014.

*Denotes successful bidder

Bidders	Address	Amount of Bid
*Marks Motors	RR2 Box 115 Olney, TX 76374	$24,250.00

OWNER

Marks Motors

David Sandlin, Owner

October 22, 2014

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

Section 1. That the City Manager or designee is hereby authorized to sell one 2005 Peterbilt semi-truck through a live public auction on September 29, 2014, to the highest bidder, Marks Motors in the amount of $24,250.00.

Section 2. That the City Controller is hereby authorized to receive and deposit funds received from the proceeds of the sale to:

FUND	DEPT	UNIT	REVENUE SOURCE	AMOUNT
0001	BMS	1999	8414	$20,612.50
0199	POM	1232	8420	$ 3,637.50

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

AGENDA ITEM # 9

KEY FOCUS AREA: Public Safety

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services
Police

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

MAPSCO: N/A

SUBJECT

Authorize the purchase of 137 squad cars for Police - Dallas Dodge Chrysler Jeep through the Houston-Galveston Area Council of Governments - Not to exceed $3,489,858 - Financing: Current Funds

BACKGROUND

This action will allow for the purchase of 137 squad cars for Police. These cars will be used by Police throughout the City in their daily activities.

All 137 squad cars are replacements to the fleet. Vehicles being replaced have gone through an evaluation process using an established criterion to ensure that only vehicles that have exceeded their useful life are replaced. The vehicle evaluation includes life-to-date maintenance costs, recommended replacement mileage and recommended replacement life. Replacement vehicles will be stripped and sold at auction.

Houston-Galveston Area Council of Governments (H-GAC) conforms to the requirements of Texas Statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, H-GAC receives bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 11, 2012, City Council authorized a one-year master agreement for the purchase of one hundred ninety-six pieces of fleet equipment and a one-year master agreement for the purchase of one hundred three pieces of fleet equipment by Resolution No. 12-0162.

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

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

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

FISCAL INFORMATION

$3,489,858.00 – Current Funds

ETHNIC COMPOSITION

Dallas Dodge Chrysler Jeep

White Male	68	White Female	12
Black Male	10	Black Female	3
Hispanic Male	29	Hispanic Female	5
Other Male	4	Other Female	0

OWNER

Dallas Dodge Chrysler Jeep

Earl Hesterberg, President

October 22, 2014

WHEREAS, on January 11, 2012, City Council authorized a one-year master agreement for the purchase of one hundred ninety-six pieces of fleet equipment and a one-year master agreement for the purchase of one hundred three pieces of fleet equipment by Resolution No. 12-0162; and,

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

WHEREAS, on December 11, 2013, City council authorized the purchase of seven super-duty trucks and four sport utility vehicles for Fire-Rescue by Resolution No. 13-2054;

NOW, THEREFORE,

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

Section 1. That the purchase of 137 squad cars for Police is authorized with Dallas Dodge Chrysler Jeep (519732) through the Houston-Galveston Area Council of Governments in an amount not to exceed $3,489,858.00.

Section 2. That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed $3,489,858.00:

Fund	Dept	Unit	Object	Amount	FY	Encumbrance
0196	EBS	1721	4740	$3,489,858.00	2015	POEBS00000117016

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

AGENDA ITEM # 10

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize **(1)** the rejection of bids received for cardiac and injectable drugs for Fire-Rescue; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the rejection of bids received for solicitation BT1403 for a three-year master agreement for cardiac and injectable drugs for Fire-Rescue. Fire-Rescue along with Business Development and Procurement Services (BDPS) will modify the specifications and bid sheet for clarification. Fire-Rescue and BDPS determined it would be more advantageous to the City to reject the bids and re-advertise for new bids.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

October 22, 2014

WHEREAS, on July 9, 2014, four bids were received for cardiac and injectable drugs for Fire-Rescue; and,

WHEREAS, it has been determined that it is in the best interest of the City of Dallas to reject the four bids that were received for cardiac and injectable drugs for Fire-Rescue;

NOW, THEREFORE,

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

SECTION 1. That the four bids received for cardiac and injectable drugs for Fire-Rescue is hereby rejected and authorization to solicit new bids is granted.

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

AGENDA ITEM # 11

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Park & Recreation Water Utilities
CMO:	Jeanne Chipperfield, 670-7804 Willis Winters, 670-4071 Mark McDaniel, 670-3256
MAPSCO:	N/A

SUBJECT

Authorize a two-year master agreement for sodium hypochlorite (bleach) – Petra Chemical Company in the amount of $267,300 and FSTI, Inc. in the amount of $82,500, lowest responsible bidders of two – Total not to exceed $349,800 - Financing: Current Funds ($82,500) and Water Utilities Current Funds ($267,300)

BACKGROUND

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

This master agreement will provide sodium hypochlorite (bleach) to be used in water treatment processes at five booster chlorination stations throughout the City. Bleach is used to boost chlorine and maintain disinfection levels in accordance with State of Texas regulatory standards. These applications require high quality, commercial grade 12.5 percent sodium hypochlorite in solution form. The sodium hypochlorite is delivered in 4,500 gallon tank trucks and transferred to storage tanks where it is dosed directly into the water lines throughout the City. In addition, sodium hypochlorite will be used at Bahama Beach Water Park, Fair Park facilities and various City swimming pools.

This master agreement will continue to provide National Sanitary Foundation 60 certified sodium hypochlorite for water treatment processes throughout the City. Providing service to an estimated 2.3 million people in the City and surrounding communities, Water Utilities treats and delivers approximately 410 million gallons of fresh water per day.

BACKGROUND (Continued)

This solicitation was structured in a manner which required bidders to submit a response using unit pricing. This bid resulted in a 17.61% decrease over comparable unit prices for the bid awarded in 2013.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 306 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 27, 2010, City Council authorized a two-year master agreement for sodium hypochlorite by Resolution No. 10-0306.

On January 25, 2012, City Council authorized a two-year master agreement for sodium hypochlorite by Resolution No. 12-0269.

On February 13, 2013, City Council authorized a two-year master agreement for sodium hypochlorite by Resolution No. 13-0294.

FISCAL INFORMATION

$ 82,500.00 - Current Funds
$267,300.00 - Water Utilities Current Funds

M/WBE INFORMATION

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

306 – M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

Petra Chemical Company

White Male	14	White Female	6
Black Male	4	Black Female	0
Hispanic Male	9	Hispanic Female	0
Other Male	0	Other Female	0

FSTI, Inc.

White Male	66	White Female	12
Black Male	14	Black Female	0
Hispanic Male	24	Hispanic Female	2
Other Male	4	Other Female	3

BID INFORMATION

The following bids were received from solicitation number BP1416 and opened on September 18, 2014. This master agreement is being awarded to the lowest responsive and responsible bidders by group.

*Denotes successful bidders

Bidders	**Address**	**Amount of Bid**
*Petra Chemical Company	2929 Storey Ln. Dallas, TX 75220	Group 1 - $267,300.00 Group 2 - $144,250.00
*FSTI, Inc.	6300 Bridge Point Pkwy. Ste. 1-200 Austin, TX 78730	Group 1 - $270,000.00 Group 2 - $ 82,500.00

OWNERS

Petra Chemical Company

Cliff Musgrave, President
Jon D. Smithson, Vice President

FSTI, Inc.

Staci Barton, President
Stoney Barton, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a two-year master agreement for sodium hypochlorite (bleach) – Petra Chemical Company in the amount of $267,300 and FSTI, Inc. in the amount of $82,500, lowest responsible bidders of two – Total not to exceed $349,800 - Financing: Current Funds ($82,500) and Water Utilities Current Funds ($267,300)

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

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$267,300.00	76.42%
Total non-local contracts	$82,500.00	23.58%
TOTAL CONTRACT	$349,800.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
FSTI, Inc.	WFDFW097400115	$82,500.00	100.00%
Total Minority - Non-local		$82,500.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$82,500.00	23.58%
Total	$0.00	0.00%	$82,500.00	23.58%

October 22, 2014

WHEREAS, on January 27, 2010, City Council authorized a two-year master agreement for sodium hypochlorite by Resolution No. 10-0306; and,

WHEREAS, on January 25, 2012, City Council authorized a two-year master agreement for sodium hypochlorite by Resolution No. 12-0269; and,

WHEREAS, on February 13, 2013, City Council authorized a two-year master agreement for sodium hypochlorite by Resolution No. 13-0294;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of sodium hypochlorite (bleach) is authorized with Petra Chemical Company (VS0000067631) in the amount of $267,300.00 and FSTI, Inc. (VS0000023020) in the amount of $82,500.00 for a term of two years in a total amount not to exceed $349,800.00.

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

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed $349,800.00.

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

AGENDA ITEM # 12

KEY FOCUS AREA:	Public Safety
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Business Development & Procurement Services Street Services
CMO:	Jeanne Chipperfield, 670-7804 Mark McDaniel, 670-1858
MAPSCO:	N/A

SUBJECT

Authorize a three-year master agreement for salt and magnesium chloride de-icer for Street Services – The Bargain Source in the amount of $354,073 and Southwest Envirotx Partners, LLC in the amount of $548,700, lowest responsible bidders of two - Total not to exceed $902,773 - Financing: Current Funds

BACKGROUND

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

This master agreement will provide salt and magnesium chloride de-icer to be used by Street Services in case of inclement weather. The salt and de-icer are mixed with sand and dispensed on City streets by spreader trucks to improve traction when icy weather conditions occur.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

$902,772.50 – Current Funds

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

The Bargain Source

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

Southwest Envirotx Partners, LLC

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

BID INFORMATION

The following bids were received from solicitation number BP1422 and were opened on July 24, 2014. This master agreement is being awarded to the lowest responsible and responsive bidders by group.

*Denotes successful bidders

Bidders	Address	Amount of Bid
*The Bargain Source	2516 Morningside Drive Garland, TX 75041	Group 1 - $354,072.50 Group 2 - No Bid Group 3 - No Bid
*Southwest Envirotx Partners, LLC	10899 Deer Canyon Road Jonestown, TX 78645	Group 1 - No Bid Group 2 - $452,700.00 Group 3 - $ 96,000.00

OWNERS

The Bargain Source

Vandana Vivek Hiremath, President

Southwest Envirotx Partners, LLC

Clay Speer, President
Scott Speer, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for salt and magnesium chloride de-icer for Street Services – The Bargain Source in the amount of $354,073 and Southwest Envirotx Partners, LLC in the amount of $548,700, lowest responsible bidders of two - Total not to exceed $902,773 - Financing: Current Funds

The Bargain Source is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. Southwest Envirotx Partners, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$354,072.50	39.22%
Total non-local contracts	$548,700.00	60.78%
TOTAL CONTRACT	$902,772.50	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

October 22, 2014

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

Section 1. That a master agreement for the purchase of salt and magnesium chloride de-icer for Street Services is authorized with The Bargain Source (504430) in the amount of $354,072.50 and Southwest Envirotx Partners, LLC (VS85852) in the amount of $548,700.00 for a term of three years in a total amount not to exceed $902,772.50.

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

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed $902,772.50.

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

AGENDA ITEM # 13

KEY FOCUS AREA: Public Safety

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Police

CMO: Jeanne Chipperfield, 670-7804
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize supplemental agreement no. 4 to increase the service contract with Xerox, State and Local Solutions, Inc. for automated red light camera enforcement extending the contract term from January 1, 2017 through March 31, 2017 - Sole Source - Not to exceed $4,911,300, from $29,106,906 to $34,018,206 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This supplemental agreement will increase the funding for the current automated red light camera enforcement contract. On September 13, 2006 City Council authorized a sixty-month contract for an automated red light camera enforcement system. Included in this authorization was a sixty-month renewal option which was authorized on September 12, 2007. The renewal option, in addition to extending the program to ten years, also allowed for the relocation of some cameras as well as expanding the system through the addition of cameras. In order to maximize public safety at intersections, the system has had to become more flexible and allow for greater camera relocations to meet changing driver habits. This greater flexibility has created unanticipated additional expenses which will outpace the authorized appropriation approved by Council. The current appropriation are estimated to be expended by June 2015, however the contract expiration date of the contract is December 2016.

The added funding through this action will allow the City to fully realize the life of the system and provide added benefits which include:

- A reduction in the monthly per approach camera fee
- An upgrade and or installation of Xerox Drive Safe ™ camera systems at five approaches
- An increase of enforcement capabilities from four lanes to five lanes at eight locations

BACKGROUND (Continued)

The purpose of the red light program is to improve public safety by increasing enforcement of red light laws. The City currently operates approximately 7300 traffic signals citywide.

In 2014, seven years after implementation the red-light camera program statistics show:

33 approaches with cameras:

- 24 or 73% of these approaches have shown reductions or no change in red light related accidents
- 54% average reduction in crashes caused by red light running

31 intersections that have at least one approach monitored: (124 approaches)

- 88 or 71% of these approaches have shown a reduction or no change in red light related accidents
- 40% average reduction in crashes caused by red light running

Fewer fatalities (all approaches)

- 86% reduction in fatalities

Fewer injuries (all approaches)

- 54% reduction in red light related person-injuries

The City's red-light camera enforcement program includes an aggressive public awareness campaign that has targeted high impact audiences such as public driving schools and at community events such as:

- Chief on the Beat
- State Fair of Texas
- Mary Kay Convention
- Ford Motor Driving Skills for Life
- National Night Out
- National Stop on Red Week
- Mayor's Back to School Fair
- Mi Familia and Mi Hogar sponsored by Univision at Market Hall

Over the past 8 years, this safety program has been cost neutral or produced a surplus. State law requires that 50% of any surplus generated by automated red light enforcement be shared with the State of Texas for trauma centers. In addition, State law requires that the City dedicates the remaining 50% to safety and educational programs. In FY 2012-13, approximately $3.6M was split between City and State of Texas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 13, 2006, City Council authorized a sixty-month service contract, with one sixty-month renewal option, for the installation, maintenance and operation of an automated red light camera enforcement system by Resolution No. 06-2492.

On September 12, 2007, City Council authorized Supplemental Agreement No. 1 to (1) exercise a second term option to increase the contract amount; (2) provide a two-year extension of the existing contract; and (3) expand the automated red light enforcement program (Safelight) by forty additional cameras, including the relocation or modification of existing camera locations by Resolution No. 07-2604.

On October 13, 2014, the Public Safety Committee is scheduled to be briefed.

FISCAL INFORMATION

$4,911,300.00 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

There were no M/WBE vendors contacted for this item because the recommended awardee is the sole source provider.

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

ETHNIC COMPOSITION

Xerox, State and Local Solutions, Inc.

White Male	6	White Female	2
Black Male	10	Black Female	3
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

Bidder	Address	Amount
Xerox, State and Local Solutions, Inc.	2828 North Haskell Ave. Dallas,TX 75204	$4,911,300.00

Note: Pursuant to Business Development and Procurement Services' (BDPS) request, the Auditor's office has reviewed this sole source item and submitted related documentation and has determined BDPS meets the exceptions from competitive bidding as specified in the State of Texas Local Government Code, Chapter 252.022, General Exemptions (a)(7).

OWNER

Xerox, State and Local Solutions, Inc.

David A. Amoriell, President
Mark Talbot, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize supplemental agreement no. 4 to increase the service contract with Xerox, State and Local Solutions, Inc. for automated red light camera enforcement extending the contract term from January 1, 2017 through March 31, 2017 - Sole Source - Not to exceed $4,911,300, from $29,106,906 to $34,018,206 - Financing: Current Funds (subject to annual appropriations)

Xerox, State and Local Solutions, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$4,769,300.00	97.11%
Non-local contracts	$142,000.00	2.89%
TOTAL THIS ACTION	$4,911,300.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
WAI-WIZE I, LP	BMDB60192Y0215	$507,882.68	10.65%
Pinnacle Technical Resources, Inc.	HFMB60706Y0315	$766,108.00	16.06%
Total Minority - Local		$1,273,990.68	26.71%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Comet, Inc dba Comet Courier Service	BMHMS240850915	$64,400.00	45.35%
Critical Electric Systems Group, LLC	HMMB59516Y1214	$77,600.00	54.65%
Total Minority - Non-local		$142,000.00	100.00%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$572,282.68	11.65%	$2,858,271.17	8.40%
Hispanic American	$843,708.00	17.18%	$6,551,856.07	19.26%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$1,415,990.68	28.83%	$9,410,127.24	27.66%

October 22, 2014

WHEREAS, on September 13, 2006, City Council authorized a sixty-month service contract, with one sixty-month renewal option, for the installation, maintenance and operation of an automated red light camera enforcement system by Resolution No. 06-2492; and,

WHEREAS, on September 12, 2007, City Council authorized supplemental agreement No. 1 to (1) exercise a second term option to increase the contract amount; (2) provide a two-year extension of the existing contract; and (3) expand the automated red light enforcement program (Safelight) by forty additional cameras, including the relocation or modification of existing camera locations in an amount not to exceed $15,815,823.00, increasing the service contract amount from $13,291,083.00 to $29,106,906.00, by Resolution No. 07-2604; and,

WHEREAS, on May 30, 2008, Administrative Action No. 08-1644 authorized supplemental agreement No. 2 to the turnkey system outsourcing contract to the red light enforcement camera system to detail the terms for relocation of exiting cameras; and,

WHEREAS, on May 29, 2009, Administrative Action No. 09-1268 authorized supplemental agreement No. 3 to extend the contract term from December 31, 2013 to December 31, 2016;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to increase the service contract with Xerox, State and Local Solutions, Inc. (VS0000005027) for automated red light camera enforcement extending the contract term from January 1, 2017 through March 31, 2017 in an amount not to exceed $4,911,300.00, increasing the service contract amount from $29,106,906.00 to $34,018,206.00.

Section 2. That the City Controller is authorized to disburse funds from the following appropriations in an amount not to exceed $4,911,300.00 (subject to annual appropriations):

FUND	DEPT	UNIT	OBJ	AMOUNT	FY	ENCUMBRANCE
0001	DPD	3037	3072	$ 861,300.00	2015	CTDPD30372015
0001	DPD	3037	3072	$3,132,000.00	2016	CTDPD30372016
0001	DPD	3037	3072	$ 918,000.00	2017	CTDPD30372017

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

AGENDA ITEM # 14

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Police

CMO: Warren M.S. Ernst, 670-3491
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize settlement of the lawsuit styled Jose G. Ramirez v. City of Dallas, Cause No. DC-12-12519-C - Not to exceed $65,000 - Financing: Current Funds

BACKGROUND

Plaintiff filed a lawsuit against the City of Dallas seeking compensation for alleged bodily injuries sustained in an automobile accident on March 2, 2011, involving a Police Department vehicle. The City and Mr. Ramirez reached a proposed settlement following court-ordered mediation. Plaintiff is represented by Jill Herz, Attorney at Law, P.C.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council will be briefed in Closed Session on October 15, 2014.

FISCAL INFORMATION

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

$65,000.00 - Current Funds

October 22, 2014

WHEREAS, a lawsuit styled Jose G. Ramirez v. City of Dallas, Cause No. DC-12-12519-C, was filed by the plaintiff seeking compensation from the City of Dallas for alleged bodily injuries sustained in an automobile accident on March 2, 2011, involving a Police Department vehicle; and,

WHEREAS, the parties have agreed to a settlement of the case whereby the City of Dallas will pay Mr. Ramirez and his attorney the amount of $65,000.00; and,

WHEREAS, it is in the best interest of the City of Dallas to settle this case; **Now, Therefore,**

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

Section 1. That the settlement in the lawsuit, styled Jose G. Ramirez v. City of Dallas, Cause No. DC-12-12519-C, in an amount not to exceed $65,000.00 is hereby approved.

Section 2. That the City Controller is authorized to pay to Jose G. Ramirez and his attorney, Jill Herz, Attorney at Law, P.C., and all other persons having an interest in the settlement the amount of $65,000.00 from Fund 0192 Department ORM, Unit 3890, Obj. 3521, Vendor CTORM001.

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

AGENDA ITEM # 15

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 K J P N Q

SUBJECT

Authorize a public hearing to be held on November 12, 2014, to receive comments on boundary amendments to City Center TIF District (the "Zone"): **(1)** removing certain properties from the City Center Sub-district of the Zone; **(2)** thereby reducing the tax increment base of the City Center Sub-district and increasing city general fund contributions to the Zone over the term of the TIF; and **(3)** making any other corresponding adjustments to the District's Project and Financing Plans necessary to accommodate the boundary amendments - Financing: No cost consideration to the City

BACKGROUND

A public hearing is required any time the boundaries or budget of an existing TIF District is amended, or when the term of a District is extended. This action authorizes a public hearing to be held on November 12, 2014, to hear comments on the following proposed amendments to City Center TIF District (the District) boundary and its Project and Reinvestment Zone Financing Plans. The properties listed below are proposed to be removed from the City Center Sub-district of the District.

1. 1201 Elm Street – Renaissance Tower (DCAD Acct. #'s 00000100445000000 and 00000100445000100).

    a. TIF funding request for the building is not anticipated nor does the district have the financial capacity to support a funding request for this building.

BACKGROUND (Continued)

2. 208, 301, 308, 311 S. Akard Street – AT&T Buildings (DCAD Acct. #'s 00000101086000000, 00000100762000000, 00000101131000000, and 00000100748009900 respectively).

    a. TIF funding request for the building is not anticipated nor does the district have the capacity to support a funding request for this building.

3. 1201 Pacific Avenue – Parking Garage (DCAD Acct. # 00000104717000000).

    a. Redevelopment of this property is not anticipated during the remaining life of the TIF

4. 1700 Pacific Avenue – Office Tower (DCAD Acct. # 00000110712009900).

    a. TIF funding request for the building is not anticipated nor does the district have the financial capacity to support a funding request for this building.

5. 1910 Pacific Avenue – Pacific Place office tower (DCAD Acct. # 00000101542000000).

    a. The TIF District does not have the financial capacity to support a funding request for this building and the remaining term of the district is prohibitive.

6. 1315 Commerce Street – Adolphus Hotel (DCAD Acct. #'s 000070000A01A9900, 000070000A01A0000, 000070000A01A0400, and 000070000A01A0500).

    a. The property was recently purchased by a development group that is planning an extensive renovation of the hotel. As a result of the lack of financial capacity within the sub-district to support the renovation project, the development group has decided to seek a Historic Tax Abatement for the project.

BACKGROUND (Continued)

Removal of these properties from the sub-district reduces the tax increment base by $289M. Removing the properties will increase the amount of City general funds paid into the tax increment fund for the District for the remaining term of the sub-district (2022).

Removal of the properties and resulting increase in increment collection does not change the total budget for the District; rather it allows the sub-district the capacity to support projects that further the goals and objectives of the District's project and financing plans. Specifically, the additional increment will be used to support projects such as Thanksgiving Tower, located in the City Center Sub-district whose increment collections are less than budgeted due to declining values for some office properties and the allocation of funding to assist projects in the Lamar Corridor/West End sub-district in the Zone.

The general fund currently receives approximately $1.5M in property tax revenue for the properties proposed to be removed from the District and this will not change. If property tax revenue generated by the removed properties increase, the additional revenue will flow to the general fund, not the TIF District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 1996, City Council authorized the establishment of the City Center TIF District by Ordinance No. 22802.

On February 12, 1997, City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the City Center TIF District by Ordinance No. 23034, as amended.

On November 14, 2012, City Council in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on December 12, 2012, to hear comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District by Resolution No. 12-2780. That public hearing was duly held and closed.

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

On December 12, 2012, City Council authorized amendments to the City Center TIF District and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: (1) create two sub-districts within the City Center TIF District: (a) City Center Sub-district (original district boundary) and (b) Lamar Corridor/West End Sub-district; (2) Increase the geographic area of the City Center TIF District to add approximately 27.14 acres to create the Lamar Corridor/West End Sub-district; (3) Extend the current termination date of the City Center TIF District from December 31, 2012, to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) Increase the City Center TIF District's budget from $87,567,717 total dollars to $151,968,546 total dollars, an increase of $76,272,293; and (6) make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans by Ordinance No. 28865.

On August 28, 2013, City Council in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on September 11, 2013, to hear citizen comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District by Resolution No. 13-1434. That public hearing was duly held and closed.

On September 11, 2013, City Council authorized an amendment to the City Center TIF District and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: (1) amend the City Center Sub-district's boundary to remove a portion of the property addressed as 350 North St. Paul Street, approximately 4,950 square feet; (2) amend the City Center Sub-district's boundary to add the property addressed as 600 South Harwood Street, approximately 19,471 square feet; and (3) make corresponding modifications to the City Center TIF District boundary map, and Project and Reinvestment Zone Financing Plans and any other necessary adjustments to implement the Plan amendments by Ordinance No. 29142.

On November 14, 2013 the City Center TIF District Board of Directors reviewed and recommended approval of amendments to Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) to: (1) decrease the geographic area of the City Center Sub-district by removing the following properties from the sub-district 1201 Elm Street, 208, 301, 308, and 311 S. Akard Street, 1201, 1700, 1910 Pacific Avenue, 1925 San Jacinto Street and 1999 Bryan Street; and (2) revise the Sub-district's Boundary Map, property list and base year value to reflect properties removed from the District.

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

On February 13, 2014, the City Center TIF District Board of Directors reviewed and recommended approval of an amendment to Reinvestment Zone Number Five (City Center TIF District) to: (1) remove the building addressed as 1315 Commerce street from the City Center Sub-district and (2) make corresponding changes to the district's boundary map and Project and Reinvestment Zone Financing Plans, as necessary.

On October 6, 2014, the Economic Development Committee was briefed on the proposed amendments to the City Center TIF District and recommended approval.

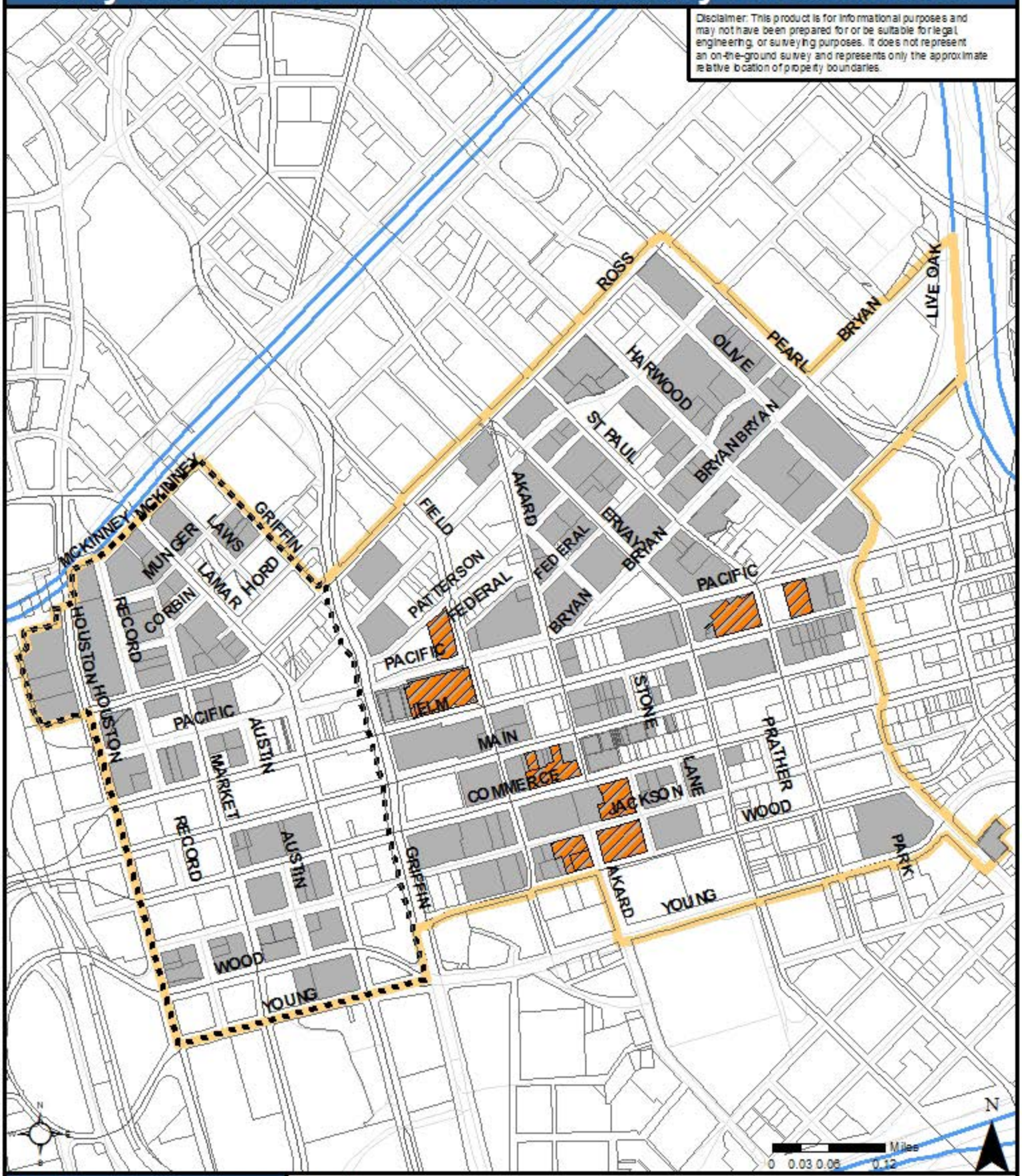
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

City Center TIF District - Boundary Amendment



DALLAS
ECONOMIC
DEVELOPMENT

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Legend

- City Center TIF District Boundary
- City Center TIF District Parcels
- Lamar Corridor/West End Sub-District
- Properties to be Removed

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

WHEREAS, on June 26, 1996, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Five (the City Center TIF District) in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, Chapter 311 (the "Act") to promote development and redevelopment in the District through the use of tax increment financing by Ordinance No. 23688, as amended; and

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

WHEREAS, the Act requires that if an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality, the approval must be by ordinance after the City holds a public hearing on such amendments and provide interested persons the opportunity to speak and present evidence for or against such amendments; and

WHEREAS, the City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the City Center TIF District, any other taxing districts, and any other interested persons to speak for or against the amendment; and

WHEREAS, on November 14, 2012, City Council pursuant to Resolution No. 12-2780 and in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on December 12, 2012, to hear citizen comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District. That public hearing was duly held and closed; and

WHEREAS, on December 12, 2012, City Council authorized Ordinance No. 28865, amending to the City Center TIF District and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: (1) create two sub-districts within the City Center TIF District: (a) City Center Sub-district (original district boundary) and (b) Lamar Corridor/West End Sub-district; (2) Increase the geographic area of the City Center TIF District to add approximately 27.14 acres to create the Lamar Corridor/West End Sub-district; (3) Extend the current termination date of the City Center TIF District from December 31, 2012, to December 31, 2022, for the City Center Sub-district and establish a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (4) decrease the percentage of tax increment contributed by the City of Dallas during the extended term of the TIF District and establish other taxing jurisdictions participation percentages; (5) Increase the City Center TIF District's budget from $87,567,717 total dollars to $151,968,546 total dollars, an increase of $76,272,293; and (6) make corresponding modifications to the City Center TIF District boundary, budget and Project and Reinvestment Zone Financing Plans; and

WHEREAS, on August 28, 2013, City Council, pursuant to Resolution No. 13-1434 and in accordance with the Tax Increment Financing Act, as amended, V.T.C.A Texas Tax Code, (Chapter 311), called a public hearing to be held on September 11, 2013, to hear citizen comments and concerns regarding the proposed City Center TIF District amendments and amended Project Plan and Reinvestment Zone Financing Plan for the District. That public hearing was duly held and closed; and

WHEREAS, on September 11, 2013, City Council authorized Ordinance No. 29142 amending the City Center TIF District and the Project and Reinvestment Zone Financing Plans for the City Center TIF District to: (1) amend the City Center Sub-district's boundary to remove a portion of the property addressed as 350 North St. Paul Street, approximately 4,950 square feet; (2) amend the City Center Sub-district's boundary to add the property addressed as 600 South Harwood Street, approximately 19,471 square feet; and (3) make corresponding modifications to the City Center TIF District boundary map, and Project and Reinvestment Zone Financing Plans and any other necessary adjustments to implement the Plan amendments; and

WHEREAS, on November 14, 2013, the City Center TIF District Board of Directors reviewed and recommended approval to amend Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) to: (1) decrease the geographic area of the City Center Sub-district by removing the following properties from the sub-district 1201 Elm Street, 208, 301, 308, and 311 S. Akard Street, 1201, 1700, 1910 Pacific Avenue, 1925 San Jacinto Street and 1999 Bryan Street; and (2) revise the Sub-district's Boundary Map, property list and base year value to reflect properties removed from the District; and

WHEREAS, on February 13, 2014, the City Center TIF District Board of Directors reviewed and recommended approval of an amendment to Reinvestment Zone Number Five (City Center TIF District) to: (1) remove the building addressed as 1315 Commerce Street from the City Center Sub-district and (2) make corresponding changes to the district's boundary map and Project and Reinvestment Zone Financing Plans, as necessary; and

NOW, THEREFORE,

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

Section 1. That a public hearing shall be held at 1:00 p.m. on November 12, 2014, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against an amendment of the City Center TIF District's boundary to remove selected properties from the District. Those properties are depicted in the District's boundary map attached as **Exhibit A**.

Section 2. That notice of such public hearing shall be published in the official newspaper of the City of Dallas not later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of this resolution shall be delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is located in the reinvestment zone.

Section 3. That after the public hearing is closed; City Council shall consider an ordinance amending Ordinance Nos. 22802 and 23034, as amended, to: (1) amend the City Center Sub-district's boundary to remove the following properties - 1201 Elm Street, 208, 301, 308, and 311 S. Akard Street, 1201, 1700 and 1910 Pacific Avenue and 1315 Commerce Street; (2) adjust the base year value of the sub-district; and (3) make corresponding modifications to the City Center TIF District boundary map, Project and Reinvestment Zone Financing Plans and any other necessary adjustments to implement the Plan amendments; at the close of the hearing consideration of an ordinance amending Ordinance No. 22802, as amended, previously approved on June 26, 1996, and Ordinance No. 23034, as amended, previously approved on February 12, 1997, to reflect these amendments; attached hereto as **Exhibit B**.

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

Exhibit A

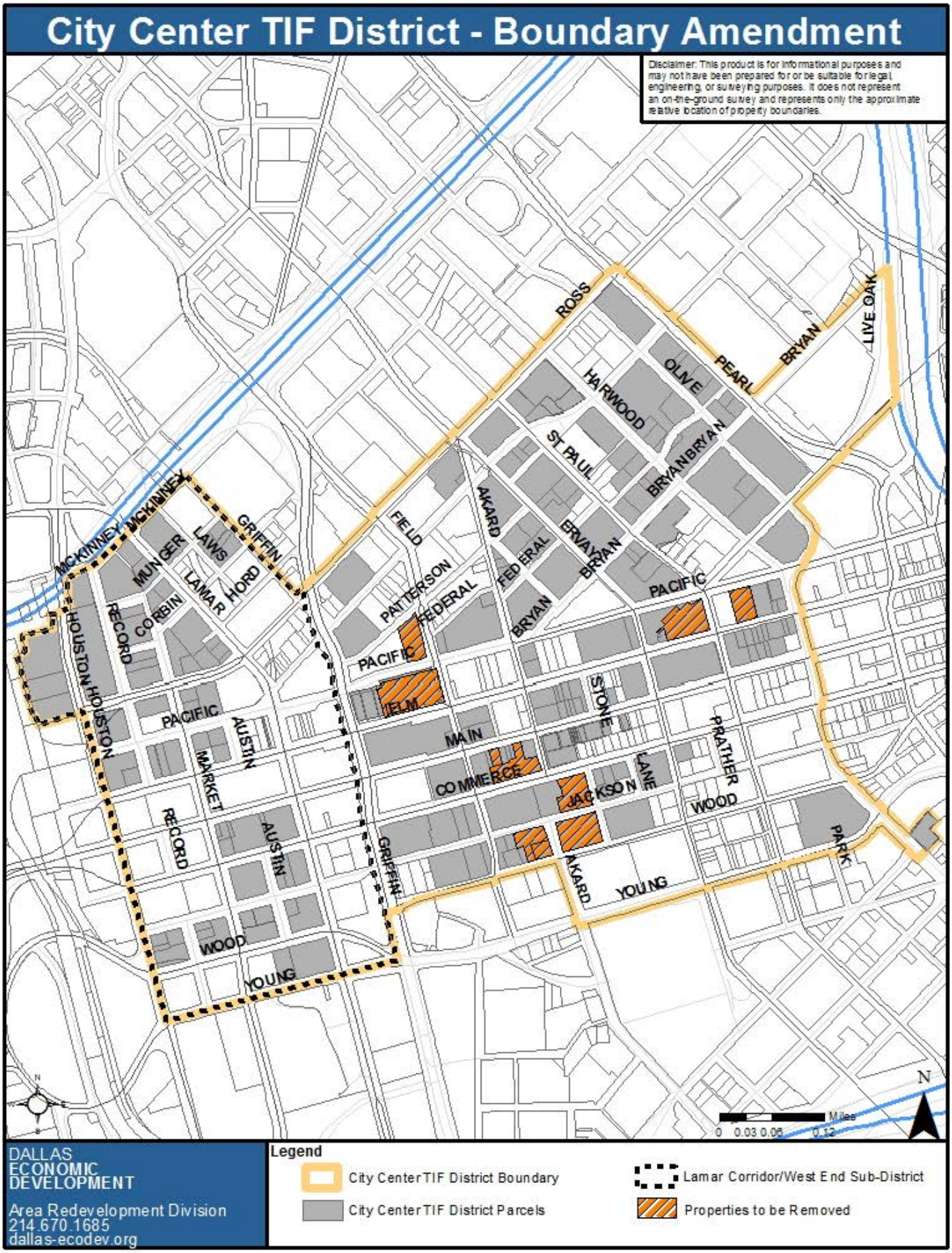

City Center TIF District - Boundary Amendment
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
ROSS
PEARL
BRYAN
LIVE OAK
OLIVE
HARWOOD
ST PAUL
BRYAN
BRYAN
AKARD
FIELD
FEDERAL
ERVAY
BRYAN
PACIFIC
PATTERSON
FEDERAL
BRYAN
PACIFIC
MCKINNEY
MCKINNEY
GRIFFIN
MUNGER
LAWS
LAMAR
HORD
CORBIN
RECORD
HOUSTON
HOUSTON
PACIFIC
AUSTIN
MARKET
RECORD
AUSTIN
WOOD
YOUNG
GRIFFIN
ELM
MAIN
COMMERCE
STONE
JACKSON
LANE
PRATHER
WOOD
AKARD
YOUNG
PARK
N
0 0.03 0.06 0.12 Miles
DALLAS ECONOMIC DEVELOPMENT
Area Redevelopment Division
214.670.1685
dallas-ecodev.org
Legend
City Center TIF District Boundary
City Center TIF District Parcels
Lamar Corridor/West End Sub-District
Properties to be Removed

Exhibit B

City Center

Tax Increment Financing District

(Comprised of Downtown Core, Historic West End and Lamar Corridor)



Amended and Restated Project Plan
And
Reinvestment Zone Financing Plan

Adopted	**February 12, 1997**
Amended	**February 11, 2009**
	December 12, 2012
	September 11, 2013
	November 12, 2014

Acknowledgements

The City Center TIF District Project Plan and Reinvestment Zone Financing Plan was originally prepared in 1996. This amended and restated plan was prepared by the City of Dallas, Office of Economic Development. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

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Ryan Evans	First Assistant City Manager
Karl Zavitkovsky	Director, Office of Economic Development (OED)
Karl Stundins	Area Redevelopment Manager, OED
Tamara L. Leak	Economic Development Senior Coordinator, OED
Barbara Martinez	Assistant City Attorney, City Attorney's Office
Sarah Hasib	Assistant City Attorney, City Attorney's Office

Current Dallas City Council

Mayor Mike Rawlings
Mayor Pro Tem Tennell Atkins
Deputy Mayor Pro Tem Monica R. Alonzo
Jerry R. Allen
Rick Callahan
Dwaine R. Caraway
Carolyn R. Davis
Jennifer Staubach Gates
Scott Griggs
Sandy Greyson
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Adam Medrano
Sheffie Kadane
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Center TIF Board of Directors

Orlando Alameda
Larry Good
Rick Loessberg
Jerry Merriman
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Jon Ruff
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Section 1:
Amended and Restated Project Plan

Background

The Dallas City Council (the "Council") designated Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (the "Zone") by City Ordinance 22802 on June 26, 1996. The City Center TIF District, also called the Zone, was created to develop an attractive, sustainable urban core by generating cash to reimburse costs of public improvements and redevelopment of vacant or underutilized buildings downtown. Creation of the City Center TIF District helped to protect major investment in downtown and encourage redevelopment of the cores' assets, as its land use mix transitioned from at one time a heavy concentration of office space to an increasing concentration of residential, hotel, restaurants and retail. Such development or redevelopment would not have occurred solely through private investment.

The City Center TIF District has been authorized by the City of Dallas, pursuant to Section 311.005 of the Texas Tax Code, because the City Council found that the Zone substantially impaired the sound growth of Dallas, retards the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public welfare due to a substantial number of substandard, deteriorating, and deteriorated structures and infrastructure. This amended and restated plan ("Amended Plan"), including the district boundaries, project plan, and financing plan, is the result of the collaborative effort of property owners and City staff.

Less than 10 percent of property in the District is currently being used for residential use with fewer than five living units.

The Council approved a project plan and financing plan for the Zone on February 12, 1997 (the "Original Plan"), by Ordinance Number 23034. The Dallas County Commissioners Court voted on December 17, 1996, to cause Dallas County (the "County") and Dallas County Hospital District (the "Hospital District") to participate in the Zone by agreeing to contribute to the tax increment fund for the Zone (the "TIF Fund") 100 percent of each of their tax increments generated in the Zone, for the life of the Zone or 15 years, whichever is shorter. On July 9, 2002, the Dallas County Commissioners Court amended its participation in the Zone from 100 percent to 53 percent and extended its participation subject to the termination of such contributions upon the earlier of (a) the end of the 2011 tax year, or (b) such contributions post 2001 totals $9.7 million. The participation amendment was conditioned on the County receiving $3 million in funding from the City of Dallas by 2007, for improvements to the County's downtown court house plaza. The Board of Trustees of Dallas Independent School District ("DISD") voted to cause DISD to participate in the Zone. The Dallas County Hospital District also participated in the Zone.

Beginning in the late 1970's, dramatic high-rise building projects began to develop in downtown Dallas. The City Center area enjoyed strong occupancy with growing demand that contributed to high lease rates. With the development of suburban office parks such as Las Colinas in Irving, Legacy in Plano and growing office corridors such as North Central Expressway and LBJ/Tollway, the Central Business District office occupancy began to decline.

In the mid-1980's, the Central Business District realized an exodus of companies from their downtown Dallas locations to newer, campus-type suburban corporate office developments. In October 1989, Dallas City Council authorized the City's Public/Private Financial Incentive Guidelines and Criteria to be administered by the Economic Development Department with a special emphasis on retaining and attracting investment to downtown Dallas. The program resulted in a new emphasis by the Central Dallas Association, now Downtown Dallas Inc., to join with the City to develop programs that will increase the marketability of downtown Dallas.

In 1990, the City isolated downtown values from the City tax roll to display the real property value annually. The trend in downtown values through the 1995 tax roll, released in July 1995 reflecting the market as of January 1, 1995, was still down, although 1995 marked the first year since 1990 that the percentage of decline was in single digits.

From 1996, the creation of the City Center TIF District, to 2000, the property value increased within the Zone. In 2000, the value was up approximately 70 percent from the 1996 base year. The majority of the Zone's increase in value took place between 1997 and 1998, over 49 percent, as a result of increased office occupancy.

Beginning in 2001 and continuing through 2005, the Zone's value declined an average of 4.5 percent annually. The Zone continued to fluctuate between periods of growth from 2006 to 2008 (averaging approximately 7 percent annually) attributable to the completion of vacant office building conversions to residential within the Zone and declines from 2009 to 2011 (averaging approximately 7 percent annually) due to the country's recession.

In 2011, City Council adopted the Downtown 360 Area Plan, a shared vision for Downtown's future that provided implementation actions for achieving the vision. The plan is a long-term, strategic guide to ensure Downtown Dallas is a vibrant urban center, by providing clear, targeted recommendations. The recommendations and concepts presented in the plan are intended to be considered when reviewing development, considering public investments and making development decisions.

The big picture ideas, or Transformative Strategies outlined in the plan serve as building blocks for a successful downtown Dallas, guiding and steering public and private investments. The five Transformative Strategies are: (1) Expand

Transit and Realize TOD Potential; (2) Create Vibrant Streets and Public Spaces; (3) Ensure Great Urban Design; (4) Diversify and Grow Housing; and (5) Reform the Approach to Parking.

The Downtown 360 Area Plan also explored focus areas within the downtown core that have the potential to transform a currently underperforming part of downtown. The Lamar Corridor and Main Street District retail activation area were two of the five focus areas highlighted in the plan. The Lamar Corridor focus area design and development concept emphases infill development and an improved public realm to solidify the connection between the Dallas Convention Center and Historic West End. The Main Street District retail activation area is the City's heart of culture and commerce. The plan encourages creating a one of a kind retail district in the heart of downtown.

The plan's strategies for implementing its bold ideas include extending the terms of the downtown TIFs, specifically the City Center and Farmers Market TIF Districts. The plan recommends extending the districts' terms as a means to fund downtown initiatives such as retail revitalization, Farmer's Market revitalization, affordable housing, transit financing, parks and open space and strong urban design. The plan also recommended modification of an existing TIF district's boundary to encourage redevelopment of the Lamar Corridor. As a result the plan's recommendations and growing redevelopment interest in and around the plan's focus areas highlighted above, the City has evaluated an extension of the term of the City Center TIF District.

The purpose of this Amended Plan (2012 amendment) is to: (1) expand the downtown core and redevelopment momentum to the West End; (2) provide a means of facilitating the redevelopment of the Lamar Corridor and Historic West End area; (3) upgrade the public realm along the Lamar Corridor to create an attractive corridor linking key destinations within the City; (4) fill in gaps in redevelopment with in the downtown core by redeveloping last remaining vacant buildings; (5) continue to provide a source of funding for affordable housing, parking and retail activation; (6) create a funding source for improvement and maintenance of infrastructure in the West End, district wide improvements, and improved pedestrian connectivity from the Dallas County, City and Community College offices through the West End to the Victory Park Area; (7) provide a source of funding to assist under parked downtown office buildings to add structured parking and (8) fund outstanding reimbursement obligations of the City Center TIF District.

The 2012 amendments revised the Zone's Original Plan to achieve the following: (1) extend the term of the Zone from December 31, 2012, to December 31, 2022 for the City Center Sub-district (original TIF boundary) and provide a termination date for the Lamar Corridor/West End Sub-district of December 31, 2037; (2) decrease the percentage of tax increment contributed by the City of Dallas during the extended term and establish tax increment percentages for the participating taxing jurisdictions for the Lamar Corridor/West End Sub-district; (3) increase the

boundaries of the Zone to include property in the Lamar Corridor/West End Sub-districts and set the base value for the sub-district; (4) update and modify development and revenue forecasts for the Zone; (5) contemplate the County's participation rate for both sub-districts; and (6) increase the budget for the Zone**.**

On September 11, 2013, the TIF District's boundary was amended to (1) remove a portion of the property addressed as 350 N. St. Paul Street, approximately 4,950 square feet and (2) add the property addressed as 600 S. Harwood Street, approximately 19,471 square feet.

One Dallas Center, addressed as 350 N. St Paul, is located in the City Center TIF District. The City of Dallas owns approximately 3.5 acres of land designated as the future Pacific Plaza Park by the Downtown Parks Master Plan. The proposed park is located in the Downtown Connection TIF District.

A land swap between the City of Dallas and the owner of the One Dallas Center property (St. Paul Holdings, LP) to facilitate construction of a turnaround and small parking lot for the One Dallas Center building as part of the more than $40 million redevelopment of the building. In order to facilitate the land swap, the boundaries of the City Center and Downtown Connection TIF Districts were amended to remove a portion of the One Dallas Center property from the City Center TIF District. City Council also approved an amendment to the Downtown Connection TIF District to add the property removed from the City Center TIF District. These amendments did not change the total land area of the future Pacific Plaza Park. The land exchange was coordinated with the Park and Recreation Department.

The property addressed as 600 South Harwood was added to the Zone to provide TIF reimbursement for a project that would relocate a historic building to the property. As part of the Cesar Chavez street improvement project, the building was condemned and planned to be demolished by the City for right of way needed to widen the north-south thoroughfare. Relocation of the historic building was costly and the project benefited from being in the City Center TIF District.

On November 12, 2014, City Council approved an amendment to the TIF District's boundary to remove various properties from the City Center Sub-district of the Zone. A list of the properties removed is below. Redevelopment of these properties is not anticipated or would not occur during the remaining term of the sub-district. Additionally the sub-district does not have the financial capacity to support redevelopment of any of the properties, especially in the case of the Adolphus Hotel. For these reasons the properties were removed from the Zone.

DCAD Account Number	Owner Name	Property Address
00000100445000000	BINYAN REALTY LP	1201 ELM ST
00000100445000100	SUHGERS DONALD TRUST THE	1201 ELM ST
00000100748009900	SOUTHWESTERN BELL	311 S AKARD ST
00000100762000000	SOUTHWESTERN BELL	301 S AKARD ST
00000101086000000	SOUTHWESTERN BELL TELEPHONE	208 S AKARD ST
00000101131000000	SOUTHWESTERN BELL	308 S AKARD ST
00000101542000000	1910 PACIFIC LP	1910 PACIFIC AVE
00000104717000000	BINYAN GARAGE LLC	1201 PACIFIC AVE
00000110712009900	OLYMBEC USA LLC	1700 PACIFIC AVE
000070000A01A9900	RBP ADOLPHUS LLC	1315 COMMERCE ST
000070000A01A0400	RBP ADOLPHUS LLC	1315 COMMERCE ST
000070000A01A0500	RBP ADOLPHUS LLC	1315 COMMERCE ST

Term of Zone

The ordinance creating the City Center TIF District provided for a December 31, 2012, termination date. The term of the City Center Sub-district (original TIF boundary) will be extended by 10 years to December 31, 2022, unless terminated prior to such date.

The Lamar Corridor/West End Sub-district term is 25 years, January 1, 2012 to December 31, 2037, unless any Sub-district is terminated prior to such date.

The term of the Zone may terminate at an earlier time designated by a subsequent City ordinance or at such time that all project costs and interest thereon, if any, have been paid in full. Tax increments from levies in 2022 (for the City Center Sub-district) and 2037 (for the Lamar Corridor/West End Sub-district) will flow to the TIF Fund in 2023 and 2038, respectively, unless the Zone has been terminated before such date.

Zone Tax Increment Base

A taxing unit's tax increment for a particular year during the term of the Zone is calculated by reference to the appraised value of real property in the Zone for such year compared to the "tax increment base" for such tax unit with respect to the Zone. The "tax increment base" for a tax unit with respect to the Zone is the appraised value of all real property in the Zone that is taxable by the tax unit for the year in which the Zone was created (i.e., 1996).

The adjusted 2014 appraised value of all real property in the City Center Sub-district shall be called the "Base Year Value." The base year value for each taxing unit contributing to the TIF Fund was identified to be $577,655,884, see **Appendix A**. There were no known exemptions or abatements for taxable real property in the Zone, so the tax increment base year value for each taxing unit is the same.

The taxable base year value for the Lamar Corridor/West End Sub-district will be the value of all property in the sub-district as of January 1, 2012. The base year

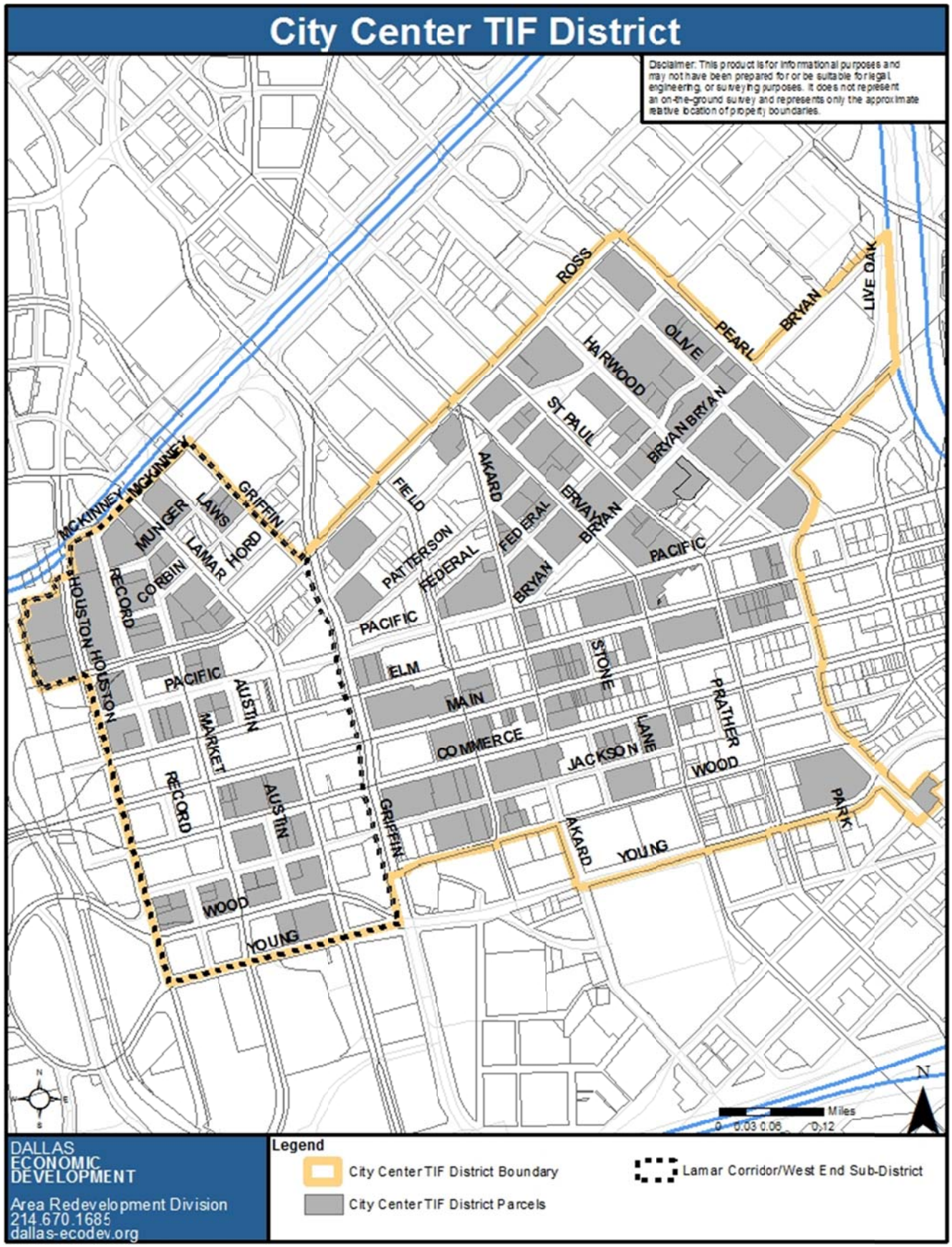
value for the Lamar Corridor/West End Sub-district is estimated to be $97,095,610, based on a review of current property values in the sub-district, see **Appendix B**.

Zone and Sub-district Boundaries

Exhibit A, on the following page**,** is a map of the amended Zone boundaries inclusive of all boundary amendments. The City Center and Lamar Corridor/West End Sub-districts' boundaries are highlighted.

Unless defined otherwise by a relevant City Ordinance, Zone boundaries include all rights-of-way immediately adjacent to real property within the Zone, extending to the far sides of the rights-of-way, and are not limited by the centerline.

Exhibit A


City Center TIF District
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
ROSS
PEARL
BRYAN
LIVE OAK
OLIVE
HARWOOD
ST PAUL
BRYAN
AKARD
FIELD
FEDERAL
PATTERSON
PACIFIC
MCKINNEY
GRIFFIN
MUNGER
LAWS
LAMAR
HORD
CORBIN
RECORD
HOUSTON
AUSTIN
MARKET
ELM
MAIN
COMMERCE
STONE
LANE
JACKSON
PRATHER
WOOD
PARK
YOUNG
Miles
0 0.03 0.06 0.12
N
DALLAS ECONOMIC DEVELOPMENT
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Legend
City Center TIF District Boundary
City Center TIF District Parcels
Lamar Corridor/West End Sub-District

Development Goals and Objectives

The following development goals will meet the specific needs of the City Center TIF District:

- Make the district a safer place to live and work.
- Improve access to the downtown core, Historic West End and adjacent downtown destinations.
- Improve the image of the district.
- Support redevelopment of the existing building stock in both sub-districts.
- Develop a more diverse mixture of land uses within the district.
- Increase recreational opportunities in the district.

The following specific objectives set the framework for the planned public improvements within the City Center TIF District:

Original Objectives:

- Improve the pedestrian environment through landscaping, lighting and design standards.

- Provide public parking to encourage redevelopment of underutilized downtown office space and create retail opportunities.

- Ensure that new construction is compatible with surrounding historic buildings.

- Coordinate linkages to DART light rail stations in the Zone.

- Direct overall development in the Zone through the application of design standards for public improvements and design guidelines for private development.

- Encourage development of residential housing, including conversions of existing office space.

- Encourage development of street-front retail.

- Complement and protect existing historic structures.

Additional Objectives (2012)

- Create additional taxable value attributable to new private investment in projects in the City Center TIF District totaling over $517,000,000 over the term of the Zone.

- Expand the downtown core toward the West End Historic district.

- Support redevelopment of the Lamar Corridor.

- Support redevelopment of properties near the Omni Convention Center Hotel.

- Support linkages to the Farmers Market and Victory areas.

Section 2:
Tax Increment Financing Explained

Tax increment financing ("TIF") is a tool Texas local governments use to encourage redevelopment within a defined area. TIF funds can be used to fund a variety of improvements that benefit the public. These TIF financial contributions are intended to attract new investment to the defined area in an effort to increase property value. The primary statute governing tax increment financing is codified in Chapter 311 of the Texas Tax Code, as amended.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone (e.g., the Zone). Costs of specified improvements/grants within a reinvestment zone may be paid or reimbursed by property tax revenues generated from appreciated real property in the reinvestment zone. The additional tax dollars generated by growth of real property values in a reinvestment zone are called the "tax increment." The tax increment flows to a tax increment fund (e.g., the TIF Fund) for a specified term of years. For the Zone, tax increments on real property levied through December 31, 2028 will flow to the TIF Fund. Money flowing to the TIF Fund each year will be disbursed according to this Amended Plan and agreements approved by the Board of Directors of the Zone (the "TIF Board") and adopted by the City.

Exhibit B generally shows how tax revenues from real properties in a reinvestment zone flow to taxing units and the tax increment fund. **Exhibit B** assumes real property values in the reinvestment zone rise after the reinvestment zone's designation.

Under certain TIF programs, cash accumulates in the tax increment fund and is used to purchase public improvements on a "pay-as-you-go" basis. More commonly, as with the Zone, a private developer or a public agency will provide cash to construct public improvements, with the tax increment fund eventually reimbursing the private developer or public agency for its costs plus reasonable interest.

Exhibit B: TIF Financial Impact

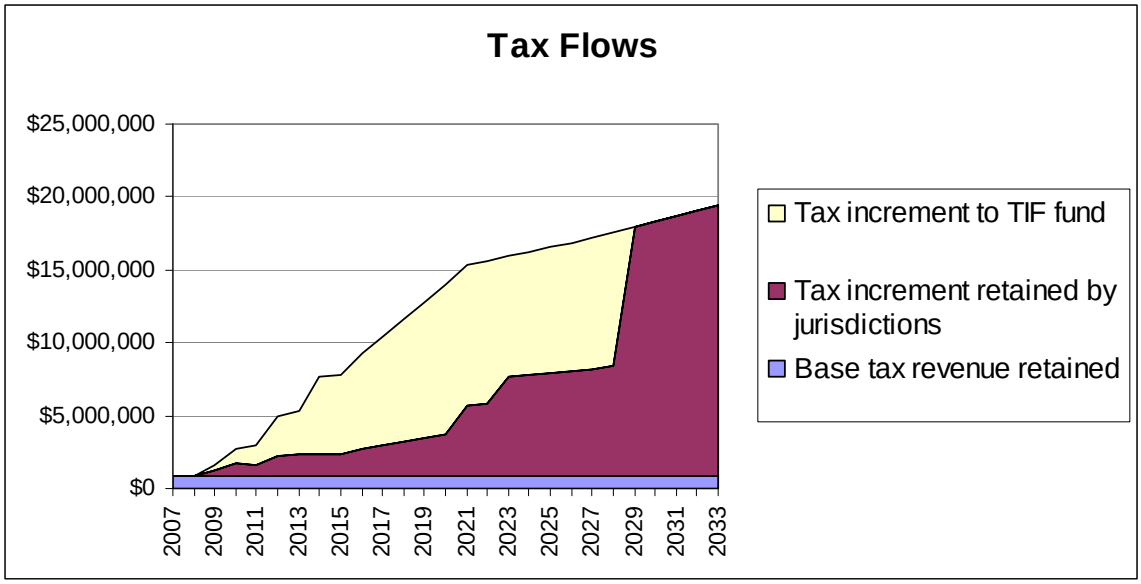


***Chart for illustrative purposes – does not match specific TIF projections**

Municipalities may create reinvestment zones for tax increment financing. Once created, school districts, counties, hospital districts and college districts may participate in TIF programs. Each taxing unit may choose to dedicate to the tax increment fund all, a portion or none of the additional tax revenue attributable to increased real property value in the reinvestment zone.

Inclusion of a property in a reinvestment zone does not change the property tax rate for such property. Tax rates in a reinvestment zone are the same as tax rates outside the reinvestment zone, within the same set of taxing jurisdictions.

Section 3:
Project Plan Improvements

Original Plan Improvements

The original public improvements for the Zone included streetscape improvements, pedestrian linkages, façade easements, educational/training facilities, acquisition and restoration of historic sites, environmental remediation, interior and exterior demolition and historic façade restoration. The total budget for these improvements was $87.6 million. With 2012's increment collection, approximately $76 million of the $87.6 million budgeted for the Zone will have been collected.

The public improvements funded through the Zone have supported the following original development program goals:

- 2,500 residential units

    - *2,336 residential units have been built in the City Center TIF District, representing approximately 93% of the development program goal. See **Exhibit C***

Exhibit C

CITY CENTER – COMPLETED RESIDENTIAL UNITS			
PROJECT	LOCATION	UNITS	YEAR COMPLETED
1900 Elm (Titche-Goettinger)	1900 Elm Street	129	1997
SoCo Lofts	1122 Jackson Street	205	2000
The Kirby – Residences on Main	1509 Main Street	156	2000
Wilson Building	1623 Main Street	135	2000
Residences on Jackson	1300 Jackson Street	8	2002
Davis Building	1309 Main Street	183	2003
1505 Elm Street Condominiums	1505 Elm Street	65	2004
Interurban Building	1500 Jackson Street	134	2005
Dallas Power & Light	1506-12 Commerce Street	154	2005
Gulf States Building	1415 Main Street	64	2007
Gables at Republic Center	325 N. St. Paul, Tower I	227	2007
Fidelity Union Life Towers (Mosaic)	Pacific/Bryan/Akard	440	2007
Metropolitan	1200 Main Street	273	2007
1407 Main Street	1407 Main Street	85	2008
U.S. Post Office Building	400 N. Ervay Street	78	2011
TOTAL RESIDENTAL UNITS COMPLETED		2,336	

- Absorption of 3.5 million square feet of vacant office space in the district

    - *To date, 5.1 million square feet of previously vacant office space located within the City Center TIF District has been renovated representing 149% of the development goal.*

    - *Completed projects include Santa Fe II, 2020 Live Oak, Sheraton Hotel, Majestic Lofts, Kirby Building, Wilson Building, Magnolia Building, Hart Furniture, 1505 Elm, Davis Building, Dallas Power and Light, Interurban Building, Jackson Building, Republic Tower, 1530 Main Street, Gulf States, 1217 Main Street, Mosaic, 1200 Main Street, Magnolia Hotel, Sheraton Hotel, 1516 Elm Street, Hart Furniture, and the Joule Hotel.*

The Zone also funded programs targeting public parking and retail. The City Park Program funded by the Zone provided public, short-term parking space in garages in the downtown retail core in support of retail redevelopment efforts within the core. The CityPark program ended in 2010, but provided $1,027,818 over six years for the conversion of existing private garages to public use through equipment signage, marketing and the use of the City's public parking rates.

Although the term of the CityPark program has expired, the City is currently leasing 150 low cost, transient parking spaces at the Dalpark Garage to assist with retail efforts. The Dalpark Garage lease will expire June 30, 2015. Additionally, the developer of the Third Rail Lofts (1407 Main Street) received an $8.5 million loan with a forgivable interest component to construct a parking garage providing 370 public parking spaces for 10 years, parking for adjacent residential projects and assist in the development of 20,000 square feet of retail space. The Davis lot garage lease will expire 2016.

Amended and Restated Improvements

In the fifteen years since the adoption of the Original Plan, significant private investment has occurred in the City Center Sub-district of the Zone, but there are remaining deficiencies. While larger vacant buildings within the Zone have been repurposed, some vacant buildings still remain. Vacant ground floors of occupied buildings coupled with scattered and disconnected retail detract from all of the redevelopment that has occurred in the last fifteen years. The lack of street-level vitality is compounded by the real and perceived lack of parking in the downtown core.

The Lamar Corridor/West End Sub-district includes a restaurant district, office space, public offices and some vacant and underutilized buildings and properties in the West End Historic District, as well as along the Lamar Corridor adjacent to the Omni Convention Center Hotel. The Lamar Corridor is a primary connection between key downtown destinations and facilities, stretching from Cedars/South Side to Victory Park. Infill redevelopment along the Lamar Corridor is vital to creating a contiguous development pattern extending north from the Cedars, Convention Center area, through the West End, ending in the Victory Park area.

Occupancy rates in the Historic West End has declined over the years with very little redevelopment activity or momentum until recently. Development of surface parking lots, redevelopment of vacant or mostly vacant buildings is possible with some public investment. This effort is needed to expand the downtown core district.

The following specific goals are intended to set the framework for the planned amended and restated improvements within the City Center TIF District:

- Encourage development of new residential, retail, office, and mixed-use developments

- Provide TIF incentives to upgrade basic infrastructure including streetscape improvements, utilities, storm drainage, and water/wastewater lines to support new development the Zone.

- Provide TIF incentives to encourage adaptive reuse of existing buildings in the Zone, including historic façade restoration.

- Provide TIF Incentives to improve the pedestrian environment through plaza and sidewalk improvements, landscaping, lighting, design standards, wayfinding and burial of overhead utilities, including improved pedestrian connections throughout the Zone and between adjacent key destinations such as the Convention Center area, Victory Park and Uptown.

- Provide TIF incentives to encourage redevelopment of property in the Zone through the provision for infrastructure, environmental remediation, interior and exterior demolition**.**

- Provide TIF incentives to offset the costs of providing affordable housing, encouraging the development of mixed income housing within the Zone and surrounding downtown area.

- Provide TIF incentives to make strategic parking investments for the Zone that will:

    - Secure adequate affordable visitor parking in the downtown core and West End area; and
    - Provide financing mechanisms to encourage development of additional parking for underserved downtown office buildings.

- Provide TIF incentives to fund a ground floor activation program based on the recommendations of the Downtown 360 Plan's retail activation strategy.

- Provide funding to pay administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the City Center TIF District, will be eligible for reimbursement as project costs, upon approval by the TIF Board and in connection with the implementation of the Amended Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures, and equipment are included in this category.

- Use Economic Development Grants to achieve the goals of the Amended Plan. Legislation allows the City to make economic development loans or grants for the public purposes of developing and diversifying the economy of the City Center TIF District. Projects receiving such loans or grants must:

    - Comply with the grant program previously adopted by the Zone;
    - Be consistent with the goals and objectives of this Amended Plan; and
    - Be subject to specific project agreements requiring City Council approval.

Taxable Private Improvements

The Zone's anticipated private development in the City Center Sub-district is expected to fill in gaps in redevelopment within the downtown core. As a result of the Zone and the Downtown Connection TIF District many of the large vacant buildings have been converted to residential and mixed uses. The vacant buildings that remain are smaller historic buildings that visually detract from all of the redevelopment progress made in the core.

In addition to small vacant buildings, renovation of underperforming landmark properties is expected to occur within the City Center Sub-district during the extension. In total, over the next ten years, it is estimated that an additional $257,000,000 in new private investment will occur within the sub-district's boundaries.

Most the Zone's redevelopment activity is expected to occur within the Lamar Corridor/West End Sub-district. The Historic West End area has vacant and mostly vacant buildings that are in need of redevelopment along with numerous surface parking lots. Over the 25 year term of the sub-district, approximately $260,000,000 in new private development is expected to occur within its boundaries.

Development along the Lamar Corridor, north of Young Street will be stimulated by the development that has taken place along the corridor south of Young Street. The Omni Convention Center Hotel completed in 2011 has been very successful. Plans for additional private development and parking in front of the hotel adjacent to Lamar are underway. In 2012, the City in conjunction with North Central Texas Council of Governments completed streetscape improvements on Lamar Street from Ross to the Convention Center. These public improvements in conjunction with private development in the Cedars area, including the South Side residential lofts, The Beat and Buzz condos, construction of the Dallas Police Headquarters and entertainment and restaurant venues has created development momentum along the Lamar Corridor.

The projected development within the Zone is expected to accomplish the following:

City Center Sub-district

- Add residential units to complete original goal of 2,500 residential units.
- Activate 300,000 square feet of vacant ground floor and/or retail space in the downtown core.
- Absorb of 1,000,000 square feet of vacant office space in the sub-district.

Lamar Corridor/West End Sub-district

- Add 2,500 residential units to the sub-district.
- Activate 500,000 square feet of vacant ground floor and/or retail space in the sub-district.

- Absorb of vacant office space in the sub-district.

See **Exhibit D** for a list of anticipated development in the City Center TIF District and **Exhibit E** for the location of the projects listed in Exhibit D within the Zone.

TIF revenue projections anticipate an overall 2 percent appreciation rate for property in the Zone over terms of both sub-districts. It is anticipated that if the improvements and private investment described in this Amended Plan occur in a timely basis, property values within the Zone will increase to be commiserate with property values in the core of downtown.

Exhibit D
Anticipated Development

City Center Sub-District Anticipated Development Projects

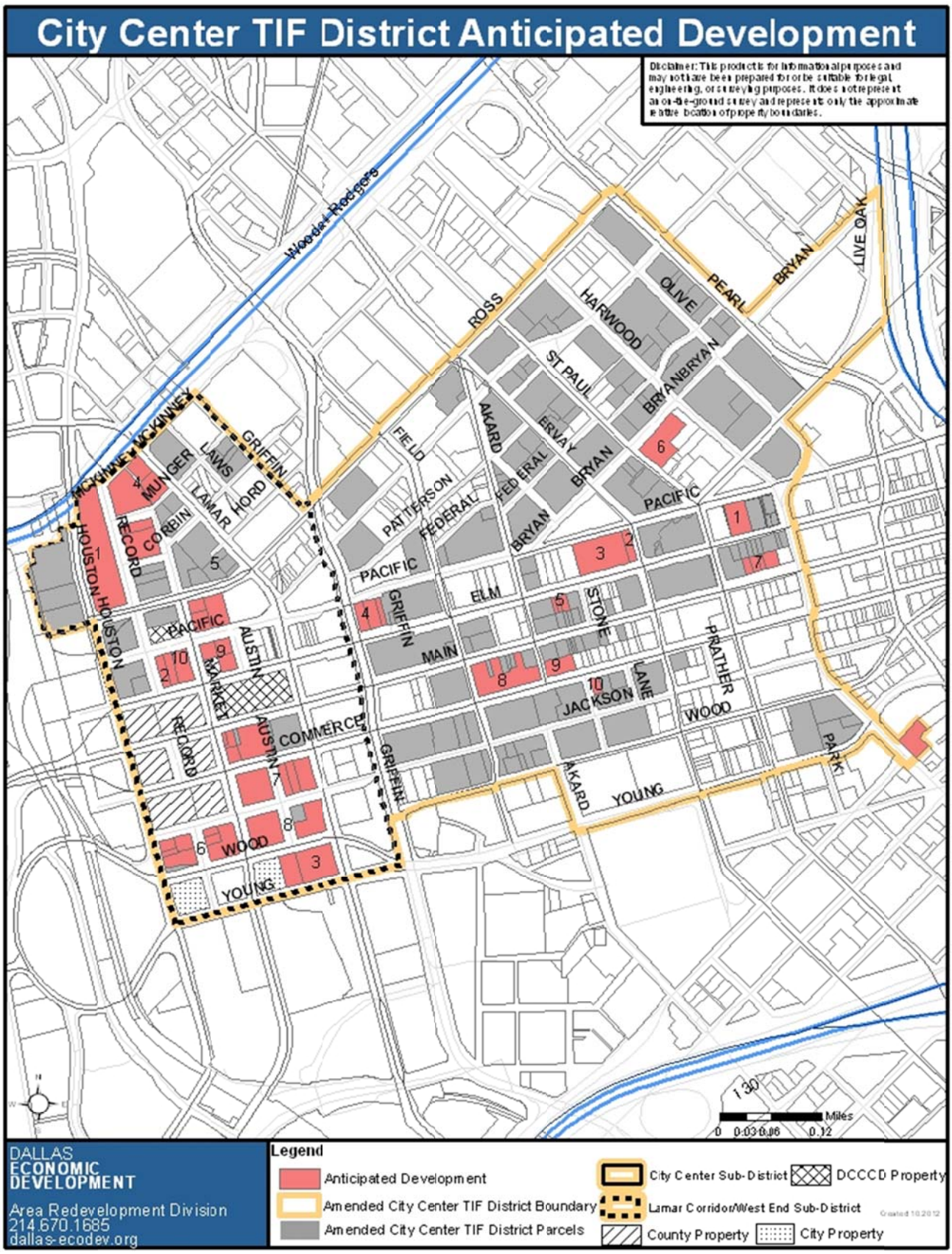
Map #	Project Name	Private Investment	Estimated Completion Date
6	Patriot Tower Office	$67,200,000	2013
4	1025 Elm Street	$21,000,000	2013
5	Elm Street Buildings	$8,750,000	2014
9	Magnolia Hotel	$3,000,000	2014
7	Universities Center Renovation	$25,000,000	2014
10	Browder Street Retail	$2,500,000	2015
3	Thanksgiving Tower	$25,000,000	2016
8	Adolphus Hotel	$20,000,000	2017
1	211 N. Ervay	$40,000,000	2018
2	Pacific Place	$45,000,000	2020
		$257,450,000	

West End Sub-District Potential Development Projects

Map #	Project Name	Private Investment	Estimated Completion Date
1	West End Residential Bldg	$44,000,000	2015
2	West End Residential Bldg	$16,000,000	2015
3	NWC Young and Lamar	$35,000,000	2017
4	603 Munger	$20,000,000	2017
5	NWC Lamar and Ross	$25,000,000	2019
6	NWC Market and Wood	$30,000,000	2019
7	NWC Lamar and Jackson	$25,000,000	2021
8	NEC Market and Wood	$35,000,000	2023
9	NEC Market and Elm	$15,000,000	2025
10	NWC Market and Elm	$15,000,000	2025
		$260,000,000	

Total **$517,450,000**

Exhibit E


City Center TIF District Anticipated Development
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Woodall Rodgers
ROSS
PEARL
BRYAN
LIVE OAK
HARWOOD
OLIVE
ST PAUL
BRYAN
MCKINNEY
GRIFFIN
FIELD
AKARD
ERVAY
FEDERAL
PATTERSON
MUNGER
LAWS
LAMAR
HORD
CORBIN
RECORD
HOUSTON
PACIFIC
ELM
MAIN
STONE
PRATHER
LANE
JACKSON
WOOD
AUSTIN
MARKET
COMMERCE
YOUNG
PARK
1 30
Miles
0 0.03 0.06 0.12
DALLAS
ECONOMIC
DEVELOPMENT
Area Redevelopment Division
214.670.1685
dallas-ecodev.org
Legend
Anticipated Development
Amended City Center TIF District Boundary
Amended City Center TIF District Parcels
City Center Sub-District
Lamar Corridor/West End Sub-District
County Property
DCCCD Property
City Property

Section 4:
Amended and Restated Financing Plan

Financing Plan

The following is the budget of the Amended Plan (See Appendix C for Original Budget):

Exhibit F: City Center TIF District Improvements Budget for Additional Revenue

(See **Appendices D and E** for Individual Sub-District Budgets)

Project costs are public improvements and grants paid or reimbursed by TIF. Project costs may be changed in subsequent project and financing plans.

Category	Estimated TIF Expenditure*
Original City Center TIF Collections**	**$75,696,253**
Public Infrastructure Improvements *Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades*	**$8,500,182**
Parking	**$5,500,000**
Redevelopment/Development Projects *Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants*	**$40,972,111**
District Wide Improvements	**$4,000,000**
Affordable Housing	**$6,500,000**
Ground Floor Activation *(in the form of a TIF Grant)*	**$8,300,000**
Plan Implementation/Administration	**$2,500,000**
Total	**$151,968,546**

**Estimated TIF Expenditure reflects actual project collections for the district.*

***Only $75,696,253 will be collected by 2012, the remaining funds have been reallocated in the budget for the extended term.*

Project Costs

The following describes the City Center TIF District's eligible TIF Project Costs, for which the developer will be reimbursed by the City:

Public Infrastructure Improvements – This category includes TIF eligible expenditures for design, engineering and construction of streetscape improvements, pedestrian linkages, lighting, utility burial, utility upgrades and TIF Grants. The funds in this category are for improvements listed in association with a development/redevelopment project.

Approximately **$8.5** million has been allocated to this line item in the Zone's budget.

Redevelopment/Development Projects – This category includes TIF eligible expenditures for design, engineering and construction costs for environmental remediation, interior and exterior demolition, façade improvements, historic façade restoration and TIF Grants for TIF projects in the Zone.

Approximately **$40.9** million has been allocated to the line item in the Zone's budget.

Affordable Housing – This category supports the Zone's mixed income housing requirement for residential projects. A minimum of 10 percent of the total number of residential units developed in the Zone must meet 80% of the area median income. The funds in this line item may be used to offset the costs of providing affordable housing within the boundaries of this Zone and the greater downtown area only.

Approximately **$6.5** million has been allocated to the line item in the Zone's budget.

Parking Initiatives – This category supports expansion of the downtown parking supply by providing adequate parking in the Zone that will support current and additional retail, residential, office and visitor activity. These funds will be used to pay the current lease of short term public parking in the Dalpark garage and fund the potential extension of the leases of parking in the Third Rail Lofts and Dalpark garages upon their expiration. The funds may also be used to acquire or lease other parking spaces in the Zone or the greater downtown area if it benefits the Zone. Parking funds may be used to incentivize the construction of private parking garages that provide public parking by either over building the garage to include public spaces or dedicating spaces in the garage for public use. Wayfinding and signage that directs the public to public parking is a TIF eligible expenditure included in this category.

Approximately **$5.5** million has been allocated to the line item in the Zone's budget.

Ground Floor Activation Initiative – This category supports ground floor activation or occupancy that is contiguous by filling vacant gaps at the ground floor plane and will be in the form of a TIF Grant. The use of funds in this category will be guided by the Downtown 360 Plan's Main Street Activation Strategy which provides recommendations for street level vibrancy, including retail activation, tenant mix, branding and design. These funds will be used in the Zone and the greater downtown area, if it benefits the Zone.

Approximately **$8.3** million has been allocated to the line item in the Zone's budget.

District Wide Improvements – This category supports improvements that are not specific to a single development site or project such as gateways, trails, open space, pedestrian connectivity linking the Zone to other downtown destinations, or utility/streetscape improvements benefiting Zone.

Pedestrian connectivity improvements enhancing the connection between the Lamar Corridor/West End Sub-district and Victory Park area shall be first in priority for expenditure of funds in this category.

Approximately **$4** million has been allocated to the line item in the Zone's budget.

Administration and Implementation – Administration costs, including reasonable charges for time spent by the municipality's employees, will be eligible for reimbursement as project costs, in connection with the implementation of the Amended Plan. Other TIF-related administrative expenses are included in this category.

Approximately **$2.5** million has been allocated to the line item in the Zone's budget.

Cash available in the TIF Fund for reimbursement will be paid promptly upon completion of TIF projects and receipt and review of proper documentation of expenses, as set forth in the applicable reimbursement agreements between the developers and the City and the District's Increment Allocation Policy, upon adoption by the TIF Board.

The following percentages shall be set aside annually for the following budget line items until they are completely funded, beginning with fiscal year 2013's increment, collected June 2014.

Affordable Housing – 12.55 percent for the first 5 years of the extension; 10 percent for the remaining years or until approximately $6.5 million has been collected.

Parking Initiative – 8 percent for the first 10 years of the extension; 10 percent for the remaining years of the Zone or until approximately $5.5 million has been collected.

Ground Floor/Retail Activation Initiative – 15 percent for the first 5 years of the extension; 10 percent for the remaining years of the Zone or until approximately $8.3 million has been collected.

District Wide Improvements Initiative – 8 percent for the first 5 years of the extension; 5 percent for the remaining years of the Zone until approximated $4 million has been collected.

TIF District Policy Considerations

Mixed Income Housing Policy. Ten percent of all housing units provided by projects using TIF funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80 percent or below of the median family income for the Dallas metropolitan area. A developer may, subject to City and County approval, and subject to the City Center TIF District Mixed Income Housing Policy, propose an alternative means of fulfilling the City's and County's affordable housing requirement. If the Policy allows affordable housing outside the City Center TIF District, and those units are placed within the boundaries of another TIF district, the developer must also secure approval for the affordable housing units within the respective district's boundaries from the respective TIF district's board of directors unless that board formally declines to review the project.

Business Inclusion and Development (BID) Plan. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan. This policy outlines goals for certified Minority and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal is 25 percent for construction of public improvements. The goal for private improvements is negotiated in the development agreement. The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Creating Permanent Jobs for Area Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the development.

Design Review/Peer Review Process. All new projects developed in the district shall be required to follow this review process. Conformance to design standards for non-TIF funded projects is voluntary but strongly encouraged to maintain the design focus of the implementation of the City Center TIF Plan. TIF District Design Guidelines for new development and redevelopment in the City Center TIF District will be modified to address design goals of the Lamar Corridor/West End Sub-district and subsequently adopted by the City Center TIF District board.

Existing Resident Displacement. The Act requires that existing resident displacement be minimized.

Financial Assumptions

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation. The generally accepted inflation for construction costs and the value of improvements is 2 percent per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 5.75 percent per annum the Zone.

Appreciation. Property appreciation is assumed to be 2 percent per annum for the entire Zone.

Tax Rate Changes. Although tax rates will likely increase during the development period, the financial plan conservatively assumes that the 2012 tax rate will remain constant for the life of the City Center TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The City Center Sub-district the Zone is expected to terminate December 31, 2022. The Lamar Corridor/West End Sub-district is expected to terminate December 31, 2037. TIF collections will terminate for the entire Zone once the TIF budget has been collected or December 31, 2037, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2037.

Annual percentages of collected annual tax increments invested in the TIF fund by the City of Dallas will be 80 percent of total collected incremental revenue for the City Center Sub-district and 90 percent for the Lamar Corridor/West End Sub-district.

Provided Dallas County agrees to participate during the extended term of the Zone, 53 percent of the total collected County incremental revenue for the City Center Sub-district shall be allocated to that sub-district for 5 years beginning FY 2013, and the Lamar Corridor/West End Sub-district for 20 years beginning FY 2013. County participation will be pursuant to a participation agreement by the Dallas County Commissioners Court.

Early termination. The Council may terminate the City Center Sub-district of the City Center TIF District earlier than 2022 and the Lamar Corridor/West End Sub-districts earlier than 2037, if all obligations of the TIF have been satisfied. The Council may also terminate the City Center TIF District within three years after adoption of this Amended and Restated Plan if there are no financial obligations, or within five years after adoption if an investment of at least $100,000,000 does not occur.

Exhibit G: Increment Projections

City Center Sub-District Increment Chart

Tax Year	Property Value Estimate	Property Value Growth	Cum. Property Value Growth	Anticipated Captured Value	Tax Increment Revenue *City*	Tax Increment Revenue *Dallas County*	Tax Increment Revenue *DISD*	Tax Increment Revenue *DCCCD*	Tax Increment Revenue *DCHD*	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)
1996	**$901,942,389**	Original Base Year Value									
1997	$994,337,840	10.2%	10.2%	$92,395,451	$573,933	$185,715	$850,131	$46,198	$171,643	$1,102,462	$1,728,245
1998	$1,485,213,930	49.4%	64.7%	$583,271,541	$3,786,016	$1,150,211	$5,366,681	$291,636	$1,049,306	$10,918,693	$12,140,285
1999	$1,522,128,601	2.5%	68.8%	$620,186,212	$4,139,743	$1,215,565	$5,706,333	$310,093	$1,215,565	$11,862,142	$22,783,956
2000	$1,530,156,630	0.5%	69.7%	$628,214,241	$4,193,330	$1,204,648	$5,780,199	$314,107	$1,595,664	$12,362,791	$33,249,217
2001	$1,526,243,120	-0.3%	69.2%	$478,340,500	$3,251,187	$954,656	$4,481,524	$292,242	$1,237,156	$9,491,608	$40,974,449
2002	$1,378,252,371	-9.7%	52.8%	$476,309,982	$2,040,890	$478,123	$0	$0	$0	$1,793,856	$42,775,592
2003	$1,257,003,421	-8.8%	39.4%	$355,061,032	$1,450,081	$408,304	$0	$0	$0	$1,133,227	$44,032,122
2004	$1,264,050,073	0.6%	40.1%	$362,107,684	$1,566,373	$393,441	$0	$0	$0	$1,286,165	$45,318,115
2005	**$876,220,931**	Adjusted Base Year Value									
2005	$1,207,149,977	-4.5%	37.8%	$330,929,046	$1,474,804	$435,779	$0	$0	$0	$1,910,583	$46,458,950
2006	$1,267,355,318	5.0%	44.6%	$391,134,387	$2,544,584	$489,587	$0	$0	$0	$3,034,171	$48,084,980
2007	**$876,190,065**	Adjusted Base Year Value					$0	$0	$0		
2007	$1,463,525,217	15.5%	67.0%	$587,335,152	$3,895,625	$816,275	$0	$0	$0	$4,711,900	$50,341,509
2008	$1,486,707,434	1.6%	69.7%	$610,517,369	$4,023,480	$666,236	$0	$0	$0	$4,689,716	$52,353,256
2009	**$866,044,996**	Adjusted Base Year Value									
2009	$1,250,305,641	-15.9%	44.4%	$384,260,645	$2,475,667	$463,915	$0	$0	$0	$2,939,582	$53,479,873
2010	$1,184,712,114	-5.2%	36.8%	$318,667,118	$2,285,799	$484,617	$0	$0	$0	$2,770,416	$54,428,439
2011	$1,170,176,925	-1.2%	35.1%	$304,131,929	$2,181,538	$443,026	$0	$0	$0	$2,624,564	$55,232,270
2012	$1,184,283,553	1.2%	36.7%	$318,238,557	$2,282,725	$0	$0	$0	$0	$2,282,725	$55,863,234
2013	**$866,458,756**	Adjusted Base Year Value									
2013	$1,161,581,704	-1.9%	34.1%	$295,536,708	$1,820,497	$327,832	$0	$0	$0	$2,148,329	$56,424,763
2014	**$577,655,884**	Adjusted Base Year Value									
2014	$1,059,194,672	-8.8%	22.3%	$481,538,788	$3,070,291	$526,779	$0	$0	$0	$3,597,071	$57,313,840
2015	$1,080,378,565	2.0%	24.7%	$502,722,681	$3,205,360	$549,953	$0	$0	$0	$3,755,313	$58,191,561
2016	$1,119,986,137	3.7%	29.3%	$542,330,253	$3,457,898	$593,282	$0	$0	$0	$4,051,180	$59,086,949
2017	$1,148,948,359	2.6%	32.7%	$571,292,475	$3,642,561	$624,965	$0	$0	$0	$4,267,526	$59,978,869
2018	$1,241,927,327	8.1%	43.4%	$664,271,443	$4,235,395	$0	$0	$0	$0	$4,235,395	$60,815,941
2019	$1,268,640,873	2.2%	46.5%	$690,984,989	$4,405,720	$0	$0	$0	$0	$4,405,720	$61,639,331
2020	$1,294,013,691	2.0%	49.4%	$716,357,807	$4,567,497	$0	$0	$0	$0	$4,567,497	$62,446,541
2021	$1,319,893,964	2.0%	52.4%	$742,238,080	$4,732,510	$0	$0	$0	$0	$4,732,510	$63,237,438
2022	$1,346,291,844	2.0%	55.5%	$768,635,960	$4,900,823	$0	$0	$0	$0	$4,900,823	$64,011,929
Totals					$80,204,327	$12,412,910	$22,184,869	$1,254,276	$5,269,334	$115,575,966	$64,011,929

Lamar Corridor/West End Sub-District Increment Chart

Tax Year	Property Value Estimate	Property Value Growth	Cum. Value Growth	Anticipated Captured Value	Tax Increment Revenue *City*	Tax Increment Revenue *Dallas County*	Total Anticipated Increment Revenue	Total Anticipated Accumulated Revenue (NPV)
2012	**$97,095,610**	**Base Year Value**						
2013	$102,720,790	5.8%	5.8%	$5,625,180	$40,349		$47,272	$44,702
County	**$102,720,790**	**5.8%**	**5.8%**	**$5,625,180**		**$6,923**		
2014	$110,942,720	8.0%	14.3%	$13,847,110	$99,325	$17,841	$117,166	$149,473
2015	$113,161,574	2.0%	16.5%	$16,065,964	$115,241	$20,700	$135,941	$264,423
2016	$115,424,806	2.0%	18.9%	$72,041,416	$516,753	$92,820	$609,573	$751,845
2017	$172,519,766	49.5%	77.7%	$75,424,156	$541,017	$97,179	$638,196	$1,234,406
2018	$175,970,162	2.0%	81.2%	$116,824,552	$837,983	$150,520	$988,503	$1,941,204
2019	$218,198,565	24.0%	124.7%	$121,102,955	$868,671	$156,033	$1,024,704	$2,634,049
2020	$222,562,536	2.0%	129.2%	$163,416,926	$1,172,190	$210,551	$1,382,741	$3,518,142
2021	$265,722,787	19.4%	173.7%	$168,627,177	$1,209,563	$217,264	$1,426,827	$4,380,818
2022	$271,037,243	2.0%	179.1%	$191,191,633	$1,371,418	$246,337	$1,617,755	$5,305,748
2023	$294,052,988	8.5%	202.8%	$196,957,378	$1,412,775	$253,766	$1,666,541	$6,206,763
2024	$299,934,047	2.0%	208.9%	$226,988,437	$1,628,188	$292,459	$1,920,647	$7,188,698
2025	$330,565,728	10.2%	240.5%	$233,470,118	$1,674,681	$300,810	$1,975,491	$8,143,757
2026	$337,177,043	2.0%	247.3%	$260,781,433	$1,870,585	$335,999	$2,206,584	$9,152,534
2027	$365,034,584	8.3%	276.0%	$267,938,974	$1,921,926	$345,221	$2,267,147	$10,132,643
2028	$372,335,275	2.0%	283.5%	$275,239,665	$1,974,294	$354,627	$2,328,921	$11,084,712
2029	$379,781,981	2.0%	291.1%	$282,686,371	$2,027,709	$364,222	$2,391,931	$12,009,373
2030	$387,377,621	2.0%	299.0%	$290,282,011	$2,082,193	$374,008	$2,456,201	$12,907,250
2031	$395,125,173	2.0%	306.9%	$298,029,563	$2,137,766	$383,990	$2,521,756	$13,778,968
2032	$403,027,676	2.0%	315.1%	$305,932,066	$2,194,451	$394,172	$2,588,623	$14,625,145
2033	$411,088,230	2.0%	323.4%	$313,992,620	$2,252,269	$0	$2,252,269	$15,321,343
2034	$419,309,995	2.0%	331.9%	$322,214,385	$2,311,244	$0	$2,311,244	$15,996,924
2035	$427,696,194	2.0%	340.5%	$330,600,584	$2,371,398	$0	$1,516,546	$16,416,110
2036	$436,250,118	2.0%	349.3%	$339,154,508	$0	$0	$0	$16,416,110
2037	$444,975,121	2.0%	358.3%	$347,879,511	$0	$0	$0	$16,416,110
Totals				**$347,879,511**	**$32,675,707**	**$4,622,108**	**$36,392,580**	**$16,416,110**

Financial Feasibility

The private development plans, public improvement program, general financing strategy, and financial assumptions were all included in a preliminary assessment prepared by the City of Dallas, Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

Cumulative private development is expected to increase property value to approximately $1,614,353,316 in the City Center Sub-district and $415,171,194 in the Lamar Corridor/West End Sub-district during the term of the Zone.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed during the TIF term.

On a strict “pay-as-you-go” basis, the progress of the public improvements portion of the development program is a direct result of the revenues received and matched by the City’s contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the recommendation of the TIF Board and approval of Council.

Based upon a set of TIF district assumptions and analysis, this Amended Plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program, as amended. This program provides a framework for development incentives in a variety of areas. Within this framework, the TIF Board has adopted specific policies for the City Center TIF District:

Public improvements will be phased at a pace that coincides with private development.

Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must obtain TIF Board recommendation and Council approval for and sign a Development Agreement with the City.

Reimbursement priorities and the method of apportioning available increment will be set forth in the Development Agreement.

Each Development Agreement is mutually exclusive - that is, the nature and extent of support from public funds may change over time as the District

becomes more developed.

If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:

- deferred until funds are available
- constructed at the sole expense of the developer
- constructed at developer expense, with the City reimbursing the developer as funds become available

Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311 of the Texas Tax Code, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the City Center TIF District, eliminating unemployment or underemployment in the City Center TIF District, and developing or expanding transportation, business, and commercial activity in the City Center TIF District.

The TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the City Center TIF District.

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000100363000000	APPLE TEN HOSPITALITY	1025 ELM ST	1997 - 2022	$1,028,158
00000100366000000	APPLE TEN HOSPITALITY	200 N GRIFFIN ST	1997 - 2022	$266,449
00000100445000200	APPLE TEN HOSPITALITY	1029 ELM ST	1997 - 2022	$236,987
00000100489000000	ONE MAIN PLACE LLC	1201 MAIN ST	1997 - 2022	$21,000,000
00000100501000000	U S GOVERNMENT	1100 COMMERCE ST	1997 - 2022	$0
00000100528000000	DAVIS MRS HELEN BOUCHE	1208 COMMERCE ST	1997 - 2022	$660,000
00000100534000000	U S A VETERANS ADM	1201 JACKSON ST	1997 - 2022	$0
00000100570000000	SOUTHWESTERN BELL	1212 JACKSON ST	1997 - 2022	$2,853,760
00000100648000000	1309 MAIN STREET APARTMENTS LLC	1302 ELM ST	1997 - 2022	$3,900,000
00000100651000000	NAYEB FAMILY LP	1301 MAIN ST	1997 - 2022	$600,000
00000100656000000	1309 MAIN STREET APARTMENTS LLC	1309 MAIN ST	1997 - 2022	$1,100,000
00000100660000000	FWS GROUP DALLAS LLC	1217 MAIN ST	1997 - 2022	$396,940
00000100696000000	FOSTER BRYAN S	1400 MAIN ST	1997 - 2022	$255,000
00000100714000000	1404 MAIN BUILDING LLC	1404 MAIN ST	1997 - 2022	$200,200
00000100735000000	BRAMA COMMERCE STREET LTD	1208 COMMERCE ST	1997 - 2022	$851,210
00000100737009900	BRAMA COMMERCE STREET LTD	1222 COMMERCE ST	1997 - 2022	$1,988,790
00000100741000000	SOUTHWESTERN BELL	211 S AKARD ST	1997 - 2022	$23,081,520
00000100746009800	SOUTHWESTERN BELL	211 S AKARD ST	1997 - 2022	$30,480
00000100747000000	WRIGHT GILBERT G JR ET AL	311 S AKARD ST	1997 - 2022	$305,730
00000100753000000	SW BELL TELEPHONE CO LESSEE	1321 WOOD ST	1997 - 2022	$103,080
00000100756000000	SOUTHWESTERN BELL	1312 JACKSON ST	1997 - 2022	$176,340
00000100756000100	CVH 918 LLC	1311 WOOD ST	1997 - 2022	$295,500
00000100759000000	SOUTHWESTERN BELL	1310 JACKSON ST	1997 - 2022	$236,160
00000100849000000	ALTERRA 211 NORTH ERVAY LLC	211 N ERVAY ST	1997 - 2022	$418,420
00000100885000000	MZEIN HOLDINGS LP	208 N AKARD ST	1997 - 2022	$480,000
00000100912000000	FONBERG PETER D TR ET AL	1517 MAIN ST	1997 - 2022	$127,500
00000100933000000	RREAF HOLDINGS MID ELM LLC	1514 ELM ST	1997 - 2022	$116,400
00000100936000000	ROMAN CATH DIOCESE DALLAS	1521 MAIN ST	1997 - 2022	$0
00000100942000000	RREAF HOLDINGS MID ELM LLC	1516 ELM ST	1997 - 2022	$562,600
00000100945000000	1519 MAIN LP	1519 MAIN ST	1997 - 2022	$137,080
00000100948009900	RREAF HOLDINGS MID ELM LLC	1512 ELM ST	1997 - 2022	$114,650
00000100951009900	RREAF HOLDINGS MID ELM LLC	1512 ELM ST	1997 - 2022	$114,650
00000100954000000	LEGAL AID OF NORTHWEST TE	1515 MAIN ST	1997 - 2022	$0
00000100978000000	FC WP BUILDING LLC	1623 MAIN ST	1997 - 2022	$730,000
00000100993000000	ELM AT STONEPLACE HOLDINGS LLC	1611 MAIN ST	1997 - 2022	$174,000
00000101014000000	1600 MAIN STREET HOLDINGS LP	1608 MAIN ST	1997 - 2022	$247,500
00000101020000000	1600 MAIN STREET HOLDINGS LP	1600 MAIN ST	1997 - 2022	$317,420
00000101026000000	MAIN STREET INVESTORS JV	1520 MAIN ST	1997 - 2022	$168,300
00000101029000000	DALLAS CITY OF	1518 MAIN ST	1997 - 2022	$0
00000101032000000	DALLAS CITY OF	1516 MAIN ST	1997 - 2022	$0
00000101035000000	DALLAS CITY OF	1516 MAIN ST	1997 - 2022	$0
00000101038000000	DALLAS CITY OF	1510 MAIN ST	1997 - 2022	$0
00000101041000000	DALLAS CITY OF	1500 MAIN ST	1997 - 2022	$0
00000101044000000	HOLTZE MAGNOLIA LLLP	1401 COMMERCE ST	1997 - 2022	$0
00000101086000100	IEP DALLAS LLC	208 S AKARD ST	1997 - 2022	$1,409,207
00000101098000000	DPL LOAN HOLDINGS LLC	1512 COMMERCE ST	1997 - 2022	$0
00000101101000000	DALPARK LAND LEASE LTD	1600 COMMERCE ST	1997 - 2022	$1,752,080
00000101104000000	DPL LOAN HOLDINGS LLC	1506 COMMERCE ST	1997 - 2022	$0
00000101107000000	DPL LAND LLC	1500 COMMERCE ST	1997 - 2022	$176,000
00000101110000000	DPL LOAN HOLDINGS LLC	1517 JACKSON ST	1997 - 2022	$240,000
00000101112009800	SOUTHWESTERN BELL	1400 JACKSON ST	1997 - 2022	$22,500
00000101122000000	BRIDGE-NATIONAL PTNRS LP	1500 JACKSON ST	1997 - 2022	$850,000
00000101131009700	SOUTHWESTERN BELL	308 S AKARD ST	1997 - 2022	$0
00000101131009900	SOUTHWESTERN BELL	308 S AKARD ST	1997 - 2022	$0
00000101533000000	PACIFIC ELM BUILDING LLC	1933 ELM ST	1997 - 2022	$0
00000101536000000	PACIFIC ELM BUILDING LLC	1929 ELM ST	1997 - 2022	$0
00000101539000000	PACIFIC ELM BUILDING LLC	1930 PACIFIC AVE	1997 - 2022	$0
00000101542009700	BERKELEY FIRST CITY LP	1910 PACIFIC AVE	1997 - 2022	$0
00000101542009900	BERKELEY FIRST CITY LP	1910 PACIFIC AVE	1997 - 2022	$0
00000101566000000	DALLAS CITY OF	1925 ELM ST	1997 - 2022	$0
00000101569000000	DALLAS CITY OF	1926 PACIFIC AVE	1997 - 2022	$0
00000101578000000	1717 TOWER OWNER LP	1717 MAIN ST	1997 - 2022	$84,000,000
00000101704000000	1700 COMMERCE STREET LP	1700 COMMERCE ST	1997 - 2022	$575,000
00000101935000000	UNIVERSITY OF NORTH TEXAS SYSTEM	1900 ELM ST	1997 - 2022	$0

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000101938000000	BERKELEY FIRST CITY LP	1916 ELM ST	1997 - 2022	$61,320
00000101941000000	1920 ELM LTD	1920 ELM ST	1997 - 2022	$755,000
00000101947000000	BERKELEY FIRST CITY LP	1932 ELM ST	1997 - 2022	$91,500
00000101950000000	PHELAN RICHARD W JR ET AL	1927 MAIN ST	1997 - 2022	$0
00000101953000000	BERKELEY FIRST CITY LP	1914 ELM ST	1997 - 2022	$61,320
00000101956000000	BERKELEY FIRST CITY LP	1918 ELM ST	1997 - 2022	$61,320
00000101959000000	F A SCHLUTER 1818 1882 FOUNDATION	1915 MAIN ST	1997 - 2022	$0
00000101959009900	UNIVERSITY OF NORTH TEXAS SYSTEM	1915 MAIN ST	1997 - 2022	$0
00000101962000000	UNIVERSITY OF NORTH TEXAS SYSTEM	1911 MAIN ST	1997 - 2022	$0
00000101962000100	UNIVERSITY NORTH TEX SYST	1928 ELM ST	1997 - 2022	$0
00000101962009900	DALLAS COUNTY COMMUNITY	1911 MAIN ST	1997 - 2022	$150,000
00000101965000000	UNIVERSITY OF NORTH TEXAS SYSTEM	1921 MAIN ST	1997 - 2022	$0
00000101965009900	DALLAS COUNTY COMMUNITY	1921 MAIN ST	1997 - 2022	$0
00000101968000000	BERKELEY FIRST CITY LP	1928 ELM ST	1997 - 2022	$40,000
00000101971000000	JARVIS BARNEY W JR TR &	1908 ELM ST	1997 - 2022	$0
00000104555000000	DALLAS FORT WORTH ARGYLE	1109 PATTERSON AVE	1997 - 2022	$3,198,140
00000104677000000	HEADINGTON REALTY & CAPITAL LLC	1200 ROSS AVE	1997 - 2022	$4,775,000
00000104785000000	YMCA OF METRO DALLAS	1516 ROSS AVE	1997 - 2022	$0
00000104785000100	KOHMANN KATHERINE ANN &	1520 ROSS AVE	1997 - 2022	$60,370
00000104974000000	J & D MERRIMAN LTD	1307 PACIFIC AVE	1997 - 2022	$625,000
00000104977000000	DALLAS AREA RAPID TRANSIT	1401 PACIFIC AVE	1997 - 2022	$0
00000104980000000	319 NORTH AKARD LLC	319 N AKARD ST	1997 - 2022	$196,500
00000104992000000	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	$392,600
00000104992009700	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	$0
00000104992009900	HOUSEMAN BUILDING LLC	400 N AKARD ST	1997 - 2022	$0
00000104995000000	DALLAS CITY OF	410 N AKARD ST	1997 - 2022	$0
00000104998000000	DALLAS CITY OF	509 BULLINGTON ST	1997 - 2022	$107,400
00000105028009900	FIRST BAPTIST CHURCH OF	1608 PATTERSON AVE	1997 - 2022	$0
00000105031000000	TEXAS UTILITIES ELEC CO	1607 FEDERAL ST	1997 - 2022	$367,630
00000105040009900	JAGGI LEWIS L JR MRS	510 BULLINGTON ST	1997 - 2022	$8,940
00000105043009900	JAGGI ROBBYE O	1603 FEDERAL ST	1997 - 2022	$38,500
00000105049000000	TEXAS UTILITIES PPTIES	1601 FEDERAL ST	1997 - 2022	$62,210
00000105052000000	FIRST BAPTIST CHURCH OF	1606 PATTERSON AVE	1997 - 2022	$0
00000105052000100	FIRST BAPTIST CHURCH OF	1610 PATTERSON AVE	1997 - 2022	$0
00000105055000000	FIRST BAPTIST CHURCH OF	505 N ERVAY ST	1997 - 2022	$0
00000105058009900	THORNE ELIZABETH ORAM TR	510 BULLINGTON ST	1997 - 2022	$8,940
00000105061009900	THORNE L S MRS	1603 FEDERAL ST	1997 - 2022	$38,500
00000105067000000	STATE ST BK & TR CO CT TR	1601 BRYAN ST	1997 - 2022	$38,155,230
00000105109000000	FIRST BAPTIST CHURCH OF	1801 SAN JACINTO ST	1997 - 2022	$0
00000105112000000	FIRST BAPTIST CHURCH OF	705 S ST PAUL ST	1997 - 2022	$0
00000105116000000	FIRST BAPTIST CHURCH OF	701 S ST PAUL ST	1997 - 2022	$0
00000105118000000	CALIFORNIA STATE TEACHERS	1806 ROSS AVE	1997 - 2022	$3,368,900
00000105124000000	FIRST BAPTIST CHURCH OF	1707 SAN JACINTO ST	1997 - 2022	$0
00000105127000000	FIRST BAPTIST CHURCH OF	606 N ERVAY ST	1997 - 2022	$0
00000105133000000	FIRST BAPTIST CHURCH OF	1700 PATTERSON AVE	1997 - 2022	$0
00000105137000000	FIRST BAPTIST CHURCH OF	515 N ST PAUL ST	1997 - 2022	$0
00000105139000000	FIRST BAPTIST CHURCH OF	510 N ERVAY ST	1997 - 2022	$0
00000105142000000	FIRST BAPTIST CHURCH OF	1801 FEDERAL ST	1997 - 2022	$0
00000105145000000	FIRST BAPTIST CHURCH OF	508 N ERVAY ST	1997 - 2022	$0
00000105151000000	FIRST BAPTIST CHURCH OF	1707 FEDERAL ST	1997 - 2022	$0
00000105154000000	POST OFFICE MASTER LANDLORD LP	400 N ERVAY ST	1997 - 2022	$0
00000105172000000	ST PAUL PL ACQUISITION	750 N ST PAUL ST	1997 - 2022	$10,000,000
00000105178000000	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	$28,750,680
00000105178009900	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	$0
00000105188009700	WC 717 N HARWOOD PROPERTY LLC	717 N HARWOOD ST	1997 - 2022	$0
00000105199000000	FPG DMT HARWOOD LP	601 N HARWOOD ST	1997 - 2022	$389,610
00000105202000000	MAHER PROPERTIES TWO	609 N HARWOOD ST	1997 - 2022	$1,500,000
00000105211000000	ST PAUL HOLDINGS LP	1800 FEDERAL ST	1997 - 2022	$410,410
00000105214259700	ST PAUL HOLDINGS LP	1802 FEDERAL ST	1997 - 2022	$135,030
00000105214509700	FPG-DMT HARWOOD LP	1801 FEDERAL ST	1997 - 2022	$130,490
00000105214759700	1999 ASSOCIATES LTD	1803 FEDERAL ST	1997 - 2022	$91,830
00000105217000000	DALLAS HARTFORD LLC	400 N ST PAUL ST	1997 - 2022	$3,000,000
00000105220000000	ST PAUL HOLDINGS LP	1917 BRYAN ST	1997 - 2022	$3,756,580
00000105226000000	1999 ASSOC LTD	1923 BRYAN ST	1997 - 2022	$216,968
00000105226000100	FPG-DMT HARWOOD LP	1923 BRYAN ST	1997 - 2022	$3,772

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000105227009900	FPG DMT HARWOOD LP	1999 BRYAN ST	1997 - 2022	$40,340,590
00000105232000000	1999 PROPERTY CORP	509 N HARWOOD ST	1997 - 2022	$437,229
00000105232000100	FPG-DMT HARWOOD LP	509 N HARWOOD ST	1997 - 2022	$1,711
00000105232259700	ST PAUL HOLDINGS LP	1909 BRYAN ST	1997 - 2022	$11,420
00000105269000000	POLLOCK REALTY CORP	704 N HARWOOD ST	1997 - 2022	$4,808,330
00000105269009900	BRYAN TOWER LP	704 N HARWOOD ST	1997 - 2022	$0
00000105270000000	FROST NATL BANK TRUSTEE	606 N HARWOOD ST	1997 - 2022	$231,330
00000105283000000	BT PARKS LP	605 OLIVE ST	1997 - 2022	$538,000
00000105310000000	BT PARKS L P	600 N HARWOOD ST	1997 - 2022	$73,560
00000105313000000	BT PARKS L P	604 N HARWOOD ST	1997 - 2022	$338,190
00000105316000000	BRYAN TOWER II LP	2001 BRYAN ST	1997 - 2022	$33,541,670
00000105316000100	POLLOCK REALTY CORP	2000 FEDERAL ST	1997 - 2022	$83,600
00000105316009900	BRYAN TOWER LP	2001 BRYAN ST	1997 - 2022	$0
00000105391500000	UNIFIED 2020 REALTY	2020 LIVE OAK ST	1997 - 2022	$1,391,830
00000105412000000	CP 2100 ROSS LLC	2100 ROSS AVE	1997 - 2022	$44,036,000
00000105419009800	CP 2100 ROSS LLC	2002 ROSS AVE	1997 - 2022	$16,240
00000105420009800	CP 2100 ROSS LLC	801 PEARL ST	1997 - 2022	$44,240
00000105433000000	OLIVE PEARL PARK LP	711 PEARL ST	1997 - 2022	$449,990
00000105442000000	OLIVE PEARL PARK LP	723 N PEARL ST	1997 - 2022	$380,770
00000105454000000	MCCLAIN CAROLYN	708 OLIVE ST	1997 - 2022	$56,140
00000105457000000	MCCLAIN CAROLYN	723 PEARL ST	1997 - 2022	$79,280
00000105481000000	DALLAS CITY OF	613 PEARL ST	1997 - 2022	$0
00000105484000000	DALLAS CITY OF	2107 BRYAN ST	1997 - 2022	$0
00000105486000000	DALLAS CITY OF	500 OLIVE ST	1997 - 2022	$0
00000105487009700	STEVENS CREEK ASSOC	2101 BRYAN ST	1997 - 2022	$26,637
00000105487009900	STEVENS CREEK ASSOC	2101 BRYAN ST	1997 - 2022	$1,513,753
00000110712500000	BERKELEY FIRST CITY LP	1705 ELM ST	1997 - 2022	$127,240
00000110712500100	DALLAS CITY OF	1707 ELM ST	1997 - 2022	$0
00000110712750000	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	$2,204,320
00000110712759700	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	$0
00000110712759900	BERKELEY FIRST CITY LP	1702 ELM ST	1997 - 2022	$0
00000110713000000	DALLAS CITY OF	1701 PACIFIC AVE	1997 - 2022	$0
00000110740000000	TOOLE ALBERT J SR ET AL	325 N ST PAUL ST	1997 - 2022	$133,720
00000110740000100	FOUR POINT STAR LP PS	325 N ST PAUL ST	1997 - 2022	$617,610
00000110740000200	HOWARD CORP THE	325 N ST PAUL ST	1997 - 2022	$51,850
00000110740000300	FOUR POINT STAR LP	325 N ST PAUL ST	1997 - 2022	$204,710
00000110740000400	FOUR POINT STAR LP	325 N ST PAUL ST	1997 - 2022	$5,399,930
00000110740099400	ERVAY RESIDENTIAL LTD PS	350 N ERVAY ST	1997 - 2022	$0
00000110837000100	DALLAS CITY OF	350 N ST PAUL ST	1997 - 2022	$1,771,504
00000110837009900	ST PAUL HOLDINGS LP	1917 BRYAN ST	1997 - 2022	$0
000070000A0020000	BN 1412 MAIN LP	1412 MAIN ST	1997 - 2022	$5,984,178
000070000A01A0000	RBP ADOLPHUS LLC	1300 MAIN ST	1997 - 2022	$0
000070000A01A0100	TIER DEVELOPMENT GROUP LC	1402 MAIN ST	1997 - 2022	$396,348
000070000A01A0200	RASANSKY MITCHELL	1306 MAIN ST	1997 - 2022	$130,492
000076000A0010100	BVF-II KIRBY LIMITED PARTNERSHIP	1509 MAIN ST	1997 - 2022	$902,700
000076000A0020000	STONE PLACE MALL INV1 LTD	1520 ELM ST	1997 - 2022	$416,890
000077000008A0000	DUNHILL 1530 MAIN LP	1530 MAIN ST	1997 - 2022	$247,500
00009500000010000	DALLAS CITY OF	1701 ELM ST	1997 - 2022	$0
000109000001A0000	FIRST PRESBYTERIAN CHURCH	1835 YOUNG ST	1997 - 2022	$0
000114206902A0000	DLD PROPERTIES	1407 MAIN ST	1997 - 2022	$690,423
000114206902A9800	DRED PROPERTIES LTD	1407 MAIN ST	1997 - 2022	$64,439
000114206902A9900	DCAR PROPERTIES LTD	1407 MAIN ST	1997 - 2022	$165,701
000114206908A0000	GS RENAISSANCE LTD PS	1415 MAIN ST	1997 - 2022	$915,754
000233000001A0000	WLK MOSAIC OWNER LP	318 N AKARD ST	1997 - 2022	$2,473,820
00023400000010000	CALIFORNIA STATE TEACHERS	600 N AKARD ST	1997 - 2022	$836,690
00023500000010000	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	$65,022,580
00023500000010100	ONE LINCOLN PLAZA JV	700 N ERVAY ST	1997 - 2022	$51,280
00023500000019700	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	$0
00023500000019900	CALIFORNIA STATE TEACHERS	500 N AKARD ST	1997 - 2022	$0
00023600000009700	FIRST BAPTIST CHURCH OF	509 N ERVAY ST	1997 - 2022	$0
00023600000009900	FIRST BAPTIST CHURCH OF	509 N ERVAY ST	1997 - 2022	$87,550
000242000A0010000	FIRST UNITED METHODIST	1928 ROSS AVE	1997 - 2022	$400,000
00024300020010000	FPG-DMT HARWOOD LP	600 N HARWOOD ST	1997 - 2022	$17,170
00025200000010000	HINES REIT 2200 ROSS AVE LP	720 OLIVE ST	1997 - 2022	$574,090
00025200000120000	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	$31,924

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
0002520000012D200	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	$195,537
0002520000012D300	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	$23,930
0002520000012D400	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	$23,930
0002520000012D800	OLIVE PEARL PARK LP	701 PEARL ST	1997 - 2022	$11,980
0004750A000009800	BERKELEY FIRST CITY LP	200 S ST PAUL ST	1997 - 2022	$6,310
000475A0000009800	BERKELEY FIRST CITY LP	1701 PACIFIC AVE	1997 - 2022	$451,120
00C18160000000000	CHRISTIAN LARRY &	1505 ELM ST	1997 - 2022	$140,786
00C18160000000201	DUCOTEY WARREN 2002 TR	1505 ELM ST	1997 - 2022	$13,391
00C18160000000202	JOBE REAGAN V	1505 ELM ST	1997 - 2022	$17,198
00C18160000000203	KEY SEAN	1505 ELM ST	1997 - 2022	$22,936
00C18160000000204	BUTLER KELLY A LIVING TRUST	1505 ELM ST	1997 - 2022	$17,329
00C18160000000205	DELEON JOSE & ALMA FLORES	1505 ELM ST	1997 - 2022	$23,845
00C18160000000301	NORRIS SONJA	1505 ELM ST	1997 - 2022	$13,881
00C18160000000302	WONG ERIK JEFFREY	1505 ELM ST	1997 - 2022	$17,198
00C18160000000303	LANGAN PATRICK	1505 ELM ST	1997 - 2022	$20,423
00C18160000000304	LEAVERTON KEVIN O	1505 ELM ST	1997 - 2022	$17,329
00C18160000000305	MENDEZPEREZ JAIME & FANNY	1505 ELM ST	1997 - 2022	$23,845
00C18160000000401	SCHMIDT MICHAEL	1505 ELM ST	1997 - 2022	$14,236
00C18160000000402	HARTLINEDIAZ PATRICIA	1505 ELM ST	1997 - 2022	$17,638
00C18160000000403	BREWER STEPHEN D &	1505 ELM ST	1997 - 2022	$20,945
00C18160000000404	BECKMAN JAMIE W	1505 ELM ST	1997 - 2022	$17,773
00C18160000000405	SYMPHONY PROPERTIES LLC	1505 ELM ST	1997 - 2022	$24,454
00C18160000000501	HIRSCHHEIMER JOSHUA DAVID	1505 ELM ST	1997 - 2022	$14,691
00C18160000000502	KILANOWSKI KATHLEEN	1505 ELM ST	1997 - 2022	$18,201
00C18160000000503	EDMONDSON ROY M	1505 ELM ST	1997 - 2022	$21,614
00C18160000000504	HAGGARD SCOTT JR	1505 ELM ST	1997 - 2022	$18,339
00C18160000000505	ALLIANT PROPERTIES LLC SERIES D	1505 ELM ST	1997 - 2022	$23,845
00C18160000000601	PIGG CHRISTINE	1505 ELM ST	1997 - 2022	$17,405
00C18160000000602	BUSBY MELINDA Z	1505 ELM ST	1997 - 2022	$21,195
00C18160000000603	BASSAMPOUR FATEMAH &	1505 ELM ST	1997 - 2022	$27,785
00C18160000000604	IKER GREGORY MARK	1505 ELM ST	1997 - 2022	$21,195
00C18160000000605	SONNETT JOHN	1505 ELM ST	1997 - 2022	$18,935
00C18160000000701	BRAIR GHASSAN B	1505 ELM ST	1997 - 2022	$17,927
00C18160000000702	MAGAN NAVIN	1505 ELM ST	1997 - 2022	$21,831
00C18160000000703	MENDENHALL MYLES E & KATHERINE M	1505 ELM ST	1997 - 2022	$28,619
00C18160000000704	STEVENS KATHERINE A	1505 ELM ST	1997 - 2022	$21,831
00C18160000000705	POTTER BRITON J III &	1505 ELM ST	1997 - 2022	$18,762
00C18160000000801	MUNK FLORENCE	1505 ELM ST	1997 - 2022	$18,449
00C18160000000802	SCHMIDT MICHAEL L	1505 ELM ST	1997 - 2022	$22,467
00C18160000000803	SINGER ARTURO	1505 ELM ST	1997 - 2022	$29,452
00C18160000000804	JONES REBECCA J	1505 ELM ST	1997 - 2022	$22,467
00C18160000000805	YELLOTT JAY D	1505 ELM ST	1997 - 2022	$18,529
00C18160000000901	SCHWARTZ DEBORAH	1505 ELM ST	1997 - 2022	$17,868
00C18160000000902	RICHARD C WERNON	1505 ELM ST	1997 - 2022	$23,103
00C18160000000903	KEDRON LUCEA SUZAN	1505 ELM ST	1997 - 2022	$30,286
00C18160000000904	ANTERHAUS ROBERT H &	1505 ELM ST	1997 - 2022	$20,847
00C18160000000905	MUNOZ ROLANDO & DONNA W	1505 ELM ST	1997 - 2022	$20,640
00C18160000001001	MCKNIGHT BILLY REA	1505 ELM ST	1997 - 2022	$19,494
00C18160000001002	DILENA R J	1505 ELM ST	1997 - 2022	$19,410
00C18160000001003	L & M PROPERTY MGMT LLC	1505 ELM ST	1997 - 2022	$31,119
00C18160000001004	HOLLOWAY MICHAEL S &	1505 ELM ST	1997 - 2022	$23,738
00C18160000001005	FRAZEE STEVEN K	1505 ELM ST	1997 - 2022	$20,146
00C18160000001101	DANE EUGENE	1505 ELM ST	1997 - 2022	$20,016
00C18160000001102	LARA JOHN COOPER	1505 ELM ST	1997 - 2022	$24,375
00C18160000001103	MCLAIN WILLIAM T &	1505 ELM ST	1997 - 2022	$31,953
00C18160000001104	MITTELSTET STEPHEN K	1505 ELM ST	1997 - 2022	$24,375
00C18160000001105	ABENDSCHEIN FREDERICK	1505 ELM ST	1997 - 2022	$21,776
00C18160000001201	ROBERTSON RON & DONNA	1505 ELM ST	1997 - 2022	$20,494
00C18160000001202	EDWARDS GARY DON & JANIE FAY	1505 ELM ST	1997 - 2022	$22,347
00C18160000001203	COLLETT BRIAN J TR LIFE EST & CHERYL TR LIFE EST	1505 ELM ST	1997 - 2022	$32,786
00C18160000001204	NIENDORFF CARL A IV	1505 ELM ST	1997 - 2022	$25,010
00C18160000001205	HALL MICHAEL D	1505 ELM ST	1997 - 2022	$22,344
00C18160000001401	PATTERSON J R JR & BILLIE JO PUD	1505 ELM ST	1997 - 2022	$34,050
00C18160000001402	HARVEY BARBARA ANN & EDWARD BRUCE	1505 ELM ST	1997 - 2022	$28,514
00C18160000001403	AKIN LARRY D & CAROL D	1505 ELM ST	1997 - 2022	$30,680

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C18160000001404	SPIEGEL ROSS ADAM	1505 ELM ST	1997 - 2022	$35,238
00C18160000001501	BOLDEN PAUL &	1505 ELM ST	1997 - 2022	$34,873
00C18160000001502	ROBERTS FINES OLIVER	1505 ELM ST	1997 - 2022	$32,345
00C18160000001503	STANLEY ROGER &	1505 ELM ST	1997 - 2022	$31,423
00C18160000001504	DUNNAHOO WILLIAM MICHAEL & PATRICIA DUNNAHOO	1505 ELM ST	1997 - 2022	$36,091
00C18160000001601	SCARLET PEGASUS GROUP LP	1505 ELM ST	1997 - 2022	$35,698
00C18160000001602	WILSON ADDISON G IV	1505 ELM ST	1997 - 2022	$33,076
00C18160000001603	SCRIPPS FREDERIC SCOTT	1505 ELM ST	1997 - 2022	$32,165
00C18160000001604	BLUE STAR MORTGAGE INC	1505 ELM ST	1997 - 2022	$36,944
00C46200000000201	BELLINGHAUSEN WIL J	1200 MAIN ST	1997 - 2022	$48,283
00C46200000000202	NEWMAN PAULETTE E	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000203	1621 ERVAY LTD	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000204	BRANAMAN MICHAEL S &	1200 MAIN ST	1997 - 2022	$34,373
00C46200000000205	SHAH VINAY	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000206	DIXON GLORIA D	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000207	ORTIZ GUILLERMINA	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000208	FONTENOT TOMMY JAMES	1200 MAIN ST	1997 - 2022	$45,958
00C46200000000209	RAFF GEORGE JR	1200 MAIN ST	1997 - 2022	$42,577
00C46200000000301	SMITH DANIEL E & HERMA A	1200 MAIN ST	1997 - 2022	$48,283
00C46200000000302	BRANSTETTER ROBERT M & CAROL SHELTON	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000303	FREEMAN SCOTT	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000304	BOYD CURTIS W & GLENNA HALVORSON	1200 MAIN ST	1997 - 2022	$34,373
00C46200000000305	JUAREZ GERARDO	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000306	MCARDLE PATRICIA	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000307	AMONGKOL JITTADA KITTY	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000308	HART STANLEY L &	1200 MAIN ST	1997 - 2022	$45,958
00C46200000000309	SMITH SHERIA D	1200 MAIN ST	1997 - 2022	$42,577
00C46200000000401	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	$48,283
00C46200000000402	TERESI MARK A &	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000403	HERNDON CYNTHIA A	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000404	KISLING MISTY	1200 MAIN ST	1997 - 2022	$34,373
00C46200000000405	SANADI NISAR & THU NGUYET	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000406	CARPENTER ROBIN N	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000407	MASTAGLIO LINDA R	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000408	LOPEZ DENNIS A	1200 MAIN ST	1997 - 2022	$45,958
00C46200000000409	WOMBLE JOHN M & GINGER A	1200 MAIN ST	1997 - 2022	$42,577
00C46200000000501	BAILEY PETER & MARY	1200 MAIN ST	1997 - 2022	$48,283
00C46200000000502	PERRI ANTHONY J &	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000503	RATH OMKAR R &	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000504	FAYE WILLIS DESIGNS INC	1200 MAIN ST	1997 - 2022	$34,373
00C46200000000505	BAGARIA SAPNA & SURESH	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000506	PARKER RUBY	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000507	ABDULKHAALIQ ANWAAR	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000508	ARAUJO JOSEPH	1200 MAIN ST	1997 - 2022	$45,958
00C46200000000509	CHATTERJEE ARUNABHA	1200 MAIN ST	1997 - 2022	$42,577
00C46200000000601	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	$48,283
00C46200000000602	SALVANT WAYNE	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000603	ELLER KELLEY	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000604	MASSEY LINDA	1200 MAIN ST	1997 - 2022	$34,373
00C46200000000605	DASH PRIYARANJAN &	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000606	MUEHLENWEG ROBERT J &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000607	CUEVAS ISRAEL F	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000608	EDWARDS JAMES & BARBARA	1200 MAIN ST	1997 - 2022	$45,958
00C46200000000609	SCOTT DARIAN D	1200 MAIN ST	1997 - 2022	$42,577
00C46200000000701	ATV TEXAS VENTURES IV LP	1200 MAIN ST	1997 - 2022	$45,607
00C46200000000702	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000703	KADAN PROPERTIES LP	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000704	CAMPOS EDWARD	1200 MAIN ST	1997 - 2022	$34,373
00C46200000000705	ADAMS WILHELMINA J	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000706	COMBS DAMETIA	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000707	BEVERS MARC	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000708	WHITE JESSICA	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000709	HERICKS JAMES &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000710	BAKER WILLIAM H III	1200 MAIN ST	1997 - 2022	$32,432
00C46200000000711	SPRING TRUMAN E JR	1200 MAIN ST	1997 - 2022	$35,843

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C46200000000712	TITTLE CYNTHIA LARK	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000713	DANIEC MONICA	1200 MAIN ST	1997 - 2022	$42,753
00C46200000000801	BLACK PAUL	1200 MAIN ST	1997 - 2022	$45,607
00C46200000000802	HAQUE NAZ &	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000803	SCHNAPPAUF MICHAEL	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000804	ALANIZ GEORGE R JR & ANEESA T HOJAT	1200 MAIN ST	1997 - 2022	$34,373
00C46200000000805	CHANEY GARY WAYNE 1992 FAMILY TRUST	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000806	NGUYEN MICHAEL	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000807	BENEVENTI MARK FRANCIS	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000808	DU YALI	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000809	PATOINE TERESA SUSAN	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000810	SAIED ANNA M	1200 MAIN ST	1997 - 2022	$32,432
00C46200000000811	FAIRCHILD MELISSA	1200 MAIN ST	1997 - 2022	$35,843
00C46200000000812	BURNS CHRISTOPHER J	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000813	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	$42,753
00C46200000000901	HARRIS KENDRICK LASALLE	1200 MAIN ST	1997 - 2022	$45,607
00C46200000000902	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000903	PATEL JAYSHREE &	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000904	ALSUP LAUREN BRITTANY	1200 MAIN ST	1997 - 2022	$34,373
00C46200000000905	ELLER TOM & ROBYN	1200 MAIN ST	1997 - 2022	$22,260
00C46200000000906	KAHANE DENNIS SPENCER	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000907	SULLIVANMCMULLEN DAVID	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000908	SALEEM ADEEL	1200 MAIN ST	1997 - 2022	$25,876
00C46200000000909	PARK STEPHEN	1200 MAIN ST	1997 - 2022	$40,548
00C46200000000910	MOBLEY HENRY B JR	1200 MAIN ST	1997 - 2022	$32,432
00C46200000000911	COWAN MICHAEL & MARTHA	1200 MAIN ST	1997 - 2022	$35,843
00C46200000000912	THEIS LANGSTON	1200 MAIN ST	1997 - 2022	$19,407
00C46200000000913	CAREY GABRIELLE	1200 MAIN ST	1997 - 2022	$42,753
00C46200000001001	IPPOLITO MARTA	1200 MAIN ST	1997 - 2022	$45,607
00C46200000001002	CIN ALBERTO DAL	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001003	BROWN GLENN ALAN	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001004	ROMERO GERALD & LOURDES	1200 MAIN ST	1997 - 2022	$34,376
00C46200000001005	PATRA DEEPAK	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001006	SCARBOROUGH DONALD D	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001007	KEANE JUSTIN SCOTT &	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001008	COMMUNITY BANK & TRUST	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001009	LUMME DONALD GUY JR	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001010	XIE JIMIN	1200 MAIN ST	1997 - 2022	$32,432
00C46200000001011	OROZCO CARLOS A	1200 MAIN ST	1997 - 2022	$35,843
00C46200000001012	SALVANT BRIAN	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001013	DOMINGUEZ JOSE R &	1200 MAIN ST	1997 - 2022	$42,753
00C46200000001101	GRIEGO MANUEL R JR &	1200 MAIN ST	1997 - 2022	$45,607
00C46200000001102	KEATON JULIAN E II	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001103	MA MAU & JUYEI	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001104	THOMAS BIJU	1200 MAIN ST	1997 - 2022	$34,373
00C46200000001105	PATRO LOKANATH	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001106	IPPOLITO DAVIDE MICHAEL	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001107	MADDERRA RHONDA & FARON	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001108	LIN JEFF P	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001109	SENDKER JAN	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001110	BALUCH HOLDINGS LLC	1200 MAIN ST	1997 - 2022	$32,432
00C46200000001111	RADFORD TRACI	1200 MAIN ST	1997 - 2022	$35,843
00C46200000001112	ROMIG RANDALL	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001113	BRAUM EARL E JR	1200 MAIN ST	1997 - 2022	$42,753
00C46200000001201	QUACH LINH	1200 MAIN ST	1997 - 2022	$45,607
00C46200000001202	MORAIS JUSTIN	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001203	MATHEWS AMIT &	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001204	MCCANS WILLIAM	1200 MAIN ST	1997 - 2022	$34,373
00C46200000001205	HOSID KEVIN M & PEGGY S	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001206	JUDAH JOHN K & BETTY JO	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001207	BARGANIER NORA D & MICHAEL G	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001208	MORENO KRISTINE M	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001209	BAKER ARIANNE &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001210	LITTLE STERLING	1200 MAIN ST	1997 - 2022	$32,432
00C46200000001211	LIN XIEQING	1200 MAIN ST	1997 - 2022	$35,843

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C46200000001212	ASHON HASSEB &	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001213	WEBER DANIEL T & GAIL G	1200 MAIN ST	1997 - 2022	$42,753
00C46200000001401	FUNG DAVID KARL & KATHY LEE FUNG	1200 MAIN ST	1997 - 2022	$45,607
00C46200000001402	KHUNTIA ASHOK	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001403	LI LIETAO	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001404	TINSLEY GARY A	1200 MAIN ST	1997 - 2022	$34,373
00C46200000001405	JC GOODMAN INVESTMENT GROUP INC	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001406	MICHULKA GEORGE &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001407	BYRUM TADD A &	1200 MAIN ST	1997 - 2022	$22,935
00C46200000001408	HUTCHINSON ANDREW F II	1200 MAIN ST	1997 - 2022	$22,935
00C46200000001409	DAO BAO D	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001410	THOMAS MONA	1200 MAIN ST	1997 - 2022	$32,432
00C46200000001411	BENTLEY BRIAN D	1200 MAIN ST	1997 - 2022	$35,843
00C46200000001412	MURRAY RORY GALLAGHER	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001413	GREEN KAREN S	1200 MAIN ST	1997 - 2022	$42,753
00C46200000001501	ZANDER GREG W	1200 MAIN ST	1997 - 2022	$45,607
00C46200000001502	SALVANT WAYNE F &	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001503	YATES RALPH & FAYE	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001504	HILL DANIEL &	1200 MAIN ST	1997 - 2022	$34,373
00C46200000001505	HIBSID 1 LLC	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001506	TRIPP THOMAS	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001507	KOKES KEVIN K &	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001508	BOHAN STEPHANIE D	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001509	JAIN NEHA	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001510	METROPOLITAN 1510 LLC	1200 MAIN ST	1997 - 2022	$32,432
00C46200000001511	BRYANT CHRIS	1200 MAIN ST	1997 - 2022	$35,843
00C46200000001512	KHAN MOIN	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001513	KLAMM CYNTHIA B &	1200 MAIN ST	1997 - 2022	$42,753
00C46200000001601	DAVIS STEPHEN J	1200 MAIN ST	1997 - 2022	$45,607
00C46200000001602	COBB DONNA MARIE &	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001603	COWDEN PETER	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001604	NARAN ASHOK	1200 MAIN ST	1997 - 2022	$34,373
00C46200000001605	LANCASTER PHILLIP & IRENE	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001606	OWNER WITHHELD	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001607	KOERBER ELLEN &	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001608	POLANCO PAUL	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001609	DAMANI ANIRUDH A	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001610	DOCKTER BRYAN	1200 MAIN ST	1997 - 2022	$0
00C46200000001611	UNDERHILL JAMES S	1200 MAIN ST	1997 - 2022	$35,843
00C46200000001612	SOLE GARY &	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001613	PATTERSON JEFF	1200 MAIN ST	1997 - 2022	$42,753
00C46200000001701	STRINGER CHRISTOPHER & KATIE	1200 MAIN ST	1997 - 2022	$48,283
00C46200000001702	STROTHMAN RHONDA K	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001703	REMPHREY BRYAN S	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001704	DANIEL SAM	1200 MAIN ST	1997 - 2022	$34,373
00C46200000001705	BROWNELL SUSAN K &	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001706	ALVAREZ DAVID &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001707	HOLLANDER KEVIN J & BETH A	1200 MAIN ST	1997 - 2022	$25,786
00C46200000001708	AHUMADA MUCIO	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001709	LESTER MARY C	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001710	MOORE ARROYO AYSHA	1200 MAIN ST	1997 - 2022	$32,432
00C46200000001711	FUENTE JOSE ANTONIO DE LA	1200 MAIN ST	1997 - 2022	$35,843
00C46200000001712	MOORE ROBERT W	1200 MAIN ST	1997 - 2022	$61,779
00C46200000001713	CHAFFIN LYNDAL A	1200 MAIN ST	1997 - 2022	$42,753
00C46200000001801	HUMES EDUARDO	1200 MAIN ST	1997 - 2022	$48,283
00C46200000001802	VIRANI ASIF	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001803	JACKSON JILL A	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001804	DIXON ADAM	1200 MAIN ST	1997 - 2022	$34,373
00C46200000001805	BADMAND HOLDINGS LLC	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001806	CURE NANCY A & WILLIAM E	1200 MAIN ST	1997 - 2022	$40,549
00C46200000001807	ABDULWAHAB MANNIE	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001808	LIN JAMES	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001809	TRAVELSTEAD GARY LYNN &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001810	ZOLLER ROBERT W	1200 MAIN ST	1997 - 2022	$32,432
00C46200000001811	HOWARD KENNETH ROBERT	1200 MAIN ST	1997 - 2022	$35,843

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C46200000001812	KOERBER ELLEN &	1200 MAIN ST	1997 - 2022	$61,779
00C46200000001901	ATV TEXAS VENTURES IV LP	1200 MAIN ST	1997 - 2022	$48,283
00C46200000001902	RICHARDS GILL & ELIZABETH ANN	1200 MAIN ST	1997 - 2022	$19,407
00C46200000001903	CWALINO PETER	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001904	NATHAL JULIO	1200 MAIN ST	1997 - 2022	$34,373
00C46200000001905	SINGERMAN ALEXANDER	1200 MAIN ST	1997 - 2022	$22,260
00C46200000001906	SLAUGHTER JUSTIN	1200 MAIN ST	1997 - 2022	$40,549
00C46200000001907	POON PHILIP	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001908	BEATS JAMES & ANAMARIA	1200 MAIN ST	1997 - 2022	$25,876
00C46200000001909	ROMERO ROBERT R &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000001910	HAYES MONIQUE C	1200 MAIN ST	1997 - 2022	$32,432
00C46200000001911	RICHARDS GILL & ELIZABETH ANN	1200 MAIN ST	1997 - 2022	$35,843
00C46200000001912	HAGLER TRENT L	1200 MAIN ST	1997 - 2022	$61,779
00C46200000002001	REVELLE ANIEL W III & CAROL L	1200 MAIN ST	1997 - 2022	$48,283
00C46200000002002	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	$19,407
00C46200000002003	MUEHLENWEG ROBERT J & CHRISTINE	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002004	JC GOODMAN INVESTMENT GROUP INC	1200 MAIN ST	1997 - 2022	$34,373
00C46200000002005	OLTMAN GREGG	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002006	FERNANDEZ GUSTAVO A & DAGMAR SCHMAUTZ	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002007	CHANG LAWRENCE SHEYLUN	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002008	FARTHING DANIEL	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002009	FICKEL MATTHEW & MARY BETH	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002010	SHAFFNER GLORIA	1200 MAIN ST	1997 - 2022	$32,432
00C46200000002011	GOLNABI ROSITA NINA & NEIMA	1200 MAIN ST	1997 - 2022	$35,843
00C46200000002012	VALENTIS VENTURES LLC	1200 MAIN ST	1997 - 2022	$61,779
00C46200000002101	HENSLEY DALLAS W & VIRGINIA K	1200 MAIN ST	1997 - 2022	$48,283
00C46200000002102	MCCLAIN JONI L MD FAMILY TRUST	1200 MAIN ST	1997 - 2022	$19,407
00C46200000002103	CRIST EUGENE SCOTT	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002104	REVIS MARK	1200 MAIN ST	1997 - 2022	$34,373
00C46200000002105	TARVER CHRISTOPHER T &	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002106	YING KEN W	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002107	HWANG HELEN	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002108	MOVVA SATYANARAYANA	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002109	SCHUMANN KEITH &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002110	FOX JEFFREY L	1200 MAIN ST	1997 - 2022	$32,432
00C46200000002111	BODLEY GABRIELLE	1200 MAIN ST	1997 - 2022	$35,843
00C46200000002112	QUINN CRAIN A & NATALIE L	1200 MAIN ST	1997 - 2022	$61,779
00C46200000002201	GATES MARTIN E II & JUDY M	1200 MAIN ST	1997 - 2022	$48,283
00C46200000002202	DURRA OMAR	1200 MAIN ST	1997 - 2022	$19,407
00C46200000002203	PHILLIPS DAVID G	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002204	WARREN BLAKE T &	1200 MAIN ST	1997 - 2022	$34,373
00C46200000002205	MARKHOFF STEVEN	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002206	GRANT JASON A & MARIA	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002207	COOKSEY CHARLES N	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002208	CUNNINGHAM THOMAS G	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002209	POWERS A MARKS	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002210	ARNOLD NANCY E WEINTRAUB	1200 MAIN ST	1997 - 2022	$32,432
00C46200000002211	BERMAN DANIEL	1200 MAIN ST	1997 - 2022	$35,843
00C46200000002212	PERRI VINEYARDS & REAL ESTATE	1200 MAIN ST	1997 - 2022	$61,779
00C46200000002301	RANDOLPH HEATHER ELAINE &	1200 MAIN ST	1997 - 2022	$48,283
00C46200000002302	HIBSID 1 LLC	1200 MAIN ST	1997 - 2022	$19,407
00C46200000002303	LUDWIG CURTIS A	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002304	PATEL AMIR B	1200 MAIN ST	1997 - 2022	$34,373
00C46200000002305	KNIPE LUTHER DASSON III	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002306	IPPOLITO ESTER	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002307	PATKOVIC MARIJANA	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002308	BASH DAMIEN	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002309	BOWENS BARRY C	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002310	KRIDER SUE E	1200 MAIN ST	1997 - 2022	$32,432
00C46200000002311	SHIPP RONALD B	1200 MAIN ST	1997 - 2022	$35,843
00C46200000002312	ENGRAM AARON	1200 MAIN ST	1997 - 2022	$61,779
00C46200000002401	COX JOHN VERNON TR & GAY GAYLE TR	1200 MAIN ST	1997 - 2022	$48,283
00C46200000002402	COX JOHN VERNON TR &	1200 MAIN ST	1997 - 2022	$19,407
00C46200000002403	SMITH LAURA	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002404	BALUCH AMIR	1200 MAIN ST	1997 - 2022	$34,373

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C46200000002405	ONU ADISA M	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002406	BIERI MATTHEW B & REBECCA	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002407	MAYORGA LUIS A	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002408	MUSABASIC MEMSUD	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002409	GILMAN ALEX	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002410	SLIGER STEPHEN H & GWENNY L	1200 MAIN ST	1997 - 2022	$32,432
00C46200000002411	MOTGI GURU & SHASHI	1200 MAIN ST	1997 - 2022	$35,843
00C46200000002412	MOTGI GURUBASAPPA V & SHASHI R MOTGI	1200 MAIN ST	1997 - 2022	$61,779
00C46200000002501	SARDARABADI ABDOL M &	1200 MAIN ST	1997 - 2022	$48,283
00C46200000002502	THOMAS BIJU	1200 MAIN ST	1997 - 2022	$19,407
00C46200000002503	ACKER PARLEY E III	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002504	WATTS FAMILY TRUST	1200 MAIN ST	1997 - 2022	$34,373
00C46200000002505	LIN XIA	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002506	TRAMMELL DUANE &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002507	DUNCAN ROBERT J &	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002508	CORCORAN SHAWN M & CARRIE A	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002509	MAURER IAN S	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002510	MERCHANT REHAN I &	1200 MAIN ST	1997 - 2022	$32,432
00C46200000002511	REAGANS KIMBERLY	1200 MAIN ST	1997 - 2022	$35,843
00C46200000002512	KRISHNA SHAILENDRA &	1200 MAIN ST	1997 - 2022	$61,779
00C46200000002601	PONZIO JOHN &	1200 MAIN ST	1997 - 2022	$48,283
00C46200000002602	BARBADILLO OSCAR JR	1200 MAIN ST	1997 - 2022	$19,407
00C46200000002603	DAVIS WALKER L	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002604	YATES RALPH A & FAYE	1200 MAIN ST	1997 - 2022	$34,373
00C46200000002605	PERRI VINEYARDS &	1200 MAIN ST	1997 - 2022	$22,260
00C46200000002606	PERRI VINEYARDS &	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002607	GARCIA CASSANDRA	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002608	BARBATO CRISTINA COSTA	1200 MAIN ST	1997 - 2022	$25,876
00C46200000002609	BOWLES NEAL A & CARLA D WATSON	1200 MAIN ST	1997 - 2022	$40,548
00C46200000002610	LUFKIN ROGER W	1200 MAIN ST	1997 - 2022	$32,432
00C46200000002611	WILKINSON EARL J	1200 MAIN ST	1997 - 2022	$35,843
00C46200000002612	CALDWELL ROGER W & KIMBERLY S	1200 MAIN ST	1997 - 2022	$61,779
00C462000RETAIL00	BELGAUM LLC	1200 MAIN ST	1997 - 2022	$100,011
00C5371T9500OFC00	ST PAUL HOLDINGS LP	350 N ST PAUL ST	1997 - 2022	$6,903,194
00C5371T950RESI00	ST PAUL HOLDINGS II LP	350 N ST PAUL ST	1997 - 2022	$8,268,662
00C61310000000000	1300 JACKSON STREET	1300 JACKSON ST	1997 - 2022	$19,742
00C61310000000001	FRACKT RENA L	1300 JACKSON ST	1997 - 2022	$28,665
00C61310000000002	POE BRIAN	1300 JACKSON ST	1997 - 2022	$23,399
00C61310000000003	BRAZZEL ZACHARY L	1300 JACKSON ST	1997 - 2022	$17,068
00C61310000000004	HOPE MARK A	1300 JACKSON ST	1997 - 2022	$27,361
00C61310000000005	WASHINGTON DAVID CHASE	1300 JACKSON ST	1997 - 2022	$28,190
00C61310000000006	KOLANDER KAMELA	1300 JACKSON ST	1997 - 2022	$23,007
00C61310000000007	EVANS SCOTT	1300 JACKSON ST	1997 - 2022	$25,217
00C61310000000008	SLAWOMIR LESZINSKI LIVING	1300 JACKSON ST	1997 - 2022	$24,270
00C68930000000202	HIBBARD CHRISTIAN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000203	MIDBOE MATTHEW L	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000204	PILON JASON	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000205	SPARKS KIMBERLY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000206	MORIARTY SONIA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000207	WHITTEN THOMAS A & LAURA J	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000208	POPE WILLIAM	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000209	WEBER WILLIAM R	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000210	MARTINEZ JONATHAN R	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000211	COOLEY BRIAN K	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000212	DURANT BODHI	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000213	GORDON JULIANNE E	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000214	KEMBERY ROBERT	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000215	HISHINUMA ROBIN A &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000216	WHITE JARED	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000217	UNDERWOOD GUTHRIE B JR &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000218	COOPER THOMAS STEELE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000219	SMITH JASON DEWAYNE & KIMMIE FARRAR	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000220	YATES JOEL	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000301	ELAM KYLE P	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000302	CARRANZA RAMIRO & LATOYA	1122 JACKSON ST	1997 - 2022	$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C68930000000303	FREEMAN ISAAC	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000304	MILLIGAN MOLLIE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000305	TRI MARY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000306	SEGOVIA MARIA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000307	ADAMS CHRISTIAN R	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000308	ARCHBOLD EDWIN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000309	MAXWELL YVONNE & THOMAS	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000310	BUTTINE THOMAS C	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000311	URRUTIA AUDRICK L	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000312	PARKER PENNY LYNN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000313	WOELKE FAMILY LIMITED PARTNERSHIP	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000314	CHAMBERS JARED P &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000315	DUGAS EARL J	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000316	GUERRA JOSE ARNOLDO	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000317	HACKETT RANDY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000318	LU HUIRU &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000319	BJELICA ADAM	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000320	CONSEMIU REYMUNDO JR	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000321	FARROW PATRICIA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000322	WALKER JONATHAN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000401	NWANKWO ADIAH	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000402	REDUS VANESSA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000403	JAMES KAREN K	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000404	REAVIS BEN & KRISTI	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000405	CRAIG EDWARD LIVING TRUST	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000406	WREN OIL & GAS LLC	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000407	STAFFORD STEPHANIE E	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000408	CALDWELL BRYANN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000409	OWNER WITHHELD	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000410	PARMELE MICHAEL	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000411	DILL MICHAEL K	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000412	WREN JUSTIN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000413	SHEPARD GREGORY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000414	PEAK JASON L	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000415	SMITH BRENDA KAY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000416	WYATT ALAN K	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000417	SHIGEMATSU KEN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000418	SQUIRES MICHAEL K	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000419	FROH DANIEL LYNN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000420	WARTON JAMES	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000421	SWEET OCEAN T	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000422	THOMASON ADAM CLARK	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000501	MCCOWN CRISTEN & WIESLAWA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000502	MARASCO LAWRENCE P III	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000503	BETHEL SUSAN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000504	ABBATI JOSEPH L	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000505	GIBBS JAMES M LIFE ESTATE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000506	DUDEK JAKUB	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000507	STEWART COREY F	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000508	BERNSTEIN CAMI	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000509	NICHOLSON STEVEN W	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000510	ELLIOTT NATALIE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000511	BASINGER GREGORY LEROY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000512	LANGER BRUCE & JEAN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000513	REED THOMAS J &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000514	RIDEN LAVONNE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000515	ACEVEDO MAGDALENA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000516	BAEZ SUZETTE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000517	WHEELIS JONATHAN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000518	CARTER JASON &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000519	WALPOLE JOHN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000520	BEIHOFF DAVID	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000521	ETTER CHRISTOPHER W	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000522	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000601	KNAUS ROBERT	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000602	NAVARRO JOHN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000603	BOWERS JOEL B	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000604	STEPHENS TAMMY L	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000605	PATTON JERRE W	1122 JACKSON ST	1997 - 2022	$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C68930000000606	NEWHAM ANDREA RODRIGUEZ	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000607	QUINT BERNARD T	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000608	GONZALEZ JINNI	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000609	LUNSFORD WALKER	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000610	BRAMMER JANE E	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000611	DURKIN BRETT T & SHIRLEY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000612	WILSON DAMON	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000613	HALL JACQUELINE R &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000614	BOYCE MOLLIE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000615	CHOWDHURY RYAN R	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000616	MORRIS DOUGLAS A & VIRSIE N	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000617	MCGUFFEY THOMAS J	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000618	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000619	ALLELO JOHN G	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000620	KNIGHT SHAWN P	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000621	WATTERS MELODY & EDWARD	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000622	CLARKSON ROBERT A	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000701	TOONY JEFFREY D & ELIZABETH A	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000702	DILLON CRAIG L	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000703	KEAN MICHELLE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000704	MURRAY CAROLYN M REVOCABLE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000705	BONNIN MATTHEW E	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000706	NADIR NIDA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000707	MUELLER ANDREW	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000708	BATES SAM IV	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000709	PAINE KELSEY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000710	ADAMS JOHN & JEAN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000711	VANPELT DANIEL	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000712	ONEAL MARK	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000713	SMITH JOAN D	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000714	ROJASRESTREPO OLGA L	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000715	CHOE DAVID	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000716	ADAMS SUSAN E	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000717	STAPLES NATHAN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000718	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000719	HENDERSON MICHAEL BENFORD	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000720	ESCANILLA DINNAH	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000721	BONANNO CAROLINA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000722	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000801	MAHONEY LAURIE & JOHN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000802	FARKAS JANOS	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000803	FOREMAN ROSEMARY &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000804	BIEDENHAM JOSEPH A III	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000805	YOUNG ADAM KEITH	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000806	WOJCIECHOWSKI MARZENA &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000807	MURILLO LESLIE N	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000808	ADROVIC ARMIN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000809	JONES CHRISTOPHER &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000810	HILL JAMES C	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000811	LENOX ANDREW	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000812	ONEAL MARK	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000813	ALAVI REZA & MONA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000814	ALAVI REZA & MONA	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000815	ELAM KYLE P	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000816	ANDERSON PHILLIP H	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000817	EHLE JOEL & TONI	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000818	PATTI MARIE A TRUST	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000819	ATKINS SHARON K	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000820	GOODWIN JEFF ANDERSON &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000821	CAMP JUSTIN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000822	KNIGHT LAURA C	1122 JACKSON ST	1997 - 2022	$4,727

Appendix A: DCAD Real Property Account in the City Center Sub-district (reflects boundary amendments) (Continued)

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00C68930000000901	EFURD ROBERT	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000902	BUSTAMANTE NIRMA D	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000903	LUSTIG CHARLES HUGH &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000904	MAISEL WILLIAM L &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000905	HALL JAMES L & JANET E	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000906	GONZALEZ RAUL	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000907	KIENAST AILEEN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000908	DUBOIS THOMAS	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000910	WANCHO FRANK W	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000911	GROVES RYAN LANE &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000912	SCHROTBERGER LUKE A	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000913	MITCHELL ANN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000914	PATTI MARIE A TRUST	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000915	FRANK NATHAN A	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000916	INIGO RALPH R	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000917	CHERAMIE TREVOR	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000918	2008 CONDO PROPERTIES LLC	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000919	TUCKER JOB ALEXANDER	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000920	BLEVINS JESSE & ALISON	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000921	EVANS HEATHER	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000000922	STRONG GERI & JON GRINALDI	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001001	DAVIS ANGELA L	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001002	EVANS BRIAN K	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001003	HUESTON JANIE G	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001004	ORILEY PATRICIA ANN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001005	KELLER JAY EDWARD	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001006	COOK JUSTIN P & LINDSEY A	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001007	HEHMANN BRYAN A	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001008	GLASS JOHN D	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001009	RICE LEWIS S JR	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001010	WHITE COREY	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001011	ROBERTSON EMILY ELIZABETH	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001012	STARK DAREN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001013	ADDAGATLA BABU & VAJRA S	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001014	CLARK JOHN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001015	BESCO JANIS A	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001016	RIGHETTI MARCO &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001017	BROWN BRITNEY NOEL	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001018	PRIKRYL SARAH GRACE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001019	WATSON ORA LEE SIMPSON &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001020	PESINA EDWARD	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001022	ALLIE STEVEN CHARLES & KIMBERLY TODD	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001101	DUNCAN ELIZABETH	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001102	BARRETO WARREN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001103	CLANCY MELANIE JARRETT &	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001104	THURSTON MARSHALLYN	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001105	COSBY LAWRENCE	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001106	AISLING KATHLEEN A	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001107	GOLARZ SCOTT R	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001108	KIENAST AILEEN D	1122 JACKSON ST	1997 - 2022	$4,727
00C68930000001109	FORSTENZER ANDREW P	1122 JACKSON ST	1997 - 2022	$4,796
00C71970000100100	1601 ELM HOLDINGS LP	1601 ELM ST	1997 - 2022	$77,463,790
000130000A0010000	PRESERVE LIBERTY LLC	600 S HARWOOD ST	2013-2022	$413,760
		Adjusted Base Year Value		**$577,655,884**

Appendix B: DCAD Real Property Account in the Lamar Corridor/West End Sub-district – 2012 Boundary Amendment Accounts

ACCOUNT NUMBER	OWNER NAME	PROPERTY ADDRESS	YEARS ELIGIBLE	BASE TAXABLE
00000100039000100	DORBET INC	302 N HOUSTON ST	2012 - 2027	$1,199,273
00000100039000200	CORDOVAN VENTURERS &	401 N HOUSTON ST	2012 - 2027	$3,607,620
00000100039000400	401 NORTH HOUSTON LP	401 N HOUSTON ST	2012 - 2027	$1,766,820
00000100039000500	FAIRFIELD AT ROSS LLC	302 N HOUSTON ST	2012 - 2027	$4,400,727
00000100111000000	PACE CAROLINA JOLLIFF	512 JACKSON ST	2012 - 2027	$599,000
00000100114000000	ADMIRAL REALTY CO	306 S HOUSTON ST	2012 - 2027	$240,000
00000100117000000	BMR DALLAS DOWNTOWN INVESTMENTS LLC	302 S HOUSTON ST	2012 - 2027	$3,744,110
00000100132000000	USRP FUNDING 2001 A LP	1815 N MARKET ST	2012 - 2027	$1,367,000
00000100138000000	BLACKLAND	1709 N MARKET ST	2012 - 2027	$1,638,860
00000100141000000	MARKET ROSS LTD ET AL	1713 N MARKET ST	2012 - 2027	$1,043,840
00000100144000000	MARKET ROSS LTD ETAL	1701 N MARKET ST	2012 - 2027	$2,617,300
00000100147000000	MARKET STREET L P	311 N MARKET ST	2012 - 2027	$1,608,720
00000100153000000	7223 L P	611 ELM ST	2012 - 2027	$1,200,000
00000100156000000	PACE CAROLINA JOLLIFF	605 ELM ST	2012 - 2027	$583,200
00000100156000100	PRESERVE PURSE LLC	605 ELM ST	2012 - 2027	$17,800
00000100159000000	PRESERVE PURSE LLC	601 ELM ST	2012 - 2027	$1,387,000
00000100180500000	RICHMAN TRUSTS	304 S RECORD ST	2012 - 2027	$762,000
00000100184300000	RICHMAN TRUSTS	600 JACKSON ST	2012 - 2027	$379,000
00000100192000000	MARKET ROSS LTD	701 ROSS AVE	2012 - 2027	$1,750,000
00000100195000000	VIC AND RALPH LP	705 ROSS AVE	2012 - 2027	$750,000
00000100201000000	708 ROSS INV PS LP	710 ROSS AVE	2012 - 2027	$1,253,000
00000100204000000	JSS ROSS LP	704 ROSS AVE	2012 - 2027	$1,152,000
00000100207000000	RMC MOLINE LP	302 N MARKET ST	2012 - 2027	$2,000,000
00000100213000000	CARROLL JILL LP	211 N AUSTIN ST	2012 - 2027	$600,000
00000100216000000	AVERY B F & SONS LTD	208 N MARKET ST	2012 - 2027	$4,286,140
00000100225000000	SANDCAP 711 ELM PARTNERS LP	711 ELM ST	2012 - 2027	$1,159,000
00000100231000000	DALLAS MAIN LP	710 MAIN ST	2012 - 2027	$1,929,700
00000100234000000	701 KATY BUILDING LP	702 MAIN ST	2012 - 2027	$302,500
00000100237000000	LAWYERS BLDG OF DALLAS	706 MAIN ST	2012 - 2027	$399,640
00000100240000000	701 KAY BUILDING LP	700 MAIN ST	2012 - 2027	$110,000
00000100243000000	701 KATY BUILDING LP	701 COMMERCE ST	2012 - 2027	$1,566,600
00000100249000000	AHC DALLAS PROPERTIES LLC	712 COMMERCE ST	2012 - 2027	$2,200,000
00000100264000000	AHC DALLAS PROPERTIES LLC	714 JACKSON ST	2012 - 2027	$2,204,130
00000100273000000	BELO INVESTMENT	701 YOUNG ST	2012 - 2027	$1,053,950
00000100318000000	GREYHOUND LINES INC	205 S LAMAR ST	2012 - 2027	$1,850,000
00000100321000000	GREYHOUND LINES INC	804 COMMERCE ST	2012 - 2027	$648,500
00000100324000000	GREYHOUND BUS LINES INC	801 JACKSON ST	2012 - 2027	$950,000
00000100330000000	ACTION JACKSON LP	800 JACKSON ST	2012 - 2027	$1,498,950
00000100333000000	AHC DALLAS PROPERTIES LLC	311 S LAMAR ST	2012 - 2027	$1,787,500
00000100336000000	BELO INVESTMENT	401 S LAMAR ST	2012 - 2027	$2,401,100
00000104308000000	ARENA PARTNERS LP	2019 N LAMAR ST	2012 - 2027	$1,046,760
00000104323000000	MARKET STREET DEV LTD	603 MUNGER AVE	2012 - 2027	$2,501,790
00000104332000000	WEST END API LTD	1911 N LAMAR ST	2012 - 2027	$818,650
00000104347000000	ARI LANDMARK CENTER LP	1801 N LAMAR ST	2012 - 2027	$7,751,590
00000104351000000	ARI LANDMARK CENTER LP	803 ROSS AVE	2012 - 2027	$120,000
00000104354000000	ARI LANDMARK CENTER LP	1709 N LAMAR ST	2012 - 2027	$377,100
00000104356000000	ARILANDMARK CENTER LP	1715 N LAMAR ST	2012 - 2027	$240,000
00000104359000000	ARI LANDMARK CENTER LP	801 ROSS AVE	2012 - 2027	$642,250
00000104371000000	2020 GARAGE LAND LP	2020 N LAMAR ST	2012 - 2027	$2,510,820
00000104440000100	DARYL RICHARDSON GOURMET CATERING INC	1909 N GRIFFIN ST	2012 - 2027	$261,350
00000104443000000	DARYL RICHARDSON GOURMET CATERING INC	1911 N GRIFFIN ST	2012 - 2027	$575,200
00000104446000000	DARYL RICHARDSON GOURMET CATERING INC	1000 MUNGER AVE	2012 - 2027	$713,730
000020002701A0000	DALLAS HOLOCAUST MUSEUM CENTER FOR	515 ROSS AVE	2012 - 2027	$1,868,950
00002400220000000	PACE CAROLINA JOLLIFF	500 WOOD ST	2012 - 2027	$10,000
00024002205A0000	EQUITY HOTEL GROUP LLC	310 S HOUSTON ST	2012 - 2027	$910,360
000027006505A0000	LAZ LA III TX 1 LP	607 CORBIN ST	2012 - 2027	$1,869,950
000034002101A0000	AHC DALLAS PROPERTIES LLC	309 S MARKET ST	2012 - 2027	$1,799,120
00004800330010000	DALLAS MAIN LP	800 MAIN ST	2012 - 2027	$5,952,000
00004800330040000	INTERFIRST BANK DALLAS	800 MAIN ST	2012 - 2027	$125,000
00006300070000000	TRANSCONTINENTAL REALTY INV	300 N HOUSTON ST	2012 - 2027	$15,000
00006300070000100	CORDOVAN VENTURERS	300 N HOUSTON ST	2012 - 2027	$214,610
000204000004A0000	703 MCKINNEY LP	2001 N LAMAR ST	2012 - 2027	$3,200,000
00020500030020000	SOUTHWEST ADVISORY SERVICES LLC	1802 N MARKET ST	2012 - 2027	$800,000
00020500030030000	SOUTHWEST ADVISORY SERVICES LLC	1800 N MARKET ST	2012 - 2027	$446,400
00021400130010000	RICHARDSON DARYL GOURMET	1909 N GRIFFIN ST	2012 - 2027	$2,310,000
		Base Year Value		**$97,095,610**

Appendix C: City Center TIF District Original Budget

City Center TIF District Original Budget

Category	Original Budget
Public Infrastructure Improvements *Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades*	$12,339,598
Facade Easements	$2,000,000
Educational Training Facilities	$2,236,550
Parking	$2,525,154
Acquisition & Restoration of Historic Sites	$4,022,486
Redevelopment/Development Projects *Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants*	$54,451,027
Public Use Improvements	$207,500
Areas of Public Assembly *Open Space Improvements, Park Acquisition and Improvements*	$2,625,000
Affordable Housing	$5,000,000
Ground Floor Activation	$0
Plan Implementation/Administration	$2,160,402
Total	**$87,567,717**

**Estimated TIF Expenditure reflects actual project collections for the district.*

Appendix D: City Center TIF Sub-District Budget

City Center Sub-District Budget

Category	Estimated TIF Expenditure*
Public Infrastructure Improvements *Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades*	**$4,000,000**
Parking	**$3,000,000**
Redevelopment/Development Projects *Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants*	**$21,546,111**
District Wide Improvements	**$2,000,000**
Affordable Housing	**$3,500,000**
Ground Floor Activation *(in the form of a TIF Grant)*	**$4,300,000**
Plan Implementation/Administration	**$750,000**
Total	**$39,096,111**

**Estimated TIF Expenditure reflects anticipated project collections for the sub-district.*

Appendix E: Lamar Corridor/West End Sub-District Budget

Lamar Corridor/West End Sub-District Budget

Category	Estimated TIF Expenditure*
Public Infrastructure Improvements *Streetscape Improvements, Pedestrian Linkages, Lighting, Utility Burial, Utility Upgrades*	**$4,500,182**
Parking	**$2,500,000**
Redevelopment/Development Projects *Environmental Remediation, Interior & Exterior Demolition, Façade Improvements/Restoration, TIF Grants*	**$19,426,000**
District Wide Improvements	**$2,000,000**
Affordable Housing	**$3,000,000**
Ground Floor Activation *(in the form of a TIF Grant)*	**$4,000,000**
Plan Implementation/Administration	**$1,750,000**
Total	**$37,176,182**

**Estimated TIF Expenditure reflects anticipated project collections for the sub-district.*

AGENDA ITEM # 16

KEY FOCUS AREA:	Efficient, Effective and Economical Government
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Fair Housing Office of Management Services
CMO:	A. C. Gonzalez, 670-3297 Jeanne Chipperfield, 670-7804
MAPSCO:	N/A

SUBJECT

Authorize **(1)** the acceptance of a grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program (FHAP) to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2014 through September 30, 2015; and **(2)** the execution of any and all documents related to the grant - Not to exceed $293,750 - Financing: U.S. Department of Housing and Urban Development Grant Funds

BACKGROUND

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

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

The funding allows the U.S. Department of Housing and Urban Development to refer housing discrimination complaints of Dallas origin to the City for processing, while the U.S. Department of Housing and Urban Development monitors the City's performance. On August 26, 1992, the City Council approved the first of twenty Cooperative Agreements with the U.S. Department of Housing and Urban Development. Since December 1992, the U.S. Department of Housing and Urban Development has provided the City $5,668,527 under this program.

BACKGROUND (Continued)

Thus far, the funds have been used to partially fund the investigation of 2,301 housing discrimination complaints, to lease computer equipment that is compatible and is required by the U.S. Department of Housing and Urban Development, to attend the U.S. Department of Housing and Urban Development required training seminars, and to enhance Fair Housing education and outreach.

On September 25, 2014, the City was notified that it would receive $293,750 in Comprehensive Funding Approach funds for Fiscal Year 2014-15. These funds are to be used for Fair Housing Office case investigation and processing, administrative costs, and training and professional development.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a Cooperative Agreement for FHAP funding for FY 2009-10 on September 23, 2009, by Resolution No. 09-2309.

Authorized a Cooperative Agreement for FHAP funding for FY 2010-11 on September 22, 2010, by Resolution No. 10-2359.

Authorized a Cooperative Agreement for FHAP funding for FY 2011-12 on September 28, 2011, by Resolution No. 11-2537.

Authorized a Cooperative Agreement for FHAP funding for FY 2012-13 on September 26, 2012, by Resolution No. 12-2363.

Authorized a Cooperative Agreement for FHAP funding for FY 2013-14 on October 23, 2013, by Resolution No. 13-1827.

FISCAL INFORMATION

$293,750 - U.S. Department of Housing and Urban Development Grant Funds

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

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

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

WHEREAS, on September 25, 2014, the U.S. Department of Housing and Urban Development granted the City Fair Housing Assistance Program Comprehensive Funding Approach funds for Fiscal Year 2014-15 in the amount of $293,750; **NOW, THEREFORE,**

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

Section 1. That the City Manager is hereby authorized to accept the Fair Housing Assistance Comprehensive Funding Approach Award (FHAP) funds for the period October 1, 2014 through September 30, 2015 in the amount of $293,750 and to execute any and all documents related to the CFDA 14.401 grant FF206K146005 award with the U.S. Department of Housing and Urban Development, subject to approval as to form by the City Attorney.

Section 2. That the City Manager is hereby authorized to establish appropriations in Fund F439, Department MGT, Unit 1674, in an amount not to exceed $293,750 (Schedule A).

Section 3. That the City Controller be authorized to receive and deposit grant funds in Fund F439, Department MGT, Unit 1674, Revenue Source 6506, in an amount not to exceed $293,750.

Section 4. That the City Controller be authorized to disburse funds from Fund F439, Department MGT, Unit 1674, in an amount not to exceed $293,750 in accordance with the Cooperative Agreement.

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

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

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

Schedule A

Fair Housing Assistance Program (FHAP)
Fund F439, Unit 1674

Object Code	Description	Funds	Program Total
1101	Salary/Civilian	$225,000	$225,000
3320	Advertising	$ 40,000	$ 40,000
3361	Professional Development	$ 28,750	$ 28,750
Program Totals		**$293,750**	**$293,750**

AGENDA ITEM # 17

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 46Z

SUBJECT

Authorize **(1)** the sale of one vacant lot located at 3510 Cauthorn Drive from the Dallas Housing Acquisition and Development Corporation to Jessica Garcia; and **(2)** the execution of a release of lien for any non-tax liens that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. In 2004, the Dallas City Council established the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank.

If a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Texas Local Government Code ("Code") requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan.

Jessica Garcia is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 3510 Cauthorn Drive for $3,580.00, which amount is the fair market value of the property as determined by the appraisal district in which the property is located. The DHADC Board has approved the sale, subject to City Council approval.

BACKGROUND (continued)

This item will authorize the sale of one lot from DHADC to Jessica Garcia and the release of lien for any non-tax liens that may have been filed by the City. The vacant lot was purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens in accordance with the Code. The instrument conveying the property will include a restriction limiting the purchaser's ability to lease, sell, or transfer the property for a period of three years in accordance with the Code.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

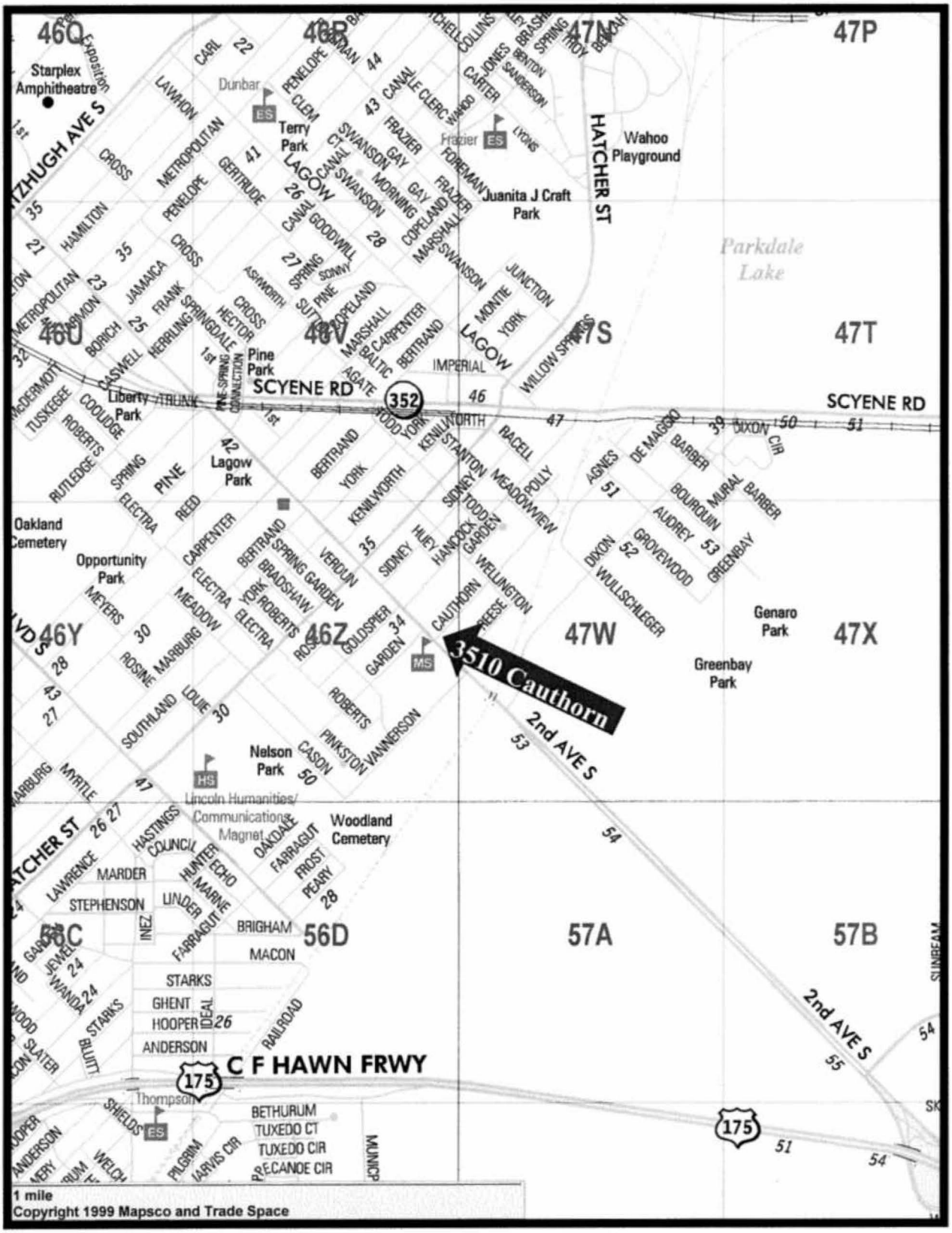
On September 18, 2014, the DHADC Board approved the sale to Jessica Garcia, subject to City Council approval.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached


3510 Cauthorn
46Q
46R
47M
47P
46U
46V
47S
47T
46Y
46Z
47W
47X
56C
56D
57A
57B
Starplex Amphitheatre
Dunbar
ES
Terry Park
Frazier
Wahoo Playground
HATCHER ST
Juanita J Craft Park
Parkdale Lake
Pine Park
SCYENE RD
352
Liberty Park
Lagow Park
Oakland Cemetery
Opportunity Park
Nelson Park
HS
Lincoln Humanities/ Communications Magnet
Woodland Cemetery
Genaro Park
Greenbay Park
MS
2nd AVE S
C F HAWN FRWY
175
Thompson
SHIELDS
BETHURUM
TUXEDO CT
TUXEDO CIR
RECANDE CIR
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 46Z

October 22, 2014

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code ("Code") by Resolution No. 04-0458; and

WHEREAS, if a land bank determines that a property it owns is not appropriate for residential development, Section 379C.0106 of the Code requires that the land bank first offer the property for sale to an eligible adjacent property owner for the lower of the fair market value of the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan; and

WHEREAS, Jessica Garcia is an eligible adjacent property owner, as defined in the Code, and has submitted a proposal to purchase the DHADC-owned lot located at 3510 Cauthorn Drive for $3,580.00, which amount is the fair market value of the property as determined by the appraisal district in which the property is located; and

WHEREAS, the instrument conveying the property will include a restriction limiting the purchaser's ability to lease, sell, or transfer the property for a period of three years in accordance with the Code; and

WHEREAS, on September 18, 2014, the DHADC Board approved the sale to Jessica Garcia, subject to City Council approval;

NOW, THEREFORE,

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

Section 1. That the sale of the lot located at 3510 Cauthorn Drive from DHADC to Jessica Garcia is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lot located at 3510 Cauthorn Drive.

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

AGENDA ITEM # 18

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 55S

SUBJECT

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

BACKGROUND

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

New Vision Properties & Land has submitted a proposal and development plan to DHADC for 2 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by New Vision Properties & Land to the City's Land Bank, the sale of those lots from DHADC to New Vision Properties & Land and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens. DHADC's Deed without Warranty to New Vision Properties & Land will contain a reverter that returns the property to DHADC if a construction permit is not applied for by New Vision Properties & Land and construction financing is not closed within three years of conveyance.

New Vision Properties & Land will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be approximately 1,400 to 1,500 square feet and from $90,000 to $105,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (0 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (0 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (2 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive $10,000.00 for the sales price, as calculated from the 2013-14 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

On September 2, 2014, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On September 18, 2014, DHADC approved the development plan and sale of 2 lots from DHADC to New Vision Properties & Land.

FISCAL INFORMATION

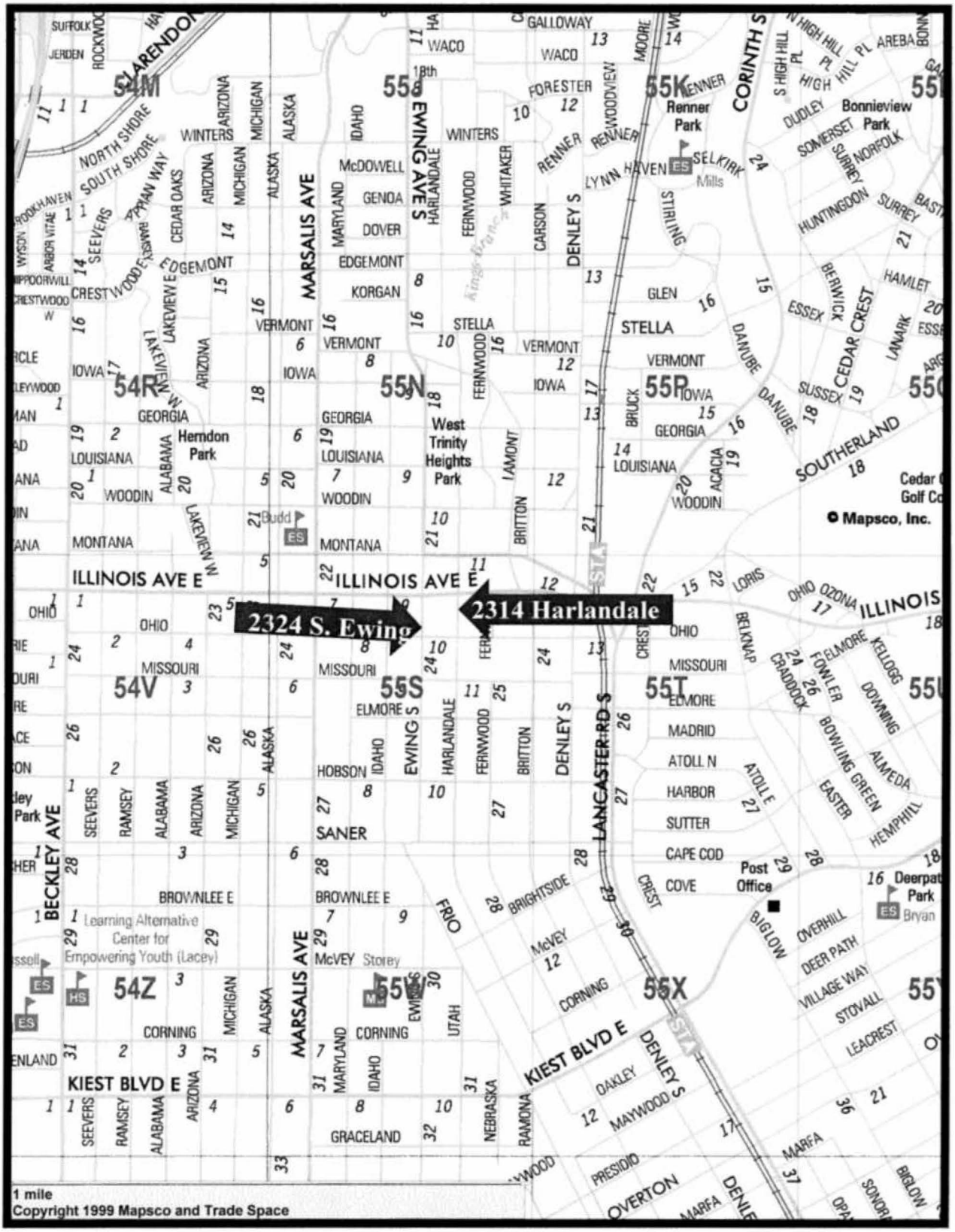
No cost consideration to the City

MAP

Attached

Land Bank (DHADC) Sale of Lots to
New Vision Properties & Land

Property Address	Mapsco	Amount Of Non-Tax Liens
1. 2324 S. Ewing	55S	$10,348.04
2. 2314 Harlandale	55S	$14,395.06


2324 S. Ewing
2314 Harlandale
ILLINOIS AVE E
KIEST BLVD E
MARSALIS AVE
EWING AVE
DENLEY S
LANCASTER RD S
BECKLEY AVE
54M
55K
54R
55N
55P
54V
55S
55T
54Z
55X
West Trinity Heights Park
Herndon Park
Renner Park
Bonnieview Park
Post Office
Learning Alternative Center for Empowering Youth (Lacey)
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 55S

October 22, 2014

WHEREAS, on January 28, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C; and

WHEREAS, New Vision Properties & Land submitted a proposal and development plan to DHADC for 2 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit "B" submitted by New Vision Properties & Land and authorize the sale of the said 2 lots from DHADC to New Vision Properties & Land to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit "B" submitted by New Vision Properties & Land and the sale of 2 lots shown on Exhibit "A" from DHADC to New Vision Properties & Land is approved.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**2324 S. Ewing** Lot 7, Trinity Heights Addition No. 3 Block 11/3687	New Vision Properties & Land	1	$5,000.00
2	**2314 Harlandale** Lot 9, Trinity Heights Addition Block 10/3686	New Vision Properties & Land	1	$5,000.00
TOTAL				**$10,000.00**

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

(1) Number of lots requested in this proposal. ___2_____

(2) Land Bank name for this parcel of lots. _____

(3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). **_1) 2324 S. Ewing Avenue, Lot 7, Blk 11/3687, Trinity Heights Addition, Dallas. 2) 2314 Harlandale Avenue, Lot 4 Blk 20/3690, Trinity Heights Addition, Dallas.** _____

_____

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home_____/_____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_____

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

Number of homes to be built on lots __**2**_____
Square Footage of each home ___**1400-1500** _____
Number of Bedrooms/Baths in each home____3____/____2_____
Number of Garages_1-2___ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer__ **Brick** _____ Which sides __**Front** _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_ **90-105K**____

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

Number of homes to be built on lots _____
Square Footage of each home _____
Number of Bedrooms/Baths in each home_____/_____
Number of Garages____ Number of Carports ____ Detached ____ Attached ____
Type of Exterior Veneer_____ Which sides _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer_____

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction ___ 60 _____ days
Completion of Construction ___ 60 _____ days
Sale of first affordable housing unit to low income households _ 30____ days
Sale of last affordable unit to low income households __ 30 _____ days

AGENDA ITEM # 19

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 43H 44E J N 43K

SUBJECT

Authorize an extension of the development loan agreement with Builders of Hope CDC, Ten Land Bank Lots Project for construction costs of 10 unimproved properties from April 25, 2014 to March 31, 2015 – Financing: No cost consideration to the City

BACKGROUND

In January 2012, Builders of Hope CDC (BOH) and the City of Dallas entered into a loan agreement for funding for the Ten Land Bank Lots Project for $290,040 for the construction of ten single-family homes on purchased Land Bank lots scattered in west Dallas available to low-to-moderate income families.

Pursuant to the Community Housing Development Organization (CHDO) Program Statement for June 27, 2001, Council Resolution No. 01-2049, the City of Dallas Housing Director was authorized to approve development funding for projects with fewer than 100 units. The Ten Land Bank Lots Project was approved by this method. As of the notice from the City Manager dated February 28, 2014 requiring more transparency, this and similar projects must now be presented for City Council approval.

As of September 1, 2014, BOH has built all ten homes and sold nine single family homes to low-moderate income families at or below 80% Area Median Family Income. One home remains to be sold. Homebuyers will assume a 15 year resale restrictions.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2001, the City Council approved the CHDO Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units, by Resolution No. 01-2049.

On November 27, 2013, the Housing Committee was briefed on the BOH and this project.

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

On September 2, 2014, the Housing Committee was briefed again regarding BOH's ongoing activities.

FISCAL INFORMATION

No cost consideration to the City

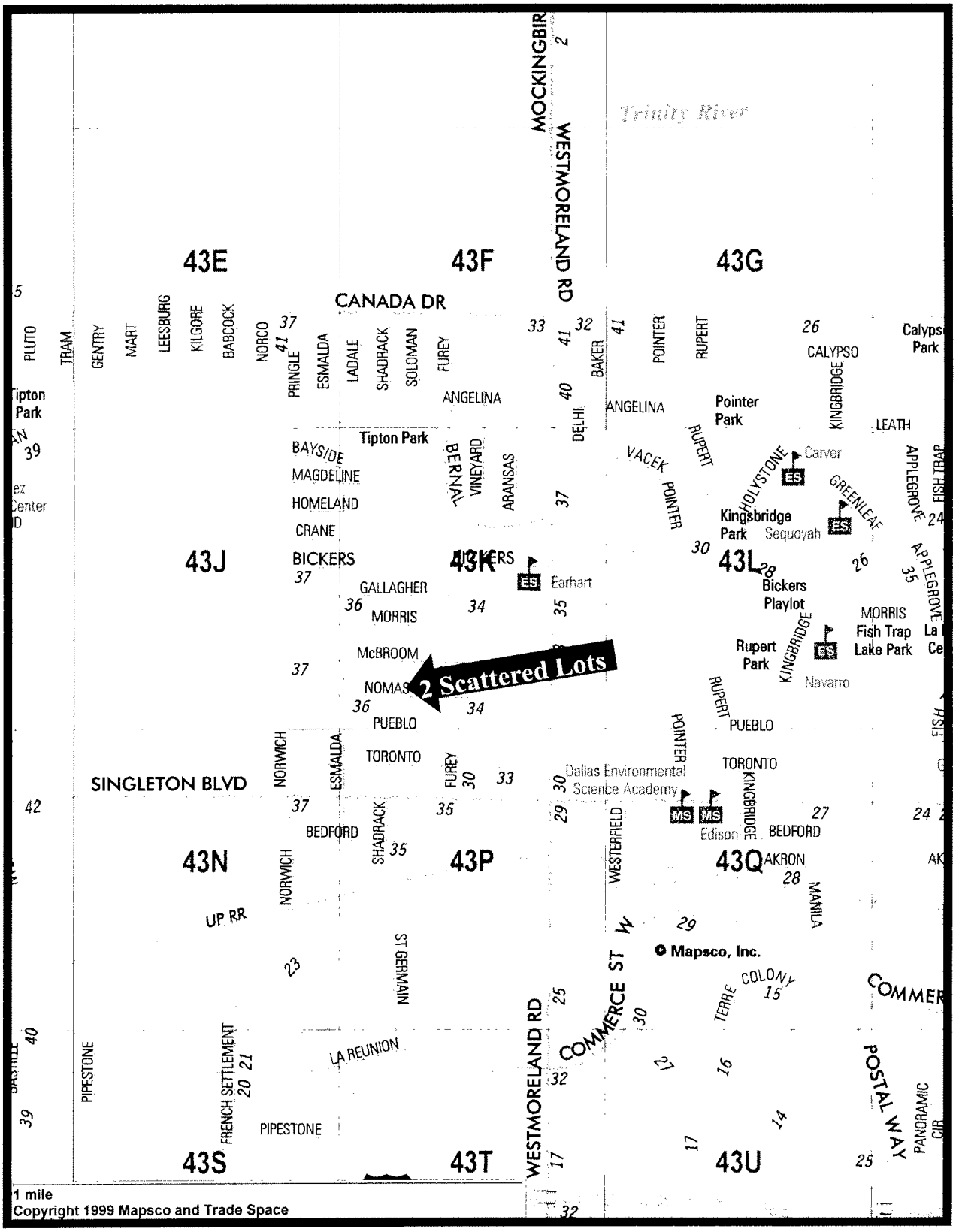
OWNER

Builders of Hope CDC

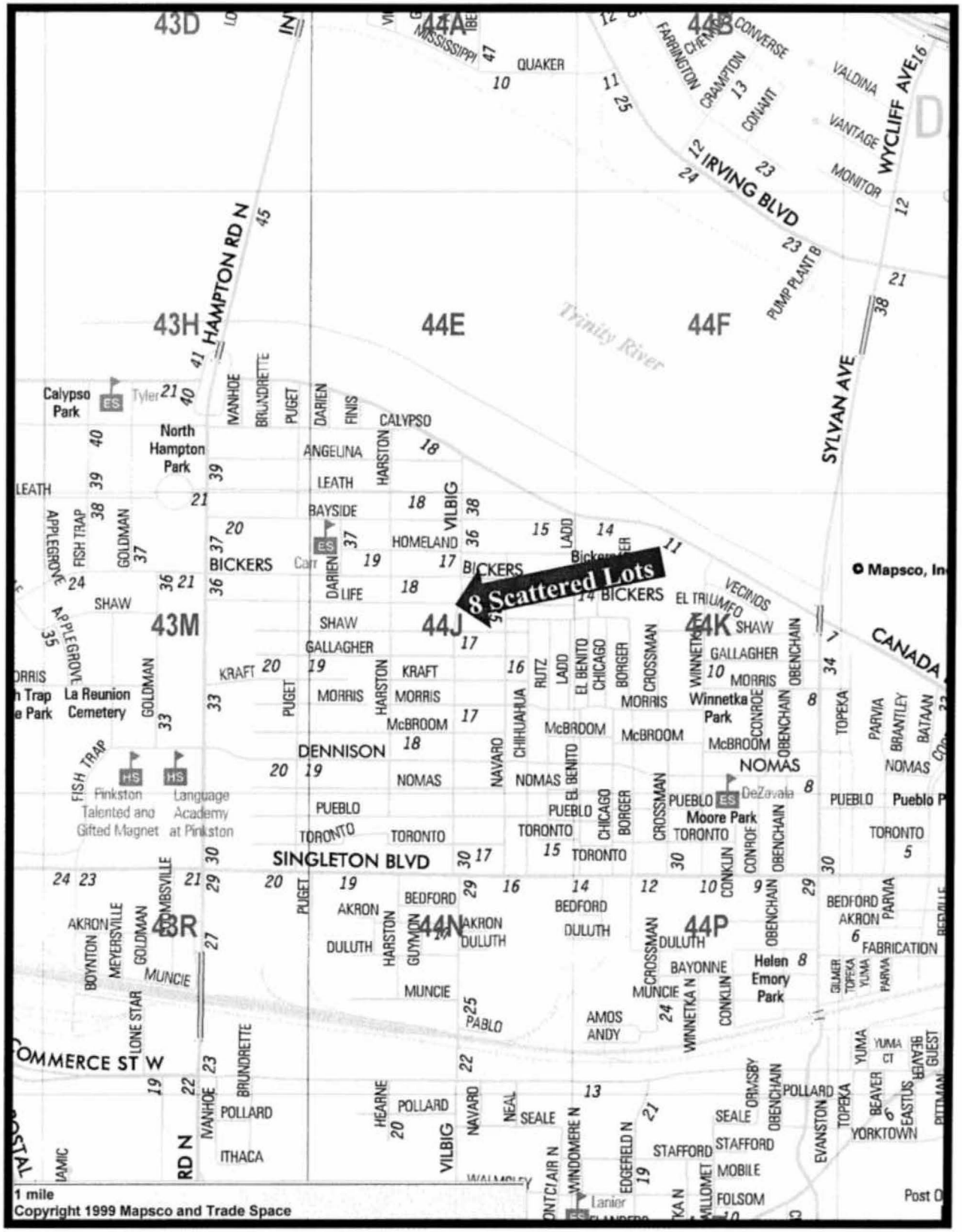
Norman Henry, President

MAP(S)

Attached


43E
43F
43G
43J
43K
43L
43N
43P
43Q
43S
43T
43U
CANADA DR
WESTMORELAND RD
MOCKINGBIRD
Trinity River
SINGLETON BLVD
UP RR
COMMERCE ST
WESTMORELAND RD
POSTAL WAY
PLUTO
TRAM
GENTRY
MART
LEESBURG
KILGORE
BABCOCK
NORCO
PRINGLE
ESMALDA
LADALE
SHADRACK
SOLOMAN
FUREY
ANGELINA
BAKER
DELHI
POINTER
RUPERT
CALYPSO
Calypso Park
Pointer Park
KINGBRIDGE
LEATH
Tipton Park
BAYSIDE
MAGDELINE
HOMELAND
CRANE
BERNAL
VINEYARD
ARANSAS
VACEK
HOLYSTONE
Carver
GREENLEAF
APPLEGROVE
Kingsbridge Park
Sequoyah
BICKERS
GALLAGHER
MORRIS
McBROOM
NOMAS
PUEBLO
TORONTO
Earhart
Bickers Playlot
Rupert Park
MORRIS Fish Trap Lake Park
Navarro
2 Scattered Lots
NORWICH
ESMALDA
FUREY
Dallas Environmental Science Academy
Edison
BEDFORD
AKRON
MANILA
WESTERFIELD
KINGBRIDGE
ST GERMAIN
LA REUNION
PIPESTONE
FRENCH SETTLEMENT
TERRE COLONY
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1 mile
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MAPSCO 43K



MAPSCO 43H, 44E J N

October 22, 2014

WHEREAS, on June 27, 2001, the City Council approved the Community Housing Development Organization (CHDO) Loan Program Statement that authorized the Housing Director to approve development funding for projects with fewer than 100 units, by Resolution No. 01-2049; and

WHEREAS, Builders of Hope CDC has requested an extension of time to the development loan agreement to allow them to continue their efforts to sell the final unit to a low-to-moderate income family at or below 80% Area Median Family Income; **NOW, THEREFORE,**

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

Section 1. That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to amend the development loan agreement with Builders of Hope CDC, Ten Land Bank Lots Project to extend the development loan agreement from April 25, 2014 to March 31, 2015, for construction costs of 10 unimproved properties.

Section 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the 10 properties upon compliance with the loan terms and deed restrictions.

Section 3. That that this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time that the loan documents are duly approved, by all parties and executed.

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

AGENDA ITEM # 20

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

Authorize **(1)** an Interlocal Agreement with Dallas County to accept quarterly advance payments in the amount of $250,000 for three quarters and the final quarter payment within thirty days of expiration of contract period of October 1, 2014 through September 30, 2015, total amount not to exceed $1,000,000 for providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps; **(2)** the acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) to provide services to the homeless through the Homeless Housing and Services Program (HHSP), in an amount not to exceed $756,818 for the period October 1, 2014 through September 30, 2015 and execution of the required grant agreements; **(3)** increase of the City's FY 2014-15 contribution for the operating budget of Bridge Steps in the amount of $150,000, from $3,800,000 to $3,950,000; **(4)** use of the FY 2014-15 Emergency Solutions Grant Funds for Homeless Assistance Center-Operations for the operating budget of Bridge Steps in the amount of $378,279; and **(5)** a ninth amendment to the Management Services Contract, Phase II, with Bridge Steps to: **(a)** allow Bridge Steps to count both the Dallas County and TDHCA funds towards Bridge Steps' required contribution to the Bridge operating budget for the period October 1, 2014 through September 30, 2015; **(b)** require Bridge Steps to comply with all conditions of the Interlocal Agreement and TDHCA grant agreements; and **(c)** increase the FY 2014-15 budget agreement with Bridge Steps from $3,800,000 to $6,085,097 - Total not to exceed $2,285,097 - Financing: Current Funds ($1,150,000), Texas Department of Housing and Community Affairs Grant Funds ($756,818), and 2014-15 Emergency Solutions Grant Funds ($378,279)

BACKGROUND

The Homeless Assistance Center is a City of Dallas owned facility that opened in 2008 and has been managed by The Bridge Steps (the contractor) with an operating budget of $8,385,362 from private and leveraged public funds. The facility serves approximately 10,517 unduplicated clients per year. During the 81st State Legislative Session, the State Legislature appropriated $20,000,000 over the biennium to be administered by the Texas Department of Housing and Community Affairs (TDHCA) to fund the Homeless Housing and Services Program (HHSP) in the eight largest cities in Texas.

The eight eligible cities include: Arlington, Austin, Corpus Christi, Dallas, El Paso, Ft. Worth, Houston, and San Antonio. The purpose of the HHSP is to provide homeless services. Eligible activities include: direct services, case management, housing retention, homelessness prevention, rental assistance, or other homelessness related activities.

The City of Dallas was granted HHSP funding from TDHCA in 2010, 2011, 2012, and 2013 which provided operating assistance for The Bridge and leveraged City and County funding. In September 2014, the City was notified that it would receive $756,818 from TDHCA to fund HHSP and on September 23, 2014, the Dallas County Commissioners Court approved $1,000,000 in Current Funds to provide operating assistance for The Bridge. This action will authorize **(1)** an Interlocal Agreement (ILA) with Dallas County to accept quarterly advance payments in the amount of $250,000 for three quarters and the final quarter payment within thirty days of expiration of contract period October 1, 2014 through September 30, 2015, total amount not to exceed $1,000,000 for providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps; **(2)** the acceptance of a grant(s) from the TDHCA to provide services to the homeless through HHSP, in an amount not to exceed $756,818 for the period October 1, 2014 through September 30, 2015 and execution of the required grant agreement(s) with TDHCA; **(3)** increase of the City's FY 2014-15 contribution for the operating budget of Bridge Steps in the amount of $150,000, from $3,800,000 to $3,950,000; **(4)** use of the FY 2014-15 Emergency Solutions Grant Funds for Homeless Assistance Center-Operations for the operating budget of Bridge Steps in the amount of $378,279; and **(5)** a ninth amendment to the Management Services Contract, Phase II, with Bridge Steps to: **(a)** allow Bridge Steps to count both the Dallas County and TDHCA funds towards Bridge Steps' required contribution to the Bridge operating budget for the period October 1, 2014 through September 30, 2015; **(b)** require Bridge Steps to comply with all conditions of the Interlocal Agreement and TDHCA grant agreements; and **(c)** increase the FY 2014-15 budget agreement with Bridge Steps from $3,800,000 to $6,085,097 for a total not to exceed $2,285,097.

BACKGROUND (Continued)

The Consolidated Plan Budget which includes the Emergency Solutions Grant Funds in the amount of $1,130,946 was approved on June 25, 2014 by Council Resolution No. 14-1001. Included in the allocation was $378,279 designated to pay the utility costs associated with operating the Homeless Assistance Center (HAC). Since the HAC has been in operation, the set-aside funds for utility costs have not been expended annually. Bridge Steps, the managing organization for the HAC, may use the balance of funds for other associated operating expenses, after the utility costs are paid annually.

On August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

The City Council approved the General Fund budget on September 17, 2014 by Resolution No. 14-1568 increasing the operational funding for the HAC by $150,000, from $3,800,000 to $3,950,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 18, 2013, City Council approved the General Fund budget that authorized funds in the amount of $3,800,000 to Bridge Steps, by Resolution No.13-1646.

On November 12, 2013, City Council authorized the City Manager to (1) execute an Interlocal Agreement with Dallas County for up to $1,000,000 in funds to provide homeless assistance services at The Bridge; (2) accept a grant from TDHCA in the amount of $756,818; and (3) execute a sixth amendment to the Management Services Contract, Phase II, with Bridge Steps to allow Bridge Steps to count both the Dallas County and TDHCA funds toward Bridge Steps' required contribution to The Bridge operating budget, by Resolution No. 13-1929.

On December 11, 2013, City Council authorized the seventh amendment to allow Bridge Steps to use Emergency Solutions Grant funding for payment of utility costs of The Bridge and use any remaining balance of Emergency Solutions Grant funds, after utility costs are paid annually, to be used for other operating expenses of the The Bridge, by Resolution No. 13-2159.

On June 25, 2014, City Council authorized the eighth amendment to the Management Services Contract, Phase II, with Bridge Steps to count the Texas Department of State Health Services funds towards Bridge Steps' required contribution to the Bridge operating budget and require Bridge Steps to comply with all conditions of the Texas Department of State Health Services grant agreements, by Resolution No. 14-1080.

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

On June 25, 2014, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant which included the Emergency Solutions Grant operational funding for the HAC in the amount of $378,279, by Resolution No. 14-1001.

On August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

On September 17, 2014, City Council approved the General Fund budget that authorized funds in the amount of $3,950,000 to Bridge Steps, by Resolution No. 14-1568.

FISCAL INFORMATION

$1,150,000 - Current Funds
$ 756,818 - Texas Department of Housing and Community Affairs Grant Funds
$ 378,279 - 2014-15 Emergency Solutions Grant Funds

October 22, 2014

WHEREAS, during the 81st State Legislative Session, the State Legislature appropriated $20,000,000 over the biennium to be administered by the Texas Department of Housing and Community Affairs (TDHCA) to fund the Homeless Housing and Services Program (HHSP) in the eight largest cities in Texas; and

WHEREAS, the eight eligible cities include: Arlington, Austin, Corpus Christi, Dallas, El Paso, Ft. Worth, Houston, and San Antonio; and

WHEREAS, the City was granted, and the City Council approved, receipt of HHSP funding from TDHCA in 2010, 2011, 2012 and 2013 which provided operating assistance for The Bridge and leveraged City and County funding; and

WHEREAS, on September 18, 2013, City Council approved the General Fund budget that authorized funds in the amount of $3,800,000 to Bridge Steps, by Resolution No.13-1646.

WHEREAS, on September 12, 2014, the City was notified that it would receive $756,818 from TDHCA to fund the HHSP for the period of October 1, 2014 through September 30, 2015; and

WHEREAS, on September 17, 2014, City Council approved the General Fund budget that authorized an increase of $150,000, from $3,800,000 to $3,950,000 to The Bridge Steps by Resolution No. 14-1568; and

WHEREAS, on September 23, 2014, the Dallas County Commissioners Court approved $1,000,000 in General Funds to provide operating assistance for The Bridge; and

WHEREAS, the City desires to amend the contract with The Bridge Steps for continued operation of the Homeless Assistance Center (HAC);

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to **(1)** execute an Interlocal Agreement with Dallas County to accept quarterly advance payments in the amount of $250,000 for three quarters and the final quarter payment within thirty days of expiration of contract period of October 1, 2014 through September 30, 2015, total amount not to exceed $1,000,000 for providing homeless assistance services at The Bridge through the City's contractor, Bridge Steps; **(2)** the acceptance of a grant from the Texas Department of Housing and Community Affairs (TDHCA) to provide services to the homeless through the Homeless Housing and Services Program (HHSP), in an amount not to exceed $756,818 for the period October 1, 2014 through September 30, 2015 and execution of the required grant agreements; **(3)** increase of the City's FY 2014-15 contribution for the operating budget of Bridge Steps in the amount of $150,000, from $3,800,000 to $3,950,000; **(4)** use of the FY 2014-15 Emergency Solutions Grant Funds for Homeless Assistance Center-Operations for the operating budget of Bridge Steps in the amount of $378,279; and **(5)** a ninth amendment to the Management Services Contract, Phase II, with Bridge Steps to: **(a)** allow Bridge Steps to count both the Dallas County and TDHCA funds towards Bridge Steps' required contribution to the Bridge operating budget for the period October 1, 2014 through September 30, 2015; **(b)** require Bridge Steps to comply with all conditions of the Interlocal Agreement and TDHCA grant agreements; and **(c)** increase the FY 2014-15 budget agreement with Bridge Steps from $3,800,000 to $6,085,097; and execute any and all documents required by the agreement.

Section 2. That the City Manager is hereby authorized to establish appropriations in Fund S276, Dept. HOU, Unit 1649, in an amount not to exceed $756,818.

Section 3. That the City Controller is hereby authorized to receive and deposit grant funds in Fund S276, Dept. HOU, Unit 1649, Revenue Source Code 6516, in an amount not to exceed $756,818.

Section 4. That the City Controller is hereby authorized to disburse grant funds from Fund S276, Dept. HOU, Unit 1649, Object Code 3099, Encumbrance No. CTGH184672, in an amount not to exceed $756,818 to Bridge Steps, Vendor Number VS0000067075.

Section 5. That the City Controller is hereby authorized to receive and deposit quarterly payments from Dallas County in the amount of $250,000 for three quarters payments and the final quarter payment within thirty days after expiration of contract period of October 1, 2014 through September 30, 2015 in an amount not to exceed $1,000,000 in Fund 0001, Dept. HOU, Unit 4291, Revenue Source Code 6511.

Section 6. That the City Controller is hereby authorized to disburse funds in an amount not to exceed $1,000,000 from Fund 0001, Dept. HOU, Unit 4291, Object Code 3099, Encumbrance No. CTGH184673 to Bridge Steps, Vendor No. VS0000067075.

Section 7. That the City Controller is hereby authorized to disburse funds in an amount not to exceed $378,279 to from Fund ES14, Dept. HOU, Unit 473G, Object Code 3099, Encumbrance No. CTGH184674 to Bridge Steps, Vendor No. VS0000067075.

Section 8. That the City Manager is hereby authorized to reimburse to TDHCA any expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 9. That the City Manager shall keep the appropriate City Council Committee informed of all final TDHCA monitor reports not later than 30 days after the receipt of the report.

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

AGENDA ITEM # 21

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 1

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 45W

SUBJECT

Authorize a secured, no interest (0%), forgivable loan in the amount of $40,076 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, to provide for non-substantial rehabilitation of Ewing Center located at 731 North Ewing Avenue for the period October 1, 2014 through September 30, 2015 - Not to exceed $40,076 - Financing: 2014-15 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 25, 2014, by Resolution No. 14-1001, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including the Housing Opportunities for Persons with AIDS (HOPWA) grant in the amount of $5,375,659. On August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

On July 3, 2014, the City of Dallas Business Development and Procurement Services Department solicited and received Requests for Competitive Sealed Proposals (RFCSPs) (BTZ1467) for HOPWA Housing Facilities Rehab/Repair/Acquisition. PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas submitted a proposal, and is recommended for funding to replace the roof at Ewing Center.

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas is a non-profit agency located in the southwestern part of the city. The agency was founded in 1987, with its mission being to create and strengthen healthy communities through the delivery of quality, affordable, service-enriched housing for individuals and families living with HIV/AIDS. The agency has been providing supportive housing services continually since April 1987.

BACKGROUND (Continued)

Ewing Center is located at 731 North Ewing Avenue and is a multi-story building with 22 efficiency and one-bedroom apartment units. The facility is owned by Supportive Housing, Inc., which is a non-profit organization formed in September 1992 to hold title to the real property that PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas uses to provide supportive housing to persons with HIV/AIDS in Dallas.

This HOPWA Housing Facilities Rehab/Repair funding will allow PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to replace the roof (approximately 15,756 square feet) at Ewing Center. No residents will be displaced during the rehabilitation at either site. As non-substantial rehabilitation, HOPWA regulations will require that Ewing Center be maintained as a facility to provide housing or assistance for persons with HIV/AIDS for a period of not less than three (3) years which will be maintained through a deed restriction.

Approval of this item will provide funding in the amount of $40,076 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, for the non-substantial rehabilitation of Ewing Center.

PERFORMANCE MEASURES

Number of Persons Assisted

	2013-14 Goal	2013-14 Actual	2014-15 Goal
Unduplicated clients served at Ewing	24	24	24

OUTCOME MEASURES

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	2013-14 Goal	2013-14 Actual	2014-15 Goal
Percent in stable housing at Ewing	92%	100%	92%

In FY 2014-15, the agency will also collect and report data on access to care and support per HOPWA requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility-based housing assistance on August 8, 2012, by Resolution No. 12-1906.

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

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Revlon Apartments, on February 13, 2013, by Resolution No. 13-0326.

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Hillcrest House, on February 13, 2013, by Resolution No. 13-0327.

Authorized a twelve-month contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on September 11, 2013, by Resolution No. 13-1563.

Adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including the Housing Opportunities for Persons with AIDS (HOPWA) grant in the amount of $5,375,659 on June 25, 2014, by Resolution No.14-1001.

Reconsidered and amended the FY 2014-15 Consolidated Plan Budget on August 13, 2014, by Resolution No. 14-1314.

Authorized the first twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on August 13, 2014, by Resolution No. 14-1229.

FISCAL INFORMATION

$40,076 - 2014-15 Housing Opportunities for Persons with AIDS Grant Funds

ETHNIC COMPOSITION

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (Board)

Black Female	1	Black Male	1
White Female	4	White Male	15
Hispanic Female	1	Hispanic Male	2
Other Female	0	Other Male	1

OWNER(S)

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas

Board of Directors

Dennis Kershner, Chair
Wayne Thomas, Vice Chair
William Early, Secretary
Don Neubauer, Treasurer
Justin Bontke
Jacque Borel
Charles Calise
Karen Charleston
Sergio Delgado
Debbie Duncan
Larry Gibson
Jennifer Greenlee
Robert Helm
Domingo Jimenez
Matthew Jones
Douglas Lightfoot
Jon Paul Martinez
Buddy Mercer
Ashley Peña
Ian Sadler
Budi Sutomo
Jennifer Thornton
Sharon Valenti
Hon. Ernie White
William Young, Jr.

October 22, 2014

WHEREAS, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, the FY 2014-15 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development in the amount of $5,375,659, with $200,000 in Housing Facilities Rehab/Repair/Acquisition; and

WHEREAS, PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas submitted a proposal for minor site improvements at Ewing Center in response to the City's Request for Competitive Sealed Proposals, and was recommended for funding; and

WHEREAS, the project at Ewing Center constitutes non-substantial rehabilitation at the facility and, under federal regulations, the facility must be maintained, to provide housing or assistance for persons with HIV/AIDS for a minimum use period of not less than three years after the rehabilitation is completed;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a secured, no interest (0%), forgivable loan in the amount of $40,076 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, to provide for non-substantial rehabilitation of Ewing Center located at 731 North Ewing Avenue for the period October 1, 2014 through September 30, 2015.

Section 2. That the terms of the loan documents include:

a. Borrower shall execute a deed of trust and note payable to the City of Dallas with a maturity date of September 30, 2015.

b. Borrower must execute deed restrictions on the property that has been rehabilitated with loan funds under this agreement for the provision of housing services to continue for three (3) years commencing upon completion of the non-substantial rehabilitation.

c. The lien and deed restrictions will be released upon successful completion of the rehabilitation and providing housing services to residents continuously for 3 years after completion of the non-substantial rehabilitation.

Section 3. That the City Manager, upon approval as to form by the City Attorney is authorized to execute subordination and release of liens, release of notes payable, and termination of deed restrictions on the property upon compliance with all loan terms.

Section 4. That this resolution does not constitute a binding agreement on the City or subject the City to any liability or obligations with respect to this project until such time as the loan is legally awarded and the documents are duly approved by all parties and executed.

Section 5. That the City Controller is authorized to disburse, in periodic payments to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, an amount not to exceed $40,076, from Fund HW14, Dept HOU, Unit 491G, Object Code 3015, Encumbrance No. CTGH184667, Vendor No. 268632, Program: HOHW491G.

Section 6. That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in Fund HW14, Unit 491G, for the amount of the loan.

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

AGENDA ITEM # 22

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 1

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: 45W

SUBJECT

Authorize a secured, no interest (0%), forgivable loan in the amount of $67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, to provide for non-substantial rehabilitation of Spencer Gardens located at 717 Comal Street, for the period October 1, 2014 through September 30, 2015 - Not to exceed $67,613 - Financing: 2014-15 Housing Opportunities for Persons with AIDS Grant Funds

BACKGROUND

On June 25, 2014, by Resolution No. 14-1001, City Council adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including the Housing Opportunities for Persons with AIDS (HOPWA) grant in the amount of $5,375,659. On August 13, 2014, City Council reconsidered and amended the FY 2014-15 Consolidated Plan Budget by Resolution No. 14-1314.

On July 3, 2014, the City of Dallas Business Development and Procurement Services Department solicited and received Requests for Competitive Sealed Proposals (RFCSPs) (BTZ1467) for HOPWA Housing Facilities Rehab/Repair/Acquisition. PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas submitted a proposal, and is recommended for funding to replace the roof and water heaters at Spencer Gardens.

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) is a non-profit agency located in the southwestern part of the city. The agency was founded in 1987, with its mission being to create and strengthen healthy communities through the delivery of quality, affordable, service-enriched housing for individuals and families living with HIV/AIDS. The agency has been providing supportive housing services continually since April 1987.

BACKGROUND (Continued)

Spencer Gardens is located at 717 Comal Street and is a multi-story building with 12 two- and three-bedroom apartment units for families. The facility is owned by Supportive Housing, Inc., which is a non-profit organization formed in September 1992 to hold title to the real property that PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas uses to provide supportive housing to persons with HIV/AIDS in Dallas.

This HOPWA Housing Facilities Rehab/Repair funding will allow PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to replace the roof (approximately 16,702 square feet) and water heaters at Spencer Gardens. No residents will be displaced during the rehabilitation at either site. As non-substantial rehabilitation, HOPWA regulations will require that Spencer Gardens be maintained as a facility to provide housing or assistance for persons with HIV/AIDS for a period of not less than three (3) years which will be maintained through a deed restriction.

Approval of this item will provide funding in the amount of $67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, for the non-substantial rehabilitation of Spencer Gardens.

PERFORMANCE MEASURES

Number of Persons Assisted

	2013-14 Goal	2013-14 Actual	2014-15 Goal
Unduplicated clients served at Spencer	13	12	13

OUTCOME MEASURES

The intended outcome of HOPWA facility based housing assistance, as required by HUD, is: Housing Stability, measured by the percentage of clients who remain in stable housing at the end of each program year.

	2013-14 Goal	2013-14 Actual	2014-15 Goal
Percent in stable housing at Spencer	92%	100%	92%

In FY 2014-15, the agency will also collect and report data on access to care and support per HOPWA requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility-based housing assistance on August 8, 2012, by Resolution No. 12-1906.

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

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Revlon Apartments, on February 13, 2013, by Resolution No. 13-0326.

Authorized a secured, no interest forgivable loan agreement with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, for non-substantial rehabilitation at Hillcrest House, on February 13, 2013, by Resolution No. 13-0327.

Authorized a twelve-month contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on September 11, 2013, by Resolution No. 13-1563.

Adopted the FY 2014-15 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) grant funds, including the Housing Opportunities for Persons with AIDS (HOPWA) grant in the amount of $5,375,659 on June 25, 2014, by Resolution No.14-1001.

Reconsidered and amended the FY 2014-15 Consolidated Plan Budget on August 13, 2014, by Resolution No. 14-1314.

Authorized the first twelve-month renewal option to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas for facility based housing assistance on August 13, 2014, by Resolution No. 14-1229.

FISCAL INFORMATION

$67,613 - 2014-15 Housing Opportunities for Persons with AIDS Grant Funds

ETHNIC COMPOSITION

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (Board)

Black Female	1	Black Male	1
White Female	4	White Male	15
Hispanic Female	1	Hispanic Male	2
Other Female	0	Other Male	1

OWNER(S)

PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas

Board of Directors

Dennis Kershner, Chair
Wayne Thomas, Vice Chair
William Early, Secretary
Don Neubauer, Treasurer
Justin Bontke
Jacque Borel
Charles Calise
Karen Charleston
Sergio Delgado
Debbie Duncan
Larry Gibson
Jennifer Greenlee
Robert Helm
Domingo Jimenez
Matthew Jones
Douglas Lightfoot
Jon Paul Martinez
Buddy Mercer
Ashley Peña
Ian Sadler
Budi Sutomo
Jennifer Thornton
Sharon Valenti
Hon. Ernie White
William Young, Jr.

October 22, 2014

WHEREAS, Housing Opportunities for Persons with AIDS (HOPWA) grant funds received from the U.S. Department of Housing and Urban Development have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, the FY 2014-15 Consolidated Plan Budget includes the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development in the amount of $5,375,659, with $200,000 in Housing Facilities Rehab/Repair/Acquisition; and

WHEREAS, PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas submitted a proposal for minor site improvements at Spencer Gardens in response to the City's Request for Competitive Sealed Proposals, and was recommended for funding; and

WHEREAS, the projects at Spencer Gardens constitute non-substantial rehabilitation at the facility and, under federal regulations, the facility must be maintained, to provide housing or assistance for persons with HIV/AIDS for a minimum use period of not less than three years after the rehabilitation is completed;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute a secured, no interest (0%), forgivable loan in the amount of $67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor, to provide for non-substantial rehabilitation of Spencer Gardens located at 717 Comal Street, for the period October 1, 2014 through September 30, 2015.

Section 2. That the terms of the loan documents include:

a. Borrower shall execute a deed of trust and note payable to the City of Dallas with a maturity date of September 30, 2015.

b. Borrower must execute deed restrictions on the property that has been rehabilitated with loan funds under this agreement for the provision of housing services to continue for three (3) years commencing upon completion of the non-substantial rehabilitation.

c. The lien and deed restrictions will be released upon successful completion of the rehabilitation and providing housing services to residents continuously for 3 years after completion of the non-substantial rehabilitation.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute subordination and release of liens, release of notes payable, and termination of deed restrictions on the property upon compliance with all loan terms.

Section 4. That this resolution does not constitute a binding agreement on the City or subject the City to any liability or obligations with respect to this project until such time as the loan is legally awarded and the documents are duly approved by all parties and executed.

Section 5. That the City Controller is authorized to disburse, in periodic payments to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas, an amount not to exceed $67,613, from Fund HW14, Dept HOU, Unit 490G, Object Code 3015, Encumbrance No. CTGH184668, Vendor No. 268632, Program: HOHW490G.

Section 6. That the City Controller is hereby authorized to set up receivable balance sheet account (033F) and an allowance for uncollectible debt (022D) in Fund HW14, Unit 490G, for the amount of the loan.

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

AGENDA ITEM # 23

KEY FOCUS AREA: Culture, Arts, Recreation, & Education

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Cultural Affairs

CMO: Joey Zapata, 670-1204

MAPSCO: N/A

SUBJECT

Authorize contracts with cultural organizations for the provision of services to the City through the Cultural Services Contracts Program (list attached) - Not to exceed $4,250,109 - Financing: Current Funds

BACKGROUND

On September 14, 2014, by Resolution No. 14-1568, the City Council approved funds in the FY2014-15 operating budget for services procured from cultural organizations. Funding includes annual operating support through the Cultural Organizations Program and indirect support to organizations for utilities and facility operations. The Office of Cultural Affairs staff and the Cultural Affairs Commission reviewed proposals from Cultural Organizations. Proposals were evaluated and funding levels were recommended and approved by the Cultural Affairs Commission.

The Cultural Services Contracts Program provides operating and indirect support to eligible organizations in exchange for cultural services to the citizens of Dallas over a twelve-month period. All services must be provided no later than September 30, 2015.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

On September 18, 2014, the Cultural Affairs Commission approved FY 2014-15 Cultural Organization Program funding.

FISCAL INFORMATION

$4,250,109 - Current Funds

ETHNIC COMPOSITION

Staff

Anita N. Martinez Ballet Folklorico, Inc.

African American Male	1	African American Female	0
Hispanic Male	0	Hispanic Female	1

Artreach-Dallas, Inc.

Hispanic Male	0	Hispanic Female	1
White Male	1	White Female	3

Big Thought

African American Male	14	African American Female	47
Asian Male	0	Asian Female	1
Hispanic Male	16	Hispanic Female	52
Native American Male	0	Native American Female	1
White Male	14	White Female	25

The Black Academy of Arts & Letters, Inc.

African American Male	7	African American Female	4
Hispanic Male	10	Hispanic Female	5

Cara Mia Theatre Co.

African American Male	0	African American Female	1
Hispanic Male	1	Hispanic Female	1

Children's Chorus of Greater Dallas

Hispanic Male	1	Hispanic Female	0
White Male	8	White Female	10

Creative Arts Center of Dallas

Hispanic Male	1	Hispanic Female	1
White Male	0	White Female	2

ETHNIC COMPOSITION (Continued)

Staff

Dallas Black Dance Theatre, Inc.

African American Male	6	African American Female	12
Asian Male	1	Asian Female	1
Hispanic Male	0	Hispanic Female	1
White Male	0	White Female	3

Dallas Children's Theater

African American Male	7	African American Female	8
Hispanic Male	15	Hispanic Female	6
White Male	36	White Female	59

Dallas County Heritage Society

African American Male	0	African American Female	1
Hispanic Male	0	Hispanic Female	2
White Male	4	White Female	17

Dallas Historical Society

African American Male	0	African American Female	1
White Male	1	White Female	3

Dallas Museum of Art

African American Male	20	African American Female	40
Asian Male	0	Asian Female	3
Hispanic Male	18	Hispanic Female	21
Native American Male	1	Native Hawaiian Female	0
White Male	45	White Female	83

The Dallas Opera

African American Male	0	African American Female	2
Hispanic Male	1	Hispanic Female	1
White Male	12	White Female	22

ETHNIC COMPOSITION (Continued)

Staff

DSM Management Group, Inc.

African American Male	0	African American Female	2
White Male	24	White Female	16

Dallas Theater Center

African American Male	2	African American Female	2
Hispanic Male	4	Hispanic Female	4
White Male	70	White Female	50

Dallas Wind Symphony

White Male	2	White Female	2

Dance Council

White Male	0	White Female	3

Fine Arts Chamber Players

White Male	1	White Female	2

Greater Dallas Youth Orchestra

African American Male	1	African American Female	0
Asian Male	0	Asian Female	1
White Male	4	White Female	5

Junior Players Guild

African American Male	1	African American Female	1
Hispanic Male	0	Hispanic Female	1
White Male	0	White Female	1

Kitchen Dog Theater Company

Hispanic Male	1	Hispanic Female	0
White Male	1	White Female	2

ETHNIC COMPOSITION (Continued)

Staff

Perot Museum of Nature & Science

African American Male	6	African American Female	23
Asian American Male	3	Asian American Female	1
Hispanic Male	23	Hispanic Female	48
White Male	60	White Female	140

Sammons Center for the Arts

African American Male	2	African American Female	0
Hispanic Male	1	Hispanic Female	1
White Male	2	White Female	1

The Shakespeare Festival of Dallas

African American Male	1	African American Female	0
Hispanic Male	3	Hispanic Female	3
White Male	12	White Female	15
Native American Male	2		

Teatro Hispano de Dallas

Hispanic Male	0	Hispanic Female	1
White Male	0	White Female	1

TeCo Theatrical Productions, Inc.

African American Male	0	African American Female	4
Hispanic Male	2	Hispanic Female	0

Texas International Theatrical Arts Society

Hispanic Male	1	Hispanic Female	0
White Male	1	White Female	2

Texas Winds Musical Outreach, Inc.

White Male	0	White Female	2

ETHNIC COMPOSITION (Continued)

Staff

Theater Three, Inc.

African American Male	1	African American Female	2
Hispanic Male	1	Hispanic Female	0
White Male	7	White Female	6

Turtle Creek Chorale, Inc.

White Male	6	White Female	3

Undermain Theater

African American Male	0	African American Female	1
Hispanic Male	1	Hispanic Female	0
White Male	5	White Female	4

USA Film Festival

White Male	0	White Female	3

The Writer's Garret

White Male	0	White Female	2

Board

Anita N. Martinez Ballet Folklorico, Inc.

African American Male	0	African American Female	1
Hispanic Male	0	Hispanic Female	6
White Male	1	White Female	2

Artreach Dallas, Inc.

Asian Male	1	Asian Female	0
White Male	7	White Female	23

ETHNIC COMPOSITION (Continued)

Board

Big Thought

African American Male	2	African American Female	6
Asian Male	0	Asian American Female	2
Hispanic Male	2	Hispanic Female	2
White Male	15	White Female	26

The Black Academy of Arts & Letters, Inc.

African American Male	2	African American Female	5
White Male	1	White Female	1

Cara Mia Theatre Co.

Hispanic Male	4	Hispanic Female	3

Children's Chorus of Greater Dallas

African American Male	0	African American Female	2
Asian Malae	0	Asian Female	2
Hispanic Male	1	Hispanic Female	0
White Male	4	White Female	10

Creative Arts Center of Dallas

White Male	5	White Female	4
Hispanic Male	2	Hispanic Female	0

Dallas Black Dance Theatre, Inc.

African American Male	15	African American Female	18
Hispanic Male	1	Hispanic Female	1
White Male	3	White Female	8

Dallas Children's Theater

African American Male	1	African American Female	6
Hispanic Male	0	Hispanic Female	2
White Male	6	White Female	24

ETHNIC COMPOSITION (Continued)

Board

Dallas County Heritage Society

African American Male	2	African American Female	0
Hispanic Male	1	Hispanic Female	1
White Male	16	White Female	31

Dallas Historical Society

African American Male	2	African American Female	2
Asian American Male	1	Asian American Female	0
Hispanic Male	2	Hispanic Female	0
White Male	0	White Female	15

Dallas Museum of Art

African American Male	2	African American Female	6
Asian Male	1	Asian American Female	1
Hispanic Male	2	Hispanic Female	0
White Male	28	White Female	27

The Dallas Opera

Asian American Male	0	Asian American Female	1
Hispanic Male	3	Hispanic Female	0
White Male	27	White Female	22

DSM Management Group, Inc.

African American Male	6	African American Female	6
Hispanic Male	3	Hispanic Female	7
White Male	52	White Female	66

Dallas Theater Center

African American Male	2	African American Female	2
Hispanic Male	1	Hispanic Female	0
White Male	49	White Female	34

ETHNIC COMPOSITION (Continued)

Board

Dallas Wind Symphony

Hispanic Male	1	Hispanic Female	0
Native American Male	0	Native American Female	1
White Male	15	White Female	7

Dance Council

African American Male	1	African American Female	1
Asian American Male	0	Asian American Female	1
Hispanic Male	0	Hispanic Female	1
White Male	3	White Female	13

Fine Arts Chamber Players

African American Male	0	African American Female	1
Asian American Male	0	Asian American Female	1
Hispanic Male	1	Hispanic Female	0
White Male	2	White Female	4

Greater Dallas Youth Orchestra

African American Male	1	African American Female	2
Asian Male	1	Asian American Female	1
White Male	11	White Female	12

Junior Players Guild

African American Male	1	African American Female	1
Hispanic Male	1	Hispanic Female	2
White Male	2	White Female	6

Kitchen Dog Theater Company

Hispanic Male	1	Hispanic Female	1
White Male	5	White Female	7

ETHNIC COMPOSITION (Continued)

Board

Perot Museum of Nature & Science

African American Male	0	African American Female	1
Asian American Male	0	Asian American Female	1
Hispanic Male	2	Hispanic Female	0
White Male	17	White Female	7

Sammons Center for the Arts

African American Male	1	African American Female	1
Hispanic Male	1	Hispanic Female	0
White Male	9	White Female	0

The Shakespeare Festival of Dallas

African American Male	1	African American Female	2
Hispanic Male	1	Hispanic Female	0
White Male	6	White Female	5

Teatro Hispano de Dallas

African American Male	0	African American Female	1
Hispanic Male	3	Hispanic Female	2
White Male	2	White Female	1

TeCo Theatrical Productions, Inc.

African American Male	1	African American Female	3
White Male	2	White Female	1

Texas International Theatrical Arts Society

African American Male	0	African American Female	1
Hispanic Male	2	Hispanic Female	1
White Male	11	White Female	10

Texas Winds Musical Outreach, Inc.

African American Male	0	African American Female	2
White Male	3	White Female	9

ETHNIC COMPOSITION (Continued)

Board

Theater Three, Inc.

African American Male	0	African American Female	1
Hispanic Male	0	Hispanic Female	2
White Male	6	White Female	6

Turtle Creek Chorale, Inc.

White Male	8	White Female	0

Undermain Theater

White Male	7	White Female	8

USA Film Festival

African American Male	1	African American Female	2
Hispanic Male	1	Hispanic Female	2
Native American Male	0	Native American Female	1
White Male	19	White Female	41

The Writer's Garret

African American Male	0	African American Female	1
White Male	3	White Female	7

OWNERS

Anita N. Martinez Ballet Folklorico, Inc.

Leonor Marquez, President

Artreach-Dallas, Inc.

Susie Strauss Breen, President

Big Thought

Randee Paur Hefflefinger, Chair

OWNERS (Continued)

The Black Academy of Arts & Letters, Inc.

Barbara Steele, Chair

Cara Mia Theatre Co.

Linda Cantu, President

Children's Chorus of Greater Dallas

Russel Young, Chair

Creative Arts Center of Dallas

Mary Stall, President

Dallas Black Dance Theatre, Inc.

Gilbert Gerst, Chair

Dallas Children's Theater

Carol March, President

Dallas County Heritage Society

Don Baynham, President

Dallas Historical Society

Margaret Keliher, Chair

Dallas Museum of Art

Margot B. Perot, Chair

The Dallas Opera

T. Peter Townsend, Chair

OWNERS (Continued)

DSM Management Group, Inc.

Richard L. Rogers, Chair

Dallas Theater Center

Rebecca Fletcher, Chair

Dallas Wind Symphony

James Griffin, Chair

Dance Council

Linda James, Chair

Fine Arts Chamber Players

David Silva, President

Greater Dallas Youth Orchestra

Vance Maultsby, Chair

Junior Players Guild

Bill Rolley, President

Kitchen Dog Theater Company

Paul Barnes, President

Perot Museum of Nature & Science

Carolyn Perot Rathjen, Chair

Sammons Center for the Arts

Mary Anne Sammons Cree, Chair

Shakespeare Festival of Dallas

Adam Reed, Chair

OWNERS (Continued)

Teatro Hispano de Dallas

John Fullinwider, President

TeCo Theatrical Productions, Inc.

C.W. Whitaker, Chair

Texas International Theatrical Arts Society

Steven Gendler, President

Texas Winds Musical Outreach, Inc.

Jane Kovacs, President

Theatre Three, Inc.

Elizabeth Rivera, Chair

Turtle Creek Chorale, Inc.

David Hess, Chair

Undermain Theater

Ashley Kisner, President

USA Film Festival

Greg Nieberding, Chair

The Writer's Garret

Hunter Foreman, President

Office of Cultural Affairs FY2014-15

Organization	Amount
Anita N. Martinez Ballet Folklorico	$ 53,846
Artreach- Dallas, Inc.	$ 32,893
Big Thought	$ 219,733
Big Thought	$ 376,436
Big Thought	$ 41,668
The Black Academy of Arts and Letters, Inc.	$ 123,953
Cara Mia Theatre Co.	$ 37,036
Children's Chorus of Greater Dallas	$ 31,693
Creative Arts Center of Dallas	$ 18,142
Dallas Black Dance Theatre, Inc.	$ 141,603
Dallas Black Dance Theatre, Inc.	$ 170,000
Dallas Children's Theater	$ 56,995
Dallas County Heritage Society	$ 162,206
Dallas Historical Society	$ 53,189
Dallas Museum of Art	$ 783,127
Dallas Museum of Art	$ 75,000
The Dallas Opera	$ 106,981
DSM Management Group, Inc.	$ 290,000
Dallas Theater Center	$ 38,077
Dallas Wind Symphony	$ 28,590
Dance Council	$ 33,573
Fine Arts Chamber Players	$ 41,382
Greater Dallas Youth Orchestra	$ 37,646
Junior Players Guild	$ 45,035
Kitchen Dog Theater Company	$ 38,342
Perot Museum of Nature and Science	$ 601,252
Sammons Center for the Arts	$ 75,149
Sammons Center for the Arts	$ 31,000
Shakespeare Festival of Dallas	$ 72,940
Teatro Hispano De Dallas	$ 43,336
TeCo Theatrical Productions, Inc.	$ 76,560
Texas Winds Musical Outreach, Inc.	$ 44,424
Theatre Three, Inc.	$ 66,971
Texas International Theatrical Society	$ 41,625
Turtle Creek Chorale, Inc.	$ 46,885
Undermain Theatre	$ 27,372
USA Film Festival	$ 46,346
Writer's Garret	$ 39,103
TOTAL	**$ 4,250,109**

WHEREAS, on September 14, 2014, Resolution No. 14-1568, the City of Council approved funds in the 2014-15 operating budget for the procurement of services from cultural organizations; and

WHEREAS, Cultural Services Contracts provide operating support to eligible organizations in exchange for cultural services to the citizens of Dallas over a twelve month period; and

WHEREAS, it is necessary for the City to define services to be received through the Cultural Services Program and authorize payment of these funding allocations during the 2014-15 fiscal year.

Now, Therefore,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter to contracts with cultural organizations for the provision of services to the City through Cultural Services Contracts in an amount not to exceed $4,250,109.

Section 2. That the City Controller is authorized to disburse, in periodic payments, an amount not to exceed $4,250,109 from Fund 0001, Department OCA, as vouchers are processed by the Office of Cultural Affairs, the amounts indicated below:

Organization	Amount	Encumbrance	Vendor	Unit	Object
Anita N. Martinez Ballet Folklorico, Inc.	$53,846	OCA4836T300	269236	4836	3089
Artreach-Dallas, Inc.	$32,893	OCA4836T301	223078	4836	3089
Big Thought	$219,733	OCA4836T302	269229	4836	3089
	$376,436			4836	3089
	$ 41,668			4836	3070
The Black Academy of Arts & Letters, Inc.	$123,953	OCA4836T303	219248	4836	3089
Cara Mia Theatre Co.	$37,036	OCA4836T304	357327	4836	3089
Children's Chorus of Greater Dallas	$31,693	OCA4836T305	359020	4836	3089

Section 2. (Continued)

Organization	Amount	Encumbrance	Vendor	Unit	Object
Creative Arts Center Of Dallas	$18,142	OCA4836T306	VS0000036818	4836	3089
Dallas Black Dance Theatre, Inc.	$141,603 $170,000	OCA4836T307	219206	4836 4903	3089 3099
Dallas Children's Theater	$56,995	OCA4836T308	243720	4836	3089
Dallas County Heritage Society	$162,206	OCA483T328	126247	4836	3089
Dallas Historical Society	$53,189	OCA4836T329	126319	4836	3089
Dallas Museum of Art	$783,127 $75,000	OCA4836T330	188483	4836 4903	3089 3099
The Dallas Opera	$106,981	OCA4836T309	207225	4836	3089
DSM Management Group, Inc.	$290,000	OCA4903T333	VS0000049924	4903	3099
Dallas Theater Center	$38,077	OCA4836T310	077356	4836	3089
Dallas Wind Symphony	$28,590	OCA4836T311	243546	4836	3089
Dance Council	$33,573	OCA4836T312	341688	4836	3089
Fine Arts Chamber Players	$41,382	OCA4836T314	223166	4836	3089
Greater Dallas Youth Orchestra	$37,646	OCA4836T315	219235	4836	3089

Section 2. (Continued)

Organization	Amount	Encumbrance	Vendor	Unit	Object
Junior Players Guild	$45,035	OCA4836T316	223195	4836	3089
Kitchen Dog Theater Company	$38,342	OCA4836T317	239976	4836	3089
Perot Museum of Nature & Science	$601,252	OCA4836T332	263880	4836	3089
Sammons Center for the Arts	$75,149 $31,000	OCA4836T318	265704	4836 4903	3089 3099
The Shakespeare Festival of Dallas	$72,940	OCA4836T319	128849	4836	3089
Teatro Hispano de Dallas	$43,336	OCA4836T320	243541	4836	3089
TeCo Theatrical Productions, Inc.	$76,560	OCA4836T321	507328	4836	3089
Texas International Theatrical Arts Society	$41,625	OCA4836T324	269237	4836	3089
Texas Winds Musical Outreach, Inc.	$44,424	OCA4836T322	269232	4836	3089
Theater Three, Inc.	$66,971	OCA4836T323	219189	4836	3089
Turtle Creek Chorale, Inc.	$46,885	OCA4836T325	223283	4836	3089
Undermain Theater	$27,372	OCA4836T313	223140	4836	3089
U S A Film Festival	$46,346	OCA4836T326	223296	4836	3089
The Writer's Garret	$39,103	OCA4836T327	350999	4836	3089
TOTAL	**$4,250,109**				

Section 3. That the following services, at a minimum, are to be performed by the Cultural Agencies from the period October 1, 2014, through September 30, 2015:

Anita N. Martinez Ballet Folklorico, Inc.

The cultural agency will serve over 76,000 people through 140 programs that include: 2 semesters of Dance Academy classes, each session ending with a recital; 2 Dance Academy Open Houses; advanced dancer workshops; 3 major educational and cultural awareness productions celebrating Hispanic Heritage Month, "Too Many Tamales", "Dia de los Muertos" and "Cinco de Mayo" at the Bill and Margot Winspear Opera House and Latino Cultural Center. Over 8,000 students will experience educational matinee performances at the Winspear Opera House and Latino Cultural Center. The professional company will also perform and teach satellite programs at elementary, middle and high schools throughout the City of Dallas. Two summer cultural camps will be presented. The four-week camp in June is free to all DISD students and geared toward elementary school and middle school pupils. The three-week camp in July is taught utilizing ANMBF curriculum. Along with the professional Ballet Folklorico, Mini-Professional Company, Children's Ensemble and Junior Companies will participate in the; National Association of Folklorico Groups Conference, The North Texas Folklorico Competition, and various community festivals including The State Fair of Texas' "Fall for the Arts", Lamar Street Festival, Dance for the Planet, and City Arts Celebration.

Performance Benchmarks for the COP FY14-15 Payment Periods

1. 10/1/14 – 12/30/14

After School Programs at 19 Elementary Schools
Educational Field Trip Celebrating "Hispanic Heritage Month" Production at the Latino Cultural Center
Production Celebrating "Hispanic Heritage Month" Production at the Latino Cultural Center
"Festival Latino Americano" in Dallas Art's District
State Fair of Texas "Mundo Latino" event
Falls for the Arts at Klyde Warren Park
"Dia de los Muertos" Community Presentation at Perot Museum
Appellate Judges Education Institute Performance
Joint Christmas Recital with Wiltshire Baptist Church
Holiday Celebration at North Park Mall Center
Parents Step Up Gala
Winter Dance Recital
ANMBF Youth Auditions/Open House
ZumbaKids Sunday's at Klyde Warren Park.
"Too Many Tamales" Christmas Show

Section 3. (Continued)

Performance Benchmarks for the COP FY14-15 Payment Periods

2. 1/1/15 – 4/15/15

Spring Dance Academy Open House
Dance Academy Spring session
Festival De Los Mavs
Dance Academy Spring Fiesta
Dallas Arts Week, ArtsPark @ North Park Mall
Dance for the Planet
Earth Day Dallas
Spring Dance Recital

3. 4/16/14 – 9/30/15

Ballet Folklorico Festival at the Latino Cultural Center
"Cinco de Mayo" 40th Anniversary Production at the Margot and Bill Winspear Opera House
"Cinco de Mayo" Production at the Latino Cultural Center
City Arts Celebration
Cinco de Mayo Community Performance at the Perot Museum
Free DISD Summer Cultural Camp
Dance Academy Summer session begins
Associación Nacional de Grupos Folkloricos Annual Conference
Summer Dance Academy Open House
Dance Academy (summer session)
Summer Enrichment Cultural Camp -Preschool
Folklorico outdoors community event at Artist Square
Summer Dance Recital
Mayors Back to School Fair
Dance Academy Fall session

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	4
Class/Workshop	15
Fair/Festival/Carnival	45
Performance/Presentation	60
Totals	**124**

Section 3. (Continued)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Attendance**
Camp	750
Class/Workshop	850
Fair/Festival/Carnival	25,000
Performance/Presentation	50,000
Totals	**76,600**

Artreach-Dallas, Inc.

The cultural agency will serve over 40,000 children, parents and teachers from DISD, private schools, parochial schools and home schools in the City of Dallas through 3 program initiatives: Community Events, Infacility programming and the Booking Service. Through the Community Events ticket distribution program, empty seats are filled by making tickets available to citizens whose access to the cultural community is otherwise often unavailable. The Infacility Program provides custom designed instruction and residencies to schools, community centers, retirement homes, and service organizations through direct artistic instruction and services from professional artists. The Booking Service supports outreach efforts of arts and cultural institutions and provides coordination of field trips for school groups, institutions, and community based groups to attend performances and exhibitions. Artreach Community Events Program provides donated tickets to approximately 17,000 economically disadvantaged children, adults, disabled and elderly citizens of Dallas.

Performance Benchmarks for the COP FY14-15 Payment Periods

The Artreach Booking Service represents Dallas Children's Theater, Dallas Black Dance Theater, The African American Museum, the Museum of the American Railroad and Texas Ballet Theater. Each of the above organization’s calendars of events is used for booking purposes.

1. **10/1/14 – 12/30/14**
   Community Events (23)
   Infacility Program (6)
   Booking Service (100)

2. **1/1/15 – 4/15/15**
   Community Events (24)
   Infacility Program (7)
   Booking Service (98)

Section 3. (Continued)

Performance Benchmarks for the COP FY14-15 Payment Periods

3. 4/16/15 – 9/30/15
Community Events (22)
Infacility Program (5)
Booking Service (97)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	3
Exhibit, Temporary	2
Exhibit/Permanent	3
Performance/Presentation	291
Residency	2
Tour	81
Totals	**382**

Event Type	**Attendance**
Class/Workshop	210
Exhibit, Temporary	4,173
Exhibit/Permanent	4,700
Performance/Presentation	26,180
Residency	325
Tour	4935
Totals	**40,523**

Section 3. (Continued)

Big Thought

The cultural agency will serve an estimated 508,500 attendees - students, teachers and families in Dallas – through creative learning events and programs that enhance academic achievement, youth development and family learning. Through Big Thought's direct service programs, children and adults will be served through an estimated 2965 classes/workshops, 1330 residency hours, 1585 performances, 1000 camp hours and 450 online connections to learning opportunities during the 2014-2015 program cycle. These direct services include: School day and after school performances, classes, workshops & residencies delivered by professional artists; Creative Solutions – master teaching artists helping teens on probation and at-risk youth; Library Live! – free monthly programs in select Dallas public libraries. In addition, funding is also included for Big Thought to serve as the managing partner of Dallas ArtsPartners and will manage multi-week summer camps at Office of Cultural Affairs Cultural Centers. With an emphasis on community partnerships, Big Thought will coordinate the resources of the Office of Cultural Affairs, Dallas Independent School District and more than 60 cultural agencies to deliver cultural excursions, workshops and residencies to Dallas students. Big Thought will also act as the managing partner for Thriving Minds, including the new Dallas City of Learning initiative which uses technology to connect students to learning opportunities in their communities, across Dallas and online. Management activities include coordinating the governance, planning activities, and direct responsibility for private sector fundraising, program implementation and fiscal management. Big Thought will support training, transportation, and direct services provided by the cultural community for out-of-school activities to be conducted in neighborhood venues. During the project period, research and evaluation data will also be collected to support systemic implementation across Dallas.

Performance Benchmarks for the COP FY14-15 Payment Periods

1. **10/1/14 – 12/30/14**
   Class/Workshop-1008
   Performance-Presentation - 492
   Residency - 38
   Tour-Rehearsal-Other- 152

2. **1/1/15 – 4/15/15**
   Class/Workshop -1512
   Performance-Presentation -808
   Residency -162
   Tour-Rehearsal-Other -185

Section 3. (Continued)

Performance Benchmarks for the COP FY14-15 Payment Periods

3. 4/16/15 – 9/30/15
Camp - 1000
Class/Workshop - 445
Performance-Presentation -285
Residency - 22
Tour-Rehearsal-Other - 323

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	1000
Class/Workshop	2,965
Performance/Presentation	1,585
Residency	222
Tour/Rehearsal/Other	660
Totals	**6432**

Event Type	**Attendance**
Camp	111,390
Class/Workshop	152,915
Performance/Presentation	100,980
Residency	91,900
Tour/Rehearsal/Other	51,315
Totals	**508,500**

Section 3. (Continued)

The Black Academy of Arts and Letters, Inc.

The cultural agency will serve over 265,000 people and conduct one art exhibit, thirteen theatrical productions, fifteen literary arts and spoken word performances, fifteen concerts, one dance performance, and two film features. The cultural organization's outreach to underserved communities includes partnerships with agencies such as Boys and Girls Clubs, Dallas County Restitution Program, AIDS Interfaith Network, Dallas Can Academy, and Metro Ministries. The organization's outreach programs benefit inner city multi-ethnic school students, at-risk children, and youth in the juvenile justice system. Educational programs will include the "Summer Youth Arts Institute", the "Summer Arts Intensive Education Training with the Masters," the annual "Christmas/Kwanzaa Concert", "Black Music" and the "Civil Rights Movement Concert: A Tribute to Rev. Dr. Martin Luther King, Jr" and the "Promising Young Artists Series."

Performance Benchmarks for Payment Periods

1. **9/1/14 – 12/30/14**
   Art Exhibition with 2 Tours
   Theatre Productions (3)
   Music Concerts (5)
   Literary Programs (Poetry, Writer's Breakfast, Spoken Word) (5)
   24 Hr Film Fest (1)
   Comedy Performances (2)

2. **1/1/15 – 4/15/15**
   Art Exhibition with 4 Tours
   Music Concerts (5)
   Theatre Productions (6)
   Dance Performance (1)
   Literary Programs (Poetry, Writer's Breakfast, Spoken Word) (6)
   24 Hr Film Fest (1)
   Comedy Performances (3)

3. **4/16/15 – 9/30/15**
   Art Exhibition / 4 Tours
   Music Concerts (5)
   Theatre Productions (4)
   Literary Programs (Poetry, Writer's Breakfast, Spoken Word) (4)
   Summer Youth Arts Institute (1)
   Summer Arts Intensive Education Training with the Masters (1)
   Comedy Performances (2)

Section 3. (Continued)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	2
Class/Workshop	10
Exhibit/Permanent	1
Fair/Festival/Carnival	1
Performance/Presentation	65
Other	50
Totals	**137**

Event Type	**Attendance**
Camp	20,000
Class/Workshop	5,000
Exhibit/Permanent	15,000
Fair/Festival/Carnival	5,000
Performance/Presentation	40,000
Other	180,000
Totals	**265,000**

Cara Mia Theatre Co.

The cultural agency will serve an estimated 23,100 people by hosting approximately 400 events in the 2014-2015 Season. Cara Mía Theatre Co. is expanding its season to include five productions as well as create its first season pass program. The organization will also be partnering with the Dallas Theater Center for a co-production of a trilogy called, *The Dreamers: Deferred Action* about the immigrant experience. They will also provide educational programs throughout the year for schools, cultural centers and community centers. These programs include educational residencies, touring plays, field trip programming, and The School Of YES! The School Of YES! provides youth with skills to say YES to a future of their choice through multidisciplinary and multicultural arts program.

Performance Benchmarks for Payment Periods

1. **10/1/14 – 12/30/14**
   Teotl: the sand show at the Trinity Groves Warehouse
   Zoot Suit at the Latino Cultural Center
   School Of YES! – Gabe Allen Elementary School

Section 3. (Continued)

Performance Benchmarks for Payment Periods

2. 1/1/15 – 4/15/15
References To Salvador Dali Make Me Hot at the Latino Cultural Center
Lydia at the Wyly Theatre as part of the Elevator Series
Oak Cliff Cultural Center Spring Break Camp
School Of YES! – Gabe Allen Elementary School

3. 4/16/15 – 9/30/15
Co Production of, "The Dreamers, Part 2" with the Dallas Theater Center at the Latino Cultural Center
Summer Camps at Latino Cultural Center
School Of YES! Summer Camp at Oak Cliff Cultural Center

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camps	3
Class/Workshop	320
Fair/Festival	2
Performance/Presentation	50
Tour/Rehearsal/Other	243
Totals	**403**

Event Type	**Attendance**
Camps	5,300
Class/Workshop	4,800
Fair/Festival	200
Performance/Presentation	9,300
Tour/Rehearsal/Other	5,000
Totals	**24,600**

Section 3. (Continued)

Children's Chorus of Greater Dallas

The cultural agency will serve 39,000 people by: leading classes/workshops for more than seven hundred students; presenting three seasonal concerts at the Meyerson Symphony Center; making 21 guest appearances with other groups (Arts District Chorale, Greater Dallas Youth Orchestra, and Dallas Symphony Orchestra); and performing eight free in-school concerts at DISD elementary schools and five free concerts at various venues in Dallas. To further build diversity the cultural agency has developed three Neighborhood Choruses at two West Dallas private schools serving Hispanic and African American students. The cultural agency provides annual professional development seminars for DISD elementary- and middle-school chorus teachers and conducts observations of school choruses, providing feedback to district administrators as well as to individual educators. Professional development credit is also offered to DISD teachers who attend and observe CCGD's rehearsals and Summer Singing Camp. The cultural agency has an established relationship with the Circle of Support, which serves African-American students. Circle of Support students attend the Summer Singing Camp at no charge, as do students enrolled in a DISD school.

Performance Benchmarks for Payment Periods

1. **10/1/14 – 12/30/14**
   Performance at First United Methodist Church worship service
   Multiple performances at Dallas City Lights 2014 tree lighting.
   "Fall into Winter" concert at the Meyerson featuring all six downtown choruses
   Guest appearance with the Arts District Chorale at their annual holiday concert
   Guest appearance at Greater Dallas Youth Orchestra's annual "Holiday Magic" concert
   Guest appearance with Dallas Symphony Orchestra's annual "Christmas Pops" concerts Neighborhood Chorus in-school performances

2. **1/1/15 – 4/15/15**
   Performance at Highland Park United Methodist Church worship service
   Performance at Dallas Public Library Lakewood Branch
   "Word Play" concert at the Meyerson featuring all six downtown choruses
   Outreach Chorus performances

Section 3. (Continued)

Performance Benchmarks for Payment Periods

3. 4/16/15 – 9/30/15
Performance at Dallas Book Fair – Dallas Public Library Central Branch
"The Poet Sings" concert at the Meyerson featuring all six downtown choruses
Performances by all 3 neighborhood choirs at their schools
Guest appearance with Dallas Symphony Orchestra on Bernstein Symphony No. 3 performances
Guest appearance with Dallas Symphony Orchestra on Mahler Symphony No. 3 performances
Summer Singing Camp and concerts

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp Workshop	10
Rehearsals	322
Performance/Presentation	43
Totals	**375**

Event Type	**Attendance**
Camp Workshop	750
Rehearsals	20,484
Performance/Presentation	38,600
Totals	**59,834**

Creative Arts Center of Dallas

The cultural agency will serve an estimated 10,000 people by hosting approximately 525 classes, workshops and events in the 2014-2015 year. This will include visual art classes, professional development workshops, an annual membership show, department and community shows. Also included is an annual show with Booker T. Washington High School for the Performing & Visual Arts and The Bridge, Dallas' largest homeless service center. Outreach programs include, Camp MetalHead, ArtAbility and Art as a Second Language.

Section 3. (Continued)

Performance Benchmarks for Payment Periods

1. **10/1/14 – 12/30/14**
   75 Art Classes & Workshops
   White Rock Artist Studio Tour
   Selections from Annual Membership Show
   Painting & Jewelry Show
   Art as a Second Language events at Klyde Warren Park & NorthPark
   ArtAbility Studio Event

2. **1/1/15 – 4/15/15**
   150 Art Classes & Workshops
   Community Art Show
   Department Show
   Business of Art: Public Art 102 with the DADA, MAC, BCA & OCA
   Arts as a Second Language events at Klyde Warren Park, Dallas Arboretum & NorthPark
   ArtAbility Studio event

3. **4/16/15 – 9/30/15**
   375 Classes & Workshops
   Camp MetalHead Summer Program
   The Bridge Community Art Show
   Booker T. Washington Figure Show
   Department Show
   ArtAbility Studio Event
   Art as a Second Language events at Klyde Warren Park & NorthPark

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camps	4
Class/Workshop	525
Exhibit	7
Fair/Festival	1
Performance/Presentation	2
Residency	5
Totals	**516**

Section 3. (Continued)

Event Type	**Attendance**
Camps	77
Class/Workshop	1,800
Exhibit	3,600
Fair/Festival	350
Performance/Presentation	4,000
Residency	200
Totals	**10,027**

Dallas Black Dance Theatre, Inc.

The cultural agency will serve approximately 75,000 people by providing educational programs and dance performances that include the following: Home Season consisting of "Director's Choice Series" with 4 public performances and 1 student matinee held at the Wyly Theatre; the "Cultural Awareness Series" (Black History Month) with 4 public performances and 2 student matinees; "Spring Celebration Series" (4 public performances) featuring nationally recognized guest artists and choreographers. In September at the Booker T. Washington High School for the Performing and Visual Arts and in the Dallas Arts District will be "Dance Africa Festival" which celebrates the African culture. Free Holiday showcase held at DBDT's Flora Street facility in November; DBDT II – Second Company Series (2 public performances and 1 student matinee) held in April at the Dallas City Performance Hall. DBDT academy recital performance held at the Majestic Theatre; over 20 community outreach performances by DBDT professional company, second company (DBDT II), Academy junior performing companies (ALLEGRO, Senior and Junior); education programs, special classes and workshops held in 15 or more DISD schools. Year-round outreach classes, performances and dance education activities held in senior citizen centers, churches, community or corporate events, libraries, juvenile detention centers and community centers around the City of Dallas; Year-round dance training classes (fall/spring/summer sessions) provided for more than 450 students per week at DBDT's dance studios; performance partnerships and collaboration with other cultural agencies –such as Dallas Museum of Art, Dance for the Planet, Klyde Warren Park, Dallas Symphony Orchestra, St. Paul United Methodist Church, South Dallas Dance Festival, Dallas Dance Fest and others. FY14-15 funding includes operating support through the Cultural Organizations Program and funds for utilities and facilities operations authorized by long term usage agreement and appropriated through the FY14-15 budget process.

Section 3. (Continued)

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
Black on Black (Choreographer's Challenge)
"Director's Choice" Student Matinee
"Director's Choice" Series
Holiday Behind the Scenes

2. 1/1/15 – 4/15/15
19th Annual Founder's Luncheon
"Cultural Awareness" Student Matinee
"Cultural Awareness" Series
Easter Celebration Service with St. Paul United Methodist Church
Spring Fiesta Student Matinee
Spring Fiesta Series
Dance for the Planet

3. 4/16/15 – 9/30/15
Dallas Dance Fest
Spring Celebration Series
Summer Enrichment
Summer Intensive
Academy Summer Workshop
"Dance Africa "Series

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	350
Class/Workshop	8,427
Performance/Presentation	200
Fair/Festival/Carnival	3
Residency	20
Totals	**9,000**

Event Type	**Attendance**
Camp	2,250
Class/Workshop	18,750
Performance/Presentation	43,500
Fair/Festival/Carnival	9,500
Residency	1,000
Totals	**75,000**

Section 3. (Continued)

Dallas Children's Theater

The cultural agency will serve 130,000 Dallas students, youth, and families with the following services: 8 major productions and 3 season specials, with 330 performances (160 are student matinee performances); 15 school site residencies and after-school programs for DISD schools; 130 DCT Academy Classes with 1,000 sessions; 10,000 "Angel Seat"- free tickets and Arts Education scholarships for classes & workshops to DISD students and civic organizations; 8 sign-interpreted performances for hearing impaired; and free Teacher Study Guides via the DCT website.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

"Rapunzel! Rapunzel! A Very Hairy Fairy Tale" – Production
"Night of the Living Dead" – Production
"Miracle on 34th Street" - Production
"Frosty & Friends" – Production
"The Musical Adventures of Flat Stanley" – Production
"Lone Star Circus' Oh là là!" – Production

2. 1/1/15 – 4/15/15

"Lone Star Circus' Oh là là!" – Production
"Skippyjon Jones" - Production
"Teen Brain: The Musical" - Production
"The Tale of Peter Rabbit" – Production
"Balloonacy" – Production

3. 4/16/15 – 9/30/15

"Balloonacy" – Production
"Jackie & Me" - Production
"The Musical Adventures of Flat Stanley" – Production
"Fancy Nancy" – Production

Section 3. (Continued)

Dallas Children's Theater (Continued)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	1,000
Performance/Presentation	330
Residency	800
Other	470
Totals	**2,600**

Event Type	**Attendance**
Class/Workshop	9,500
Performance/Presentation	90,500
Residency	4,500
Other	25,500
Totals	**130,000**

Dallas County Heritage Society

The cultural agency will serve over 60,000 people by operating and maintaining the Dallas Heritage Village at Old City Park and conducting tours and historical experiences 309 days of the year. The cultural agency will provide curriculum-based programming for 25,000 students from 44 districts in the region; facilitate 20-25 workshops for scout groups; collaborate with other non-profit and community groups to host the Dallas Legacies History Conference; and produce 3 public festivals. The cultural agency will continue its classroom outreach program featuring 4 different presentation choices for all ages using artifacts, reproduction items and primary sources. In addition, the cultural agency will continue working with underserved students by providing reduced admission for school tours, hosting "Discovery Day" for visually impaired children, and offering specialized programs devoted to African-American history. The following programs are booked on demand and are available in 2014-15; History Hunts, Speaker's Bureau Outreach, Girl Scout Workshops, Boy Scout Workshops, Home School Workshops, Birthday Parties, Village Academy Classes, and Blacksmithing Classes.

Section 3. (Continued)

Dallas County Heritage Society (Continued)

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
Family Past Times
Barnyard Buddies
Farina Lecture
Lone Star History Day
Civil War on the Home Front/Boy Scout Day
Holiday History Hunt
Candlelight

2. 1/1/15 – 4/15/15
Village Readers Book Club
Legacies History Conference
Family Past Times
Barnyard Buddies
Spring Fling
Jazz Age Sunday Social

3. 4/16/15 – 9/30/15
Family Past Times
Barnyard Buddies
Junior Historian Camp
Village Readers Book Club

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	40
Performance/Presentation	10
Fair/Festival/Carnival	6
Tour	230
Other	100
Totals	**386**

Section 3. (Continued)

Dallas County Heritage Society (Continued)

Event Type	**Attendance**
Class/Workshop	575
Performance/Presentation	1,600
Fair/Festival/Carnival	7,500
Tour	43,000
Other	7,800
Totals	**60,475**

Dallas Historical Society

The cultural agency will serve approximately 100,000 people through programs such as: "Texas Treasures," a collection sharing of 5 temporary exhibits for local schools, libraries, community centers and businesses; 20 outreach education programs, tours and historic character presentations; storytelling; traveling hands on exhibit, care of collections, and preserving family histories. Museum programming will include: the Texas History Tour, Hall of State Tour and in-house exhibitions. The 2015 Brown Bag series will start in March, and will offer free one hour lectures on a variety of historical topics relating to Dallas and Texas and to the general public. In addition, there will be 4 historic city bus and walking tours.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

Texas Treasures cases on exhibit at various locations
State Fair of Texas exhibition – Sports Legends of Texas
Artifacts on loan to Old Red Museum of Dallas County

2. 1/1/15 – 4/15/15

Exhibit from the Dallas Historical collection
"Six Flags over Texas" history exhibit in the Hall of State.
Artifacts on loan to Old Red Museum of Dallas County
DHS will conduct 2 Historic City Tours
DHS will conduct 1 Brown Bag Lectures

3. 4/16/15 – 9/30/15

State Fair exhibit
3 Historic City Tours
5 Brown Bag lectures

Section 3. (Continued)

Dallas Historical Society (Continued)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	1
Exhibit, Permanent	1
Exhibit, Temporary	1
Performance/Presentation	10
Tour	20
Totals	**33**

Event Type	**Attendance**
Camp	50
Exhibit/ Permanent	12,500
Exhibit/Temporary	85,000
Performance/Presentation	1,000
Tour	1,000
Totals	**99,550**

Dallas Museum of Art

The cultural agency will serve more than 600,000 visitors, present 8 exhibitions, and offer over 4,000 educational programs. General admission to the DMA is free to all, every day of the week, providing our community with wide public access to the Museum' s global collection of art. To support the organization's transition from paid to free admissions, additional funding was added to the FY13-14 contract and is also added to the FY14-15 contract, as approved and appropriated in the FY14-15 budget process. The DMA will continue to engage visitors through DMA Friends, a free program that encourages participation with the Museum's art and programming by offering individualized opportunities for engagement. The DMA's website will welcome more than 950,000 visitors 87 percent of whom come from the Dallas Metro Area. The website provides important educational access to the collections and exhibitions of the Museum that are available to the public. The exhibition schedule will include five nationally or internationally touring exhibitions and many smaller exhibitions. The Center for Creative Connections will continue to provide visitors with the opportunity to interact with works of art and create art of their own. *Late Nights at the Dallas Museum of Art* will continue to provide extended hours on the third Friday of each month, and every Thursday night until 9 p.m., the DMA will present live jazz concerts by local musicians through Jazz in the Atrium. Family Experiences programming will provide interactive opportunities for families to learn about art together, such as the DMA's Early Learning Programs, which serve children up to age 7 and their parents or caregivers. In the area of community outreach, the

Section 3. (Continued)

Dallas Museum of Art (Continued)
Go van Gogh Outreach Program will continue to offer free art presentations to North Texas students and teachers in their classrooms. *Arts & Letters Live* will celebrate its 24th season and will feature approximately 28 events with award-winning authors and artists. The DMA is an important partner and educational resource for the Dallas Independent School District, Big Thought, the Dallas Public Library, and several other organizations, universities, and schools. The Museum also will provide Access Programs for audiences with special needs, including families of children with autism spectrum disorders (Autism Awareness Family Celebrations, which take place three times a year), individuals with vision impairment (Art Beyond Sight, which occurs in October), and individuals with Alzheimer's disease (Meaningful Moments, which occurs monthly). The Museum will also continue to care for and preserve the City of Dallas' art collection.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

Concentrations 57: Slavs and Tatars (exhibition)
From the Village to Vogue: The Modernist Jewelry of Art Smith (exhibition)
Mind's Eye: Masterworks on Paper from David to Cézanne (exhibition)
Isa Genzken: Retrospective (exhibition)
Bouquets: French Still-Life Painting from Chardin to Matisse (exhibition)
Permanent collection rotation (exhibition)
Go van Gogh Outreach Program
Late Nights at the Dallas Museum of Art
Family Programs
Access Programs
K-12 Tours and Professional Development for Teachers

2. 1/1/15 – 4/15/15

Michaël Borremans: As sweet as it gets (exhibition)
Between Action and the Unknown: The Art of Kazuo Shiraga and Sadamasa Motonaga (exhibition)
Concentrations 58: Chosil Kil (exhibition)
Permanent collection rotation (exhibition)
Go van Gogh Outreach Program
Late Nights at the Dallas Museum of Art
Arts & Letters Live
Family Programs
Access Programs
K-12 Tours and Professional Development for Teachers

Section 3. (Continued)

Dallas Museum of Art (Continued)

3. 4/16/15 – 9/30/15

Michaël Borremans: As sweet as it gets (exhibition)
Between Action and the Unknown: The Art of Kazuo Shiraga and Sadamasa Motonaga (exhibition)
Concentrations 58: Chosil Kil (exhibition)
Permanent collection rotation (exhibition)
Summer Art Camp
Go van Gogh Outreach Program
Late Nights at the Dallas Museum of Art
Arts & Letters Live
Family Programs
Access Programs
K-12 Tours and Professional Development for Teachers

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	100
Class/Workshop	1,600
Exhibit/Permanent	305
Exhibit/Temporary	495
Performance/Presentation	300
Tour/Other	3,500
Festival	100
Totals	**6,400**

Event Type	**Attendance**
Camp	300
Class/Workshop	45,000
Exhibit/Permanent	600,000
Exhibit/Temporary	300,000
Performance/Presentation	48,000
Tour/Other	55,000
Festival	60,000
Totals	**1,108,300**

Section 3. (Continued)

The Dallas Opera

The cultural agency will serve 72,370 people through the presentation of five opera productions, including one double-bill, at the Winspear Opera House – Mozart's *The Marriage of Figaro,* Richard Strauss' *Salome* , Catalani's *La Wally* and the world premiere of Joby Talbot's *Everest* (presented in the same evening), Puccini's *La bohème* , and Tchaikovsky's *Iolanta* for a total of 24 mainstage performances. We will open 4 dress rehearsals to select patrons and present a simulcast to patrons in Klyde Warren Park. There will be 4 student performances of a 50 minute *The Elixir of Love* at the Winspear, plus 26 touring opera performances in venues ranging from elementary schools to retirement homes (previously TDO2go) Each year DISD students and teachers benefit from the Educational Series which trains teachers to use opera to teach core academic subjects. Now providing afterschool programs to engage area youth in arts activities and introduce them to opera, The Dallas Opera (TDO) will provide 24 residencies of "The Dallas Opera in a Suitcase" (TDOinaSuitcase) during two-day sessions. Through the budget-friendly Family Season, 6 Family Programs will be presented. The Dallas Opera will provide 5 panel discussions, one before each mainstage production, 23 free pre-opera lectures, and at least 6 community events such as movie screenings, lectures and wine tastings.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

Opera Production: 10 total performances, 2 productions – *The Marriage of Figaro* (6) and *Salome* (4)
Simulcast: 1 in Klyde Warren Park *The Marriage of Figaro*
Lectures: 9 complimentary lectures one hour before opera
Family Concert: Family oriented Saturday afternoon program with activities in the lobby before 1 performance.
Panel Discussions: 2 presentation prior to opening of *the Marriage of Figaro* and *Salome*
Composing Conversations: 1 presentation by a leading opera composer
Family Opera: 1 special enhanced performance by the The Dallas Opera Orchestra and Family Performances cast of *The Elixir of Love*
Touring Opera: Approximately 14 touring opera performances
"TDO in a Suitcase": Approximately 14 2-day residency sessions for afterschool program providersDress Rehearsals: 1 dress rehearsal of *The Marriage of Figaro* and 1 dress rehearsal of *Salome* open to students

Section 3. (Continued)

The Dallas Opera (Continued)

2. 1/1/15 – 4/15/15

Opera Production: 13 total performances, 3 productions (*La Wally/Everest, La bohème* and *Iolanta*)
Lectures: 13 complimentary lectures one hour before each opera
Panel Discussions: 3 presentations, one prior to opening of each opera
Touring Opera: Approximately 7 touring opera performances of *The Elixir of Love*
"TDOinaSuitcase": Approximately 10 2-day residency sessions for afterschool program providers
Student Matinees: 4 special enhanced performances of *The Elixir of Love* by The Dallas Opera Orchestra and Family Performances cast at the Winspear Opera House
Family Opera: 1 special enhanced performances by the The Dallas Opera Orchestra and Family Performances cast of *The Elixir of Love* for families at the Winspear Opera House
Dress Rehearsals: 2 dress rehearsals (*La bohème* and *Iolanta*) open to students
Family Concert: Family oriented Saturday afternoon program by The Dallas Opera Orchestra with activities in the lobby before 1 performance.
1 Family Opera of *The Billy Goats Gruff* in the Winspear Opera House

3. 4/16/15 – 9/30/15

Opera Production: 1 total performances, productions (*Iolanta*)
Lectures: 1 complimentary lecture one hour before opera
Touring Opera: Approximately 5 touring opera performances of *The Elixir of Love*
Dallas Opera Vocal Competition – one-day competition in the spring
3 free and low cost summer audience development events open to public
CampTDO: 6 summer camps including hands-on activities and a live performance of *The Billy Goats Gruff*

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	36
Performance/Presentation	45
Tour	50
Residency	24
Camp	6
Totals	**161**

Section 3. (Continued)

The Dallas Opera (Continued)

Event Type	**Attendance**
Class/Workshop	3,495
Performance/Presentation	54,592
Tour	12,583
Residency	1,200
Camp	500
Totals	**72,370**

DSM Management Group, Inc.

This funding is for utilities and facility operations support of DSM Management's operation of the Dallas Summer Musicals season at the Fair Park Music Hall as approved and appropriated in the FY14-15 budget process. This cultural agency will serve over 350,000 through performances and special programming. Dallas Summer Musicals produces, presents and promotes excellence in live musical theatre with year-round performances for diverse audiences of all ages, impacting the lives of children and families through community outreach and education and enriching the cultural landscape of Dallas. Dallas Summer Musicals Academy of Performing Arts offers professional training – integrating the disciplines of singing, acting and dancing – into the unique genre of musical theatre. Classes are offered at the Academy, as well as in satellite locations throughout the Dallas metro area. High School Musical Theatre Awards is patterned after Broadway's Tony Awards, the event celebrates high school musical theatre programs. Kids Club is a free membership program for kids was created to develop tomorrow's musical theatre audience. Seats for Kids provides a meaningful theatre arts experience to low-income, at-risk and special needs children. Every year nearly 2,000 children in the Dallas area experience live musical theatre, many for the first time, through this program. The Stage Right program introduces at-risk youth ages 12-15 to arts and cultural events. Participants attend a 6-week summer program that follows "Positive Action" curriculum that seeks to improve society by teaching and promoting the positive actions that lead to success and happiness: feeling good about who you are, what you are doing, and how you treat others.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
Productions
Special Programming

Section 3. (Continued)

DSM Management Group, Inc. (Continued)

2. 1/1/15 – 4/15/15
Productions
Special Programming

3. 4/16/15 – 9/30/15
Productions
Special Programming

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Performance/Presentation	98
Totals	**98**

Event Type	**Attendance**
Performance/Presentation	350,000

Dallas Theater Center

The cultural agency will serve nearly 130,000 people through a variety of programs that include nine theater productions, education programs and community enrichment programs for Dallas residence of all ages. Productions will take place at the Dee and Charles Wyly Theatre or the Kalita Humphreys Theater. The agency will provide pre-play lectures and post-show audience conversations after every performance and will continue its educational and outreach programs including *Project Discovery* ; the Student Matinee Series; teacher workshops; partnerships with Booker T. Washington High School and SMU Meadows School of Arts; “Pay What You Can” performances; *Summer Stage* theater day camps; and donor cultivation events to reach new patrons. New this year will be the Neighborhood Initiative, which will serve the South Oak Cliff neighborhood with free programming in the Beckley-Saner Recreation Center and deeply discounted tickets and subsidized transportation to DTC performances.

Section 3. (Continued)

Dallas Theater Center (Continued)

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
The Rocky Horror Show , by Richard O'Brien
Driving Miss Daisy , by Alfred Uhry
A Christmas Carol , adapted by Kevin Moriarty

2. 1/1/15 – 4/15/15
The Book Club Play , by Karen Zacarías
Stagger Lee , by Will Power and Justin Ellington
Medea, adapted by Robinson Jeffers
The School for Wives , by Moliére

3. 4/16/15 – 9/30/15
Colossal , by Andrew Hinderaker
Sense and Sensibility , adapted by Jon Jory

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	408
Performance/Presentation	305
Camp	140
Other	331
Totals	**1,184**

Event Type	**Attendance**
Class/Workshop	11,700
Performance/Presentation	93,000
Camp	375
Other	23,699
Totals	**128,774**

Section 3. (Continued)

Dallas Wind Symphony

The cultural agency will serve approximately 100,000 people through a variety of programs that include the 2014-2015 Meyerson Concert Series, 9 concerts at the Meyerson Symphony Center; coaching sessions and a side-by-side concert with the student musicians of the Wind Symphony of the Greater Dallas Youth Orchestra; 15-20 small ensemble performances; approximately 34 rehearsals (all of which are open to school children and their band directors); 1 free public performances at Fair Park (Fair Park Fourth of July Celebration); the one-day DWS Invitational Wind Band Festival featuring 16 school bands at the Meyerson Symphony Center; and the 8th annual Dallas Winds Band Camp, a week-long inner city band camp in collaboration with the Dallas Independent School District. Additional programs include the fanfare competition leading to newly composed fanfares being performed prior to each concert and regularly scheduled pre-concert lectures.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

Frankenstein – The Movie – concert at Meyerson
Sectionals with Greater Dallas Youth Orchestra Wind Symphony
Master classes/clinics for DISD
Jolly Good Band – concert at Meyerson
Christmas at the Meyerson – concert at Meyerson

2. 1/1/15 – 4/15/15

Band Geeks Forever – concert at Meyerson (with GDYOWS)
Strike Up the Band – four concerts at Fair Park Music Hall
Djamming with Django – concert at Meyerson
Concerto competition with Greater Dallas Youth Orchestra Wind Symphony
Game On! – concert at Meyerson
Sectionals with Greater Dallas Youth Orchestra Wind Symphony

Section 3. (Continued)

Dallas Wind Symphony (Continued)

3. 4/16/15 – 9/30/15

We Love Lennie – concert at Meyerson
DWS Invitational Wind band Festival – band festival at Meyerson
Dallas Winds Band Camp – band camp at Booker T. Washington High School
Star-Spangled Spectacular – concert at Meyerson
Fair Park Fourth – concert at Fair Park
All-State Jump Start Clinic - program for high school students
Opening concert of 2015-2016 season – Meyerson

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	7
Class/Workshop	18
Performance/Presentation	38
Other	10
Totals	**73**

Event Type	**Attendance**
Camp	2,925
Class/Workshop	950
Performance/Presentation	94,125
Other	2,000
Totals	**100,000**

Dance Council

The cultural agency will serve over 10,000 people by providing: weekly email broadcasts through “Center Stage,” including a dance calendar, classifieds and website opportunities such as “Find A Dance Studio,” “Find A Link/Class,” and “Find A Nutcracker”; online marketing options for the dance community; a free, quarterly 32 page publication called *DANCE! North Texas* distributed to 13,300 clients monthly; an Adaptive Dance Program serving a diverse population in hospitals, senior centers, outpatient centers, and health and recovery facilities; a Teacher Development Workshop; an annual distribution of 45 or more scholarships for outstanding students between the ages of 13 and 22 and 1 or 2 teacher development scholarships. January through April will provide a Youth Council Dance Education Outreach in DISD schools that will reach 70 DISD

Section 3. (Continued)

Dance Council (Continued)

dance students and about 1,400 community members. This will culminate in two performances. “Dance Planet Festival” with 80 performances and 25 master classes held at the Booker T Washington High School for the Performing & Visual Arts will reach 2-3,000. “National Tap Dance Celebration Master Classes & Performances” at Fair Park Music Hall is scheduled for June, 2015. Dallas DanceFest and Honors will be at the City Performance Hall in September. Dance Council also provides assistance to other nonprofit organizations such as: Shakespeare Dallas, CityArts Festival, Nasher Sculpture Center, and South Dallas Cultural Center, Arts One Plaza, Dallas Art Dealers Association, Big Thought, AT&T Performing Arts Center, Dallas Black Dance Theatre, and Klyde Warren Park.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

Center Stage-free weekly email calendar
Affordable Online Marketing Opportunities for Dance Companies
DANCE! North Texas - free quarterly publication

2. 1/1/15 – 4/15/15

Center Stage-free weekly email calendar
Affordable Online Marketing Opportunities for Dance Companies
DANCE! North Texas - free quarterly publication
Youth Council Dance Education in DISD schools
Adaptive Dance Program – ongoing sessions
Dance Planet Festival
Scholarship Program: financial assistance to further dance education to outstanding students & teachers

3. 4/16/15 – 9/30/15

Center Stage-free weekly email calendar
Affordable Online Marketing Opportunities for Dance Companies
DANCE! North Texas - free quarterly publications – 2 issues
National Tap Dance Celebration
Adaptive Dance Teacher Workshop
Adaptive Dance Program – ongoing sessions
Dallas DanceFest
Dance Council Honors Awards

Section 3. (Continued)

Dance Council (Continued)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	75
Fair/Festival/Carnival	3
Performance/Presentation	2
Other	4
Totals	**84**

Event Type	**Attendance**
Class/Workshop	2,200
Fair/Festival/Carnival	6,000
Performance/Presentation	1,300
Other	500
Totals	**10,000**

Fine Arts Chamber Players

The cultural agency will serve approximately 6,500 people through a series of concerts including: the "Basically Beethoven Festival," consisting of 4 free chamber music concerts in July at the Dallas City Performance Hall featuring local professional musicians from the Dallas area and 4 “Rising Star Youth Recitals”; the "Bancroft Family Concerts", consisting of 7 free afternoon chamber music concerts at the Dallas Museum of Art from October through May. In addition the cultural agency will provide 48 educational outreach programs in Dallas area public schools and pre-school programs from October through September through the following outreach programs: "Dream Collectors," which will provide 10 total events and Community Classics which will provide 38 events.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
Bancroft Family Concerts (2)
Educational Outreach Programs (8)
Dream Collectors (2 performances in DISD)
Community Classics- (6) -1 preschool presentation, 5 master classes

2. 1/1/15 – 4/15/15
Bancroft Family Concerts (4)
Educational Outreach Programs (13)
Dream Collectors 6 performances in DISD
Community Classics (16) 1 preschool presentation, 15 master classes

Section 3. (Continued)

Fine Arts Chamber Players (Continued)

3. 4/16/15 – 9/30/15
Bancroft Family Concerts –(1)
Basically Beethoven Festival (8) free concerts
Rising Star Youth Recitals - (4) free concert youth recitals
Classical chamber music concerts-(4)
Educational Outreach Programs-(18)
Dream Collectors- 2 performances in DISD
Community Classics- (16) 1 preschool presentation, 15 master classes

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	48
Performance/Presentation	15
Totals	65

Event Type	**Attendance**
Class/Workshop	1,200
Performance/Presentation	5,300
Totals	**6,500**

Greater Dallas Youth Orchestra

The cultural agency will serve over 22,000 people through activities including rehearsals and concerts. The organization will provide classical music training for over 450 young musicians' ages 8 to 18 in seven orchestras. Students receive 60-100 hours of instruction in weekly rehearsals with professional musicians and coaches. The GDYO (flagship orchestra) presents a formal subscription series of 4 concerts at the Meyerson Symphony Center. Throughout the year, the other orchestras will perform 4-6 concerts at City Performance Hall and the Meyerson. Quartets or other small ensembles average at least 2-4 extra performances for special events. Through its "Share the Magic" outreach program, the cultural agency will provide complimentary tickets to those who would not ordinarily have the opportunity to attend symphony concerts at the Meyerson.

Section 3. (Continued)

Greater Dallas Youth Orchestra (Continued)

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
4 major concerts – Meyerson (2), City Performance Hall (2)
1 chamber music performance
Weekly rehearsals for 450 students in 7 ensembles

2. 1/1/15 – 4/15/15
3 major concerts –Meyerson (1), City Performance Hall (2)
1 chamber music performance
Weekly rehearsals for 450 students in 7 ensembles
Entrance auditions for 2015-2016 for 750+ students

3. 4/16/15 – 9/30/15
3 major concerts – Meyerson (2), City Performance Hall (1)
1 chamber music performance
Weekly rehearsals for 450 students in 7 ensembles through mid-May and then late Aug through Sept 30

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Performance/Presentation	10
Other	224
Totals	**234**

Event Type	**Attendance**
Performance/Presentation	7,000
Other	13,600
Totals	**20,600**

Section 3. (Continued)

Junior Players Guild

The cultural agency will serve 11,300 people through free arts education outreach programs including the following: 30 after-school residencies at 10 sites; 50 free summer theater camps; 2 advanced acting workshops; 3 playwriting workshops and 2 performances; 1 Shakespeare camp; 3 Shakespeare audition workshops and 6 free performances; 1 dance workshop and 4 performances of *In the Heights* at the Dallas City Performance Hall.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

After-school workshops-10 to 12 weeks at approximately 10 locations
"Kwanzaa" Celebration
Hip Hop Dance workshop at the Sammons Center
Auditions for ***In the Heights*** , Rehearsals begin

2. 1/1/15 – 4/15/15

After-school workshops -10 to 12 weeks at approximately 20 locations
4 performances in January of ***In the Heights*** at the City Performance Hall
Advanced acting classes for interested junior high and high school students
Series of 4 professional training sessions
Auditions for "Discover Shakespeare" production
PUP (Playwrights Under Progress) workshops

3. 4/16/15 – 9/30/15

Rehearsals for "Discover Shakespeare"
"Discover Shakespeare" - 6 free performances
PUP Fest plays are performed
Shakespeare Camp for students in grades 6-8
50 free two-week theater camps
Advanced Summer Theater camps (1)

Section 3. (Continued)

Junior Players Guild (Continued)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	500
Class/Workshop	2,400
Performance/presentation	200
Other	1
Totals	**3,101**

Event Type	**Attendance**
Camp	1,000
Class/Workshop	2,000
Performance/presentation	8,000
Other	300
Totals	**11,300**

Kitchen Dog Theater Company

The cultural agency will serve an estimated 7,450 people by hosting approximately 112 events in the 2014-2015 season including: a main stage season of 4 plays; educational programs with 8 "Talkbacks" between audience, actors and director that follow each Sunday matinee performance; performances attended by student groups of the main stage productions; the “17th Annual New Works Festival”, which consists of 6 staged readings, 10 PUP (Playwrights Under Progress) readings, and a production of the PUP (Playwrights Under Progress) Fest. This is an outreach program that conducts playwriting master classes for high school students and culminates in two performances of selected scripts during the “New Works Festival”.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
“Thinner Than Water” by Melissa Ross
“The Arsonists” by Max Frisch

2. 1/1/15 – 4/15/15
“Wilde/Earnest” by Lee Trull

Section 3. (Continued)

Kitchen Dog Theater Company (Continued)

3. 4/16/15 – 9/30/15

"The Firestorm" by Meridith Friedman
"New Works Festival" Readings: 6 performances and 6 talkbacks;
PUP FEST: (2); one-week workshop with professional actors/directors and two performances

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	18
Performance/Presentation	94
Totals	**112**

Event Type	**Attendance**
Class/Workshop	200
Performance/Presentation	7,250
Totals	**7,450**

Perot Museum of Nature and Science

The cultural agency will serve 1,500,000 people in the City of Dallas by displaying and providing programming which includes 11 permanent exhibits, a Children's Museum, three temporary exhibitions, a 298-seat digital theater and outdoor park surrounding the Perot Museum of Nature and Science. The cultural agency will continue to operate city-owned buildings at Fair Park, securing and maintaining collections owned by the city. The cultural agency will provide educational outreach activities consisting of on-site field trip programs for schools and community organizations, off-site educational classes, science camps during school breaks, after school programs, teacher workshops, sleepovers, scouting badge workshops, birthday parties, family programs, adult programs, and other community events as requested. The cultural agency will operate the Moody Family Children's Museum, which will provide educational classes for children ranging in age from zero to six years old.

Section 3. (Continued)

Perot Museum of Nature and Science (Continued)

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
Traveling Exhibition – 2theXtreme: MathAlive
Digital theater shows
Social Science – adult programs -1
Discovery Days – family programs - 3

2. 1/1/15 – 4/15/15
Traveling Exhibition – 2theXtreme: MathAlive
Traveling Exhibition – The International Exhibition of Sherlock Holmes
Digital theater shows
FIRST Lego Competition – North Texas Regional Tournament
Engineers Week – school and public programs
Discovery Days - family programs - 4
Spring Break Discovery Camp – education
Social Science – adult programs - 1

3. 4/16/15 – 9/30/15
Traveling Exhibition – The International Exhibition of Sherlock Holmes
Traveling Exhibition – The Machine Inside; Biomechanics
Digital theater shows
Discovery Days – family programs -5
Summer Discovery Camps – education
Summer Discovery Camp, Jr. – education
Field work in Alaska – Research
Social Science – adult programs -3

Year Round Programming/Exhibits/Events

Permanent Exhibitions
Perot Museum of Nature and Science at Victory Park:
Moody Family Children's Museum; Sports Hall; Discovering Life Hall; Being Human Hall; Texas Instruments Engineering and Innovation Hall; The Rees-Jones Foundation Dynamic Earth Hall; Tom Hunt Energy Hall; Gems and Minerals Hall; Expanding Universe Hall; Rose Hall of Birds; and the T. Boone Pickens Life Then and Now Hall.

Section 3. (Continued)

Perot Museum of Nature and Science (Continued)

Perot Museum of Nature and Science at Fair Park:
Historical wildlife dioramas including: Mammal Hall; Bison Hall; Wetlands Hall; and the Birds of Texas Hall; Boehm porcelain bird collection; Mineral Hall and meteorite collection; Light Play interactive exhibit; Science Cast studio (not open to public); Education Outreach administration; the Leonhardt Lagoon Nature Walk; access (by appointment) to various collections including The Edmund W. Mudge Library of Ornithology; and Paleontology Lab.

Educational Films

Digital Shows*: Robots 3D; Galapagos 3d; James Cameron's Deepsea Challenge 3D;* and *Tornado Alley.*

Programs

School programs (including those held at the Perot Museum and those held as outreach on school campuses), teacher workshops, early childhood programs, sleepovers, scouting badge workshops, family programming for birthday parties, adult programs and lectures.

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	320
Class/Workshop	3,350
Exhibit/Permanent	720
Exhibit/Temporary	268
Performance/Presentation	2,950
Other	227
Totals	**7,835**

Event Type	**Attendance**
Camp	1,095
Class/Workshop	134,000
Exhibit/Permanent	975,000
Exhibit/Temporary	179,100
Performance/Presentation	175,000
Other	35,805
Totals	**1,500,000**

Section 3. (Continued)

Sammons Center for the Arts

The cultural center will serve 65,500 people by providing low-cost office, rehearsal, performance and meeting space, as well as administrative resources such as a copy, fax and postage center. The Center is home to twelve arts organizations representing every discipline, and the facility is used by over 50 other arts and community organizations for rehearsals, meetings, auditions, performances, etc. The Sammons will present 8 performances of Sammons Jazz, which features a variety of local jazz artists in a relaxed, noncommercial setting at nominal ticket prices, 8 Performances of Sammons Cabaret; continue the Youth Jazz Program with 2 concert/demonstrations; host 500 rehearsals, 350
meetings, 50 auditions, 15 performances, 12 special events and 15 classes/workshops through the facility rental program. The Youth Jazz Program was developed for underprivileged youth ages 6-12 years with an interactive, educational program to teach children about Jazz and music. This contract also includes utilities and facilities operations support as approved and appropriatd by the FY14-15 budget process.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

3 Sammons Jazz Concerts
3 Sammons Cabaret Concerts
167 rehearsals
117 meetings
17 auditions
5 performances
4 special events
5 workshops/classes

2. 1/1/15 – 4/15/15

3 Sammons Jazz Concerts
3 Sammons Cabaret Concerts
166 rehearsals
116 meetings
16 auditions
5 performances
4 special events
5 workshops/classes

Section 3. (Continued)

Sammons Center for the Arts (Continued)

3. 4/16/15 – 9/30/15

2 Sammons Jazz Concerts
2 Sammons Cabaret Concerts
2 Sammons Jazz Youth Concerts
167 rehearsals
117 meetings
17 auditions
5 performances
4 special events
5 workshops/classes

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	15
Performance/Presentation	33
Other	912
Totals	**960**

Event Type	**Attendance**
Class/Workshop	375
Performance/Presentation	5,000
Other	60,125
Totals	**65,500**

The Shakespeare Festival of Dallas

The cultural agency will serve nearly 28,000 people through staged productions and educational programming, including 3 outdoor productions, 8 indoor staged readings, and 3 age-specific in-school educational programs. Shakespeare Dallas includes outreach initiatives in every program it creates by providing low-cost or free cultural opportunities for the general public. The cultural agency produces 3 key programs: “Shakespeare in the Park,” the company’s flagship outdoor performances in the summer and the fall; “Shakespeare on the Go!,” which features 2 age-appropriate touring initiatives complete with performances and master classes; “Shakespeare Unplugged,” which includes staged readings, co-productions with other organizations and outreach lectures, including our new partnership to produce all 38 plays, 154 sonnets, and 2 narrative poems written by Shakespeare with AT&T Performing Arts Center; and “The Written Word

Section 3. (Continued)

The Shakespeare Festival of **Dallas** (Continued)

Performance Workshop" to middle and high school students who receives free ticket to see a live performance.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

"Speak the Speech: Shakespeare and the Spoken Word" / middle and high school students (5)
"Romeo and Juliet" – 2 Staged Readings at Wyly Theater
"Sonnets and Song" – 2 Staged Readings at Wyly Theater
"Two Gentlemen of Verona"- 2 Staged Readings at Wyly Theater
"Poets Society"- Adult Learning (2)

2. 1/1/15 – 4/15/15

"Speak the Speech: Shakespeare and the Spoken Word"/Middle School Students (5)
"Oh This Learning, What a Thing it Is!" / Performance for elementary students(15)
"Poets Society"- (3) Adult Learning
Professional training for actors (1)
"Henry IV Part 1" – (2) Staged Readings at Wyly Theater
"Henry IV Part 2" – (2) Staged Readings at Wyly Theater
"Henry V"- (2) Staged Readings at Wyly Theater
"Merry Wives of Windsor " – (2) Staged Readings at Wyly Theater

3. 4/16/15 – 9/30/15

"Complete Works of Shakespeare Abridged"– performance (18)
"Romeo & Juliet" – performance (16)
"The Tempest"– performance (8)
Bard's Birthday Bash (1)
Stage Notes - pre- performance lectures (4)
"Speak the Speech: Shakespeare and the Spoken Word"/Middle School Students (5)
"Henry VIII" – (2) Staged Readings at Wyly Theater

Section 3. (Continued)

The Shakespeare Festival of Dallas (Continued)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	25
Performance/Presentation	73
Residency	1
Other	1
Totals	**100**

Event Type	**Attendance**
Class/Workshop	5,000
Performance/Presentation	22,000
Residency	300
Other	250
Totals	**27,550**

Teatro Hispano De Dallas

The cultural agency will serve 6000 people through several events including: performances of “Days of the Dead” productions; “Festival of Death,” thee one act plays by Pendleton King, Anyika McMillan-Herod and Michel de Ghelderode. The season continues with, “The Circus that Came from Mars” a production that is part of our *Domingos Fanásticos* program, a family show in Spanish with English subtitles. “The Bride of the Wind,” a collaboration with Producciones Ábrego from Spain, a story about the fascinating life & work of Leonora Carrington, a British born Mexican artist. Ongoing theater classes for children, adolescents in the spring and adults in the summer will be held with public presentations free of charge. Also there will be two collaborations with artists Alicia Martínez and Margie Bermejo from Mexico City.

Performance Benchmarks for Payment Periods

10/1/2014 – 12/30/2014

“Days of the Dead” - “*Festival of Death* ” Three one act plays by Pendleton King, Anyika McMillan-Herod and Michel de Ghelderode, and choreographies by Shelly Ohmes, contemporary dance, and JuNene K, African dance (includes altars set up by local visual artists)

Section 3. (Continued)

Teatro Hispano De Dallas (Continued)

1/1/15 – 4/15/14

Domigos Fantásticos presents: "*The Circus that Came from Mars* "
Alicia Martínez from Workshop from Laboratorio de la Máscara.
The Bride of the Wind

4/16/14 – 9/30/2014

Training for adolescents and adults: Alicia Martínez from Laboratorio de la Máscara will give a mask - movement workshop using poetry.
Summer Workshop for children & Independent jazz singer Margie Bermejo, leads the workshop "The Secrets of The Voice" for adolescents and adults actors.

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	1
Class/Workshop	3
Exhibit/Temporary	1
Performance/Presentation	23
Residency	2
Tour	1
Other	1
Totals	**31**

Event Type	**Attendance**
Camp	20
Class/Workshop	660
Exhibit/Temporary	500
Performance/Presentation	2500
Residency	20
Tour	1150
Other	1400
Totals	**6000**

Section 3. (Continued)

TeCo Theatrical Productions, Inc.

The cultural agency will serve approximately 15,000 children and adults through a variety of programs that include: 5 main stage theatre productions, 8 jazz concerts, 4 speaker series events and an array of year round arts education programs at the Bishop Arts Theatre. Student outreach programs are held after school and during the summer in the Emma Rodgers Learning Laboratory including TeCo's, *T-An-T* (Teenagers and Theatre) apprenticeship program. The Bishop Arts Theatre is also home to several cultural organizations who use the performance space.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

An Evening of Jazz & Blues, A Cabaret
Jazz Concert - Mindi Abair & Nick Colionne
Speaker Series – Mindi Abair
Black Nativity by Langston Hughes

2. 1/1/15 – 4/15/15

Jazz Concert – Lee Ritenour & Elan Trotman
13th Annual New Play Competition
Jazz Concert – Rick Braun w/Steve Cole
Speaker Series – Cordel Adams

3. 4/16/15 – 9/30/15

The Clothesline Muse
Speaker Series – TBD (June)
Jazz Concert – Mark Antoine & Jesse Jay
Summer Theater Camp
2nd Annual PlayPride LGBT Festival
Speaker Series – TBD (August)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Camp	38
Class/Workshop	20
Performance/Presentation	45
Other	4
Totals	**107**

Section 3. (Continued)

TeCo Theatrical Productions, Inc. (Continued)

Event Type	**Attendance**
Camp	100
Class/Workshop	240
Performance/Presentation	10,000
Other	4,660
Totals	**15,000**

Texas International Theatrical Arts Society

The cultural agency will serve approximately 24,500 individuals. This season will include 8 dance presentations, 2 music presentations and 2 special presentations, the annual Command Performance Gala and Twyla Tharp in residence and the world premiere of her new work launching her 50th anniversary tour. TITAS is a commissioner on this project and will host the international press with the AT&T Performing Arts Center for the opening and world premiere in September 2015. All dance and music artists will participate in educational outreach programs, which will consist of post-performance Q&A sessions, audience pre-show lectures, master classes and open rehearsals (CPIB). The
master classes will take place in schools, universities and community centers throughout the North Texas area. Additionally, mini-internships offered in conjunction with CPIB will be offered to area youths. The proposed additional number of individuals who will benefit from the agency's educational outreach offerings is estimated at 5200.

Performance Benchmarks for Payment Periods

1. 10/01/14 – 12/30/14

Brian Brooks Movement Company – 2 pre-show lecture / 2 performances / 2 Q&A / 1 master class (DCPH, BTWHSPVA)

Outreach - Arts Administration Program – 1 Lecture / begin multi-month internship

Outreach Adjudication for BTWHSPVA College Showcase (100 students, 40 college reps)

2. 1/1/15 – 4/15/15

Ronald K. Brown/EVIDENCE / 1 performance/ 1 pre-show lecture/ 1 master class / 1 Q&A / (Winspear, BTWHSPVA)

Maya Beiser in Concert – 2 performances / 1 master class / 2 Q&A / 2 pre-show lecture (DCPH, BTWHSPVA)

Section 3. (Continued)

Texas International Theatrical Arts Society (Continued)

Outreach Adjudication for BTWHSPVA Senior Choreography (100 students)
Outreach Lead Adjudicator for BTWHSPVA dance auditions (200 students)

3. 4/16/15 – 9/30/15

Diavolo – 2 performances / 1 student matinee / 1 master class / 2 pre-show lectures / 2 Q&A

Parsons Dance Company –1 performance / 1 pre-show lecture / 1 Q&A / 1 master class (Winspear, BTWHSPVA)

France's Malandain Ballet Biarritz –2 performances / 2 pre-show lectures / 2 Q&A's / 1 open rehearsal / 1 master class / 1 very large community outdoor master class (Winspear, BTWHSPVA)

Command Performance Gala –1 performance / 1 master class / 1 open rehearsal (Winspear, BTWHSPVA)

Ballet West – 2 performances / 2 pre-show lectures / 2 Q&As / 1 master class (Winspear, BTWHSPVA)

Twyla Tharp Residency/World Premiere – 2 performance / 1 full week residency with multiple lectures, open rehearsals and master classes. Exact dates in September TBD. (Winspear, BTWHSPVA)

Australia's Chunky Move or France's Mr. & Mrs. Dream – TBD / 2 performances / 2 pre-show lectures / 2 Q&A's / 1 open rehearsal / 1 master class / 1 master class on technology and dance (Winspear, BTWHSPVA)

International Music Artist TBD – 1 performance / 1 pre-show lecture / 1 master class (Winspear, BTWHSPVA) (currently discussing dates with Japan's Kodo Drummers)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	16
Performance/Presentation	18
Residency	1
Other	37
Totals	**72**

Section 3. (Continued)

Texas International Theatrical Arts Society (Continued)

Event Type	**Attendance**
Class/Workshop	1,235
Performance/Presentation	19,200
Residency	500
Other	3,427
Totals	**24,362**

Texas Winds Musical Outreach, Inc.

The cultural agency will serve 25,000 people with 650 outreach concerts to be given at locations throughout Dallas. The organization will provide professional musical programs to disadvantaged people who cannot participate in the cultural life of Dallas. Audiences are young or elderly individuals with special circumstances such as ill health, economically disadvantaged, and those isolated from the main population. All concerts are free of charge. Besides performing for individuals in nursing homes, hospitals, government subsidized apartments for seniors, retirement homes, sheltered workplaces for the disabled and adult day care centers; the organization also performs for children in Head Start Child Development Centers. Fifty-five musicians comprise more than 25 separate ensembles.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

Nursing Homes (85)
City and Suburban Senior Nutrition Centers (5)
DHA/Govt. Subsidized Apts./Seniors Limited Income (2)
Retirement Homes (5)
Adult Day Care Centers/Sheltered Workplaces for the Disabled (20)
Hospitals and Dallas Veterans Hospital (30)
Head Start Child Development Centers, Childcare Group/MiEscuelita Centers (70)

2. 1/1/15 – 4/15/15

Nursing Homes (85)
City and Suburban Senior Nutrition Centers (5)
DHA/Govt. Subsidized Apts./Seniors Limited Income (2)
Retirement Homes (5)
Adult Day Care Centers/Sheltered Workplaces for the Disabled (20)

Section 3. (Continued)

Texas Winds Musical Outreach, Inc. (Continued)

Hospitals and Dallas Veterans Hospital (30)
Head Start Child Development Centers, Child Care Group / Mi Escuelita Centers (70)

3. 4/16/15 – 9/30/15
Nursing Homes (85)
City and Suburban Senior Nutrition Centers (5)
DHA/Govt. Subsidized Apts./Seniors Limited Income (2)
Retirement Homes (5)
Adult Day Care Centers/Sheltered Workplaces for the Disabled (20)
Hospitals and Dallas Veterans Hospital (30)
Head Start Child Development Centers, Child Care Group /Mi Escuelita Centers (69)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Performance/Presentation	650
Totals	**650**

Event Type	**Attendance**
Performance/Presentation	25,000
Totals	**25,000**

Theatre Three, Inc.

The cultural agency will serve approximately 30,000 people through the following programs: a minimum of 182 performances of 7 Norma Young Arena Stage productions of musicals, dramas, comedies, and classics; approximately 52 performances of two Theatre Too studio productions; post show panel discussions for two Theatre Three student matinee shows on the Norma Young Arena Stage; hosting/housing cultural events produced by other Dallas cultural/civic organizations; and an internship program consisting of 5 unpaid summer internships for high school and college students and 2 paid year-round internships for recent college graduates. The cultural agency will also provide study guides and post-show talk backs in association with all student matinee productions of the season.

Section 3. (Continued)

Theatre Three, Inc. (Continued)

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

Hands On A Hard Body by Doug Wright- 17 performances
Hooky Matinee performance – 1
A Civil War Christmas by Paula Vogel – 22 performances
Hooky Matinee performance ---– 1
Shear Madness by Robert Lehman and Marilyn Abrams– 28 performances minimum (possible extension to December 21, additional 20 performances)
INTERN PROGRAM for recent college graduates: Full-time - 2 interns

2. 1/1/15 – 4/15/15

Tru by Jay Presson Allen– 22 performances
Hooky Matinee performance - 1
Hot Makado adapted from Gilbert and Sullivan by David H. Bell and Rob Bowman– 22 performances
Hooky Matinee performance - 1
I Love You, You're Perfect , ***Now Change*** " by Joe DiPietro & Jimmy Roberts -24 performances
INTERN PROGRAM for recent college graduates: Full-time - 2 interns

3. 4/16/15 – 9/30/15

The Liar a classic comedy adapted by David Ives – 22 performances
Hooky Matinee performance – 1
The Kountry Girls " a new musical by Ken Murchison, Andy Clendenen and Sonny Franks – 22 performances
Hooky Matinee performance – 1
Title is TBA - Arena Stage show after The Kountry Girls – 23 performances
Minimum of one Theatre Too show after “I Love You, You’re Perfect, Now Change” (title is TBA) – 20 performances minimum
Hooky Matinee performance – 1
INTERN PROGRAM for recent college graduates: Full-time - 2 interns & for current high school and college students: Summer 5 interns

Section 3. (Continued)

Theatre Three, Inc. (Continued)

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Performance/Presentation	233
Totals	**233**
Event Type	**Attendance**
Performance /Presentation	29,000
Totals	**29,000**

Turtle Creek Chorale, Inc.

The cultural agency will serve more than 15,000 individuals during its 35th season. The Chorale will present a 5 mainstage concert season at Dallas City Performance Hall and the Latino Cultural Center. Small Turtle Creek Chorale ensembles will perform numerous outreach concerts in nursing homes, hospitals, malls, libraries, and various community centers. The cultural agency will provide a wide variety of repertoire that is sure to inspire audiences with holiday classics, British favorites, and even a 80s sing-along. The Chorale will also give performances that include a TCC fundraiser featuring Matt Alber as well as a benefit concert to support the initiatives of Hope's Door. The cultural agency will provide over 500 complimentary tickets to mainstage performances to individuals living with HIV/AIDS, senior citizens, high-school choral students, and individuals from low-income areas.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

"Brave" – Featuring local artists Patty Breckenridge and Chris Chism – 2 performances at Latino Cultural Center

"How Firm a Foundation" Chamber Chorus Concert in collaboration with respective church choruses – 2 performances (1 at Royal Lane Baptist Church and 1 to be determined)

"Jangled" – Traditional Holiday Concert – 4 performances at Dallas City Performance Hall

"Jangled – A Family Holiday Concert – 1 performance at City Performance Hall

Outreach concerts - 3

Section 3. (Continued)

Turtle Creek Chorale, Inc. (Continued)

2. 1/1/15 – 4/15/15

"35th Anniversary Concert" featuring conductor emeritus Dr. Tim Seelig – 1 performance at City Performance Hall
Outreach concerts - 1

3. 4/16/15 – 9/30/15

"Britten, Beatles & Bond" – 3 performances at Dallas City Performance Hall
"Musica de Mayo" – 2 performances at Latino Cultural Center
"Turtle-ly 80s" – 3 performances at Dallas City Performance Hall
Outreach concerts - 2

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Performance/Presentation	24
Totals	**24**

Event Type	**Attendance**
Performance/Presentation	15,000
Totals	**15,000**

Undermain Theatre

The cultural agency will serve over 6,000 people by presenting 4 productions of new plays in their regular season, with at least 4 preview performances and around 24 regular performances for each production. The agency will present a reading series of at least 2 new works for the theatre at the Dallas Museum of Art and produce the Undermain Apprentice Program for developing theater artists. The agency will also have a world premiere, *Tomorrow Come Today,* and Regional Premieres of *The Fairytale Lives of Russian Girls* , *The Flick* , and *The Testament of Mary* . Included in this year, the agency will offer approximately 650 discounted tickets to students, seniors, and KERA audiences, free tickets to educators, and offer over 150 tickets to Artreach, a program that provides free tickets to those in need.

Section 3. (Continued)

Undermain Theatre (Continued)

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
Tomorrow Come Today, by Gordon Dahlquist
The Fairytale Lives of Russain Girls, by Meg Miroshink
Reading Series at the DMA TBD (based on DMA schedule)

2. 1/1/15 – 4/15/15
The Flick , by Annie Baker
The Testament of Mary, Colm Toibin
Reading Series at the DMA TBD (based on DMA schedule)

3. 4/16/15 – 9/30/15
Theatre as Sculptural Art at Nasher Salon Series TBD
Reading Series at DMA TBD (based on DMA schedule)
Big D Reads at Klyde Warren Park

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	14
Performance/Presentation	74
Other	293
Totals	**381**

Event Type	**Attendance**
Class/Workshop	130
Performance/Presentation	6,163
Other	2160
Totals	**6340**

USA Film Festival

The cultural agency will serve over 26,000 people by producing two major annual events, the “31st Annual KidFilm® Festival”, (featuring 40 films, 30 programs and 6 days of field trips for DISD students and teachers) and the “45th Annual USA Film Festival”, (featuring over 40 films with 21 screenings). In addition the agency will offer year-round activities such as screenings of new films (or

Section 3. (Continued)

USA Film Festival (Continued)

retrospective screenings) with director or other artist in attendance with free tickets distributed to outreach publics (financially disadvantaged constituents and other special groups) and new audiences with special emphasis on educational programs. Monthly preview screenings of new American films and foreign works will also be included as a benefit to the membership and to develop new audience members.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14
Preview Film screenings - Approximately 15
Visiting Artist Film Screenings - 3-4 screenings during the year
Retrospectives and classics Series - 1-2 times during the year

2. 1/01/15 – 4/15/15
"31st Annual KIDFILM Festival"; 40+ films / 30 programs

3. 4/16/15 – 9/30/15
"45th Annual USA Film Festival"; 40+ films / 25 programs

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Performance/Presentation	242
Totals	**242**

Event Type	**Attendance**
Performance/Presentation	26,000
Totals	**26,000**

The Writer's Garret

The cultural agency will serve at least 60,000 people by providing the following: a Literary Resource Center, open to the public, in east Dallas; website, on-line Studio Chats, children/youth/writers' anthologies, and email newsletters; at least 32 peer-run "Stone Soup" workshops / literary discussion groups; restructuring of the "Community and Mentorship Project" (CAMP) and "Work-Exchange" (WE) program to explore and execute literary arts opportunities both live and on-line; continued organizational "incubation" process for mentoring and sponsoring

Section 3. (Continued)

The Writer's Garret (Continued)

literary projects and programs under our umbrella; at least two new books published; a minimum of 16 "Write Stuff!" classes and workshops for writers and readers, featuring local, regional, and national writers and literary experts; and no fewer than 8 "Writers-in-Neighborhoods & Schools" (WINS) programs for young people in grades K-12 and / or their families and/or people in need through social and / or health services, working with local faculty writers, artists, and performers; and at least two public presentations of literary work by local writers ; poets.

Performance Benchmarks for Payment Periods

1. 10/1/14 – 12/30/14

Literary Resource Center, open to the public, in East Dallas
10 – "Stone Soup" workshops and Literary Discussion Groups
Restructuring of "Community and Mentorship Project" (CAMP)/ "Work-Exchange" (WE) program through 2015
On-line literary arts programming provided: 2 x anthologies, 2 x student videos, at least 4 Studio Chats
At least 8 Writers Studio broadcasts available on-line through Art & Seek and PRX
On-line / social media access Haiku contest
Mentoring opportunities for writers, young people, and those impacted by illness
At least 5 "Writers in Neighborhoods & Schools" (WINS) programs
At least 4 "Write Stuff!" Classes / workshops
Sponsorship / mentoring of at least one literary project / program (Deep Vellum)
At least one book published
Firewheel Editions books available for reading audiences
At least one public literary arts event featuring a local author

2. 1/1/15 – 4/15/15

Literary Resource Center, open to the public, in East Dallas
10 - Stone Soup workshops
At least one book published
Firewheel Editions books available for reading audiences
Implementation of new Writers' CAMP/"Work-Exchange" (WE) program
A minimum of 4 – "Writers in Neighborhoods & Schools" (WINS) programs
8 "Write Stuff!" Classes and workshops

Section 3. (Continued)

The Writer's Garret (Continued)

Continued sponsorship / mentoring of at least one literary project / program
At least one talk / reading / presentation featuring 1-4 writers

3. 4/16/15 – 9/30/15
Literary Resource Center, open to the public, in East Dallas
12 – "Stone Soup" workshops / Literary Discussion Groups
Firewheel Editions books available for reading audiences
At least 2 writers actively participating in "Community and Mentorship Project" (CAMP)/"Work-Exchange" (WE) program
6 "Write Stuff!" Classes and workshops
1 – "Writers in Neighborhoods & Schools" (WINS) program

Projected Performance Benchmark Services and Attendance for FY14-15

Event Type	**Services**
Class/Workshop	55
Performance/Presentation	2
Residency	25
Other	10
Totals	92

Event Type	**Attendance**
Class/Workshop	650
Performance/Presentation	75
Residency	300
Other/ Web	75,000
Totals	**76,025**

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

AGENDA ITEM # 24

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Intergovernmental Services

CMO: A. C. Gonzalez, 670-3302
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize adoption of the City of Dallas State Legislative Program for the 84th Session of the Texas Legislature - Financing: No Cost Consideration to the City

BACKGROUND

Prior to the beginning of each state legislative session, the City of Dallas has historically adopted a state legislative program. The program sets forth issues of interest to the City Departments and gives the City Attorney's Office the authority to support legislation that upholds the City of Dallas home-rule authority, as well as oppose any legislation that diminishes resources or home-rule authority.

PRIOR ACTIONS/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Legislative Ad Hoc Committee was briefed on August 24, 2010.

The Legislative Ad Hoc Committee was briefed on October 5, 2010.

The City Council authorized adoption of the State 82nd Legislative Program on October 13, 2010, by Resolution No. 10-2573.

The Legislative Ad Hoc Committee was briefed on October 22, 2012.

The Dallas City Council was briefed on November 7, 2012.

The City Council authorized adoption of the State 83rd Legislative Program on November 14, 2012, by Resolution No. 12-2742.

PRIOR ACTIONS/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

The Legislative Ad Hoc Committee was briefed on September 22, 2014.

The Dallas City Council is scheduled to be briefed on October 15, 2014.

FISCAL INFORMATION

No cost consideration to the City

October 22, 2014

WHEREAS, the 84th Session of the Texas Legislature will convene in January 2015; and,

WHEREAS, many legislative issues affecting local government will be considered; and,

WHEREAS, the City of Dallas has historically adopted a legislative program for consideration by the Legislature;

NOW, THEREFORE,

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

SECTION 1. That the City of Dallas Legislative Program for the 84th Session of the Texas Legislature is adopted.

SECTION 2. That the City Attorney is directed to communicate the items included in the state legislative program, a copy of which is attached as Exhibit A, to members of the Texas Legislature.

SECTION 3. That the City Attorney is directed to support legislation that upholds the City of Dallas' home-rule authority, as well as oppose legislation that diminishes resources or home-rule authority.

SECTION 4. That for those issues that arise during or prior to the Session for which there is no official City position and there is insufficient time to convene a meeting of the Legislative Ad Hoc Committee or the City Council, the Chair of the Legislative Ad Hoc Committee is authorized to represent and protect the interests of the City.

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



City of Dallas Legislative Program for the 84th Session of the Texas Legislature

City of Dallas

As approved by the Dallas City Council
October 22, 2014
Resolution
DRAFT

CITY OF DALLAS 2015 STATE LEGISLATIVE PROGRAM
84th SESSION OF THE TEXAS LEGISLATURE

City of Dallas

Mayor and City Council
2013-2015

2013 - 2015 Dallas City Council

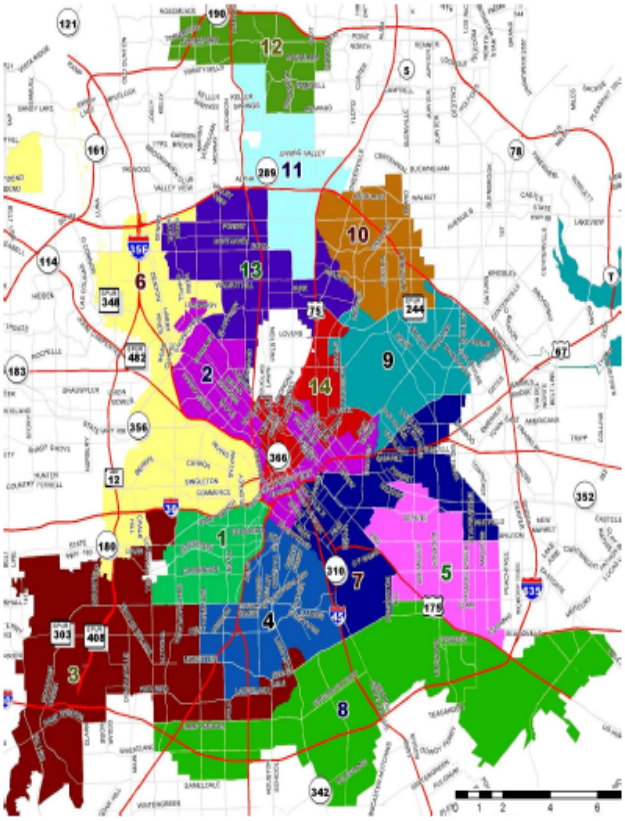

Sandy Greyson
District 12


Mayor Mike S. Rawlings


Lee Kleinman
District 11


Jennifer S. Gates
District 13

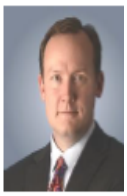

Jerry R. Allen
District 10




Monica R. Alonzo
District 6


Sheffie Kadane
District 9


Adam Medrano
District 2


Philip T. Kingston
District 14


Scott Griggs
District 1


Carolyn R. Davis
District 7


Vonciel Jones Hill
District 3


Dwaine R.
Caraway District 4

Tennell Atkins
District 8




Rick Callahan
District 5

City of Dallas

Mayor and City Council
2013 - 2015

City Hall, Room 5EN
Dallas, TX 75201

Mike Rawlings
Mayor
214.670.4054

Tennell Atkins
Mayor Pro Tem
Council District 8
214.670.4066

City Hall, Room 5FS
Dallas, TX 75201

Vonciel Jones Hill
Chair, Legislative Committee
Council District 3
214.670.0777

Carolyn Davis
Council District 7
214.670.4689

Rick Callahan
Council District 5
214.670.4052

Jerry R. Allen
Council District 10
214.670.4069

Lee M. Kleinman
Council District 11
214.670.7817

Jennifer S. Gates
Council District 13
214.670.3816

Monica Alonzo
Deputy Mayor Pro Tem
Council District 6
214.670.4199

City Hall, Room 5FN
Dallas, TX 75201

Scott Griggs
Council District 1
214.670.0776

Dwaine R. Caraway
Council District 4
214.670.0781

Adam Medrano
Council District 2
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Sheffie Kadane
Council District 9
214.670.4069

Sandy Greyson
Council District 12
214.670.4067

Philip T. Kingston
Council District 14
214.670.5415

City of Dallas

City Manager, City Attorney and Intergovernmental Services Staff

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City Manager
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Ryan S. Evans
First Assistant City Manager
Room 4EN
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Eric Campbell
Assistant City Manager
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Brett Wilkinson
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Legislative Manager
Intergovernmental Services
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Francisco J. Rodriguez
Legislative Coordinator
Intergovernmental Services
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Legislative Coordinator
Intergovernmental Services
Room 4BN
214.670.9582

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FOR COUNCIL RESOLUTION

CONSIDERED ON OCTOBER 22, 2014

GENERAL PRINCIPLES

The City of Dallas will:

- Support legislation to expand home-rule authority and facilitate the provision of services to Dallas residents
- Oppose legislation that preempts home-rule authority
- Form strategic alliances with other jurisdictions and stakeholders to advance the City's legislative goals
- Support legislative recommendations from City Task Forces (including, but not limited to, the Domestic Violence Task Force, the Education Task Force, the Fair Park Task Force, the LGBT Task Force, the Transportation-for-Hire Task Force and the Poverty Task Force) that are consistent with the policies of the City Council

LEGISLATIVE INITIATIVES

The City of Dallas will support the following initiatives:

FOCUS ON THE COMMUNITY

Promoting the development of vibrant, safe and sustainable neighborhoods is a priority for the City of Dallas. Pursue legislation related to:

- Removal of Blight – especially dealing with abandoned, vacant and nuisance properties
- Urban Land Bank – expand allowable uses, shorten timeframes, and reduce costs for conveying properties to end users
- Code Enforcement – expedite notice and cure of code violations
- Group Homes – expand authority to inspect and regulate retirement facilities and group homes

CULTURE, ARTS, RECREATION & EDUCATION

- Promote efforts to support the Arts
- Allow greater flexibility for public parks to work with private organizations to enhance public use of park lands
- Continue telecommunications discounts for libraries and programs that promote shared digital content and workforce development and training in public libraries
- Support Tuition Revenue Bonds for UNT Dallas campuses and other public institutions

CLEAN, HEALTHY ENVIRONMENT

- Reduce nitrogen oxide ["NOx"] emissions in non-attainment regions of Texas through regulation and inspections of diesel-powered on-road and off-road sources
- Reduce solid waste going into municipal landfills
- Establish "Texas Recycles Tires" program, similar to computer and TV recycling programs
- Enhance enforcement of civil citations

ECONOMIC VIBRANCY

- Encourage water conservation and reuse alternatives, allow for voluntary transfer of surface water and development of new water supplies and infrastructure through streamlined processes
- Support multi-modal choices and funding options for transportation, including High Speed Rail, light rail, streetcars, surface roads, pedestrian/bicycle/trails
- Remove prohibition on city authority to build permanent structures on city rights of way
- Support legislation naming Dallas as host of the 2036 Texas Bicentennial

E-GOV

- Ensure correct allocation of sales taxes between jurisdictions
- Require disclosure of sales price for commercial property
- Set off individual/entities debt to local governments before refund or claim payment from state
- Protect governmental entities from false representations material to a governmental proceeding and allow for treble damages
- Provide for greater transparency and allow for broader options of funding mechanisms related to pension plans
- Base appeal of a cruelly treated animal case on the record rather than de novo

- Allow collection of attorneys fees in frivolous ethics complaints and exempt pending ethics complaints from Chapter 552
- Satisfy notice requirement by publication on government's official website
- Allow submission of public information act requests via website and adequate charges to cover compliance costs
- Ensure lawyer-client privileged information is exempt from public information act without seeking Attorney General opinion
- Assure that protections under public information act can not be circumvented by subpoenas or requests made to third parties
- Add disclosure exception for governmental bodies regarding intellectual property that is pending patent protection
- Exempt information disclosed to adverse party in on-going litigation from public information act

PUBLIC SAFETY

- Increase penalties for graffiti repeat offenders and for burglaries of safes
- Create an on-premises "consumption only" license to allow for better regulation of the premises
- Allow for civil enforcement of handicap parking violations
- Provide State-wide oversight and funding for Texas Task Force 2
- Include obstruction of overpass, alley, bridge, and tunnels to list of passageways under offenses against public order and decency in Texas Penal Code
- Reform 911 fee statute to cover cost of service



City of Dallas Legislative Program for the 84th Session of the Texas Legislature

AGENDA ITEMS # 25,26

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Intergovernmental Services
Office of Financial Services

CMO: A. C. Gonzalez, 670-3302
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Trinity River Corridor Project Legislative Services

* Authorize a personal services contract with Hector Alcalde for legislative services regarding the Trinity River Corridor Project for the period October 1, 2014 through September 30, 2015 - Not to exceed $73,800 - Financing: Current Funds

* Authorize a personal services contract with Paul Schlesinger for legislative services regarding the Trinity River Corridor Project for the period October 1, 2014 through September 30, 2015 - Not to exceed $43,650 - Financing: Current Funds

BACKGROUND

The Trinity River Corridor Project is broad in scope and requires extensive interface with officials at both the federal and state levels. In order to successfully achieve the legislative initiatives required for the project, the City benefits from a liaison in Washington with expertise in specific areas and singular focus on the project.

Hector Alcalde and Paul Schlesinger have represented the City in Washington for the last thirteen years. They have extensive knowledge, background and contacts in the field of transportation and infrastructure and Army Corps of Engineers' projects. In addition, they have excellent working relationships with the leadership of key Congressional Committees.

Hector Alcalde and Paul Schlesinger provide the City with advice, assistance and advocacy services to achieve the City Council's designated legislative objectives in connection with the Trinity River Corridor Project, especially in the areas of flood control and transportation. To date, they have worked to secure over $220 million for the Trinity River Corridor Project.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Legislative Ad Hoc Committee on October 6, 2009.

Authorized a contract with Hector Alcalde for FY 2009-2010 on October 28, 2009, by Resolution No. 09-2630.

Authorized a contract with Paul Schlesinger for FY 2009-2010 on October 28, 2009, by Resolution No. 09-2631.

Briefed the Legislative Ad Hoc Committee on October 5, 2010.

Authorized a contract with Hector Alcalde for FY 2010-2011 on October 13, 2010, by Resolution No. 10-2579.

Authorized a contract with Paul Schlesinger for FY 2010-2011 on October 13, 2010, by Resolution No. 10-2580.

Authorized a contract with Hector Alcalde for FY 2011-2012 on October 10, 2011, by Resolution No. 11-2725.

Authorized a contract with Paul Schlesinger for FY 2011-2012 on October 10, 2011, by Resolution No. 11-2726.

Briefed the Legislative Ad Hoc Committee on October 22, 2012.

Authorized a contract with Hector Alcalde for FY 2012-2013 on November 14, 2012, by Resolution No. 12-2747.

Authorized a contract with Paul Schlesinger for FY 2012-2013 on November 14, 2012, by Resolution No. 12-2748.

Briefed the Dallas City Council on October 16, 2013

Authorized a contract with Hector Alcade for FY 2013-2014 on October 23, 2013, by Resolution No. 13-1832.

Authorized a contract with Paul Schlesinger for FY 2013-2014 on October 23, 2013, by Resolution No. 13-1833.

Briefed the Legislative Ad Hoc Committee on September 22, 2014.

The Dallas City Council is scheduled to be briefed on October 15, 2014.

FISCAL INFORMATION

$117,450.00 - Current Funds

October 22, 2014

WHEREAS, The Trinity River Corridor Project is broad in scope and requires extensive interface with officials at both the federal and state levels; and

WHEREAS, on November 10, 2008, Resolution No. 08-3064 authorized a contract with Hector Alcalde for FY 2008-2009; and

WHEREAS, on October 28, 2009, Resolution No. 09-2630 authorized a contract with Hector Alcalde for FY 2009-2010; and

WHEREAS, on October 13, 2010, Resolution No. 10-2579 authorized a contract with Hector Alcalde for FY 2010-2011; and

WHEREAS, on October 10, 2011, Resolution No. 11-2725 authorized a contract with Hector Alcalde for FY 2011-2012; and

WHEREAS, on November 14, 2012, Resolution No. 12-2747 authorized a contract with Hector Alcalde for FY 2012-2013; and

WHEREAS, on October 23, 2013, Resolution No. 13-1832 authorized a contract with Hector Alcalde for FY 2013-2014; and

WHEREAS, the City of Dallas has initiated a multi-year plan for the Trinity River, providing flood protection, recreational opportunities, economic development and transportation; and

WHEREAS, many of the federal legislative initiatives associated with the project must occur in a timely manner in order to avoid delays in the project; and

WHEREAS, in order to successfully achieve the legislative initiatives required by the project, the City would benefit from a liaison in Washington with expertise in specific areas and singular focus on the project; and

WHEREAS, Hector Alcalde has extensive knowledge, background and contacts in the field of transportation and infrastructure and Army Corps of Engineers' water projects;

NOW, THEREFORE,

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

SECTION 1. That the City Manager is authorized to enter into a personal services contract with Hector Alcalde for legislative services regarding the Trinity River Corridor Project from October 1, 2014 through September 30, 2015.

SECTION 2. That the City Controller is hereby authorized to make periodic payments in accordance with the terms of the contract, in an amount not to exceed $73,800.00 from Fund 0001, Department BMS, Unit 1978, Object Code 3070, Commodity Code 91858, Encumbrance No. HA15BMS1978, Vendor No. 338625.

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

October 22, 2014

WHEREAS, The Trinity River Corridor Project is broad in scope and requires extensive interface with officials at both the federal and state levels; and

WHEREAS, on October 28, 2009, Resolution No. 09-2631 authorized a contract with Paul Schlesinger for FY 2009-2010; and

WHEREAS, on October 13, 2010, Resolution No. 10-2580 authorized a contract with Paul Schlesinger for FY 2010-2011; and

WHEREAS, on October 10, 2011, Resolution No. 11-2726 authorized a contract with Paul Schlesinger for FY 2011-2012; and

WHEREAS, on November 14, 2012, Resolution No. 12-2748 authorized a contract with Paul Schlesinger for FY 2012-2013; and

WHEREAS, on October 23, 2013, Resolution No. 13-1833 authorized a contract with Paul Schlesinger for FY 2013-2014; and

WHEREAS, the City of Dallas has initiated a multi-year plan for the Trinity River, providing flood protection, recreational opportunities, economic development and transportation; and

WHEREAS, many of the federal legislative initiatives associated with the project must occur in a timely manner in order to avoid delays in the project; and

WHEREAS, in order to successfully achieve the legislative initiatives required for the project, the City benefits from a liaison in Washington with expertise in specific areas and singular focus on the project; and

WHEREAS, Paul Schlesinger has extensive knowledge, background and contacts in the fields of transportation and infrastructure and Army Corps of Engineers' water projects;

NOW, THEREFORE,

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

SECTION 1. That the City Manager is authorized to enter into a personal services contract with Paul Schlesinger for legislative services regarding the Trinity River Corridor Project from October 1, 2014 through September 30, 2015.

SECTION 2. That the City Controller is hereby authorized to make periodic payments in accordance with the terms of the contract, in an amount not to exceed $43,650.00 from Fund 0001, Department BMS, Unit 1978, Object Code 3070, Commodity Code 91858, Encumbrance No. PS15BMS1978, Vendor No. 338626.

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

AGENDA ITEM # 27

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Intergovernmental Services
Office of Financial Services

CMO: A. C. Gonzalez, 670-3302
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize a personal services contract with Jesse Romero for state legislative services for the period October 1, 2014 through September 30, 2015 – Not to exceed $30,000 – Financing: Current Funds

BACKGROUND

Jesse Romero has represented the City of Dallas before the State Legislature and various state agencies during the last four legislative sessions (2007, 2009, 2011 and 2013).

Mr. Romero monitors state action affecting cities, working with State Legislators and the Governor's Office to advance City interests and priorities.

The scope of services for this contract will include:

- Representation before state agencies and legislators.
- Monitoring 84th and interim state legislative and committee activities as requested by the City Council, City Manager and City Attorney.
- Assistance with special projects as requested.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Legislative Ad Hoc Committee on October 6, 2009 and the Committee recommended approval.

Authorized a contract with Jesse Romero for FY2009-10 on October 6, 2009, by Administrative Action No. 09-2465.

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

Briefed the Legislative Ad Hoc Committee on October 5, 2010.

Authorized a contract with Jesse Romero for FY2010-11 on October 13, 2010, by Resolution No. 10-2577.

Authorized a contract with Jesse Romero for FY2011-12 on October 10, 2011, by Resolution No. 11-2721.

Briefed the Legislative Ad Hoc Committee on October 22, 2012.

Authorized a contract with Jesse Romero for FY2012-2013 on November 15, 2012, by Resolution No. 12-2743.

Briefed the Dallas City Council on October 16, 2013.

Authorized a contract with Jesse Romero for FY2013-2014 on October 23, 2013, by Resolution No. 13-1834.

Briefed the Legislative Ad Hoc Committee on September 22, 2014.

The Dallas City Council is scheduled to be briefed on October 15, 2014.

FISCAL INFORMATION

$30,000.00 – Current Funds

October 22, 2014

WHEREAS, Jesse Romero has represented the City of Dallas before the State Legislature and various state agencies during the last three state legislative sessions; and

WHEREAS, on December 2, 2008, Administrative Action No. 08-3266 authorized a contract with Jesse Romero for FY2008-09; and

WHEREAS, on October 6, 2009, Administrative Action No. 09-2465 authorized a contract with Jesse Romero for FY2009-10; and

WHEREAS, on October 13, 2010, Administrative Action No. 10-2577 authorized a contract with Jesse Romero for FY2010-11; and

WHEREAS, on October 10, 2011, Resolution No. 11-2721 authorized a contract with Jesse Romero for FY2011-12; and

WHEREAS, on November 14, 2012, Resolution No. 12-2743 authorized a contract with Jesse Romero for FY2012-13; and

WHEREAS, on October 23, 2013, Resolution No. 13-1834 authorized a contract with Jesse Romero for FY2013-2014; and

WHEREAS, Jesse Romero uses resources to monitor and influence legislation for the City of Dallas during the state legislative session and throughout the interim; and

WHEREAS, Jesse Romero assists the City Attorney's Office with various legislator and staff requests and works closely with the Texas Municipal League on issues of importance to the City of Dallas;

NOW, THEREFORE,

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

SECTION 1. That the City Manager is authorized to enter into a personal services contract with Jesse Romero to provide state legislative services from October 1, 2014 through September 30, 2015 in an amount not to exceed $30,000.00.

SECTION 2. That the City Controller is hereby authorized to make periodic payments in accordance with the terms of the contract, in an amount not to exceed $30,000.00 from Fund 0001, Department BMS, Unit 1978, Object Code 3070, Commodity Code 91858, Encumbrance No. JR15BMS1978, Vendor No. VC0000005104.

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

AGENDA ITEM # 28

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Intergovernmental Services
Office of Financial Services

CMO: A. C. Gonzalez, 670-3302
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize a personal services contract with Kwame Walker for state legislative services for the period October 1, 2014 through September 30, 2015 - Not to exceed $45,000 - Financing: Current Funds

BACKGROUND

Kwame Walker represents governmental entities and corporations before the State Legislature including, but not limited to, Boehringer Ingelheim Pharmaceuticals, Consumer Healthcare Products Association, the National Safety Commission, Texas Association of Local Health Officials, and the Texas Strategy Group, the Texas Municipal League, the American Heart Association, Career Colleges and Schools of Texas, Community Financial Services of America, the Texas Group, Waste Control Specialists, and the Texas State Troopers Association. Mr. Walker has also represented the City of Dallas during the last seven legislative sessions (2001, 2003, 2005, 2007, 2009, 2011, and 2013).

The scope of services for this contract will include:

- Conduct necessary research, information gathering, and other supporting activities
- Review, analyze and monitor interim committee activities as requested by the City Attorney
- Study and recommend legislative initiatives for the 84th State Legislative Session
- Draft legislation for early filing and throughout the session to assure that the City's needs are met
- Arrange for bill sponsors

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Legislative Ad Hoc Committee on October 5, 2010.

Authorized a contract with Kwame Walker for FY2010-2011 on October 13, 2010, by Resolution No. 10-2578.

Authorized a contract with Kwame Walker for FY2011-2012 on October 10, 2011, by Resolution No. 11-2722.

Briefed the Legislative Ad Hoc Committee on October 22, 2012.

Authorized a contract with Kwame Walker for FY2012-2013 on November 14, 2012, by Resolution No. 12-2744.

Briefed the Dallas City Council on October 16, 2013.

Authorized a contract with Kwame Walker for FY2013-2014 on October 23, 2013, by Resolution No. 13-1835.

Briefed the Legislative Ad Hoc Committee on September 22, 2014.

The Dallas City Council is scheduled to be briefed on October 15, 2014.

FISCAL INFORMATION

$45,000.00 - Current Funds

October 22, 2014

WHEREAS, the City of Dallas needs representation in Austin to monitor interim committee activities and to recommend and draft legislation to assure that the City's needs are met during the State Legislative session; and

WHEREAS, on November 10, 2008, Resolution No. 08-3062 authorized a contract with Kwame Walker for FY 2008-2009; and

WHEREAS, on October 28, 2009, Resolution No. 09-2629 authorized a contract with Kwame Walker for FY 2009-2010; and

WHEREAS, on October 13, 2010, Resolution No. 10-2578 authorized a contract with Kwame Walker for FY 2010-2011; and

WHEREAS, on October 10, 2011, Resolution No. 11-2722 authorized a contract with Kwame Walker for FY 2011-2012; and

WHEREAS, on November 14, 2012, Resolution No. 12-2744 authorized a contract with Kwame Walker for FY 2012-2013; and

WHEREAS, on October 23, 2013, Resolution No. 13-1835 authorized a contract with Kwame Walker for FY 2013-2014; and

WHEREAS, Kwame Walker has represented the City of Dallas before the State Legislature and various state agencies during the last seven state legislative sessions; and

WHEREAS, Kwame Walker uses substantial resources to monitor and influence legislation for the City of Dallas during the state legislative session and throughout the interim; and

WHEREAS, Kwame Walker assists the City Attorney's Office with various legislator and staff requests and works closely with the Texas Municipal League on issues of importance to the City of Dallas;

NOW, THEREFORE,

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

SECTION 1. That the City Manager is authorized to enter into a personal services contract with Kwame Walker to provide state legislative services from October 1, 2014 through September 30, 2015.

SECTION 2. That the City Controller is hereby authorized to make periodic payments in accordance with the terms of the contract, in an amount not to exceed $45,000.00 from Fund 0001, Department BMS, Unit 1978, Object Code 3070, Commodity Code 91858, Encumbrance No. KW15BMS1978, Vendor No. 354093.

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

AGENDA ITEM # 29

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Intergovernmental Services
Office of Financial Services

CMO: A. C. Gonzalez, 670-3302
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize a personal services contract with Randy C. Cain for state legislative services for the period October 1, 2014 through September 30, 2015 - Not to exceed $83,100 - Financing: Current Funds

BACKGROUND

Randy Cain has represented the City of Dallas before the State Legislature and various state agencies during the last ten legislative sessions (1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011 and 2013).

Mr. Cain operates an Austin office which monitors state action affecting cities, working with State Legislators and the Governor's Office to advance City interests and priorities.

The scope of services for this contract will include:

- Representation before state agencies and legislators.
- Monitoring 84th and interim state legislative and committee activities as requested by the City Council, City Manager and City Attorney.
- Assistance with special projects as requested.
- Providing office space, utilities, and parking for City of Dallas use in Austin

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Legislative Ad Hoc Committee on October 5, 2010.

Authorized a contract with Randy C. Cain for FY 2010-2011 on October 13, 2010, by Resolution No. 10-2576.

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

Authorized a contract with Randy C. Cain for FY 2011-2012 on October 10, 2011, by Resolution No. 11-2723.

Briefed the Legislative Ad Hoc Committee on October 22, 2012.

Authorized a contract with Randy C. Cain for FY 2012-2013 on November 14, 2012, by Resolution No. 12-2745.

The Dallas City Council was briefed on October 16, 2013.

Authorized a contract with Randy C. Cain for FY 2013-2014 on October 23, 2013 by Resolution No. 13-1826.

Briefed the Legislative Ad Hoc Committee on September 22, 2014.

The Dallas City Council is scheduled to be briefed on October 15, 2014

FISCAL INFORMATION

$83,100.00 – Current Funds

WHEREAS, Randy C. Cain has represented the City of Dallas before the State Legislature and various state agencies during the last nine state legislative sessions; and

WHEREAS, on November 10, 2008, Resolution No. 08-3063 authorized a contract with Randy C. Cain for FY 2008-2009; and

WHEREAS, on October 28, 2009, Resolution No. 09-2628 authorized a contract with Randy C. Cain for FY2009-2010; and

WHEREAS, on October 13, 2010, Resolution No. 10-2576 authorized a contract with Randy C. Cain for FY2010-2011; and

WHEREAS, on October 10, 2011, Resolution No. 11-2723 authorized a contract with Randy C. Cain for FY2011-2012; and

WHEREAS, on November 14, 2012, Resolution No. 12-2745 authorized a contract with Randy C. Cain for FY2012-2013; and

WHEREAS, on October 23, 2013, Resolution No. 13-1836 authorized a contract with Randy C. Cain for FY2013-2014; and

WHEREAS, Randy C. Cain uses substantial resources to monitor and influence legislation for the City of Dallas during the state legislative session and throughout the interim; and

WHEREAS, Randy C. Cain assists the City Attorney's Office with various legislator and staff requests and works closely with the Texas Municipal League on issues of importance to the City of Dallas;

NOW, THEREFORE,

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

SECTION 1. That the City Manager is authorized to enter into a personal services contract with Randy C. Cain to provide state legislative services from October 1, 2014 through September 30, 2015 in an amount not to exceed $83,100.00.

SECTION 2. That the City Controller is hereby authorized to make periodic payments in accordance with the terms of the contract, in an amount not to exceed $83,100.00 from Fund 0001, Department BMS, Unit 1978, Object Code 3070, Commodity Code 91858, Encumbrance No. RC15BMS1978, Vendor No. 513298.

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

AGENDA ITEM # 30

KEY FOCUS AREA:	Efficient, Effective and Economical Government
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	All
DEPARTMENT:	Office of Management Services Intergovernmental Services Office of Financial Services
CMO:	A. C. Gonzalez, 670-3302 Jeanne Chipperfield, 670-7804
MAPSCO:	N/A

SUBJECT

Authorize a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City for the period October 1, 2014 through September 30, 2015 - Not to exceed $160,000 - Financing: Current Funds

BACKGROUND

CapitalEdge Strategies, LLC, led by Ralph Garboushian, operates a Washington, D.C. office which monitors federal action affecting Dallas, working with the Texas Congressional delegation and the Executive Branch to advance City interests and priorities. In addition, the office works closely with national municipal organizations, including the National League of Cities (NLC), the U.S. Conference of Mayors (USCM), the International City-County Management Association (ICMA), and others to make sure they are aware of the City's positions and agendas.

Under the contract, CapitalEdge Strategies contacts City staff regularly, by telephone, through visits to Dallas, written reports, bulletins and memoranda. Briefings on federal issues are presented to Council members during meetings of the NLC, as well as at any other time requested by the City. Supplemental information necessary to understanding the effect and impact of federal legislation and regulations is also provided. Timely information about government grant programs, frequently based on personal contact with federal program managers, is sent directly to the appropriate staff to facilitate Dallas funding applications.

CapitalEdge Strategies has frequently assisted the City by connecting high-level members of the Administration with Dallas leadership. CaptialEdge Strategies has also advised on working with federal agencies such as the US Departments of Housing and Urban Development, Transportation, Homeland Security, Federal Transit Administration, and The White House.

BACKGROUND (Continued)

CapitalEdge Strategies, LLC has represented the City of Dallas in Washington, D.C. as part of the Texas Cities Legislative Coalition (TCLC) since 1987. Other participants in the Coalition include the cities of Arlington, Austin and Denton.

The scope of services for this contract will include:

The scope of services for this contract will include:

Representation before federal agencies and legislators

Monitoring specific legislation as requested by the City Council, City Manager and City Attorney

A weekly update of federal legislative and executive action tailored to the City's interests (The Washington Report)

Grant procurement information and assistance

Briefings at NLC meetings, and at any other time requested by the City

Working with other municipal associations - NLC, USCM, etc.

Assistance with special projects as requested

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed Legislative Ad Hoc Committee on October 5, 2010.

Authorized a contract with CapitalEdge Strategies, LLC on October 13, 2010, by Resolution No. 10-2574.

Authorized a contract with CapitalEdge Strategies, LLC on October 10, 2011, by Resolution No. 11-2727.

Briefed Legislative Ad Hoc Committee on October 22, 2012

Authorized a contract with CapitalEdge Strategies, LLC on November 14, 2012, by Resolution No. 12-2749.

The Dallas City Council was briefed on October 16, 2013.

Authorized a contract with CapitalEdge Strategies, LLC on October 23, 2013, by Resolution No. 13-1837.

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

Briefed the Legislative Ad Hoc Committee on September 22, 2014.

The Dallas City Council is scheduled to be briefed on October 15, 2014.

FISCAL INFORMATION

$160,000.00 - Current Funds

WHEREAS, there exists a need for the City to have reliable means of receiving information regarding pending federal legislative and executive action which may impact the City; and

WHEREAS, on October 13, 2010, Resolution No. 10-2574 authorized a contract with CapitalEdge Strategies, LLC, for FY2010-2011; and

WHEREAS, on October 10, 2011, Resolution No. 11-2727 authorized a contract with CapitalEdge Strategies, LLC, for FY2011-2012; and

WHEREAS, on November 14, 2012, Resolution No. 12-2749 authorized a contract with CapitalEdge Strategies, LLC, for FY2012-2013; and

WHEREAS, on October 23, 2013, Resolution No. 13-1837 authorized a contract with CapitalEdge Strategies, LLC, for FY2013-2014; and

WHEREAS, the City of Dallas with the participation of the cities of Arlington, Austin and Denton comprise the Texas Cities Legislative Coalition (TCLC); and

WHEREAS, CapitalEdge Strategies, LLC monitors federal legislation impacting the cities and works with the Texas Congressional delegation and the Executive Branch to advance City interests and priorities; and

WHEREAS, CapitalEdge Strategies, LLC works closely with national municipal organizations, including the National League of Cities, the U.S. Conference of Mayors, and the International City-County Management Association, and others to make sure they are aware of the City's positions and agendas; and

WHEREAS, CapitalEdge Strategies, LLC makes presentations to Council members during the meetings of the National League of Cities as well as at any other time requested by the City; and

WHEREAS, CapitalEdge Strategies, LLC provides supplemental information necessary to understanding the effects and impacts of federal legislation and regulations; and

WHEREAS, CapitalEdge Strategies, LLC also provides timely information about government grant programs, frequently based on personal contact with federal program managers, and directly sends information to appropriate staff to facilitate Dallas funding applications;

NOW, THEREFORE,

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

SECTION 1. That the City Manager is authorized to enter into a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City for the period October 1, 2014 through September 30, 2015.

SECTION 2. That the City Controller is hereby authorized to make periodic payments in accordance with the terms of the contract, in an amount not to exceed $160,000.00 from Fund 0001, Department BMS, Unit 1978, Object Code 3070, Commodity Code 91858**,** Encumbrance No. RG15BMS1978, Vendor No. VC0000008080.

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

AGENDA ITEM # 31

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Management Services
Intergovernmental Services
Water Utilities

CMO: A. C. Gonzalez, 670-3302
Jeanne Chipperfield, 670-7804
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a professional services contract with HillCo Partners, LLC for state legislative information and related services for the period October 1, 2014 through September 30, 2015 - Not to exceed $86,250 - Financing: Water Utilities Current Funds

BACKGROUND

Construction of water infrastructure and planning for water supply will continue to be important issues during the 84th Session of the Texas State Legislature. Water and wastewater is critical to the quality of life and economic vitality of the City.

HillCo Partners, LLC, a well respected firm with offices in Austin and Washington, D.C., provided the City with legislative consulting and related services during the past three sessions of the state legislature.

The firm will provide the City with advice, legal analysis and advocacy services to achieve the City Council's designated legislative objectives in connection with water and related issues. These include, but are not limited to, protecting water sources, revenue streams, permitting authority, and home rule authority.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Legislative Ad Hoc Committee on October 5, 2010.

Authorized the contract with HillCo Partners, LLC for FY 2010-2011 on October 13, 2010, by Resolution No. 10-2575.

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

Authorized the contract with HillCo Partners, LLC for FY 2011-2012 on October 10, 2011, by Resolution No. 11-2724.

Briefed the Legislative Ad Hoc Committee on October 22, 2012.

Authorized the contract with HillCo Partners, LLC for FY 2012-2013 on November 14, 2012, by Resolution No. 12-2746.

Briefed The Dallas City Council on October 16, 2013.

Authorized the contract with HillCo Partners, LLC for FY 2013-14 on October 23, 2013, by Resolution No. 13-1838.

FISCAL INFORMATION

$86,250.00 – Water Utilities Current Funds

WHEREAS, the Dallas City Council finds that there are many items brought before the Legislature of the State of Texas that may directly affect the public health, safety or welfare of the residents of the City of Dallas; and

WHEREAS, the Dallas City Council further finds that there is a need to inform the Legislature of the State of Texas on proposed or needed state legislation necessary for or detrimental to the protection of the public health, safety and welfare of the residents of the City of Dallas; and

WHEREAS, the Dallas City Council also finds that many state agencies of the State of Texas propose and pass rules that directly affect the public health, safety and welfare of the residents of the City of Dallas; and

WHEREAS, the Dallas City Council believes that there is a need to inform the state agencies on proposed or needed rules necessary for, or detrimental to the public, health, safety or welfare of the residents of the City of Dallas; and

WHEREAS, on October 28, 2009, Resolution No. 09-2627 authorized a contract with HillCo Partners, LLC for FY2009-2010; and

WHEREAS, on October 13, 2010, Resolution No. 10-2575 authorized a contract with HillCo Partners, LLC for FY2010-2011; and

WHEREAS, on October 10, 2011, Resolution No. 11-2724 authorized a contract with HillCo Partners, LLC for FY2011-2012; and

WHEREAS, on November 14, 2012, Resolution No. 12-2746 authorized a contract with HillCo Partners, LLC for FY2012-2013; and

WHEREAS, on October 23, 2013, Resolution No. 13-1838 authorized a contract with HillCo Partners, LLC for FY2013-2014; and

WHEREAS, the Dallas City Council finds it to be a public purpose and in the best interest of the residents of the City of Dallas to engage the services of HillCo Partners, LLC to inform the Legislature and state agencies of its views on either pending legislation or rules that could or would affect the public health, safety or welfare of the residents of the City of Dallas;

NOW, THEREFORE,

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

SECTION 1. That the City Manager is authorized to enter into a professional services contract with HillCo Partners, LLC to provide state legislative information and related services for the period October 1, 2014 through September 30, 2015 in an amount not to exceed $86,250.00.

SECTION 2. That the City Controller is hereby authorized to make periodic payments in accordance with the terms of the contract, in an amount not to exceed $86,250.00 from Fund 0100, Department DWU, Unit 7015, Object Code 3070, Encumbrance No. DWU7015A1500, Vendor No. VS0000014218.

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

AGENDA ITEM # 32

KEY FOCUS AREA:	Culture, Arts, Recreation, & Education
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	6
DEPARTMENT:	Park & Recreation Water Utilities
CMO:	Willis Winters, 670-4071 Mark McDaniel, 670-3256
MAPSCO:	44B C D F G H

SUBJECT

Authorize an increase in the contract with RoeschCo Construction, Inc. for additional scope of work to include: additional flume, drainage inlet, retaining walls, new water line, landscaping and other miscellaneous items for the Trinity Strand Trail, Phase I and Phase II located between Farrington Street to Oak Lawn Avenue - Not to exceed $56,304, from $5,550,607 to $5,606,911 - Financing: North Central Texas Council of Governments Grant Funds ($31,902) and Water Utilities Capital Improvement Funds ($24,402)

BACKGROUND

The original contract was awarded to RoeschCo Construction, Inc. by Council on September 12, 2012, by Resolution No. 12-2260, for Phase I and Phase II of a 12-foot-wide hike and bike trail for the Trinity Strand Trail from Farrington Street to Oak Lawn Avenue and Stemmons Freeway, in an amount not to exceed $5,426,113.55.

Change Order No. 1, was authorized on September 11, 2013, by Resolution No. 13-1569, for a decrease in the contract to change originally designed boardwalks to retaining walls at Phase I of the Trinity Strand Trail from Farrington Street to Turtle Creek Plaza (near Turtle Creek Boulevard and Market Center Drive) and credits to include: piers abutments, bents, slabs and surface treatments for all boardwalks in Phase I. Additional retaining wall costs: retaining wall blocks, concrete footings, trail, engineering services and piers as required. Additional scope of work: provide downspout extensions, remove additional trees, credit drainage, demolish guardrails at Wycliff Avenue and power shutdown at Wycliff bridge for installation of pedestrian bridge, in an amount not to exceed ($195,859.22), making a revised contract amount of $5,230,254.33.

BACKGROUND (Continued)

Change Order No. 2, was authorized on February 26, 2014, by Resolution No. 14-0398, for additional scope of work which includes existing water line relocations and replacement near Anatole Partners property and at Wycliff Avenue; and the replacement of a damaged existing storm line, retaining wall and repair of a parking lot at the Trinity Strand Trail located between Farrington Street and Oak Lawn Avenue, in an amount not to exceed $205,678.69, making a revised contract amount of $5,435,933.02.

Change Order No. 3, was authorized on May 14, 2014, by Resolution No. 14-0753, for additional scope of work to include: repair of existing stormwater headwall, additional drainage, deletion of chain link fence, replacement of paving at new inlet and retaining wall stain at the Trinity Strand Trail located between Farrington Street to Oak Lawn Avenue.

This action will authorize Change Order No. 4 to the contract with RoeschCo Construction, Inc. in an amount not to exceed $56,304.00, from $5,550,606.12 to $5,606,910.12 for additional scope of work to include: additional flume, drainage inlet, retaining walls, new water line, landscaping and other miscellaneous items at the Trinity Strand Trail, Phase I and Phase II located between Farrington Street to Oak Lawn Avenue.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	November 2012
Complete Construction	December 2014

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on September 1, 2011.

The Park and Recreation Board authorized award of the contract on January 12, 2012.

The Park and Recreation Board authorized the rescinding of the contract award and the re-advertisement to proceed with construction procurement on March 1, 2012.

The Park and Recreation Board authorized award of the contract on August 2, 2012.

City Council authorized award of the contract on September 12, 2012, by Resolution No. 12-2260.

The Park and Recreation Board authorized Change Order No. 1 on August 15, 2013.

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

City Council authorized Change Order No. 1 on September 11, 2013, by Resolution No. 13-1569.

The Park and Recreation Board authorized Change Order No. 2 on January 9, 2014.

City Council authorized Change Order No. 2 on February 26, 2014, by Resolution No. 14-0398.

The Park and Recreation Board authorized Change Order No. 3 on April 17, 2014.

City Council authorized Change Order No. 3 on May 14, 2014, by Resolution No. 14-0753.

The Park and Recreation Board authorized Change Order No. 4 on October 2, 2014.

FISCAL INFORMATION

North Central Texas Council of Governments Grant Funds - $31,902
Water Utilities Capital Improvement Funds - $24,402

Original Contract Amount	$5,426,113.55
Change Order No. 1	($195,859.22)
Change Order No. 2	$205,678.69
Change Order No. 3	$114,673.10
Change Order No. 4 (this action)	$56,304.00
Total amount not to exceed	$5,606,910.12

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

RoeschCo Construction, Inc.

White Male	3	White Female	1
Black Male	0	Black Female	0
Hispanic Male	9	Hispanic Female	0
Other Male	1	Other Female	0

OWNER

RoeschCo Construction, Inc.

Marcie L. Roeschley, President
Sarah N. Roeschley, Vice President
Keith R. Roeschley, Secretary/Treasurer

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with RoeschCo Construction, Inc. for additional scope of work to include: additional flume, drainage inlet, retaining walls, new water line, landscaping and other miscellaneous items for the Trinity Strand Trail, Phase I and Phase II located between Farrington Street to Oak Lawn Avenue - Not to exceed $56,304, from $5,550,607 to $5,606,911 - Financing: North Central Texas Council of Governments Grant Funds ($31,902) and Water Utilities Capital Improvement Funds ($24,402)

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$0.00	0.00%
Non-local contracts	$56,304.00	100.00%
TOTAL THIS ACTION	$56,304.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

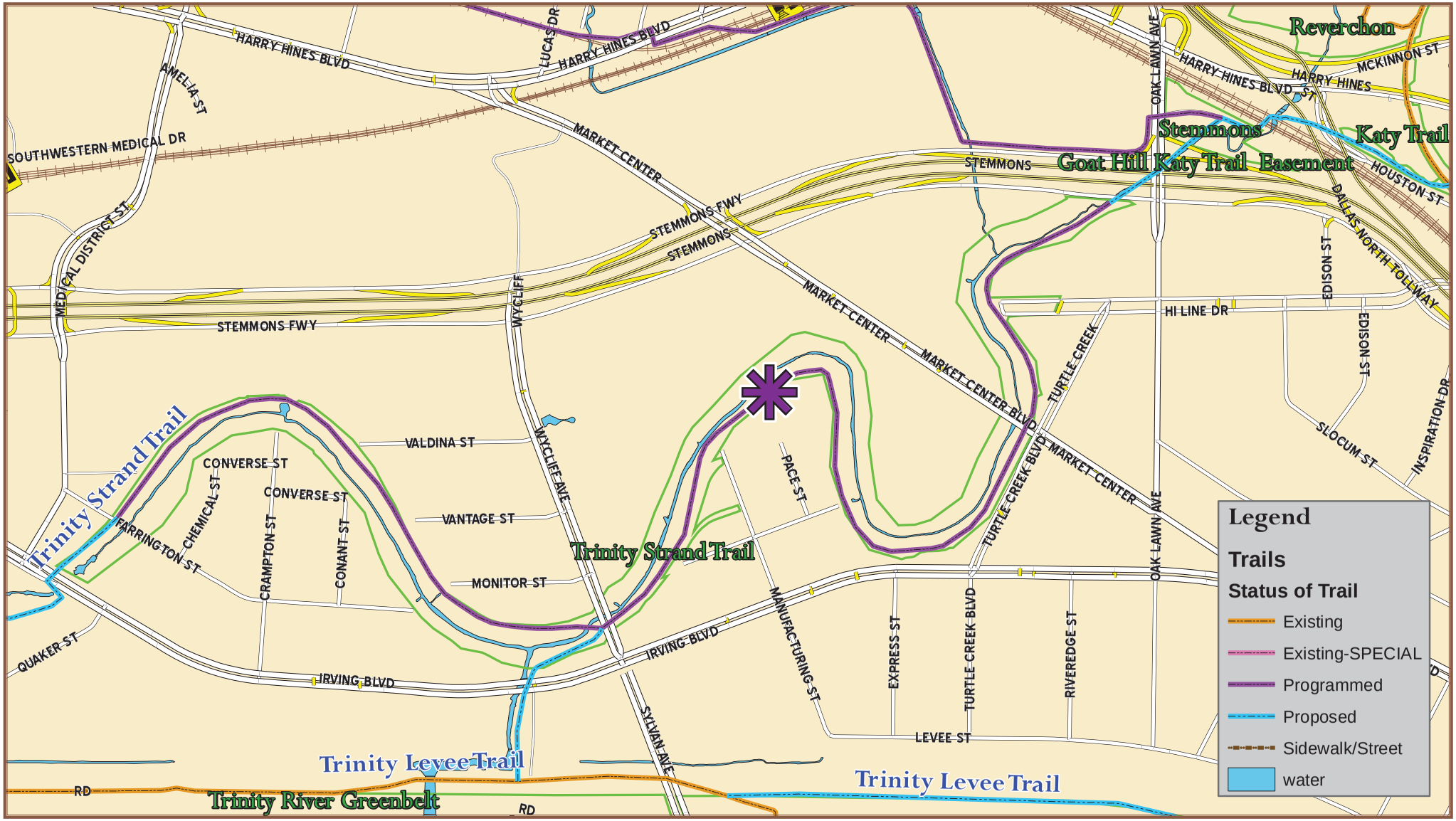
None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
RoeschCo Construction, Inc.	WFWB61300N0416	$31,902.00	56.66%
Total Minority - Non-local		$31,902.00	56.66%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$1,545,679.00	27.57%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$31,902.00	56.66%	$1,526,086.80	27.22%
Total	$31,902.00	56.66%	$3,071,765.80	54.79%



0 285 570 1,140 1,710 Feet

January 8, 2014

Trinity Strand Trail

(Farrington Street—Oak Lawn Avenue)

Mapsco 44 B C D F G H

District 6

October 22, 2014

WHEREAS, on September 12, 2012, by Resolution No. 12-2260, RoeschCo Construction, Inc. was awarded a contract for Phase I and Phase II of a 12-foot-wide hike and bike trail for the Trinity Strand Trail from Farrington Street to Oak Lawn Avenue and Stemmons Freeway, in an amount not to exceed $5,426,113.55; and

WHEREAS, on September 11, 2013, Resolution No. 13-1569, authorized Change Order No. 1, for a decrease in the contract to change originally designed boardwalks to retaining walls at Phase I of the Trinity Strand Trail from Farrington Street to Turtle Creek Plaza (near Turtle Creek Boulevard and Market Center Drive) and credits to include: piers abutments, bents, slabs and surface treatments for all boardwalks in Phase I. Additional retaining wall costs: retaining wall blocks, concrete footings, trail, engineering services and piers as required. Additional scope of work: provide downspout extensions, remove additional trees, credit drainage, demolish guardrails at Wycliff Avenue and power shutdown at Wycliff bridge for installation of pedestrian bridge, in an amount not to exceed ($195,859.22), increasing the contract amount from $5,426,113.55 to $5,230,254.33; and

WHEREAS, on February 26, 2014, Resolution No. 14-0398, authorized Changer Oder No. 2, for additional scope of work which includes existing water line relocations and replacement near Anatole Partners property and at Wycliff Avenue; and the replacement of a damaged existing storm line, retaining wall and repair of a parking lot at the Trinity Strand Trail located between Farrington Street and Oak Lawn Avenue, in an amount not to exceed $205,678.69, increasing the contract amount from $5,230,254.33 to $5,435,933.02; and

WHEREAS, May 14, 2014, Resolution No. 14-0753, authorized Change Order No. 3, for additional scope of work to include: repair of existing stormwater headwall, additional drainage, deletion of chain link fence, replacement of paving at new inlet and retaining wall stain at the Trinity Strand Trail located between Farrington Street to Oak Lawn Avenue, in an amount not to exceed $114,673.10,increasing the contract amount from $5,435,933.02 to $5,550,606.12; and

WHEREAS, this action will authorize Change Order No. 4 to the contract with RoeschCo Construction, Inc. for additional scope of work to include: additional flume, drainage inlet, retaining walls, new water line, landscaping and other miscellaneous items at the Trinity Strand Trail, Phase I and Phase II located between Farrington Street to Oak Lawn Avenue, in an amount not to exceed $56,304.00, increasing the contract amount from $5,550,606.12 to $5,606,910.12.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute Change Order No. 4 to the contract with RoeschCo Construction, Inc. for additional scope of work to include: additional flume, drainage inlet, retaining walls, new water line, landscaping and other miscellaneous items at the Trinity Strand Trail, Phase I and Phase II located between Farrington Street to Oak Lawn Avenue, in an amount not to exceed $56,304.00, increasing the contract amount from $5,550,606.12 to $5,606,910.12.

SECTION 2. That the City Controller is hereby authorized to pay the amount of $56,304 to RoeschCo Construction, Inc., as follows:

North Central Texas Council of Governments Grant Fund Fund S205, Department PKR, Unit T304, Object 4599 Activity HIBT, Program PKSTRAND, CT-PKR12019341 Commodity 91200, Vendor VS0000057213	$31,902
Water Utilities Capital Improvement Fund Fund 2115, Department DWU, Unit PW42, Object 4550 Activity RELP, Program 714007, CT-DWU714007CP Commodity 91200, Vendor VS0000057213	$24,402
Total amount not to exceed	$56,304

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

AGENDA ITEM # 33

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Planning and Neighborhood Vitality

CMO: A. C. Gonzalez, 670-3297

MAPSCO: All

SUBJECT

Authorize a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas City Design Studio for the period October 1, 2014 through September 30, 2015 - Not to exceed $85,000 - Financing: Current Funds (subject to appropriations)

BACKGROUND

On September 23, 2009, City Council authorized the acceptance of a donation from the Trinity Trust Foundation through the Dallas Foundation in an amount not to exceed $2,000,000 for the creation and operation of the Dallas CityDesign Studio. In FY 2009-2010, FY 2010-2011, FY 2011-12, FY 2012-13, and FY 2013-14, City Council authorized personal service contracts with Brent Brown to guide and direct the Studio, work with City Staff and the local design and development community to advance livable communities within Dallas, and elevate an awareness and attention to design in both private and public projects.

Brent Brown has agreed to renew his contract to serve as the Studio Director. The amount of the contract for FY 2014-2015 is $85,000. The scope of services for this contract will include:

- In consultation with the City Manager and in collaboration with the Chief Planning Officer, to establish the annual work program and priorities for the CityDesign Studio and the Office of Planning and Neighborhood Vitality;
- To provide advice to the City Manager and Chief Planning Officer related to planning, urban design and other city building activities;
- To plan and direct the overall management of the Dallas CityDesign Studio;
- To assist the City Manager, or designee, in hiring, training, and performance evaluation of the Dallas CityDesign Studio staff to ensure productivity and quality standards are maintained;
- To direct and oversee the work of Studio staff;
- To represent the Studio to the design and development community as well as other City Departments.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of a donation from the Trinity Trust Foundation through the Dallas Foundation on September 23, 2009, by Resolution No. 09-2376.

Authorized a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas CityDesign Studio from October 1, 2009 through September 30, 2010, on October 28, 2009, by Resolution No. 09-2651.

Authorized a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas CityDesign Studio from October 1, 2010 through September 30, 2011, on October 26, 2010, by Resolution No. 10-2764.

Authorized a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas CityDesign Studio from October 1, 2011 through September 30, 2012, on October 26, 2011, by Resolution No. 11-2850.

Authorized a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas CityDesign Studio from October 1, 2012 through September 30, 2013, on October 24, 2012, by Resolution No. 12-2670.

Authorized a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas CityDesign Studio from October 1, 2013 through September 30, 2015, on October 23, 2013, by Resolution No. 13-1853.

FISCAL INFORMATION

$85,000 - Current Funds (subject to appropriations)

October 22, 2014

WHEREAS, the Trinity Trust Foundation ("Trust") works closely with the City of Dallas ("City") to achieve excellence in the Trinity River Corridor Project; and raises private funds to implement the Balanced Vision Plan for the Trinity River Corridor Project; and

WHEREAS, the Trinity Trust Foundation has received a private donation to establish the Dallas CityDesign Studio ("Studio") in partnership with the City with an initial focus on areas adjacent to the Trinity River Corridor Project; and

WHEREAS, on September 23, 2009, Resolution No. 09-2376 authorized the acceptance of the donation in the amount of $2,000,000; and

WHEREAS, on October 28, 2009, Resolution No. 09-2651 authorized Brent Brown to serve as the Studio Director for the Dallas CityDesign Studio from October 1, 2009 until September 30, 2010; and

WHEREAS, on October 26, 2010, Resolution No. 10-2764 authorized Brent Brown to serve as the Studio Director for the Dallas CityDesign Studio from October 1, 2010 until September 30, 2011; and

WHEREAS, on October 26, 2011, Resolution No. 11-2850 authorized Brent Brown to serve as the Studio Director for the Dallas CityDesign Studio from October 1, 2011 until September 30, 2012; and

WHEREAS, on October 24, 2012, Resolution No. 12-2670 authorized Brent Brown to serve as the Studio Director for the Dallas CityDesign Studio from October 1, 2012 until September 30, 2013; and

WHEREAS, on October 23, 2013, Resolution No. 13-1853 authorized Brent Brown to serve as the Studio Director for the Dallas CityDesign Studio from October 1, 2013 until September 30, 2014; and

WHEREAS, Brent Brown is capable of and willing to renew his contract to serve the City of Dallas as the Studio Director for the Dallas CityDesign Studio.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a personal service contract with Brent Brown with buildingcommunity Workshop to serve as Studio Director for the Dallas CityDesign Studio from October 1, 2014 through September 30, 2015 in an amount not to exceed $85,000.

Section 2. That the City Manager is hereby authorized to execute the contract after it has been approved as to form by the City Attorney.

Section 3. That the City Controller is hereby authorized to make periodic payments in accordance with the terms and conditions of the contract from:

Current Funds
Fund 0001, Dept. PNV, Unit 1580
Obj. 3072, CT PNV1580A001
Vendor # VS0000030392, in an amount not to exceed $ 85,000 (Subject to appropriations)

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

AGENDA ITEM # 34

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 12

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 5H M Q

SUBJECT

Authorize a professional services contract with Kleinfelder Central Inc. for the engineering design of Alley Reconstruction Group 12-2033 (list attached) - Not to exceed $265,682 - Financing: 2012 Bond Funds ($211,722), General Obligation Commercial Paper Funds ($23,045) and Water Utilities Capital Improvement Funds ($30,915)

BACKGROUND

This action will provide for the engineering design of seven separate alley reconstruction improvement projects. The alley reconstruction projects will include replacing the existing deteriorating asphalt or concrete alleys with new reinforced concrete alley pavement, storm drainage, water, and wastewater improvements.

The consulting firm Kleinfelder Central Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

The locations and design costs for each project included in this contract are listed below:

Project	Council District	Amount
Alley Reconstruction Group 12-2033		
Alley between Blue Mesa Drive (6834-6922) and Hillcrest Road (17702-17726) A10597	12	$ 29,678.30

BACKGROUND (Continued)

Project	Council District	Amount
Alley Reconstruction Group 12-2033		
Alley between Claren Court (7114-7122) and Judi Court (7104-7112) A10634	12	$ 27,697.00
Alley between Duffield Drive (6321-6415) and Earthwind Drive (17134-17222) A9589	12	$ 29,465.60
Alley between Earthwind Drive (17101-17409) and Campbell Road (6001-6101) A9582	12	$102,143.30
Alley between Hillcrest Road (17226-17820) and Blue Mesa Drive (6926-6930) A10597	12	$ 23,594.60
Alley between Hillcrest Road (17920-18014) and Bremerton Drive (7003-7011) A10597	12	$ 30,057.40
Alley behind Townsley Court (17203-17215) A9648	12	$ 23,045.10

ESTIMATED SCHEDULE OF PROJECTS

Begin Design	December 2014
Complete Design	November 2015
Begin Construction	February 2016
Complete Construction	February 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2012 Bond Funds - $211,721.20
2012 Bond Program (General Obligation Commercial Paper Funds) - $23,045.10
Water Utilities Capital Improvement Funds - $30,915.00

FISCAL INFORMATION (Continued)

Alley Reconstruction Group 12-2033

Alley between Blue Mesa Drive (6834-6922) and Hillcrest Road (17702-17726) A10597

Design - PBW	$ 29,678.30
Construction	$154,911.84 (est.)
Total	$184,590.14 (est.)

Alley between Claren Court (7114-7122) and Judi Court (7104-7112) A10634

Design - PBW	$ 27,697.00
Construction	$124,722.07 (est.)
Total	$152,419.07 (est.)

Alley between Duffield Drive (6321-6415) and Earthwind Drive (17134-17222) A9589

Design - PBW	$ 25,470.60
Design - DWU	$ 3,995.00
Construction	$172,745.68 (est.)
Total	$202,211.28 (est.)

Alley between Earthwind Drive (17101-17409) and Campbell Road (6001-6101) A9582

Design - PBW	$ 79,323.30
Design - DWU	$ 22,820.00
Construction	$687,121.36 (est.)
Total	$789,264.66 (est.)

Alley between Hillcrest Road (17226-17820) and Blue Mesa Drive (6926-6930) A10597

Design - PBW	$ 23,594.60
Construction	$108,615.60 (est.)
Total	$132,210.20 (est.)

Alley between Hillcrest Road (17920-18014) and Bremerton Drive (7003-7011) A10597

Design - PBW	$ 25,957.40
Design - DWU	$ 4,100.00
Construction	$220,440.36 (est.)
Total	$250,497.76 (est.)

FISCAL INFORMATION (Continued)

Alley Reconstruction Group 12-2033

Alley behind Townsley Court (17203-17215) A9648

Design - PBW	$ 23,045.10
Construction	$ 93,202.96 (est.)
Total	$116,248.06 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Kleinfelder Central Inc.

Hispanic Female	0	Hispanic Male	7
African-American Female	0	African-American Male	3
Other Female	0	Other Male	5
White Female	10	White Male	26

OWNER

Kleinfelder Central Inc.

Emad Al-Turk, Vice President

MAP(S)

Attached.

Professional Services Contract for Alley Reconstruction Group 12-2033

Project	Council District	Amount
Alley between Blue Mesa Drive (6834-6922) and Hillcrest Road (17702-17726) A10597	12	$ 29,678.30
Alley between Claren Court (7114-7122) and Judi Court (7104-7112) A10634	12	$ 27,697.00
Alley between Duffield Drive (6321-6415) and Earthwind Drive (17134-17222) A9589	12	$ 29,465.60
Alley between Earthwind Drive (17101-17409) and Campbell Road (6001-6101) A9582	12	$102,143.30
Alley between Hillcrest Road (17226-17820) and Blue Mesa Drive (6926-6930) A10597	12	$ 23,594.60
Alley between Hillcrest Road (17920-18014) and Bremerton Drive (7003-7011) A10597	12	$ 30,057.40
Alley behind Townsley Court (17203-17215) A9648	12	$ 23,045.10

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Kleinfelder Central Inc. for the engineering design of Alley Reconstruction Group 12-2033 (list attached) - Not to exceed $265,682 - Financing: 2012 Bond Funds ($211,722), General Obligation Commercial Paper Funds ($23,045) and Water Utilities Capital Improvement Funds ($30,915)

Kleinfelder Central Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$265,681.30	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$265,681.30	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Salcedo Group Inc.	HMDB59250Y1014	$48,504.00	18.26%
Lina T Ramey & Associates, Inc.	IFDB58615Y0914	$20,000.00	7.53%
Total Minority - Local		$68,504.00	25.78%

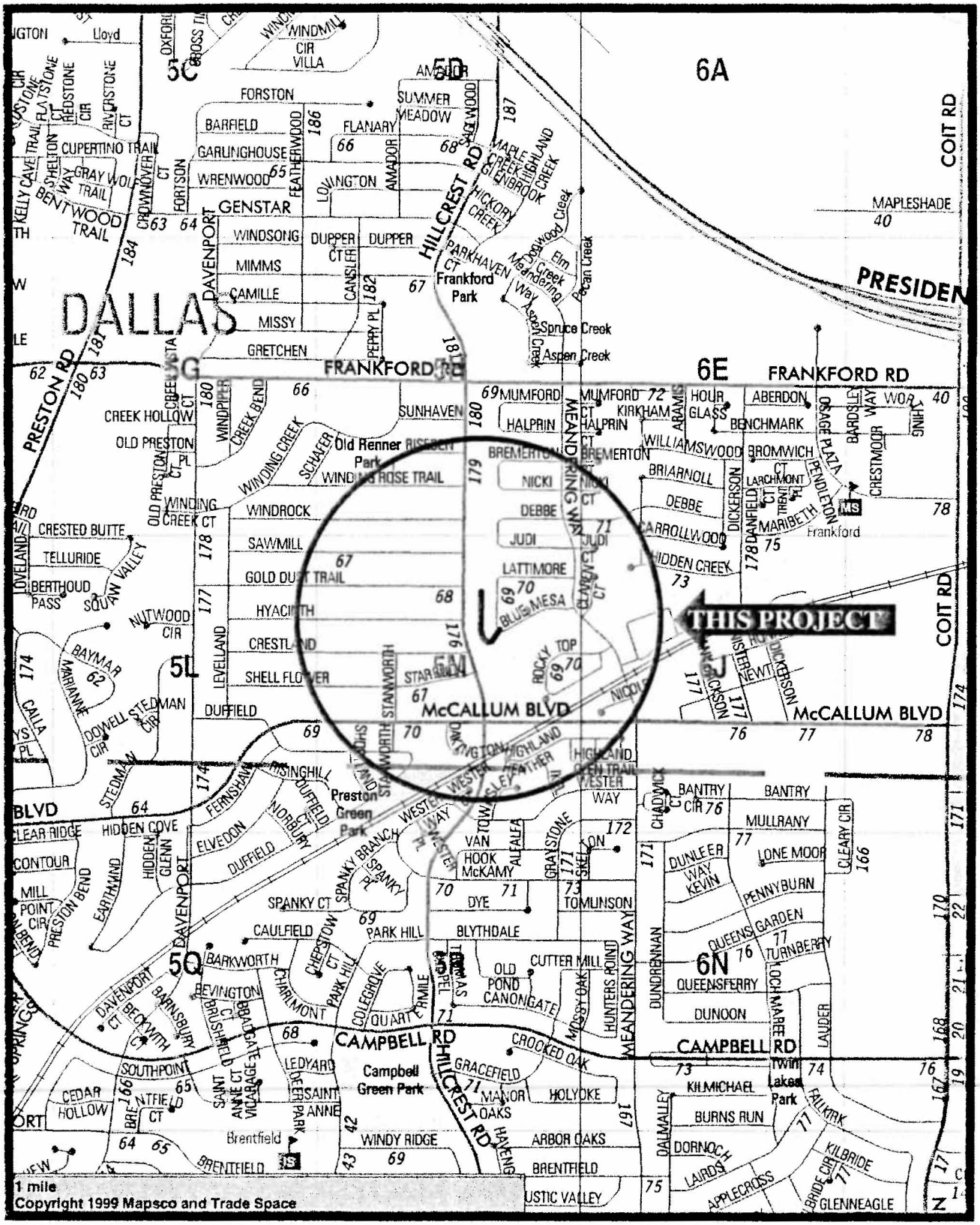
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

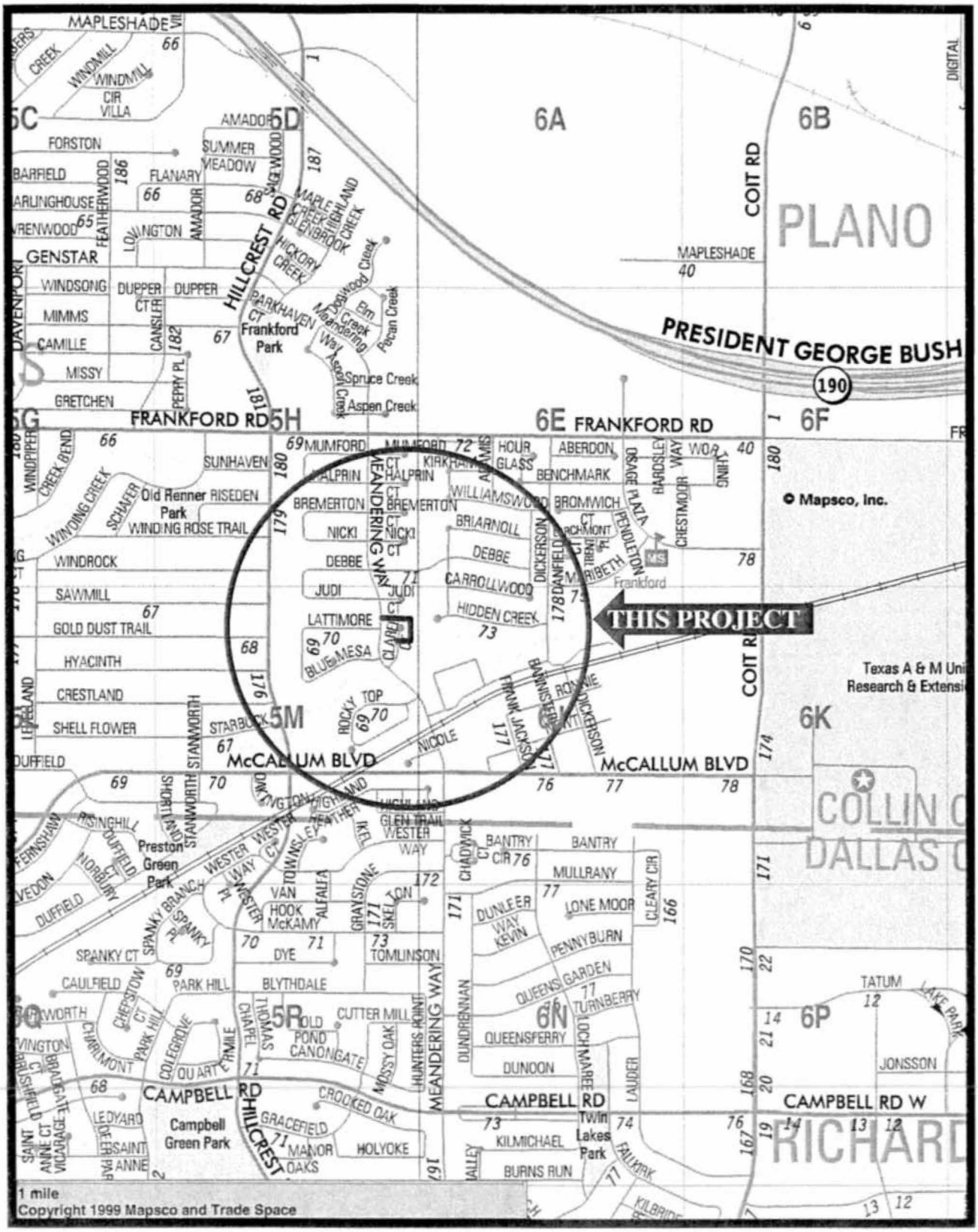
	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$48,504.00	18.26%	$48,504.00	18.26%
Asian American	$20,000.00	7.53%	$20,000.00	7.53%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$68,504.00	25.78%	$68,504.00	25.78%

ALLEY RECONSTRUCTION GROUP 12-2033
BETWEEN BLUE MESA DRIVE AND HILLCREST ROAD



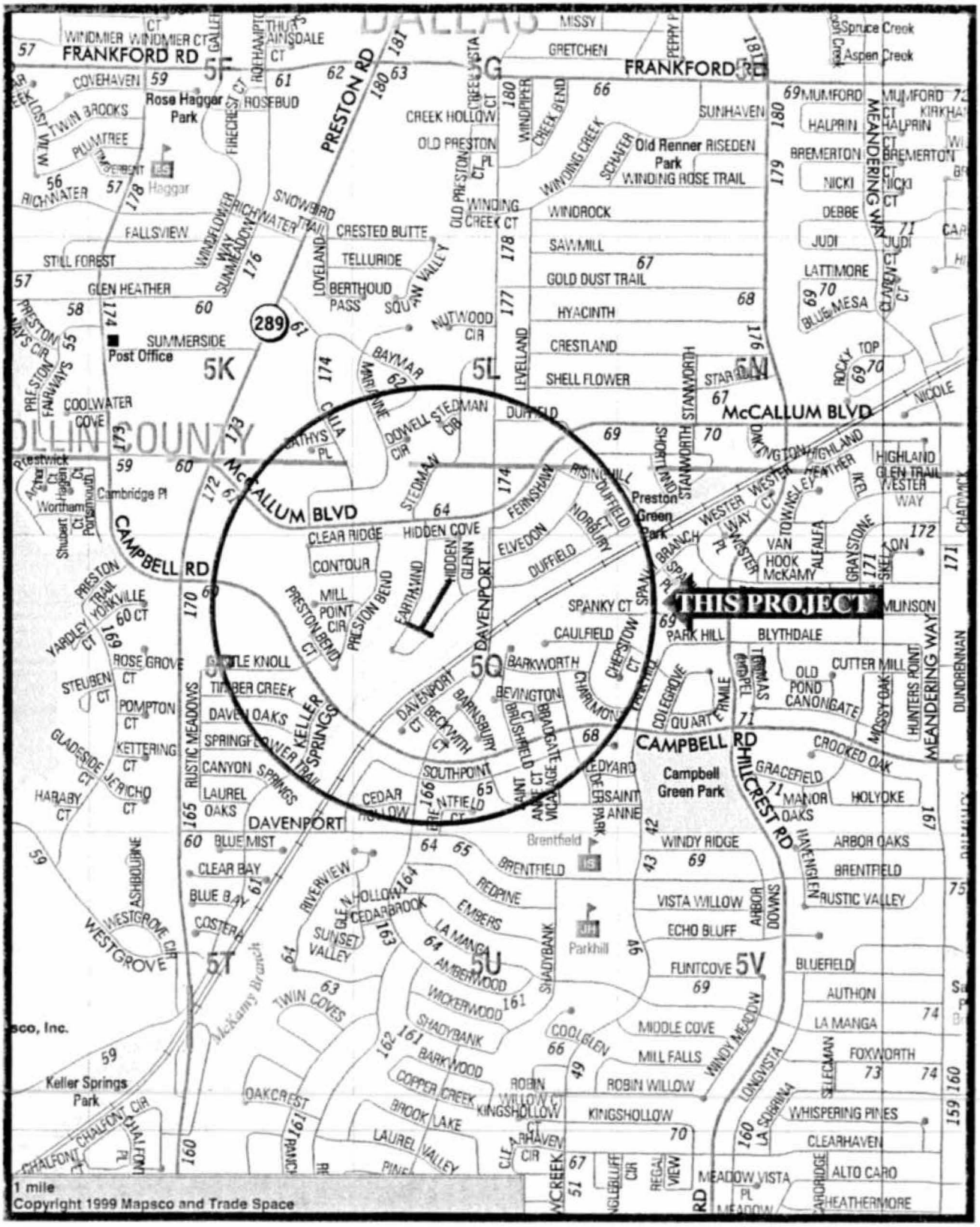
MAPSCO 5M

ALLEY RECONSTRUCTION GROUP 12-2033
CLAREN COURT AND JUDI COURT



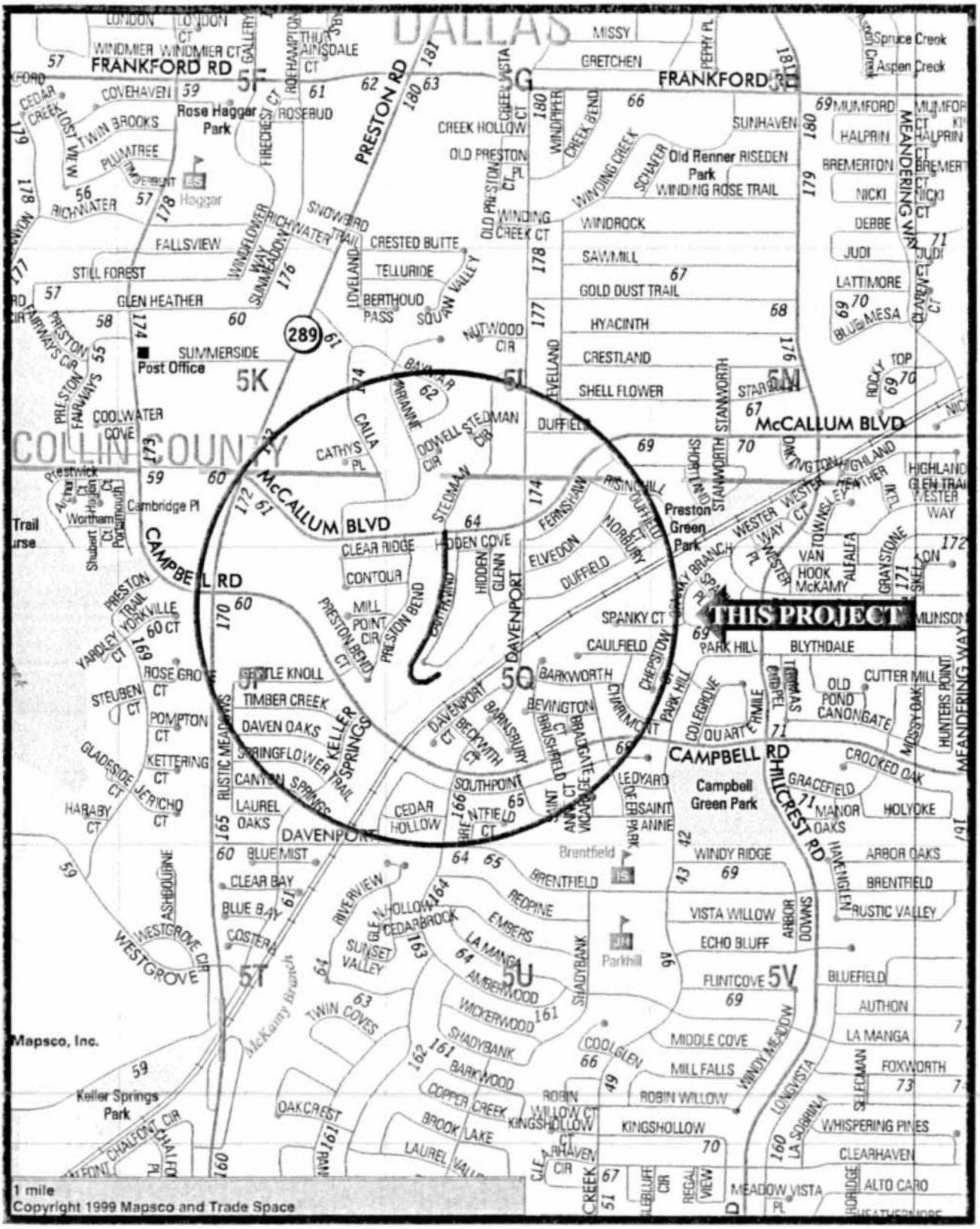
MAPSCO 5M

ALLEY RECONSTRUCTION GROUP 12-2033
BETWEEN DUFFIELD DRIVE AND EARTHWIND DRIVE



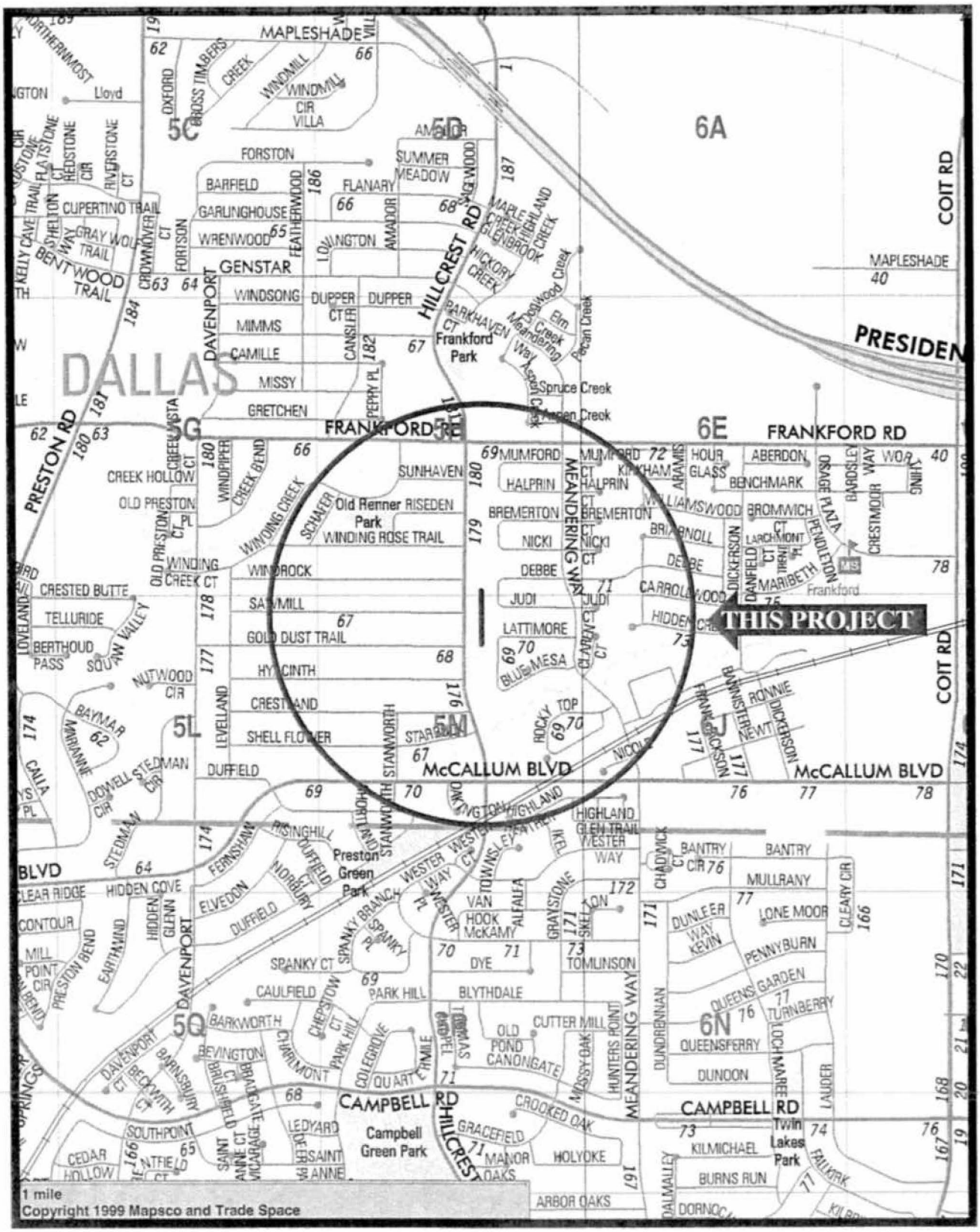
MAPSCO 5Q

ALLEY RECONSTRUCTION GROUP 12-2033
BETWEEN EARTHWIND DRIVE AND CAMPBELL ROAD



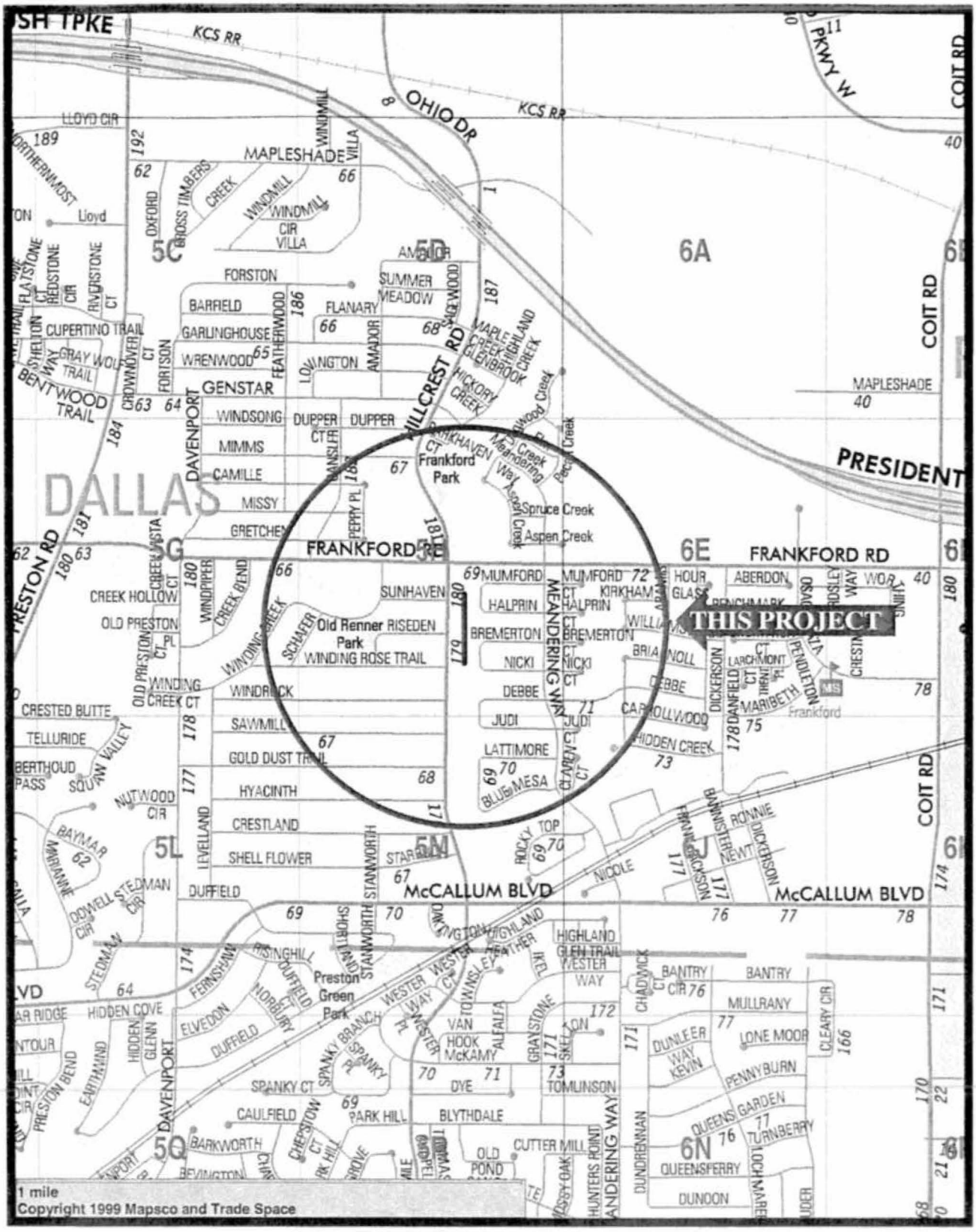
MAPSCO 5Q

ALLEY RECONSTRUCTION GROUP 12-2033
BETWEEN HILLCREST ROAD AND BLUE MESA DRIVE



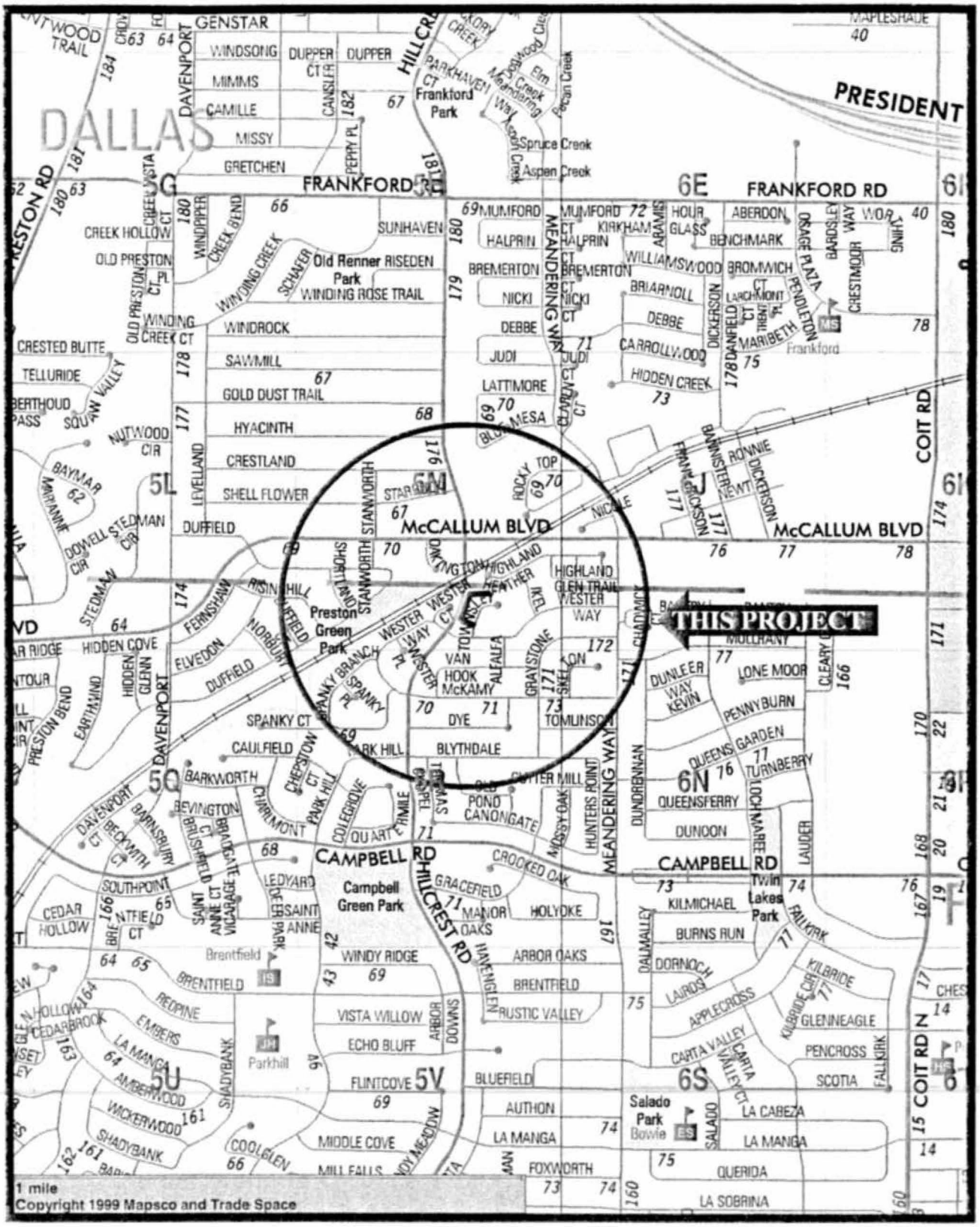
MAPSCO 5M & H

ALLEY RECONSTRUCTION GROUP 12-2033
BETWEEN HILLCREST ROAD AND BREMERTON DRIVE



MAPSCO 5H

ALLEY RECONSTRUCTION GROUP 12-2033
TOWNSLEY COURT



MAPSCO 5M

October 22, 2014

WHEREAS, Kleinfelder Central Inc. was selected to provide the engineering design for Alley Reconstruction Group 12-2033 projects.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Kleinfelder Central Inc. for engineering design services for the indicated projects in the amount of $265,681.30, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Kleinfelder Central Inc. for the engineering design of Alley Reconstruction Group 12-2033 projects on: alley between Blue Mesa Drive (6834-6922) and Hillcrest Road (17702-17726) A10597, alley between Claren Court (7114-7122) and Judi Court (7104-7112) A10634, alley between Duffield Drive (6321-6415) and Earthwind Drive (17134-17222) A9589, alley between Earthwind Drive (17101-17409) and Campbell Road (6001-6101) A9582, alley between Hillcrest Road (17226-17820) and Blue Mesa Drive (6926-6930) A10597, alley between Hillcrest Road (17920-18014) and Bremerton Drive (7003-7011) A10597 and alley behind Townsley Court (17203-17215) A9648:

Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S221, Act. AREC Obj. 4111, Program #PB12S221, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 22,748.30
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S221, Act. AREC Obj. 4069, Program #PB12S221, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 6,930.00
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S237, Act. AREC Obj. 4111, Program #PB12S237, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 21,903.16
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S237, Act. AREC Obj. 4069, Program #PB12S237, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 5,793.84

Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S248, Act. AREC Obj. 4111, Program #PB12S248, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 20,050.96
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S248, Act. AREC Obj. 4069, Program #PB12S248, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 5,419.64
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S249, Act. AREC Obj. 4111, Program #PB12S249, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 60,477.16
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S249, Act. AREC Obj. 4069, Program #PB12S249, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 18,846.14
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S257, Act. AREC Obj. 4111, Program #PB12S257, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 18,902.76
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S257, Act. AREC Obj. 4069, Program #PB12S257, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 4,691.84
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S258, Act. AREC Obj. 4111, Program #PB12S258, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 18,713.36
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S258, Act. AREC Obj. 4069, Program #PB12S258, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 7,244.04
Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S306, Act. AREC Obj. 4111, Program #PB12S306, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 18,581.26

Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S306, Act. AREC Obj. 4069, Program #PB12S306, CT PBW12S221A1 Vendor #041746, in an amount not to exceed	$ 4,463.84
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Obj. 4111, Program #715028, CT PBW715020CP Vendor #041746, in an amount not to exceed	$ 30,915.00
Total amount not to exceed	$265,681.30

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

AGENDA ITEM # 35

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Public Works Department
Library

CMO: Jill A. Jordan, P.E., 670-5299
Joey Zapata, 670-1204

MAPSCO: 66Q U

SUBJECT

Authorize an increase in the contract with Turner Construction Company for additional scope of work including modifications to the fire, electrical, roof drainage and public address systems, for the construction of the Highland Hills Branch Library replacement facility, located at 6200 Bonnie View Road - Not to exceed $164,157, from $5,033,047 to $5,197,204 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

This action will authorize Change Order No. 5 to the construction contract, including an increase in scope to add fire code required modifications to the fire suppression, fire alarm and electrical systems as designed, including a fire pump due to variable low water pressure servicing the building; a zoning feature for the library public address system, power to and additional HVAC diffusers and control panels, glass-break detectors to alert security system in the event of vandalism, additional downspouts to improve roof runoff drainage, double-sided exit signs at some locations as requested by the Fire Marshall, and upgraded, custom-designed graphic visual screening acrylic divider panels in the restrooms. The contract time is increased by 46 calendar days.

In accordance with the current Library Master Plan approved by Council, the voters of Dallas approved funding in the 2006 Bond Program for the design and construction of the new Highland Hills Branch Library replacement facility located at 6200 Bonnie View Road in the South Central Service Area. A design contract was authorized in August 2009. A construction contract was authorized in August 2013.

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2009
Completed Design	February 2013
Began Construction	September 2013
Complete Construction	November 2014

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acceptance of the Dallas Library Master Plan on April 11, 2001, by Resolution No. 01-1261.

Authorized a professional services contract with KAI Texas, LC for design and construction administration of Highland Hills Branch Library on August 12, 2009, by Resolution No. 09-1932.

Authorized Supplemental Agreement No. 1 to the professional services contract with KAI Texas, LC on June 27, 2012, by Resolution No. 12-1642.

Authorized a construction contract with Turner Construction Company on August 14, 2013, by Resolution No. 13-1303.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - $164,156.44

Design	$ 527,100.00	
Construction	$4,923,500.00	
Change Order No. 1	$ 5,694.38	
Change Order No. 2	$ 15,876.99	
Change Order No. 3	$ 42,551.63	
Change Order No. 4	$ 45,424.34	
Change Order No. 5 (this action)	$ 164,156.44	
Furniture, Fixtures & Equipment	$ 986,810.05	(est.)
Public Art	$ 50,500.00	(est.)
Project Expenses	$ 215,015.47	(est.)
Total Estimated Project Cost	$6,976,629.30	

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Turner Construction Company

Hispanic Female	12	Hispanic Male	23
African-American Female	3	African-American Male	4
Other Female	3	Other Male	8
White Female	38	White Male	142

OWNER

Turner Construction Company

Peter Davoren, President and Chief Executive Officer

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Turner Construction Company for additional scope of work including modifications to the fire, electrical, roof drainage and public address systems, for the construction of the Highland Hills Branch Library replacement facility, located at 6200 Bonnie View Road - Not to exceed $164,157, from $5,033,047 to $5,197,204 - Financing: General Obligation Commercial Paper Funds

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$143,891.87	87.66%
Non-local contracts	$20,264.57	12.34%
TOTAL THIS ACTION	$164,156.44	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

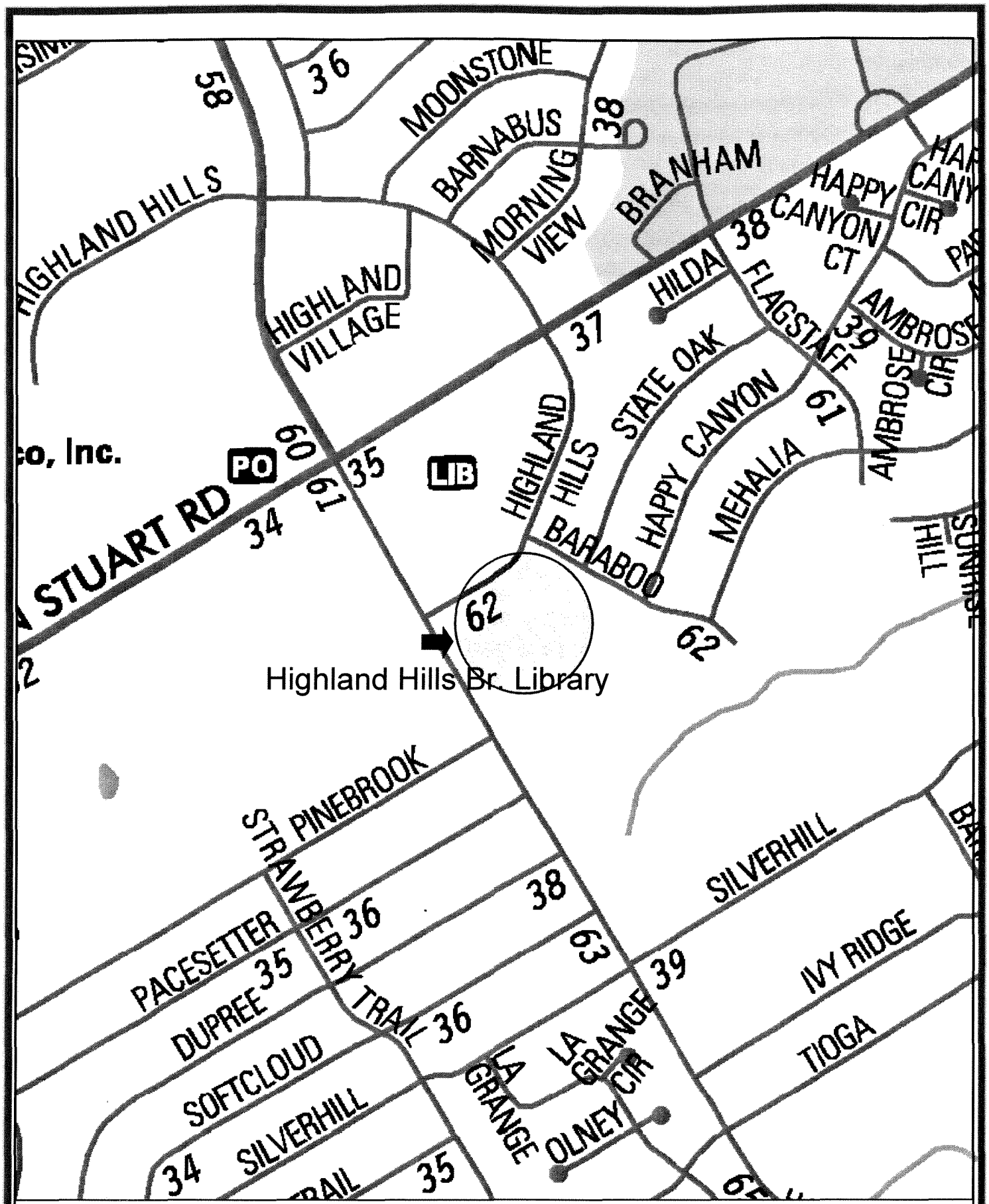
Local	Certification	Amount	Percent
Belt Star Protections Services	HMMB58845N0914	$61,250.00	42.57%
Champion Life and Safety	WFDB62179Y0615	$4,906.97	3.41%
Total Minority - Local		$66,156.97	45.98%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Northwood Concrete LLC	HMMB6258N0716	$9,315.00	45.97%
Total Minority - Non-local		$9,315.00	45.97%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$571,181.90	10.99%
Hispanic American	$70,565.00	42.99%	$752,705.75	14.48%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$222,924.00	4.29%
WBE	$4,906.97	2.99%	$33,680.14	0.65%
Total	$75,471.97	45.98%	$1,580,491.79	30.41%



Highland Hills Branch Library

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Mapsco 66Q, 66U

0 Mi 0.11 Mi 0.22 Mi

Scale 1 : 6,928

WHEREAS, the Library Master Plan, as developed by the Hillier Group and approved by Resolution No. 01-1261 on April 11, 2001, recommended a new 18,000 square foot library facility be planned for the South Central service area; and,

WHEREAS, in the 2006 Bond Program, the citizens of Dallas approved funding for the design and construction of the new Highland Hills Branch Library replacement facility to be located at 6200 Bonnie View Road; and,

WHEREAS, on August 12, 2009, Resolution No. 09-1932 authorized a professional services contract with KAI Texas, LC to provide architectural and engineering design and construction administration services for the construction of the Highland Hills Branch Library replacement facility in the amount of $433,490; and,

WHEREAS, on June 27, 2012, Resolution No. 12-1642 authorized Supplemental Agreement No. 1 to the professional services contract with KAI Texas, LC to provide additional architectural services necessary to increase the seating capacity of the large community meeting room from 100 to 150 people in the amount of $84,240, increasing the contract from $433,490 to $517,730; and,

WHEREAS, on August 14, 2013, Resolution No. 13-1303 authorized a contract with Turner Construction Company for the construction of the Highland Hills Branch Library replacement facility located at 6200 Bonnie View Road in an amount not to exceed $4,923,500; and,

WHEREAS, on December 4, 2013, Administrative Action No. 13-6924 authorized Change Order No. 1 to contract with Turner Construction Company for additional scope of work, increasing the contract in the amount of $5,694.38, from $4,923,500.00 to $4,929,194.38; and,

WHEREAS, on February 27, 2014, Administrative Action No. 14-5449 authorized Change Order No. 2 to contract with Turner Construction Company for additional scope of work, increasing the contract in the amount of $15,876.99, from $4,929,194.38 to $4,945,071.37; and,

WHEREAS, on April 22, 2014, Administrative Action No. 14-0464 authorized Change Order No. 3 to contract with Turner Construction Company for additional scope of work, increasing the contract in the amount of $42,551.63, from $4,945,071.37 to $4,987,623.00; and,

WHEREAS, on July 31, 2014, Administrative Action No. 14-1122 authorized Change Order No. 4 to contract with Turner Construction Company for additional scope of work, increasing the contract in the amount of $45,424.34, from $4,987,623.00 to $5,033,047.34; and,

October 22, 2014

WHEREAS, it is desirable to authorize Change Order No. 5 to the contract with Turner Construction Company for additional scope of work, increasing the contract in an amount of $164,156.44, from $5,033,047.34 to $5,197,203.78.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Change Order No. 5 to the contract with Turner Construction Company, for the additional construction scope of work at the Highland Hills Branch Library replacement facility located at 6200 Bonnie View Road, increasing the contract in the amount of $164,156.44, from $5,033,047.34 to $5,197,203.78, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Library Facilities Fund	
Fund 2T42, Dept. PBW, Unit P794, Act. LIBF	
Obj. 4310, Program #PB06P794, CT PBW06P794K1	
Vendor #508618, in an amount not to exceed	$ 164,156.44

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

AGENDA ITEM # 36

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Sanitation Services

CMO: Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize the second twelve-month renewal option to the service contract for the processing and sale of recycled materials for the period January 1, 2015 through December 31, 2015 – Greenstar Mid-America, LLC - Estimated Revenue: $2,100,000

BACKGROUND

On August 9, 2006, the City Council approved an eighty-four month service contract, with three twelve-month renewal options, with Mid-America Recycling Company d/b/a Vista Fibers of Dallas to process and sell the recycled material collected in the Dallas Residential Recycling Program. Mid-America Recycling was purchased by Greenstar North America Holdings, Inc. in 2008, and the contract was assumed by the new owner, with the entity renamed Greenstar Mid-America, LLC. In January 2013, 100% of the ownership of Greenstar Mid-America, LLC was transferred from Greenstar North America Holdings to WM Recycle America, LLC. This was a change of ownership only, and the entity Greenstar Mid-America, LLC continued to perform under the solid waste franchise ordinance and the service contract with the City.

The original term of the contract was January 1, 2007 through December 31, 2013, with three one year renewal options. The contract provides processing services for recyclable materials collected in the residential recyclable program. All materials are delivered to the processing facility by the City or the City's selected collection contractor. This agreement allows for revenue sharing between the City of Dallas and Greenstar Mid-America, LLC. through the sale of over 50,000 tons of recycled material collected annually.

BACKGROUND(Continued)

This partnership also encourages environmental stewardship through an enhanced recycling educational program with an annual contribution of $1.00 per ton, payable to the City quarterly, for public education. This program includes direct mailings, educational videos, radio/TV public service announcements, media tours, billboards, bus display ads, magazines ads, attendance at community meetings and events. The amount of recycled material increased from 20,149 tons in 2007 to an estimated 53,000 tons in 2013.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 15, 2005, City Council was briefed as part of the Budget Workshop.

On September 19, 2005, City Council was briefed on twice-monthly single-stream residential recycling program.

On May 22, 2006, the Finance, Audit & Accountability and Quality of Life Committees were briefed on the City's Recycling Program.

On June 26, 2006, the Quality of Life Committee was briefed on the City's Recycling Program.

On August 2, 2006, City Council was briefed on the twice-monthly single-stream residential recycling program.

Resolution No. 06-2013, was approved by City Council on August 9, 2006, to authorize an eighty-four-month service contract, with three twelve-month renewal options, for the processing and sale of recycled material with the highest responsible bidder of three – Mid-America Recycling Company, LLC d/b/a Vista Fibers of Dallas.

Resolution No. 13-0971, was approved by City Council on June 12, 2013, to authorize consent to a transfer of control of 100% of the ownership interests of Greenstar Mid-America,LLC, a solid waste franchisee, from Greenstar North America Holdings, Inc. to WM Recycle America, LLC.

Resolution No. 13-1947, was approved by City Council on November 12, 2013, exercising the first of the three, twelve-month renewal options of the service contract, for the processing and sale of recycled material to Greenstar North America Holdings, Inc./ Waste Management Recycle America.

FISCAL INFORMATION

$2,100,000.00 - Estimated Revenue

October 22, 2014

WHEREAS, in August 2007, the City Council authorized an eighty-four-month service contract, with three, twelve-month renewal options with Mid-America Recycling Company, LLC d/b/a Vista Fibers of Dallas for the processing and sale of recycled material collected in the residential recycling program for the City of Dallas; and

WHEREAS, in November 2013, the City Council approved exercising the first three, twelve-month renewal options of the service contract, for the processing and sale of recycled material to Greenstar North America Holdings, Inc. / Waste Management Recycle America.

WHEREAS, City recommends exercising the second three, renewal options effective January 1, 2015.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to exercise the second twelve-month renewal option of the service contract for the processing and sale of recycled materials with Greenstar Mid-America, LLC for the period January 1, 2015 through December 31, 2015.

Section 2. That the City Controller is hereby authorized to deposit all revenues received from Waste Management Recycle America from:

Fund	Dept.	Unit	Revenue Source	Amount
0001	SAN	3581	7438	$2,100,000.00

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

AGENDA ITEM # 37

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Sanitation Services

CMO: Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 4 to the contract with Moore Disposal Corporation to extend the contract term for four months from November 30, 2014 through March 31, 2015 for solid waste refuse removal and rental of refuse containers for City facilities - Not to exceed $130,747, from $2,592,990 to $2,723,737 - Financing: Current Funds (subject to appropriations)

BACKGROUND

This Supplemental Agreement will increase funding for the current contract for solid waste refuse removal services for City facilities and extend the contract term. A new contract has been solicited by Business Development and Procurement. Recommendation for award of the contract is scheduled for December 10, 2014. This increase is necessary to allow services to continue uninterrupted while Sanitation Services awards a new contract and allows time for possible transition of services between the old and new vendor.

This service will provide solid waste collection and rental of various size containers for City facilities. This collection service will provide services throughout the City and various suburbs. City facilities serviced under this contract include City Hall, Kay Bailey Hutchison Convention Center Dallas, Central Library, Meyerson Symphony Center, Service Centers, Oak Cliff Municipal Center, Dallas Water Utilities facilities and the Jack Evans Police Building.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

Resolution No. 07-2336, was approved by City Council on August 22, 2007, to authorized a sixty-month service contract for solid waste refuse removal and rental of refuse containers for City of Dallas facilities.

Administrative Action No. 13-5062, issued January 2013 to extend the service contract from October 31, 2012 to October 31, 2013 with no funds added.

Administrative Action No. 13-6122, issued August 2013 to extend the contract from November 1, 2013 to December 31, 2013 and increase additional funds of $50,000.00 to the agreement.

Resolution No. 13-1921, was approved November 13, 2013 to extend the term to November 30, 2014 and increase additional funds of $364,000.00 to the agreement.

FISCAL INFORMATION

$130,747.40 – Current Funds (subject to appropriations)

ETHNIC COMPOSITION

Moore Disposal Corporation

White Male	20	White Female	11
Black Male	24	Black Female	0
Hispanic Male	13	Hispanic Female	4
Other Male	0	Other Female	0

OWNER

Moore Disposal Corporation

Steve Moore, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 4 to the contract with Moore Disposal Corporation to extend the contract term for four months from November 30, 2014 through March 31, 2015 for solid waste refuse removal and rental of refuse containers for City facilities - Not to exceed $130,747, from $2,592,990 to $2,723,737 - Financing: Current Funds (subject to appropriations)

Moore Disposal Corporation is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$130,747.40	100.00%
Non-local contracts	$0.00	0.00%
TOTAL THIS ACTION	$130,747.40	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

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

October 22, 2014

WHEREAS, on August 22, 2007, City Council authorized a sixty-month service contract for solid waste refuse removal and rental of refuse containers for City of Dallas facilities by Resolution No. 07-2336;

WHEREAS, on January 2013, Administrative Action No. 13-5062, extended the service contract from October 31, 2012 to October 31, 2013 with no funds added;

WHEREAS, on August 2013, Administrative Action No. 13-6122, extended the contract from November 1, 2013 to December 31, 2013 and increased additional funds of $50,000.00 to the agreement;

WHEREAS, on November 13, 2013, City Council extended the term to November 30, 2014 and increased additional funds of $364,000.00 to the agreement by Resolution No. 13-1921;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute Supplemental Agreement No. 4 to increase funding for the service contract with Moore Disposal Corporation (012977) for solid waste refuse removal and rental of refuse containers for City facilities and to extend the contract term for four months from November 30, 2014 through March 31, 2015 in an amount not to exceed $130,747.40, increasing the service contract amount from $2,592,989.60 to $2,723,737.00.

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed $130,747.40 from Fund: 001, Dept: SAN, Unit: 3551, Obj: 3072 (subject to appropriations).

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

AGENDA ITEM # 38

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	Outside City Limits
DEPARTMENT:	Sustainable Development and Construction City Attorney's Office Water Utilities
CMO:	Ryan S. Evans, 671-9837 Warren M.S. Ernst, 670-3491 Mark McDaniel, 670-3256
MAPSCO:	69A D

SUBJECT

Authorize **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation suit styled City of Dallas v. Robert L. Kelsoe, et al., Cause No. CC-13-06469-B, pending in Dallas County Court at Law No. 2, to acquire approximately 2,173 square feet of land located on the south side of IH-20, near the intersection of Seagoville Road and Horizon Hills Drive for the Southwest 120/96-inch Water Transmission Pipeline Project; and **(2)** settlement of the condemnation suit for an amount not to exceed the award - Not to exceed $164,568, increased from $7,432 ($5,432, plus closing costs and title expenses not to exceed $2,000) to $172,000 ($170,000, plus closing costs and title expenses not to exceed $2,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes deposit of the amount awarded by the Special Commissioners for the acquisition of approximately 2,173 square feet of land. The original offer of $5,432 was based on an independent appraisal. The offer was not accepted by the owners and the City filed an eminent domain case to acquire the land. After a hearing, the Special Commissioners awarded $170,000.

The City has no control over the Special Commissioners appointed by the county court at law judges or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession of the property and proceed with its improvements, must deposit the amount awarded by the Special Commissioners in the registry of the Court.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on January 12, 2011, by Resolution No. 11-0171.

Authorized acquisition on January 9, 2013, by Resolution No. 13-0124.

Council will be briefed in Closed Session on October 15, 2014.

FISCAL INFORMATION

Water Utilities Capital Construction Funds -$164,568

Resolution No. 13-0124	$ 7,432
Additional Amount (this action)	$164,568
Total Authorized Amount	$172,000

OWNER

Robert L. Kelsoe

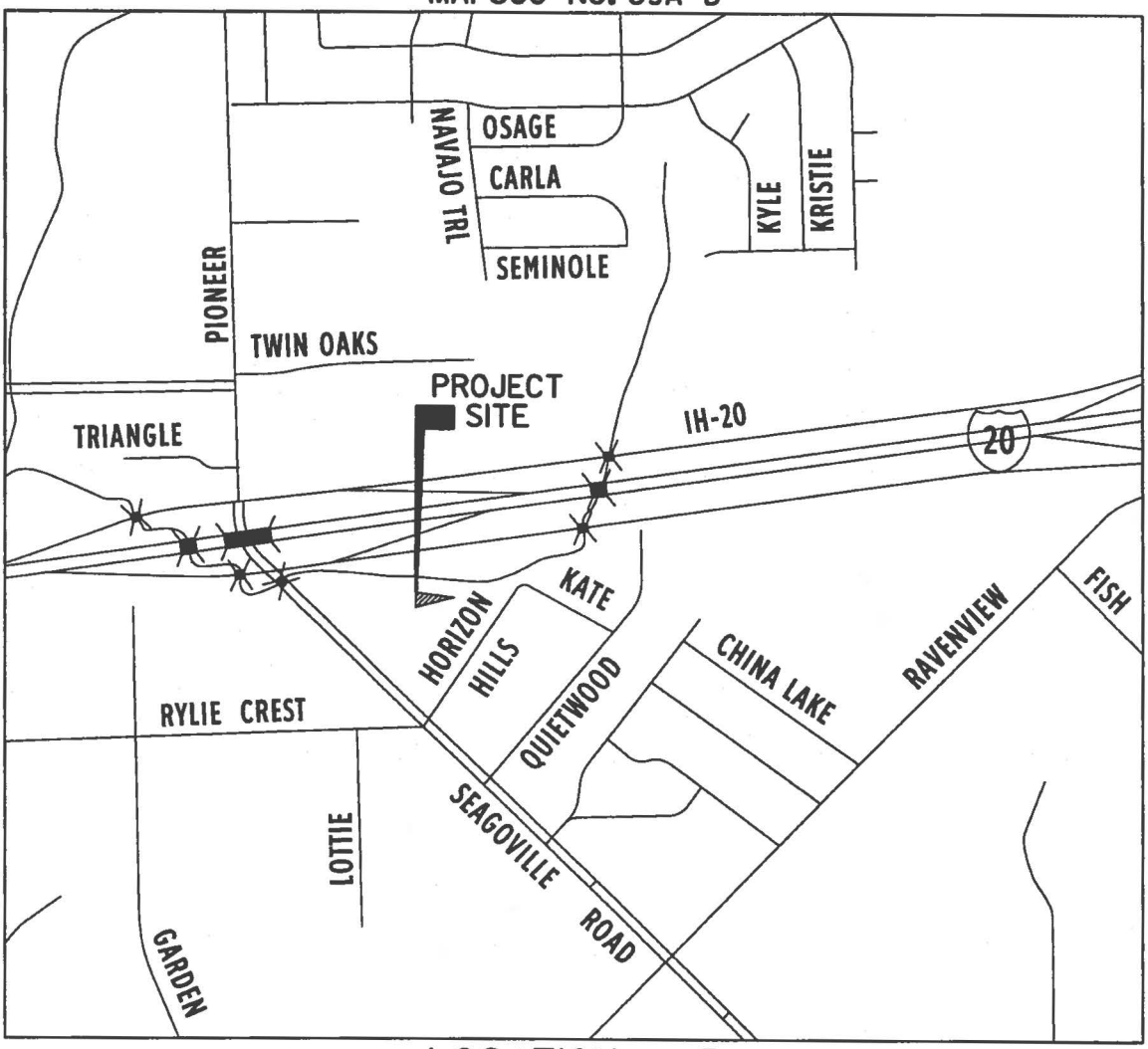
MAP

Attached

PARCEL E-278
CITY OF DALLAS RIGHT-OF-WAY
0.0499 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8833,
CASWELL JOHNSON SURVEY, ABSTRACT NUMBER 714
CITY OF DALLAS, DALLAS COUNTY, TEXAS

N

MAPSCO NO. 69A D



LOCATION MAP
NOT TO SCALE

4/2/2010 10:40:29 AM ah2419 DWU i:\25000s\25143\CADD\LOCATOR MAPS\E278_LOCMAP-25143.dgn Design RCH/ZS HP8100 8-5x11.plt

October 22, 2014

A RESOLUTION AUTHORIZING THE DEPOSIT OF A SPECIAL COMMISSIONERS AWARD AND SETTLEMENT OF THE CONDEMNATION SUIT UP TO THE AWARD.

IN THIS RESOLUTION THE FOLLOWING DEFINITIONS SHALL APPLY:

"CONDEMNATION SUIT": Cause No. CC-13-06469-B, in Dallas County Court at Law No. 2, and styled City of Dallas v. Robert L. Kelsoe, et al, filed pursuant to City Council Resolution No. 13-0124.

"PROPERTY": Approximately 2,173 square feet of land located in Dallas County, as described in the Condemnation Suit.

"PROJECT": Southwest 120/96" Water Transmission Pipeline Project

"OFFICIAL OFFER": $5,432.00

"AWARD": $170,000

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed: $2,000

"AUTHORIZED AMOUNT": Not to exceed $172,000

"DESIGNATED FUNDS": $164,568 from Water Utilities Capital Construction Funds, Fund No. 0102, Department DWU, Unit CW20, Activity RWPT, Program No. 706623, Object 4230, Encumbrance No. CT-DWU706623ENAJ and $7,432 from Water Utilities Capital Improvement Funds, Fund No. 3115, Department DWU, Unit PW40, Activity MPSA, Program No. 706623, Object 4210, Encumbrance No. CT-DWU706623CPAO.

The AWARD and the CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

WHEREAS, the OFFICIAL OFFER having been made and refused, the City Attorney filed the CONDEMNATION SUIT for the acquisition of the PROPERTY for the PROJECT; and

WHEREAS, the Special Commissioners appointed by the Court in the CONDEMNATION SUIT made an Award which the City Council wishes to deposit with the County Clerk of Dallas County, Texas, so that the City may take possession of the PROPERTY; and

October 22, 2014

WHEREAS, the City Council desires to authorize the City Attorney to settle the CONDEMNATION SUIT and, if objections are filed, the lawsuit arising from the CONDEMNATION SUIT for an amount not to exceed the AWARD;

Now, Therefore,

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

SECTION 1. That the City Controller is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the AWARD payable to the County Clerk of Dallas County, Texas, to be deposited by the City Attorney with the County Clerk and in the amount of the CLOSING COSTS and TITLE EXPENSES payable to the title company closing the transaction described herein. The AWARD, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 2. That the City Attorney is authorized to settle the lawsuit arising from the CONDEMNATION SUIT, for an amount not to exceed the AWARD.

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

APPROVED AS TO FORM
Warren M. S. Ernst
City Attorney

By: _____
Assistant City Attorney

AGENDA ITEM # 39

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
City Attorney's Office
Water Utilities

CMO: Ryan S. Evans, 671-9837
Warren M.S. Ernst, 670-3491
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Ronald Dale Rains, et al., Cause No. 90714CC, pending in Kaufman County Court at Law to acquire approximately 99,166 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project; and **(2)** settlement of the lawsuit arising from the condemnation proceedings for an amount not to exceed the award - Not to exceed $187,000, increased from $280,000 ($275,636, plus closing costs and title expenses not to exceed $4,364) to $467,000 ($463,000, plus closing costs and title expenses not to exceed $4,000) - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This item authorizes deposit of the amount awarded by the Special Commissioners for the acquisition of approximately 99,166 square feet of land, which was reduced from 99,480 square feet due to a revised survey. The original offer of $275,636 was based on an independent appraisal. The offer was not accepted by the owners and the City filed an eminent domain case to acquire the land. After a hearing, the Special Commissioners awarded $463,000. The City filed objections to the award and this matter is currently pending litigation.

The City has no control over the Special Commissioners appointed by the county court at law judges or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession of the property and proceed with its improvements, must deposit the amount awarded by the Special Commissioners in the registry of the Court.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on May 22, 2013, by Resolution No. 13-0863.

Council will be briefed in Closed Session on October 15, 2014.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $187,000

Resolution No. 13-0863	$280,000
Additional Amount (this action)	$187,000
Total Authorized Amount	$467,000

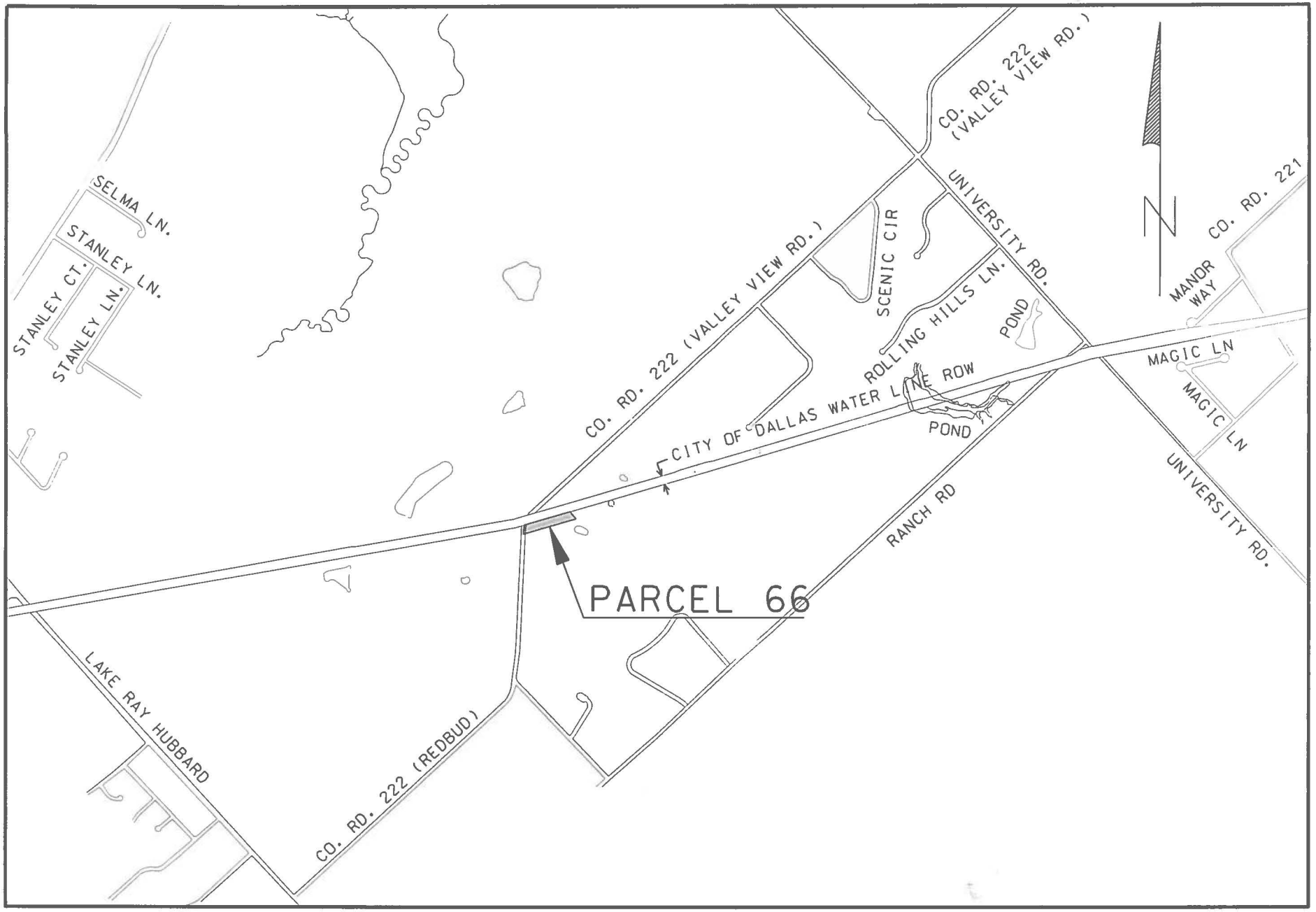
OWNERS

Ronald Dale Rains

Patricia Alice Rains

MAP

Attached



P:\0515-LakeTawakoni\Parcel\ParcelsMap_66.dgn Plotted on 10/16/2013 at 11:30 11 AM By: jason Project:City Of Dallas Plot Driver: dteprinter.pltcfg PenTable: dte.tbl

VICINITY MAP
APPROXIMATE SCALE 1"= 2000'

October 22, 2014

A RESOLUTION AUTHORIZING THE DEPOSIT OF A SPECIAL COMMISSIONERS AWARD AND SETTLEMENT OF THE LAWSUIT ARISING FROM THE CONDEMNATION PROCEEDING FOR THE AWARD.

IN THIS RESOLUTION THE FOLLOWING DEFINITIONS SHALL APPLY:

"CONDEMNATION PROCEEDING": Cause No. 90714CC, in Kaufman County Court at Law, and styled City of Dallas v. Ronald Dale Rains, et al., filed pursuant to City Council Resolution No. 13-0863.

"PROPERTY": Approximately 99,166 square feet of land located in Kaufman County, as described in the CONDEMNATION SUIT.

"PROJECT": Lake Tawakoni 144-inch Pipeline Project

"OFFICIAL OFFER": $275,636

"AWARD": $463,000

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $4,000

"AUTHORIZED AMOUNT": Not to exceed $467,000

"DESIGNATED FUNDS": $280,000 from Water Utilities Capital Construction Funds, Fund No. 0102, Department DWU, Unit CW20, Activity RWPT, Program No. 704041, Object 4210, Encumbrance No. CT-DWU704041FW and $187,000 from Water Utilities Capital Construction Funds, Fund No. 0102, Department DWU, Unit CW20, Activity RWPT, Program No. 704041, Object 4210, Encumbrance No. CT-DWU704041HP.

The AWARD and the CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

WHEREAS, the OFFICIAL OFFER having been made and refused, the City Attorney filed the CONDEMNATION PROCEEDING for the acquisition of the PROPERTY for the PROJECT; and

WHEREAS, the Special Commissioners appointed by the Court in the CONDEMNATION PROCEEDING made the AWARD, which the City Council wishes to deposit with the County Clerk of Kaufman County, Texas, so that the City may take possession of the PROPERTY; and

October 22, 2014

WHEREAS, the CITY objected to the AWARD, which converted the CONDEMNATION PROCEEDING into a lawsuit; and

WHEREAS, the City Council desires to authorize the City Attorney to settle the lawsuit arising from the CONDEMNATION PROCEEDING for an amount not to exceed the AWARD;

Now, Therefore,

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

SECTION 1. That the City Controller is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the AWARD payable to the County Clerk of Dallas County, Texas, to be deposited by the City Attorney with the County Clerk and in the amount of the CLOSING COSTS and TITLE EXPENSES payable to the title company closing the transaction described herein. The AWARD, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 2. That the City Attorney is authorized to settle the lawsuit arising from the CONDEMNATION PROCEEDING, for an amount not to exceed the AWARD.

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

APPROVED AS TO FORM
Warren M. S. Ernst
City Attorney

By: _____
Assistant City Attorney

AGENDA ITEM # 40

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	8
DEPARTMENT:	Sustainable Development and Construction Water Utilities
CMO:	Ryan S. Evans, 671-9837 Mark McDaniel, 670-3256
MAPSCO:	69A-E

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 4,002 square feet from Jessie Foster located near the intersection of US HWY 175 and Kleberg Road for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed $79,628, increased from $35,206 ($33,091, plus closing costs and title expenses not to exceed $2,115) to $114,834 ($111,834, plus closing costs and title expenses not to exceed $3,000) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes a settlement for the acquisition of approximately 4,002 square feet of land for the Southwest 120/96-inch Water Transmission Pipeline Project. This settlement will allow acquisition of the property without proceeding with condemnation proceedings.

The original authorizing resolution authorized a purchase amount of $35,206 ($33,091, plus closing costs and title expenses not to exceed $2,115). That amount is being increased to $114,834 ($111,834, plus closing costs and title expenses not to exceed $3,000).

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized acquisition on February 9, 2011, by Resolution No. 11-0411.

Authorized acquisition on January 23, 2013, by Resolution No. 13-0200.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $79,628

Resolution No. 13-0200	$ 35,206
Additional Amount (this action)	$ 79,628
Total Authorized Amount	$114,834

OWNER

Jessie Foster

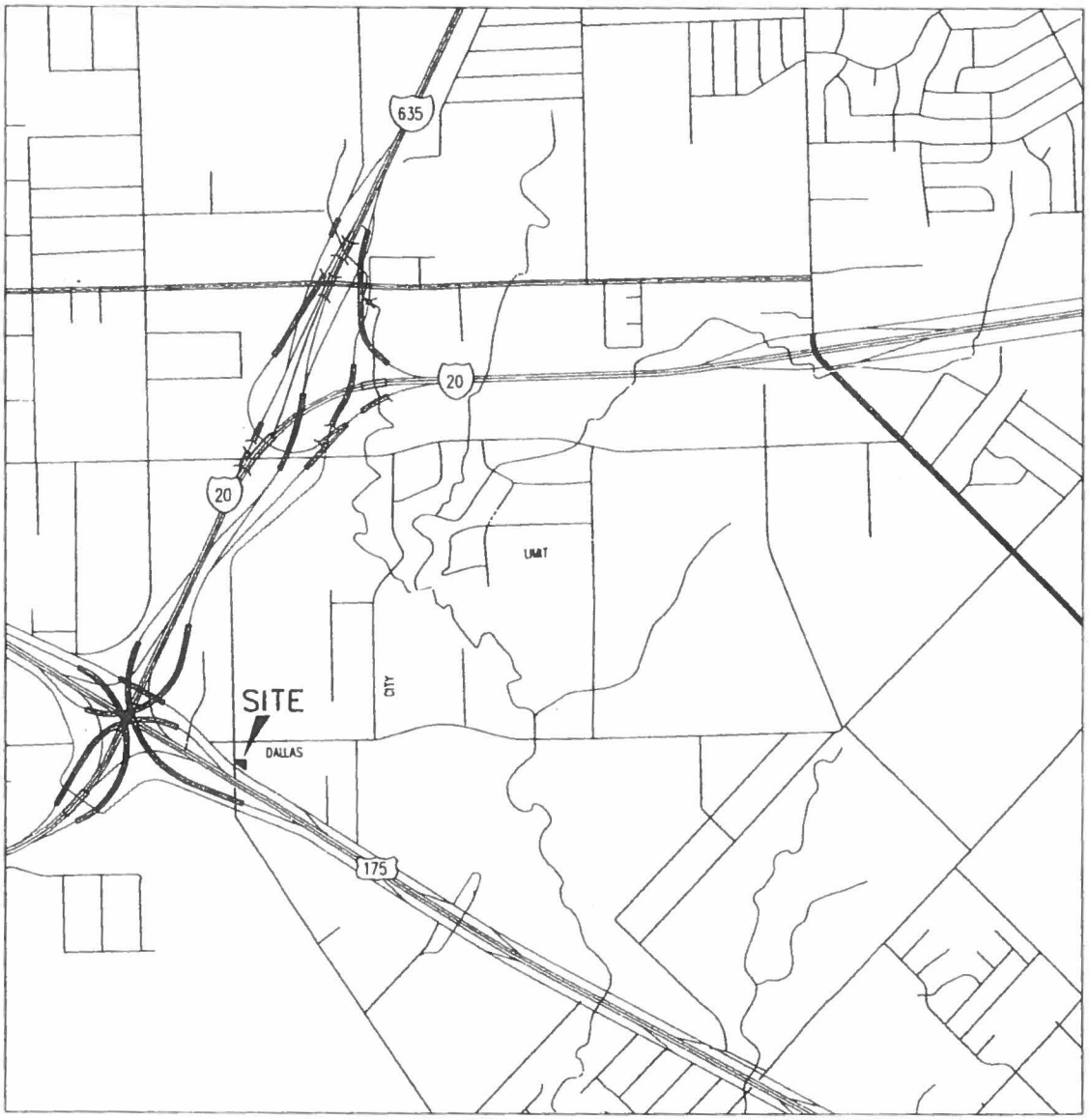
MAP

Attached

PARCEL E-319
4,002 SQ.FT.
DESCRIBING PART OF THE FOSTER TRACT
IN THE CITY OF DALLAS, BLOCK 8795
TO BE ACQUIRED FOR A 120-INCH WATER LINE

N

MAPSCO NO. 69A-E



VICINITY MAP - NOT TO SCALE

October 22, 2014

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR A NEGOTIATED PRICE HIGHER THAN THE AUTHORIZED PURCHASE AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTERESTS in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION PURCHASE AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTERESTS in the PROPERTY for the negotiated PURCHASE AMOUNT stated herein: **Now, Therefore,**

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

SECTION 1. That the following definitions shall apply to this resolution:

"CITY": The City of Dallas

"FIRST RESOLUTION": Resolution No. 13-0200 approved by the Dallas City Council on January 23, 2013, to authorize the purchase and/or eminent domain for a purchase amount of $35,206 ($33,091, plus closing costs and title expenses not to exceed $2,115)

"PROJECT": Southwest 120/96-inch Water Transmission Pipeline Project

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

"OWNER": Jesse Foster, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PROPERTY INTEREST": Fee Simple, subject to the exceptions, reservations, covenants, conditions and/or interests, if any provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"PROPERTY": Approximately 4,002 square feet of land Dallas County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining hereto.

"FIRST RESOLUTION PURCHASE AMOUNT": $35,206

"SETTLEMENT AMOUNT": $111,834

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $3,000

"REVISED AUTHORIZED AMOUNT": $114,834

SECTION 2. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the (purchase/donation), grant, and conveyance to the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value. (If this language was in the first resolution, delete this section and renumber the following sections.)

SECTION 4. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute. (if this language was not in the 1st resolution)

SECTION 5. That the City Controller is authorized to draw checks for the SETTLEMENT AMOUNT, closing costs and title expenses, payable out of Fund 3115, Dept. DWU, Unit PW40, Activity MPSA, Object 4210, Program 706623, CT-DWU706623CPAT ($35,206), and Fund 3115, Dept. DWU, Unit PW40, Activity MPSA, Object 4210, Program 706623, CT-DWU706623CPDH ($79,628), and said payment shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney. The SETTLEMENT AMOUNT - $111,834 and the CLOSING COSTS AND TITLE EXPENSES - $3,000 together shall not exceed the REVISED AUTHORIZED AMOUNT - $114,834, which includes amounts authorized in the FIRST RESOLUTION.

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and the CITY will pay any CLOSING COSTS AND TITLE EXPENSES. All costs and expenses described in this section shall be paid from the previously described funds.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY

BY: Roxanne Diamond
Assistant City Attorney

EXHIBIT A

PARCEL E-319
FIELD NOTES DESCRIBING PART OF THE FOSTER TRACT
IN THE CITY OF DALLAS, BLOCK 8795
TO BE ACQUIRED FOR A 120 INCH WATER LINE

ALL THAT certain lot, tract, or parcel of land lying and being situated in the City of Dallas, Dallas County, Texas, more particularly described as follows:

BEING a 4002 square feet tract of land conveyed to Jessie Foster and wife, Patricia Foster by Warranty Deed dated April 15, 1999 by A & A Sand & Gravel, Inc as recorded in Volume 99085, Page 2575 of the Deed Records of Dallas County, Texas and being Tract 40 of Block 8795, official City of Dallas Numbers and being in the McKinney and Williams Survey, Abstract Number 1006 and being more particularly described as follows:

COMMENCING at a set ½ inch iron rod with a yellow cap stamped "GLD" at the intersection of the east right-of-way line of Kleberg Road (variable width) with the south right-of-way line of Ravenview Road (60 feet wide), from which a 4" brass Texas Department of Transportation monument bears North 3°16'35" East a distance of 1.86 feet, said point being the northwest corner of a tract of land conveyed to Ruby Fay Dickey by Assumption Deed dated April 26, 2004 from Les Davidson as recorded in Volume 2004089, Page 10047 of said Deed Records;

THENCE South 00°23'28" East along said east line of Kleberg Road a distance of 101.92 feet to the southwest corner of Tract No. One of said Dickey tract;

THENCE South 89°37'30" West a distance of 1.96 feet to the northwest corner of Tract No. Two of said Dickey tract, a distance of 2.02 feet to a set ½ inch iron rod with a yellow cap stamped "GLD";

THENCE South 01°06'53" West along said east line of Kleberg Road a distance of 29.61 feet to a set ½ inch iron rod with a yellow cap stamped "GLD";

THENCE South 24°26'53" East along said east line of Kleberg Road a distance of 65.01 feet to the **POINT OF BEGINNING**, from which a 4" brass Texas Department of Transportation monument bears South 79°21'34" West a distance of 2.34 feet, said point also being the southwest corner of Tract No. Two of said Dickey tract;

THENCE North 89°14'32" East along the south line of said Dickey tract a distance of 96.72 feet to a set ½ inch iron rod with a yellow cap stamped "GLD," said point also being the southeast corner of said Dickey tract;

EXHIBIT A

PARCEL E-319
FIELD NOTES DESCRIBING PART OF THE FOSTER TRACT
IN THE CITY OF DALLAS, BLOCK 8795
TO BE ACQUIRED FOR A 120 INCH WATER LINE

THENCE South 00°25'41" East a distance of 82.76 feet to a set ½ inch iron rod with a yellow cap stamped "GLD" at the intersection of same with the north right-of-way of US 175;

THENCE North 50°04'02" West along said north line of US 175 a distance of 126.93 feet to the POINT OF BEGINNING and containing approximately 4002 square feet of land.

BASIS OF BEARINGS: North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface adjustment scale factor: 1.0001365060. Basis of Bearings rotated counterclockwise 0°01'35" from deed bearing of North 50°02'27" West along the southwest line of said Foster tract.

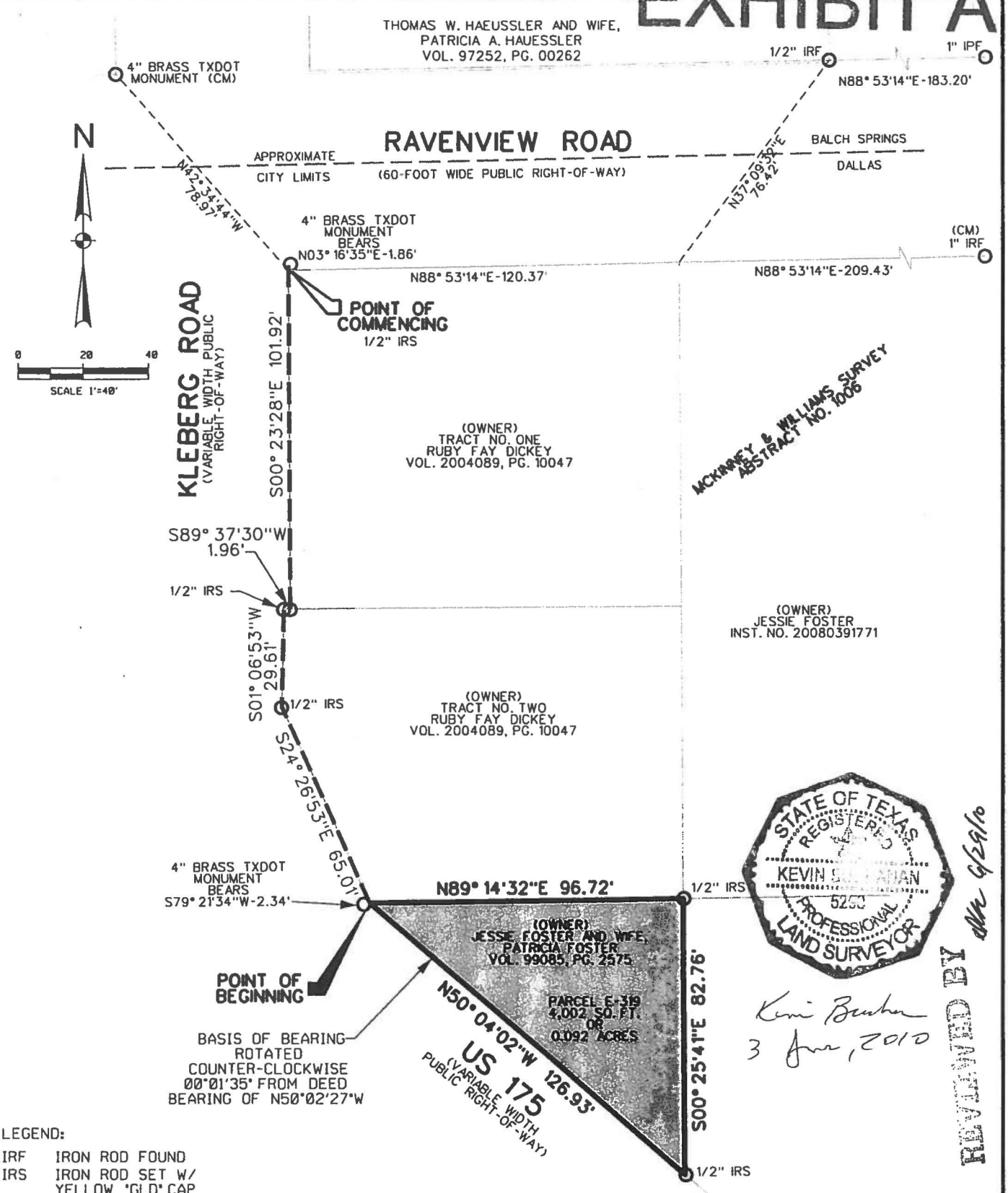
KB 4/8/10
5330 E-319

RECEIVED JUN 28 2010

STATE OF TEXAS
REGISTERED
KEVIN BUCHANAN
5280
PROFESSIONAL
LAND SURVEYOR

Kevin Buchanan
3 June, 2010

EXHIBIT A



LEGEND:

IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ YELLOW "GLD" CAP
IPF	IRON PIPE FOUND
MON.	MONUMENT
(CM)	CONTROL MONUMENT

NOTES:

1.) BEARING SYSTEM: NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, SURFACE ADJUSTMENT SCALE FACTOR 1.0001365060

PARCEL E-319
FIELD NOTES DESCRIBING PART OF THE FOSTER TRACT IN THE CITY OF DALLAS, BLOCK 8795 TO BE ACQUIRED FOR A 120-INCH WATER LINE

Garcia Land Data, Inc.
T 214-987-0149 F 214-987-4026
6210 Campbell Rd., Ste. 110
Dallas, TX 75248-1388

DATE: 06/03/10
PROJ: 5330

EXHIBIT B

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

WARRANTY DEED

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

That Jesse Foster a/k/a Jessie R. Foster (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of ONE HUNDRED ELEVEN THOUSAND EIGHT HUNDRED THIRTY-FOUR AND 00/100 DOLLARS ($111,834.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: This conveyance is made and accepted subject to the reservations provided in Exhibit B which is attached hereto and incorporated herein for all purposes.

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

EXECUTED this _____ day of _____, _____.

_____
Jesse Foster a/k/a Jessie R. Foster

EXHIBIT B

* * * * * * * * * * * * * * * * * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____

by Jesse Foster.

_____

Notary Public, State of TEXAS

* * * * * * * * * * * * * * * * * * * *

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

Warranty Deed Log No 36098

EXHIBIT A

PARCEL E-319
FIELD NOTES DESCRIBING PART OF THE FOSTER TRACT
IN THE CITY OF DALLAS, BLOCK 8795
TO BE ACQUIRED FOR A 120 INCH WATER LINE

ALL THAT certain lot, tract, or parcel of land lying and being situated in the City of Dallas, Dallas County, Texas, more particularly described as follows:

BEING a 4002 square feet tract of land conveyed to Jessie Foster and wife, Patricia Foster by Warranty Deed dated April 15, 1999 by A & A Sand & Gravel, Inc as recorded in Volume 99085, Page 2575 of the Deed Records of Dallas County, Texas and being Tract 40 of Block 8795, official City of Dallas Numbers and being in the McKinney and Williams Survey, Abstract Number 1006 and being more particularly described as follows:

COMMENCING at a set ½ inch iron rod with a yellow cap stamped "GLD" at the intersection of the east right-of-way line of Kleberg Road (variable width) with the south right-of-way line of Ravenview Road (60 feet wide), from which a 4" brass Texas Department of Transportation monument bears North 3°16'35" East a distance of 1.86 feet, said point being the northwest corner of a tract of land conveyed to Ruby Fay Dickey by Assumption Deed dated April 26, 2004 from Les Davidson as recorded in Volume 2004089, Page 10047 of said Deed Records;

THENCE South 00°23'28" East along said east line of Kleberg Road a distance of 101.92 feet to the southwest corner of Tract No. One of said Dickey tract;

THENCE South 89°37'30" West a distance of 1.96 feet to the northwest corner of Tract No. Two of said Dickey tract, a distance of 2.02 feet to a set ½ inch iron rod with a yellow cap stamped "GLD";

THENCE South 01°06'53" West along said east line of Kleberg Road a distance of 29.61 feet to a set ½ inch iron rod with a yellow cap stamped "GLD";

THENCE South 24°26'53" East along said east line of Kleberg Road a distance of 65.01 feet to the **POINT OF BEGINNING**, from which a 4" brass Texas Department of Transportation monument bears South 79°21'34" West a distance of 2.34 feet, said point also being the southwest corner of Tract No. Two of said Dickey tract;

THENCE North 89°14'32" East along the south line of said Dickey tract a distance of 96.72 feet to a set ½ inch iron rod with a yellow cap stamped "GLD," said point also being the southeast corner of said Dickey tract;

EXHIBIT A

PARCEL E-319
FIELD NOTES DESCRIBING PART OF THE FOSTER TRACT
IN THE CITY OF DALLAS, BLOCK 8795
TO BE ACQUIRED FOR A 120 INCH WATER LINE

THENCE South 00°25'41" East a distance of 82.76 feet to a set ½ inch iron rod with a yellow cap stamped "GLD" at the intersection of same with the north right-of-way of US 175;

THENCE North 50°04'02" West along said north line of US 175 a distance of 126.93 feet to the POINT OF BEGINNING and containing approximately 4002 square feet of land.

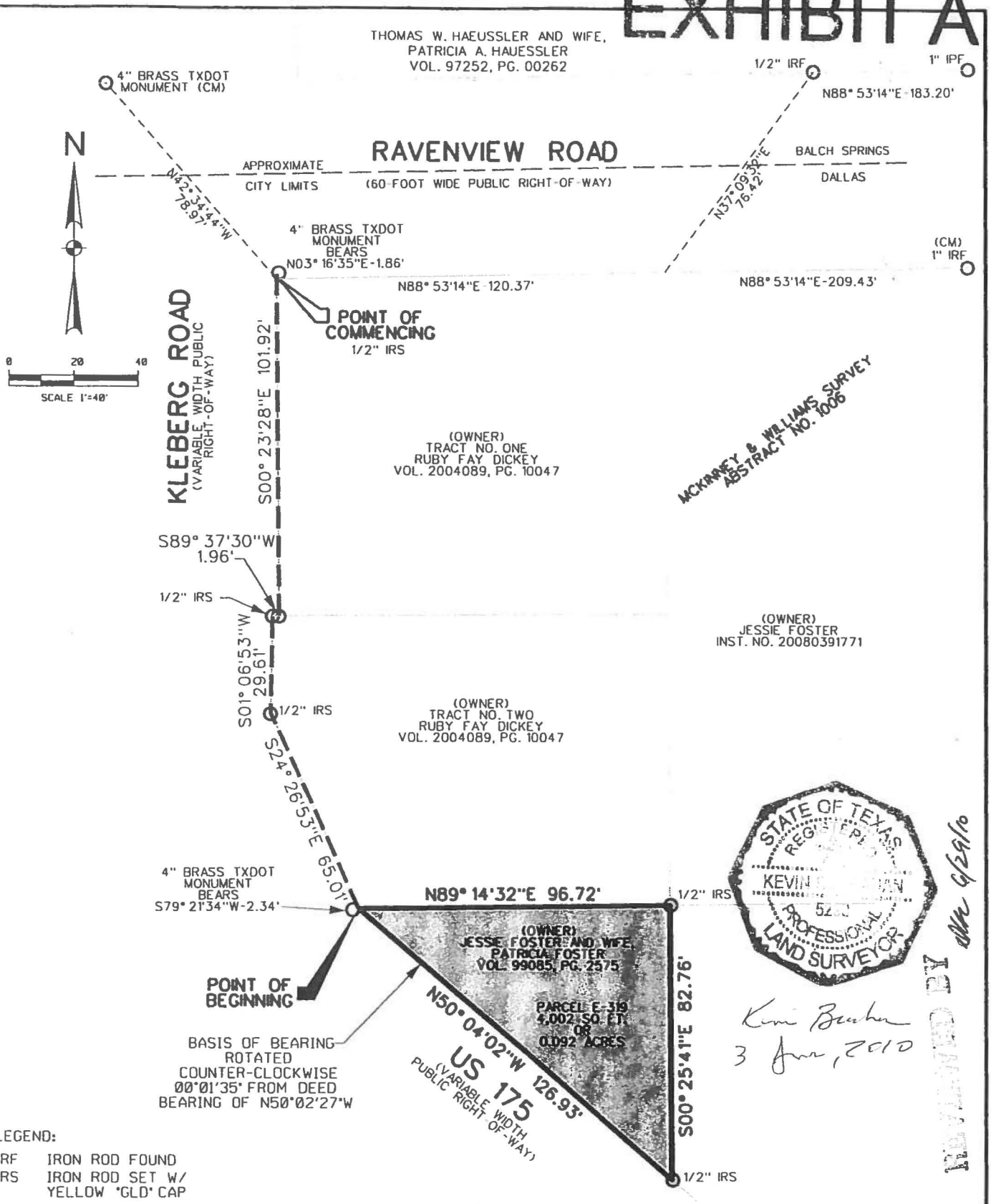
BASIS OF BEARINGS: North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface adjustment scale factor: 1.0001365060. Basis of Bearings rotated counterclockwise 0°01'35" from deed bearing of North 50°02'27" West along the southwest line of said Foster tract.

KB 4/8/10
5330 E-319

STATE OF TEXAS
REGISTERED
KEVIN B[illegible]MAN
5[illegible]
PROFESSIONAL
LAND SURVEYOR

Kevin Burkman
3 June, 2010

EXHIBIT A



LEGEND:

IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ YELLOW "GLD" CAP
IPF	IRON PIPE FOUND
MON.	MONUMENT
(CM)	CONTROL MONUMENT

NOTES:

1.) BEARING SYSTEM: NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, SURFACE ADJUSTMENT SCALE FACTOR 1.0001365060

PARCEL E-319
FIELD NOTES DESCRIBING PART OF THE FOSTER TRACT IN THE CITY OF DALLAS, BLOCK 8795 TO BE ACQUIRED FOR A 120-INCH WATER LINE

Garcia Land Data, Inc.
T 214-987-0149
F 214-987-4026
6210 Campbell Rd., Ste. 110
Dallas, TX 75248-1388

DATE: 06/03/10
PROJ: 5330

EXHIBIT "B"

EASEMENT – ACCESS
[Specific Location]

Grantor, for Grantor and Grantor's heirs, successors and assigns ("the holder of the easement") does hereby reserve an easement over, on and across the property described in Attachment "1", attached hereto and made a part hereof by reference for all purposes, (the "Easement Property") to provide free and uninterrupted pedestrian, vehicular and utility access to and from Grantor's adjoining or abutting property, being more fully described in Attachment "2", attached hereto and made a part hereof by reference for all purposes, (the "Dominant Estate Property") and portions thereof, in a manner as not to endanger or interfere with the safe, efficient and/or convenient use of and activity on the property described in Exhibit "A" by City.

The easement is appurtenant to and runs with the Dominant Estate Property and all portions of it, whether or not the easement is referenced in any conveyance of the Dominant Estate Property or any portion of it. The easement binds and inures to the benefit of Grantor and City and their respective heirs, successors, and assigns.

The easement is perpetual.

This easement is nonexclusive, and City reserves for City and City's successors and assigns the right to convey the same or similar easement or other rights or easements to others. Notwithstanding any provision of this easement reservation to the contrary, City and City's successors and assigns shall in all respects and at all times have the superior and paramount right of use, access and control of the Easement Property, without any liability for damages, destruction or injury to any improvements located in the easement, from time to time.

Professionally engineered plans and specifications bearing the seal of a professional engineer currently registered in the State of Texas showing any and all improvements desired by the holder of the easement, including without limitation, fill or removal of soil within the easement, paving, support, protection of City's uses, utility lines, structures and facilities, must be submitted to and approved in writing by the City of Dallas Water Department ("DWU") in advance of any construction by the holder of the easement. No vehicle, equipment or machinery exceeding a total weight of 15,000 lbs may come on the easement or any use be allowed to exist that would exceed said weight limit at any time during normal use unless confined to the designated access points on improvements the plans and specifications for which are structurally designed and constructed with supporting appurtenances that meet or exceed H20 highway design capacity and that protect the City's facilities from all imposed loading. The parties acknowledge and agree that the paramount consideration in the evaluation of any proposed improvements is to fully and completely accommodate City's uses (current, anticipated, and/or potential) of the property described in Exhibit "A" and any facilities it may install. Consequently, City's determinations in this regard are conclusive and final. All such improvements and maintenance of the Easement Property will be at the sole expense of the holder of the easement and must be constructed in a good and workmanlike manner in

conformity with the approved plans and specifications. The holder of the easement will maintain the Easement Property in a neat, clean and safe condition at all times.

The holder of the easement agrees to indemnify, defend and hold City and City's successors in interest harmless from any loss, attorney's fees, court and other costs, expenses or claims attributable to any breach or default of any provision of this easement by the holder and/or any negligent act or omission by the holder with regard to this easement. In the event the holder of the easement shall place any unpermitted structure, improvement, use or material within the Easement Property and fails to remove same immediately upon receipt of notice from City, City shall have the right, but not the obligation, to remove such structure, improvement, use and/or material, and the holder of the easement shall reimburse City for any and all costs connected with such action immediately upon demand.

EXHIBIT B

ACCESS EASEMENT ACROSS
CITY OF DALLAS ACQUISITION PARCEL E-319
1,012 SQUARE FOOT (0.0232 ACRE) TRACT
JESSIE FOSTER AND WIFE, PATRICIA FOSTER
BLOCK 8795
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,012 square foot (0.0232 acre) unplatted tract of land situated in the McKinney and Williams Survey, Abstract No. 1006, City of Dallas, Dallas County, Texas, in Official City Block Number 8795, and being a part of that tract of land described in Warranty Deed dated April 15, 1999, to Jessie Foster and wife, Patricia Foster, as recorded in Volume 99085, Page 2575 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the intersection of the east right-of-way line of Kleberg Road (a variable width right-of-way) with the northeast right-of-way line of US Highway 175 (a variable width right-of-way), said point being the southwest corner of that tract of land described as Tract No. Two in deed to Ruby Fay Dickey as recorded Volume 2004089, Page 10047, D.R.D.C.T., and from which a 4" brass Texas Department of Transportation monument bears North 03 degrees 16 minutes 35 seconds East, a distance of 1.86 feet, said point being the northwest corner of said Foster tract;

THENCE South 50 degrees 04 minutes 02 seconds East, along the common southwest line of said Foster tract and said northeast right-of-way line, a distance of 98.93 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for the POINT OF BEGINNING;

THENCE North 14 degrees 35 minutes 33 seconds East, departing said common line, over and across said Foster tract, a distance of 66.89 feet to a point for corner in the common north line of said Foster tract and south line of Tract No. Two in said Dickey tract;

THENCE North 89 degrees 14 minutes 32 seconds East, along said common line, a distance of 4.00 feet to a 1/2-inch found iron rod with a "GLD" cap for corner;

THENCE South 00 degrees 25 minutes 41 seconds East, departing said common line, over and across said Foster tract a distance of 82.76 feet to a set "X" in concrete in the common southwest line of said Foster tract and said northeast right-of-way line;

THENCE North 50 degrees 04 minutes 02 seconds West, along said common line, a distance of 28.00 feet to the POINT OF BEGINNING and containing 1,012 square feet (0.0232 of an acre) of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

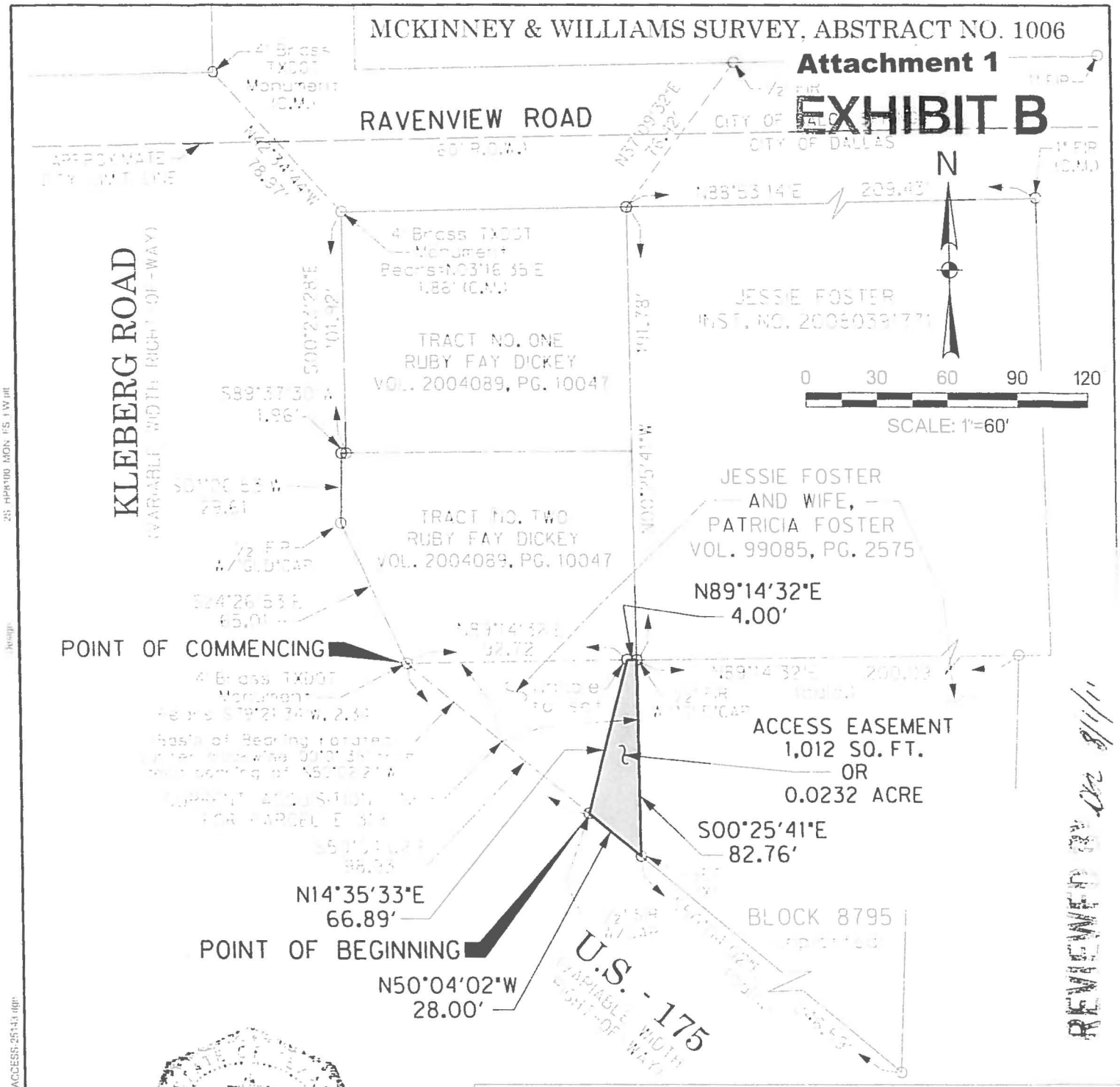
STATE OF TEXAS
ANDREW J. SHAFER
5017
REGISTERED
PROFESSIONAL LAND SURVEYOR

RELEASED FOR REVIEW 5/1/12

MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1006

Attachment 1

EXHIBIT B



ANDREW J. SHAFER
5017
REGISTERED
PROFESSIONAL LAND SURVEYOR

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.00013856067.

2. Metes and Bounds description of tract shown hereon was prepared of even date.

ACCESS EASEMENT ACROSS CITY OF DALLAS
ACQUISITION PARCEL E-319
1,012 SQUARE FOOT (0.0232 ACRE) TRACT
JESSIE FOSTER AND WIFE, PATRICIA FOSTER
BLOCK 8795
CITY OF DALLAS, DALLAS COUNTY, TEXAS

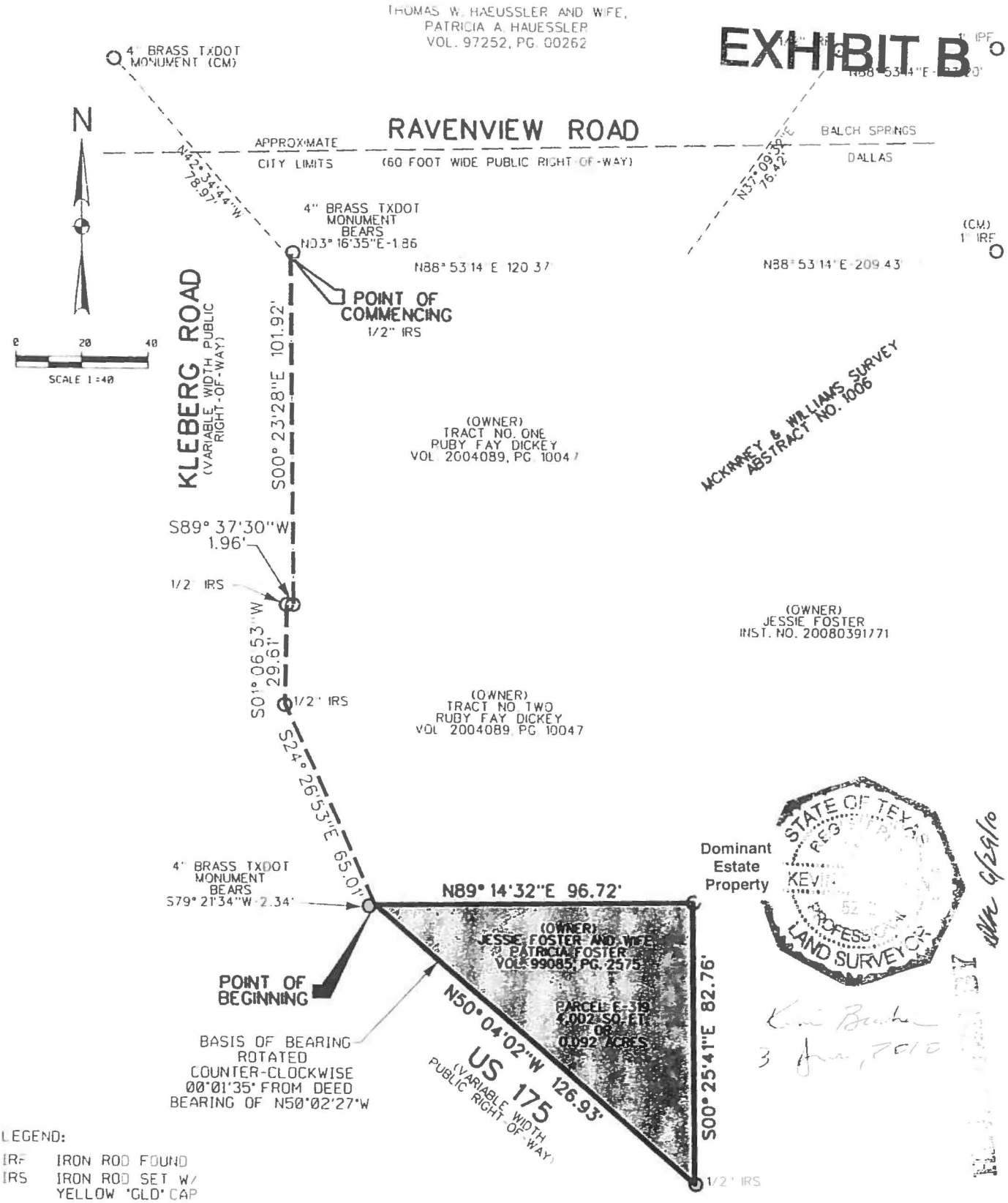
HALFF
1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE: 214.346-6200 FAX: (214) 739-0095

DATE: JULY, 2017
A/O.: 25143
PAGE 2 OF 2

RELEASED for review 7/11/17

I:\25000s\25143\tc\ADD\EXHIBIT\VEXB-319-ACCESS-25143.dgn

EXHIBIT B



LEGEND:

IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ YELLOW "GLD" CAP
IPF	IRON PIPE FOUND
MON.	MONUMENT
(CM)	CONTROL MONUMENT

NOTES:

1.) BEARING SYSTEM: NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. SURFACE ADJUSTMENT SCALE FACTOR 1.0001365060

PARCEL E-319
FIELD NOTES DESCRIBING PART OF THE FOSTER TRACT
IN THE CITY OF DALLAS, BLOCK 8795
TO BE ACQUIRED FOR A 120-INCH WATER LINE

Garcia Land Data, Inc.
T 214 987-0149
F 214 987-4026
6210 Campbell Rd. Ste 110
Dallas, TX 75248-1398

DATE: 06/03/10
PROJ: 5330

AGENDA ITEM # 41

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction
Public Works Department

CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299

MAPSCO: 55H

SUBJECT

Authorize moving expense and replacement housing payments for Jesus V. Ugalde in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 716 Pontiac Avenue for future City facilities - Not to exceed $63,100 - Financing: 2006 Bond Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas in conjunction with its real property acquisition activities. On May 14, 2014, the City Council approved Resolution No. 14-0762 which authorized the acquisition of real property known as 716 Pontiac Avenue for future City facilities. Jesus V. Ugalde will be displaced as a direct result of this property acquisition. He has qualified for a moving expense payment of up to $2,200 and a replacement housing payment of up to $60,900 pursuant to City Code and will use the replacement housing payment to acquire a replacement property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, the City Council authorized the acquisition of single family homes in the Cadillac Heights neighborhood for future City facilities by Resolution No. 14-0762.

FISCAL INFORMATION

2006 Bond Funds - $63,100

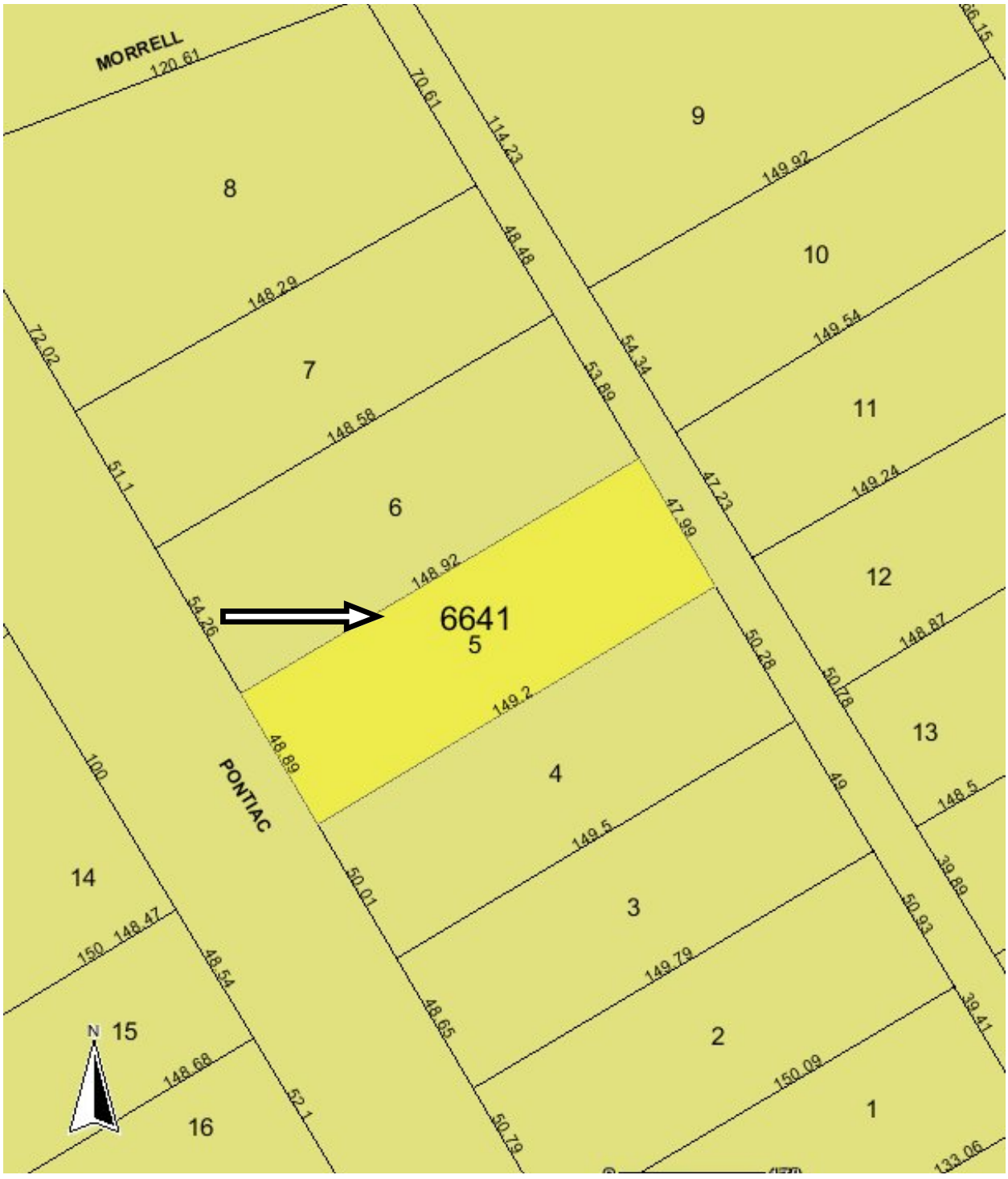
OWNER

Jesus V. Ugalde

MAP

Attached

Future City Facilities Project
Relocation Assistance



Lot 5, Block 11/6641 - 716 Pontiac Avenue

October 22, 2014

WHEREAS, on November 7, 2006, Dallas voters approved the use of General Obligation Bonds to acquire property for future City facilities; and

WHEREAS, Jesus V. Ugalde will be displaced as a direct result of this property acquisition and will vacate the property; and

WHEREAS, Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and replacement housing payments for homeowners displaced by City of Dallas property acquisition activities; and

WHEREAS, on May 14, 2014, the City Council approved Resolution No. 14-0762 authorizing the acquisition of 716 Pontiac Avenue located in the Cadillac Heights neighborhood, to be used in conjunction with the construction of future City facilities.

Now, Therefore,

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

SECTION 1. That Jesus V. Ugalde will be displaced in conjunction with the construction of future City facilities and is entitled to moving expense and replacement housing payments pursuant to Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas.

SECTION 2. That Jesus V. Ugalde is eligible to receive a moving expense payment in an amount up to $2,200 and a replacement housing payment in an amount up to $60,900.

SECTION 3. That the City Controller is authorized to draw warrants in favor of Jesus V. Ugalde in an amount not to exceed $63,100 for moving expense and replacement housing payments.

These warrants are to be paid as follows:

Fund	Dept	Unit	Obj	Act Code	Prog No	Encumbrance	Amount
BT11	PBW	T825	4240	LAAQ	PB06T825	PBW06T825LK	$ 2,200
BT11	PBW	T825	4240	LAAQ	PB06T825	PBW06T825LL	$60,900

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

AGENDA ITEM # 42

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction
Public Works Department

CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299

MAPSCO: 55H

SUBJECT

Authorize moving expense and replacement housing payments for Jorge Tiburcio and Lesvia Arias in the Cadillac Heights neighborhood as a result of an official written offer of just compensation to purchase real property at 2946 Gloyd Street for future City facilities - Not to exceed $70,300 - Financing: 2006 Bond Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas in conjunction with its real property acquisition activities. On May 14, 2014, the City Council approved Resolution No. 14-0762 which authorized the acquisition of real property known as 2946 Gloyd Street for future City facilities. Jorge Tiburcio and Lesvia Arias will be displaced as a direct result of this property acquisition. They have qualified for a moving expense payment of up to $1,400 and a replacement housing payment of up to $68,900 pursuant to City Code and will use the replacement housing payment to acquire a replacement property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, the City Council authorized the acquisition of single family homes in the Cadillac Heights neighborhood for future City facilities by Resolution No. 14-0762.

FISCAL INFORMATION

2006 Bond Funds - $70,300

OWNERS

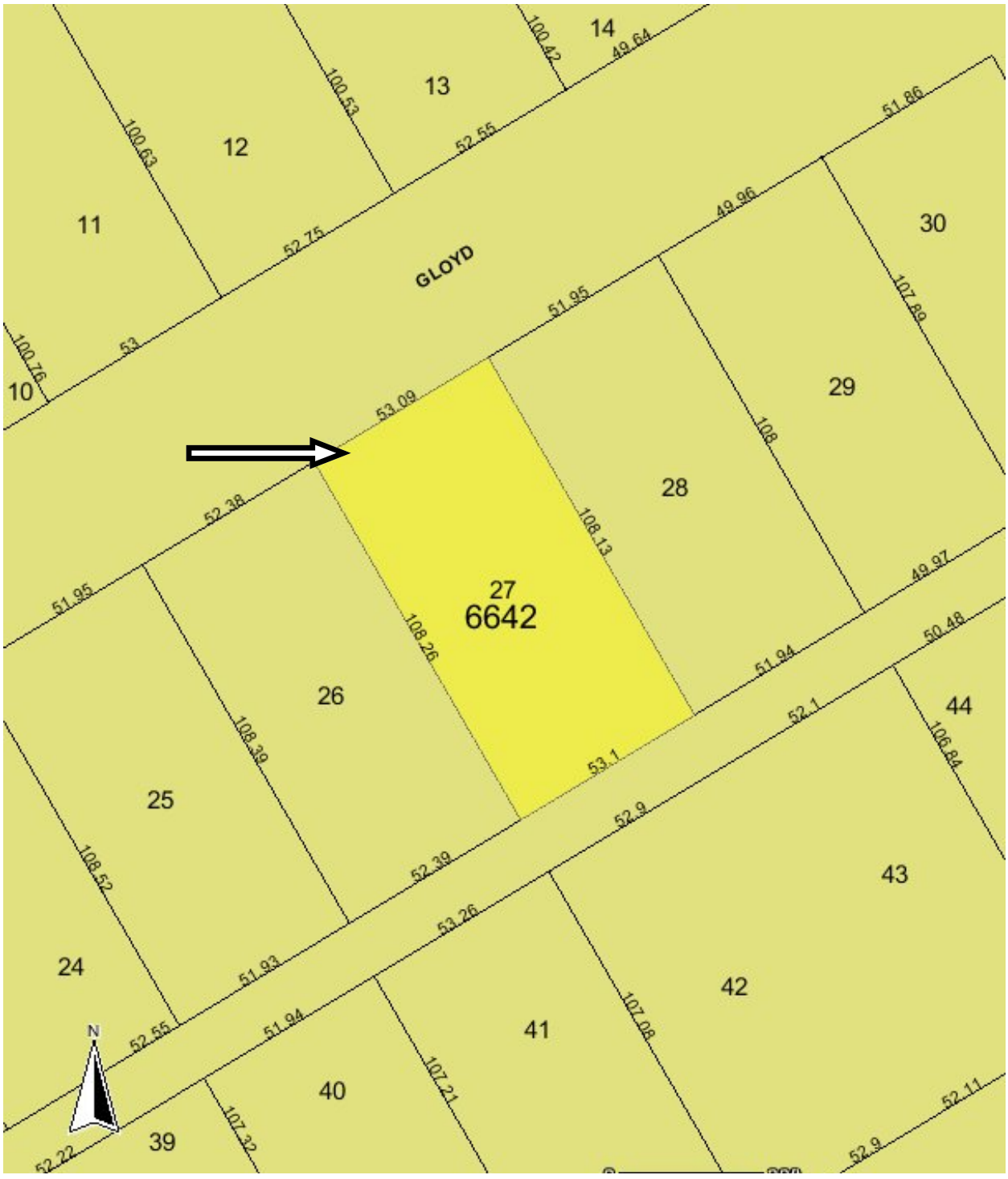
Jorge Tiburcio

Lesvia Arias

MAP

Attached

Future City Facilities Project
Relocation Assistance



Lot 27, Block 6642 - 2946 Gloyd Street

October 22, 2014

WHEREAS, on November 7, 2006, Dallas voters approved the use of General Obligation Bonds to acquire property for future City facilities; and

WHEREAS, Jorge Tiburcio and Lesvia Arias will be displaced as a direct result of this property acquisition and will vacate the property; and

WHEREAS, Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas provides moving expense and replacement housing payments for homeowners displaced by City of Dallas property acquisition activities; and

WHEREAS, on May 14, 2014, the City Council approved Resolution No. 14-0762 authorizing the acquisition of 2946 Gloyd Street located in the Cadillac Heights neighborhood, to be used in conjunction with the construction of future City facilities.

Now, Therefore,

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

SECTION 1. That Jorge Tiburcio and Lesvia Arias will be displaced in conjunction with the construction of future City facilities and is entitled to moving expense and replacement housing payments pursuant to Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas.

SECTION 2. That Jorge Tiburcio and Lesvia Arias are eligible to receive a moving expense payment in an amount up to $1,400 and a replacement housing payment in an amount up to $68,900.

SECTION 3. That the City Controller is authorized to draw warrants in favor of Jorge Tiburcio and Lesvia Arias in an amount not to exceed $70,300 for moving expense and replacement housing payments.

These warrants are to be paid as follows:

Fund	Dept	Unit	Obj	Act Code	Prog No	CT	Amount
BT11	PBW	T825	4240	LAAQ	PB06T825	PBW06T825LM	$ 1,400
BT11	PBW	T825	4240	LAAQ	PB06T825	PBW06T825LN	$68,900

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

AGENDA ITEM # 43

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44V

SUBJECT

An ordinance abandoning a portion of a drainage easement to ATA Apartments Limited Partnership, the abutting owner, containing approximately 1,399 square feet of land, located near the intersection of Greenbriar Lane and Dealey Avenue – Revenue: $5,400, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a drainage easement to ATA Apartments Limited Partnership, the abutting owner. The abandonment area will be included with the property of the abutting owner for a multi-family development.

The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION /REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: $5,400, plus the $20 ordinance publication fee

OWNER

ATA Apartments Limited Partnership

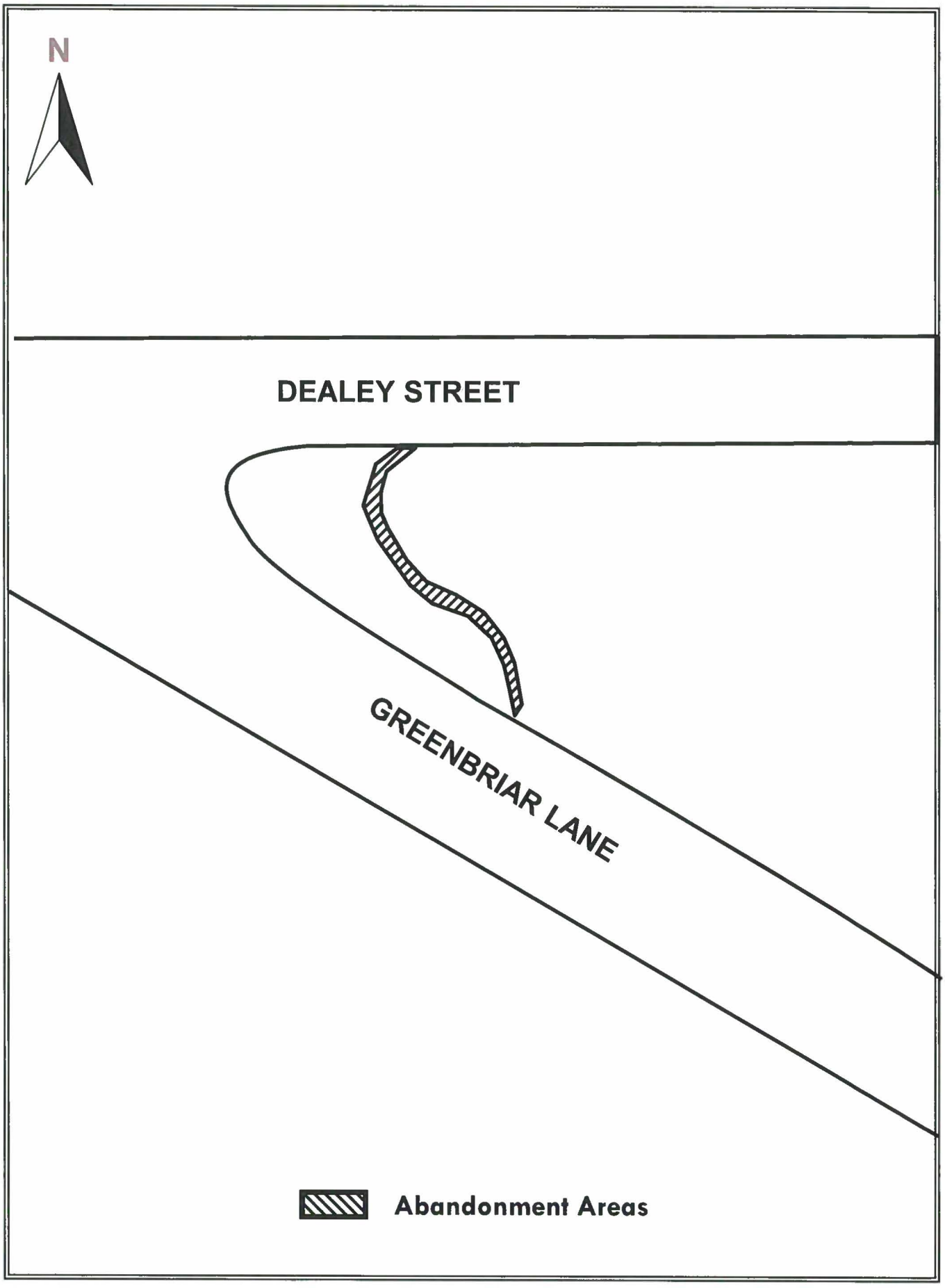
DCH 105 Trinity LP, General Partner

Maple Multi-Family Development LLC, General Partner

Kenneth J. Valach, President

MAP

Attached


N
DEALEY STREET
GREENBRIAR LANE
Abandonment Areas

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a portion of a drainage easement, located in City Block E/3414 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to ATA Apartments Limited Partnership; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of ATA Apartments Limited Partnership, a Delaware limited partnership; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

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

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

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

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

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

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

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

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

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

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

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.

EXHIBIT A

BEING a 1,399 square foot (0.032 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas and being part of Lots 1 and 11, Block E/3414, Revised Plat of M.M. Plowman's Sub-division Tract C, an addition to the City of Dallas, Texas, as recorded in Volume 4, Page 55, Map Records of Dallas County, Texas; same being part of a tract of land described in Special Warranty Deed to ATA Apartments Limited Partnership recorded in Instrument No. 201300021207, Official Public Records of Dallas County, Texas and all of a Drainage Easement created in Volume 81067, Page 1822, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with 3-1/2" aluminum disk stamped "Greenbriar Trinity Addition, Block E/3414, RPLS No. 5336" found for the northernmost corner of a curving right-of-way corner clip at the intersection of the south right-of-way line of Dealey Avenue (a 50-foot wide right-of-way) and the northeast right-of-way line of Greenbriar Lane (a 78-foot wide right-of-way) at the northernmost northwest corner of said Lot 1;

THENCE with said south right-of-way line of Dealey Avenue and the north line of said Lot 1, North 89°30'57" East, a distance of 135.57 feet to the **POINT OF BEGINNING**;

THENCE continuing with said south right-of-way line and the said north line of Lot 1, North 89°30'57" East, a distance of 7.01 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 46°32'59", a radius of 67.50 feet, a chord bearing and distance of South 22°47'13" West, 53.34 feet;

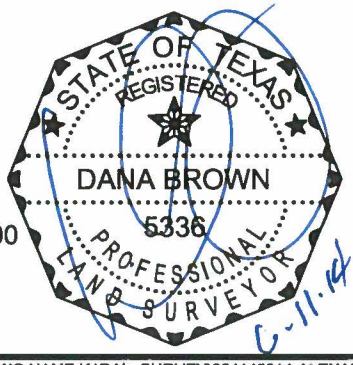
THENCE departing the said south right-of-way line and the said north line of Lot 1, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 54.84 feet to a point for corner;
South 0°29'17" East, a distance of 30.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 45°27'47", a radius of 67.50 feet, a chord bearing and distance of South 23°13'11" East, 52.17 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 53.56 feet to a point for corner;
South 45°57'04" East, a distance of 49.92 feet to a point at the beginning of a tangent curve to the right having a central angle of 45°44'45", a radius of 69.50 feet, a chord bearing and distance of South 23°04'42" East, 54.03 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 55.49 feet to a point at the beginning of a reverse curve to the left having a central angle of 24°35'26", a radius of 67.50 feet, a chord bearing and distance of South 12°30'02" East, 28.75 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 28.97 feet to a point for corner;
South 24°47'45" East, a distance of 13.26 feet to a point in the said northeast right-of-way line of Greenbriar Lane and the southwest line of said Lot 11;

THENCE with said northeast right-of-way line and the said southwest line of Lot 11, North 45°55'24" West, a distance of 13.87 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 24°50'56", a radius of 72.50 feet, a chord bearing and distance of North 12°37'35" West, 31.20 feet; from said point an "X" cut in concrete found at the westernmost northwest corner of said Lot 1 bears North 45°55'24" West, a distance of 293.52 feet;

(For SPRG use only)
Reviewed By: JR
Date: 06.11.2014
SPRG NO: 2961

DRAINAGE EASEMENT ABANDONMENT
REVISED PLAT OF
M.M. PLOWMAN'S SUB-DIVISION
TRACT C
BLOCK E/3414
CITY OF DALLAS
DALLAS COUNTY, TEXAS



DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
dana.brown@kimley-horn.com

Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
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Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SLJ	DAB	JAN. 2014	064145014	1 OF 3

PLOTTED BY JONES, STEPHANIE 6/11/2014 1:25 PM DWG NAME K:\DAL_SURVEY\064145014-ALEXAN TRINITY\DWG\064145014-ALEXAN TRINITY STORM ABND 8.DWG LAST SAVED

EXHIBIT A

THENCE departing the said northeast right-of-way line and the said southwest line of Lot 11, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 31.44 feet to a point at the beginning of a reverse curve to the left having a central angle of 45°44'52", a radius of 64.50 feet, a chord bearing and distance of North 23°04'33" West, 50.14 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 51.50 feet to a point for corner;
North 45°56'59" West, a distance of 49.92 feet to a point at the beginning of a tangent curve to the right having a central angle of 45°27'55", a radius of 72.50 feet, a chord bearing and distance of North 23°13'02" West, 56.03 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 57.53 feet to a point for corner;
North 0°29'05" West, a distance of 30.00 feet to a point at the beginning of a tangent curve to the right having a central angle of 42°31'03", a radius of 72.50 feet, a chord bearing and distance of North 20°46'27" East, 52.57 feet;
In a northeasterly direction with said curve to the right, an arc distance of 53.80 feet to the **POINT OF BEGINNING** and containing 1,399 square feet or 0.032 acres of land.

Bearings are expressed as grid bearings (Texas Coordinate System of 1983, Zone 4202, NAD 83 Datum), as determined by GPS observation resulting in a bearing of North 89°30'57" East for the south right-of-way line of Dealey Avenue.

(For SPRG use only)
Reviewed By: JR
Date: 06.11.2014
SPRG NO: 2961

DRAINAGE EASEMENT ABANDONMENT
REVISED PLAT OF
M.M. PLOWMAN'S SUB-DIVISION
TRACT C
BLOCK E/3414
CITY OF DALLAS
DALLAS COUNTY, TEXAS

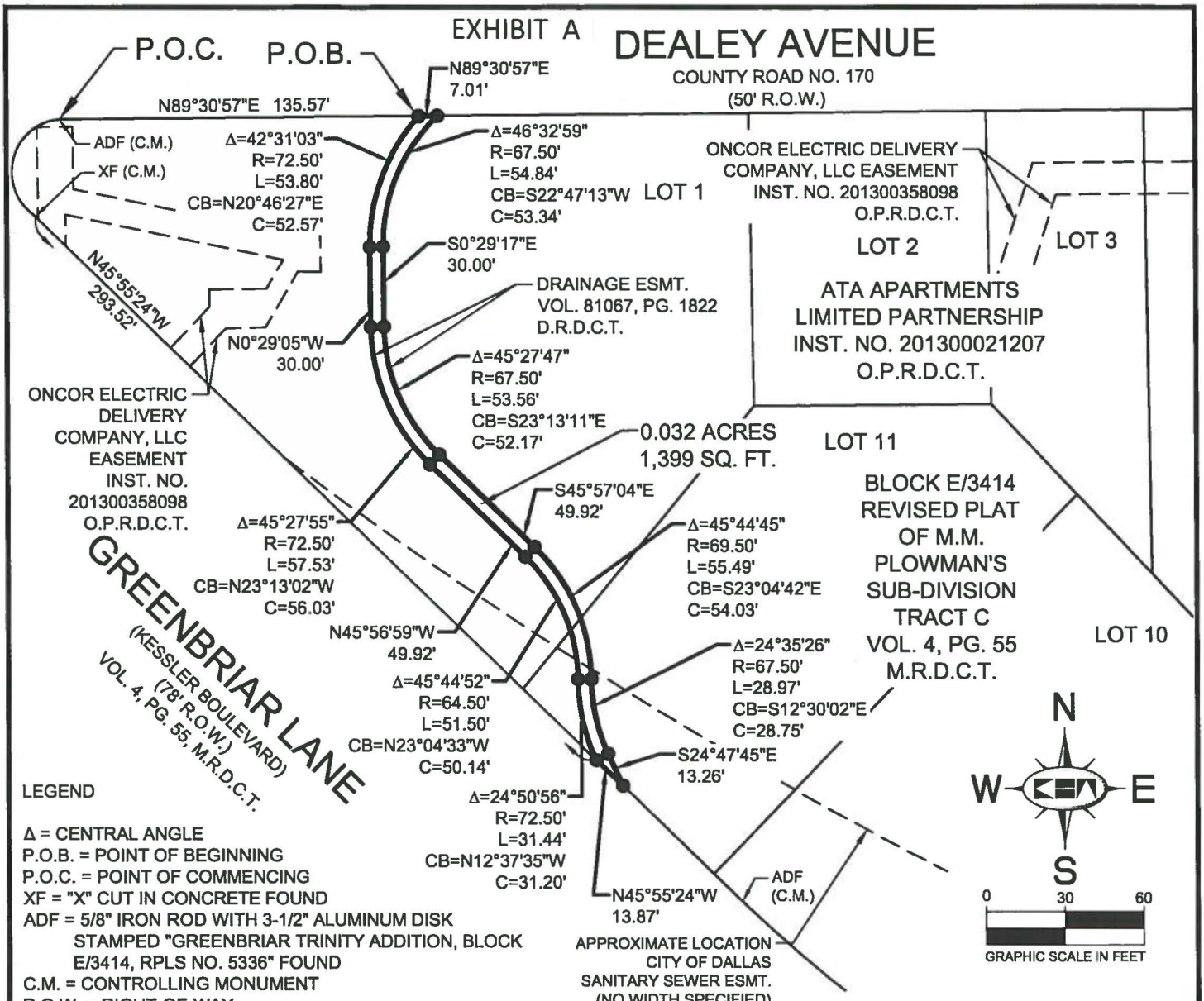
DANA BROWN
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STATE OF TEXAS
REGISTERED
DANA BROWN
5336
PROFESSIONAL
LAND SURVEYOR
6.11.14

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SLJ	DAB	JAN. 2014	064145014	2 OF 3

EXHIBIT A



LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
XF = "X" CUT IN CONCRETE FOUND
ADF = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "GREENBRIAR TRINITY ADDITION, BLOCK E/3414, RPLS NO. 5336" FOUND
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
ESMT. - EASEMENT
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES

Bearings are expressed as grid bearings (Texas Coordinate System of 1983, Zone 4202, NAD 83 Datum), as determined by GPS observation resulting in a bearing of North 89°30'57" East for the south right-of-way line of Dealey Avenue.

(For SPRG use only)
Reviewed By: JR
Date: 06.11.2014
SPRG NO: 2961

DRAINAGE EASEMENT ABANDONMENT
REVISED PLAT OF
M.M. PLOWMAN'S SUB-DIVISION
TRACT C
BLOCK E/3414
CITY OF DALLAS
DALLAS COUNTY, TEXAS

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STATE OF TEXAS
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6.11.14

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Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SLJ	DAB	JAN. 2014	064145014	3 OF 3

PLOTTED BY JONES, STEPHANIE 6/11/2014 1:25 PM DWG NAME K:\DAL_SURVEY\064145014-ALEXAN TRINITY\DWG\064145014-ALEXAN TRINITY STORM ABND 8.DWG LAST SAVED

AGENDA ITEM # 44

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 11

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 4Z

SUBJECT

An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement – Revenue: $5,400, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a water easement to IMT Capital III Prestonwood LP, the abutting owner. The abandonment area will be included with the property of the abutting owner for a multi-family development. The owner will dedicate approximately 18,037 square feet of land needed for a water easement.

The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION /REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: $5,400, plus the $20 ordinance publication fee

OWNER

IMT CAPITAL III PRESTONWOOD LP

IMT Capital III Prestonwood GP, LLC, General Partner

Cory Thabit, Governing Person

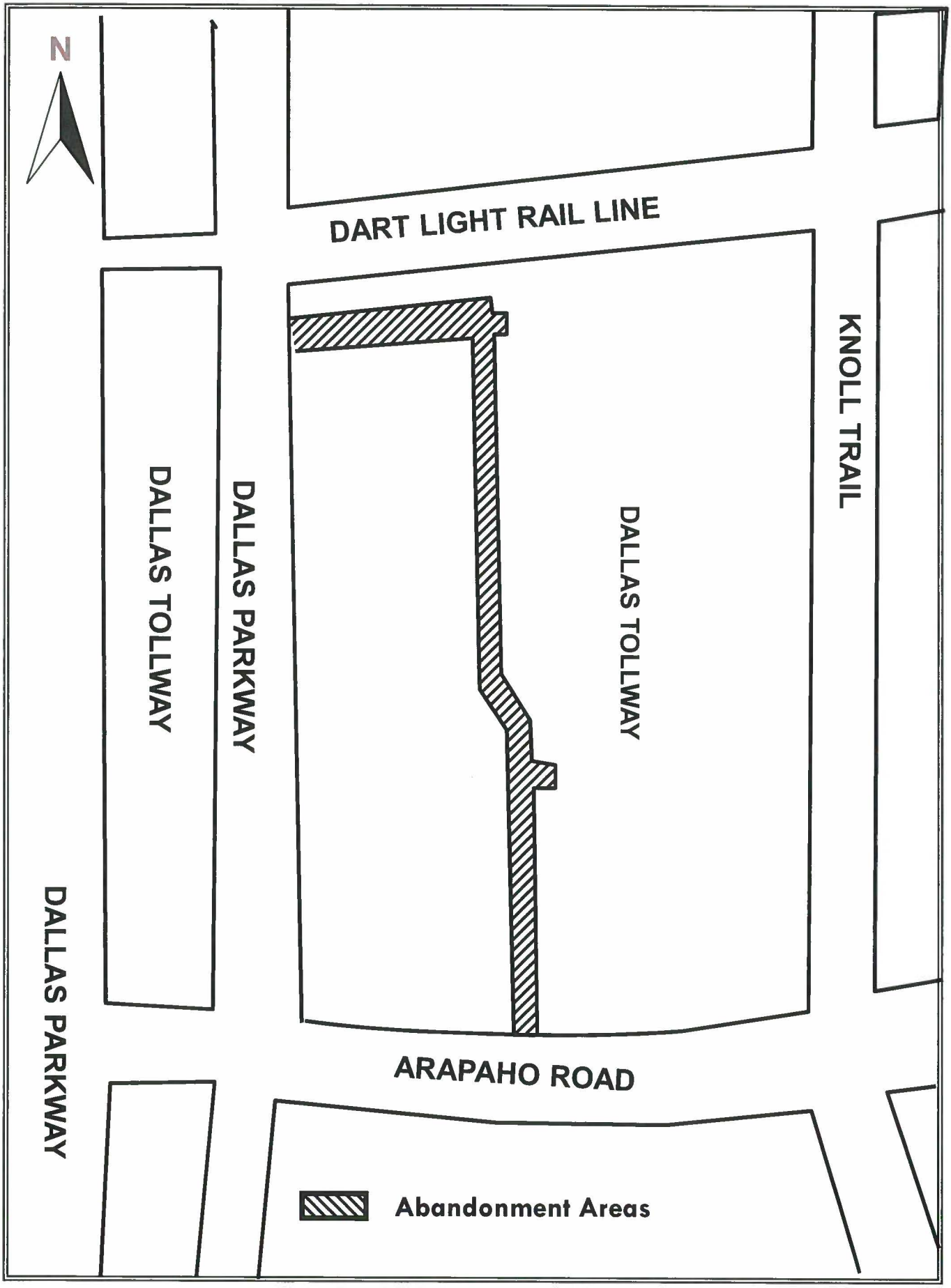
Hohn M. Tesoriero, Governing Person

Bryan Scher, Governing Person

Michael Brown, Governing Person

MAP

Attached


N
DART LIGHT RAIL LINE
KNOLL TRAIL
DALLAS TOLLWAY
DALLAS PARKWAY
DALLAS TOLLWAY
DALLAS PARKWAY
ARAPAHO ROAD
Abandonment Areas

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a portion of a water easement, located in City Block E/8222 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to IMT Capital III Prestonwood LP; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement, to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of IMT Capital III Prestonwood LP, a Delaware limited partnership; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

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

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

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

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 ($5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8 and 10, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to that certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

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

SECTION 9. That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said water easement shall not become effective until and unless: (i) the existing water main installations and facilities are relocated, at **GRANTEE's** expense, to the new easement to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of water main installations within the new easement are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of water main installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 10. That as a condition of this abandonment and relinquishment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of adjoining properties within one year after passage of this ordinance showing the dedication of not less than 18,037 square feet for a water easement in City Block E/8222, satisfactory to the Director of Department of Sustainable Development and Construction. This final replat shall be recorded by **GRANTEE** in the Deed Records of Dallas County, Texas after its approval by the City Plan Commission of the City of Dallas. Failure to record a final replat in accordance with the terms of this section shall render this ordinance null and void, and of no further effect. Further, the final replat shall be filed with the Department of Sustainable Development and Construction of the City of Dallas before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 11. That at such time as the instrument described in Section 10 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the Deed Records of Dallas County, Texas; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 12. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, the recording of the final replat as set forth in Section 10, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

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

APPROVED AS TO FORM:
WARREN M. S. ERNST
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY Kathy Green
for **Assistant Director**

Passed _____.

15' WATER EASEMENT
ABANDONMENT
PARKWOOD CENTER
LOTS 1 AND 2, BLOCK E/8222

EXHIBIT A

BEING a 12,366 square foot tract of land situated in the Robert Wilburn Survey, Abstract No. 1580 of Dallas County, Texas and being a part of Lot 1 and Lot 2, Block E/8222 and created by Parkwood Center, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 93185, Page 4555, Deed Records of Dallas County, Texas, conveyed to IMT Capital III Prestonwood LP by Special Warranty Deed as recorded under Instrument Number 201400073593, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Lot 1, Block E/8222, at the intersection of the east right-of-way line of Dallas North Tollway (variable width Right-of-Way at this point) and the southern right-of-way line of the St. Louis & Southwestern Railroad (100' wide Right-of-Way);

THENCE, South 14 deg. 12 min. 10 sec. East, along the east line of said Dallas North Tollway and the west line of said Lot 1, Block E/8222, a distance of 27.47 feet to the POINT OF BEGINNING;

THENCE, Departing from the east line of said Dallas North Tollway, over and across said Lot 1, Block E/8222 as follows:

North 65 deg. 47 min. 50 sec. East, a distance of 137.28 feet to a point for corner;
South 10 deg. 58 min. 25 sec. East, a distance of 12.33 feet to a point for corner;
North 79 deg. 01 min. 35 sec. East, a distance of 30.00 feet to a point for corner;
South 10 deg. 58 min. 25 sec. East, a distance of 10.00 feet to a point for corner;
South 79 deg. 01 min. 35 sec. West, a distance of 30.00 feet to a point for corner;
South 10 deg. 58 min. 25 sec. East, a distance of 253.91 feet to a point for corner;
South 55 deg. 38 min. 25 sec. East, a distance of 53.54 feet to a point for corner;
South 10 deg. 58 min. 25 sec. East, a distance of 74.10 feet to a point for corner on the southerly line of said Lot 1, Block E/8222 and same being the northerly line of the above described Lot 2, Block E/8222;

THENCE, North 79 deg. 01 min. 35 sec. East, along the common line of said Lots 1 and 2, Block E/8222, a distance of 20.00 feet to a point for corner;

THENCE, Departing from the southerly line of said Lot 1, Block E/8222, over and across said Lot 2, Block E/8222 as follows:

South 10 deg. 58 min. 25 sec. East, a distance of 10.00 feet to a point for corner;
South 79 deg. 01 min. 35 sec. West, a distance of 20.00 feet to a point for corner;
South 10 deg. 58 min. 25 sec. East, a distance of 258.59 feet to a point for corner on the southerly line of said Lot 2, Block E/8222 and same being the north right-of-way line of Arapaho Road (110' wide Right-of-Way) and said point being in a non-tangent curve to the right, having

REVIEWED BY
04.29.2014
SPRG 2926

15' WATER EASEMENT ABANDONMENT
PARKWOOD CENTER
LOTS 1 AND 2, BLOCK E/8222

EXHIBIT A

a radius of 1,092.50 feet and bears South 80 deg. 53 min. 15 sec. West – 171.48 feet from a 1/2 inch iron rod found for the southeast corner of said Lot 2, Block E/8222;

THENCE, Along the common line of said Lot 2, Block E/8222 and Arapaho Road, with said curve to the right, having a chord of South 85 deg. 47 min. 05 sec. West – 15.10 feet, through a central angle of 00 deg. 47 min. 32 sec. and along an arc length of 15.11 feet to a point for corner;

THENCE, Over and across said Lot 2, Block E/8222 and Lot 1, Block E/8222 as follows:

North 10 deg. 58 min. 25 sec. West, a distance of 334.75 feet to a point for corner;
North 55 deg. 38 min. 25 sec. West, a distance of 53.54 feet to a point for corner;
North 10 deg. 58 min. 25 sec. West, a distance of 263.47 feet to a point for corner;
South 65 deg. 47 min. 50 sec. West, a distance of 120.99 feet to a point for corner on the west line of said Lot 1, Block E/8222 and east right-of-way line of said Dallas North Tollway;

THENCE, North 14 deg. 12 min. 10 sec. West, along the common line of said Lot 1, Block E/8222 and Dallas North Tollway, a distance of 15.23 feet to the POINT OF BEGINNING and containing 12,366 square feet or 0.284 acres of land.

The Reference Bearing is North 65 deg. 47 min. 50 sec. East along the north line of Lot 1, Block E/8222 of Parkwood Center, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 93185, Page 4555, Deed Records of Dallas County, Texas.

A Survey Plat of equal date accompanies this metes and bounds description.

Prepared Under My Hand and Seal,
This 21st Day of April, 2014.

REVIEWED BY
04.29.2014
SRG 2926

Prepared By:

Ringley & Associates, Inc.
Texas Firm Registration No. 10061300
701 S. Tennessee Street
McKinney, Texas 75069
(972) 542-1266

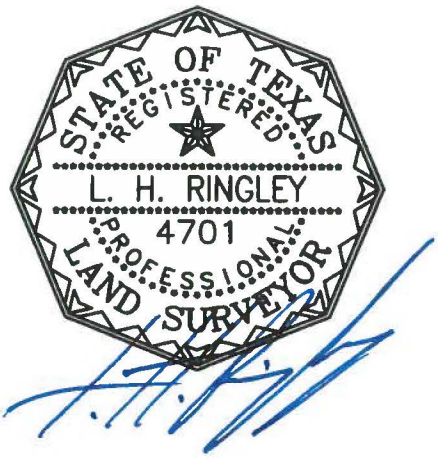
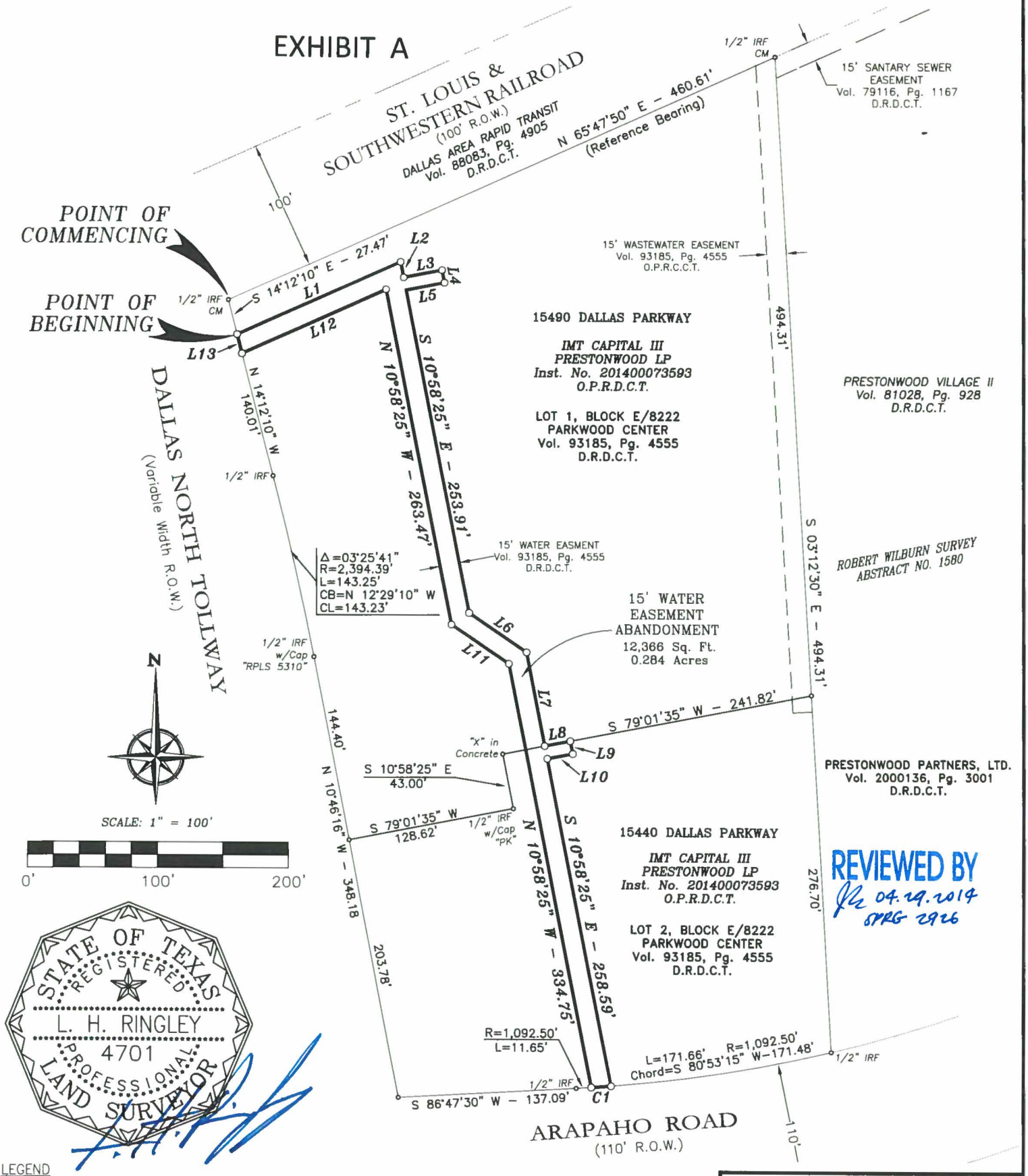


EXHIBIT A



REVIEWED BY
04.29.2014
SRG 2926

STATE OF TEXAS
REGISTERED
L. H. RINGLEY
4701
PROFESSIONAL
LAND SURVEYOR

LEGEND

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
Inst. No. = Instrument Number
Vol. = Volume
Pg. = Page
R.O.W. = Right-of-Way
CM = Controlling Monument
IRF = Iron Rod Found

15' WATER EASEMENT ABANDONMENT PARKWOOD CENTER Lots 1 and 2, Block E/8222

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale
Mark Staab	04/21/14	1"=100'
Job	Title	Page
13103	13103-EX.DWG	3 of 4

EXHIBIT A

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	00°47'32"	1092.50'	15.11'	S 85°47'05" W	15.10'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°47'50" E	137.28'
L2	S 10°58'25" E	12.33'
L3	N 79°01'35" E	30.00'
L4	S 10°58'25" E	10.00'
L5	S 79°01'35" W	30.00'
L6	S 55°38'25" E	53.54'
L7	S 10°58'25" E	74.10'
L8	N 79°01'35" E	20.00'
L9	S 10°58'25" E	10.00'
L10	S 79°01'35" W	20.00'
L11	N 55°38'25" W	53.54'
L12	S 65°47'50" W	120.99'
L13	N 14°12'10" W	15.23'

REVIEWED BY
04.29.2014
SPRG 2926

A metes and bounds description of equal date accompanies this drawing exhibit.

The Reference Bearing is North 65 deg. 47 min. 50 sec. East along the north line of Lot 1, Block E/8222 of Parkwood Center, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 93185, Page 4555, Deed Records of Dallas County, Texas.

15' WATER EASEMENT ABANDONMENT
PARKWOOD CENTER
Lots 1 and 2, Block E/8222

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale
Mark Haab	04/21/14	N.A.
Job	Title	Page
13103	13103-EX.DWG	4 of 4

AGENDA ITEM # 45

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44S

SUBJECT

An ordinance abandoning portions of Darien and Pollard Streets to Cross Street Services, Inc., the abutting owner, containing approximately 13,322 square feet of land, located near the intersection of Commerce and Hearne Streets, and authorizing the quitclaim – Revenue: $19,983, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of Darien and Pollard Streets to Cross Street Services, Inc., the abutting owner. The abandonment areas will be included with the property of the abutting owner to allow expansion of existing office building.

Notices were sent to 24 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION /REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: $19,983, plus the $20 ordinance publication fee

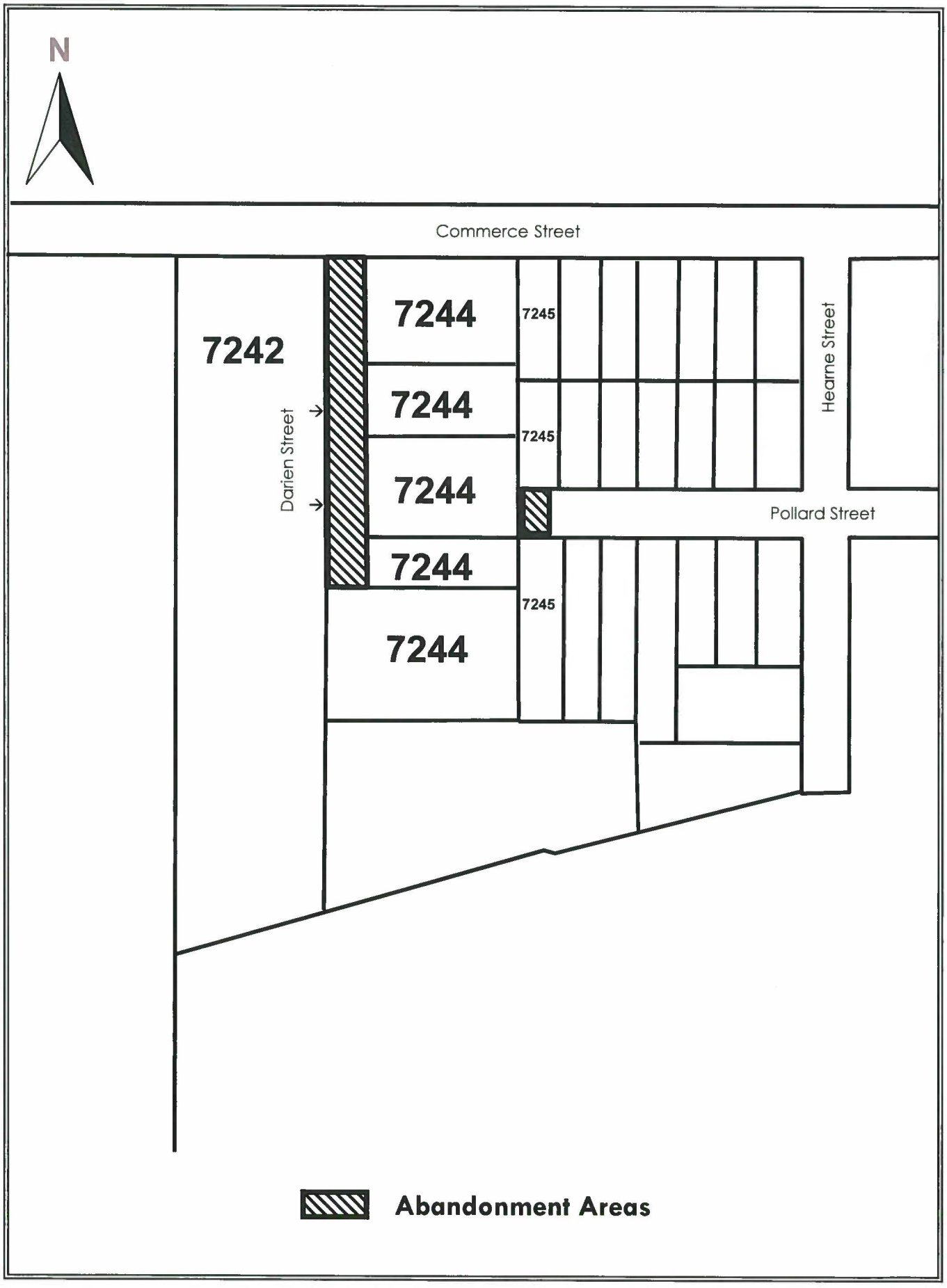
OWNER

Cross Street Services, Inc.

Don Salmon, President

MAP

Attached


N
Commerce Street
7242
7244
7244
7244
7244
7244
7245
7245
7245
Darien Street
Hearne Street
Pollard Street
Abandonment Areas

ORDINANCE NO. _____

An ordinance providing for the abandonment of portions of Darien Street and Pollard Street (formerly Main Street) located adjacent to City Blocks 7242, 7244 and 7245 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Cross Street Services, Inc.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Cross Street Services, Inc., an Arkansas corporation, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said street rights-of-way are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

Now, Therefore,

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

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

SECTION 2. That for and in monetary consideration of the sum of **NINETEEN THOUSAND NINE HUNDRED EIGHTY-THREE AND NO/100 DOLLARS ($19,983.00)**

paid by **GRANTEE**, and the further consideration described in Sections 8, 9 and 10, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

and vacate.

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

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties within one year of the effective date of this ordinance and prior to the issuance of any building permits affecting the tracts of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned areas are located after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not become effective unless and until this replat is complete. Failure to record a final replat in accordance with the terms of this section shall render this ordinance null and void and of no further effect.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this ordinance, close, barricade and/or place signs in the areas described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the areas described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment areas are located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of the final replat set forth in Section 9, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney.

The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
WARREN M. S. ERNST
City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY Kathy Green
for **Assistant Director**

Passed _____.

STREET RIGHT-OF-WAY ABANDONMENT EXHIBIT A-TRACT 1
DARIEN STREET
ADJACENT TO BLOCK 7242 AND BLOCK 7244
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING 11,642 square feet of Darien Street, adjacent to Block 7242 and Block 7244, in the David Hunter Survey, Abstract No. 606, City of Dallas, Dallas County, Texas, said Darien Street dedicated in the warranty deeds recorded in Volume 610, Page 439 and Volume 611, Page 551, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows: (The basis of bearings is the east property line of Lot 1A, Block A/7272, EMJ Addition, called South, recorded in Volume 2000104, Page 8095 D.R.T.C.T.))

COMMENCING at an "X" cut in concrete found for the northeast corner of said Lot 1A, Block A/7272, EMJ Addition, common to the northwest corner of the 6.176 acre tract in the deed to Cross Street Services, Inc. recorded in Volume 2001106, Page 5856 D.R.D.C.T., in the south right-of-way line of Commerce Street, from which a 1/2" iron rod found for the southeast corner of Lot 1A, Block A/7272 bears South - 1,152.65', then North 89° 39' 00" East - 222.87' along the south right-of-way line of said Commerce Street, to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CROSS ST. ADDN., RPLS 5647" set for the POINT OF BEGNINNG and northwest corner of the herein described tract, common to the northeast corner of said 6.197 acre tract and the northeast corner of said Block 7242;

THENCE North 89° 44' 43" East – 30.00' continuing along the south right-of-way line of said Commerce Street, to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CROSS ST. ADDN., RPLS 5647" set for the northeast corner of the herein described tract, common to the northwest corner of Block 7244 and the northwest corner of Tract 1-Parcel A, described in the deed to Cross Street Services, Inc., recorded in Volume 88149, Page 3831, D.R.D.C.T.;

THENCE South 00° 08' 32" West – 388.06' along the east right-of-way line of said Darien Street, common to the west line of said Block 7244, to the southeast corner of the herein described tract, common to the southwest corner of Tract 2, described in the deed to Cross Street Services, Inc., recorded in said Volume 88149, Page 3831, D.R.D.C.T.;

THENCE South 89° 45' 13" West – 30.00' along the south right-of-way line of said Darien Street, to the southwest corner of the herein described tract, in the east line of said Block 7242, common to the east line of said 6.176 acre tract and the west right-of-way line of said Darien Street;

THENCE North 00° 08' 32" East – 388.07' along the west right-of-way line of said Darien Street, common to the east line of said Block 7272 and the ease line of said 6.176 acre tract, to the POINT OF BEGINNING and containing 11,642 square feet or 0.2673 of an acre of land.

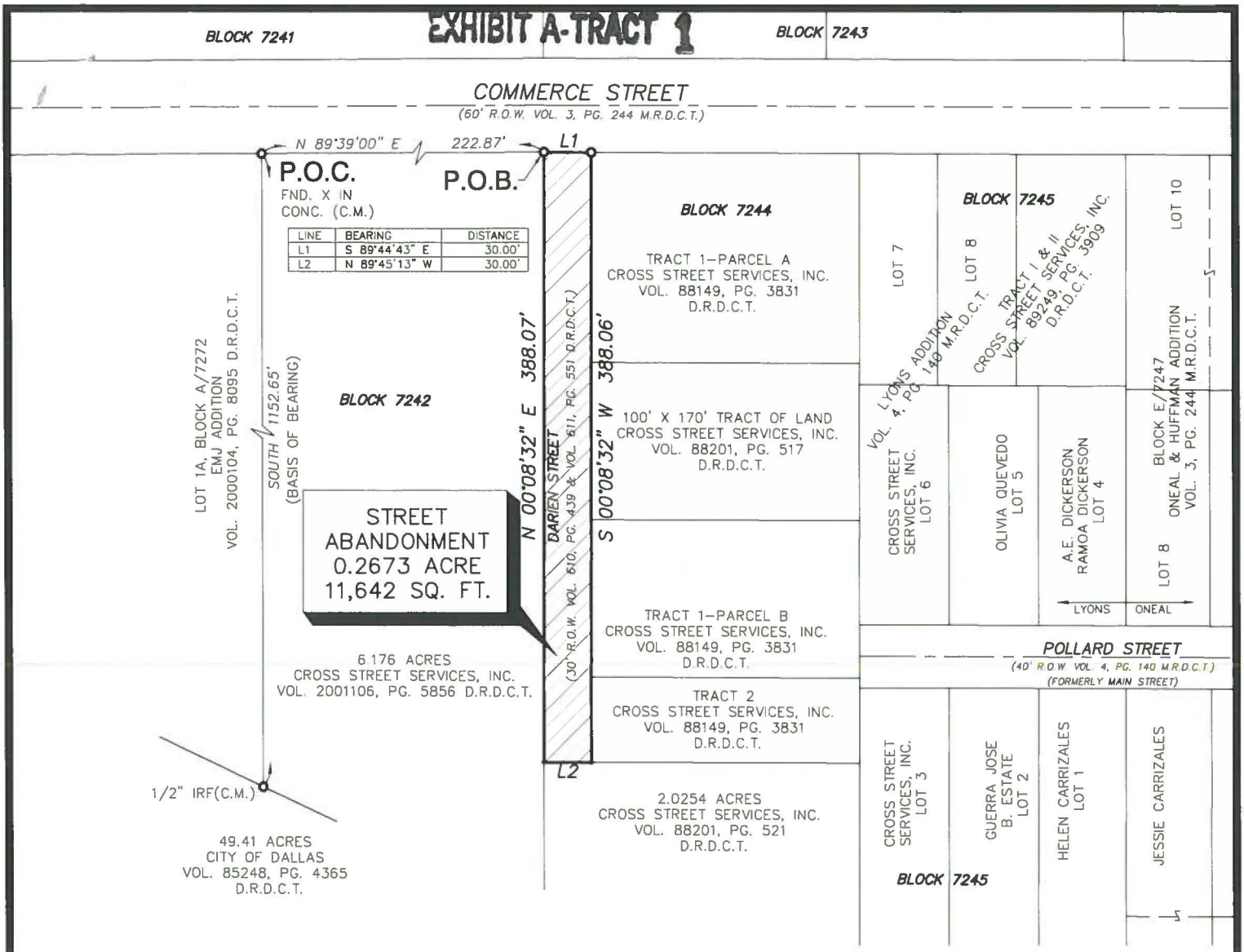
(For SPRG use only)
Reviewed by: DBF
Date: 08.27.2014
SPRG No.: 2966

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 100 · North Richland Hills, TX 76182
Firm Reg No. 10112000 · Phone 817-776-4049 · email:spry@sprysurveyors.com

8/19/2014
David Lewis
R.P.L.S. NO. 5647

EXHIBIT A-TRACT 1



NOTES:

1. The basis of bearings is the east property line of Lot 1A, Block A/7272, EMJ Addition, called South, recorded in Volume 2000104, Page 8095 in the Deed Records of Dallas County, Texas.
2. Unless otherwise noted, all property corner a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CROSS ST. ADDN., RPLS 5647".

L E G E N D

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY TEXAS

Graphic Scale in Feet

0 100' 200'

(For SPRG use only)

Reviewed by: DBF
Date: 08.27.2014
SPRG NO.: 2966

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

MAY 20, 2014
CERTIFICATE DATE

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

8/19/14
DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

STREET RIGHT-OF-WAY ABANDONMENT
DARIEN STREET

ADJACENT TO BLOCK 7242 AND 7244
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ISSUE DATE: 8/20/2014	SCALE: 1" = 100'	PROJECT NO.: 016-016-30

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 100 • North Richland Hills, TX 76182
Ph 817-776-4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

EXHIBIT A-TRACT 2

STREET RIGHT-OF-WAY ABANDONMENT
POLLARD STREET
ADJACENT TO BLOCK 7244 AND 7245
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING 1,680 square feet of Pollard Street, adjacent to Block 7244 and 7245, in the David Hunter Survey, Abstract No. 606, City of Dallas, Dallas County, Texas, said Pollard Street created in the Lyons Addition recorded in Volume 4, Page 140, in the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows: (The basis of bearings is the east property line of Lot 1A, Block A/7272, EMJ Addition, called South, recorded in Volume 2000104, Page 8095 in the Deed Records of Dallas County, Texas (D.R.D.C.T.))

COMMENCING at an "X" cut in concrete found for the northeast corner of said Lot 1A, Block A/7272, EMJ Addition, common to the northwest corner of the 6.176 acre tract in the deed to Cross Street Services, Inc. recorded in Volume 2001106, Page 5856 D.R.D.C.T., in the south right-of-way line of Commerce Street, from which a 1/2" iron rod found for the southeast corner of Lot 1A, Block A/7272 bears South - 1,152.65', then North 89° 39' 00" East - 222.87' along the south right-of-way line of said Commerce Street, to the intersection of the south right-of-way line of said Commerce Street, and the west right-of-way line of Darien Street (30' R.O.W.), then South 89° 44' 43" East - 370.00' continuing along the south right-of-way line of said Commerce Street, to the northeast corner of said Block 7245, common to the northwest of Block 7247, then South 00° 05' 39" West - 300.00' along the common line of said Block 7245 and said Block 7247, to a point in the north right-of-way line of said Pollard Street, then North 89° 44' 43" West, along the north right-of-way line of said Pollard Street, passing at a distance of 113.00' to a 2" iron pipe found for the common south corner of Lot 5 and Lot 6, of said Lyons Addition, continuing along the north right-of-way line of said Pollard Street for a total distance of 128.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CROSS ST. ADDN., RPLS 5647" set for the POINT OF BEGNINNG and northeast corner of the herein described tract;

THENCE South 00° 05' 39" West – 40.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CROSS ST. ADDN., RPLS 5647" set for the southeast corner of the herein described tract, in the south right-of-way line of said Pollard Street, common to the north line of Lot 3, Block 7245, of said Lyons Addition;

THENCE North 89° 44' 43" West – 42.00' along the south right-of-way line of said Pollard Street, to the southwest corner of the herein described tract, common to the northwest corner of said Lot 3, Block 7245, in the east line of Block 7244 and in the east line of Tract 2 described in the deed to Cross Street Services, Inc., recorded in Volume 88149, Page 3831, of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

(For SPRG use only)	
Reviewed by:	DBF
Date:	08.27.2014
SPRG No.:	2965

EXHIBIT A-TRACT 2

THENCE North 00° 05' 39" East – 40.00' along the west right-of-way line of said Pollard Street, common to the east line of Block 7244, the east line of said Tract 2 and the east line of Tract 1-Parcel B, to Cross Street Services, in said deed recorded in Volume 88149, Page 3831, D.R.D.C.T., to the northwest corner of the herein described tract, common to the southwest corner of said Lot 6, Lyons Addition;

THENCE South 89° 44' 43" East – 42.00' along the north right-of-way line of said Pollard Street, common to the south line of said Lot 6, Lyons Addition, to the POINT OF BEGINNING and containing 1,680 square feet or 0.0386 of an acre of land.

(For SPRG use only)	
Reviewed by:	DBF
Date:	08-27-2014
SPRG No.:	2965

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 100 · North Richland Hills, TX 76182

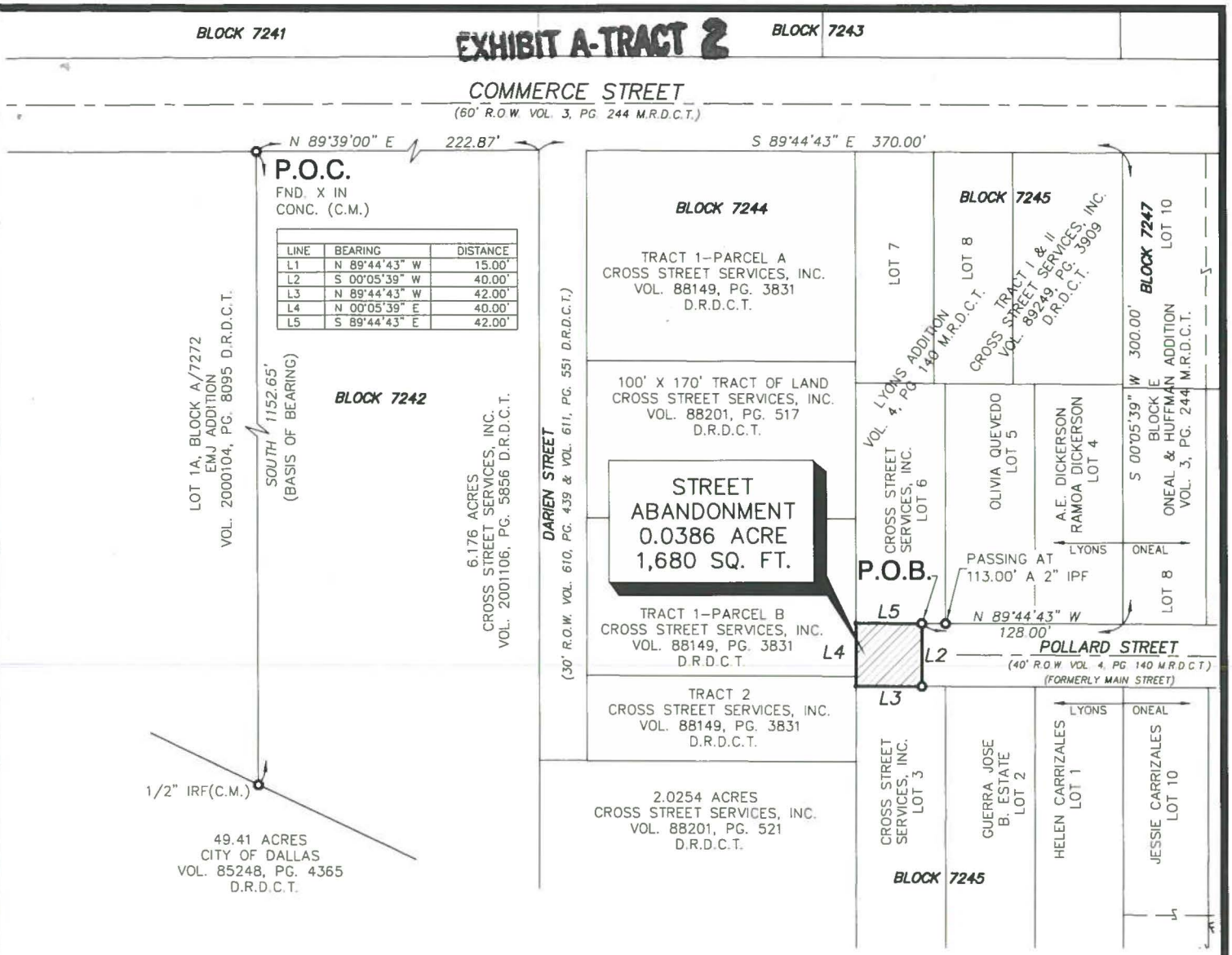
Firm Reg No. 10112000 · Phone 817-776-4049 · email:spry@sprysurveyors.com

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

8/19/14

David Lewis
R.P.L.S. NO. 5647

EXHIBIT A-TRACT 2



NOTES:

1. The basis of bearings is the east property line of Lot 1A, Block A/7272, EMJ Addition, called South, recorded in Volume 2000104, Page 8095 in the Deed Records of Dallas County, Texas.
2. Unless otherwise noted, all property corners are a set 1/2" iron rod with a 3-1/4" aluminum disk stamped "CROSS ST. ADDN., RPLS 5647".

L E G E N D

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY TEXAS

Graphic Scale in Feet

0 100' 200'

(For SPRG use only)

Reviewed by: DBF
Date: 08.27.2014
SPRG NO.: 2965

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

May 20, 2014
CERTIFICATE DATE

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

8/19/14
DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

STREET RIGHT-OF-WAY ABANDONMENT
POLLARD STREET

ADJACENT TO BLOCK 7244 AND 7245
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ISSUE DATE: 8/20/2014	SCALE: 1" = 100'	PROJECT NO.: 016-016-30

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Ph 817-776-4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

AGENDA ITEM # 46

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Trinity Watershed Management
Public Works Department
City Attorney's Office

CMO: Jill A. Jordan, P.E., 670-5299
Warren M.S. Ernst, 670-3491

MAPSCO: 45 J

SUBJECT

Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. PNYX, Ltd., a Texas Limited Partnership, et al., Cause No. CC-14-02822-A, pending in Dallas County Court at Law No. 1, to acquire approximately 988 square feet of land, including any improvements, located on Continental Avenue at its intersection with North Riverfront Boulevard for the reconstruction of Continental Avenue; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed $44,696 ($41,496 being the amount of the award, plus closing costs and title expenses not to exceed $3,200); an increase of $3,557 from the amount Council originally authorized for this acquisition - Financing: General Obligation Commercial Paper Funds

BACKGROUND

On January 22, 2014, the City Council authorized the acquisition of this property, by Resolution No. 14-0215. The property owner was offered $37,939, which was based on a written appraisal from an independent certified appraiser. The property owner did not accept the offer and the City filed an eminent domain proceeding to acquire the property. After a hearing before the Special Commissioners on September 12, 2014, the property owner was awarded $41,496. This item authorizes deposit of the amount awarded by the Special Commissioners for the property, which is $3,557 more than the City Council originally authorized for this acquisition, plus closing costs and title expenses not to exceed $3,200.

The City has no control over the Special Commissioners appointed by the judge or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession of the property and proceed with its improvements, must deposit the amount awarded by the Special Commissioners in the registry of the Court.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized acquisition on January 22, 2014, by Resolution No. 14-0215.

Council will be briefed by memorandum concerning this item.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - $44,696 ($41,496 plus closing costs and title expenses not to exceed $3,200)

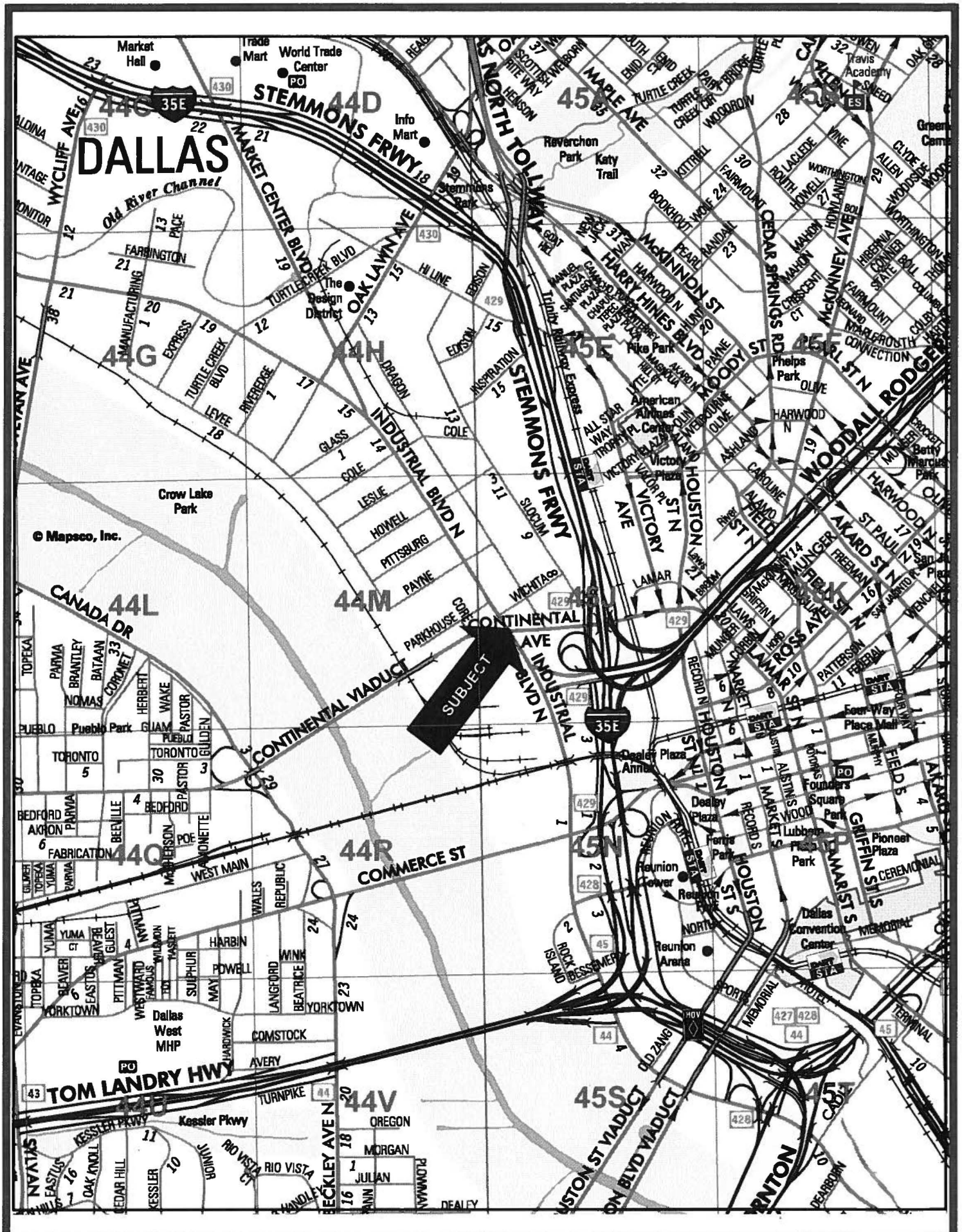
OWNER

PNYX, LTD.

ALTHKOS, INC., General Partner
Alexi Mantas, President

MAPS

Attached



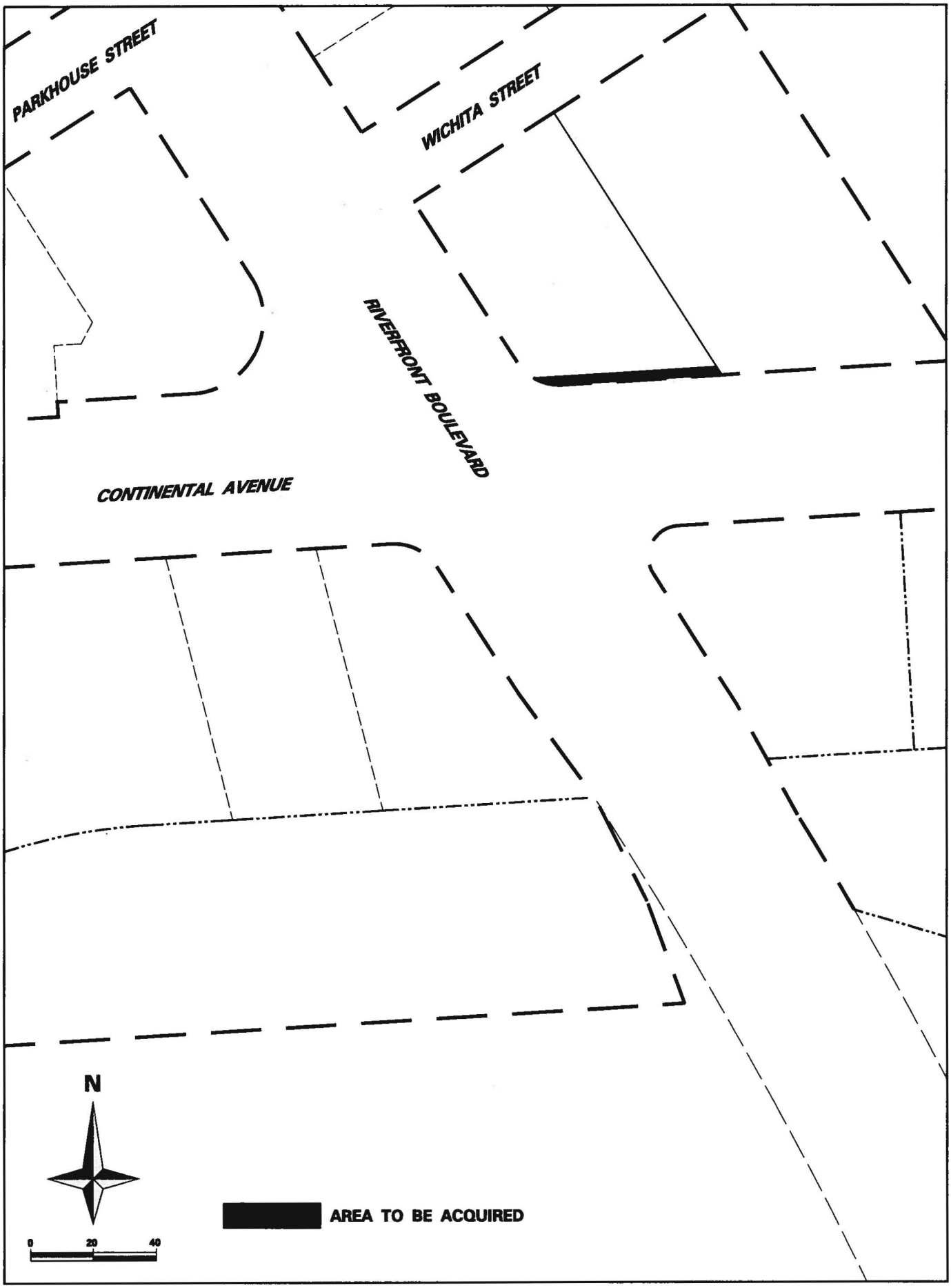
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MAPSCO

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Scale 1 : 18 390


PARKHOUSE STREET
WICHITA STREET
RIVERFRONT BOULEVARD
CONTINENTAL AVENUE
N
0
20
40
AREA TO BE ACQUIRED

October 22, 2014

A RESOLUTION AUTHORIZING THE DEPOSIT OF A SPECIAL COMMISSIONERS AWARD AND SETTLEMENT OF THE CONDEMNATION PROCEEDING AND IF OBJECTIONS ARE FILED THE CONDEMNATION LAWSUIT FOR AN AMOUNT NOT TO EXCEED THE AWARD.

IN THIS RESOLUTION THE FOLLOWING DEFINITIONS SHALL APPLY:

CONDEMNATION PROCEEDING: Cause No. CC-14-02822-A, in Dallas County Court at Law No. 1, and styled City of Dallas v. PNYX, Ltd., a Texas Limited Partnership, et al., filed pursuant to City Council Resolution No. 14-0215.

PROPERTY: Approximately 988 square feet of land located in Dallas County, as described in the CONDEMNATION PROCEEDING.

PROJECT: Street Reconstruction Group 06-618

OFFICIAL OFFER: $37,939.00

AWARD: $41,496.00

CLOSING COSTS AND TITLE EXPENSES: Not to exceed $3,200.00

AUTHORIZED AMOUNT: Not to exceed: $44,696.00

DESIGNATED FUNDS: AWARD payable out of the Street and Transportation Improvements Fund, Fund No. 2T22, Department PBW, Unit U783, Activity THRF, Program No. PB06U783, Object 4210, Encumbrance No. CT-PBW06U783D2, CLOSING COSTS AND TITLE EXPENSES payable out of the Street and Transportation Improvements Fund, Fund No. 2T22, Department PBW, Unit U783, Activity THRF, Program No. PB06U783, Object 4230, Encumbrance No. CT-PBW06U783D3.

WHEREAS, the OFFICIAL OFFER having been made and refused, the City Attorney filed the CONDEMNATION PROCEEDING for the acquisition of the PROPERTY for the PROJECT; and,

WHEREAS, the Special Commissioners appointed by the Court in the CONDEMNATION PROCEEDING made the AWARD, which the City Council wishes to deposit with the County Clerk of Dallas County, Texas, so that the City may take possession of the PROPERTY; and,

WHEREAS, the City Council desires to authorize the City Attorney to settle the CONDEMNATION PROCEEDING and, if objections are filed, the lawsuit arising from the CONDEMNATION PROCEEDING for an amount not to exceed the AWARD;

Now, Therefore,

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

SECTION 1. That the City Controller is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the AWARD payable to the County Clerk of Dallas County, Texas, to be deposited by the City Attorney with the County Clerk and in the amount of the CLOSING COSTS AND TITLE EXPENSES payable to the title company closing the transaction described herein. The AWARD, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 2. That the City Attorney is authorized to settle the CONDEMNATION PROCEEDING, and if objections are filed, the lawsuit arising from the CONDEMNATION PROCEEDING, for an amount not to exceed the AWARD.

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

APPROVED AS TO FORM
Warren M. S. Ernst
City Attorney

By: _____
Assistant City Attorney

AGENDA ITEM # 47

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: Citywide

SUBJECT

Authorize a construction contract with METCO Engineering, Inc., lowest responsible bidder of four, for construction of the Emergency Backup Generator (2255 Irving Boulevard) and Cole Park Switchgear (Cole Park Pump Station) Projects – Not to exceed $249,300 – Financing: Stormwater Drainage Management Capital Construction Funds

BACKGROUND

The Trinity Watershed Management Department operates and maintains flood protection systems for the City of Dallas by operating and maintaining the Dallas Floodway consisting of drainage structures, channels, levees, fourteen pump stations and other facilities across the City. The pump stations are continuously monitored and controlled by operations from the Flood Control Division offices at 2255 Irving Boulevard.

Electrical improvements are needed at two locations. The 2255 Irving Boulevard location requires electrical improvements as well as connection of an emergency backup power generator to the electrical system. The Cole Park Pump Station, located at 3112 Cambrick, requires repairs to the electrical switchgear. These repairs are necessary to ensure operational reliability.

This action will authorize a contract with METCO Engineering, Inc., lowest responsive bidder of four, to perform the work needed at these facilities.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	November 2014
Complete Construction	February 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Shaw Environmental and Infrastructure, Inc., for engineering design services for various components of existing pump stations and facility improvements associated with the Trinity River levee system on October 23, 2013, by Resolution No. 13-1895.

FISCAL INFORMATION

Stormwater Drainage Management Capital Construction Funds - $249,300.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

METCO Engineering, Inc.

Hispanic Female	0	Hispanic Male	1
African-American Female	0	African-American Male	1
Other Female	0	Other Male	0
White Female	2	White Male	13

BID INFORMATION

The following bids with quotes were received and opened on September 18, 2014

*Denotes successful bidder

BIDDERS	BID AMOUNT
* METCO Engineering, Inc.	$249,300.00
Prater Electric, LLC DBA, Jefferies Electric	$263,599.00
Kennedy Electric, Inc.	$306,894.00
Texsun Electrical Contractors, Inc.	$392,752.00

OWNER

METCO Engineering, Inc.

Zara Sadeghian, MBA, PMP, PMI-RMP, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with METCO Engineering, Inc., lowest responsible bidder of four, for construction of the Emergency Backup Generator (2255 Irving Boulevard) and Cole Park Switchgear (Cole Park Pump Station) Projects – Not to exceed $249,300 – Financing: Stormwater Drainage Management Capital Construction Funds

METCO Engineering, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$152,073.00	61.00%
Total non-local contracts	$97,227.00	39.00%
TOTAL CONTRACT	$249,300.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
METCO Engineering, Inc.	WFDB63190Y0915	$152,073.00	100.00%
Total Minority - Local		$152,073.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$152,073.00	100.00%	$152,073.00	61.00%
Total	$152,073.00	100.00%	$152,073.00	61.00%

WHEREAS, the City operates and maintains drainage structures, channels, levees, pump stations and other miscellaneous facilities across the city which provide flood protection to citizens and property; and,

WHEREAS, there are six (6) levee pump stations located in the levee system and eight (8) street pump stations strategically located across the City of Dallas; and,

WHEREAS, repairs are needed at three of these facilities; and,

WHEREAS, on October 23, 2013, by Resolution No. 14-1895, Shaw Environmental and Infrastructure, Inc. (Shaw), a CB&I Company, for engineering design services for various components of existing storm drainage, pump stations, and facility improvements associated with the Trinity River levee system; and,

WHEREAS, bids were received on September 18, 2014, for the repair of two of these facilities, listed as Emergency Backup Generator (2255 Irving Boulevard) and Cole Park Switchgear (Cole Park Pump Station), as follows:

BIDDERS	**BID AMOUNT**
METCO Engineering, Inc.	$249,300.00
Prater Electric, LLC DBA, Jefferies Electric	$263,599.00
Kennedy Electric, Inc.	$306,894.00
Texsun Electrical Contractors, Inc.	$392,752.00

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with METCO Engineering, Inc., for the construction of Emergency Backup Generator (2255 Irving Boulevard) and Cole Park Switchgear (Cole Park Pump Station) projects in an amount not to exceed $249,300.00, this being the lowest responsive bid as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Stormwater Drainage Management Capital Construction Fund
Fund 0063, Department SDM, Unit 4793, Act. SD01
Obj. 4599, Program # SDMFC003, CT SDMSDMFC003L4
Vendor # VS0000025965, in an amount not to exceed $249,300.00

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

AGENDA ITEM # 48

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 7, 8

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 57T X & Z 67B C & D

SUBJECT

Authorize an increase in the contract with Ratliff Hardscape, Ltd. for the installation of entry enhancements and for additional miscellaneous items along the project for the AT&T Trail Project – Not to exceed $379,107, from $ 2,005,343 to $2,384,450 – Financing: Private Funds

BACKGROUND

The Trinity River Corridor Master Implementation Plan identified the creation of a multipurpose trail system along the length of the Great Trinity Forest. The purpose of this trail system is to improve public and maintenance access to a portion of the Great Trinity Forest and provide recreational uses such as walking, jogging, biking, and horseback riding, The City of Dallas has constructed approximately 4 miles of this trail system.

On May 15, 2012 the City entered into an agreement with AT&T to accept a $2.5 million grant in exchange for the naming rights and non-competitor naming opportunities of approximately 4.25 miles of portions of Trinity Trails Phases II, III, IV and V. The approximate 4.25 miles of Trinity Trails, including rest areas, structures or other physical improvements and features along this portion of the trail, shall be marked and exclusively named the “AT&T Trail” for a period of forty (40) years after completion of the project.

This action authorizes Change Order No. 3 with Ratliff Hardscape, Ltd. for additional work including the installation of entry enhancements, adding AT&T logo to benches, and additional miscellaneous items such as grass seeding, lime treatment to subgrade, and removal of dead trees along the project.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	July 2013
Complete Construction	November 2014

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized the Grant Agreement with AT&T to accept the funds in exchange for naming rights of an identified segment of trail on May 15, 2013, by Resolution No. 13-0775.

Authorized a construction contract for the construction of the AT&T Trail project on May 22, 2013, by Resolution No. 13-0909.

FISCAL INFORMATION

Private Funds - $379,106.51

Council District	Amount
7	$ 50,971.82
8	$328,134.69
Total	$379,106.51

Construction Award	$1,910,452.87
Change Order No. 1	$ 45,889.75
Change Order No. 2	$ 49,000.00
Change Order No. 3 (this action)	$ 379,106.51
Total Project	$2,384,449.13

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Ratliff Hardscape, Ltd

Hispanic Female	2	Hispanic Male	38
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	3	White Male	6

OWNER

Ratliff Hardscape, Ltd.

Bryan A. Robertson, President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Ratliff Hardscape, Ltd. for the installation of entry enhancements and for additional miscellaneous items along the project for the AT&T Trail Project – Not to exceed $379,107, from $ 2,005,343 to $2,384,450 – Financing: Private Funds

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$0.00	0.00%
Non-local contracts	$379,106.51	100.00%
TOTAL THIS ACTION	$379,106.51	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
G. J. Seeding, LLC	WFWB61254N0415	$138,238.20	36.46%
Total Minority - Non-local		$138,238.20	36.46%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$138,238.20	36.46%	$699,863.96	29.35%
Total	$138,238.20	36.46%	$699,863.96	29.35%

AT&T Trail



Mapsco 57T, X & Z; 67B, C & D

October 22, 2014

WHEREAS, the City of Dallas is the owner of real property located in the City of Dallas, Texas in the vicinity of the Great Trinity Forest Way (f/k/a "Loop 12") and Elam Road and adjacent to the Trinity River Audubon Center and the Texas Horse Park; and

WHEREAS, the 1998 Bond Program authorized funding to construct, trails, canoe launches and improve trailheads in the Great Trinity Forest; and

WHEREAS, on May 15, 2013, Resolution No. 13-0775 authorized entering into a 40-year agreement with AT&T for the funding, construction, maintenance and naming rights of a portion of Trinity Trails Phases 2, 3 and 3A not to exceed $2,500,000; and

WHEREAS, on May 22, 2013, Resolution No. 13-0909 authorized entering into a License Agreement with ONCOR for the AT&T Trail Project and authorized a contract for the construction of the AT&T Trail Project with Ratliff Hardscape, Ltd. in an amount not to exceed, $1,910,452,87; and

WHEREAS, on March 24, 2014, Administrative Action No. 14-0083 authorized Change Order No. 1 to the construction services contract with Ratliff Hardscape Ltd. for additional mass grading cut and fill along all three segments of the proposed 3.6 miles of trail increasing the contract amount from $1,910,452.87 to $1,956,342.62; and

WHEREAS, on May 16, 2014, Administrative Action No. 14-0708 authorized Change Order No. 2 to the construction services contract with Ratliff Hardscape, Ltd., to upgrade to lime stabilization to the subgrade along portions of schedule 1 of the trail construction increasing the contract amount from $1,956,342.62 to $2,005,342.62; and

WHEREAS, it is now necessary to authorize Change Order No. 3 to the contract with Ratliff Hardscape, Ltd., for the installation of entry enhancements, additional trees, bollards, and additional miscellaneous items along the project for the AT&T Trail Project.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Ratliff Hardscape, Ltd. for Change Order No. 3 for the installation of entry enhancements and other miscellaneous item overruns along the project for the AT&T Trail Project in an amount not to exceed $379,106.51, from $2,005,342.62 to $2,384,449.13, after it has been approved s to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

AT&T Trail Fund
Fund P108, Dept. TWM, Unit. 7853, Act. TRPP
Obj. 4599, Program No. PB98N966, CT PBW98N966H7
Vendor #VS0000064323, in an amount not to exceed $379,106.51

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

AGENDA ITEM # 49

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 3, 8, Outside City Limits

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: Various

SUBJECT

Authorize Interlocal Agreements with the City of Lancaster, the City of DeSoto, and the City of Cedar Hill to allow the City of Dallas to construct, own, and operate a 96-inch water transmission main within the corporate limits of Lancaster, DeSoto, and Cedar Hill - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas is currently undertaking the design and property acquisition of approximately 32 miles of 96-inch and 120-inch water transmission pipeline starting from the Eastside Water Treatment Plant in Sunnyvale to the Summit Ground Storage Tanks in Cedar Hill. The pipeline will be located in Dallas and several neighboring cities, including Sunnyvale, Mesquite, Balch Springs, Hutchins, Lancaster, DeSoto, Duncanville, and Cedar Hill.

The water transmission main is required to facilitate conveyance of treated water to the south and southwestern portions of Dallas and its customer cities. Installation of the water transmission main is needed to meet near and long-term demands associated with population growth as determined through master planning efforts. The overall pipeline is sized to meet year 2050 water demands and will provide flexibility, redundancy, reliability, increased capacity, and improved operation to Dallas Water Utilities' existing system.

This action will allow the City of Dallas to enter into agreements for the construction, operation, and maintenance of a 96-inch water transmission pipeline within the corporate limits of Lancaster, DeSoto, and Cedar Hill. These agreements have been approved by the City Councils of Lancaster, DeSoto, and Cedar Hill. The agreements include provisions for review of construction plans, separation requirements for crossing and parallel utilities, design and construction administration by the City of Dallas, as well as notification and coordination for the construction, operation, and maintenance of the pipeline.

BACKGROUND (Continued)

Agreements with the remaining cities within the pipeline route are being negotiated and will be presented to the City Council for approval at a future date.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	March 2017
Complete Construction	December 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

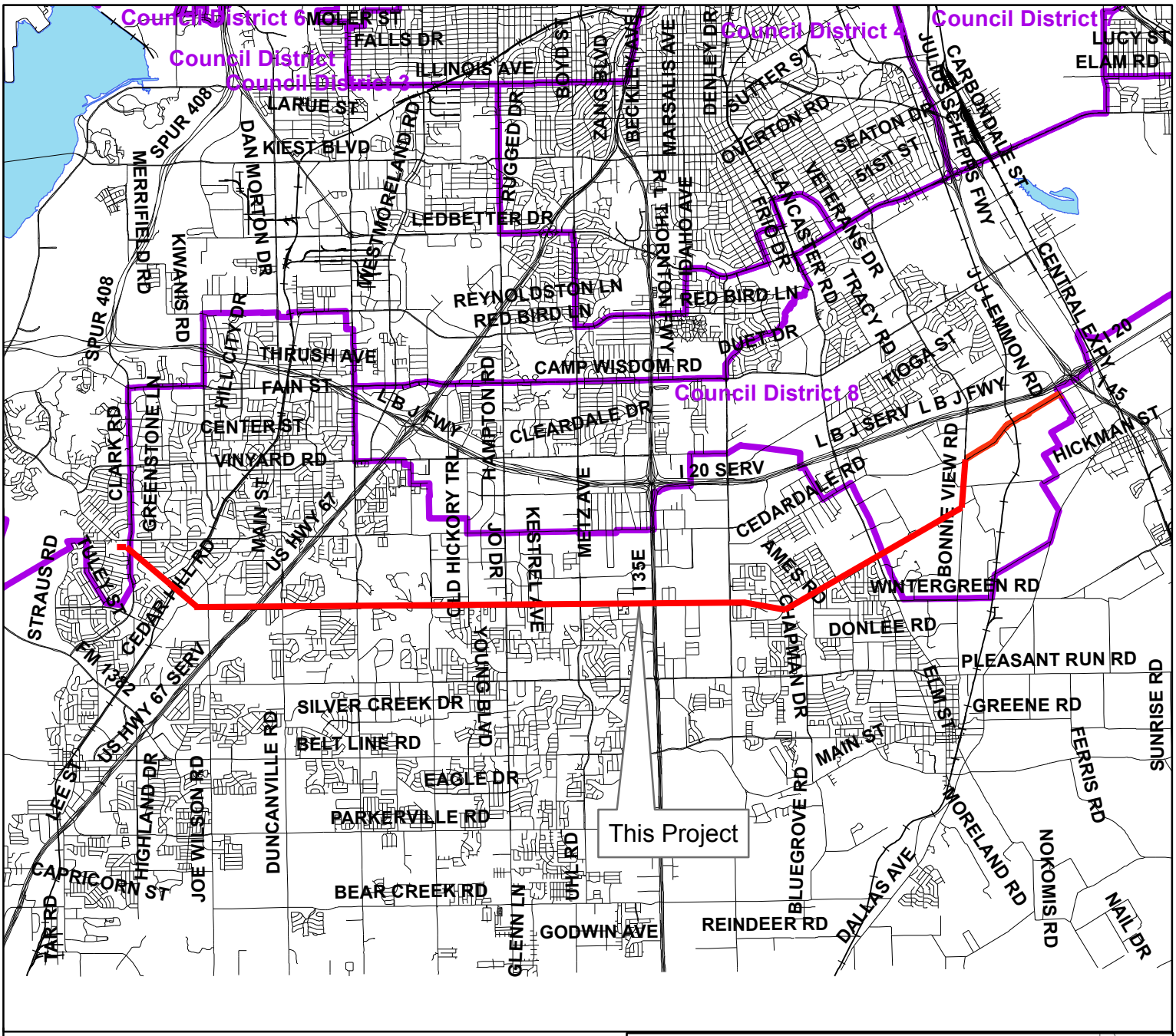
This item has no prior action.

FISCAL INFORMATION

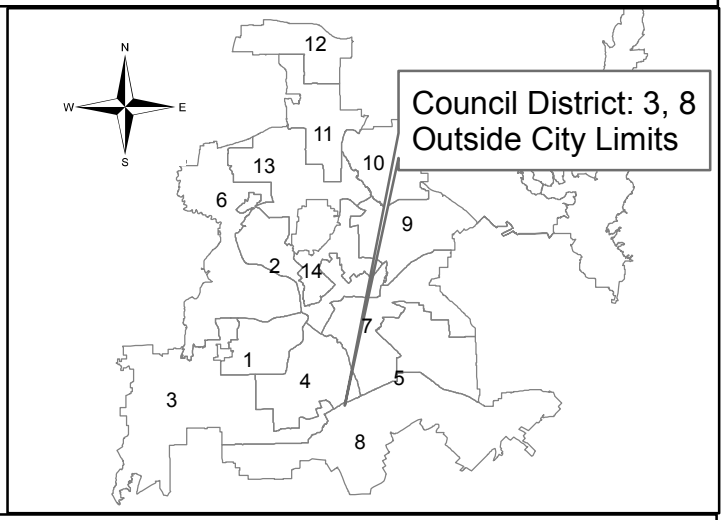
No cost consideration to the City

MAP

Attached



Mapsco: Various



Dallas Water Utilities
Interlocal Agreements with Lancaster, DeSoto, Cedar Hill
96"/120" Southwest Water Transmission Pipeline

October 22, 2014

WHEREAS, Dallas Water Utilities plans to design and construct a 96-inch and 120-inch water transmission pipeline from the Eastside Water Treatment Plant in Sunnyvale to the Summit Ground Storage Tanks in Cedar Hill; and,

WHEREAS, the 96-inch water transmission pipeline is necessary for the City of Dallas to transfer treated potable water from the Eastside Water Treatment Plant in Sunnyvale to the Summit Ground Storage Tanks in Cedar Hill to Dallas' southern service area, in order to provide redundancy within the City of Dallas water distribution system and increase service capacity to meet the growth of current and future customer cities; and,

WHEREAS, the City of Dallas desires to enter into agreements with the City of Lancaster, the City of DeSoto, and the City of Cedar Hill to allow the City of Dallas to construct, own, and operate a 96-inch water transmission main within the corporate limits of Lancaster, DeSoto, and Cedar Hill; and,

WHEREAS, there is no cost consideration to the City of Dallas associated with these agreements.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into agreements with the City of Lancaster, the City of DeSoto, and the City of Cedar Hill to allow the City of Dallas to construct, own, and operate a 96-inch water transmission main within the corporate limits of Lancaster, DeSoto, and Cedar Hill, after it has been approved as to form by the City Attorney.

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

AGENDA ITEM # 50

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-1858

MAPSCO: Outside City Limits

SUBJECT

Authorize **(1)** a thirty-year contract with the City of Cedar Hill to continue providing treated water services, from September 26, 2014 through September 25, 2044, with estimated annual revenue in the amount of $3,146,686; and **(2)** a Reciprocal Agreement for Water and or Wastewater Services, with an estimated annual expenditure of $1,250 - Financing: Water Utilities Current Funds: ($1,250, annually) (subject to annual appropriations) and Estimated Annual Revenue: $3,146,686

BACKGROUND

This item is for authorization to enter into a new wholesale treated water contract, including Reciprocal Water and/or Wastewater Agreement, with the City of Cedar Hill, Texas. This entity is currently receiving City of Dallas treated water under an existing wholesale treated water contract which will expire on September 26, 2014.

The City of Cedar Hill is located within Dallas Water Utilities' service area and desires to continue to purchase treated water from the City of Dallas under the terms of a standard wholesale treated water customer contract.

The existing wholesale treated water contract also includes a Reciprocal Agreement for Water and/or Wastewater Services which provides for service to retail customers across corporate boundary lines on a temporary basis until facilities are extended by the city requiring the service, providing the service is requested by the city requiring it and approved by the city providing it. Dallas and Cedar Hill share common corporate boundary lines in Southern Dallas County.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Authorized Wholesale Treated Water Contract with the City of Cedar Hill, including Reciprocal Water and/or Wastewater Service Agreement, on June 20, 1984, by Resolution No. 84-2075.

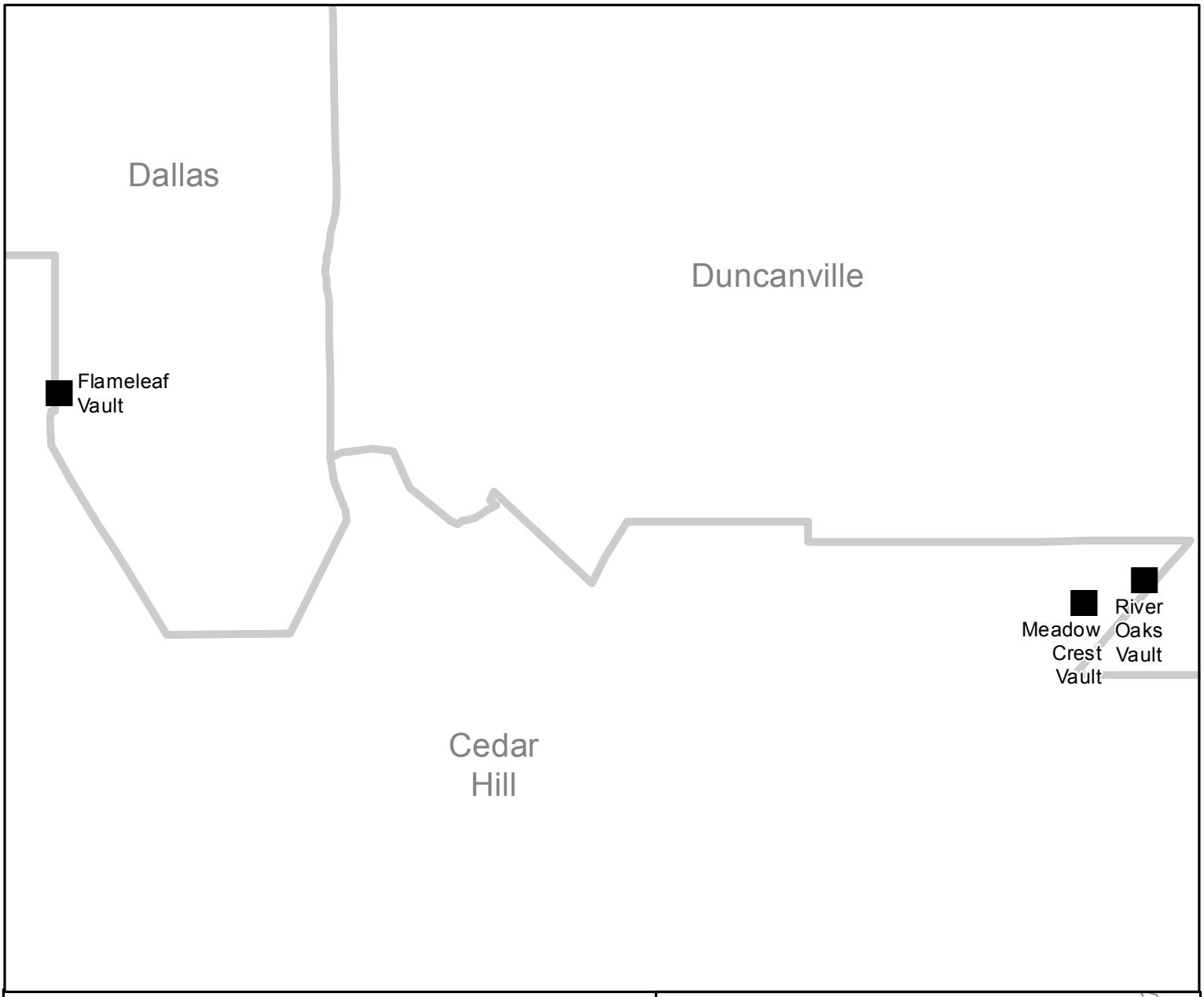
Authorized First Amendment to the Wholesale Treated Water Contract with the City of Cedar Hill on May 13, 1987, by Resolution No. 87-1558.

FISCAL INFORMATION

Water Utilities Current Funds ($1,250 annually) (subject to annual appropriations)
Estimated Annual Revenue: $3,146,686 (at current wholesale treated water two-part rate)

MAP

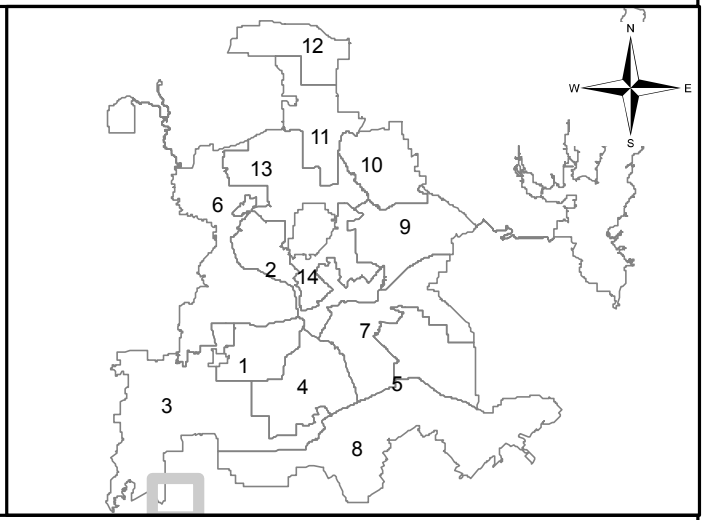
Attached



Location: Cedar Hill Meter Vaults (multiple locations)

Council Districts: Adjacent to District 3

Department: DWU



Treated Water Contract with City of Cedar Hill

D07102014C

October 22, 2014

WHEREAS, the City of Cedar Hill, Texas currently purchases wholesale treated water from the City of Dallas, and Dallas currently delivers and sells wholesale treated water service to Cedar Hill as set forth under the terms, covenants, and conditions stated in a Wholesale Treated Water Contract between the City of Dallas and the City of Cedar Hill, dated September 26, 1984; and,

WHEREAS, from time-to-time, both Dallas and Cedar Hill have need to request the other to furnish water and/or wastewater service to each other's customers along common boundary lines wherein only one city has facilities available; and,

WHEREAS, Cedar Hill's current wholesale treated water contract, including Reciprocal Water and/or Wastewater Agreement, with Dallas will expire on September 26, 2014; and,

WHEREAS, Dallas and Cedar Hill desire to enter into a new Wholesale Treated Water Contract and Reciprocal Water and/or Wastewater Agreement; and,

WHEREAS, the term of the new 30-year Wholesale Treated Water Contract will be September 26, 2014 through September 25, 2044; and,

WHEREAS, approval of the new contract including reciprocal water and wastewater provisions would be in the best interest of the City of Dallas as well as the City of Cedar Hill; **Now, Therefore,**

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

SECTION 1. That the City Manager is hereby authorized to enter into a Wholesale Treated Water Contract with the City of Cedar Hill to purchase wholesale treated water from the City of Dallas for the period September 26, 2014 through September 25, 2044 in the estimated annual amount of $3,146,686 after approval of the contract documents by the City Attorney.

SECTION 2. That the City Controller be and is hereby authorized and directed to deposit receipts for services provided under this contract to the Water Utilities Operating Fund as follows:

FUND	DEPT	UNIT	FUNC	RESOURCE REVENUE CODE
0100	DWU	7005	7REV	7836

SECTION 3. That the City Controller is hereby authorized and directed to disburse funds to Cedar Hill for reciprocal services provided in an estimated annual amount not to exceed $1,250.

FUND	DEPT	UNIT	OBJECT CODE	VENDOR
0100	DWU	7260	2171	VS0000002638

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

AGENDA ITEM # 51

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 2, 6

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-1858

MAPSCO: 23 X Y Z 24 W X 33 B C

SUBJECT

Authorize an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for construction of water and wastewater main relocations and appurtenance adjustments in Northwest Highway (Loop 12) from west of Harry Hines Boulevard to west of Midway Road - Not to exceed $1,753,000 - Financing: Water Utilities Capital Construction Funds ($23,000) and Water Utilities Capital Improvement Funds ($1,730,000)

BACKGROUND

This action consists of the construction of approximately 172 feet of 6-inch water main, 2,956 feet of 8-inch water main, 2,143 feet of 8-inch wastewater main, and routine water and wastewater appurtenance adjustments in conjunction with construction of intersection improvements by the Texas Department of Transportation (TxDOT) in Northwest Highway (Loop 12) from west of Harry Hines Boulevard to west of Midway Road. TxDOT has designed the intersection improvements and Dallas Water Utilities (DWU) has designed the water and wastewater utility relocations. TxDOT will administer the project during construction and has agreed to incorporate DWU's water and wastewater main relocations and appurtenance adjustments into their construction contracts.

Under the Advance Funding Agreement with the State of Texas, acting through TxDOT, DWU will provide the funding and construction inspection services for the water and wastewater main relocations and appurtenance adjustments. TxDOT will be responsible for administering the construction of the water and wastewater main relocations and appurtenance adjustments. TxDOT is scheduled to advertise the construction of the project in March 2015.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction May 2015
Complete Construction March 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

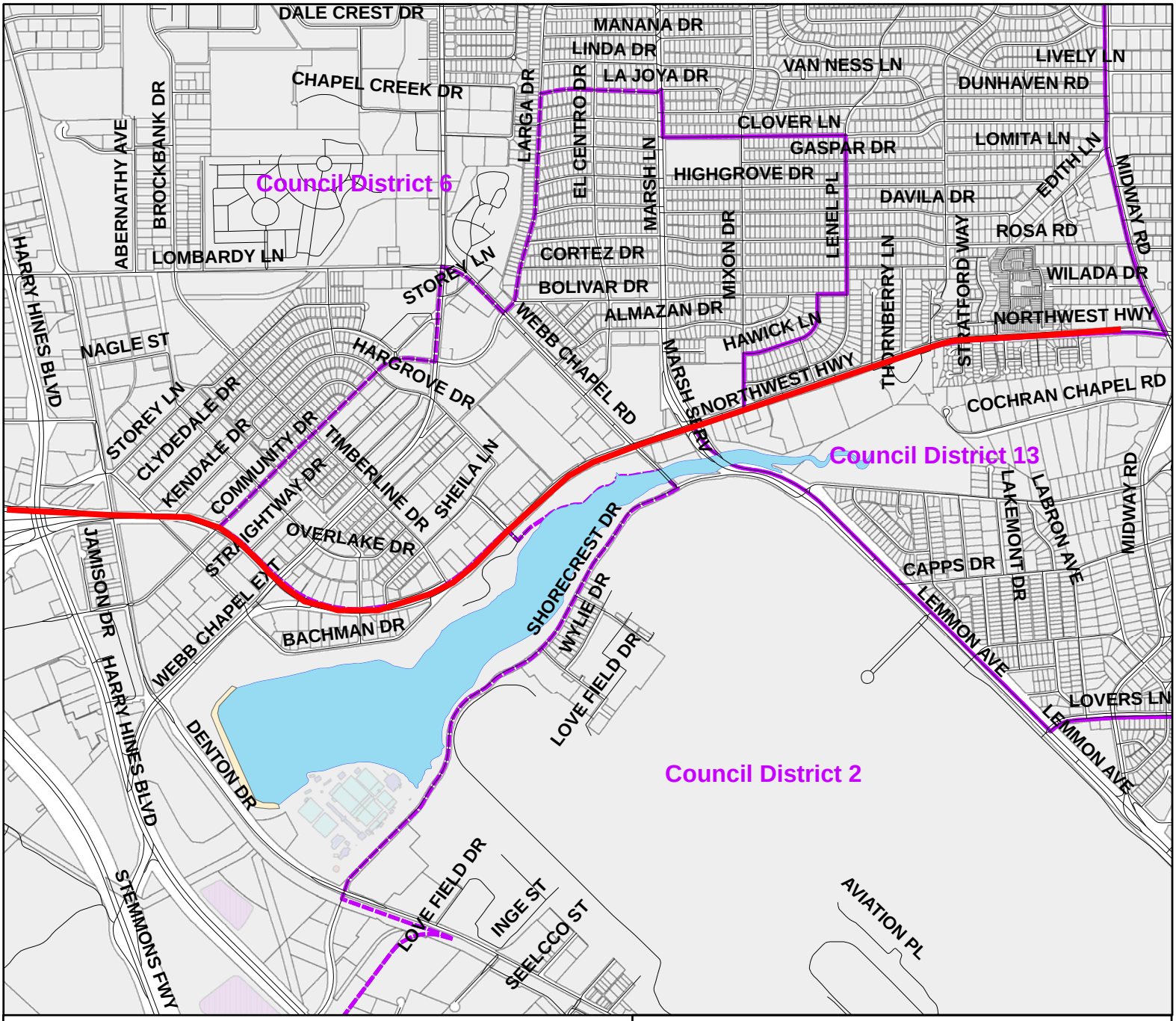
FISCAL INFORMATION

$ 23,000.00 - Water Utilities Capital Construction Funds
$1,730,000.00 - Water Utilities Capital Improvement Funds

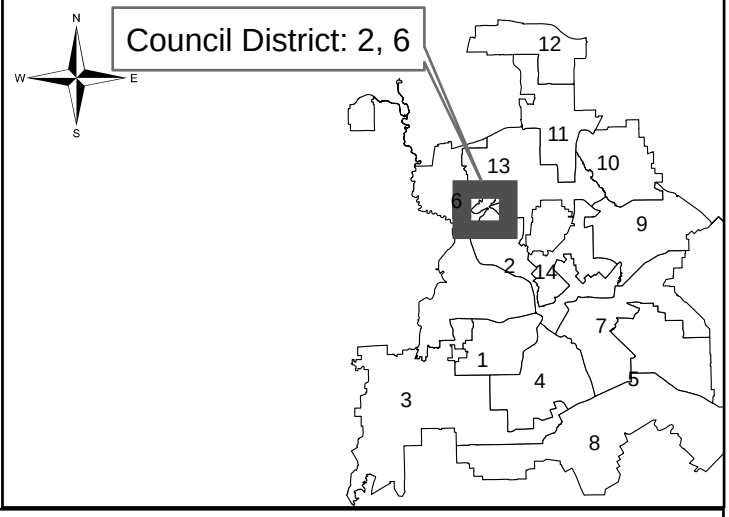
Council District	Amount
2	$ 876,500.00
6	$ 876,500.00
Total	$1,753,000.00

MAP

Attached



Mapsco: 23 X, Y, Z, 24 W, X, 33 B, C



Dallas Water Utilities
Contract No. 14-347/348F
Water and Wastewater Main Relocations and Adjustments
in Northwest Highway (Loop 12) from west of Harry Hines Boulevard
to west of Midway Road

October 22, 2014

WHEREAS, the Texas Department of Transportation (TxDOT) has plans for construction of water and wastewater main relocations and appurtenance adjustments in Northwest Highway (Loop 12) from west of Harry Hines Boulevard to west of Midway Road; and,

WHEREAS, TxDOT has agreed to incorporate Dallas Water Utilities' (DWU) water and wastewater main relocations and appurtenance adjustments in Northwest Highway (Loop 12) from west of Harry Hines Boulevard to west of Midway Road into their contract; and,

WHEREAS, TxDOT has submitted an acceptable Advance Funding Agreement that incorporates DWU's relocations and adjustments in advance of paving into the State's construction plans; and,

WHEREAS, under the Advance Funding Agreement with the State of Texas, acting through TxDOT, DWU will provide funding, construction inspection services, and approval of any design changes for the water and wastewater main relocations and adjustments; and,

WHEREAS, the Advance Funding Agreement will allow the State to proceed with the advertisement, award of the construction contract, and provide contract administration.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for construction of water and wastewater main relocations and appurtenance adjustments in Northwest Highway (Loop 12) from west of Harry Hines Boulevard to west of Midway Road, after approval of the contract documents by the City Attorney.

Section 2. That the City Controller is hereby authorized to pay the amount of $1,753,000.00 from the Water Capital Improvement Fund, Water Construction Fund, Wastewater Capital Improvement Fund, and Wastewater Construction Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2115	DWU	PW42	4550	714347	CT-DWU714347CP	020318

Texas Department of Transportation - (Contract No. 14-347F) - $1,135,000.00

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
0102	DWU	CW42	3221	714347X	CT-DWU714347EN	020318

Texas Department of Transportation - (Contract No. 14-347F) - $10,000.00

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS42	4560	714348	CT-DWU714348EN	020318

Texas Department of Transportation - (Contract No. 14-348F) - $595,000.00

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
0103	DWU	CS42	3222	714348X	CT-DWU714348EN	020318

Texas Department of Transportation - (Contract No. 14-348F) - $13,000.00

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

AGENDA ITEM # 52

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, Outside City Limits

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-1858

MAPSCO: Various

SUBJECT

Authorize a contract for roof maintenance and repair service at all Dallas Water Utilities owned buildings - Texas Roof Management, Inc., lowest responsible bidder of two - Not to exceed $1,065,983 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

Dallas Water Utilities owns buildings with approximately 1.4 million square feet of roof systems that have an estimated replacement value of $12,000,000. In FY2012-13, a roof assessment was performed on all buildings located at all water and wastewater treatment plants, pump stations, and off-site facilities. The comprehensive assessment provided roof maintenance guidelines and a schedule, which will be addressed under this contract.

Approval of this action will provide the means to have manufacturers' certified roofing specialists perform maintenance and repairs at all Dallas Water Utilities facilities. Maintaining roofs will extend the life of the roof system and the buildings, and will provide protection to various types of critical equipment, including motors, pumps, electrical instrumentation, and process controls. Ongoing roof maintenance ensures the continued reliable water and wastewater services that are provided to approximately 2.3 million customers in Dallas and its customer cities.

BACKGROUND (Continued)

Texas Roof Management, Inc. contractual activities in the past three years:

	PBW	DWU	PKR
Projects Authorized	0	1	1
Change Orders	0	0	3
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Assessment	July 2012
Completed Assessment	November 2012
Begin Construction	November 2014
Complete Construction	April 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Conley Group to provide architectural and engineering services to perform condition assessment of the roof and Heating, Ventilation and Air Conditioning systems at the Water Utilities Department's 230 facilities on June 27, 2012, by Resolution No. 12-1668.

FISCAL INFORMATION

$1,065,982.50 - Water Utilities Capital Construction Funds

Assessment	$1,897,800.00
Construction (this action)	$1,065,982.50
Total Project Cost	$2,963,782.50

Council District	Amount
1	$ 1,790.01
2	$ 9,810.27
3	$ 26,132.65
4	$ 132,255.62
5	$ 11,147.10
6	$ 94,258.39
7	$ 47,453.15
8	$ 387,195.62
9	$ 27,107.09
10	$ 22,717.37
11	$ 109.83
12	$ 36.61
14	$ 2,802.52
Outside City Limits	$ 303,166.27
Total	$1,065,982.50

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Texas Roof Management, Inc.

Hispanic Female	0	Hispanic Male	101
Black Female	0	Black Male	0
Other Female	2	Other Male	4
White Female	4	White Male	11

BID INFORMATION

The following bids with quotes were opened on July 24, 2014:

*Denotes successful bidder

Bidders	Bid Amount
*Texas Roof Management, Inc. 728 Lingco Drive Richardson, Texas 75081	$1,065,982.50
R & B Roofing, LLC	$1,105,985.00

OWNER

Texas Roof Management, Inc.

Catherine Awtrey, President and Owner

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for roof maintenance and repair service at all Dallas Water Utilities owned buildings - Texas Roof Management, Inc., lowest responsible bidder of two - Not to exceed $1,065,983 - Financing: Water Utilities Capital Construction Funds

Texas Roof Management, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use no-sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$1,065,982.50	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$1,065,982.50	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

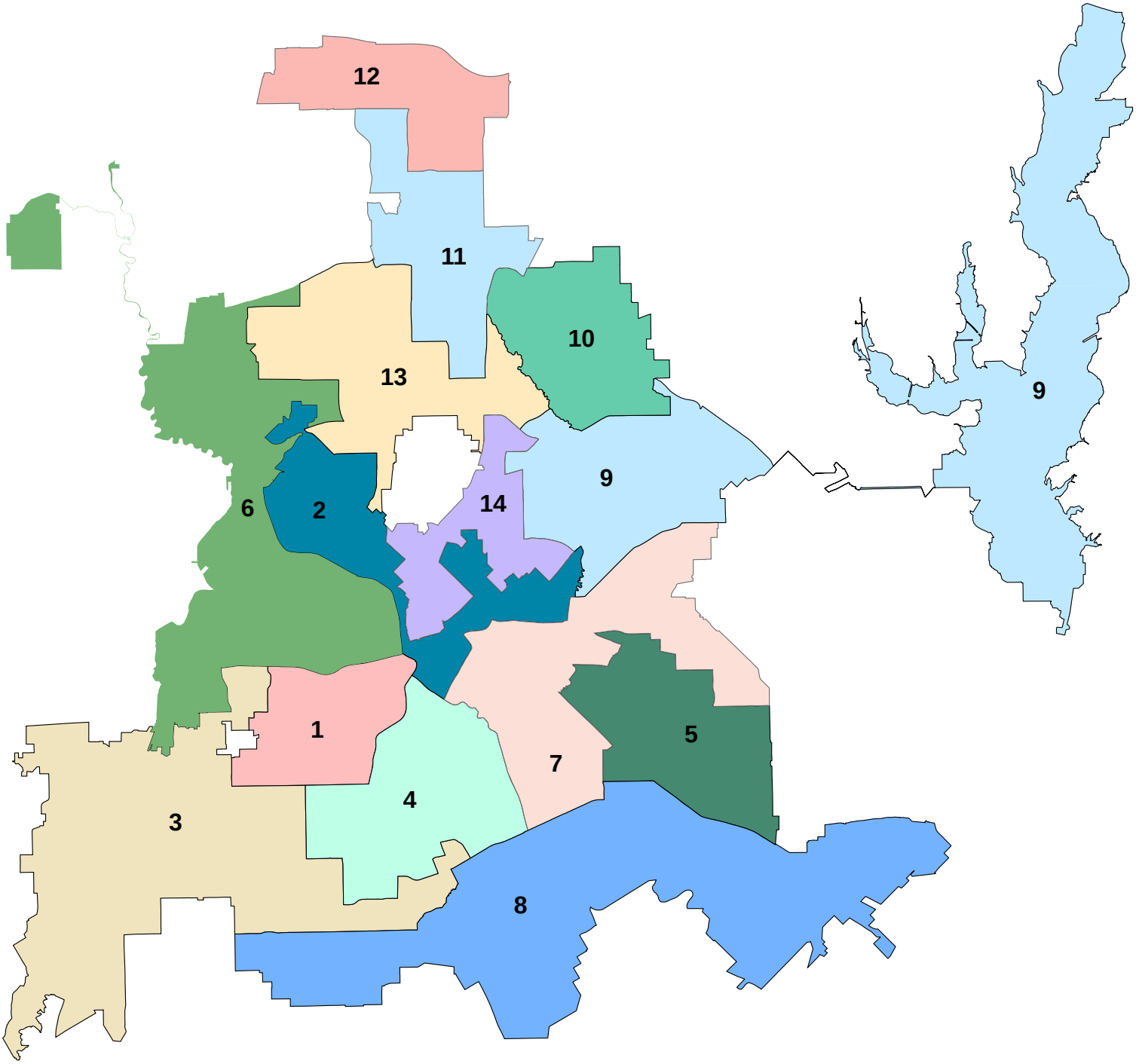
Local	Certification	Amount	Percent
Texas Roof Management, Inc	WFWB62655N0716	$1,065,982.50	100.00%
Total Minority - Local		$1,065,982.50	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$1,065,982.50	100.00%	$1,065,982.50	100.00%
Total	$1,065,982.50	100.00%	$1,065,982.50	100.00%



Dallas Water Utilities
Contract No. 14-355/356
Roof Maintenance and Emergency On-Call Roof Repair

October 22, 2014

WHEREAS, bids were received on July 24, 2014 for roof maintenance and repair service at all Dallas Water Utilities buildings, Contract No. 14-355/356, listed as follows:

BIDDERS	**BID AMOUNT**
Texas Roof Management, Inc.	$1,065,982.50
R & B Roofing, LLC	$1,105,985.00

WHEREAS, the bid submitted by Texas Roof Management, Inc., 728 Lingco Drive, Richardson, Texas 75081, in the amount of $1,065,982.50, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by Texas Roof Management, Inc., in the amount of $1,065,982.50, for doing the work covered by the plans, specifications, and contract documents, Contract No. 14-355/356, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with Texas Roof Management, Inc., for roof maintenance and repair service at all Dallas Water Utilities buildings after having approval of the contract documents by the City Attorney.

Section 3. That the City Controller is hereby authorized to pay the amount of $1,065,982.50 from the Water Construction Fund and Wastewater Construction Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
0102	DWU	CW42	4341	714355	CT-DWU714355EA	354710

Texas Roof Management, Inc. - (Contract No. 14-355) - $516,040.51

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
0103	DWU	CS42	4341	714356	CT-DWU714356EA	354710

Texas Roof Management, Inc. - (Contract No. 14-356) - $549,941.99

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

AGENDA ITEM # 53

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 2, 6, Outside City Limits

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-1858

MAPSCO: 2 T 23 Z 33 B C D G

SUBJECT

Authorize Supplemental Agreement No. 1 to the engineering contract with CH2M HILL Engineers, Inc., for additional engineering services to provide construction management services for construction contracts related to **(1)** water quality improvements at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant; and **(2)** relocation of a 48-inch wastewater main just north of the Bachman Lake Dam - Not to exceed $3,963,775, from $3,611,650 to $7,575,425 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of providing construction management services for year two of water quality improvement construction contracts at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant. Construction management services are also being provided for a $15M project to relocate 5,700 feet of 48-inch wastewater main via tunneling, just north of the Bachman Lake Dam. The contract will manage and coordinate an anticipated $190M of new construction at the listed sites, including the current $48M water quality improvements project at the Bachman Water Treatment Plant. This construction management contract was planned as a phased approach to match each fiscal year's construction projects with construction management needs. The intent of the annual authorization via supplemental agreements is to assure continuity in management and review of services.

Construction management services under this contract will plan and coordinate construction projects as the City's representative. This contract will both partner with and augment current City staff assigned to these projects. The construction management firm will be responsible for ensuring that all work is accomplished in accordance with the project plans and specifications, in a manner that meets the operational objectives, negotiating change orders, and aiding in resolution of any conflicts.

BACKGROUND (Continued)

Construction management services are necessary to efficiently schedule and stage complex, simultaneous construction activities with multiple contractors. Additional construction management services include schedule and budget evaluations, value engineering, constructability reviews, accuracy checks on cost estimates, monitoring the quality of the construction work, and documenting the materials, labor, and equipment used.

ESTIMATED SCHEDULE OF PROJECT

Begin Project	November 2014
Complete Project	October 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with CH2M HILL Engineers, Inc. to provide construction management services for construction contracts related to water quality improvements at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant, and relocation of a 48-inch wastewater main along Bachman Lake on August 28, 2013, by Resolution No. 13-1462.

FISCAL INFORMATION

$3,963,775.00 - Water Utilities Capital Improvement Funds

Construction Management Services	$3,611,650.00
Supplemental Agreement No. 1 (this action)	$3,963,775.00
Total Project Cost	$7,575,425.00

Council District	Amount
2	$ 284,504.00
6	$1,675,365.00
Outside City Limits	$2,003,906.00
Total	$3,963,775.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

CH2M HILL Engineers, Inc.

Hispanic Female	4	Hispanic Male	5
Black Female	4	Black Male	1
Other Female	2	Other Male	6
White Female	30	White Male	92

OWNER

CH2M HILL Engineers, Inc.

Edward M. Motley, Vice President

MAPS

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the engineering contract with CH2M HILL Engineers, Inc., for additional engineering services to provide construction management services for construction contracts related to (1) water quality improvements at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant; and (2) relocation of a 48-inch wastewater main just north of the Bachman Lake Dam - Not to exceed $3,963,775, from $3,611,650 to $7,575,425 - Financing: Water Utilities Capital Improvement Funds

CH2M HILL Engineers, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$3,952,075.00	99.70%
Non-local contracts	$11,700.00	0.30%
TOTAL THIS ACTION	$3,963,775.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Levis Consulting Group, LLC	BFDB59097Y1014	$153,300.00	3.88%
KAI/Alliance, LLC. dba KAI Texas	BMMB61714N0516	$491,778.00	12.44%
Foster CM Group, Inc.	BMMB59684N0115	$348,138.00	8.81%
Reginald Loftin Photographer	BMDB61022Y0315	$16,000.00	0.40%
Rita Cox & Company	WFWB60141N0215	$15,000.00	0.38%
Total Minority - Local		$1,024,216.00	25.92%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Evelyn's Professional Janitorial Services, Inc.	HFDB59005Y1014	$11,700.00	100.00%
Total Minority - Non-local		$11,700.00	100.00%

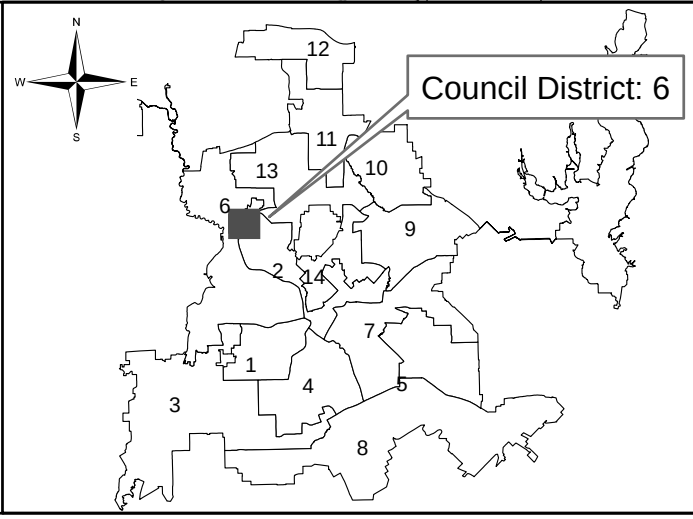
BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMMARY
Page 2

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$1,009,216.00	25.46%	$1,914,493.65	25.27%
Hispanic American	$11,700.00	0.30%	$18,650.00	0.25%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$15,000.00	0.38%	$45,000.00	0.59%
Total	$1,035,916.00	26.13%	$1,978,143.65	26.11%



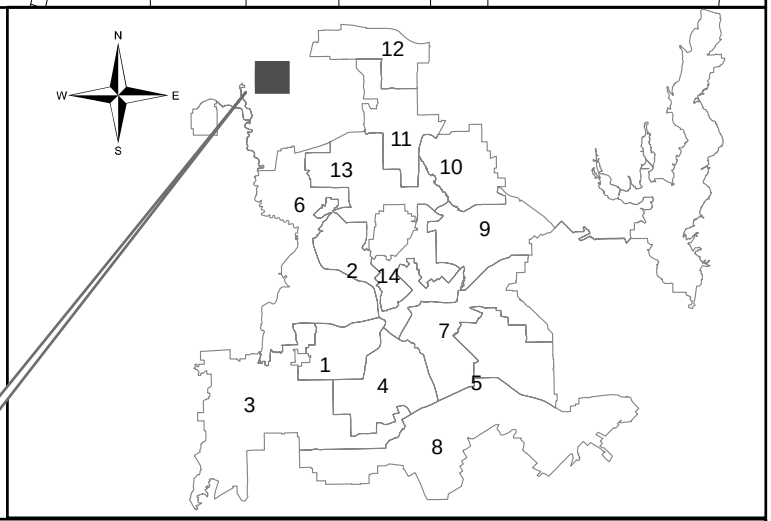
Mapsco: 33 C, G



Dallas Water Utilities
Contract No. 12-079E, Supplemental Agreement No. 1
Bachman Water Treatment Plant
Construction Management Services for Water Quality Improvements

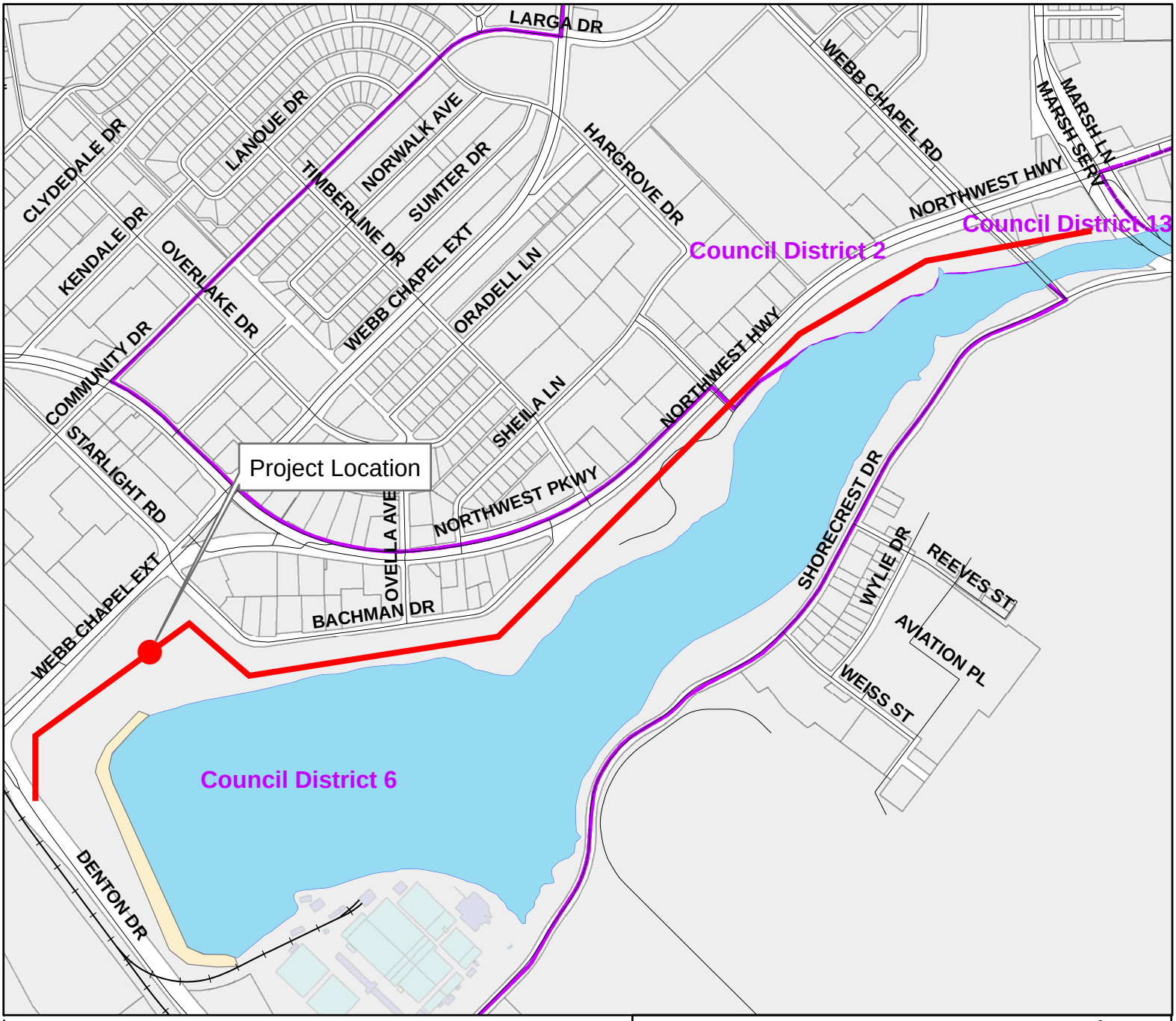


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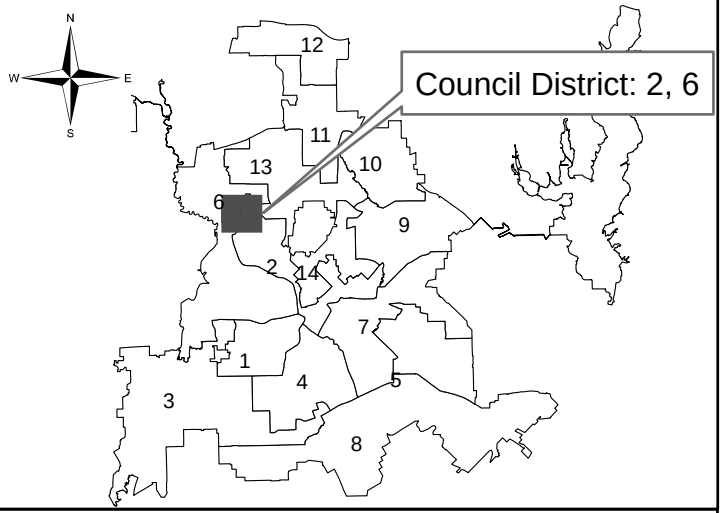


Council District: Outside City Limits

Dallas Water Utilities
Contract No. 12-079E, Supplemental Agreement No. 1
Elm Fork Water Treatment Plant
Construction Management Services for Water Quality Improvements



Mapsco: 23 Z, 33 B, C, D



Dallas Water Utilities
Contract No. 12-079E, Supplemental Agreement No. 1
Relocation of 48-inch Wastewater Main at Bachman Lake Dam

October 22, 2014

WHEREAS, on August 28, 2013, the City Council awarded Contract No. 12-079E in the amount of $3,611,650.00, by Resolution No. 13-1462 to CH2M HILL Engineers, Inc., to provide construction management services for construction contracts related to water quality improvements at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant; and,

WHEREAS, ongoing construction activities at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant, and the relocation of the 48-inch wastewater main near the Bachman Lake Dam total over $81M, with new construction work anticipated in the range of $80M to be started this fiscal year at the Elm Fork Treatment Plant; and,

WHEREAS, it will be necessary to closely supervise, coordinate, and manage the day-to-day activities of multiple contractors; and,

WHEREAS, CH2M HILL Engineers, Inc., 12750 Merit Drive, Suite 100, Dallas, Texas 75251, has submitted an acceptable proposal to provide these engineering services; and,

WHEREAS, Dallas Water Utilities recommends that Contract No. 12-079E be increased by $3,963,775.00, from $3,611,650.00 to $7,575,425.00.

Now, Therefore,

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

Section 1. That the proposed Supplemental Agreement No. 1 be accepted and that Contract No. 12-079E with CH2M HILL Engineers, Inc., be revised accordingly.

Section 2. That the City Manager is hereby authorized to execute the contract after it has been approved as to form by the City Attorney.

Section 3. That the City Controller is hereby authorized to pay the amount of $3,963,775.00 from the Water Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
3115	DWU	PW31	4116	712079	CT-DWU712079CP	VS0000065954

CH2M HILL Engineers, Inc. - (Contract No. 12-079E) - $3,963,775.00

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

AGENDA ITEM # 55

KEY FOCUS AREA:	Economic Vibrancy
AGENDA DATE:	October 22, 2014
COUNCIL DISTRICT(S):	7
DEPARTMENT:	Sustainable Development and Construction Public Works Department
CMO:	Ryan S. Evans, 671-9837 Jill A. Jordan, P.E., 670-5299
MAPSCO:	56V

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the owners (list attached), of three tracts of land totaling approximately 3,429 square feet consisting of two single family residences and a vacant lot located near the intersection of Meek Street and Brownsville Avenue for the Meek Street Paving and Drainage Improvement Project - Not to exceed $17,117 ($11,117, plus closing costs and title expenses not to exceed $6,000) – Financing: 2003 Bond Funds

BACKGROUND

This item authorizes the acquisition of three tracts of land totaling approximately 3,429 square feet consisting of two single family residences and two vacant lots located near the intersection of Meek Street and Brownsville Avenue from the owners (list attached). These properties will be used for the planned improvement to Meek Street from Carbondale Street to Hull Street. The consideration is based upon independent fee appraisals.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2003 Bond Funds - $17,117 ($11,117, plus closing costs and title expenses not to exceed $6,000)

OWNERS

Dallas Neighborhood Alliance for Habitat

Bill Hall, Chief Executive Officer

Edward Crowder

Willie Roberson

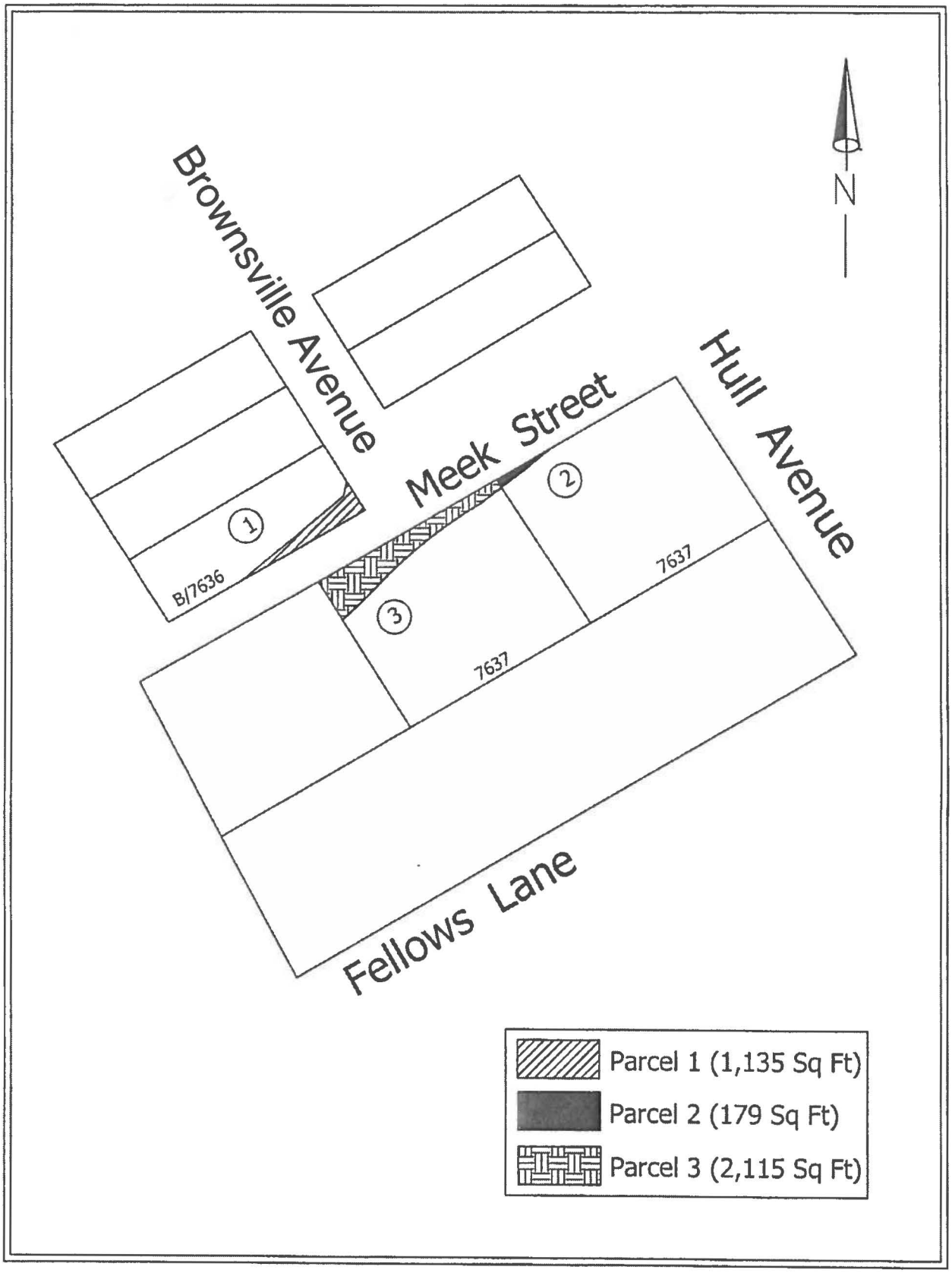
Johnny Crowder

MAP

Attached

Meek Street Paving and Drainage Improvement Project

Parcel No.	Owner	Address	Legal Description
1	Edward Crowder and Willie Roberson	7835 Brownsville Ave	Lots 20 & 21, Block B/7636
2	Johnny Crowder	7817 Hull Avenue	Lot 6, Block 7637
3	Dallas Neighborhood Alliance for Habitat	4528 Meek Street	Lot 7, Block 7637


N
Brownsville Avenue
Meek Street
Hull Avenue
Fellows Lane
1
2
3
B/7636
7637
7637
Parcel 1 (1,135 Sq Ft)
Parcel 2 (179 Sq Ft)
Parcel 3 (2,115 Sq Ft)

October 22, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": A total of approximately 3,429 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Meek Street Paving and Drainage Improvement

"USE": The construction, widening and improvements to Meek Street

"PROPERTY INTEREST": Easement

"OWNER", "OFFER AMOUNT", and "AUTHORIZED AMOUNT" are described below:

Parcel No.	Owner	Offer Amount Not to Exceed	Closing Costs	Authorized Amount	Square feet
1	Edward Crowder and Willie Roberson	$ 6,956	$2,000	$ 8,956	1,135
2	Johnny Crowder	$ 1,242	$2,000	$ 3,242	179
3	Dallas Neighborhood Alliance for Habitat	$ 2,919	$2,000	$ 4,919	2,115

Provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

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

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

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

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or designee, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of 2003 Bond Funds – Street and Transportation Improvements Fund, Fund No. 4R22, Department PBW, Unit P378, Activity PPPF, Program No. PB03P378, Object 4250, Encumbrance No. for each is stated below. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT below:

Parcel No.	Owner	Offer Amount Not to Exceed	Closing Costs	Authorized Amount	Encumbrance No.
1	Edward Crowder and Willie Roberson	$ 6,956	$2,000	$ 8,956	SUSSDP37860
2	Johnny Crowder	$ 1,242	$2,000	$ 3,242	SUSSDO37861
3	Dallas Neighborhood Alliance for Habitat	$ 2,919	$2,000	$ 4,919	SUSSDP37863

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

EXHIBIT A

FIELD NOTES DESCRIBING LAND TO BE ACQUIRED BY THE CITY OF DALLAS IN BLOCK B/7636 FROM LIZZIE CROWDER

ALL THAT certain Lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas and being more particularly described as follows:

BEING a 1,135 Sq. Ft. tract of land situated in the R.F. Smith Survey, Abstract Number 1376, and being in Block B/7636, official City of Dallas Block Numbers, and being a portion of a tract of land conveyed to Lizzie Crowder by Warranty Deed, recorded in Volume 2682, Page 538, Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract also known as Lots 20 and 21, Honey Springs Addition, an addition to the City of Dallas, Texas, recorded in Volume 28, Pg. 159, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with a red plastic cap stamped "City of Dallas" (hereinafter referred to as a 5/8" iron rod with cap set) at the intersection of the north line of Meek Street (14' Right-Of-Way in this section) with the west line of Brownsville Avenue (50' Right-Of-Way), said point also being the southeast corner of said Crowder tract;

THENCE South 59°34'09" West, along said north line of Meek Street, a distance of 122.79 feet to a 5/8" iron rod with cap set;

THENCE North 53°24'21" East, leaving said north line of Meek Street, a distance of 48.31 feet to a 5/8" iron rod with cap set;

THENCE North 47°14'32" East, a distance of 71.53 feet to a 5/8" iron rod with cap set;

THENCE North 08°25'28" East, a distance of 7.79 feet to a 5/8" iron rod with cap set on said west line of Brownsville Avenue;

THENCE South 30°23'37" East, along said west line of Brownsville Avenue, a distance of 26.53 feet to the **POINT OF BEGINNING**; and containing approximately 1,135 square feet of land.

Basis of Bearings are based on the south line of Meek Street, at North 59°34'09" East, based on field observations using the North Texas Cooperative Real Time Kinematic Virtual Reference Station Global Positioning System survey instruments and procedures, North American Datum of 1983.

AR
Meek St. FN4.doc
Date: 8/24/09

STATE OF TEXAS
REGISTERED
DWAYNE H. COPELAND
5470
PROFESSIONAL
LAND SURVEYOR

8-25-09

FIELD NOTES DESCRIBING LAND TO BE ACQUIRED
BY THE CITY OF DALLAS IN BLOCK B/7636
FROM LIZZIE CROWDER

~HONEY SPRINGS ADDITION~
Vol 28 Pg 159
M.R.D.C.T.

R.F. SMITH SURVEY
ABSTRACT No. 1376

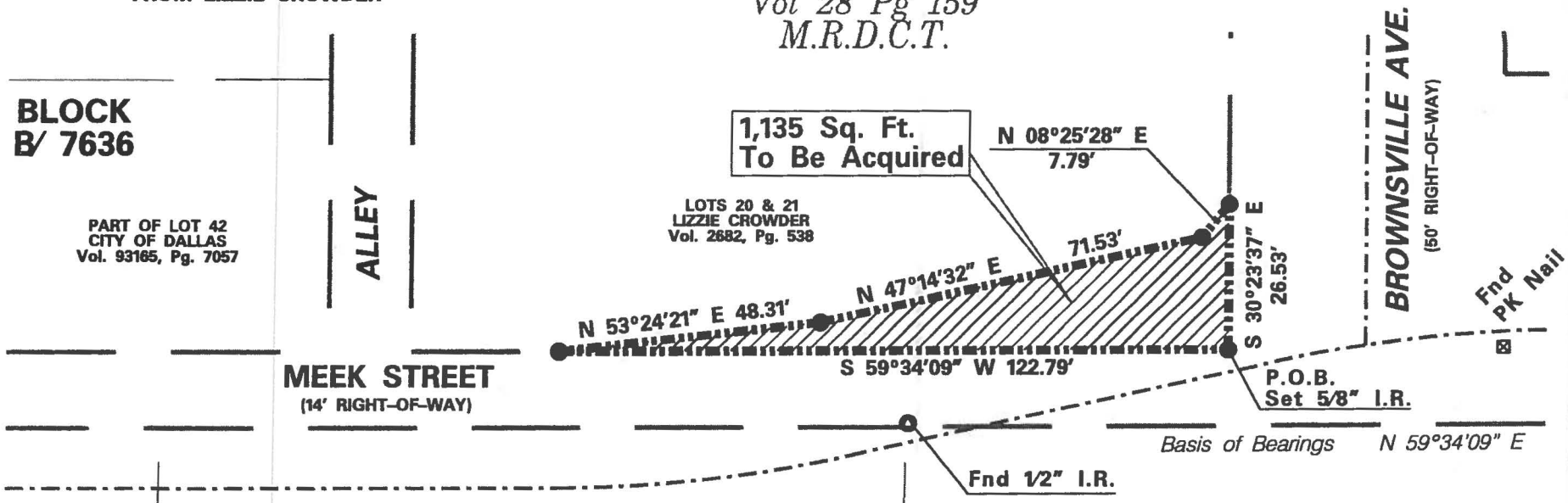


EXHIBIT A

10
MRS. DEFLOYD
Vol. 530, Pg. 99

LOT 11
RHEDA C. BARNES
Vol. 67181, Pg. 615

LOT 7
DALLAS NEIGHBORHOOD
ALLIANCE FOR HABITAT
Inst. 20070270743

BLOCK
7637



LEGEND:
- SET 5/8"I.R.
- EXISTING R.O.W LINE
- PROPOSED CENTERLINE
- LIMITS OF PROPERTY TO BE ACQUIRED
- PROPERTY LINE

N

SCALE: 1"=30'
PAGE 2 OF 2

EXHIBIT A

FIELD NOTES DESCRIBING LAND TO BE ACQUIRED BY THE CITY OF DALLAS IN BLOCK 7637 FROM JOHNNY CROWDER

ALL THAT certain Lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas and being more particularly described as follows:

BEING a 179 Sq. Ft. tract of land situated in the R.F. Smith Survey, Abstract Number 1376, and being in Block 7637, official City of Dallas Block Numbers, and being a portion of a tract of land conveyed to Johnny Crowder by Deed without Warranty, recorded in Volume 95153, Page 1198, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the intersection of the west line of Hull Street (variable Right-Of-Way) with the south line of Meek Street (variable Right-Of-Way in this section), from which a found 1" iron rod bears South 28°28'05" East, a distance of 9.22 feet, said point being the northeast corner of said Crowder tract;

THENCE South 59°34'09" West, along said south line of Meek Street and leaving said west line of Hull Street, a distance of 78.54 to a 5/8" iron rod with cap set with a red plastic cap stamped "City of Dallas" (hereinafter referred to as a 5/8" iron rod with cap set), said point being the **POINT OF BEGINNING**;

THENCE South 53°37'03" West, leaving said south line of Meek Street, a distance of 58.98 feet to a 5/8" iron rod with cap set on common line of a tract of land conveyed to Dallas Neighborhood Alliance for Habitat by General Warranty Deed, recorded in Instrument number 20070270743, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and said Crowder tract;

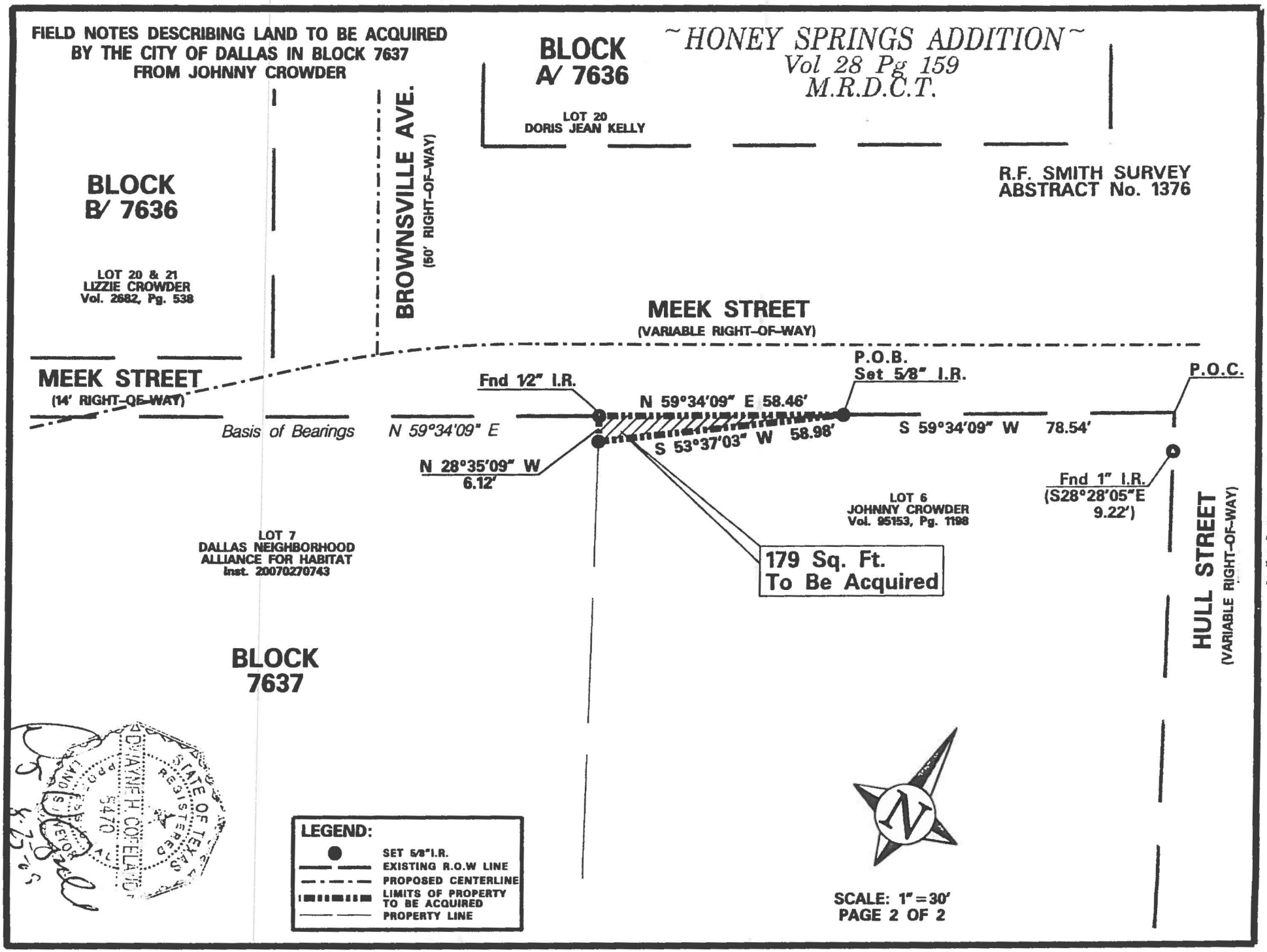
THENCE North 28°35'09" West, along said common line, a distance of 6.12 feet to a 1/2" iron rod found on said south line of Meek Street, said point being the northwest corner of said Crowder tract and the northeast corner of said Dallas Neighborhood Alliance for Habitat tract;

THENCE North 59°34'09" East, along said south line of Meek Street, a distance of 58.46 feet to the **POINT OF BEGINNING**; and containing approximately 179 square feet of land. PEP

AR
Meek St. FN6.doc
Date: 8/24/09



FIELD NOTES DESCRIBING LAND TO BE ACQUIRED BY THE CITY OF DALLAS IN BLOCK 7637 FROM JOHNNY CROWDER



SCALE: 1"=30'
PAGE 2 OF 2

EXHIBIT A

EXHIBIT A

FIELD NOTES DESCRIBING LAND TO BE ACQUIRED BY THE CITY OF DALLAS IN BLOCK 7637 FROM DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT

ALL THAT certain Lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas and being more particularly described as follows:

BEING a 2,115 Sq. Ft. tract of land situated in the R.F. Smith Survey, Abstract Number 1376, and being in Block 7637, official City of Dallas Block Numbers, and being a portion of a tract of land conveyed to Dallas Neighborhood Alliance for Habitat by General Warranty Deed, recorded in Instrument number 20070270743, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the intersection of the west line of Hull Street (variable Right-Of-Way) with the south line of Meek Street (variable Right-Of-Way in this section), from which a found 1" iron rod bears South 28°28'05" East, a distance of 9.22 feet, said point being the northeast corner of a tract of land conveyed to Johnny Crowder by Deed without Warranty, recorded in Volume 95153, Page 1198, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE South 59°34'09" West, along said south line of Meek Street and leaving said west line of Hull Street, a distance of 137.00 feet to a 1/2" iron rod found, said point being the northeast corner of said Dallas Neighborhood Alliance for Habitat tract and the northwest corner of said Crowder tract, said point being the **POINT OF BEGINNING**;

THENCE South 28°35'09" East, leaving said south line of Meek Street and along the common line of said Dallas Neighborhood Alliance for Habitat tract and said Crowder tract, a distance of 6.12 feet to a 5/8" iron rod with cap set with a red plastic cap stamped "City of Dallas" (hereinafter referred to as a 5/8" iron rod with cap set);

THENCE South 53°37'03" West, leaving said common line of said Dallas Neighborhood Alliance for Habitat tract and said Crowder tract, a distance of 66.26 feet to a 5/8" iron rod with cap set;

THENCE South 47°14'32" West, a distance of 73.50 feet to a 5/8" iron rod with cap set on the west line of said Dallas Neighborhood Alliance for Habitat tract; said point also lying in the east line of a tract of land conveyed to Rheda C. Barnes, recorded in Volume 67131, Page 615, D.R.D.CT.;

THENCE North 28°52'42" West, along the common line of said Dallas Neighborhood Alliance for Habitat tract and said Barnes tract, a distance of 28.69 feet to a 5/8" iron rod with cap set on the south line of Meek Street (14' Right-Of-Way in this section), from which a found 1/2 inch iron rod bears North 9°29'28" West, a distance of 0.75 feet; said point being the southwest corner of said Dallas Neighborhood Alliance for Habitat tract and the northwest corner of said Barnes tract;



EXHIBIT A

FIELD NOTES DESCRIBING LAND TO BE ACQUIRED BY THE CITY OF DALLAS IN BLOCK 7637 FROM DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT

THENCE North 59°34'09" East, along said south line of Meek Street, a distance of 137.13 feet to the **POINT OF BEGINNING**; and containing approximately 2,115 square feet of land.

Basis of Bearings are based on the south line of Meek Street, at North 59°34'09" East, based on field observations using the North Texas Cooperative Real Time Kinematic Virtual Reference Station Global Positioning System survey instruments and procedures, North American Datum of 1983.

DHC/AR
Meek St. FN5.doc
Date: 8/24/09



FIELD NOTES DESCRIBING LAND TO BE ACQUIRED BY THE CITY OF DALLAS IN BLOCK 7637 FROM DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT

~HONEY SPRINGS ADDITION~
Vol 28 Pg 159
M.R.D.C.T.

LOT 20
LIZZIE CROWDER

BLOCK
B/ 7636

BROWNSVILLE AVE.
(50' RIGHT-OF-WAY)

LOT 20
DORIS JEAN KELLY

BLOCK
A/ 7636

R.F. SMITH SURVEY
ABSTRACT No. 1376

LOT 20 & 21
LIZZIE CROWDER
Vol. 2682, Pg. 538

MEEK STREET
(VARIABLE RIGHT-OF-WAY)

MEEK STREET
(14' RIGHT-OF-WAY)

Fnd 1/2" I.R.
(N09°29'28"W
0.75')

N 59°34'09" E 137.13'

P.O.B.
Fnd 1/2" I.R.

S 59°34'09" W
137.00'

P.O.C.

Basis of Bearings
N 59°34'09" E

S 28°35'09" E
6.12'

Fnd 1" I.R.
(S28°28'05"E
9.22')

N 28°52'42" W
28.69'

S 53°37'03" W 66.26'

S 47°14'32" W 73.50'

2,115 Sq. Ft.
To Be Acquired

HULL STREET
(VARIABLE RIGHT-OF-WAY)

LOT 11
RHEDA C. BARNES
Vol. 67131, Pg. 615

LOT 6
JOHNNY CROWDER
Vol. 95153, Pg. 1198

BLOCK
7637

LOT 7
DALLAS NEIGHBORHOOD
ALLIANCE FOR HABITAT
Inst. 20070270743

STATE OF TEXAS
EDWARD H. COBLENTZ
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND:
- SET 5/8" I.R.
- EXISTING R.O.W LINE
- PROPOSED CENTERLINE
- LIMITS OF PROPERTY TO BE ACQUIRED
- PROPERTY LINE

N

SCALE: 1"=30'
PAGE 3 OF 3

EXHIBIT A

AGENDA ITEM # 56

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction
Public Works Department

CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299

MAPSCO: 56G

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the owners (list attached), of three tracts of land totaling approximately 4,390 square feet, consisting of two single family residences and one vacant lot located near the intersection of Bexar Street and Bethurum Avenue for the Bexar Street Improvement Project - Not to exceed $11,706 ($5,706, plus closing costs and title expenses not to exceed $6,000) - Financing: 2003 Bond Funds

BACKGROUND

This item authorizes the acquisition of three tracts of land totaling approximately 4,390 square feet consisting of two single family residences and one vacant lot located near the intersection of Bexar Street and Bethurum Avenue from the owners (list attached). These properties will be used for the construction, widening and improvements to Spring Avenue. The consideration is based upon independent fee appraisals.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2003 Bond Funds - $11,706 ($5,706, plus closing costs and title expenses not to exceed $6,000)

OWNERS

Cinthia Hinojosa Collazo

Lula Cornelius

Earl Cornelius

Sherita Briscoe

Leon D. Thompson

Reburt K. Thompson

Chinequa Cole

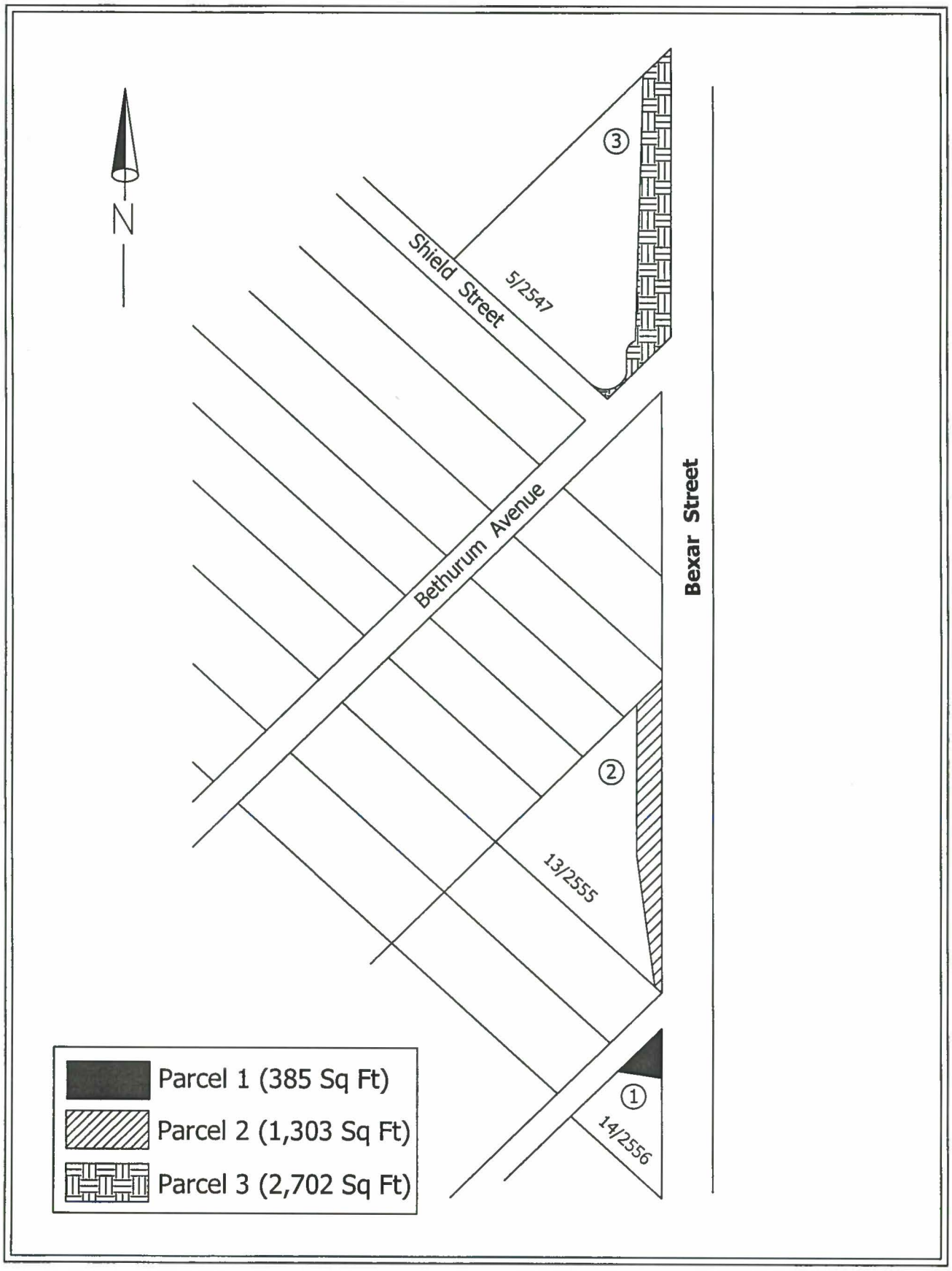
Adrian Cole

MAP

Attached

Bexar Street Improvement Project

Parcel No.	Owner	Address	Legal Description
1	Cinthia Hinojosa Collazo	2510 Dyson Street	Lots 7 & 8, Block 14/2556
2	Lula Cornelius Earl Cornelius	2523 Dyson Street	Lots 19 & 20, Block 3/2555
3	Sherita Briscoe, Leon D. Thompson, Reburt K. Thompson, Chinequa Cole, & Adrian Cole	2605 Bethurum	Lots 9, 10, 11, & 12, Block 5/2547


N
Shield Street
5/2547
③
Bethurum Avenue
Bexar Street
②
13/2555
①
14/2556
Parcel 1 (385 Sq Ft)
Parcel 2 (1,303 Sq Ft)
Parcel 3 (2,702 Sq Ft)

October 22, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": A total of approximately 4,390 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Bexar Street Improvement Project

"USE": The construction, widening and improvements to Bexar Street

"PROPERTY INTEREST": Easement

"OWNER", "OFFER AMOUNT", and "AUTHORIZED AMOUNT" are described below:

Parcel No.	Owner	Offer Amount Not to Exceed	Closing Costs	Authorized Amount	Square feet
1	Cinthia Hinojosa Collazo	$ 270	$2,000	$ 2,270	385
2	Lula Cornelius Earl Cornelius	$ 1,110	$2,000	$ 3,110	1,303
3	Sherita Briscoe Leon D. Thompson Reburt K. Thompson Chinequa Cole Adrian Cole	$ 4,326	$2,000	$ 6,326	2,702

Provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

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

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

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

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or designee, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of 2003 Bond Funds – Specified Street Projects Fund, Fund No. 4R21, Department PBW, Unit R793, Activity SSUD, Program No. PB03R793, Object 4250, Encumbrance No. for each is stated below. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT below:

Parcel No.	Owner	Offer Amount Not to Exceed	Closing Costs	Authorized Amount	Encumbrance No.
1	Cinthia H. Collazo	$ 270	$2,000	$ 2,270	SUSSDR79364
2	Lula Cornelius Earl Cornelius	$ 1,110	$2,000	$ 3,110	SUSSDR79365
3	Sherita Broscoe Leon D. Thompson Reburt K. Thompson Chinequa Cole Adrian Cole	$ 4,326	$2,000	$ 6,326	SUSSDR79366

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

EXHIBIT A

PARCEL 1

Field Notes Describing a 385 Square Foot (0.0088 Acres) Tract of Land in City Block 14/2556 to be Acquired from Thelma Sadler

Being situated in the Solomon Silkwood Survey, Abstract Number 1345, Dallas County, Texas and being a portion of Lots 8 and 7 in Block 14 of the Lincoln Manor Addition, Number 2, an addition to the City of Dallas, according to the plat thereof recorded in Volume 1, Page 474 of the Map Records of Dallas County, (Block 14/2556 official City of Dallas block number), and being a part of the property conveyed to Thelma Sadler, by Warranty Deed, dated the 6th of June, 2007, recorded in Instrument number 20070202420, of the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete at the intersection of Dyson Street (a 40 foot Right-of-Way), and Bexar Street (a variable width Right-of-Way), also being the most Northerly corner of Block 14/2556 and Lot 8:

THENCE South 0°39'52" East, with the said West line of Bexar Street, as described in the deed from Geneva Brown Jones, et vir., dated the 27th of June, 1950, and recorded in Volume 3329, Page 208, a distance of 30.57 feet to a 5/8" iron rod with cap marked "City of Dallas" (hereinafter referred to as 5/8" IR w/COD cap) set in the said West line of Bexar Street, same being the Southeast corner of the herein described tract of land:

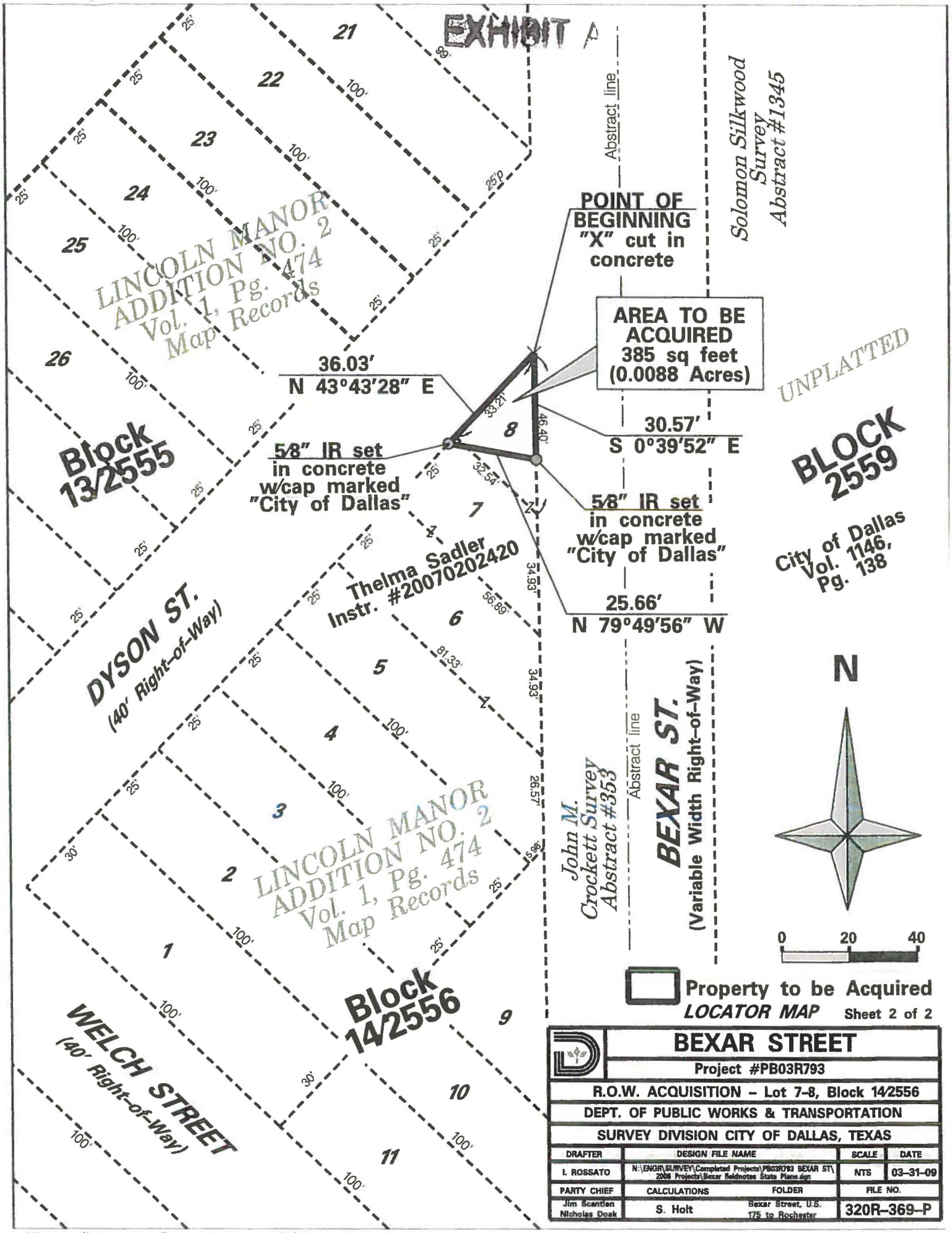
THENCE North 79°49'56" West, departing the last said Southeast line of Dyson Street, a distance of 25.66 feet, to a 5/8" IR w/COD cap set in the Southeast line of Dyson Street, same being the Southwest corner of the herein described tract:

THENCE North 43°43'28" East, with the said West line of Bexar Street, a distance of 36.03 feet to the **POINT OF BEGINNING**, containing 385 Square Feet (0.0088 Acres) of Land.

BASIS OF BEARINGS: Bearings are based on the West line of Bexar Street at South 0°39'52" East, monumented as noted, and based on field observations using the North Texas Cooperative Real Time Kinematic Virtual Reference Station Global Positioning System survey instruments and procedures, North American Datum of 1983.



Scott Holt 9-7-2009



...\Bexar fieldnotes State Plane.d 7/7/2009 10:21:32 AM

EXHIBIT A

PARCEL 2

Field Notes Describing a 1,303 Square Foot (0.0299 Acres) Tract of Land in City Block 13/2555 to be Acquired from Le Roy Cornelius and wife, Lula Cornelius

Being situated in the John M. Crockett Survey, Abstract Number 353, Dallas County, Texas and being a portion of Lots 19 and 20, Block 13 of the Lincoln Manor Addition, Number 2, an Addition to the City of Dallas, according to the plat thereof recorded in Volume 1, Page 474 of the Map Records of Dallas County, (Block 13/2555 official City of Dallas block number) and being part of the property conveyed to Le Roy Cornelius and wife, Lula Cornelius, by Warranty Deed, dated the 14th of April 1924, recorded in Volume 1087, Page 458, of the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a 5/8 inch diameter iron rod with cap marked "City of Dallas" (hereinafter call 5/8" IR w/COD cap) set in the common line of Lots 14 and 19, same being the most Westerly North corner of the herein described tract of land:

THENCE North 43°43'28" East, with the said common line of Lots 14 and 19, a distance of 14.96 feet to the common line of Lots 14 and 15, same being the most Northerly West corner the herein described tract (unable to monument):

THENCE South 46°26'41" East, with the common line of Lots 15 and 19, a distance of 1.39 feet to a 5/8" IR w/COD cap set in the West line of Bexar Street (a variable width Right-of-Way), as described in the deed from Lula and Earl Cornelius to the City of Dallas, dated the 28th of April, 1950, recorded in Volume 3305, Page 596, also being the Northeast corner of the herein described tract of land:

THENCE South 0°39'52" East, with the last said West line of Bexar Street, a distance of 139.53 feet to the common line of Lots 20 and 21, on the said West line of Bexar Street, same being the Southeast corner of the herein described tract of land (unable to monument):

THENCE North 46°26'41" West, departing the last said West line of Bexar Street and with the common line of Lots 20 and 21, a distance of 4.38 feet, to a 5/8" IR w/COD cap set at the most Westerly South corner of the herein described tract:

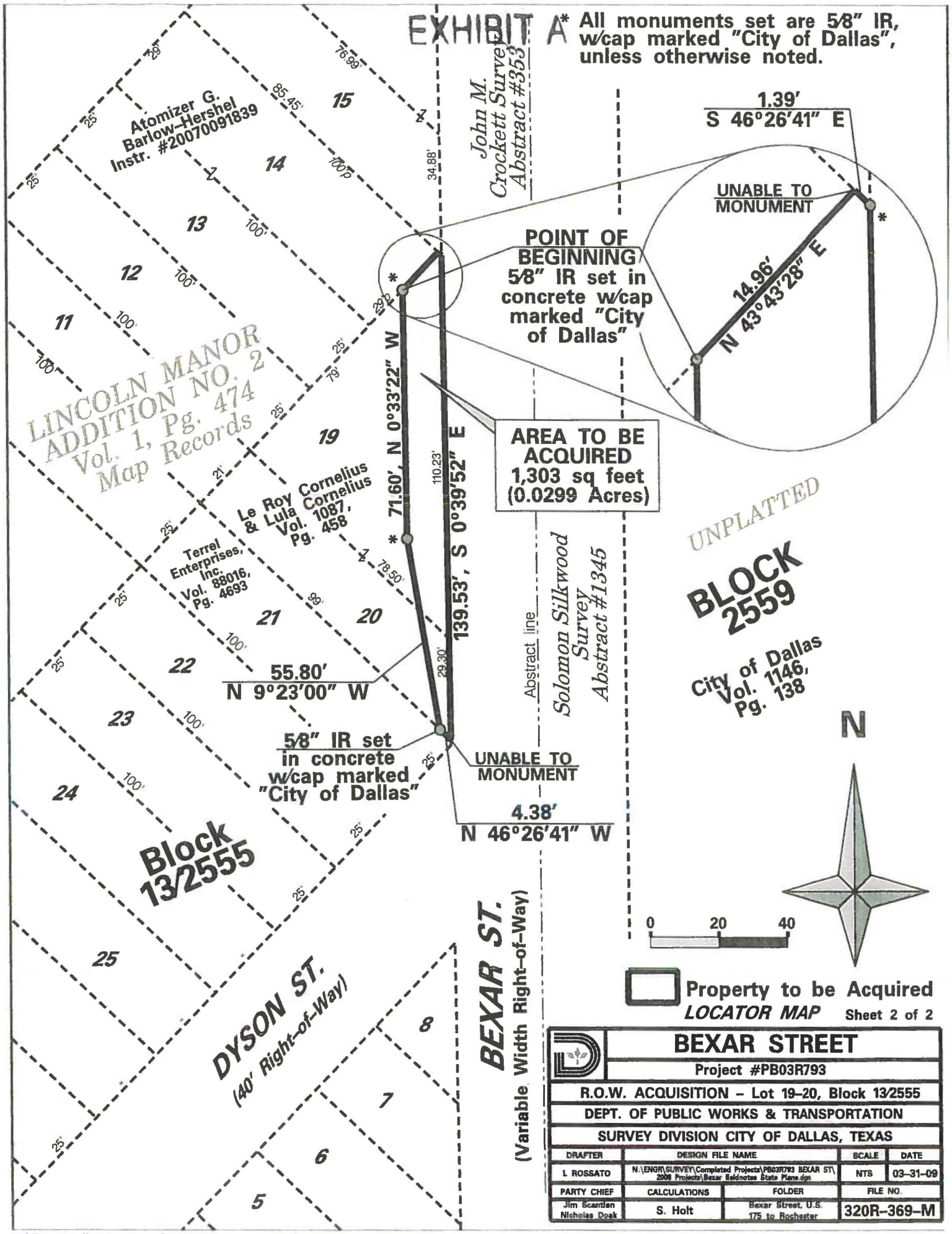
THENCE North 9°23'00" West, departing the common line of Lots 20 and 21, a distance of 55.80 feet, to a 5/8" IR w/COD cap set at the outside corner:

THENCE North 0°33'22" West, a distance of 71.60 feet to the **POINT OF BEGINNING**, containing 1,303 Square Feet (0.0299 Acres) of Land.

BASIS OF BEARINGS: Bearings are based on the West line of Bexar Street at South 0°39'52" East, monumented as noted, and based on field observations using the North Texas Cooperative Real Time Kinematic Virtual Reference Station Global Positioning System survey instruments and procedures, North American Datum of 1983.

Scott Hoet
7-7-2009

STATE OF TEXAS
REGISTERED
SCOTT RAY HO
4895
PROFESSIONAL
LAND SURVEYOR



BEXAR STREET			
Project #PB03R793			
R.O.W. ACQUISITION – Lot 19–20, Block 13/2555			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
DRAFTER	DESIGN FILE NAME	SCALE	DATE
L ROSSATO	N:\ENGR\SURVEY\Completed Projects\PB03R793 BEXAR ST\ 2008 Projects\Bexar fieldnotes State Plane.dgn	NTS	03–31–09
PARTY CHIEF	CALCULATIONS / FOLDER	FILE NO.	
Jim Scantlen, Nicholas Doak	S. Holt / Bexar Street, U.S. 175 to Rochester	320R–369–M	

...\Bexar fieldnotes State Plane.d 7/7/2009 10:41:14 AM

EXHIBIT A

PARCEL 3

Field Notes Describing a 2,702 Square Foot Tract of Land in City Block 5/2547 to be Acquired from Leon Bethel Thompson, Jr.

Being situated in the John M. Crockett Survey, Abstract Number 353, Dallas County, Texas and being a portion of Lots 9, 10, 11 and 12, Block 5 of the Lincoln Manor No. 2 Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 1, Page 474 of the Map Records of Dallas County, being Block 5/2547, official City of Dallas Block Numbers, and being a part of the property conveyed to Leon Bethel Thompson, Jr. by Probate Deed dated November 19, 2004, recorded in Volume 2004230, Page 10049 of the Dallas County Deed Records, as shown on City of Dallas Public Works and Transportation Drawing Number 320R-369, on file in the City of Dallas Public Works and Transportation Survey Vault, located at 320 E. Jefferson, Room 314 and being more particularly described as follows:

BEGINNING at a 5/8" Steel Rod with cap marked "DALLAS" (hereafter referred to as "5/8" Steel Rod with cap") set at the intersection of the Northeast line of Shields Street (40-foot Right-of-Way) with the Northwest line of Bethurum Avenue (40-foot Right-of-Way), and being the Southerly most corner of said Lot 12 and Block 5/2547:

THENCE North 46°20'45" West, departing the last said Northwest line of Bethurum Avenue, with the said Northeast line of Shields Street a distance of 13.86 feet to a 5/8 inch dia. steel rod with cap marked "COD" (hereafter referred to as "5/8" steel rod with cap") set at the end of the Back-Tangent beginning of a curve to the left:

THENCE Easterly and Northerly, departing the last said Northeast line of Shields Street and along said curve, having a Radius of 10.00 feet, a Central Angle of 134°12'37", an Arc Length of 23.42 and a Chord which bears North 66°32'57" East a distance of 18.42 feet to a 5/8" steel rod with cap set at the Point of Tangency.

THENCE North 00°33'22" West a distance of 10.60 feet to a 5/8" steel rod with cap set at an outside corner of this tract:

THENCE North 29°30'01" East a distance of 5.99 feet to a 5/8" steel rod with cap set at an inside corner of this tract:

THENCE North 00°33'22" West a distance of 120.80 feet to a 5/8" steel rod with cap set in the common line between Lots 9 and 5 of said Block 5/2547:

THENCE North 43°41'57" East with said common lot line, pass at 9.81 feet the West line of Bexar St. (a variable width Right-of-Way) and continuing for a total distance of 21.25 feet to a PK nail set at the most Northerly corner of this tract, in the East line of said Block 5/2547:

THENCE South 3°09'14" East with the said West line of Block 5/2547 a distance of 136.93 feet to a PK nail set at the intersection of said West line with the Northwest line of Bethurum Avenue:

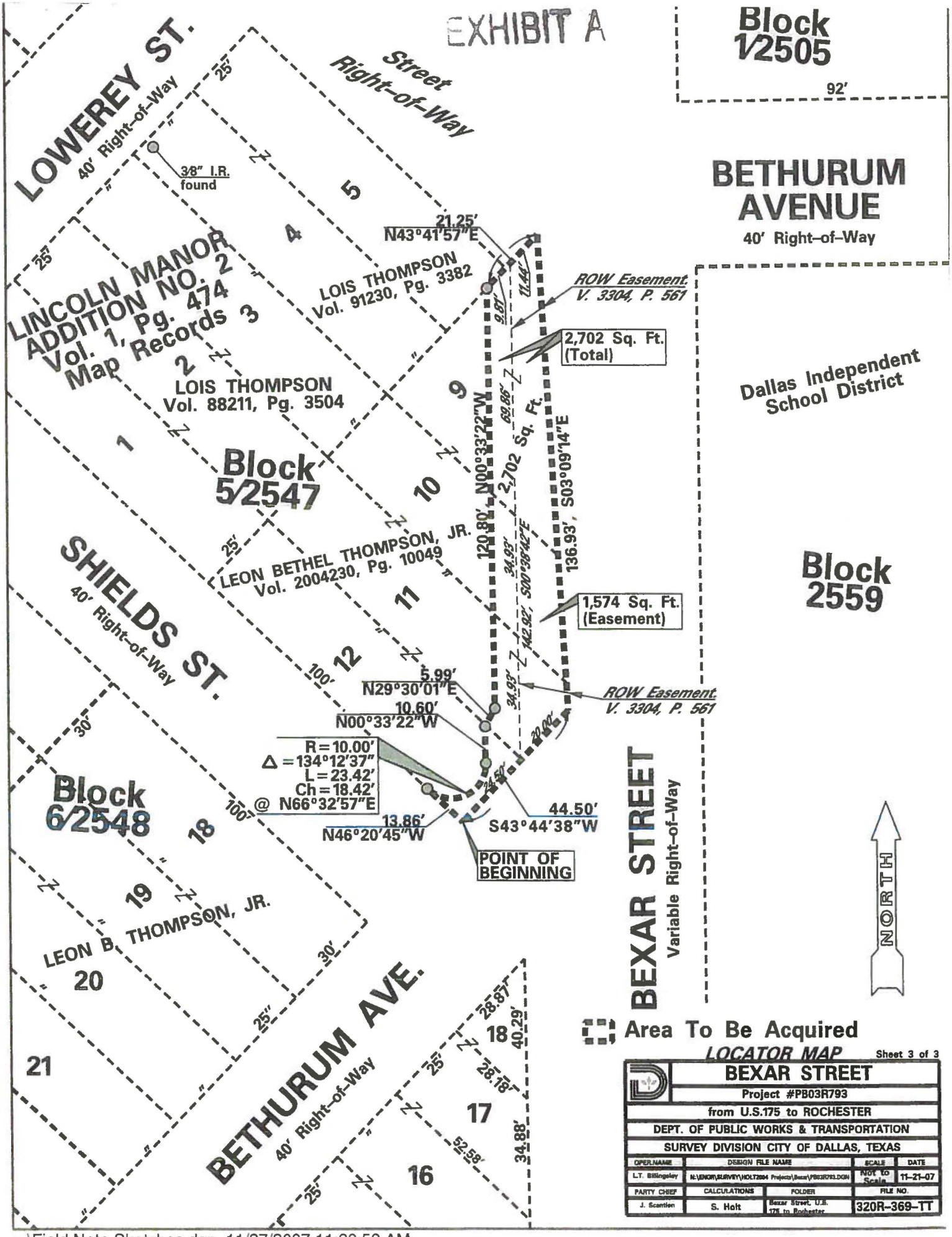
THENCE South 43°44'38" West with the said Northwest line of Bethurum Street a distance of 44.50 feet to the **POINT OF BEGINNING**, containing 2,702 Square Feet of land, subject to that portion of land currently being used as street right-of-way, based on an Easement to the City of Dallas for Street purposes along the East side of Block 5/2547, from Leon Thompson and Vera Thompson to the City of Dallas, dated April 29, 1950 and recorded in Volume 3304, Page 561 of the Deed Records of Dallas County, containing 1,574 Square Feet of land, as called for in said deed.

BASIS OF BEARINGS: Bearings are based on the North line of U.S. Highway 175, at S82°36'31"W, as adjusted to the digital orthophotography produced for the City of Dallas and dated 2000.



Scott Holt

11-27-2007



...\Field Note Sketches.dgn 11/27/2007 11:30:50 AM

AGENDA ITEM # 57

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 46 R

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of a subsurface easement under approximately 4,691 square feet of land located at the intersection of Metropolitan Avenue and Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project (list attached) - Not to exceed $2,222 ($422 plus closing costs and title expenses not to exceed $1,800) – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a subsurface easement under approximately 4,691 square feet of land located at the intersection of Metropolitan Avenue and Foreman Street for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - $2,222 ($422 plus closing costs and title expenses not to exceed $1,800)

OWNERS

Rosey Doyle
Ida Nash
Lurlee Green
Bessie Still
Lola Taylor
Issac Lane
Monroe Lane
Truedy Lane
Gustray Simon
Herman Simon
James Simon
Zula Henderson
John Simon
Burel Simon
Artie Crump
Eddie Woods
Earnest West Riley

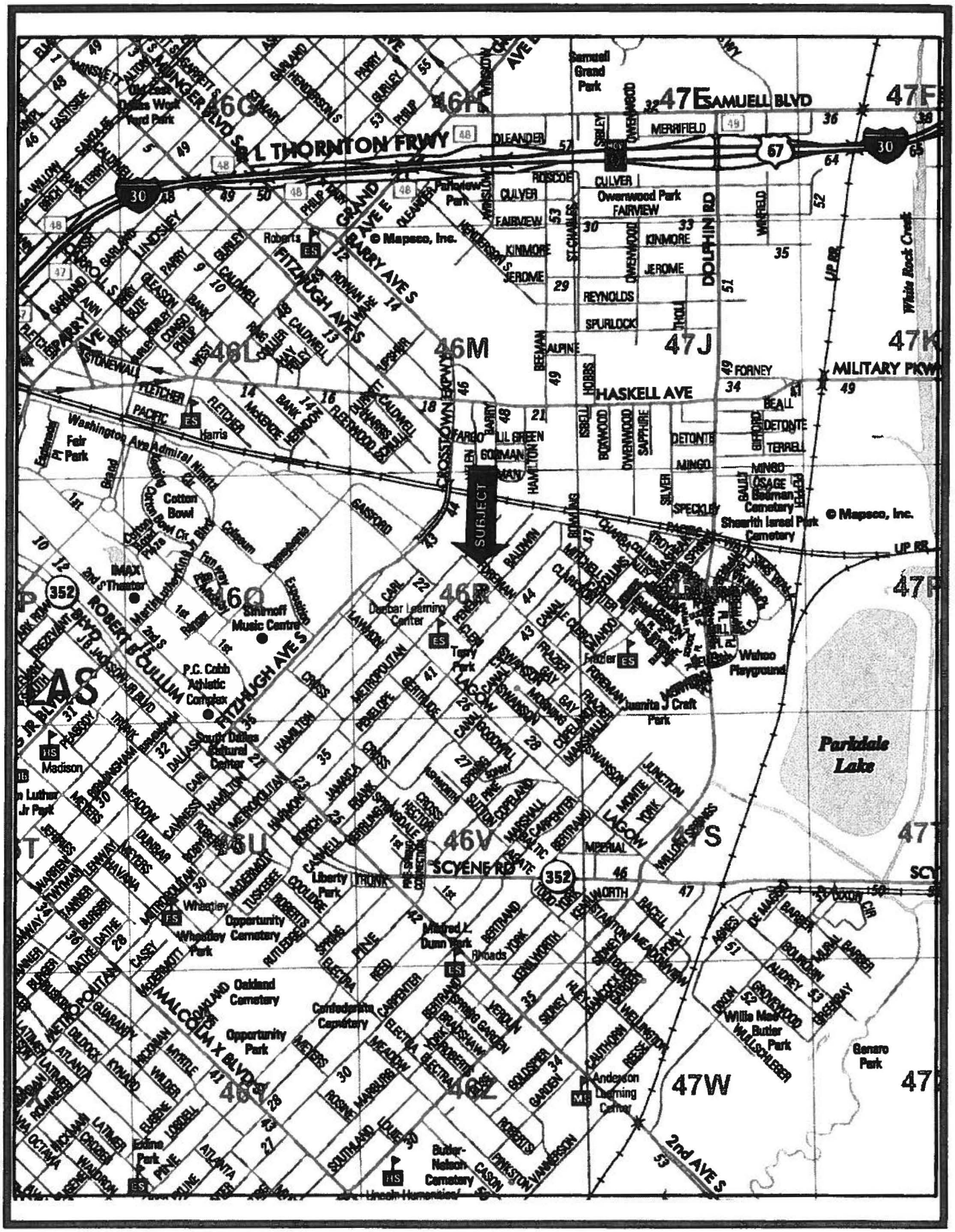
MAPS

Attached

Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

OWNERS

Rosey Doyle
Ida Nash
Lurlee Green
Bessie Still
Lola Taylor
Issac Lane
Monroe Lane
Truedy Lane
Gustray Simon
Herman Simon
James Simon
Zula Henderson
John Simon
Burel Simon
Artie Crump
Eddie Woods
Earnest West Riley



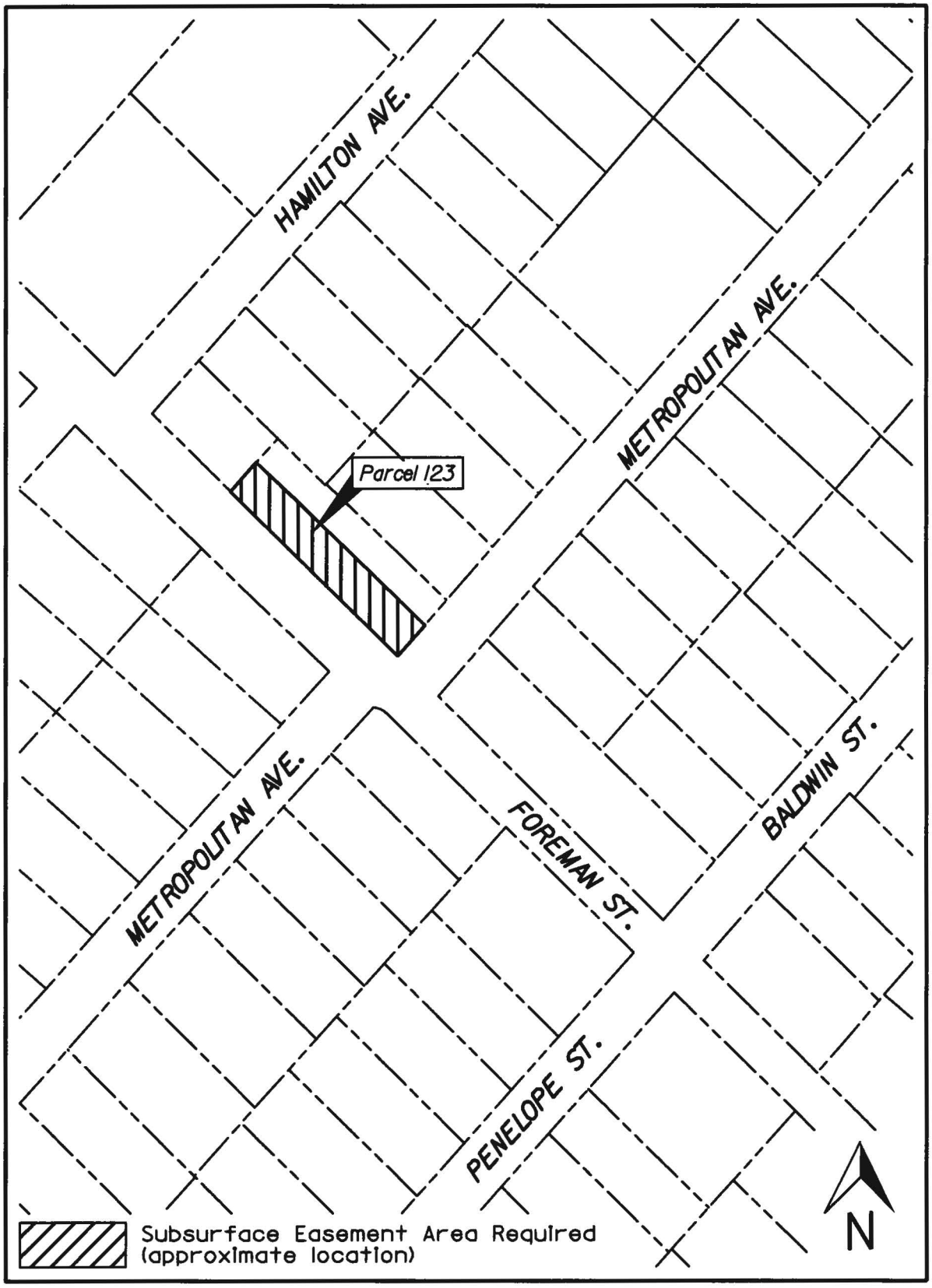
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MAPSCO

46R

0 Mi 0.29 Mi 0.57 Mi

Scale 1 : 18 390


HAMILTON AVE.
METROPOLITAN AVE.
Parcel 123
METROPOLITAN AVE.
FOREMAN ST.
BALDWIN ST.
PENELOPE ST.
N
Subsurface Easement Area Required
(approximate location)

October 22, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 4,691 square feet in area, lying between the subsurface elevations of 180 feet and 359 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Rosey Doyle, Ida Nash, Lurlee Green, Bessie Still, Lola Lane, Issac Lane, Monroe Lane, Truedy Lane, Gustray Simon, Herman Simon, James Simon, Zula Henderson, John Simon, Burel Simon, Artie Crump, Eddie Woods, and Earnest West Riley, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $422.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,800.00

"AUTHORIZED AMOUNT": $2,222.00

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

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

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

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525A4, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525A5. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,800.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 123)
BEING A 4,691 SQ. FT. (0.1077 AC.) PART OF THE ERNEST WEST RILEY TRACT,
AND BEING A PART OF LOT 1, CITY OF DALLAS BLOCK A/2443, METROPOLITAN ADDITION,
AND A PART OF LOT 28, CITY OF DALLAS BLOCK 2447, R. HUNNICUTT'S SUBDIVISION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT "A"

BEING a 4,691 square foot (0.1077 acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, and being a part of Lot 1, Block A (A/2443 Official City of Dallas Block Number) of Metropolitan Addition to the City of Dallas as shown on map or plat thereof recorded in Volume 1, Page 409, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and part of Lot 28, Official City of Dallas Block No. 2447 of R. Hunnicutt's Subdivision as shown on map or plat thereof recorded in Volume 1, Page 205, D.R.D.C.T., and being part of that tract of land described in Warranty Deed to Ernest West Riley as recorded in Volume 82032, Page 571, D.R.D.C.T., and a part of that tract of land described in Order Admitting Will to Probate to Earnest West Riley, as recorded in Cause Number 70-1078P in the Probate Court of Dallas County, Texas, and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING at the south corner of said Lot 1, Block A/2443, having a coordinate of N=6,970,210.6021 feet, E=2,507,165.5153 feet, said corner being on the intersection of the northwest right-of-way line of Metropolitan Avenue (a 40 foot wide right-of-way) and the northeast right-of-way line of Foreman Street (a variable width right-of-way) and from which a found 1/4 inch iron rod (controlling monument) for the southerly common corner of Lots 15 and 16, Block B (B/2444 Official City of Dallas Block Number) of said Metropolitan Addition bears South 45 degrees 07 minutes 49 seconds East, a distance of 264.59 feet, and North 41 degrees 00 minutes 16 seconds East, a distance of 155.33 feet;

THENCE North 45 degrees 10 minutes 20 seconds West, with said southwest line of Lot 1, Block A/2443, and said northeast right-of-way line of Foreman Street, passing at a distance of 118.59 feet the westerly common corner of said Lot 1, Block A/2443, and said Lot 28, Block 2447, continuing with said northeast right-of-way line and with the southwest line of said Lot 28, Block 2447, a total distance of 165.59 feet to the common westerly corner of said Riley tract in Volume 82032, Page 571, and that tract of land described in Sheriff's Deed to MGB Investments as recorded in Volume 2004125, Page 9688, D.R.D.C.T., having coordinates of N=6,970,327.3211 feet, E=2,507,048.0932 feet;

FIELD NOTES APPROVED:
PER 7/19/13

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 123)
BEING A 4,691 SQ. FT. (0.1077 AC.) PART OF THE ERNEST WEST RILEY TRACT,
AND BEING A PART OF LOT 1, CITY OF DALLAS BLOCK A/2443, METROPOLITAN ADDITION,
AND A PART OF LOT 28, CITY OF DALLAS BLOCK 2447, R. HUNNICUTT'S SUBDIVISION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT "A"

THENCE North 41 degrees 26 minutes 35 seconds East, departing said northeast right-of-way line and said southwest line, over and across said Lot 28, and with the common line of said Riley tract and said MGB tract, a distance of 27.47 feet to the point of curvature of a non-tangent circular curve to the right having a radius of 4,330.00 feet, and whose chord bears South 45 degrees 56 minutes 20 seconds East, a distance of 71.37 feet; said point of curvature having coordinates of N=6,970,347.9095 feet, E=2,507,066.2719 feet, said point being;

THENCE Southeasterly, departing said common line and along said curve, over and across said Lot 28, passing at an arc length of 46.96 feet the common line of said Lot 28, Block 2447, and said Lot 1, Block A/2443, same being the common line of said R. Hunnicitt's Subdivision and said Metropolitan Addition, continuing along said curve, over and across said Lot 1, through a central angle of 00 degrees 56 minutes 40 seconds, an arc distance of 71.37 feet to the end of said curve, having coordinates of N=6,970,298.2828 feet, E=2,507,117.5521 feet;

THENCE South 45 degrees 28 minutes 00 seconds East, continuing over and across said Lot 1, a distance of 93.92 feet to the northwest right-of-way line of Metropolitan Avenue and the southeast line of said Lot 1, Block A/2443, and having coordinates of N=6970232.4266 feet, E=2507184.4900 feet;

THENCE South 41 degrees 00 minutes 16 seconds West, with said northwest right-of-way line and said southeast line, a distance of 28.92 feet to the POINT OF BEGINNING AND CONTAINING 4,691 square feet or 0.1077 acres of land, more or less.

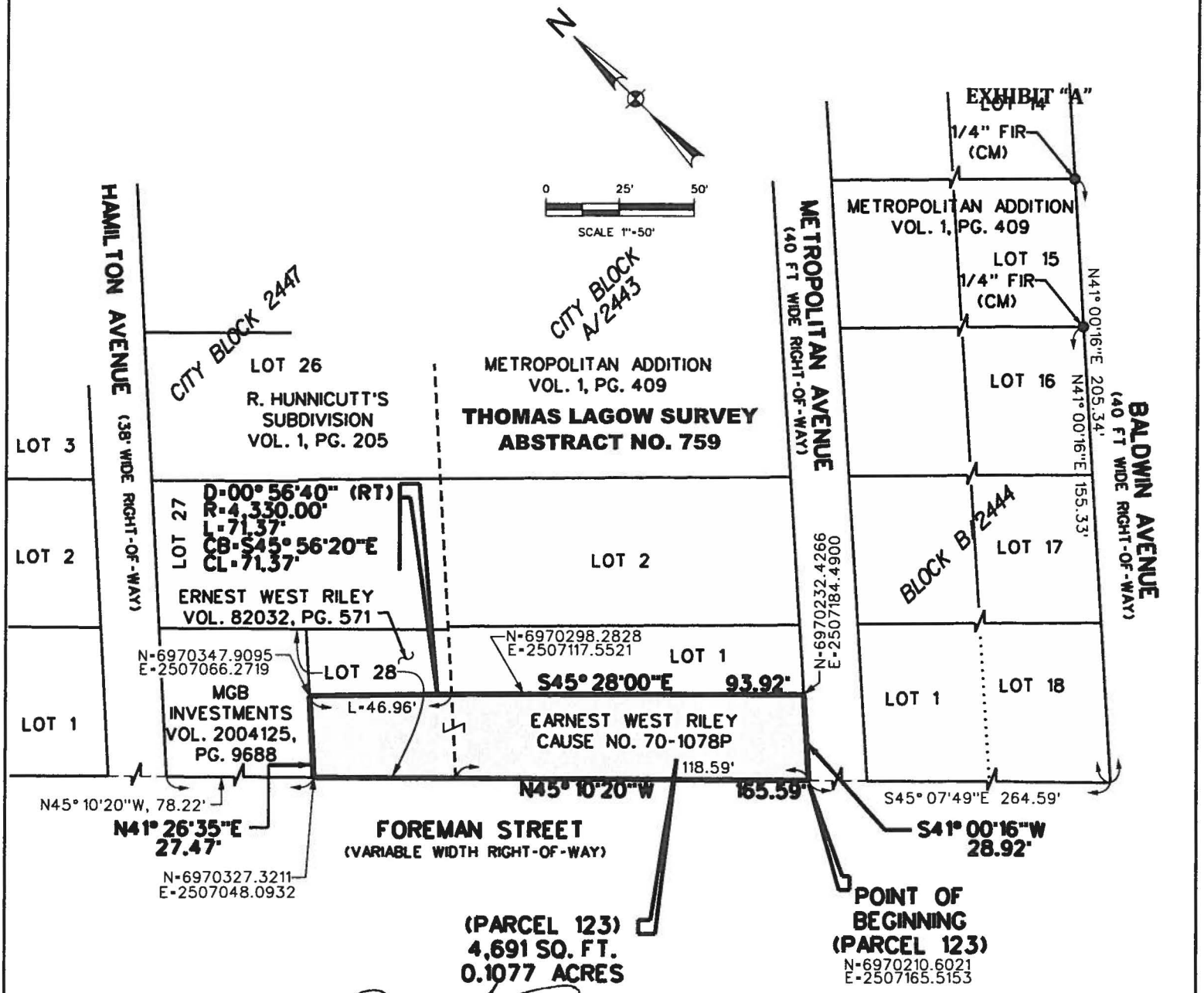
BASIS OF BEARING: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

STATE OF TEXAS
RENE M SALINAS
6095
REGISTERED PROFESSIONAL LAND SURVEYOR

4/03/2013

FIELD NOTES APPROVED:
JER 7/19/13

EXHIBIT "A"



LEGEND:

FIP	FOUND IRON PIPE
FIRC	FOUND IRON ROD W/CAP
FIR	FOUND IRON ROD
SIR	SET IRON ROD W/ YELLOW "GLD" CAP
MON.	MONUMENT
(CM)	CONTROLLING MONUMENT

NOTES:

1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

STATE OF TEXAS
REGISTERED
RENE M. S. LINAS
5090
PROFESSIONAL
LAND SURVEYOR

4/03/2013

FIELD NOTES APPROVED:
PUR 7/19/13

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 123)
BEING A 4,691 SQ. FT. (0.1077 AC.) PART OF THE ERNEST WEST RILEY TRACT,
AND BEING A PART OF LOT 1, CITY OF DALLAS BLOCK A/2443, METROPOLITAN ADDITION,
AND A PART OF LOT 28, CITY OF DALLAS BLOCK 2447, R. HUNNICUTT'S SUBDIVISION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Garcia Land Data, Inc.
T 214-987-0149
F 214-987-4026
6210 Campbell Rd., Ste. 110
Dallas, TX 75248-1388

DATE: 07/12/13
PROJ: 5436

AGENDA ITEM # 58

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 46 R

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from MGB INVESTMENTS, of a subsurface easement under approximately 2,060 square feet of land located on Hamilton Avenue at its intersection with Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed $1,911 ($111 plus closing costs and title expenses not to exceed $1,800) – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a subsurface easement located under approximately 2,060 square feet of land from MGB INVESTMENTS. This property is located on Hamilton Avenue at its intersection with Foreman Street and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

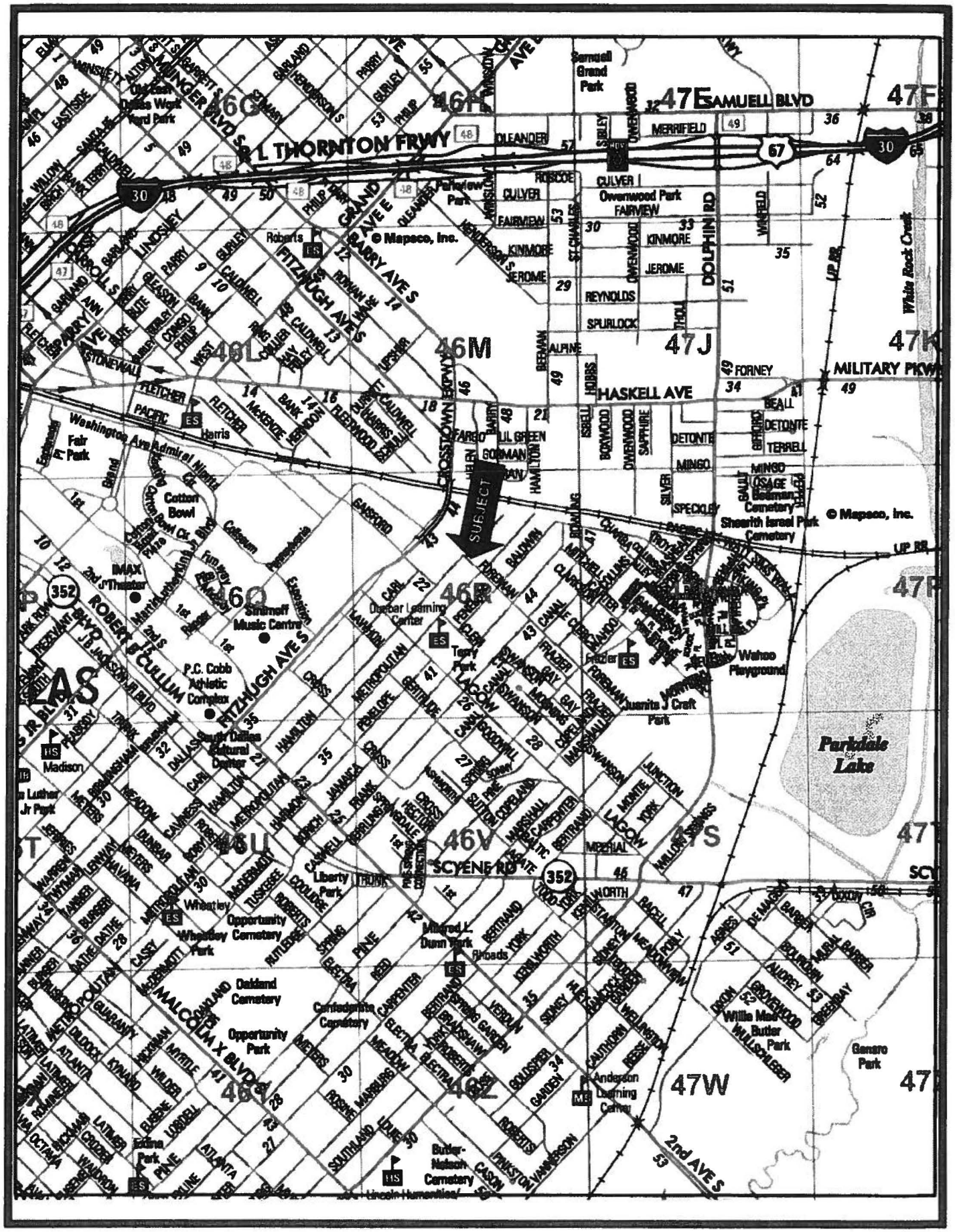
2006 Bond Funds - $1,911 ($111 plus closing costs and title expenses not to exceed $1,800)

OWNER

MGB INVESTMENTS

MAPS

Attached



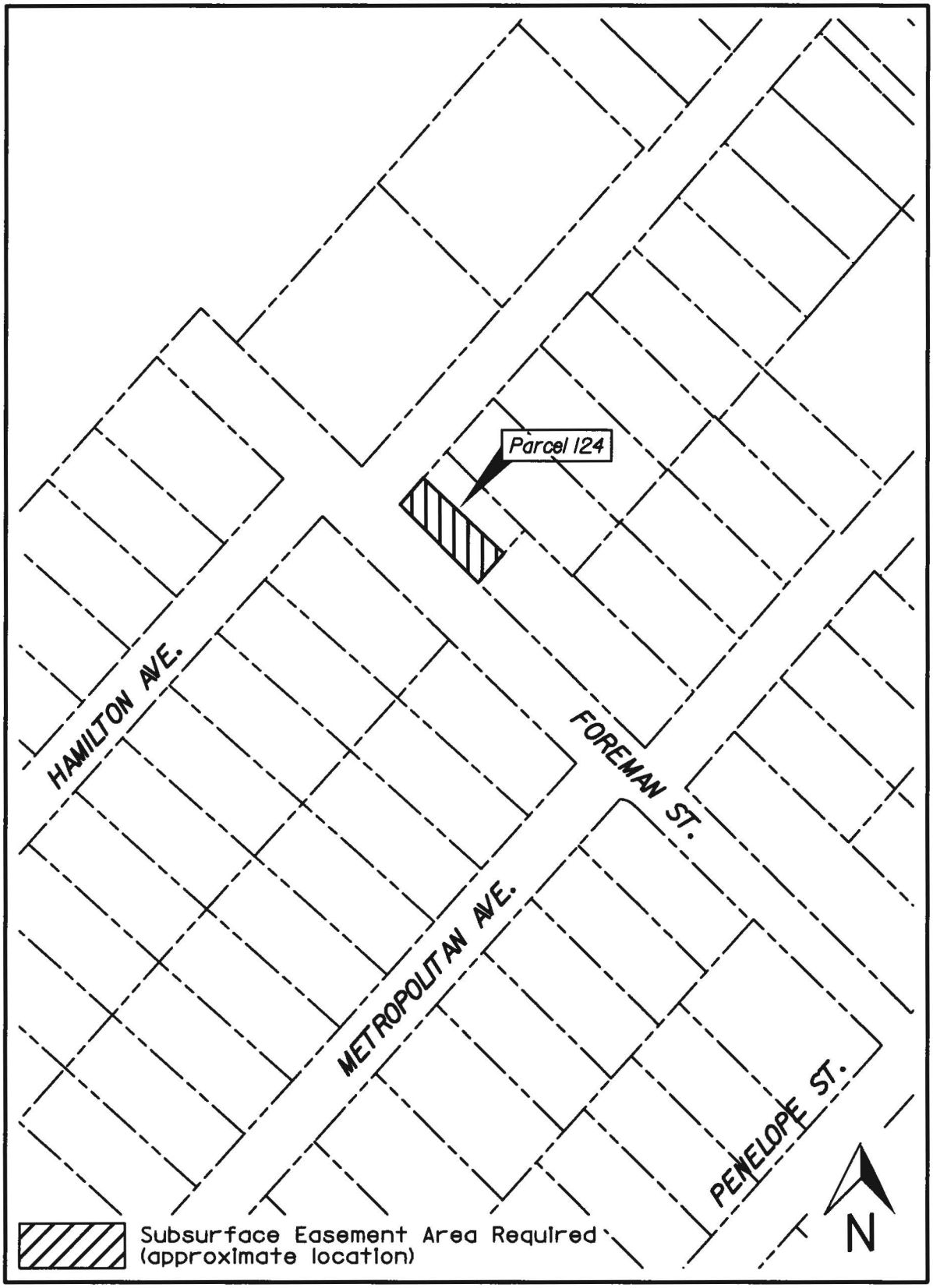
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MAPSCO

46R

0 MI 0.29 MI 0.57 MI

Scale 1 : 18 390


Parcel 124
HAMILTON AVE.
FOREMAN ST.
METROPOLITAN AVE.
PENELOPE ST.
N
Subsurface Easement Area Required
(approximate location)

October 22, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 2,060 square feet in area, lying between the subsurface elevations of 180 feet and 359 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": MGB INVESTMENTS, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $111.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $1,800.00

"AUTHORIZED AMOUNT": $1,911.00

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

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

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

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525A6, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525A7. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $1,800.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 124)
BEING A 2,060 SQ. FT. (0.0473 AC.) PART OF THE
MGB INVESTMENTS TRACT,
AND BEING A PART OF LOT 28, CITY OF DALLAS BLOCK 2447,
R. HUNNICUTT'S SUBDIVISION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

BEING a 2,060 square foot (0.0473 acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, and being a part of Lot 28, Official City of Dallas Block No. 2447 of R. Hunnicutt's Subdivision as shown on map or plat thereof recorded in Volume 1, Page 205, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of that tract of land described in Sheriff's Deed to MGB Investments as recorded in Volume 2004125, Page 9688, D.R.D.C.T., and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING at the northwesterly corner of said Lot 28, Block 2447, having a coordinate of N=6,970,382.4570 feet, E=2,506,992.6252 feet, and being on the intersection of the southwest right-of-way line of Hamilton Avenue (a 38 foot wide right-of-way) and the northeast right-of-way line of Foreman Street (a variable width right-of-way) from which a found 1/2 inch iron rod with cap stamped "DC&A" (controlling monument) for the common southerly corner of Lot 2 and Lot 3 in Official City of Dallas Block No. 2446 of said R. Hunnicutt's Subdivision bears North 45 degrees 10 minutes 20 seconds West, a distance of 38.07 feet, and North 41 degrees 26 minutes 36 seconds East, a distance of 100.08 feet;

THENCE North 41 degrees 26 minutes 36 seconds East, with said southwest right-of-way line of Hamilton Avenue and with the northwest line of said Lot 28, Block 2447, a distance of 25.07 feet to the point of curvature of a non-tangent circular curve to the right having a radius of 4,330.00 feet, and whose chord bears South 46 degrees 55 minutes 40 seconds East, a distance of 78.11 feet, said point of curvature having coordinates of N=6,970,401.2482 feet, E=2,507,009.2171 feet, said point being;

THENCE Southeasterly, departing said southwest right-of-way line and said northwest line of Lot 28, Block 2447, along said curve, over and across said Lot 28, through a central angle of 01 degree 02 minutes 01 second, an arc distance of 78.12 feet to the end of said curve having coordinates of N=6,970,347.9095 feet, E=2,507,066.2719 feet, and being on the common line of said MGB tract and that tract of land described in Warranty Deed to Ernest West Riley as recorded in Volume 82032, Page 571, D.R.D.C.T.;

FIELD NOTES APPROVED:
DER 7/19/13

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 124)
BEING A 2,060 SQ. FT. (0.0473 AC.) PART OF THE
MGB INVESTMENTS TRACT,
AND BEING A PART OF LOT 28, CITY OF DALLAS BLOCK 2447,
R. HUNNICUTT'S SUBDIVISION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

THENCE South 41 degrees 26 minutes 35 seconds West, with said common line, a distance of 27.47 feet to the common westerly corner of said MGB tract and said Riley tract, having coordinates of N=6,970,327.3211 feet, E=2,507,048.0932 feet, and being on the aforementioned northeast right-of-way line of Foreman Street and the southwest line of said Lot 28, Block 2447;

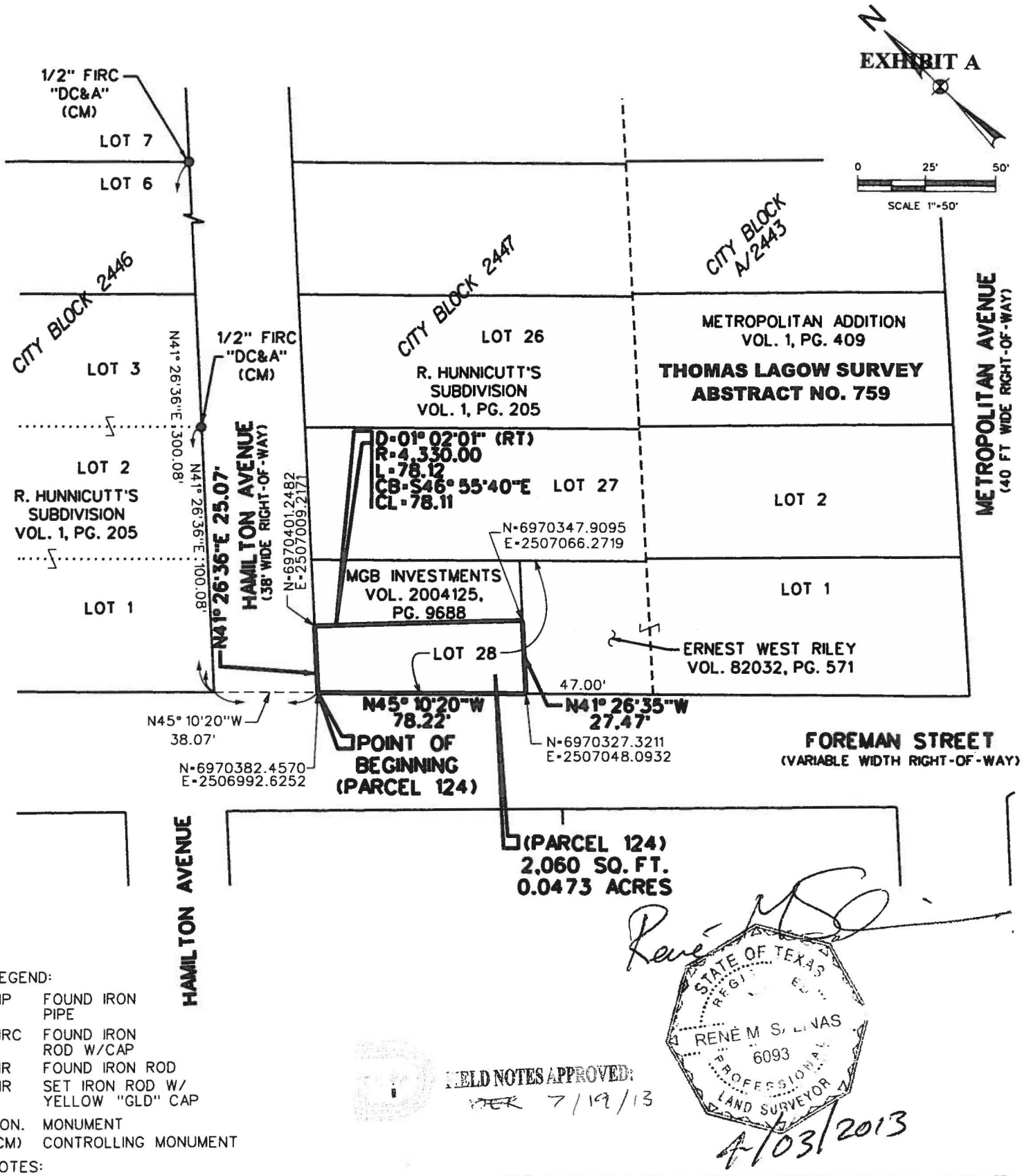
THENCE North 45 degrees 10 minutes 20 seconds West, with said northeast right-of-way line and said southwest line, a distance of 78.22 feet to the POINT OF BEGINNING AND CONTAINING 2,060 square feet or 0.0473 acres of land, more or less.

BASIS OF BEARING: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

STATE OF TEXAS
REGISTERED
RENE M SALINAS
6093
PROFESSIONAL
LAND SURVEYOR

4/03/2013

FIELD NOTES APPROVED:
JCK 7/19/13



LEGEND:

FIP	FOUND IRON PIPE
FIRC	FOUND IRON ROD W/CAP
FIR	FOUND IRON ROD
SIR	SET IRON ROD W/ YELLOW "GLD" CAP
MON.	MONUMENT
(CM)	CONTROLLING MONUMENT

NOTES:

1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

STATE OF TEXAS
REGISTERED
RENE M. SARMIENTO
6093
PROFESSIONAL
LAND SURVEYOR

FIELD NOTES APPROVED:
7/19/13

7/03/2013

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 124)
BEING A 2,060 SQ. FT. (0.0473 AC.) PART OF THE MGB INVESTMENTS TRACT,
AND BEING A PART OF LOT 28, CITY OF DALLAS BLOCK 2447,
R. HUNNICUTT'S SUBDIVISION,
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Garcia Land Data, Inc.
T 214-987-0149
F 214-987-4026
6210 Campbell Rd., Ste. 110
Dallas, TX 75248-1388

DATE: 07/12/13
PROJ: 5436

AGENDA ITEM # 59

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 47 T

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Thung Van Tran, of a subsurface easement under approximately 6,230 square feet of land located on Dixon Avenue near its intersection with Scyene Road for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed $5,426 ($3,426 plus closing costs and title expenses not to exceed $2,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a subsurface easement located under approximately 6,230 square feet from Thung Van Tran. This property is located on Dixon Avenue near its intersection with Scyene Road and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

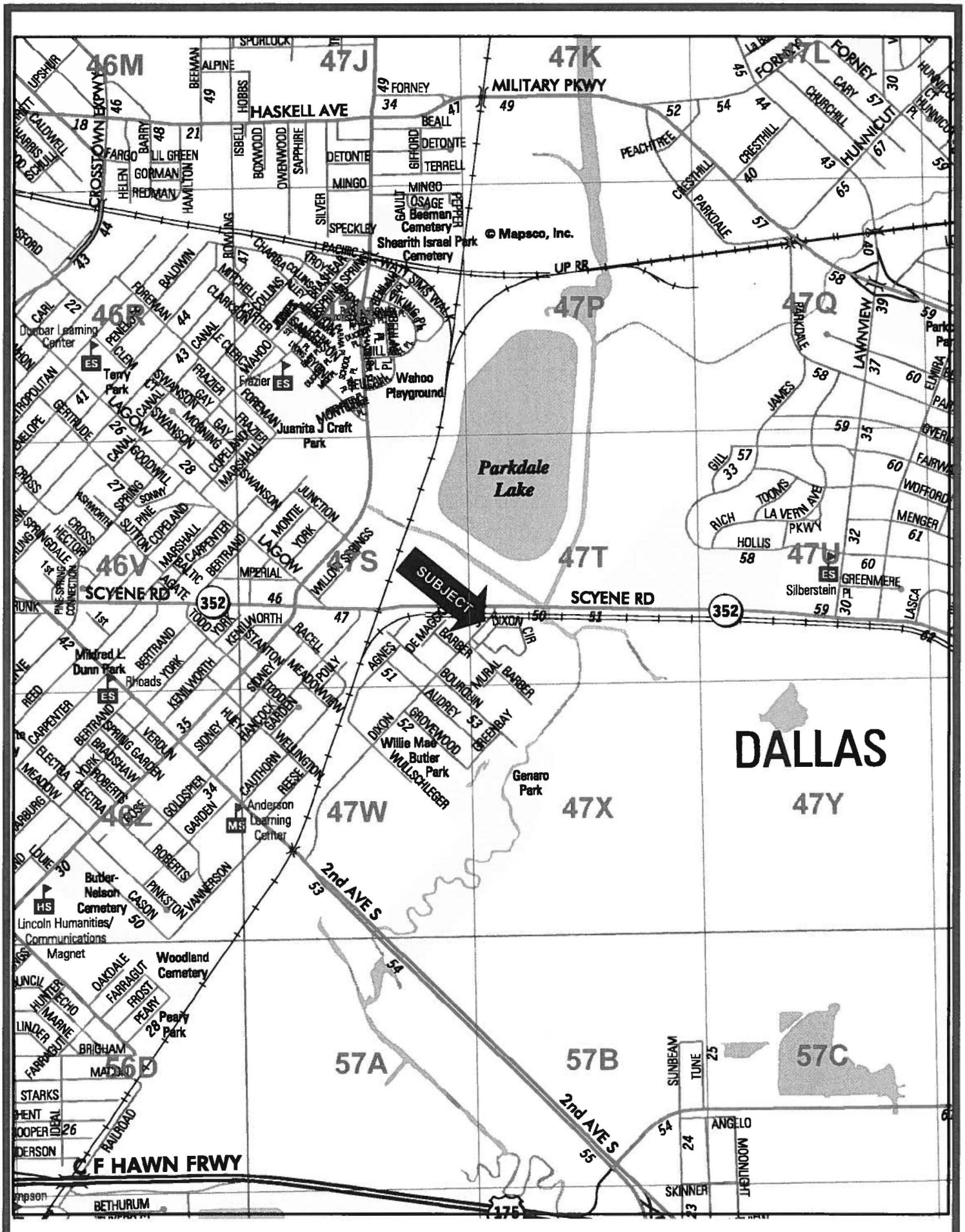
2006 Bond Funds - $5,426 ($3,426 plus closing costs and title expenses not to exceed $2,000)

OWNER

Thung Van Tran

MAPS

Attached

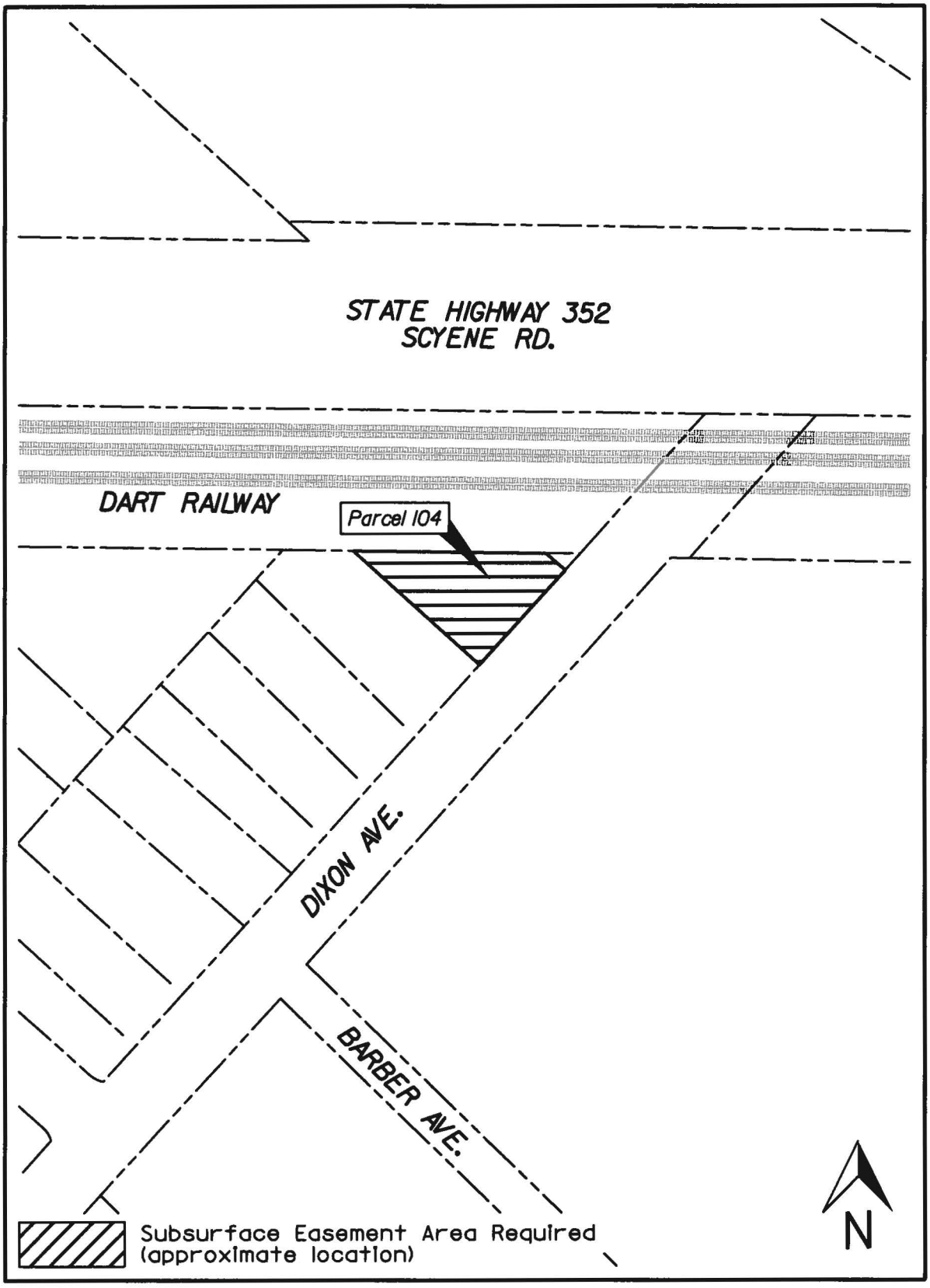


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47 T

0 Mi 0.29 Mi 0.57 Mi

Scale 1 : 18 390


STATE HIGHWAY 352
SCYENE RD.
DART RAILWAY
Parcel 104
DIXON AVE.
BARBER AVE.
N
Subsurface Easement Area Required
(approximate location)

October 22, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 6,230 square feet in area, lying between the subsurface elevations of 186 feet and 365 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Thung Van Tran, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": $3,426.00

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

"AUTHORIZED AMOUNT": $5,426.00

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

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

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

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525LW, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525LX. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed $2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY _____
Assistant City Attorney

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
City of Dallas Drawing No. 423R-54
Parcel 104 – 6,230 Sq. Ft. or 0.143 Acres
City of Dallas Block 2/6124
Part of Lot 6 & 7, of Joe DeMaggio Addition
Thomas Lagow Survey, Abstract No.759
City of Dallas, Dallas County, Texas
From Thung Van Tract

EXHIBIT A

Being a 6,230 square feet or 0.143 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, and being part of Lots 6 and 7, Block 2/6124 of the Joe DeMaggio Addition, recorded in Volume 5, Page 177, of the Map Records of Dallas County, Texas, and being a part of a tract of land conveyed to Thung Van Tran by Special Warranty Deed recorded by Volume 93230, Page 833 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

NOTE: 1. Subsurface easement corners are not monumented.

2. All Coordinates are State Plane on Grid. All Distances are Surface Distances. Surface Adjustment Scale Factor: 1.0001365060.

COMMENCING at a found "x" cut in concrete being the southwest corner of Lot 11 of said Block 2/6124, being in the northwest line of Dixon Street (50' Right-of-way), being the northwest corner of a Right-of-way dedication to the City of Dallas recorded in Volume 74078, Page 588 of the Deed Records of Dallas County, Texas, and being the southeast corner of Lot 12 of said Block 2/6124;

THENCE North 42°04'02" East, with the northwest line of said Dixon Street being also the southeast line of said Right-of-way Dedication, a distance of 248.43 feet to the **POINT OF BEGINNING** having coordinates of N=6966086.1809, E=2511410.2348, being the northwest line of said Dixon Street, and the northwest line of a right-of-way dedication to the City of Dallas, (herein called, Dallas Tract 2) recorded in Volume 109, Page 1184 of the Deed Records of Dallas County, Texas, from which the common line of Lot 6 and 7, Block 2/6124 bears, North 42°04'02" East, a distance of 0.89 feet;

THENCE North 47°46'30" West, departing northwest line of said Dixon Street and over and across Lot 7, Block 2/6124, a passing distance of 69.06, to the intersection of the common line of lot 6 and 7, Block 2/6124, continuing for a total distance of 120.39 feet, to a point having coordinates of N= 6966167.0850, E= 2511321.1065, in the north line of said Block 2/6124, and the south line of Texas & N.O. Railroad (100' Right-of-Way), from which the common corner of Lot 6 and 7, Block 2/6124 bears, North 89°10'58" West, a distance of 1.02 feet;

THENCE South 89°10'58" East, continuing with the common north line of said Block 2/6124 and south line of said Texas & N.O. Railroad, a distance of 136.07 feet, to a point for corner having coordinates of N= 6966165.1444, E= 2511457.1463, in the south line of said Texas & N.O. Railroad, and in the north line of said Lot 6, Block 2/6124;

THENCE South 47°46'30" East, departing the said common south line of Texas & N.O. Railroad and the north line of Lot 6, Block 2/6124, a distance of 18.08 feet, to a point for corner having coordinates of N= 6966152.9934, E= 2511470.5353, being the current northwest line of said Dixon Street, and being in the northwest line of said Dallas Tract 2;



FIELD NOTES APPROVED:
DCR 10/4/13

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
City of Dallas Drawing No. 423R-54
Parcel 104 – 6,230 Sq. Ft. or 0.143 Acres
City of Dallas Block 2/6124
Part of Lot 6 & 7, of Joe DeMaggio Addition
Thomas Lagow Survey, Abstract No.759
City of Dallas, Dallas County, Texas
From Thung Van Tract

EXHIBIT A

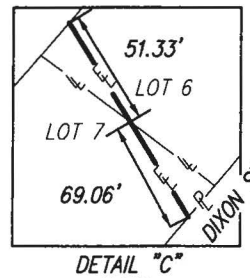
THENCE South 42°04'02" West, with the current northwest line of Dixon Street, a distance of 90.00 feet, to the **POINT OF BEGINNING**, and containing 6,230 square feet or 0.143 acres of land.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All Coordinates are State Plane on Grid. All Distances are Surface Distances. Surface Adjustment Scale Factor: 1.0001365060.



FIELD NOTES APPROVED:
PER 10/4/13

EXHIBIT A



DETAIL "C"
N.T.S.

TEXAS & N.O. RAILROAD (100' R.O.W.)

N=6966167.0850
E=2511321.1065

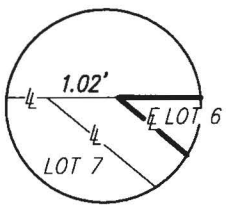
N=6966165.1444
E=2511457.1463

DETAIL "B"

S 89°10'58" E
50.02'
136.07'

24.05'
S 47°46'30" E
18.08'

N=6966152.9934
E=2511470.5353



DETAIL "B"
N.T.S.

SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
6,230 SQ.FT.
0.1430 ACRE

LOT 6
LOT 7
120.39'
N 47°46'30" W

90.00'
S 42°04'02" W

DETAIL "C"

LOT 8
THUNG VAN TRAN
VOLUME 93230 PAGE 833
O.P.R.D.C.T.

N=6966086.1809
E=2511410.2348

P.O.B.

DETAIL "A"

RIGHT-OF-WAY DEDICATION
VOLUME 109 PAGE 1184
D.R.D.C.T.

N 42°04'02" E
111.29'

LOT 9

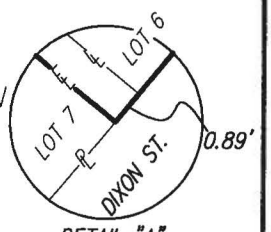
BLOCK 2/6124

LOT 10

158.00'

N 42°04'02" E
248.43'

RIGHT-OF-WAY DEDICATION
VOLUME 75053 PAGE 458
D.R.D.C.T.



DETAIL "A"
N.T.S.

JOE DEMAGGIO ADDTION
VOL. 5, PG. 177
M.R.D.C.T.

157.49'

LOT 11

LOT 12

P.O.C.

CM
FOUND "X" CUT

DIXON STREET (50' R.O.W.)

361.81'

STONEWOOD TERRACE
VOLUME 2001250 PAGE 5188
D.R.D.C.T.

RIGHT-OF-WAY DEDICATION
VOLUME 74078 PAGE 588
D.R.D.C.T.

CITY BLOCK 6123
(UNPLATTED)

THOMAS LAGOW SURVEY
ABSTRACT 759

Barber Avenue
(30' R.O.W.)

N

0 60

SCALE IN FEET

FIELD NOTES APPROVED:
JER 10/4/18

LEGEND

IPF	IRON PIPE FOUND
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
CM	CONTROLLING MONUMENT
℄	PROPERTY LINE
⊥	LOT LINE
℄	EASEMENT LINE
⊠	X-CUT

GENERAL NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL COORDINATES ARE STATE PLANE ON GRID. ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR : 1.000136060.

2. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

9.25.13

SUB-SURFACE DRAINAGE TUNNEL EASEMENT

CITY OF DALLAS DRAWING NO. 423R-54
PARCEL 104 - 6,230 SQ. FT. or 0.143 Acres
CITY OF DALLAS BLOCK 2/6124

PART OF LOT 6 & 7, of DeMaggio Addtion
Thomas Lagow Survey, Abstract No. 759
City of Dallas, Dallas County, Texas
Part of Thung Van Tract

Sheet 3 of 4

SGI Salcedo Group, Inc.

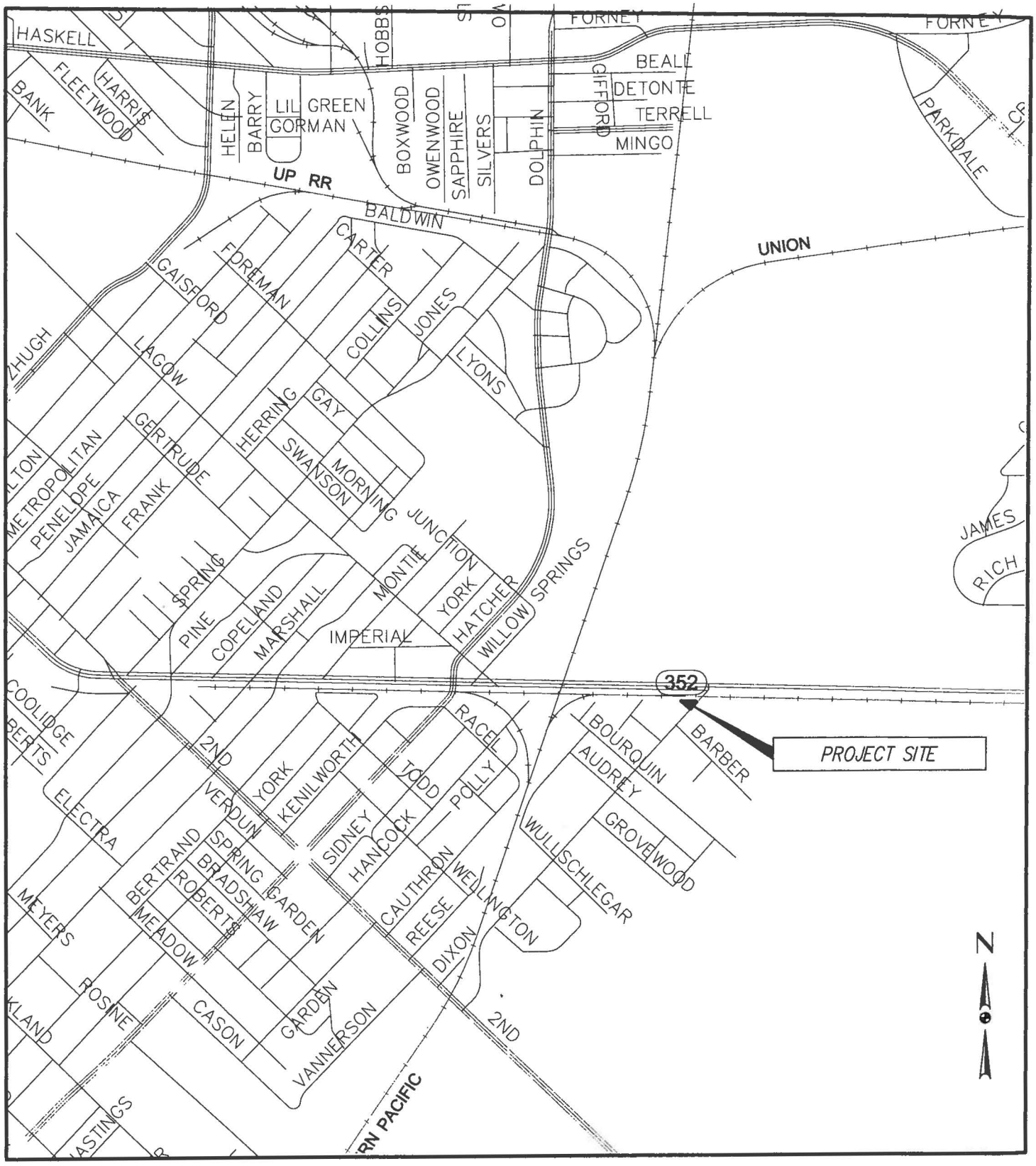
Salcedo Group, Incorporated
Asbuilt Land Title Surveyors
400 South Zang Boulevard, Suite No. 1420 – Dallas, Texas 75208
Phone: (214) 941-8610, Fax: (214) 941-2331 www.salcedogroupinc.com

SUB-SURFACE DRAINAGE TUNNEL EASEMENT

CITY OF DALLAS DRAWING NO. 423R-54
PARCEL 104 – 6,230 SQ. FT. or 0.143 Acres
CITY OF DALLAS BLOCK 2/6124

EXHIBIT A

PART OF LOT 6 & 7, of DeMaggio Addtion
Thomas Lagow Survey, Abstract No. 759
City of Dallas, Dallas County, Texas
Part of Thung Van Tract



LOCATION MAP

NOT TO SCALE

AGENDA ITEM # 60

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction
City Attorney's Office

CMO: Ryan S. Evans, 671-9837
Warren M.S. Ernst, 670-3491

MAPSCO: 48R

SUBJECT

A resolution consenting to the condemnation and acceptance of the award of the Special Commissioners of approximately 16,169 square feet of City-owned land to Union Pacific Railroad Company v. City of Dallas, et al, Cause No. CC-14-01387-D, located at 8414 Forney Road - Revenue: $27,134

BACKGROUND

This item consents to the condemnation and acceptance of the award of the Special Commissioners of approximately 16,169 square feet of City-owned land to Union Pacific Railroad Company.

This is an eminent domain case filed by Union Pacific Railroad Company against the City for the acquisition of City-owned land declared unwanted and unneeded by Resolution No. 09-0163. The Petition in Condemnation was filed on March 24, 2014. As required by law, the judge appointed three special commissioners to determine the compensation for the acquisition of the property. The Commissioners' hearing was held on May 30, 2014, and determined the property's market value was $27,134.

Because an entity with condemning authority is seeking to condemn property owned by the City, the City Council needs to formally consent to the acquisition of the property if it has no objection to the acquisition.

The compensation amount is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council declared this property unwanted and unneeded on January 14, 2009, by Resolution No. 09-0163.

Council will be briefed in Closed Session on September 17, 2014.

This item was deferred at the request of Councilmember Davis on September 24, 2014.

FISCAL INFORMATION

Revenue: $27,134

OWNER

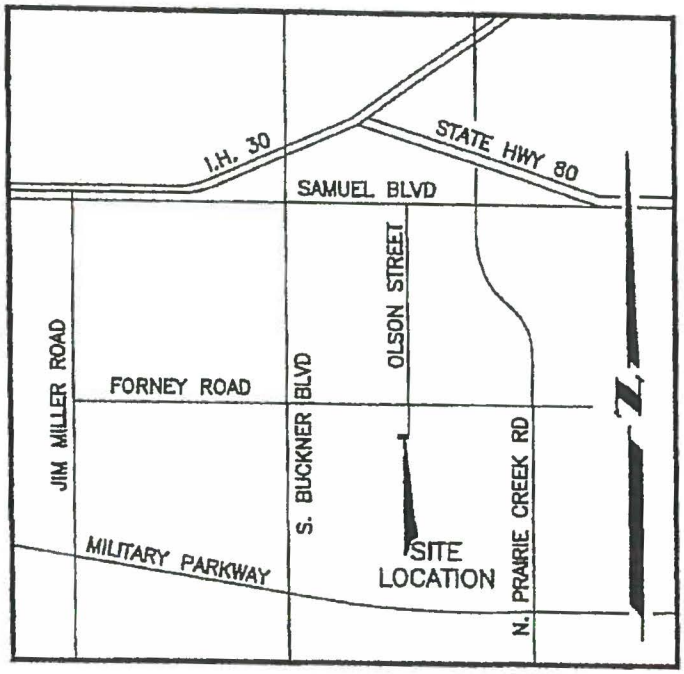
Union Pacific Railroad Company

John J. Koraleski, President

MAP

Attached

R.O.W. PURCHASE
OLSON STREET AND
UNION PACIFIC RAILROAD
CITY BLOCK 6212
CITY OF DALLAS, DALLAS COUNTY, TEXAS



October 22, 2014

A RESOLUTION CONSENTING TO AND AUTHORIZING SETTLEMENT OF A CONDEMNATION SUIT FILED AGAINST THE CITY.

WHEREAS, the City of Dallas owns a tract of land containing approximately 16,169 square feet situated in City Block B/6212, Dallas, Dallas County, Texas, located at 8414 Forney Road in the City of Dallas, Dallas County, Texas, as described in Exhibit "A", attached herein (the PROPERTY); and

WHEREAS, the City Council declared the PROPERTY surplus to the City's needs by passing Resolution No. 09-0163 on January 14, 2009; and

WHEREAS, Union Pacific Railroad Company filed a lawsuit styled Union Pacific Railroad Company v. City of Dallas, et al., Cause No. CC-14-01387-D, in County Court at Law No. 4 of Dallas County, Texas (the CONDEMNATION SUIT) on March 24, 2014, seeking to acquire the PROPERTY by eminent domain; and

WHEREAS, the Judge appointed three Special Commissioners to determine the compensation owed for the acquisition of the PROPERTY; and

WHEREAS, the Special Commissioners held a hearing on May 30, 2014, and determined the property's market value was $27,134 (the COMMISSIONERS' AWARD); and

WHEREAS, the City consents in this instance to allow the condemnation of the PROPERTY; and

WHEREAS, the City Council desires to authorize the City Attorney to settle the CONDEMNATION SUIT for the amount of the COMMISSIONERS' AWARD; **Now, Therefore,**

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

SECTION 1. That the City Attorney is authorized to settle the CONDEMNATION SUIT for the amount of the COMMISSIONERS' AWARD.

SECTION 2. That the City Attorney is authorized to prepare and execute such documents as may be necessary to effect the settlement described herein.

SECTION 3. That any and all proceeds received for the PROPERTY be deposited to General Fund 0001, Department DEV, Balance Sheet Account 0519 and Department of Sustainable Development and Construction, Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Dept DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8118.

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

APPROVED AS TO FORM
Warren M. S. Ernst
City Attorney

By: _____
Assistant City Attorney

EXHIBIT A

R.O.W. PURCHASE
OLSON STREET AND
UNION PACIFIC RAILROAD
CITY BLOCK 6212
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 16,169 sq. ft. tract of land situated in the ARCHIBALD D. BROWN SURVEY, ABSTRACT NO. 154, City of Dallas, Dallas County, Texas and being part of Block B/6212 of Forney Road Animal Shelter, an addition to the City of Dallas, recorded in Volume 75152, Page 200, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being a portion of that certain tract of land conveyed by deed to The City of Dallas, recorded in Volume 75096, Page 1284, D.R.D.C.T. and being more particularly described as follows:

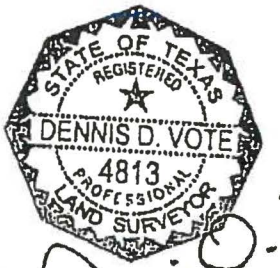
BEGINNING at a 5/8" iron rod found for corner at the intersection of the westerly right-of-way line of Olson Street (a 64' R.O.W.) with the northerly right-of-way line of Union Pacific Railroad (a variable width right-of-way);

THENCE S 89°23'36" W, along the south line of said City of Dallas tract and the north right-of-way line of said UPRR, according to the boundary line agreement, recorded in Volume 4795, Page 420, D.R.D.C.T., a distance of 565.07 feet to a 1/2" iron rod set in the southeasterly right-of-way line of the Union Pacific Railroad (a 26' R.O.W.) and being the southwest corner of said City of Dallas tract and the southwest corner of said Forney Road Animal Shelter addition and being in a non-tangent curve to the left having a central angle of 07°18'50", a radius of 456.81 feet, and a chord bearing N 58°24'29" E, a distance of 58.27 feet;

THENCE along the southeasterly line of said Union Pacific Railroad and the west line of said City of Dallas tract and the west line of said Forney Road Animal Shelter addition and the said curve to the left, an arc distance of 58.31 feet to a 1/2" iron rod set for corner;

THENCE N 89°23'36" E, crossing said City of Dallas tract and the said Forney Road Animal Shelter addition, a distance of 514.43 feet to a 1/2" inch iron rod set for corner, being in the westerly right-of-way line of said Olson Street;

THENCE S 00°14'21" E, along the westerly right-of-way line of said Olson Street, a distance of 30.00 feet to the POINT OF BEGINNING and containing 16,169 sq. ft. or 0.3712 acres of land.



Dennis D. Vote
Aug. 19, 2013

BEARING SOURCE:

THE NORTH LINE OF RAILROAD RIGHT-OF-WAY, DALLAS COUNTY, TEXAS (S 89°23'36" W)

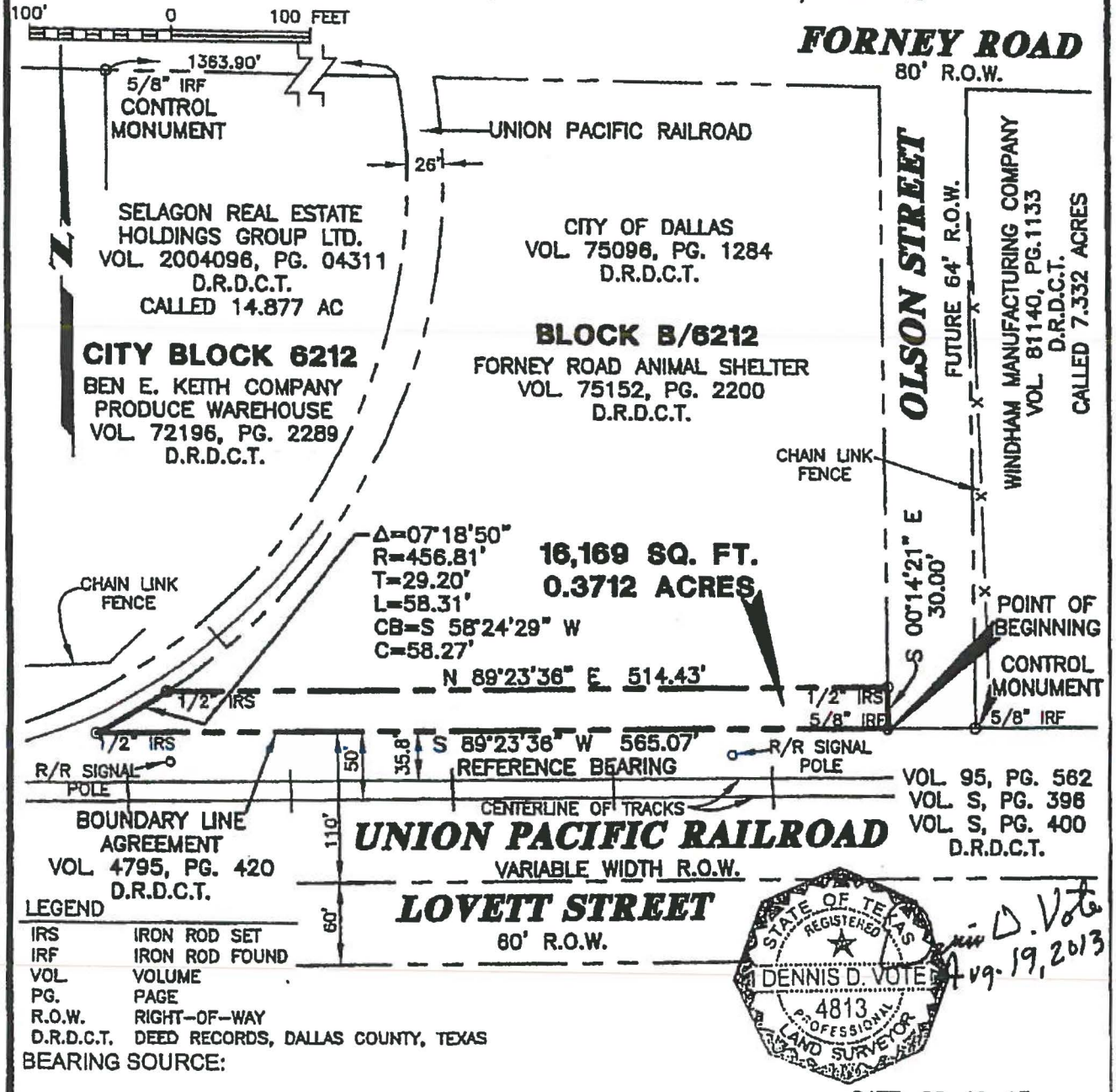
DATE: 08-19-13
SHEET 1 OF 3
PROJECT NO. 2012-048 TR12

VOTEX SURVEYING COMPANY 4548 Tuscany Drive Plano, Texas 75093-7042 Ph.(972) 964-0858

EXHIBIT A

R.O.W. PURCHASE

OLSON STREET AND
UNION PACIFIC RAILROAD
CITY BLOCK 6212
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
IRS	IRON ROD SET
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS

BEARING SOURCE:

THE NORTH LINE OF RAILROAD RIGHT-OF-WAY, DALLAS COUNTY, TEXAS (S 89°23'36" W)

STATE OF TEXAS
REGISTERED
DENNIS D. VOTE
4813
PROFESSIONAL
LAND SURVEYOR

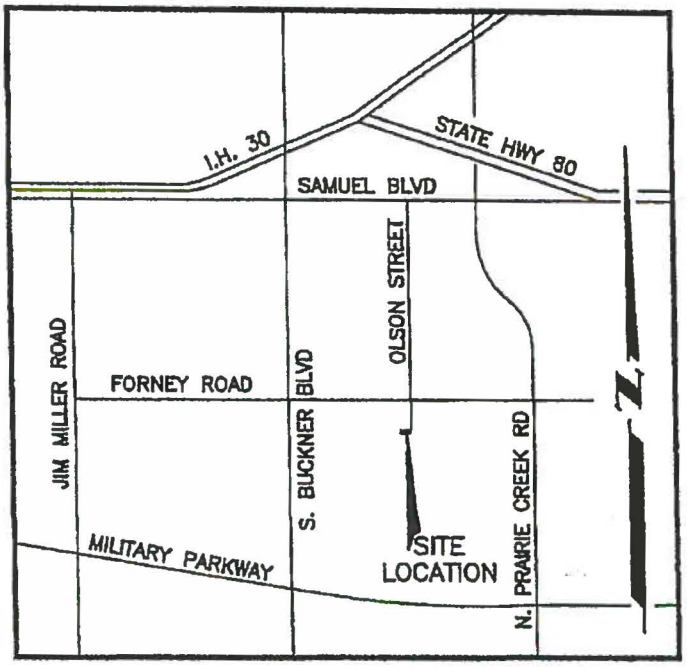
Aug. 19, 2013

DATE: 08-19-13
SHEET 2 OF 3
PROJECT NO. 2012-048 TR12

VOTEX SURVEYING COMPANY 4548 Tuscany Drive Plano, Texas 75093-7042 Ph.(972) 964-0858

EXHIBIT A

R.O.W. PURCHASE
OLSON STREET AND
UNION PACIFIC RAILROAD
CITY BLOCK 6212
CITY OF DALLAS, DALLAS COUNTY, TEXAS



BEARING SOURCE:

THE NORTH LINE OF RAILROAD RIGHT-OF-WAY, DALLAS COUNTY, TEXAS (S 89°23'36" W)

DATE: 08-19-13
SHEET 3 OF 3
PROJECT NO. 2012-048 TR12

VOTEX SURVEYING COMPANY 4548 Tuscany Drive Plano, Texas 75093-7042 Ph.(972) 964-0858

AGENDA ITEM # 61

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 48 P

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 1285 for a child-care facility on property zoned an R-7.5(A) Single Family District on the south line of Forney Road, east of Urban Avenue

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

Z123-375(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**

ACM: RYAN S. EVANS

FILE NUMBER: Z123-375(OTH) **DATE FILED:** September 19, 2013

LOCATION: On the south side of Forney Road, east of Urban Avenue

COUNCIL DISTRICT: 7 **MAPSCO:** 48-P

SIZE OF REQUEST: ± 0.69 acres **CENSUS TRACT:** 85.00

OWNER/APPLICANT/REPRESENTATIVE: Roy & Pam Jefferson

REQUEST: An application for an amendment to and the renewal of Specific Use Permit No. 1285 for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to continue the child-care facility on the property and to amend the site plan to reduce the required parking spaces for the use from 8 to 4. Specific Use Permit No. 1285 was originally approved on February 11, 2004; however, the original Certificate of Occupancy for a child-care facility was issued on June 4, 1996.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions.

STAFF RECOMMENDATION:

Staff recommends approval of this renewal subject to conditions based upon the following:

1. *Compatibility with surrounding uses and community facilities* –This use has been a service to a community and is compatible to the surrounding areas.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing child-care facility provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed request to continue the child-care facility will not be a detriment to the public health, safety or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the existing site plan associated with Specific Use Permit No. 1285, the request complies all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The ± 0.69 acre request site is developed with a three buildings on two lots for a total of 3,978 square feet of building area for the child-care facility.

- The original application submitted for this case was for an automatic renewal. However, when staff visited the site, several discrepancies between the site and the approved site plan were found. Some of the issues were a storage box and additional parking spaces striped on the site located on the front yard setback.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Forney Road	Principal arterial	80 feet

Surrounding Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Child-care facility
North	PD No. 822	High School
East	R-7.5(A), LI, D-1	Single Family, and warehouses
South	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

STAFF ANALYSIS:

Comprehensive Plan:
The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies a portion of the request site is being in a Residential Building Block.

A Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Land Use Compatibility:

Specific Use Permit No. 1285 was originally approved on February 11, 2004; however, the original Certificate of Occupancy for a child-care facility was issued on June 4, 1996. The use has been in the property for over eighteen years.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The City Council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

The applicant's request, subject to the attached revised site plan and conditions is consistent with the requirements of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan and revised conditions.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Parking:

Sec. 51A-4.204 (3)(c) of the Dallas Development Code allows establishes that if an SUP is required for the child-care facility use, the off-street parking requirement may be established in the ordinance granting the SUP. A child-care facility requires one parking space for every 500 square feet of area. The revised site plan reflects a parking design that meets Code requirements. The changes in the layout of the parking result in the need to reduce the required parking spaces in the site plan. The applicant is requesting to reduce the required number of parking spaces from 8 to 4. The code allows such reductions for child-care facilities. The Engineering Department has indicated that such reduction would not be a detriment to the area or existing traffic conditions.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

CPC MINUTES – September 18, 2014

Motion: It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 1285 for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions on property zoned an R-7.5(A) Single Family District on the south line of Forney Road, east of Urban Avenue.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For (Did not speak): Roy Jefferson, 8113 Turnberry St., Rowlett, TX, 75089
Against: None

PROPOSED CONDITIONS

PROPOSED CONDITIONS
SUP No. 1285
Z123-375(OTH)

SECTION 2. That this specific use permit is granted upon the following conditions:

1. USE: The only use authorized by this specific use permit is a child-care facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit is approved for a time period that expires on (five years from passage of the ord.)~~February 10, 2009~~, and is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of CHAPTER 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced).

4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.

5. DRIVE: A circular drive or similar area must be provided for the off-street loading and unloading of children in the location shown on the attached site plan.

6. FENCING: The outdoor play area must be enclosed by a minimum four-foot high fence, as shown on the attached site plan.

7. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday.

8. The maximum floor area is 3,978 square feet.

9. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on attached site plan.

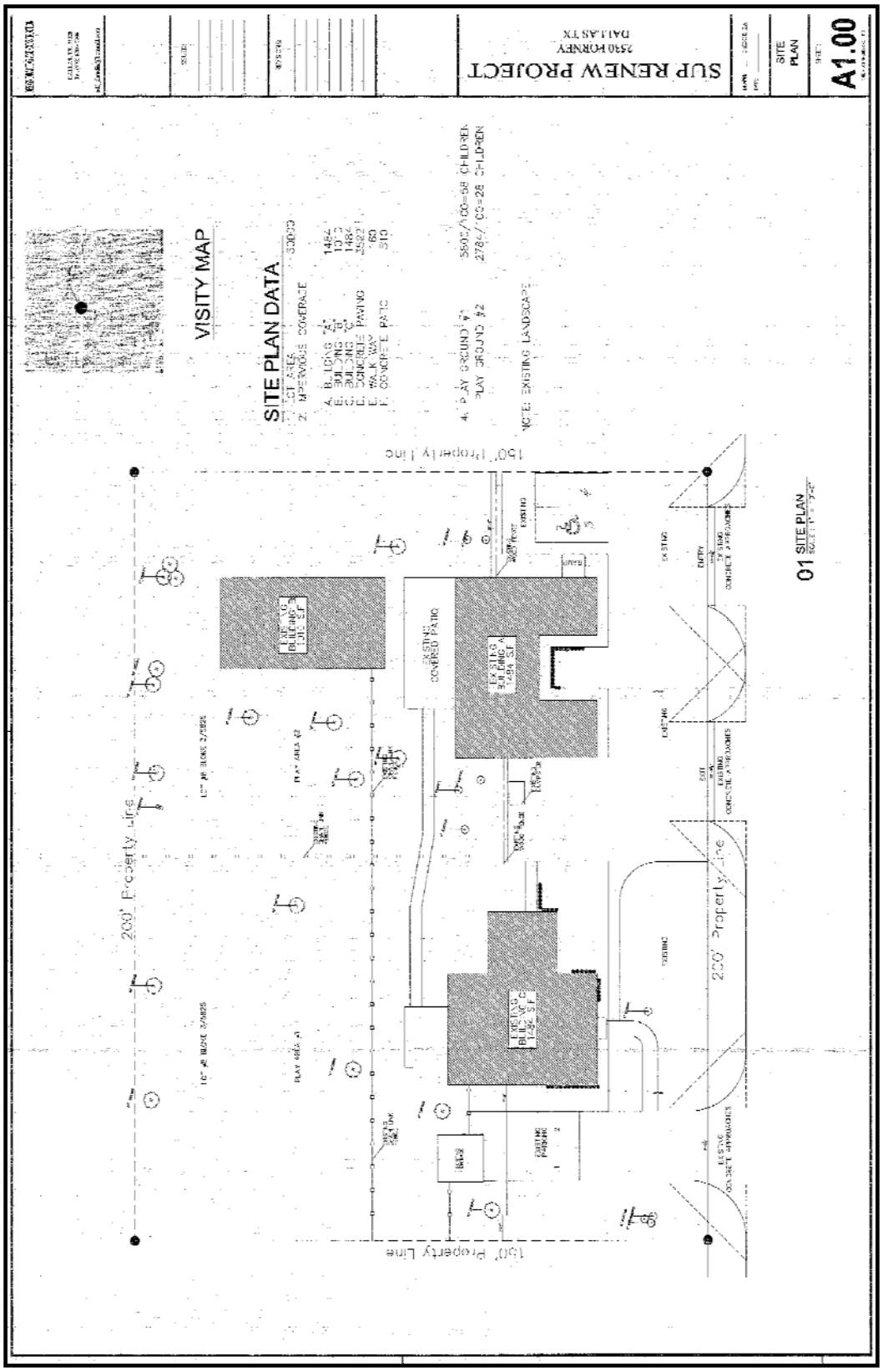
10. PARKING: A minimum of 4 off-street parking spaces must be provided in the location shown on the attached site plan.

11. SCREENING: A minimum six-foot-high solid screening fence must be provided as shown on the attached site plan. Any parking areas that face adjacent residential uses must be screened with a minimum of 6-foot solid screening fence.

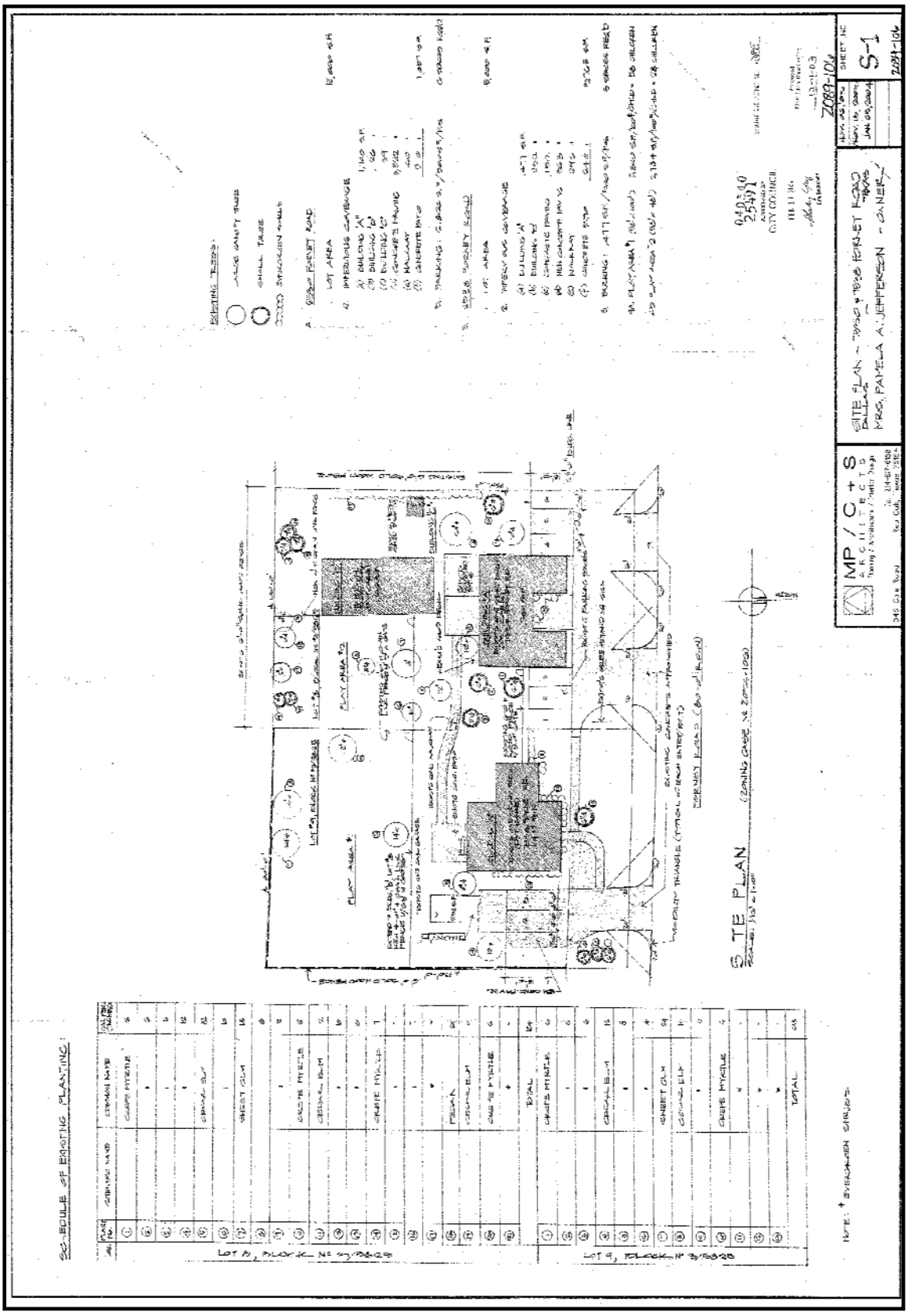
12. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

13. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

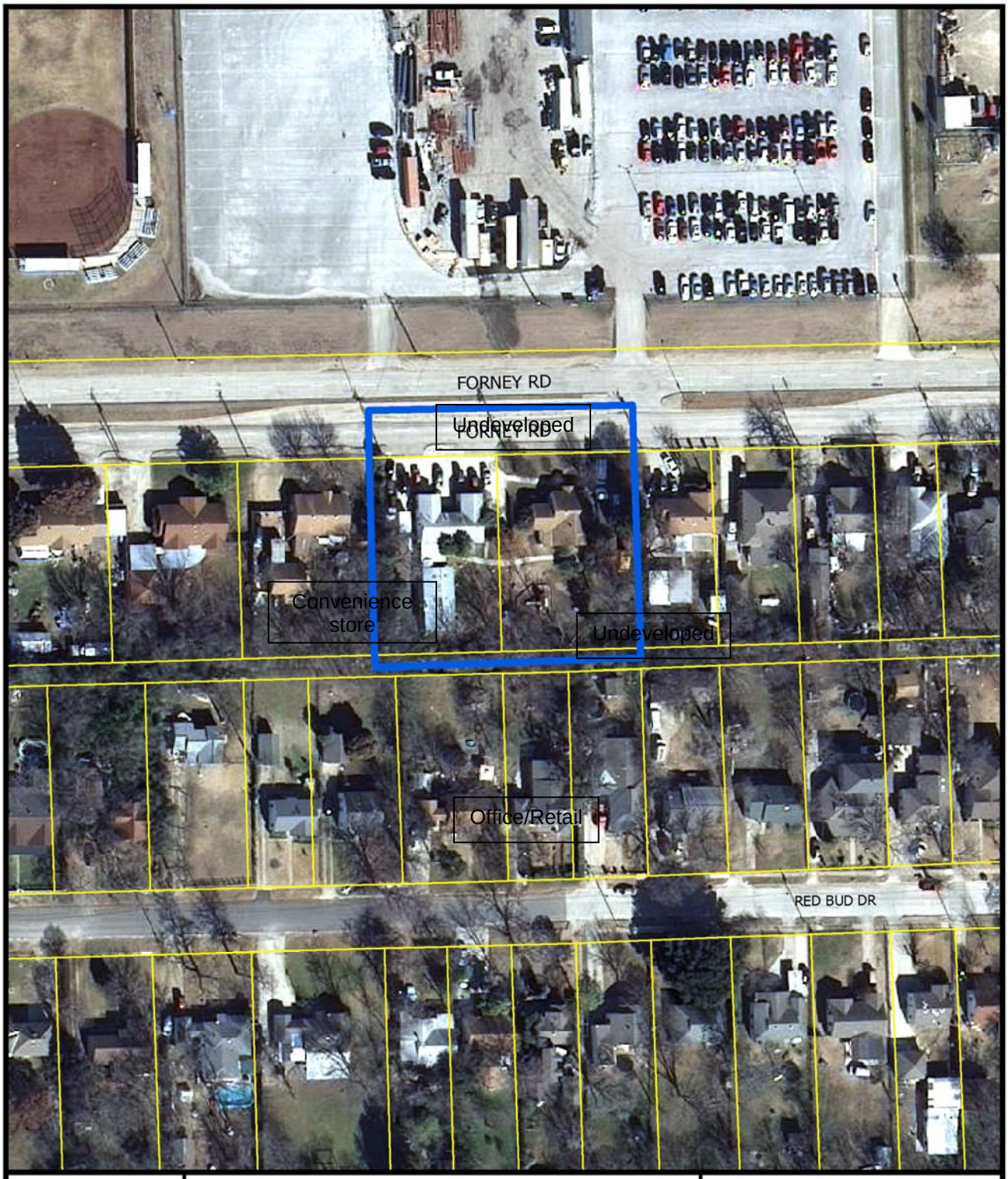
PROPOSED SITE PLAN



EXISTING SITE PLAN




CHARIOT DR
LARKIN DR
BERRIDGE LN
LOMAX DR
Skyline
GREY DAWN LN
BRIMHALL ST
TURFWAY DR
WIMBELTON WAY
FORNEY RD
FORNEY RD
RED BUD DR
URBAN AVE
LOVETT AVE
DE LEE ST
LOMAX DR
TOLAND ST
ELKIN AVE
BENNING AVE
WHITWORTH DR
MCNEIL ST
SCOTTSDALE DR
IRELAND AVE
CARR ST
CARR ST
CARR ST
PLATAS ST
Urbandale
1:4,800
VICINITY MAP
Case no: Z123-375
Date: 11/5/2013

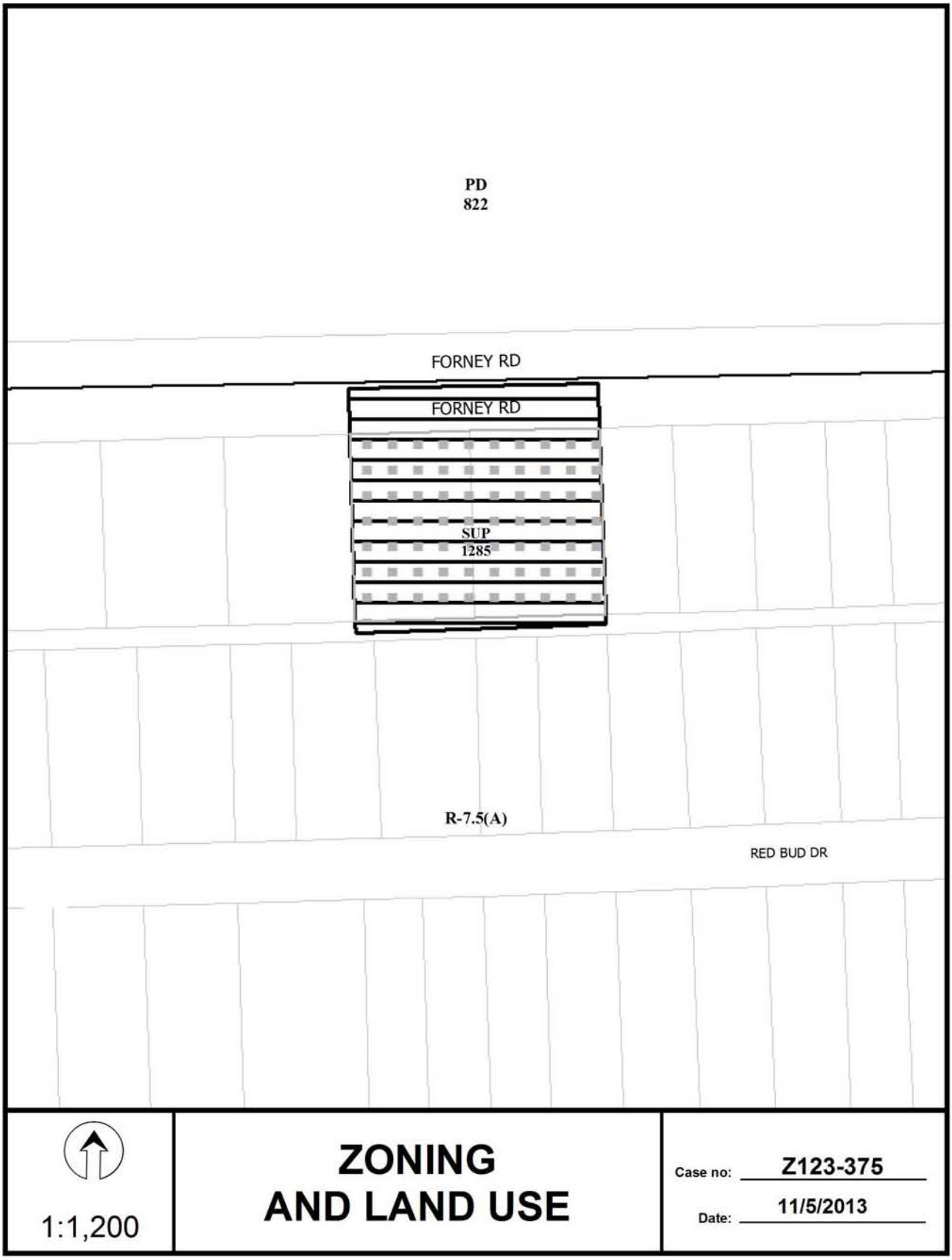


1:1,200

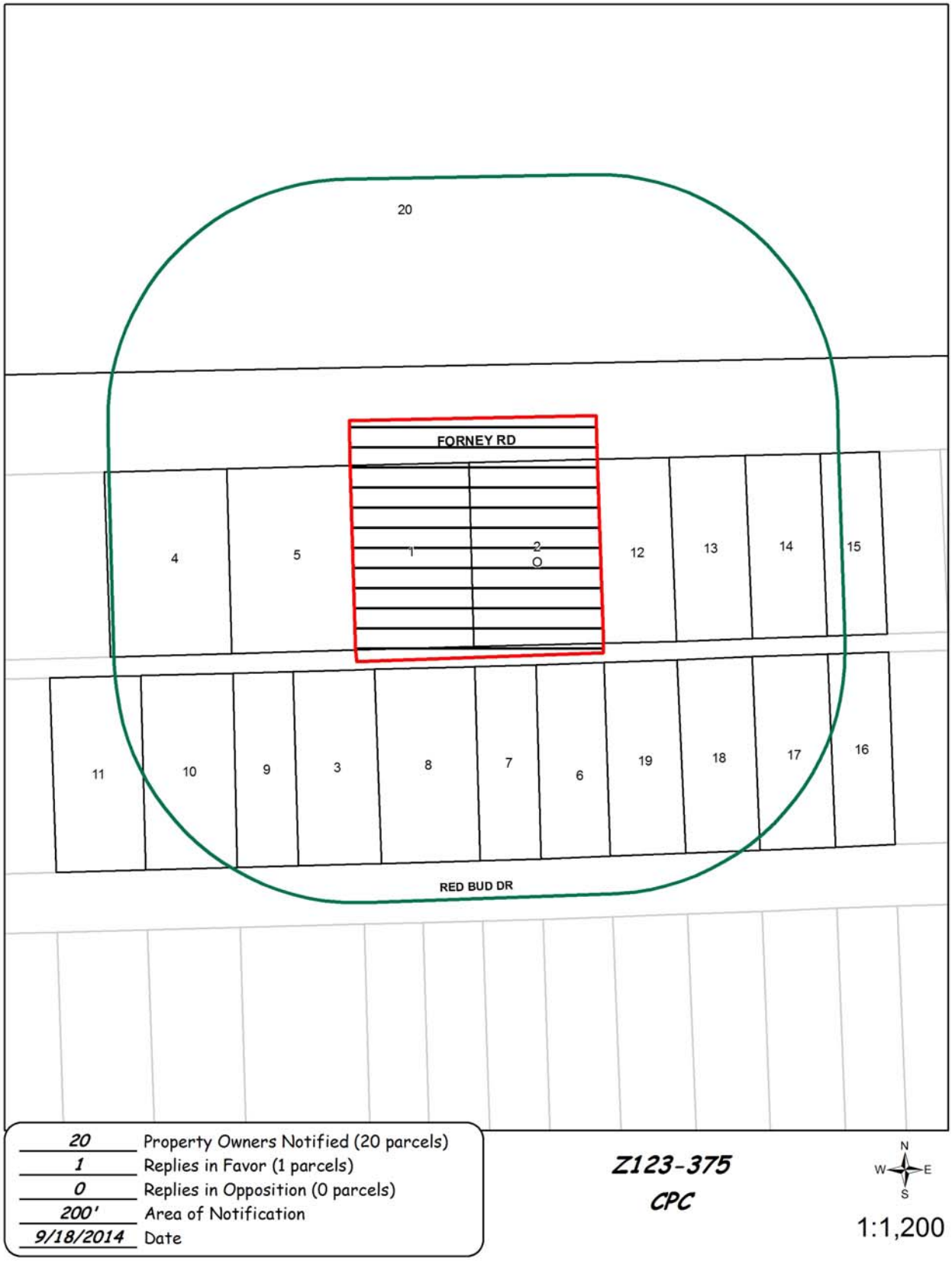
AERIAL MAP

Case no: Z123-375

Date: 11/5/2013


PD
822
FORNEY RD
FORNEY RD
SUP
1285
R-7.5(A)
RED BUD DR
1:1,200
ZONING
AND LAND USE
Case no: Z123-375
Date: 11/5/2013

CPC RESPONSES



09/17/2014

Reply List of Property Owners

Z123-375

20 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	7530	FORNEY RD	JEFFERSON ROY L &
O	2	7538	FORNEY RD	JEFFERSON ROY
	3	7523	RED BUD DR	DELEON MARIA
	4	7514	FORNEY RD	WALKER LYNDELL B EST OF
	5	7522	FORNEY RD	ISDRO SUCHIL
	6	7539	RED BUD DR	RAMIREZ IRMA C
	7	7535	RED BUD DR	CHONG RUBEN
	8	7531	RED BUD DR	CAMARILLO JOSE A
	9	7519	RED BUD DR	MOORE REIKO S
	10	7509	RED BUD DR	MARTINEZ DAVID
	11	7507	RED BUD DR	GUAJARDO DANIEL
	12	7602	FORNEY RD	LOPEZ SILVANO
	13	7608	FORNEY RD	AGUILAR JUAN
	14	7612	FORNEY RD	RODRIGUEZ JOSE ADRIAN
	15	7616	FORNEY RD	SANCHEZ FLORENTINO
	16	7617	RED BUD DR	DELRIO ARTURO &
	17	7611	RED BUD DR	HERRERA REYES &
	18	7607	RED BUD DR	MOLINA JORGE & IRENE
	19	7603	RED BUD DR	RAMOS FERNANDO
	20	7777	FORNEY RD	Dallas ISD

AGENDA ITEM # 62

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 5

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 69 H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 1717 for a vehicle display, sales, and service use on property zoned Subdistrict 1 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 on the northwest corner of C.F. Hawn Freeway and Haymarket Road

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

Z134-190(MW)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**
ACM: RYAN S. EVANS

FILE NUMBER: Z134-190(MW) **DATE FILED:** March 12, 2014

LOCATION: Northwest corner of C.F. Hawn Freeway and Haymarket Road

COUNCIL DISTRICT: 5 **MAPSCO:** 69-H

SIZE OF REQUEST: ±0.65 acre **CENSUS TRACT:** 117.02

REPRESENTATIVE/APPLICANT/OWNER: Angel Godoy

REQUEST: An application to amend and renew Specific Use Permit No. 1717 for a vehicle display, sales, and service use on property zoned Subdistrict 1 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3.

SUMMARY: The applicant requests renewal of Specific Use Permit No. 1717 to allow for the continued operation of the vehicle sales, display, and service use. The site is developed with a ±3,200-square-foot building and includes ±3,094-square feet of improved display area. No new construction is proposed by this application. Amendments have been made to the site plan to accurately reflect the site conditions (i.e., a decrease in paved surface area and reconfiguration of parking).

CPC RECOMMENDATION: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing vehicle display, sales, and service use appears to operate compatibly with the surrounding land uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing vehicle display, sales, and service use provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The existing vehicle display, sales, and service use is not a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

BACKGROUND INFORMATION:

- On August 13, 2008, the City Council Specific approved Specific Use Permit No. 1717 for a three-year period. On August 10, 2011, the City Council approved renewal for a three-year period.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	US Highway	Variable
Haymarket Street	Collector	60 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
North	PDD No. 535	Auto-related
East	PDD No. 535	Retail
South	PDD No. 535	Undeveloped
West	PDD No. 535	Auto-related

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being within a *Commercial Center of Corridor* Building Block. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The applicant's request generally complies with the following goal and policy of the Comprehensive Plan.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a three-year period with eligibility for automatic renewal for additional three-year periods subject to a site plan and conditions.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for the vehicle sales, display, and service use is one space per 500 square feet of floor area and area exclusive of parking area. Therefore, the ±3,200-square-foot building and ±3,094-square feet of display area require space 13 spaces. As illustrated on the site plan, 13 spaces are provided.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

CPC Minutes – September 18, 2014:

Motion: It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1717 for a vehicle display, sales, and service use for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan and conditions on property zoned Subdistrict 1 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the northwest corner of C.F. Hawn Freeway and Haymarket Road.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 0

Speakers: None

Z134-190
CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on August 10, 2014 (three years), but is eligible for automatic renewal for additional three-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

~~4. LANDSCAPING: Landscaping must be installed as shown on the attached site plan by October 10, 2011.~~

4. AIR QUALITY: The vehicle display, sales, and service use must register with the Air Pollution Control Office of the City of Dallas.

5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 9:00 a.m. and 9:00p.m., Monday through Saturday.

6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

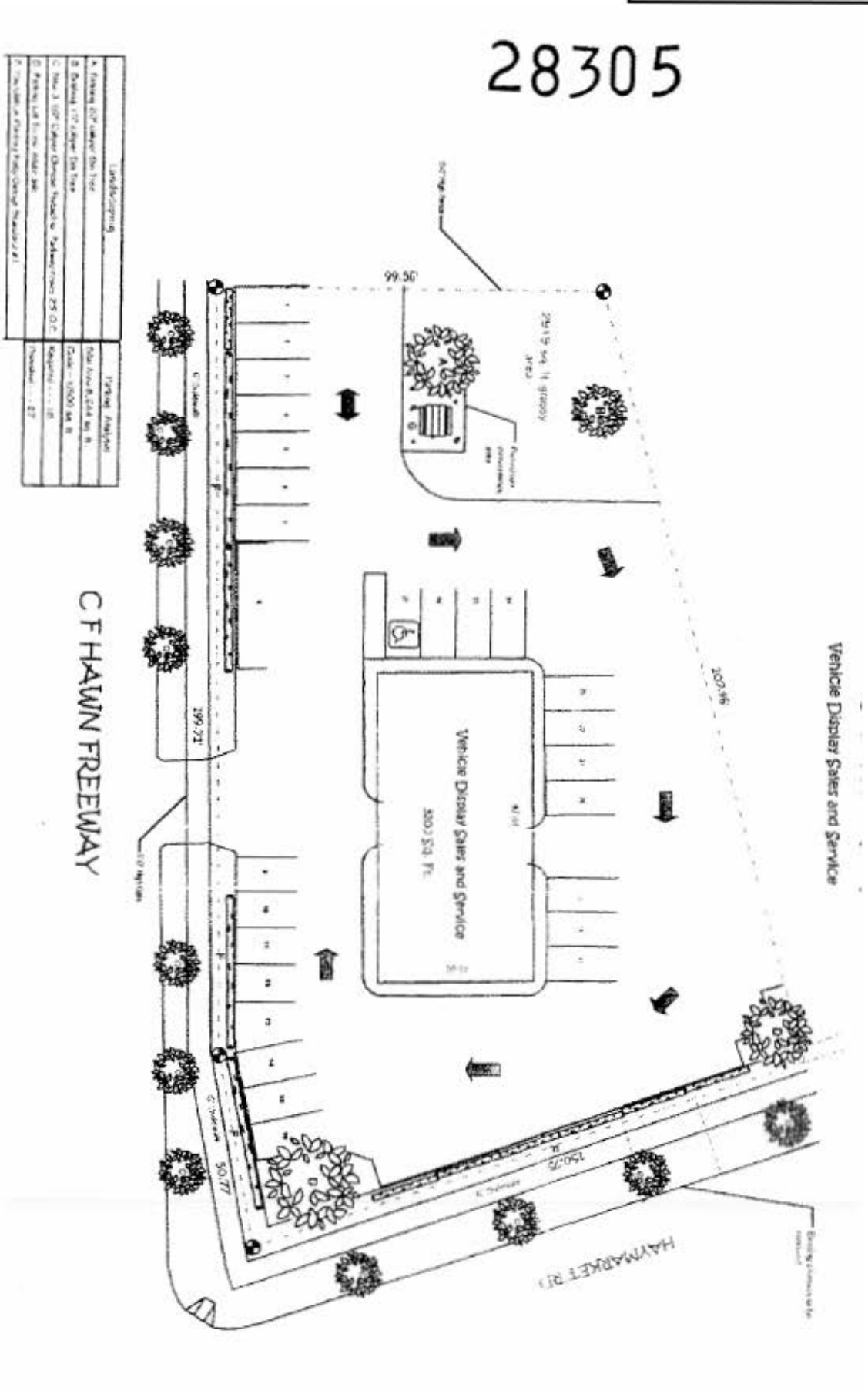
7. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site plan. Areas for display, parking, and maneuvering of vehicles must be paved with a nonpermeable surface.

8. SIGNS: Signs must comply with Planned Development District No. 535. Except that no flags or pennants are permitted on the Property.

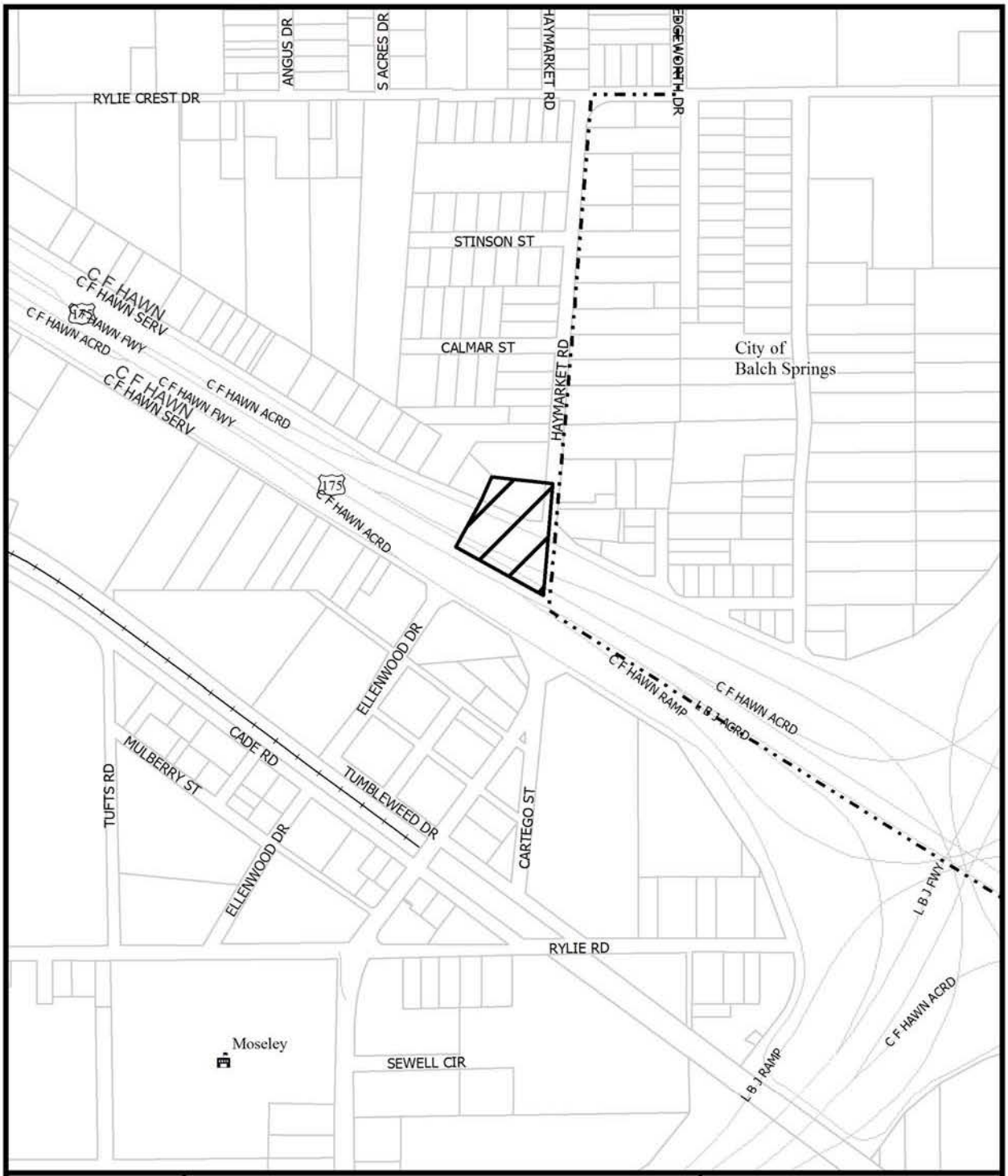
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Site Plan



Proposed Site Plan

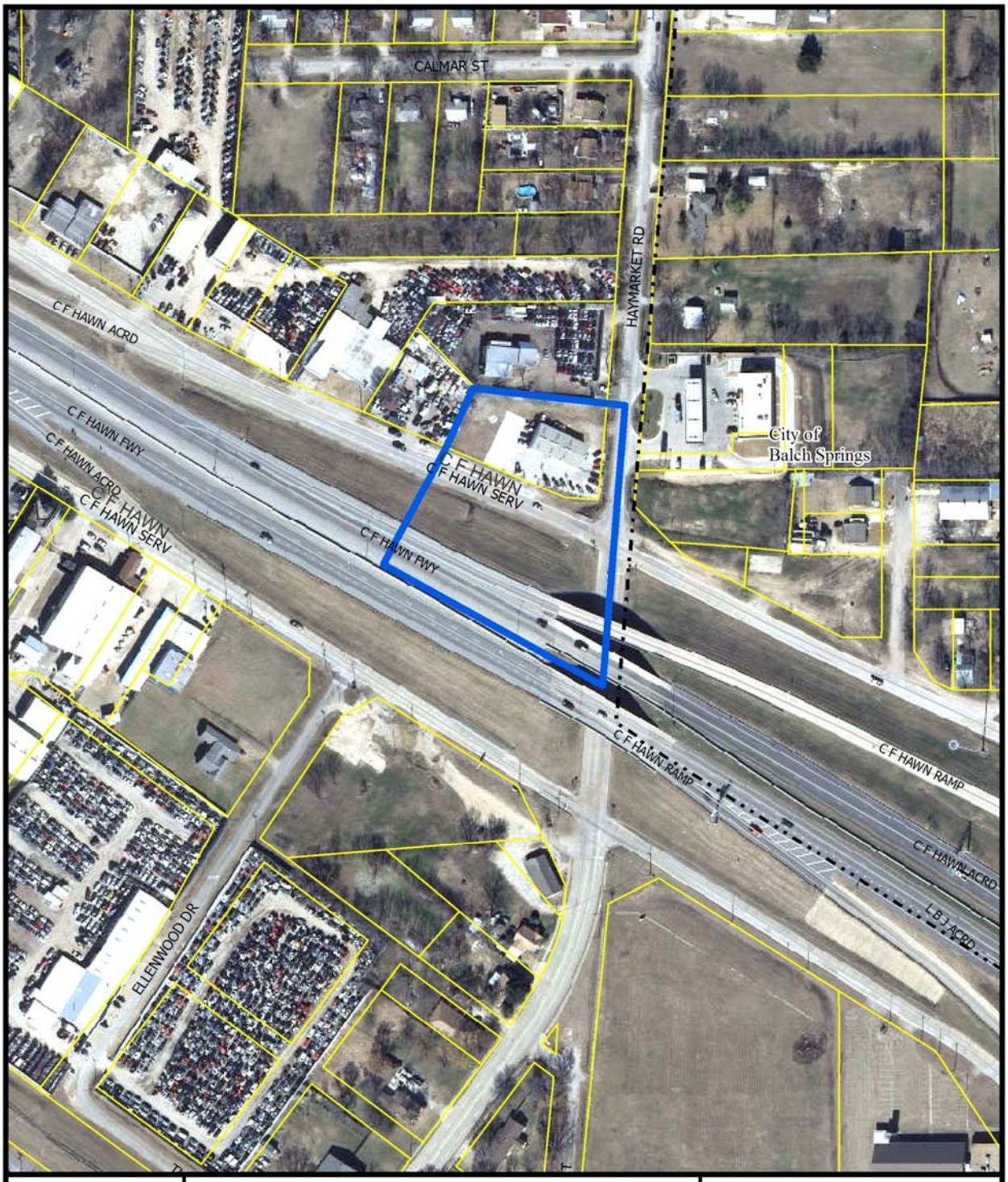


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VICINITY MAP

Case no: Z134-190

Date: 4/15/2014

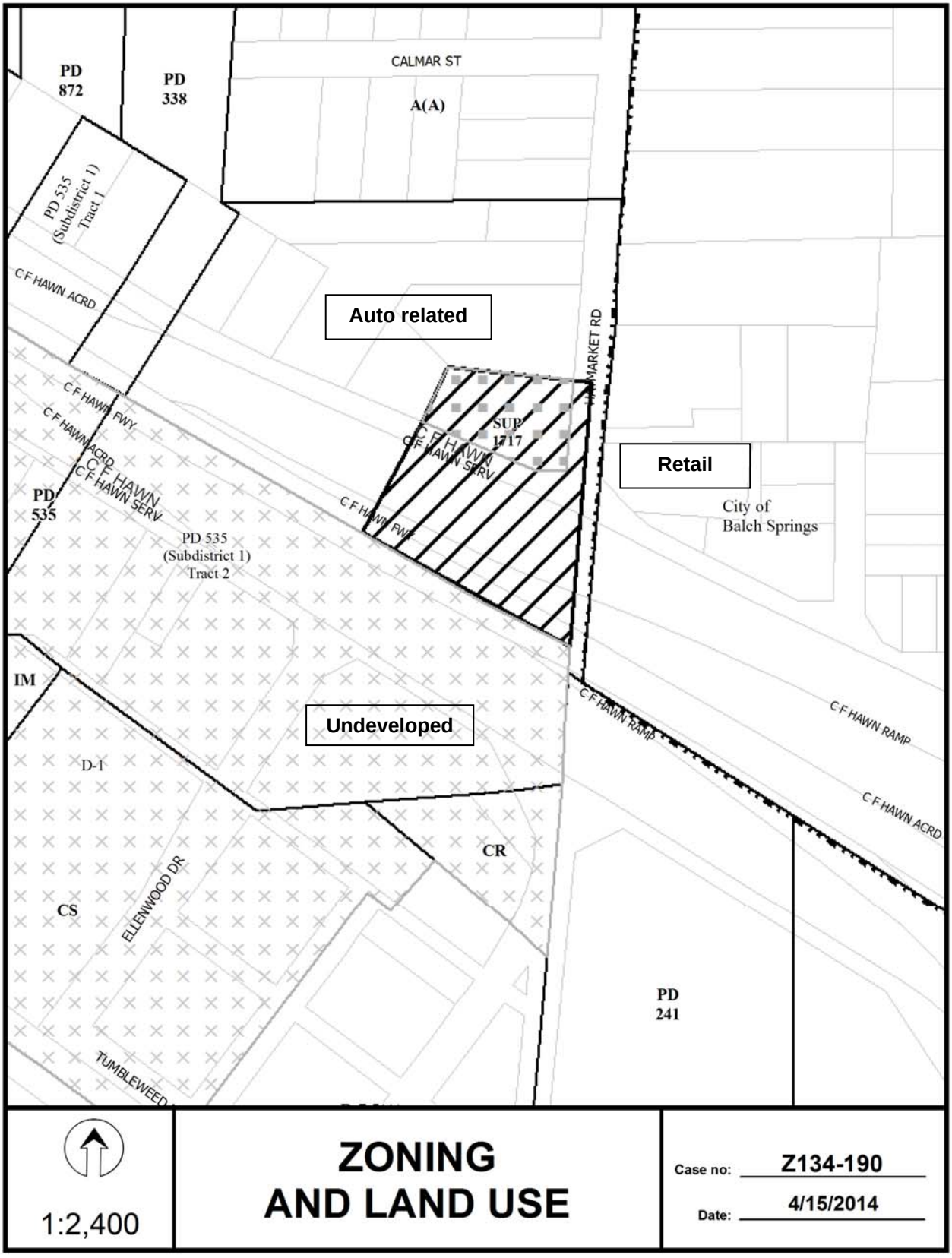


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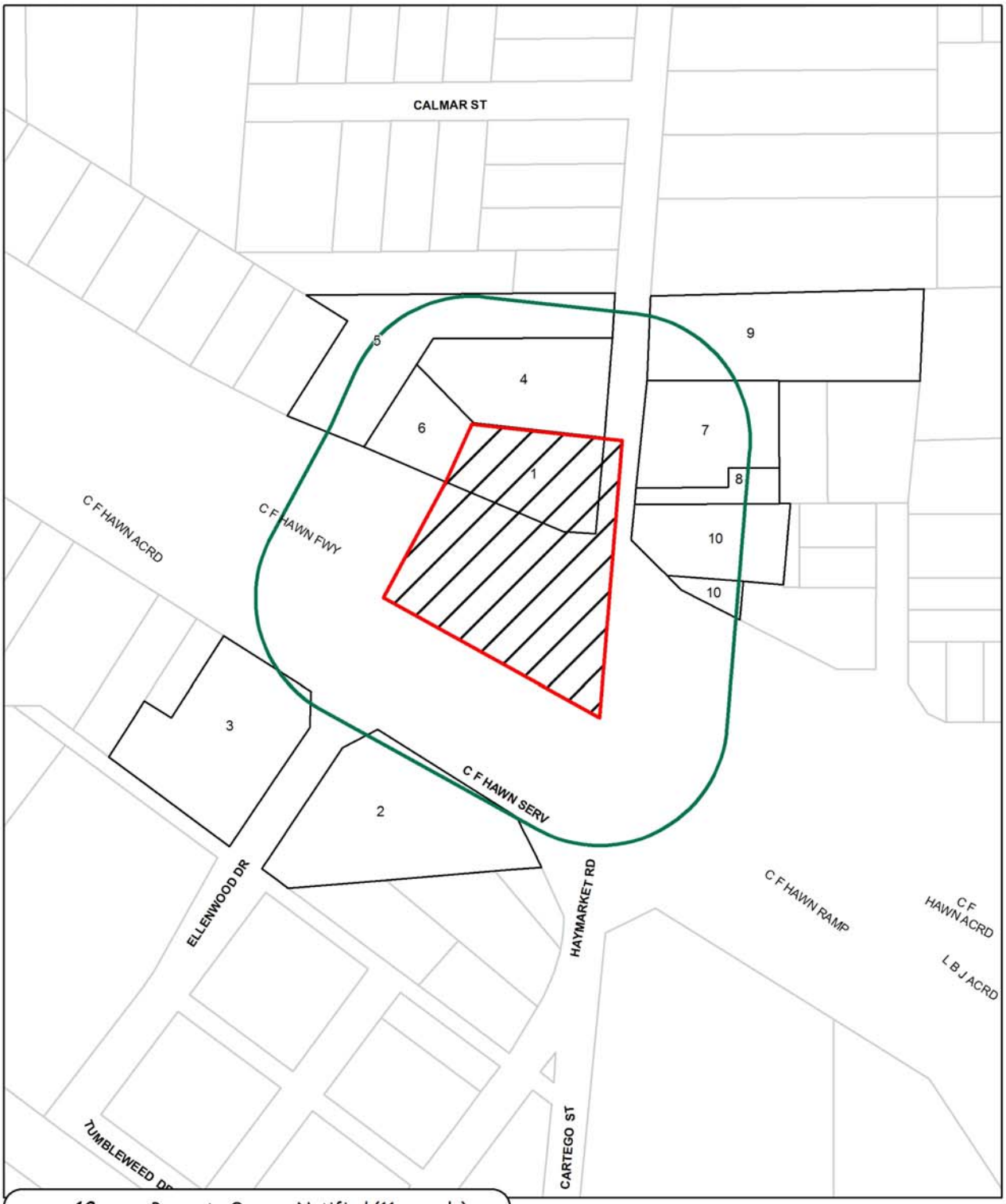
AERIAL MAP

Case no: Z134-190

Date: 4/15/2014


PD 872
PD 338
CALMAR ST
A(A)
PD 535 (Subdistrict 1) Tract I
C F HAWN ACRD
Auto related
MARKET RD
C F HAWN FWY
C F HAWN ACRD
C F HAWN SERV
SUP 1717
Retail
PD 535
PD 535 (Subdistrict 1) Tract 2
City of Balch Springs
IM
Undeveloped
C F HAWN RAMP
D-1
CR
CS
ELLENWOOD DR
PD 241
TUMBLEWEED
1:2,400
ZONING AND LAND USE
Case no: Z134-190
Date: 4/15/2014

CPC Responses



10	Property Owners Notified (11 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
9/18/2014	Date

Z134-190
CPC

N
W E
S

1:2,400

4/15/2014

Notification List of Property Owners

Z134-190

10 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

Label #	*Address*		*Owner*
1	10931	C F HAWN FWY	GODOY ANGEL M
2	10900	C F HAWN FWY	WOOD BOBBY C & NEFF L OUTLAW JR
3	1111	ELLENWOOD DR	PETRA H C &
4	1025	HAYMARKET RD	ACD HOLDINGS LLC
5	10829	C F HAWN FWY	SULE ETC LLC
6	10831	C F HAWN FWY	BROWN FRANK
7	1030	HAYMARKET RD	BHAKTA-HAYMARKET LTD &
8	1030	HAYMARKET RD	BHAKTA HAYMARKET LTD
9	1022	HAYMARKET RD	BALDWIN DORA ANN
10	1034	HAYMARKET RD	ROSENFELD MARSHALL

AGENDA ITEM # 63

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 22 R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and an ordinance granting a Specific Use Permit for an Auto Auction on property zoned an IR Industrial Research District, on the west line of Composite Drive, south of Walnut Hill Lane

Recommendation of Staff and CPC: Approval of a CS District, and approval of a Specific Use Permit for an Auto Auction for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions

Z134-230(RB)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**

ACM: RYAN S. EVANS

FILE NUMBER: Z134-230(RB) **DATE FILED:** April 14, 2014

LOCATION: West line of Composite Drive, south of Walnut Hill Lane

COUNCIL DISTRICT: 6 **MAPSCO:** 22-R

SIZE OF REQUEST: Approx. 1.5 Acres **CENSUS TRACT:** 99

APPLICANT/OWNER: Clay E. Cooley

REPRESENTATIVE: Ed Hicks, Jr.

REQUEST: An application for a CS Commercial Service District and a Specific Use Permit for an Auto auction on property zoned and IR Industrial Research District.

SUMMARY: The applicant is proposing to utilize a portion of the property of the existing vehicle display, sales, and service use for an auto auction one day per week. The requested auto auction is not a permitted use under the existing IR District, but is permitted by SUP in a CS District. The balance of operations for the vehicle display, sales, and service use will continue as a matter of right under the requested CS District.

CPC RECOMMENDATION: **Approval** of a CS District, and **approval** of a Specific Use Permit for an Auto Auction for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** of a CS District, and **approval** of a Specific Use Permit for an Auto Auction for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the CS based upon:

1. *Performance impacts upon surrounding property* – The requested zoning district represents a reduction of certain permitted industrial uses, while the requested auto auction possesses similar operational aspects as that of the existing regional serving retail use.

2. *Traffic impact* – Trip generations are not expected to increase over levels normally generated by the existing vehicle display, sales, and service use.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed auto auction will be limited to one day per week, with minimal increase in activity over that currently experienced with the vehicle sales and service operation.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The request will expand the scope of the existing vehicle display, sales, and service use by adding this component to its operation.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is consistent with the existing use (vehicle sales and service) as well as possessing any operational characteristics that could affect adjacent uses.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will utilize existing improvements on the property with no additional development/infrastructure required to support the use.

Zoning History: There has been no recent zoning activity in the immediate area relevant to the request.

Thoroughfare/Street	Existing & Proposed ROW
Composite Drive	Local; 60' ROW
IH 35 (site fronts on but has no access)	Freeway; Variable ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested zoning change as well as the operational aspects associated with an auto auction and determined that the proposed development will not significantly impact the street system.

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within an area considered a Commercial Center or Corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

Land Use Compatibility: The request site is improved to support a vehicle display, sales, and service use. The applicant is requesting to utilize a portion of the site for an auto auction; the existing zoning does not permit the use. As noted on the attached site plan and within staff's recommended conditions, existing improvements will be utilized to accommodate this use for one day per week.

The site is surrounded by a mix of nonresidential uses; the applicant's service area for the existing auto sales use to the north, retail, office, and a lodging use. While the site's western property line fronts along the IH 35 alignment, no access to the freeway exists for uses in this area (Walnut Hill Lane exit to the north serves this general area).

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing

certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

When compared to an IM District (permits the auto auction by SUP), the CS District generally would have a lesser impact, use-wise, on adjacent properties. The applicant has agreed with staff to pursue a CS District, which permits the auto auction by SUP while retaining conformity (allowed by right) of the vehicle display, sales, and service use.

With respect to the attached conditions for the auto auction, due to the restricted days of operation, staff is recommending a liberal time period in that the impact on adjacent properties will be minimal.

Landscaping: Minimal landscape materials exist on the property. As the applicant is not proposing additional floor area or an increase in nonpermeable surface area, additional landscaping is not required, nor recommended by staff.

CPC MINUTES – September 18, 2014

Motion: It was moved to recommend **approval** of a CS Commercial Service District and **approval** of a Specific Use Permit for an Auto Auction for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned an IR Industrial Research District, on the west line of Composite Drive, south of Walnut Hill Lane.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Ridley, Abtahi
Against: 0
Absent: 3 - Culbreath, Shellene, Murphy
Vacancy: 0

Notices: Area: 300 Mailed: 9
Replies: For: 2 Against: 0

Speakers: None

CPC CONDITIONS FOR A SPECIFIC USE PERMIT FOR AN AUTO AUCTION

1. USE: The only use authorized by this specific use permit is an auto auction.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

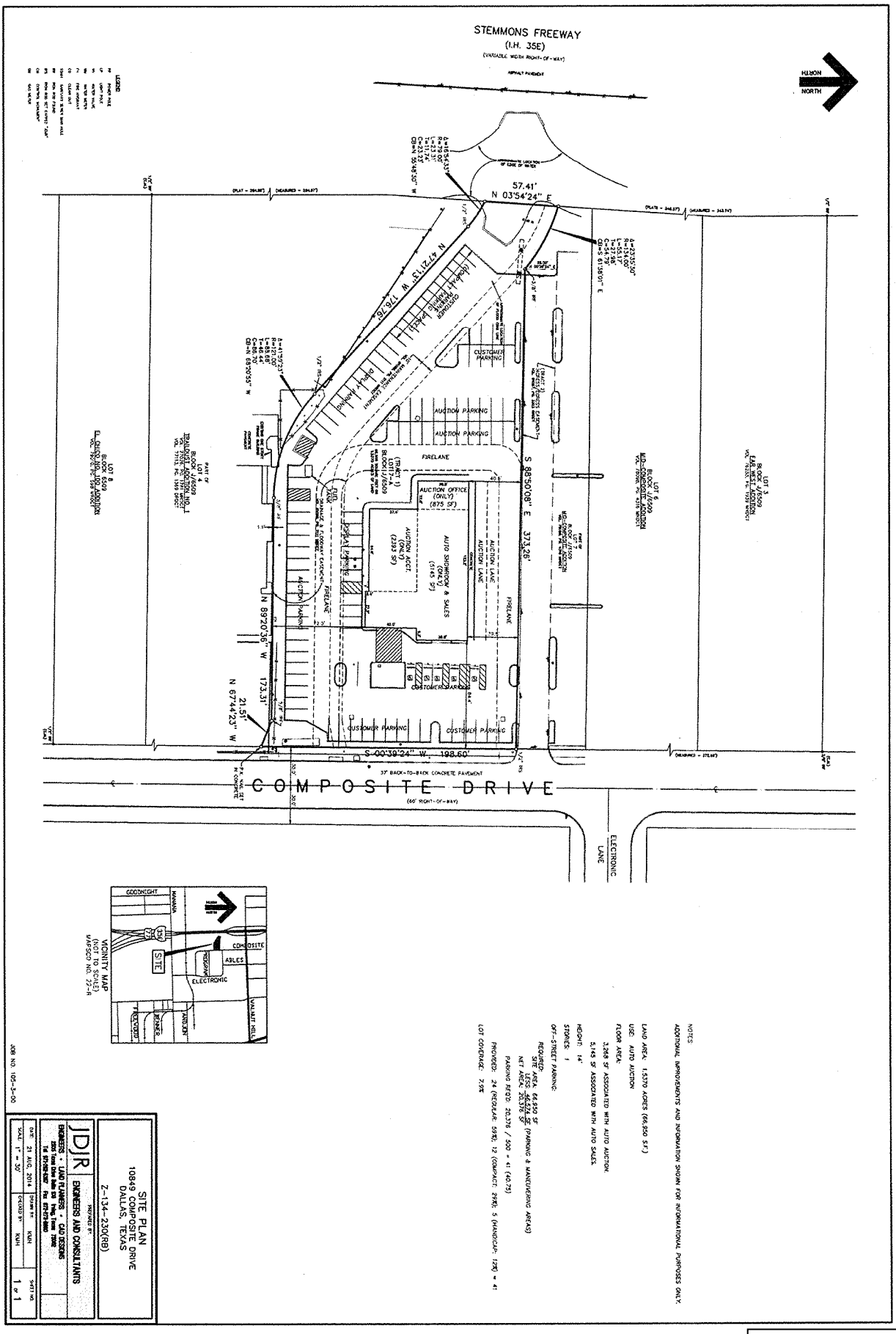
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. FLOOR AREA: The maximum floor area is 3,268 square feet in the location shown on the attached site plan.

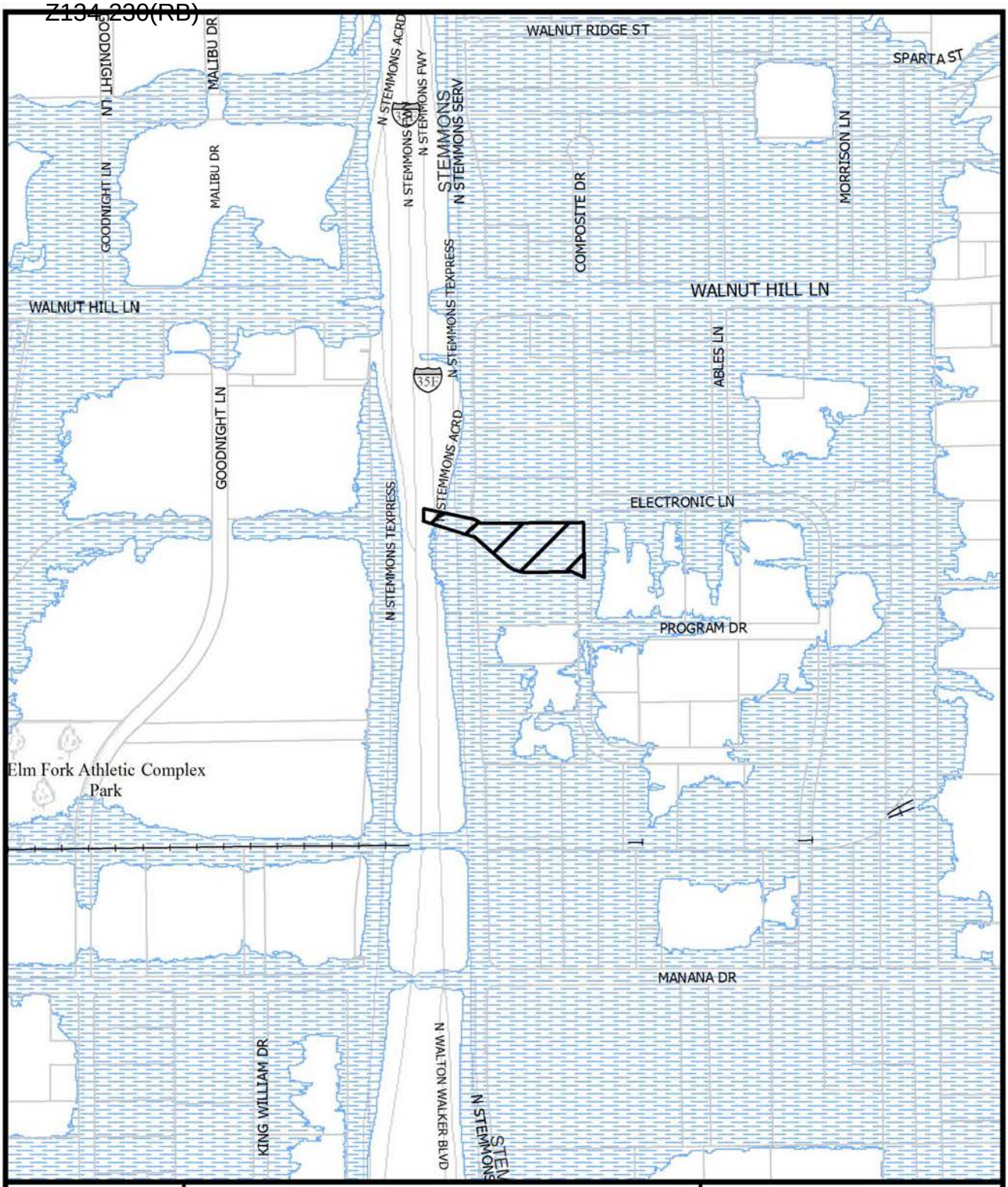
5. DAYS OF OPERATION: The auto auction may only operate on Wednesday of each week.

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance

7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.


STEMMONS FREEWAY
(I.H. 35E)
(VARIABLE WIDTH RIGHT-OF-WAY)
NORTH
57.41'
N 03°54'24" E
N 47°21'13" W 176.76'
CUSTOMER PARKING
AUCTION PARKING
AUCTION PARKING
FIRELANE
S 88°50'08" E 373.26'
AUCTION OFFICE (ONLY) (875 SF)
AUCTION ANNEX (ONLY) (2393 SF)
AUTO SHOWROOM & SALES (2145 SF)
AUCTION LANE
AUCTION LANE
FIRELANE
FIRELANE
N 89°20'36" W 173.31'
21.51'
N 67°44'23" W
CUSTOMER PARKING
CUSTOMER PARKING
S 00°39'24" W 198.60'
37' BACK-TO-BACK CONCRETE PAVEMENT
COMPOSITE DRIVE
(60' RIGHT-OF-WAY)
ELECTRONIC LANE
LOT 8 BLOCK 6599 ELMWOOD ADDITION VOL. 2, PG. 258 M.R.D.C.T.
PART OF LOT 1 BLOCK 6599 TRAILHOUSE ADDITION NO. 1 VOL. 77113, PG. 1389 D.R.D.C.T.
LOT 6 BLOCK J/6599 MID-CONTINENT ADDITION VOL. 76228, PG. 4139 D.R.D.C.T.
LOT 7 BLOCK J/6599 EAST WEST ADDITION VOL. 76228, PG. 4139 D.R.D.C.T.
LOT 1 BLOCK J/6599 (SHEET 1) LOT 7 BLOCK J/6599 (SHEET 2)
NOTES
ADDITIONAL IMPROVEMENTS AND INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
LAND AREA: 1.5370 ACRES (66,950 S.F.)
USE: AUTO AUCTION
FLOOR AREA:
3,268 SF ASSOCIATED WITH AUTO AUCTION
5,145 SF ASSOCIATED WITH AUTO SALES.
HEIGHT: 14'
STORIES: 1
OFF-STREET PARKING:
REQUIRED
SITE AREA 66,950 SF
LESS 46,574 SF (PARKING & MANEUVERING AREAS)
NET AREA: 20,376 SF
PARKING REQ'D: 20,376 / 500 = 41 (40.75)
PROVIDED: 24 (REGULAR: 59%), 12 (COMPACT: 29%), 5 (HANDICAP: 12%) = 41
LOT COVERAGE: 7.9%
VICINITY MAP
(NOT TO SCALE)
MAPSCO NO. 77-H
GOODNIGHT
MANANA
COMPOSITE
ABLES
PROGRAM
ELECTRONIC
SITE
VALLEY VIEW
TRINITY
JENKINS
BONNER
JDJR
ENGINEERS AND CONSULTANTS
SITE PLAN
10849 COMPOSITE DRIVE
DALLAS, TEXAS
Z-134-230(RB)
PREPARED BY:
DATE: 21 AUG, 2014
SCALE: 1" = 30'
DRAWN BY:
CHECKED BY: KAH
SHEET NO.
1 of 1
JOB NO. 105-3-00

Site Plan

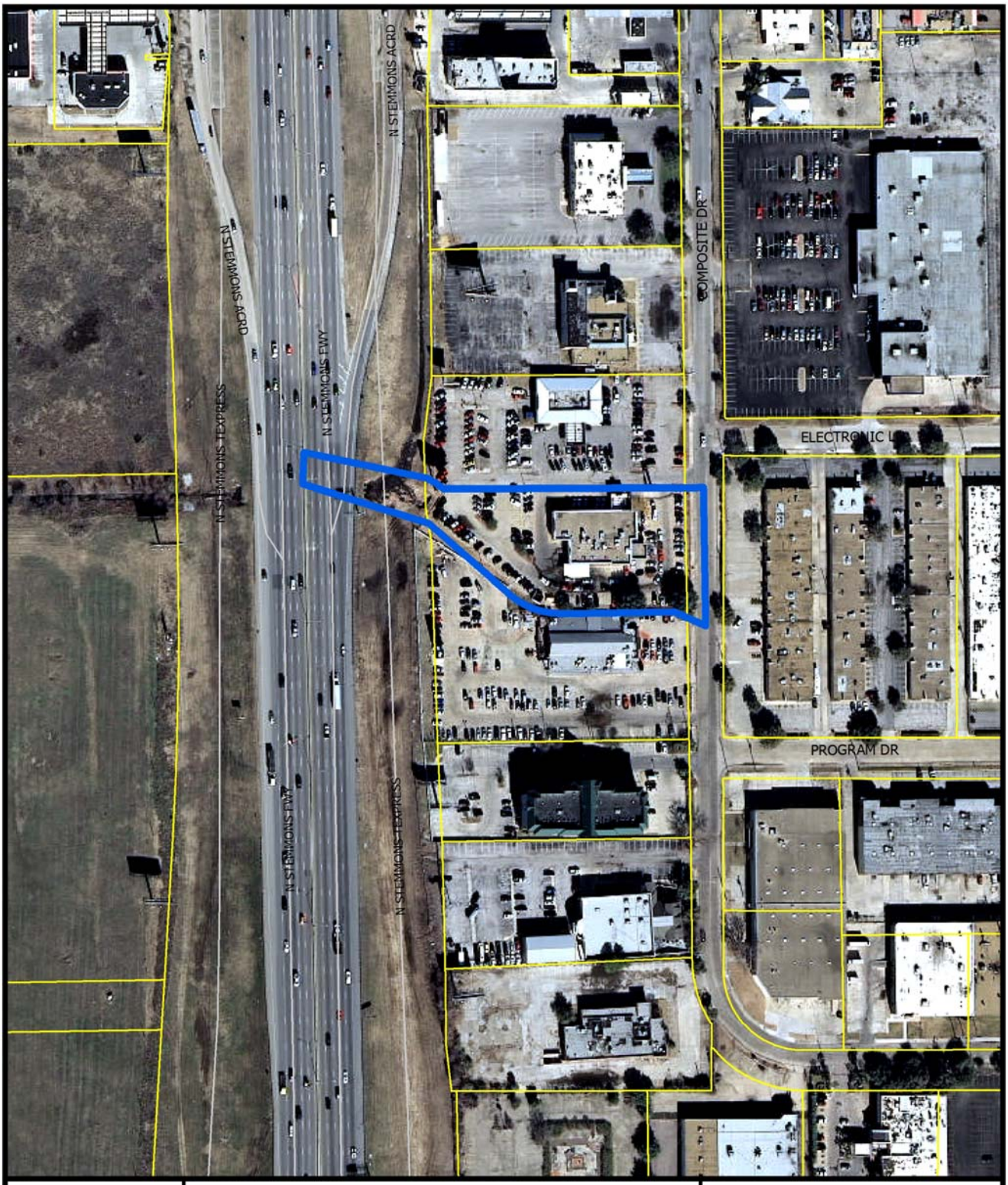


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VICINITY MAP

Case no: Z134-230

Date: 5/20/2014

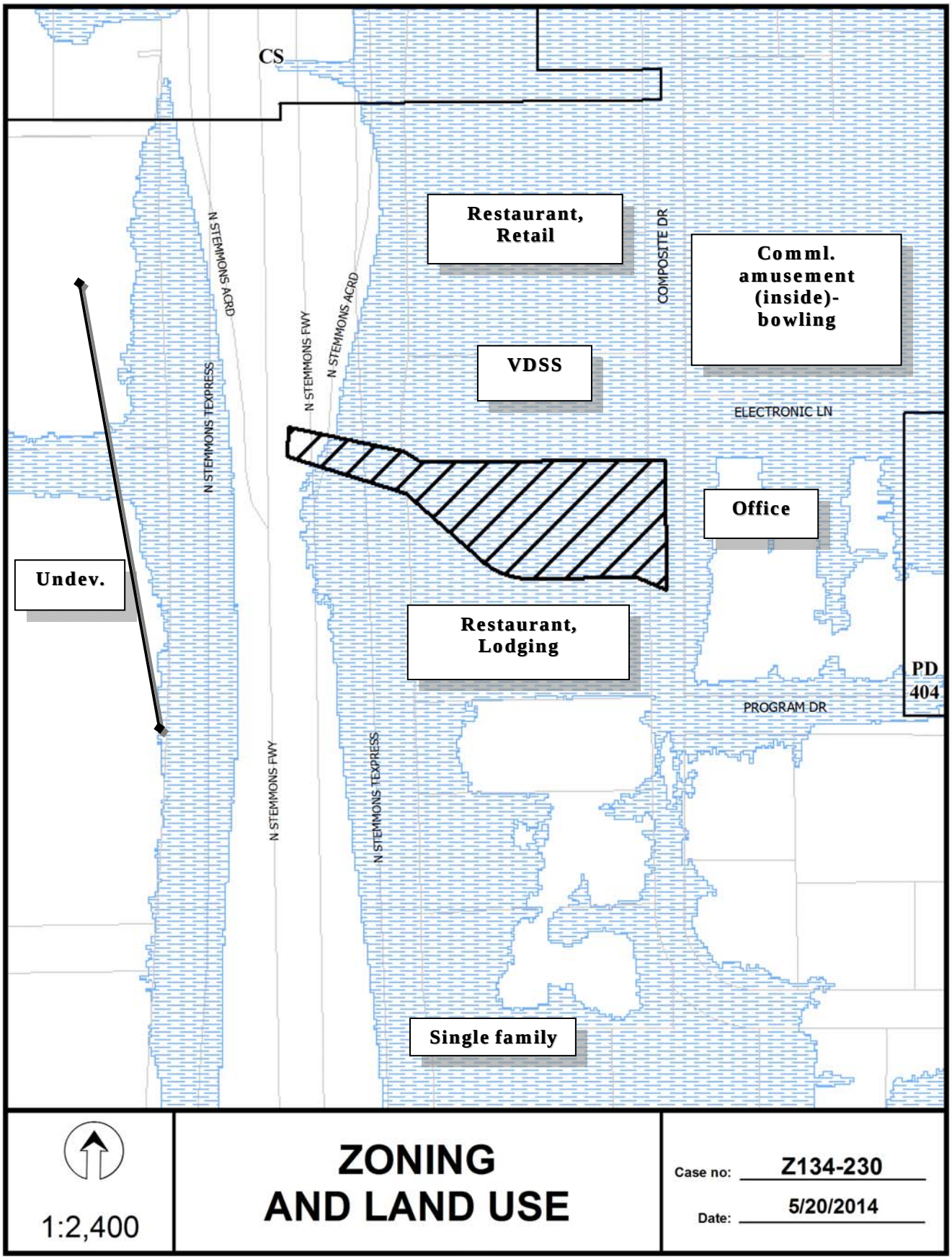


1:2,400

AERIAL MAP

Case no: Z134-230

Date: 5/20/2014


CS
Restaurant, Retail
Comml. amusement (inside)- bowling
VDSS
Office
Undev.
Restaurant, Lodging
Single family
PD 404
N STEMMONS FWY
N STEMMONS ACRD
N STEMMONS TEXPRESS
COMPOSITE DR
ELECTRONIC LN
PROGRAM DR
1:2,400
ZONING AND LAND USE
Case no: Z134-230
Date: 5/20/2014

Z134-230(RB)

CPC RESPONSES



9	Property Owners Notified (10 parcels)
2	Replies in Favor (3 parcels)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
9/18/2014	Date 9/4/2014 Under Advisement

Z134-230
CPC

N
W E
S

1:2,400

09/17/2014

Reply List of Property Owners

Z134-230

9 Property Owners Notified ***2 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	10841	COMPOSITE DR	COOLEY CLAY E TR
O	2	10901	COMPOSITE DR	COOLEY CLAY REAL ESTATE HOLDINGS LTD
	3	10901	STEMMONS FWY	TWO STEMMONS LAND LP
	4	10901	STEMMONS FWY	MILLION DOLLAR SALOON INC
	5	10835	COMPOSITE DR	POONAM HOSPITALITY LLC
	6	10920	COMPOSITE DR	USA BOWL LLC
	7	2510	ELECTRONIC LN	DALLAS ELECTRONIC LANE LLC
	8	10830	COMPOSITE DR	GREEN KATE INVEST CO LLC
	9	10945	COMPOSITE DR	COMPOSITE PPTIES II LLC

AGENDA ITEM # 64

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 5

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 47 Q

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR-D1 Community Retail District with a D-1 Liquor Control Overlay, generally northeast of Lawnview Avenue and Military Parkway

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

Z134-268(CE)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**

ACM: RYAN S. EVANS

FILE NUMBER: Z134-268(CE) **DATE FILED:** May 23, 2014

LOCATION: Northeast of Lawnview Avenue and Military Parkway

COUNCIL DISTRICT: 5 **MAPSCO:** 47-Q

SIZE OF REQUEST: Approx. 0.029 acres **CENSUS TRACT:** 84.00

REPRESENTATIVE: Peter Kavanagh, Zone Systems Inc.

APPLICANT: Verizon Wireless

OWNER: Military Lovett, LP

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR-D1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to construct a monopole cellular tower ninety-five (95) feet in height on an undeveloped site. Community Retail (CR) permits this use by Specific Use Permit and does not change the zoning. Monopole cellular tower uses are permitted by right up to sixty-five (65) feet in height, otherwise a Specific Use Permit (SUP) is required.

CPC RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The area is predominantly surrounded by undeveloped land to the west and north, residential to the east and south and retail immediately south. The setback provided from streets and homes help mitigate any potential incompatibility concerns with surrounding land uses. The setback from the nearest residential lot line is southeast of the request at a distance of 290 feet. Facing east to the next nearest residential line is approximately 340 feet. The third nearest residential lot line is 422 feet from the request.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use neither contributes nor is a detriment to the welfare of the adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that the use would be a detriment to the public health, safety or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed monopole cellular tower will be in compliance with City of Dallas Development Code requirements and Federal regulations. No variances are requested.

BACKGROUND INFORMATION:

Zoning History:

There has been no recent zoning request within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Military Parkway	Principal Arterial	100 feet
Lawnview Avenue	Major Arterial	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	Undeveloped
North	CR	Undeveloped
South	CR,R-10(A)	Retail, residential
East	TH-3(A)	Residential
West	CR	Undeveloped

Comprehensive Plan:

The request site is located in an area considered a Residential Neighborhood in *forward Dallas*. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

STAFF ANALYSIS:

Land Use Compatibility:

The surrounding land uses are residential to the east, retail to the south, and undeveloped to the west and north.

The request is subject to residential proximity slope requirements since the tower will exceed 26 feet in height and is adjacent to a TH Townhouse District. The one to three slope (285 feet required) is met by the applicant. The distance from the nearest residential lot is more than three times the height of the proposed structure. The closest residential property line is southeast to Lovett Avenue at a distance of 290 feet. The next nearest residential line on the north side of Howard Avenue is approximately 340

feet. The last residential line on Hunnicut Street facing northeast is 422 feet from the request site.

Residentially zoned property to the:	Required RPS setback (as measured from monopole to residentially zoned property line)	Proposed RPS setback (as measured from monopole to residentially zoned property line)
Lovett Ave. (SE)	285 ft.	290 ft.
Lovett Ave and Howard. (E)	285 ft.	340 ft.
Hunnicut Street. (NE)	285 ft.	422 ft.

Landscaping:

The request will not trigger the requirements of Article X of the Dallas Development Code.

Development Standards:

DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
CR Community Retail	15'	20' adjacent to residential OTHER: No Min	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Existing							
CR Community Retail	15'	20' adjacent to residential OTHER: No Min	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned a CR-D1 Community Retail District with a D-1 Liquor Control Overlay, generally northeast of Lawnview Avenue and Military Parkway.

Maker: Shidid
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 2 - Culbreath, Shellene
Vacancy: 0
Conflict: 2 - Bagley, Ridley

Notices: Area: 200 Mailed: 5
Replies: For: 1 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

List of Officers
Military Lovett, LP

Tierra Alta, Inc.

- Joseph McElroy III

Cactus 5.5, LLC

- Patrick T Kaemerle

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (ten years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. DESIGN: The tower/antenna for cellular communication must be a monopole.

5. HEIGHT: The tower/antenna for cellular communication may not exceed 95 feet in height.

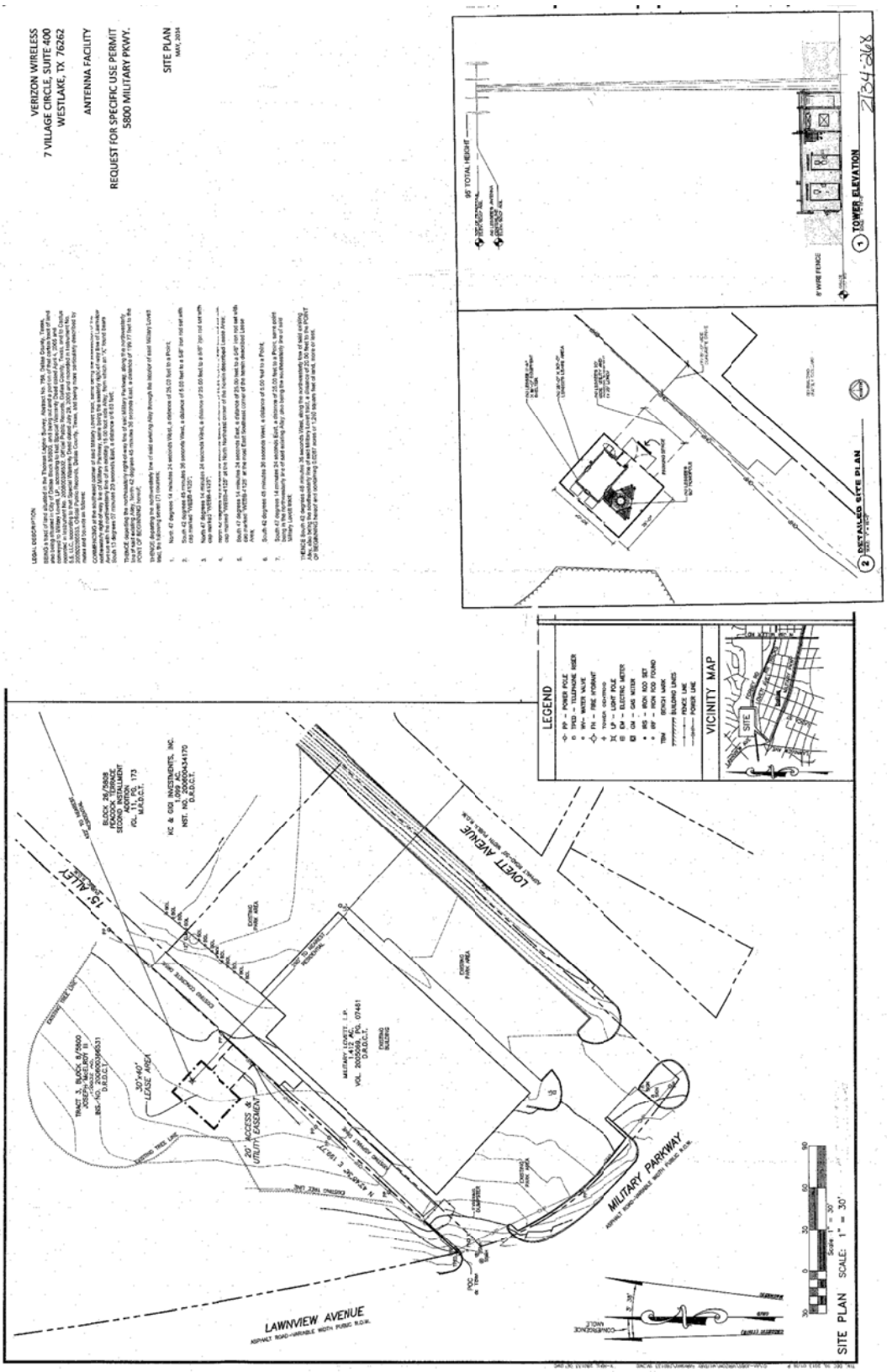
6. ILLUMINATION: The tower/antenna for cellular communication may not be illuminated, except as required by the Federal Aviation Administration.

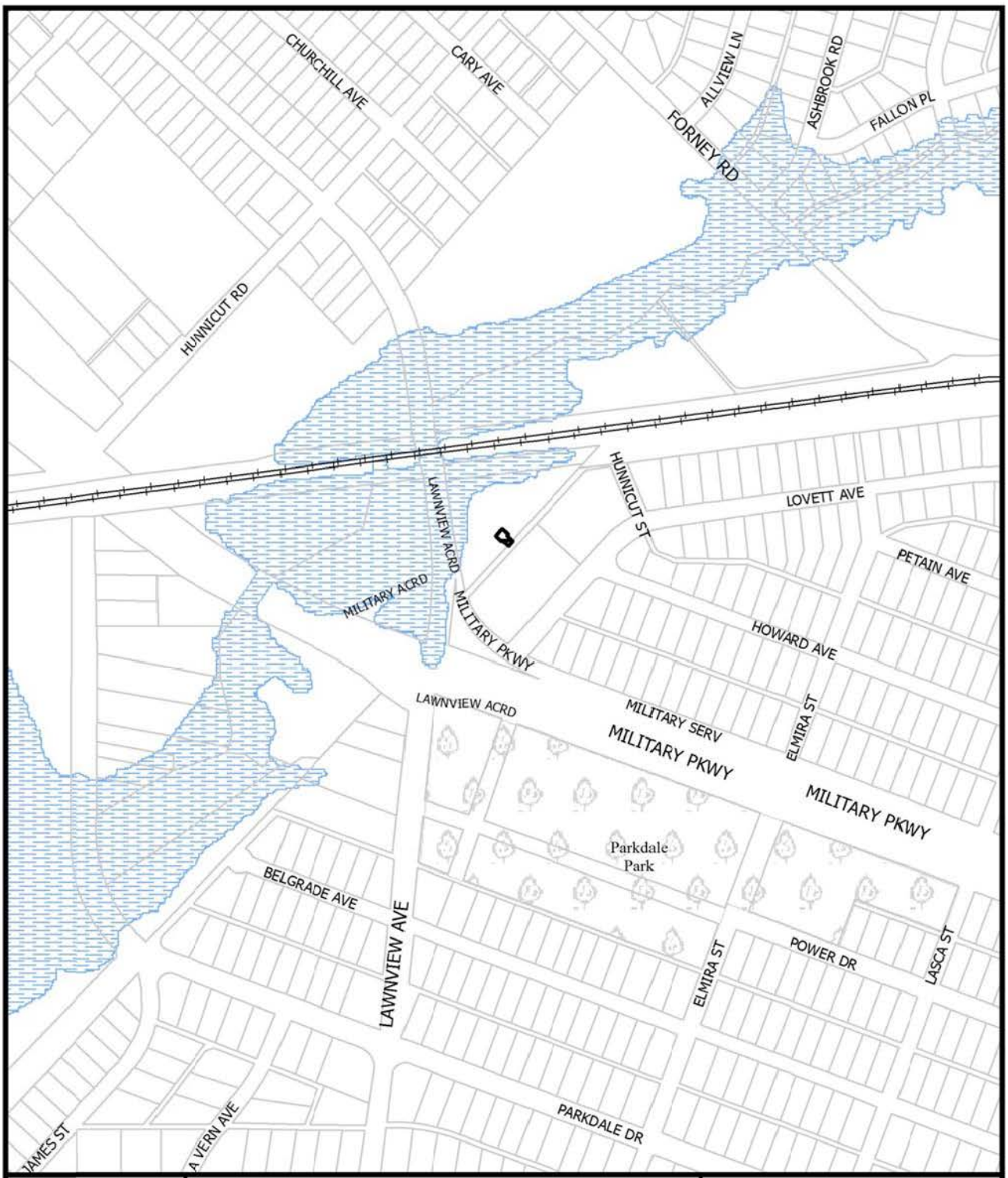
7. SCREENING: Mechanical equipment shall have screening consisting of landscaping or a solid fence with a minimum height of six feet.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan





1:4,800

VICINITY MAP

Case no: Z134-268

Date: 8/14/2014

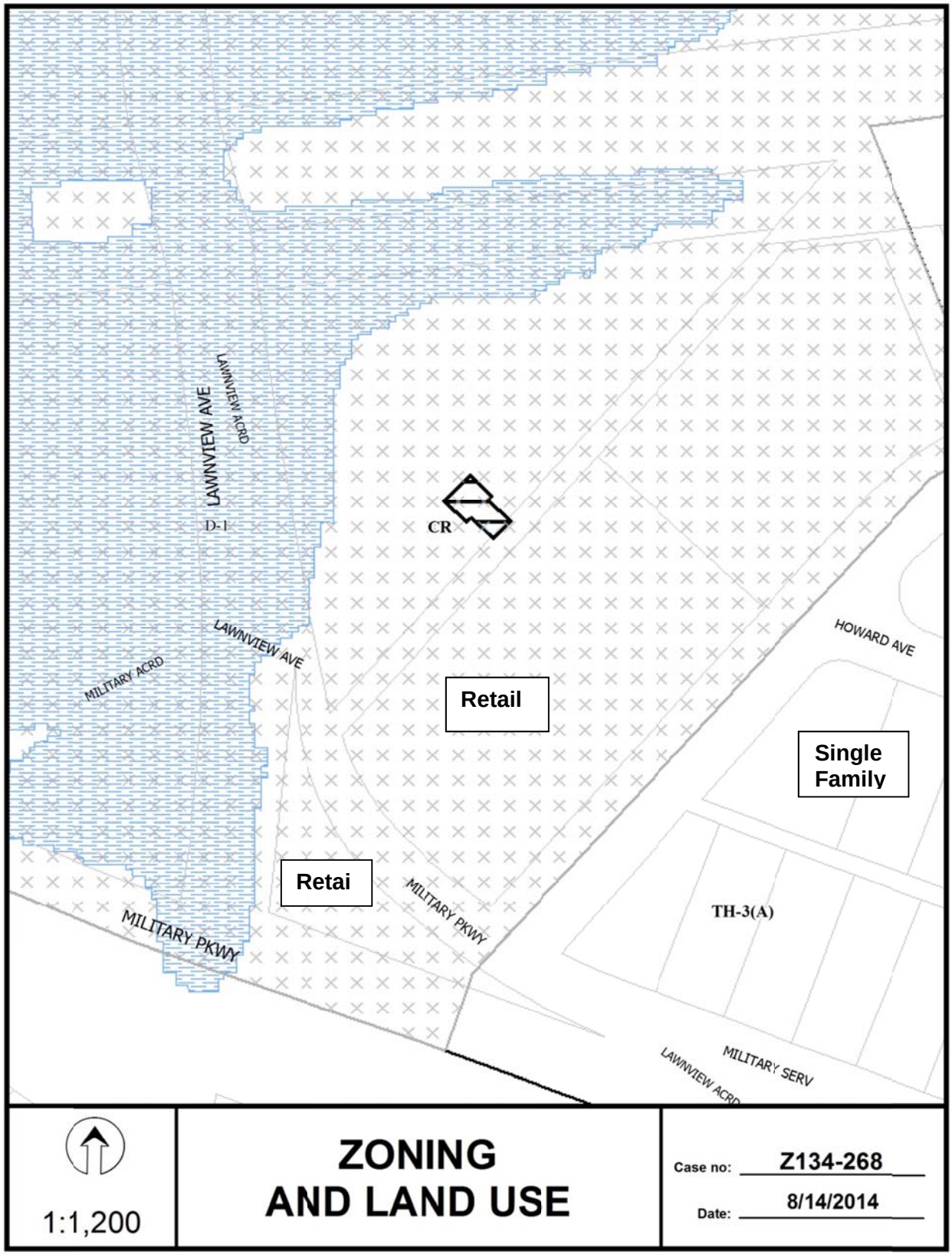


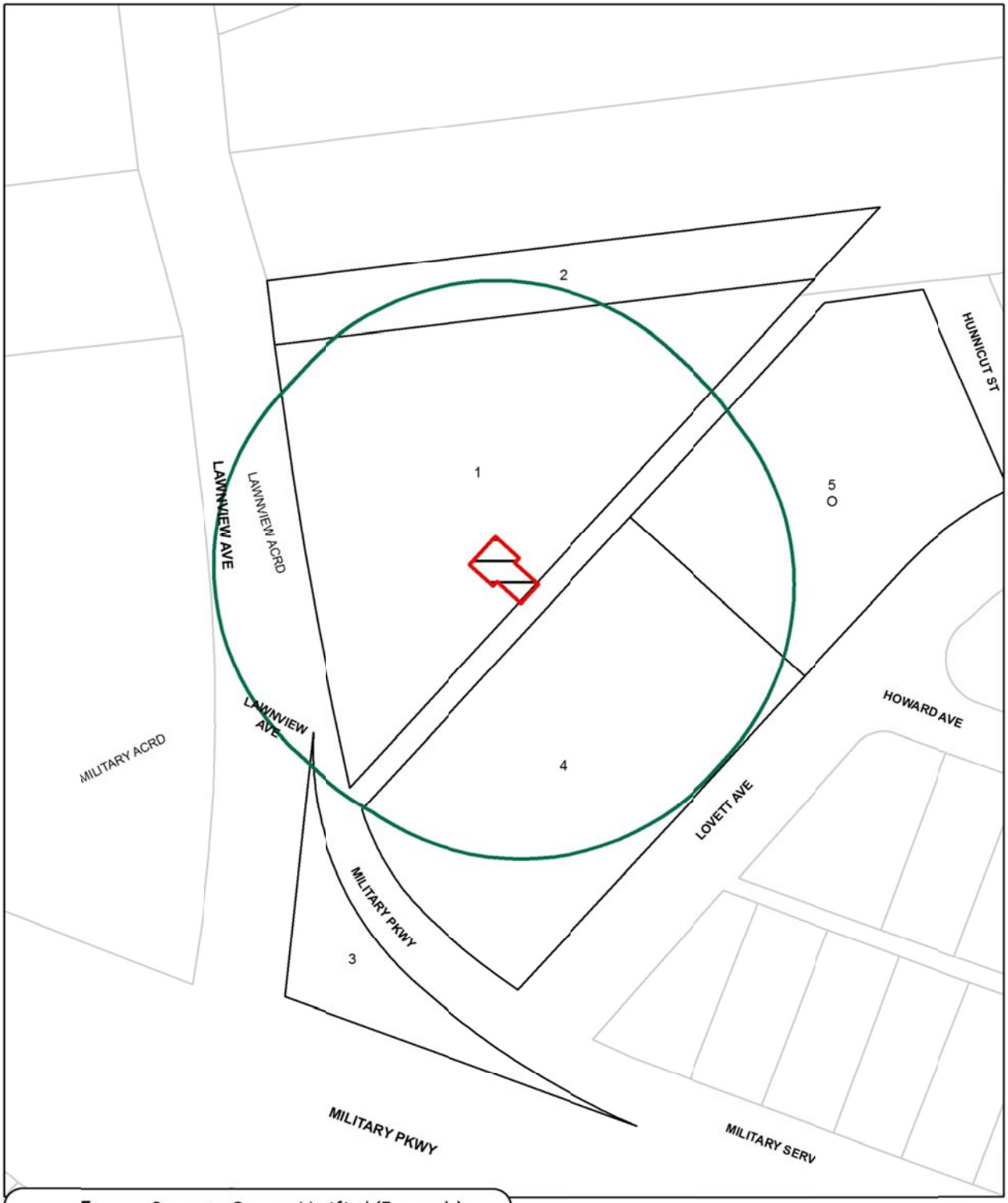
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AERIAL MAP

Case no: Z134-268

Date: 8/14/2014


LAWNVIEW AVE
LAWNVIEW ACRD
D-1
CR
LAWNVIEW AVE
MILITARY ACRD
HOWARD AVE
Retail
Single Family
Retai
MILITARY PKWY
MILITARY PKWY
TH-3(A)
MILITARY SERV
LAWNVIEW ACRD
1:1,200
ZONING AND LAND USE
Case no: Z134-268
Date: 8/14/2014



5	Property Owners Notified (5 parcels)
1	Replies in Favor (1 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
9/18/2014	Date 9/4/2014 Under Advisement

Z134-268
CPC

N
W E
S

1:1,200

09/17/2014

Reply List of Property Owners

Z134-268

5 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	5800	MILITARY PKWY	MCELROY JOSEPH III
	2	5800	MILITARY PKWY	County of Dallas
	3	5936	MILITARY PKWY	RAHMAN MOHAMMED MIZANUR &
	4	5901	LOVETT AVE	MILITARY LOVETT LP
O	5	5957	LOVETT AVE	KC & GIGI INVESTMENTS INC

AGENDA ITEM # 65

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 22 S

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District on property zoned an IR Industrial Research District on the north side of Northwest Highway, east of Luna Road
Recommendation of Staff and CPC: Approval
Z134-277(AF)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**

ACM: RYAN S. EVANS

FILE NUMBER: Z134-277(AF) **DATE FILED:** July 22, 2014

LOCATION: North side of Northwest Highway, east of Luna Road

COUNCIL DISTRICT: 6 **MAPSCO:** 22-S

SIZE OF REQUEST: 2.31 acre **CENSUS TRACT:** 0099.00

OWNER/APPLICANT: Ryan Dowdy

REPRESENTATIVE: Bryan Piper

REQUEST: An application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to change the existing zoning to allow for the construction of a maintenance facility and an office. The existing IR District does not permit the use, thus the request for an IM District which permits an equipment storage yard or maintenance facility. The request site is currently undeveloped and is proposed to be used for an equipment storage yard or maintenance facility. The applicant would like the option to build a construct an office for RKM Utility Services, Inc. in the future. No specific date is specified by the applicant.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* - Per Chapter 51A of the Dallas Development Code, the purpose of the IM Industrial Manufacturing District is to provide areas that would allow for the development of "Heavy Industrial Manufacturing Uses with Accompanying Open Storage and Supporting Commercial Uses". The zoning change to IM will be consistent with the surrounding land uses of the property that include IM and IR.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the applicant's request will not have a negative impact on the street system. Access to the site from both westbound and eastbound Northwest Highway is via the Luna Road exit (west of the property). The anticipated commercial traffic will not impact any other uses in the immediate area.

3. *Comprehensive Plan or Area Plan Conformance* – The requests is consistent with the Industrial Areas Building Block for the area.

Zoning History:

There have been two zoning changes requested in the area.

1. Z112-156 (RB) On June 27, 2012, the City Council adopted a Specific Use Permit 1965 for a Metal Salvage Facility, and approved a zoning change with deed restrictions to IM Industrial Manufacturing District on a property zoned an IR Industrial Research District on property on the north side of W. Northwest Highway.

2. Z001-179/11407-NW(EB) On August 24, 2012, the City Council adopted a Specific Use Permit 1446 for an Alcoholic Beverage Establishment on a property zoned IR Industrial Research District on property on the west side of Spangler Road, east of the railroad.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Northwest Highway	State Highway	Variable ROW
Luna Road	Major Arterial	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined it will not significantly impact the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR	Vacant; undeveloped
North	IR	Vacant; undeveloped
East	SUP 1965	Vacant structure
South	IM- Industrial Manufacturing	Storage Warehouse
West	IR	Vacant structure

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in an Industrial Area.

Industrial Area Building Blocks are important employment centers for Dallas. They occupy large areas of land and are usually situated near significant roads and heavy rail lines. Technological changes in this employment sector and the need to move goods nationwide from a central location have combined to offer a significant number of jobs within these Industrial Areas. Dallas examples include Agile Port, parts of West Dallas along Interstate 30 and the Stemmons industrial area around Irving Boulevard.

These areas include a mix of low- and medium-density industrial buildings. They consist of industrial yards and campuses separate from other uses due to the nature of the enterprises. This type of area includes logistics and warehousing, industries with strong potential for growth. These areas have a large amount of surface parking and are accessed primarily by car and truck. Urban design is oriented toward function rather than aesthetics. These areas include a broad range of ancillary support uses that should be concentrated within an industrial park rather than at the perimeter where they could negatively impact adjacent residential uses. New residential uses should be discouraged.

Land Use Compatibility:

The request site is currently undeveloped with the property remaining in its natural state. It is the applicant's intention to use the property as a construction equipment storage yard and/or maintenance facility. Although no immediate plans are in place, the applicant would like the capability to build an office on the site one day.

The site location consists of two parcels, both with one frontage each. The smaller parcel fronts Luna Road and the larger parcel fronts Northwest Highway. The predominant land use in the immediate area consists of industrial/commercial uses in all directions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR - Existing Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
IM - Proposed Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping:

Landscaping of the property must comply with Article X.

CPC MINUTES – September 18, 2014

Motion: It was moved to recommend approval of an IM Industrial Manufacturing District on property zoned IR Industrial Research District on the north side of West Northwest Highway, east of Luna Road.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley*, Lavallaisaa, Tarpley, Schultz, Peadon, Ridley*, Abtahi

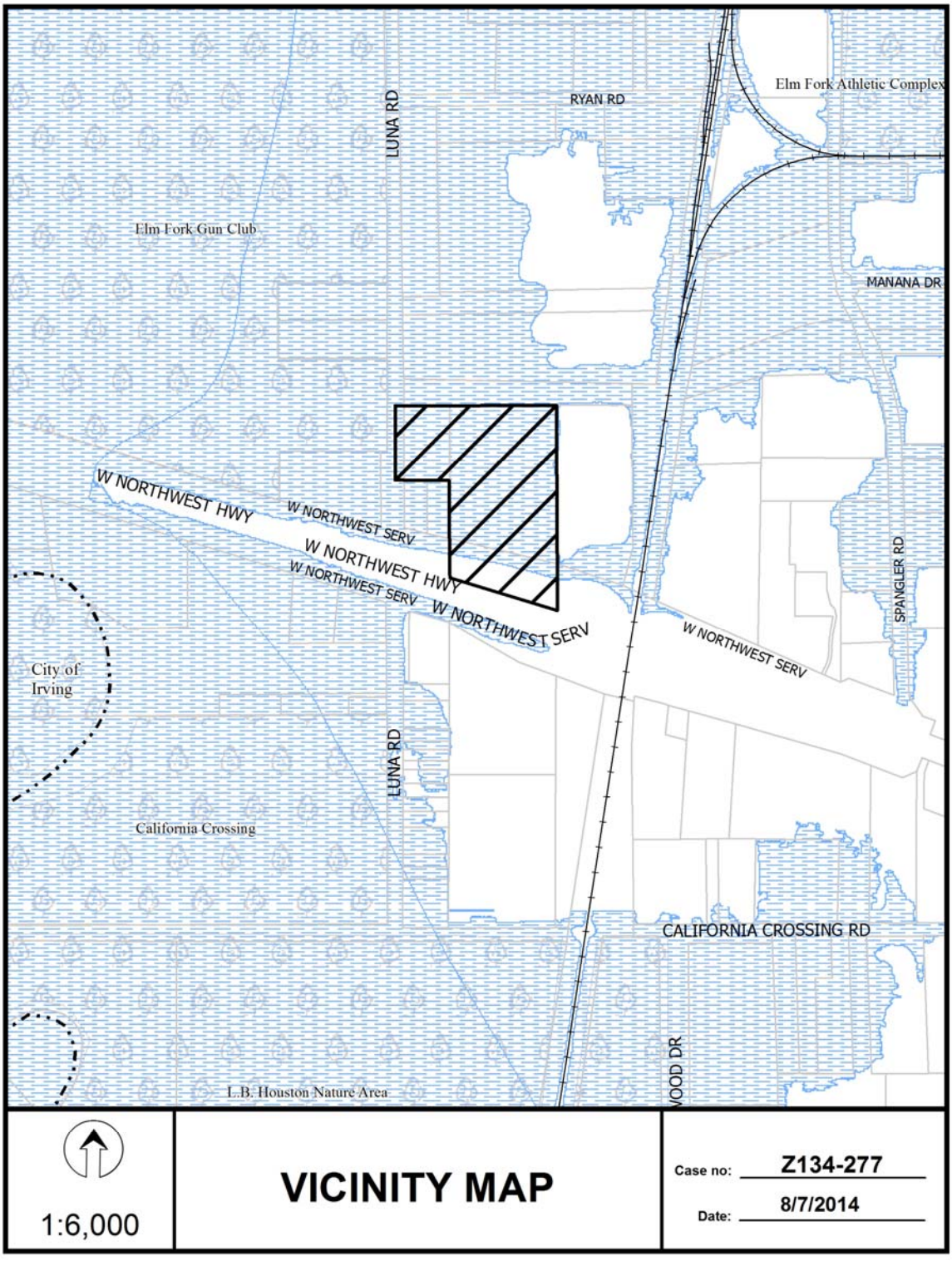
Against: 0
Absent: 3 - Culbreath, Shellene, Murphy
Vacancy: 0

Notices: Area: 400 Mailed: 13
Replies: For: 0 Against: 1

Speakers: None

LIST OF OFFICERS
1717 Northwest Highway LLC

- Ryan Dowdy, President


Elm Fork Athletic Complex
RYAN RD
LUNA RD
Elm Fork Gun Club
MANANA DR
W NORTHWEST HWY
W NORTHWEST SERV
W NORTHWEST HWY
W NORTHWEST SERV
W NORTHWEST SERV
W NORTHWEST SERV
SPANGLER RD
City of Irving
LUNA RD
California Crossing
CALIFORNIA CROSSING RD
L.B. Houston Nature Area
VOOD DR
1:6,000
VICINITY MAP
Case no: Z134-277
Date: 8/7/2014

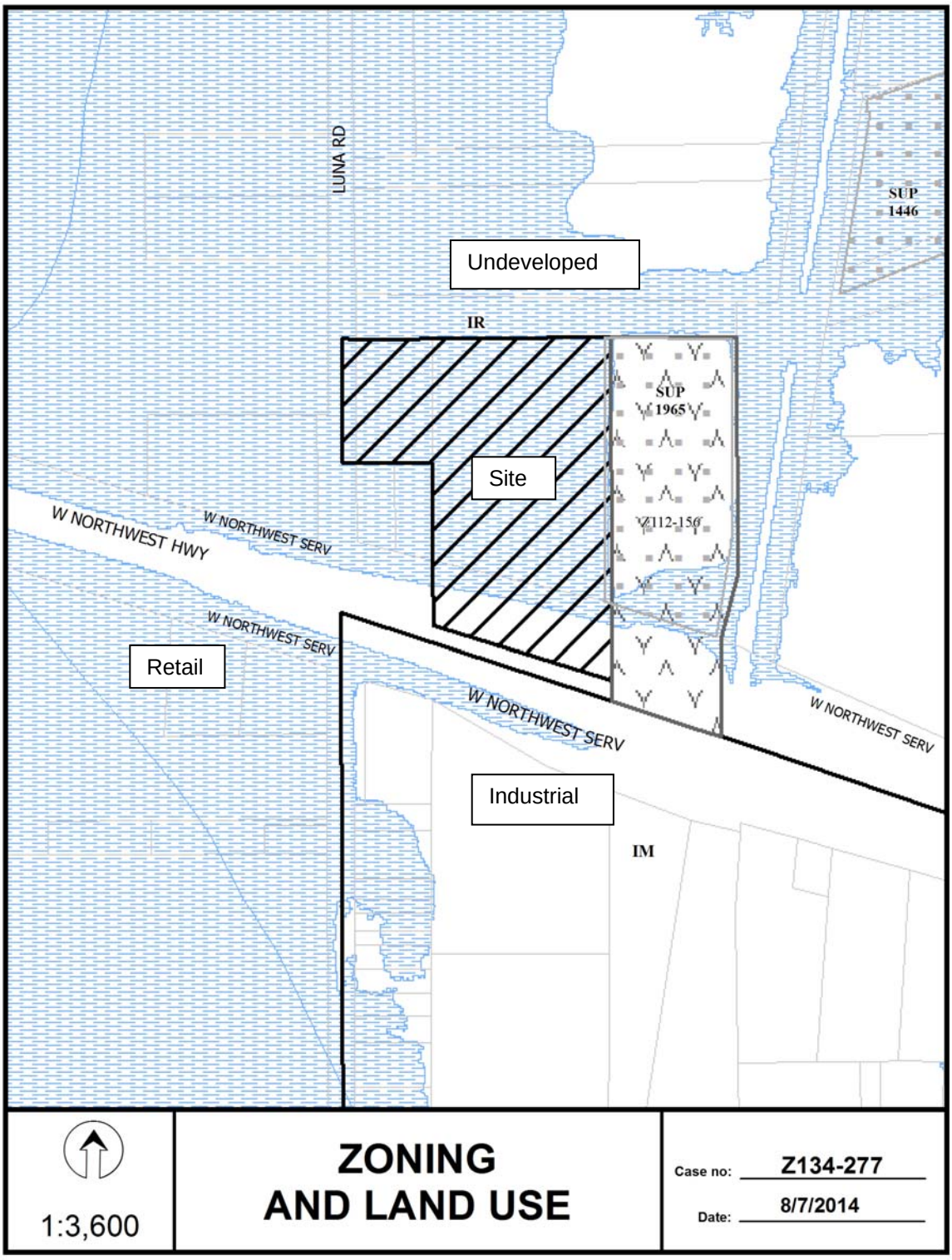


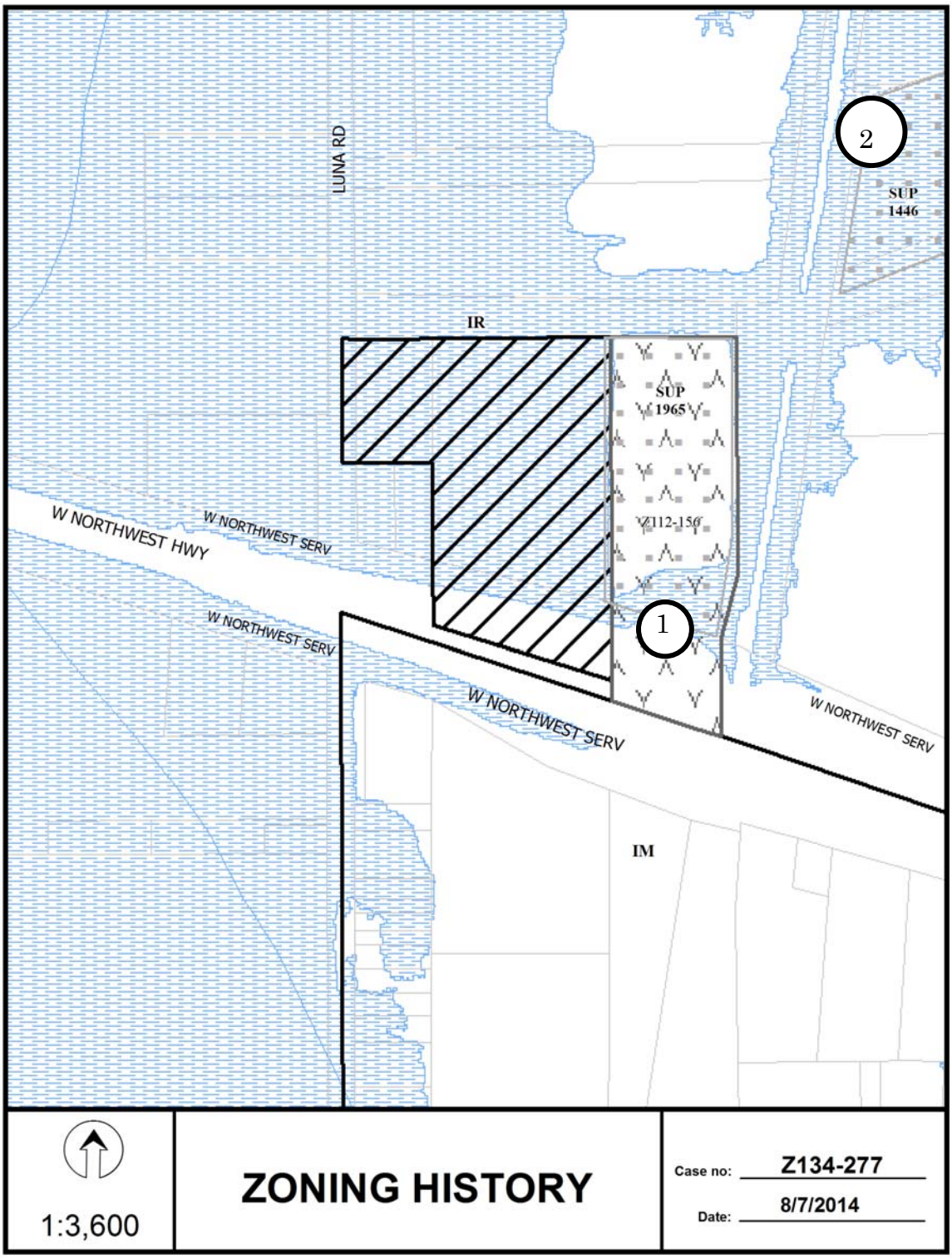
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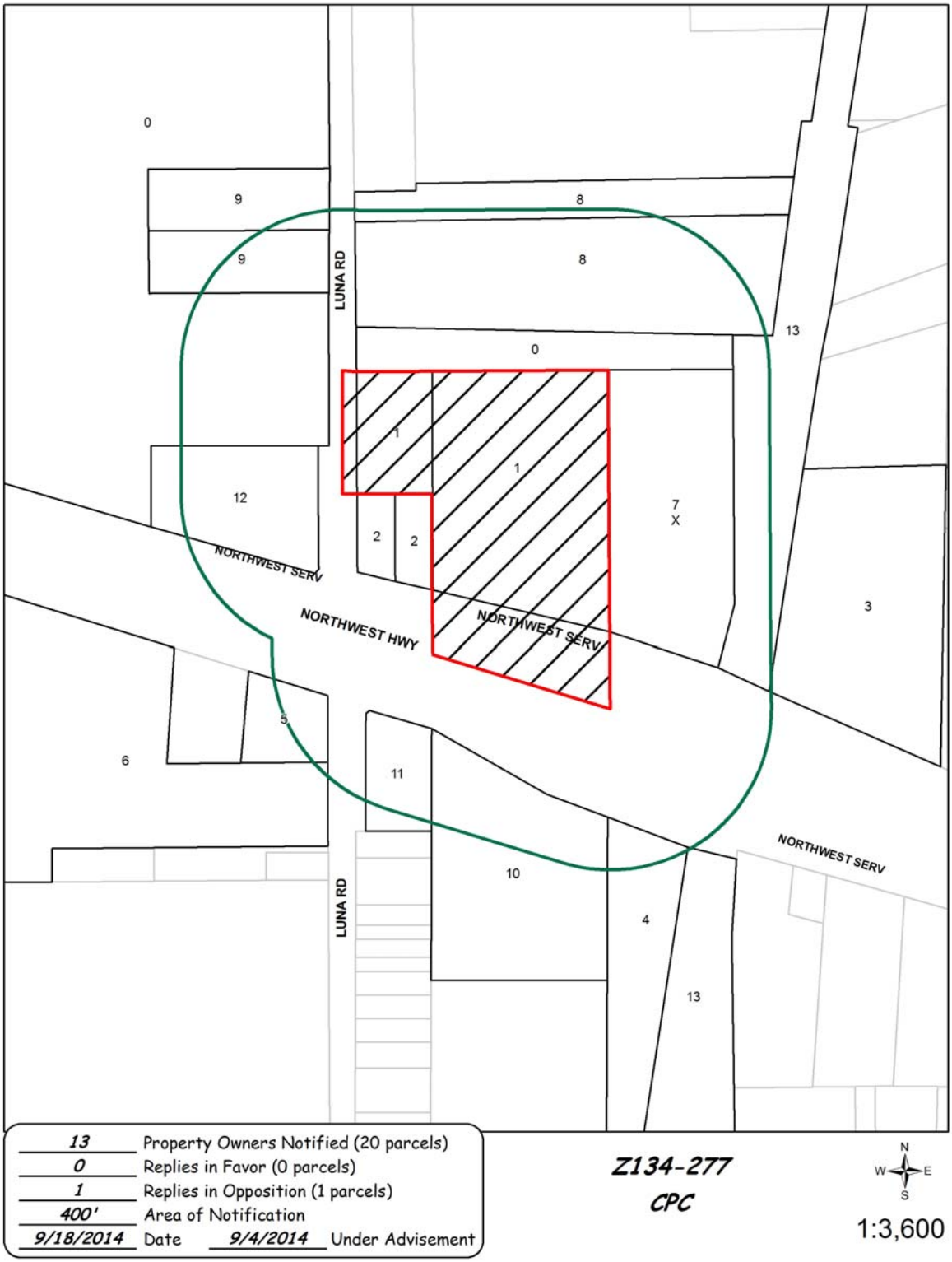
AERIAL MAP

Case no: Z134-277

Date: 8/7/2014


LUNA RD
SUP 1446
Undeveloped
IR
SUP 1965
Site
Z112-156
W NORTHWEST HWY
W NORTHWEST SERV
W NORTHWEST SERV
Retail
W NORTHWEST SERV
W NORTHWEST SERV
Industrial
IM
1:3,600
ZONING AND LAND USE
Case no: Z134-277
Date: 8/7/2014


LUNA RD
2
SUP
1446
IR
SUP
1965
Z112-156
W NORTHWEST HWY
W NORTHWEST SERV
W NORTHWEST SERV
1
W NORTHWEST SERV
W NORTHWEST SERV
IM
1:3,600
ZONING HISTORY
Case no: Z134-277
Date: 8/7/2014


0
9
9
8
8
LUNA RD
13
0
1
1
12
2
2
7
X
NORTHWEST SERV
NORTHWEST HWY
NORTHWEST SERV
3
5
6
11
NORTHWEST SERV
10
LUNA RD
4
13
13 Property Owners Notified (20 parcels)
0 Replies in Favor (0 parcels)
1 Replies in Opposition (1 parcels)
400' Area of Notification
9/18/2014 Date 9/4/2014 Under Advisement
Z134-277
CPC
N
W
E
S
1:3,600

09/17/2014

Reply List of Property Owners

Z134-277

13 Property Owners Notified ***0 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	10600	LUNA RD	ACCESS 1ST CAPITAL BANK
	2	1711	NORTHWEST HWY	NA KI P
	3	1811	NORTHWEST HWY	ALLIED GRAHAM LP
	4	1760	NORTHWEST HWY	BOONE STEVE
	5	1694	NORTHWEST HWY	FLAT ROCK PPTIES LLC
	6	1600	NORTHWEST HWY	RUBIO TOM JR ETAL
X	7	1755	NORTHWEST HWY	PNYX LTD
	8	10710	LUNA RD	RUCKER HUGH W
	9	10721	LUNA RD	ZT EQUIPMENT LLC
	10	1750	NORTHWEST HWY	AMERICAS STORAGE
	11	10578	LUNA RD	LOOP HOSPITALITY LLC
	12	1613	NORTHWEST HWY	JWV ASSOCIATES LTD
	13	2300	GRAND AVE	BNSF RAILWAY

AGENDA ITEM # 66

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 46 J

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tattoo studio and a body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north line of Main Street, west of Exposition Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z134-288(CG)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**
ACM: RYAN S. EVANS

FILE NUMBER: Z134-288(CG) **DATE FILED:** July 10, 2014

LOCATION: North line of Main Street, west of Exposition Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 46-J

SIZE OF REQUEST: ± 4,200 square feet **CENSUS TRACT:** 204.00

REPRESENTATIVE: Tom Metcalfe

APPLICANT: Billyjack Gunter

OWNER: Jernigan Realty Corp.

REQUEST: An application for a Specific Use Permit for a tattoo studio and a body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The request is to operate a tattoo and body piercing studio [AE Tattoo] in an approximately 4,200-square-foot existing one-story structure.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The requested tattoo and body piercing studio use is compatible with the adjacent retail, restaurant, and personal service uses. The use should not impact the surrounding area negatively from a land use perspective. The primary uses in PDD No. 269 consist of restaurants, commercial, retail and personal service, bars, lounge and taverns with and without dance halls, and office uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use should contribute to the viability of the area to offer services that complement those permitted within the Deep Ellum/Near East Side PDD.

3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that the uses would be a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

Zoning History:

1.	Z089-213(WE)	On April 14, 2010, the City Council approved an SUP for a commercial parking lot. [SUP No. 1799 expires 4/14/15]
2.	Z123-373(WE)	On January 22, 2014, the City Council approved an SUP for a bar, lounge, or tavern. [SUP No. 2068 expires 1/22/16]
3.	Z123-267(CG)	On May 28, 2014, the City Council approved amendments to certain use regulations and development standards within PDD No. 269, the Deep Ellum/East Side District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Main Street	Minor Arterial	100 feet
Exposition Avenue	Collector	80 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested renewal and determined it will not significantly impact the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 269	Vacant structure
North	PDD No. 269	Institutional
South	PDD No. 269	Commercial, parking lot & vacant tract
East	PDD No. 269	Restaurant, vacant lots & structures
West	PDD No. 269	Personal service, commercial & retail

COMPREHENSIVE PLAN:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request, and it identifies the request site as being in an Urban Mixed Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

STAFF ANALYSIS:

Land Use Compatibility:

On May 28, 2014, the City Council approved an amendment to PDD No. 269 which requires a SUP for the requested uses as well as prohibiting another similar uses within 300 feet. The proposed tattoo and body piercing studio meets the distance requirement. There are no other tattoo or body piercing studios within 300 feet of the subject site. The adjacent land uses includes a masonic lodge and the DART rail line (CBD-Fair Park Link) to the north; commercial and retail uses to the west and south; commercial uses, restaurant, parking lot, vacant lots and structures to the east.

The request complies with the general provisions of PDD No. 269 for consideration of the SUP at this location.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Parking:

In PDD No. 269, there is a provision that no off-street parking spaces are required for the first 5,000 square feet of floor area in a retail-related use or professional, personal service, and custom crafts use that has a separate certificate of occupancy if the use is located in an original building. According to the Dallas County Appraisal District, the building was constructed in 1912. Although no off-street parking would be required, 20 parking spaces are provided: 10 remote within walking distance of the subject site; 4 on-site; and 6 are available on Main Street and Exposition Avenue adjacent to the main use.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed.

Police Report:

Between the period 8/19/13 – 8/19/14, there was one report of burglary.

Service #	Offense Date	Complainant	Offense	Block	Dir	Street
0213396-A	08/19/2013	*CAL'S UPHOLSTERY	BURGLARY	03417		MAINST

CPC Minutes
(September 18, 2014)

Motion: It was moved to recommend **approval** of a Specific Use Permit for a tattoo studio and a body piercing studio for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north line of Main Street, west of Exposition Avenue.

Maker: Emmons
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 3 Against: 1

Speakers: None

List of Partners/Principals/Officers

3417 MAIN STREET
DALLAS, TEXAS

REAL PROPERTY OWNER:

JERNIGAN REALTY PARTNERS, LP
3407 MAIN STREET DALLAS, TX 75226

TENANT:

BILLYJACK GUNTER dba AE TATTOO STUDIO
3025 PRINCESS LANE
PLANO, TEXAS 75074

CPC Conditions

1. USE: The only uses authorized by this SUP are a tattoo studio and a body piercing studio.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

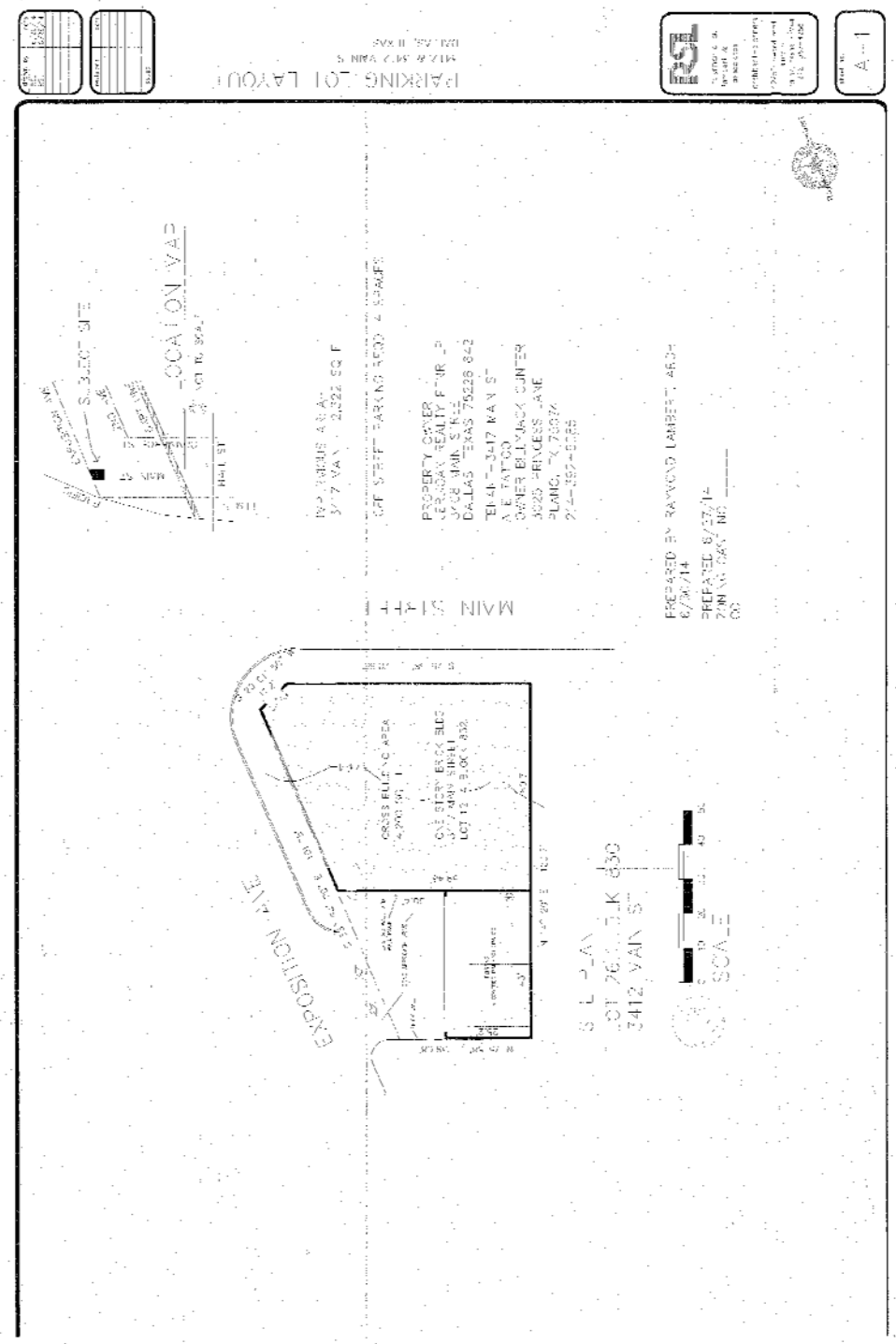
3. TIME LIMIT: This specific use permit expires on (five years), and is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

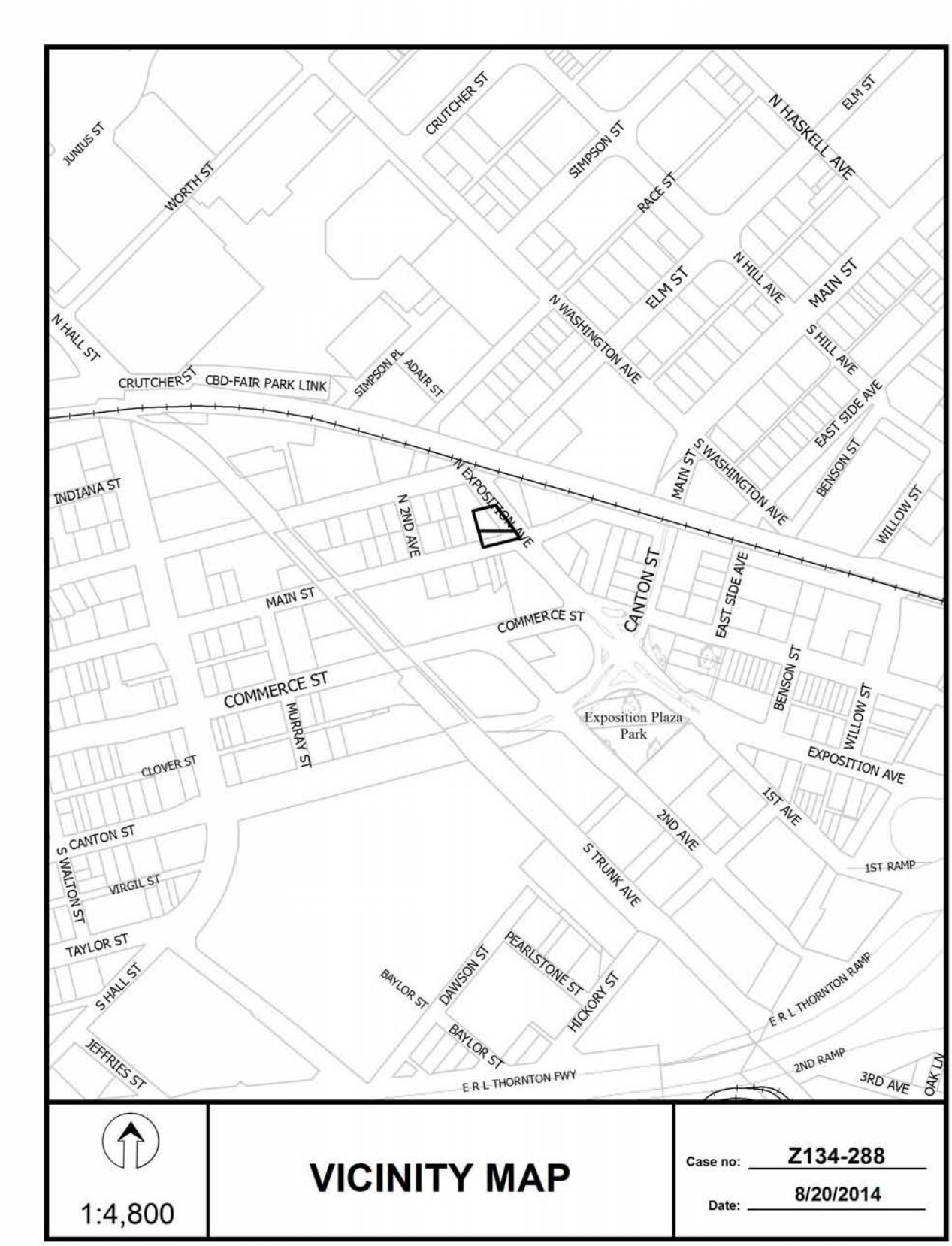
4. FLOOR AREA: The maximum floor area is 4,200 square feet in the location shown on the attached site plan.

5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SITE PLAN


PARKING LOT LAYOUT
LOCATION MAP
MAIN STREET
EXPOSITION AVE
SCALE
A-1


JUNIUS ST
WORTH ST
CRUTCHER ST
SIMPSON ST
RACE ST
N HASKELL AVE
ELM ST
N HALL ST
CRUTCHER ST
CBD-FAIR PARK LINK
SIMPSON PL
ADAIR ST
N WASHINGTON AVE
ELM ST
N HILL AVE
MAIN ST
S HILL AVE
EAST SIDE AVE
BENSON ST
WILLOW ST
MAIN ST
S WASHINGTON AVE
INDIANA ST
N EXPOSITION AVE
N 2ND AVE
MAIN ST
COMMERCE ST
CANTON ST
EAST SIDE AVE
BENSON ST
WILLOW ST
COMMERCE ST
MURRAY ST
Exposition Plaza Park
EXPOSITION AVE
CLOVER ST
1ST AVE
2ND AVE
S CANTON ST
S WALTON ST
VIRGIL ST
S TRUNK AVE
1ST RAMP
TAYLOR ST
S HALL ST
BAYLOR ST
DAWSON ST
PEARLSTONE ST
HICKORY ST
E R L THORNTON RAMP
BAYLOR ST
JEFFRIES ST
E R L THORNTON FWY
2ND RAMP
3RD AVE
OAK LN
1:4,800
VICINITY MAP
Case no: Z134-288
Date: 8/20/2014

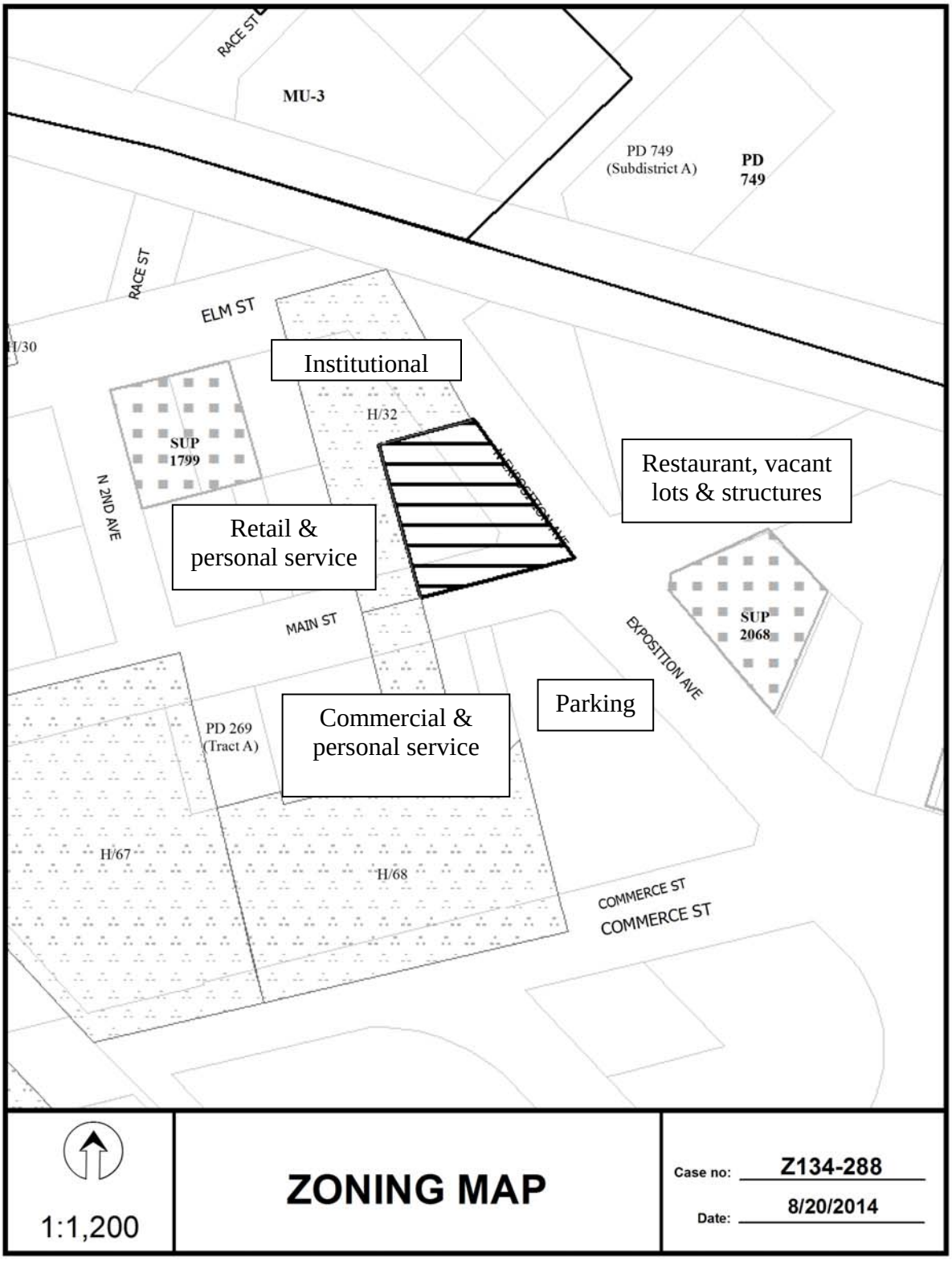


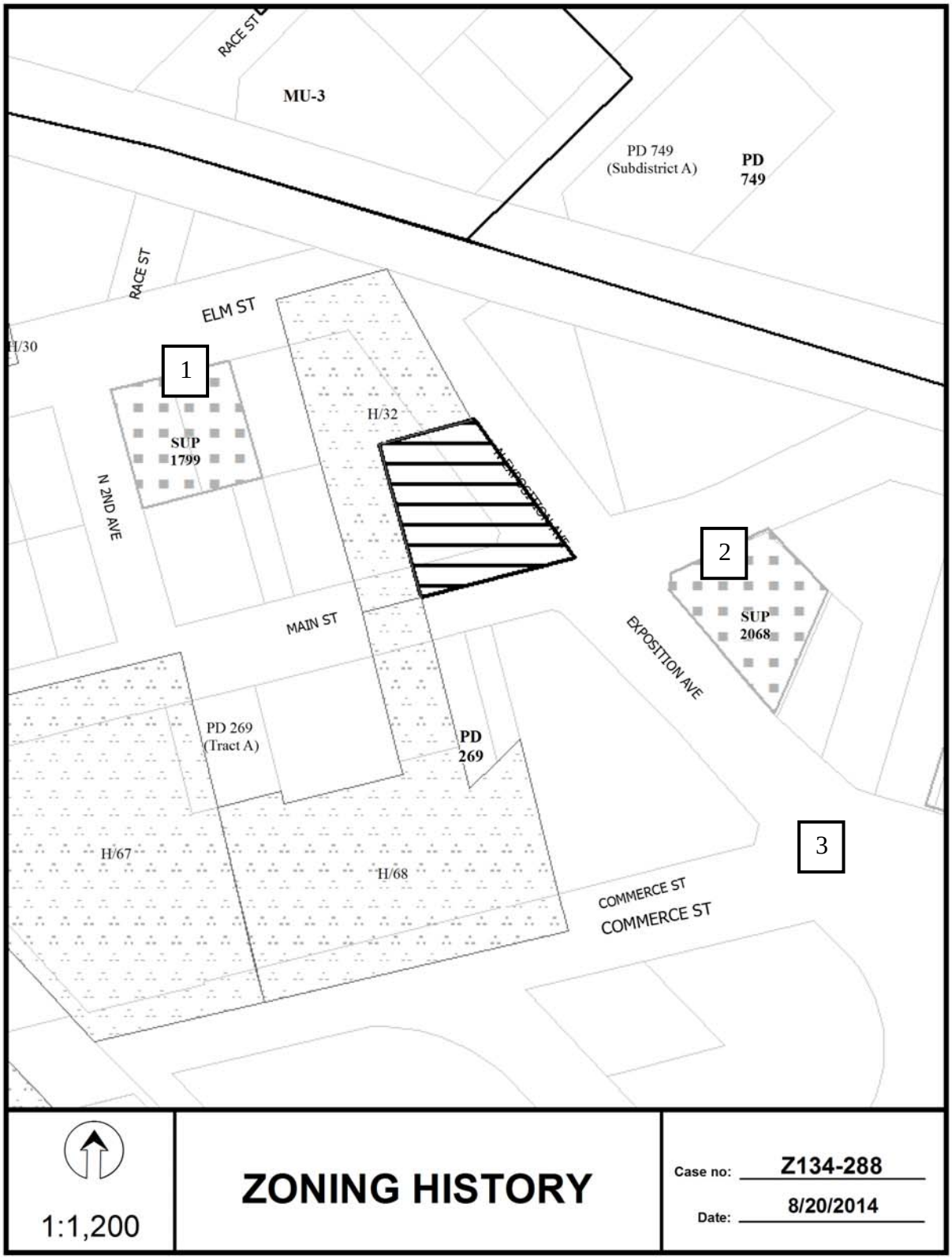
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AERIAL MAP

Case no: Z134-288

Date: 8/20/2014


MU-3
PD 749
(Subdistrict A)
PD
749
RACE ST
ELM ST
H/30
Institutional
H/32
SUP
1799
N 2ND AVE
Retail &
personal service
Restaurant, vacant
lots & structures
MAIN ST
EXPOSITION AVE
SUP
2068
Parking
PD 269
(Tract A)
Commercial &
personal service
H/67
H/68
COMMERCE ST
COMMERCE ST
1:1,200
ZONING MAP
Case no: Z134-288
Date: 8/20/2014


MU-3
PD 749
(Subdistrict A)
PD
749
RACE ST
ELM ST
H/30
1
SUP
1799
H/32
N 2ND AVE
2
SUP
2068
MAIN ST
EXPOSITION AVE
PD 269
(Tract A)
PD
269
H/67
H/68
3
COMMERCE ST
COMMERCE ST
1:1,200
ZONING HISTORY
Case no: Z134-288
Date: 8/20/2014

CPC RESPONSES



09/17/2014

Reply List of Property Owners

Z134-288

17 Property Owners Notified ***3 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*		*Address*	*Owner*
O	1	3417	MAIN ST	JERNIGAN REALTY PTNRS LP
	2	3600	MAIN ST	ALDRIDGE DOUGLAS E &
O	3	3404	MAIN ST	JERNIGAN REALTY PTNR LP
	4	3416	MAIN ST	CHOW JUNE C &
X	5	3418	MAIN ST	WITHERSPOON DAVID
	6	3400	ELM ST	WESTDALE PPTIES AMERICA 1
	7	3404	ELM ST	WESTDALE PPTIES AMERICA I
O	8	3407	MAIN ST	JERNIGAN & MITCHELL INV
	9	3414	ELM ST	SONS OF HERMANN
	10	3502	PACIFIC AVE	ADVANCE BRAKE & CLUTCH
	11	3401	ELM ST	WESTDALE PROPERTIES
	12	3704	RACE ST	BAYLOR HEALTH CARE SYSTEM
	13	3700	ELM ST	BAYLOR HEALTHCARE SYSTEM
	14	3435	COMMERCE ST	BOATWRIGHT JOYCE CAMPBELL
	15	3300	MAIN ST	WESTDALE DEEP ELLUM LOFTS
	16	3400	MAIN ST	WESTDALE DEEP ELLUM LOFTS
	17	555	2ND AVE	DART

AGENDA ITEM # 67

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 66 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a D-1 Liquor Control Overlay and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the west corner of Great Trinity Forest Way and Haas Drive

Recommendation of Staff: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions

Z134-186(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**
ACM: RYAN S. EVANS

FILE NUMBER: Z134-186(OTH) **DATE FILED:** March 3, 2014

LOCATION: West corner of Great Trinity Forest Way and Haas Drive

COUNCIL DISTRICT: 4 **MAPSCO:** 66-B

SIZE OF REQUEST: ± 2.6 acres **CENSUS TRACT:** 87.01

APPLICANT: Kowathar Ijak, Stop N Shop Food Mart

OWNER: Plaza Now Corporation

REPRESENTATIVE: Hisham Awadelkariem

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing 1,860-square-foot convenience store [Stop N Shop Food Mart]. The site is developed with a 16,800-square-foot building that houses several retail, office, general merchandise stores among other uses. The general merchandise or food store use is permitted by right, but the D Liquor Control Overlay prohibits the sale of alcoholic beverages on the property. No new construction is proposed by this application.

CPC RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing use is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The addition of alcoholic beverage sales to the existing use does not appear to negatively impact the adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
E Ledbetter Drive	Minor Arterial	60 feet
Great Trinity Forest Way	Principal Arterial	107 feet
Haas Drive	Collector	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR - D	Retail
North	R-5(A)	Single family residential
East	MF-2(A)	Residential and auto service center
South	CR	Retail, residential, auto service center and church
West	CR - D	Undeveloped and retail

STAFF ANALYSIS:

Comprehensive Plan: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Forward Dallas! Comprehensive Plan is a guide or blueprint for existing and proposed developments throughout the City of Dallas. The request site is located within the Multi-modal corridor Building Block. Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

Land Use Compatibility:

The applicant's request conforms to the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing convenience store is not anticipated to negatively impact the adjacent properties.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions. The short initial time period will allow re-evaluation of the request to ensure ongoing compliance.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the ±1,860-square-foot convenience store requires 9 parking spaces. As depicted on the site plan, 64 spaces are provided to serve all the uses located on the site.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

CPC MINUTES – September 18, 2014

Motion: It was moved to recommend **approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the west corner of Great Trinity Forest Way and Haas Drive.

Maker: Culbreath
Second: Shellene
Result: Carried: 9 to 6

For: 9 - Anglin, Culbreath, Shidid, Lavallaisaa, Tarpley, Shellene, Peadon, Murphy, Abtahi

Against: 6 - Emmons, Rodgers, Anantasomboon, Bagley, Schultz, Ridley
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 56
Replies: For: 0 Against: 3

Speakers: For: Hisham Awadelkariem, 401 Hawthorne Dr., Bedford, TX
Against: David Johnson, 3151 E. Ledbetter Dr., Dallas, TX, 75216

Proposed SUP Conditions
Z134-186

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.

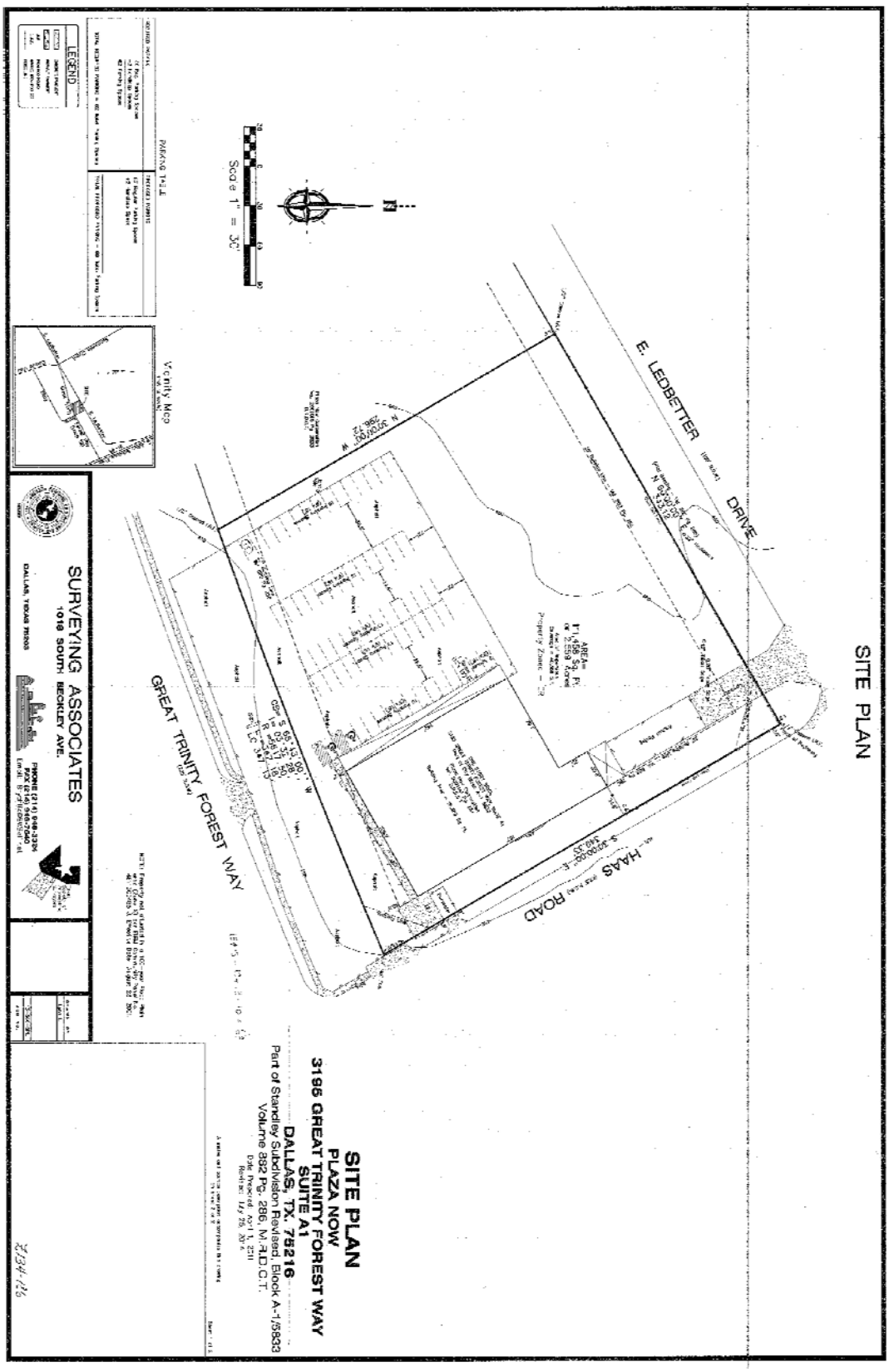
2. SITE PLAN: The sale of alcoholic beverages in conjunction with a general merchandise or food stores use 3,500 square feet or less is allowed only in the location shown in the site plan. Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan





1:6,000

VICINITY MAP

Case no: Z134-186

Date: 4/15/2014

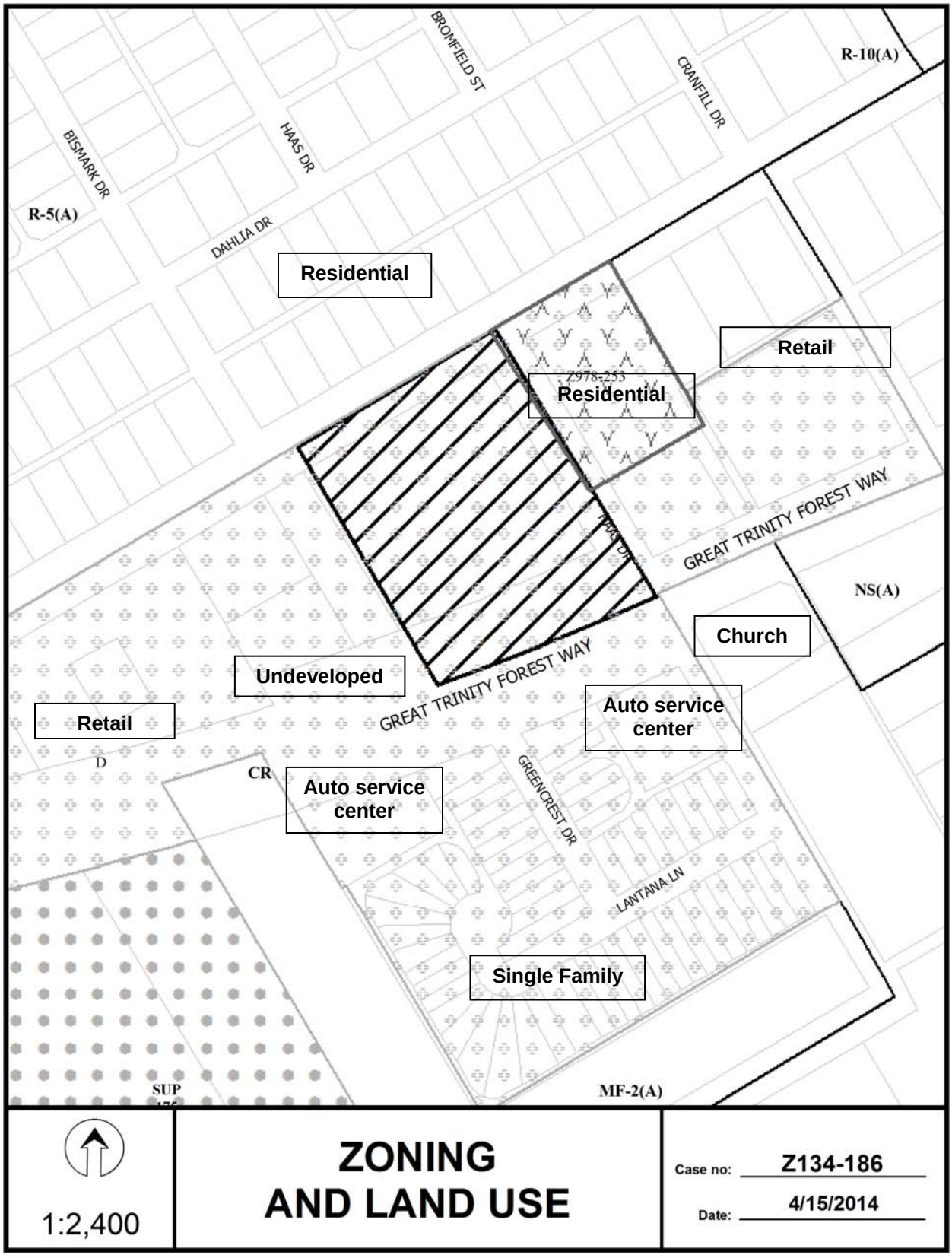


1:2,400

AERIAL MAP

Case no: Z134-186

Date: 4/15/2014


BROMFIELD ST
CRANFILL DR
R-10(A)
BISMARK DR
HAAS DR
R-5(A)
DAHLIA DR
Residential
Retail
Z978-253
Residential
GREAT TRINITY FOREST WAY
NS(A)
Church
Undeveloped
GREAT TRINITY FOREST WAY
Auto service center
Retail
D
CR
Auto service center
GREENCREST DR
LANTANA LN
Single Family
SUP
MF-2(A)
1:2,400
ZONING
AND LAND USE
Case no: Z134-186
Date: 4/15/2014

CPC RESPONSES



09/17/2014

Reply List of Property Owners

Z134-186

56 Property Owners Notified ***0 Property Owners in Favor*** ***3 Property Owners Opposed***

Reply	*Label #*		*Address*	*Owner*
	1	3195	GREAT TRINITY FOREST WAY	PLAZA NOW CORPORATION
	2	3150	LEDBETTER DR	SANCHEZ PPTY MGMT INC
	3	3169	GREAT TRINITY FOREST WAY	PLAZA NOW CORP
	4	3192	GREAT TRINITY FOREST WAY	HAMM JAMES &
	5	3140	LEDBETTER DR	REEVES GEORGE M III LTD
	6	3164	GREAT TRINITY FOREST WAY	RUANO MIGUEL &
	7	3211	GREAT TRINITY FOREST WAY	DAOUD RAED &
	8	3215	GREAT TRINITY FOREST WAY	YOUNG RICHARD L JR
X	9	3212	LEDBETTER DR	EL SHADDAI INC
	10	5018	HAAS DR	CHURCH OF THE BLOOD
	11	3216	LEDBETTER DR	BINGO BILLS PS
	12	5014	HAAS DR	DAVIS KENNETH CARLTON
	13	3235	GREAT TRINITY FOREST WAY	BINGO BILLS PS
	14	3114	DAHLIA DR	KING JOE WILLIE
	15	3122	DAHLIA DR	WATSON NATHANIEL P &
	16	3155	LEDBETTER DR	BELL LARRY D & VERA
	17	3151	LEDBETTER DR	JOHNSON D ANTHONY
	18	3147	LEDBETTER DR	TURNER LAWSON L JR &

09/17/2014

Reply	*Label #*		*Address*	*Owner*
	19	3143	LEDBETTER DR	DEAN MINNIE
	20	3132	DAHLIA DR	KEY DAISY M
	21	3136	DAHLIA DR	BARNES FRANCES COMPTON
	22	3140	DAHLIA DR	DOOLEY ELZIE III &
	23	3146	DAHLIA DR	BERRY ELVIRA
	24	3150	DAHLIA DR	DOOLEY BEATRICE ESTATE OF
	25	3206	DAHLIA DR	WHALEY MARY
	26	3210	DAHLIA DR	WYNN ELDON L
	27	3214	DAHLIA DR	GAUSE SHARON
	28	3222	DAHLIA DR	HAYES JOE
	29	3226	DAHLIA DR	JOHNSON LUELLA
	30	3230	DAHLIA DR	MUHAMMAD ELIJAH RASHID
	31	3229	LEDBETTER DR	SIMPSON CURTIS H &
	32	3225	LEDBETTER DR	JARVIS ROSEMARY
	33	3221	LEDBETTER DR	MILLER JAMES A
	34	3217	LEDBETTER DR	POPE LEONARD
	35	3211	LEDBETTER DR	JONES ROY L
	36	3207	LEDBETTER DR	BROWN JOHNNIE R
	37	3203	LEDBETTER DR	ESN INVESTMENTS LLC
	38	3179	LEDBETTER DR	SHERMAN ANDREW L JR
	39	3175	LEDBETTER DR	CARTER BILLY E
	40	3171	LEDBETTER DR	NEALY JESSE JR & MARY
	41	3167	LEDBETTER DR	MOORE HATTIE LEE
	42	3163	LEDBETTER DR	WALTERS M L
	43	5002	GREENCREST DR	BIGA INC
	44	5006	GREENCREST DR	JJW PROPERTIES LLC

09/17/2014

Reply	*Label #*		*Address*	*Owner*
X	45	5010	GREENCREST DR	CLARK WARDELL
	46	5014	GREENCREST DR	MATTHEWS EDWARD
	47	5018	GREENCREST DR	MCADOO G B II
	48	5022	GREENCREST DR	MATTHEWS EDWARD L
	49	3119	LANTANA LN	CARPENTER BOBBIE
	50	3123	LANTANA LN	ARCE NOEL
X	51	3139	LANTANA LN	BROWN GLORIA D
	52	5003	GREENCREST DR	DINKINS HAROLD R
	53	5019	GREENCREST DR	JJW PPTIES
	54	5023	GREENCREST DR	ARCE DAVID WILLIAM
	55	2902	LANTANA LN	J J W PPTIES LLC
	56	3232	GREAT TRINITY FOREST WAY	NELLUM CONNIE

AGENDA ITEM # 68

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 3

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 63 T

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District on the north side of West Camp Wisdom Road and the east side of South Westmoreland Road

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions

Recommendation of CPC: Approval for an eighteen-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions

Z134-210(MW)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**
ACM: RYAN S. EVANS

FILE NUMBER: Z134-210(MW) **DATE FILED:** April 3, 2014

LOCATION: North side of West Camp Wisdom Road, east side of South Westmoreland Road

COUNCIL DISTRICT: 3 **MAPSCO:** 63-T

SIZE OF REQUEST: ±13.62 acres **CENSUS TRACT:** 109.04

REPRESENTATIVE: Winstead PC

APPLICANT/OWNER: KIPP Dallas-Fort Worth, Inc.

REQUEST: An application to amend and expand Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District.

SUMMARY: The applicant proposes to expand Specific Use Permit No. 1995 for an open-enrollment charter school to include a 7.5-acre property recently acquired by the school. While no new buildings or classrooms are proposed at this time, the school will add pre-K services. In addition, the amendment will allow for the construction of playground equipment and athletic fields and will accommodate future expansion. Any future construction will require an amended site plan.

CPC RECOMMENDATION: **Approval** for an eighteen-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing building and use is compatible in scale and character with the surrounding uses. The playground equipment and athletic fields proposed by this application will not be lighted and are not anticipated to impact compatibility.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed expansion is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

BACKGROUND INFORMATION:

- On September 20, 2012, the City Council approved Specific Use Permit No. 1995 for a twenty-year period with eligibility for automatic renewal for additional ten-year periods subject to a site plan, traffic management plan, and conditions.

- The existing charter school serves kindergarten through eighth grade and includes 45 classrooms. The school will add pre-K services; however, no new buildings or classrooms are proposed at this time.

- The hours of operation will remain Monday through Friday from 7:00 am to 6:00 pm for normal school activities.

Surrounding Zoning History:

1. Z112-133: On February 22, 2012, the City Council approved a Specific Use Permit for an open enrollment charter school on property zoned an NO(A) Neighborhood Office and CR Community Retail District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Camp Wisdom Road	Principal arterial	100 feet
Westmoreland Road	Principal arterial	100 feet

Traffic:

The Engineering Section of the Department of Sustainable Development Construction and has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. Traffic circulation will continue to be regulated through the traffic management plan included in this report.

Surrounding Land Use:

	Zoning	Land Use
North	R-7.5(A)	Single family
East	MC-1; MO-1 with deed restrictions; CR	Undeveloped; retail
South	RR	Retail
West	RR; CR	Retail; undeveloped

STAFF ANALYSIS:

Comprehensive Plan:

The request site is located in an area considered a Commercial Center or Corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define

pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request conforms with the applicable zoning regulations and standards and is generally consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, the off-street parking requirement for a school is 1.5 spaces per kindergarten and elementary classroom and 3.5 spaces per junior high classroom. Therefore, the proposed charter school requires 92 parking spaces. As depicted on the site plan, 240 spaces are provided.

Landscaping:

New development or site work will require landscaping per Article X of the Dallas Development Code.

CPC Minutes: September 18, 2014:

Motion: It was moved to recommend **approval** of amend and expand Specific Use Permit No. 1995 for an open-enrollment charter school for an eighteen-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District on the north side of West Camp Wisdom Road and the east side of South Westmoreland Road.

Maker: Rodgers
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Culbreath, Shellene
Vacancy: 0

Notices: Area: 400 Mailed: 80
Replies: For: 2 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
For (Did not speak): William Scott, 826 Granada Dr., Duncanville, TX, 75116
Against: None

Partners/Principals/Officers:

OFFICERS AND DIRECTORS

Applicant\Owner: **KIPP DALLAS-FORT WORTH, INC.**

Director:	Peter Brodsky
President:	Peter Brodsky
Director:	David Ellett
Treasurer:	David Ellett
Director:	Curtis Carlson
Secretary:	Curtis Carlson
Director:	Clint McDonough
Director:	Sharon Lyle
Superintendent:	Sharon Lyle
Director:	Edwin Flores
Director:	David Monaco
Director:	Cherri Musser
Director:	Maria Mendez
Director:	Victor Mendiola
Director:	Erin Patton
Director:	Michael Sorrell
Director:	Jessica W. Thorne
Director:	Nicole Weeldreyer
Director:	James Young

Z134-210
CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires in eighteen years [date], but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of classrooms is 45.

5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 6 00 p.m. Monday through Friday.

6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

7. OFF-STREET PARKING: Off-street parking must be located as shown on the attached site plan.

8. LIGHTING: Lighting of athletic fields and outdoor play areas is prohibited.

9. TRAFFIC MANAGEMENT PLAN:

(a). In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2014. After the initial traffic study, the Property

owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

A. ingress and egress points;

B. queue lengths;

C. number and location of personnel assisting with loading and unloading of students;

D. drop-off and pick-up locations;

E. drop-off and pick-up hours for each grade level;

F. hours for each grade level; and

G. circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

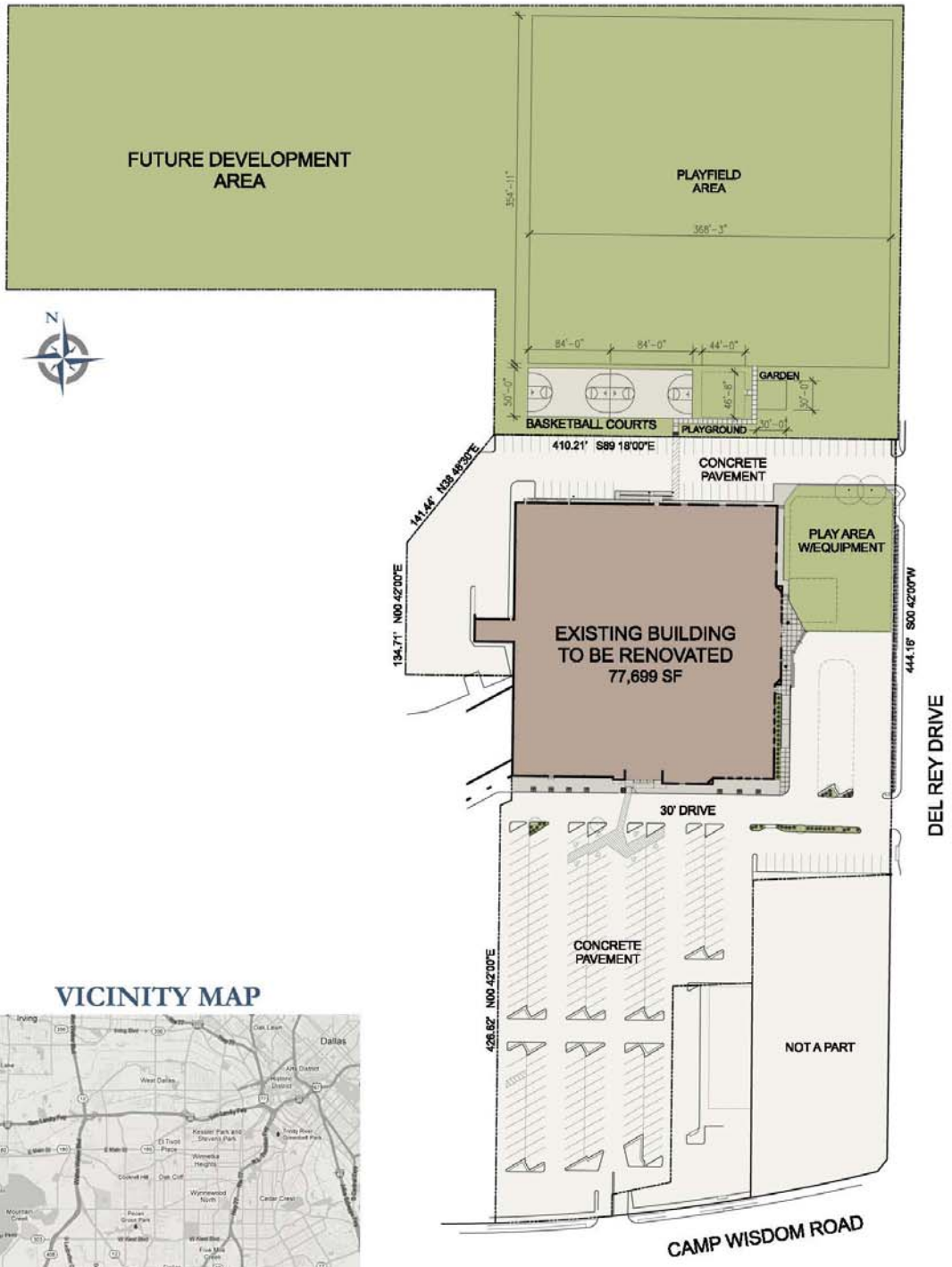
(1) A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

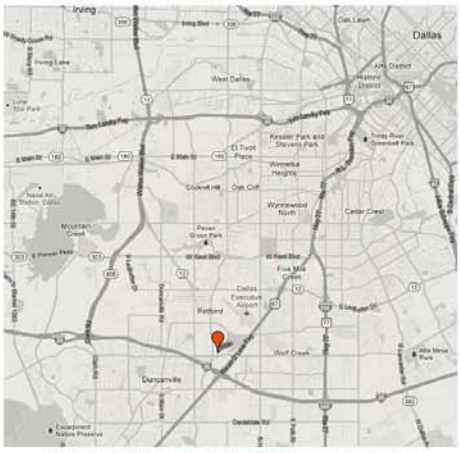
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



VICINITY MAP



3663 CAMP WISDOM ROAD, DALLAS TX

KIPP MERVYN SITE
SITE PLAN
SCALE: 1" = 100' - 0"
8/14/2014

DATA TABLE	
GRADES K-5	30 CLASSROOMS
GRADES 6-8	12 CLASSROOMS
PRE-K	3 CLASSROOMS
REQUIRED PARKING	92 PARKING SPACES
PROVIDED PARKING	240 PARKING SPACES
TOTAL FLOOR AREA	77,699 S.F.
LOT COVERAGE	29%
MAXIMUM HEIGHT	30 FEET

Traffic Management Plan:

Traffic Management Plan and Queuing Analysis
KIPP Destiny Elementary Z___-___
3663 Camp Wisdom Road, Dallas, TX
August 15, 2014

Introduction:
The KIPP Destiny Elementary campus is an adaptive reuse of an unused department store located in a commercial center on the northeast corner of Camp Wisdom Road and Westmoreland Road. The school operation is an expansion of an existing public charter school already in operation in the Dallas area.

The school started with approximately 190 students (Pre-K and K) for the 2013-2014 school year, and will add one grade level per year. Thus, the 2014-2015 school year will have students in Pre-K through 1st grade. The school may ultimately grow to up to 1,000 students within 5-8 years. The school will start with approximately 13 staff members which will grow to approximately 80 when the student numbers reach 1,000. The building has a total of 45 classrooms. The following table shows the approximate distribution of classrooms, actual student distribution will vary by year:

Grade	Classrooms	Drop-Off Time	Dismissal Time
Pre-K	3	7:00-7:15 AM	3:45-5:00 PM
Kindergarten	5	7:00-7:15 AM	3:45-5:00 PM
1st Grade	5	7:00-7:15 AM	3:45-5:00 PM
2nd Grade	5	7:00-7:15 AM	3:45-5:00 PM
3rd Grade	5	7:00-7:15 AM	3:45-5:00 PM
4th Grade	5	7:00-7:15 AM	3:45-5:00 PM
5th Grade	5	7:00-7:15 AM	3:45-5:00 PM
6th Grade	4	7:00-7:15 AM	3:45-5:00 PM
7th Grade	4	7:00-7:15 AM	3:45-5:00 PM
8th Grade	4	7:00-7:15 AM	3:45-5:00 PM
Total	**45**		

Morning drop-off is presently from 7:00-7:15 AM for all students, with school starting at 7:15 AM. Afternoon dismissal is presently at 3:45 PM, with older classes likely to extend to between 4:30 and 5:00 PM. The drop-off time can be modified to match the school operations. When the student population using the pick-up loading areas grows beyond a certain point, separate dismissals will be required. The pick-up time periods can be modified as long as pick-ups are divided into groups that are separated by at least 15 minutes.

Public charter schools can achieve bus usage of around 50%. While a similar percentage is likely at this campus, a bus usage of 30% is assumed for this campus in order to ensure a conservative analysis of the queuing demand. The TMP is expandable to handle all 1,000 students in the unlikely event that buses are not used.

Proposed TMP Operation:
The proposed TMP has three loading areas which will operate the same in both the drop-off and pick-up time periods.

The North Loading Area is entered from Westmoreland Road at an existing median opening. The vehicle path passes behind the shopping center to a loading area on the north side of the school building, using the existing access easements. Once onto the school's property, vehicles will queue until reaching the loading area, where staff members will assist with loading and unloading. The queue can be double-stacked if necessary. Once loaded or unloaded, the vehicles exit to southbound Del Rey Drive, which leads to Camp Wisdom Road. The North Loading Area has approximately 920' (46 vehicles) of queuing distance available.

The South Loading Area is entered from westbound Camp Wisdom Road at an existing right-in/right-out driveway. The vehicle path proceeds towards the school building, then turns west to a loading area on the south side of the school building. Due to the width of the angled parking aisles, the queue cannot be easily double stacked. To increase queue distance on the property, when necessary the inbound vehicle path is directed by a staff member to use additional northbound parking aisles before rejoining the main queue as it reaches the loading area. Once loaded or unloaded, the vehicles exit through the parking lot to Camp Wisdom Road, using the driveway and median opening between Westmoreland Road and Del Rey Drive. The South Loading Area has approximately 1,120' (56 vehicles) of queuing distance available.

The East Bus Loading Area is accessed from Del Rey Drive. The buses circulate through the parking lot east of the building, loading from an area adjacent to the building. Space is available for temporary bus stacking if necessary, but no buses will be stored on the site overnight. The bus circulation area is completely separated from the parent vehicle circulation areas, although the buses exit along Del Rey Drive which overlaps with the exit from the North Loading Area. The East Bus Loading Area can accommodate two buses loading or unloading at the same time, and up to seven buses can queued be in the loop circulation path, with more stacked in the center of the loop when needed.

At all locations loading is performed on the passenger side, and no students have to cross vehicle paths. For the afternoon pick-up time period, arriving vehicles will display a sticker or placard indicating which student(s) they are picking up. The traffic administrator posted in advance of the loading stations looks for this information and calls ahead to the loading station so that the appropriate students are waiting at the correct loading station when the vehicle arrives. When the vehicles have come to a stop at the loading station, the students are loaded into the vehicles with the assistance of the staff member at each loading station.

The school will use multiple pick-up groups depending on the number of students. When the student population using a loading area grows above 200, the students will be split into two groups with dismissals separated by at least 15 minutes. With the North and South Loading Areas active and balanced in numbers, the school can accommodate up to 400 students with a single dismissal time, and 800 students with two dismissal times. Since busing is expected to transport at least 30% of the student population, two dismissal times are all that should be required for the school. Even if there is no busing from the school, the full 1,000 students can be accommodated with two dismissal times at one loading area and three at the other.

Queuing Analysis:

Based on observations of queuing at other public charter schools in the DFW area, KHA uses a design standard for projecting queue demands at similar sites. The expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

(Students dismissed in time period – Students using other modes) * 0.20 = Number of vehicle in queue

By design of the TMP, for each loading area the largest number of students dismissed at one time is 200, with no further deductions for busing. Therefore, the projected maximum queue length is:

(200 students dismissed – 0 Students using buses) * 0.20 = 40 vehicles in queue

The projected queue of 40 vehicles translates to 800' of queuing distance. This distance is well in excess of the recommended values for equivalent Texas schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004. The more conservative (longer queues) KHA method reflects the nature of charter schools which draw from a large area and tend to have fewer students arriving as pedestrians or by bicycle than traditional public schools.

The projected maximum queue demand of 800' can easily be accommodated within the queue distances available in both the North and South Loading Areas. The North Loading Area has 920' of distance available in the TMP, which is approximately 120' of queuing distance available in excess of the demand.

Projected Queue Demand:	800'	40 Vehicles
Available Queuing Distance:	920'	46 Vehicles
Surplus (Deficiency):	120'	6 Vehicles

The South Loading Area has 1,120' of distance available in the TMP, which is approximately 320' of queuing distance available in excess of the demand.

Projected Queue Demand:	800'	40 Vehicles
Available Queuing Distance:	1,120'	56 Vehicles
Surplus (Deficiency):	320'	16 Vehicles

Parking:
The 3663 Camp Wisdom school property contains in excess of 200 parking spaces. The school use, with 33 elementary classrooms at 1.5 spaces each and 12 middle school classroom at 3.5 spaces each, requires only 92 parking spaces per Dallas City Code §51A-4.202(17)(C).

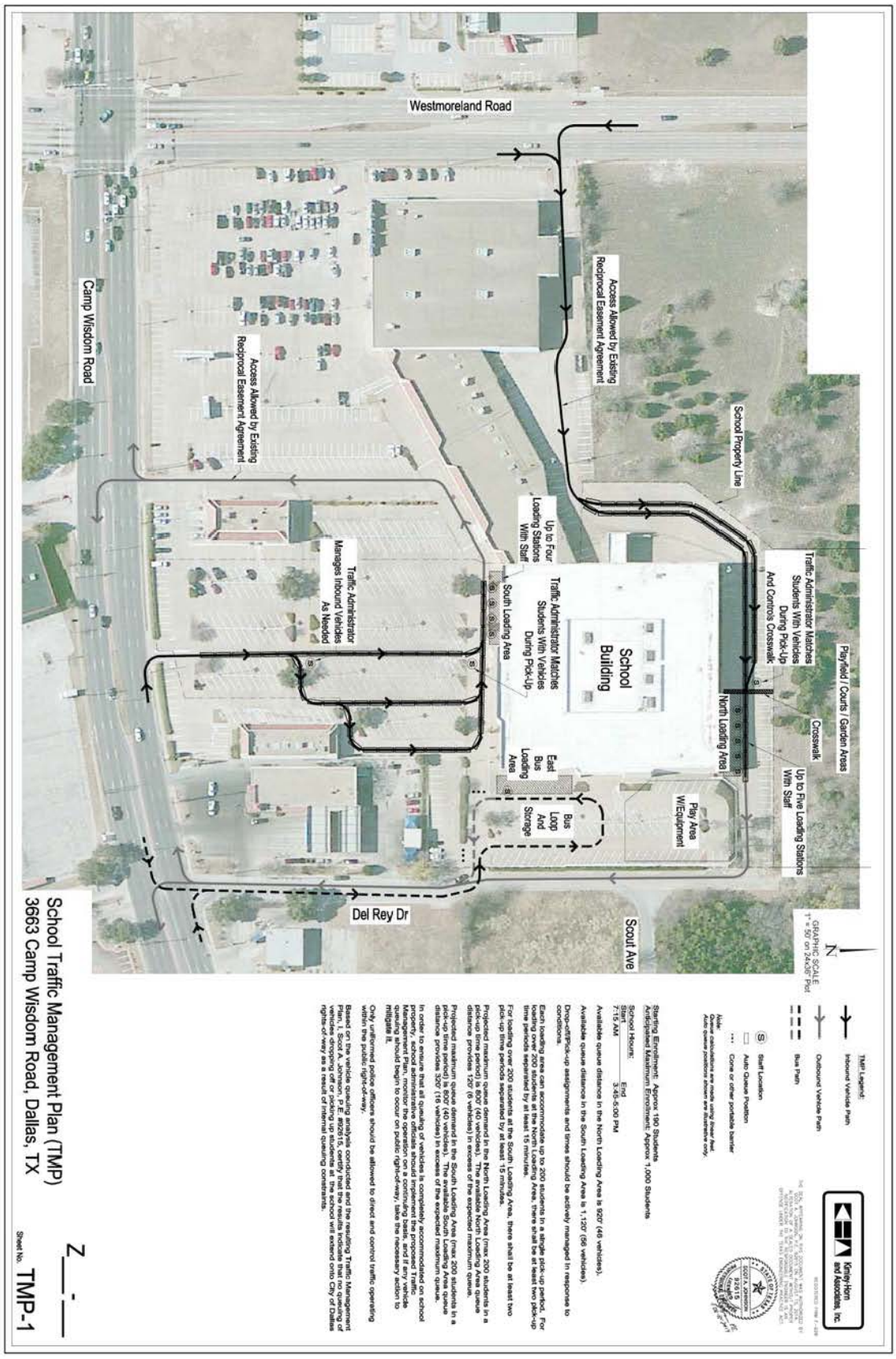
Summary:
This TMP and the attached TMP plan define the drop-off and pick-up procedures for the public charter school at 3663 Camp Wisdom Road with a maximum of 1,000 students. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. The school traffic will never be allowed to queue vehicles in the ROW of any City street or alley, nor will the traffic on any City street be stopped or diverted. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

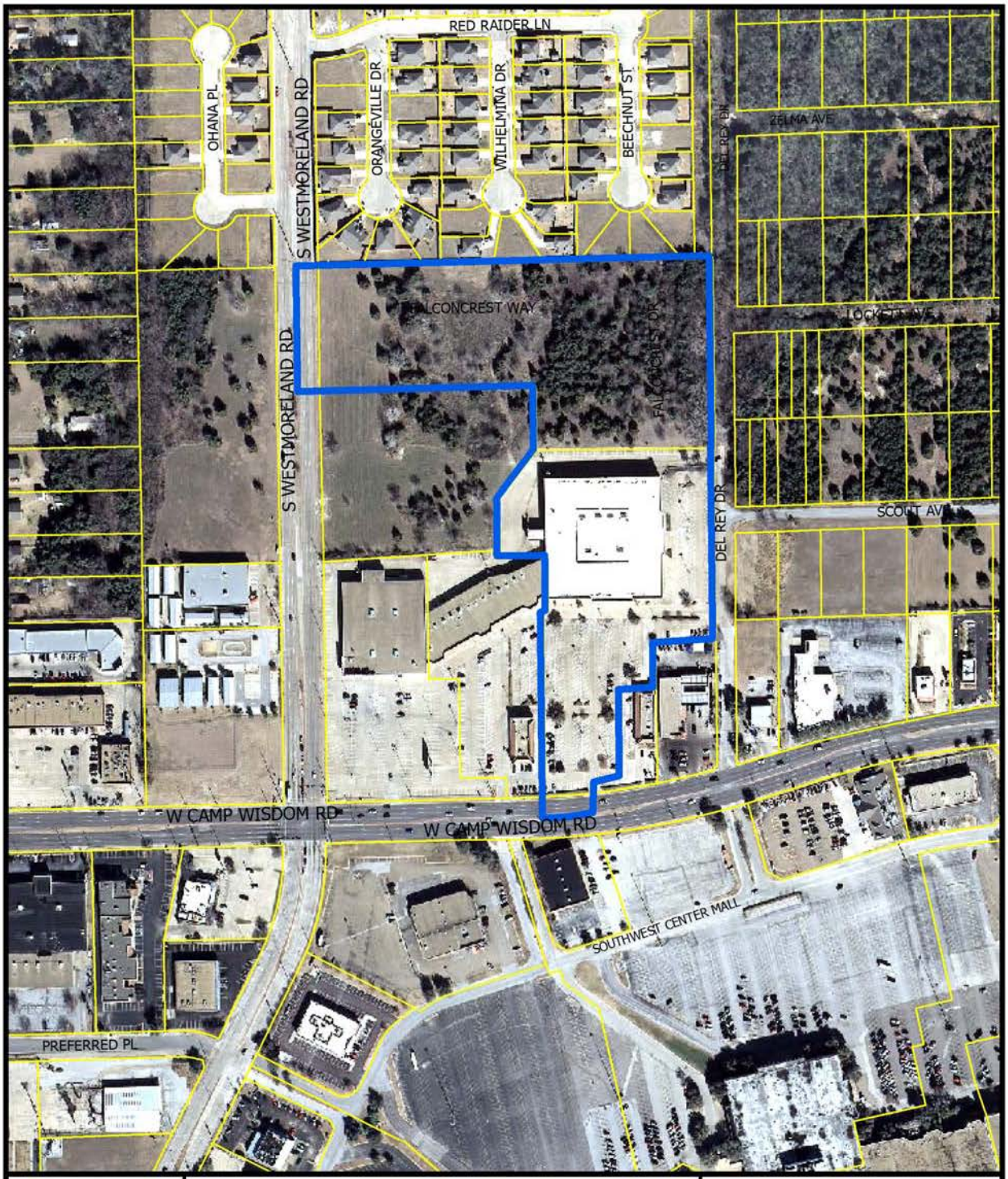
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at 3663 Camp Wisdom Road will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.

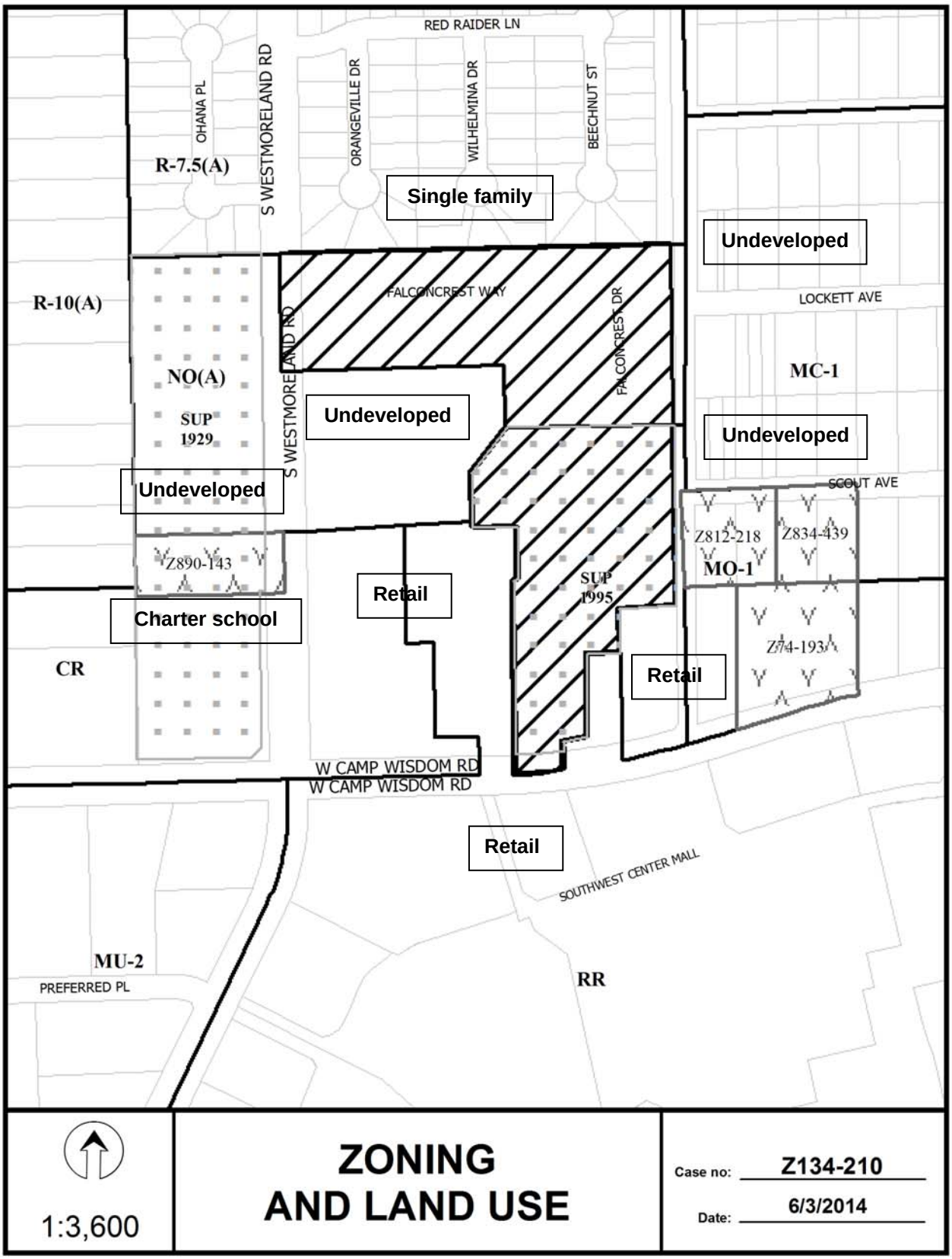
In order to ensure that all queuing of vehicles is completely accommodated on school property, the school administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

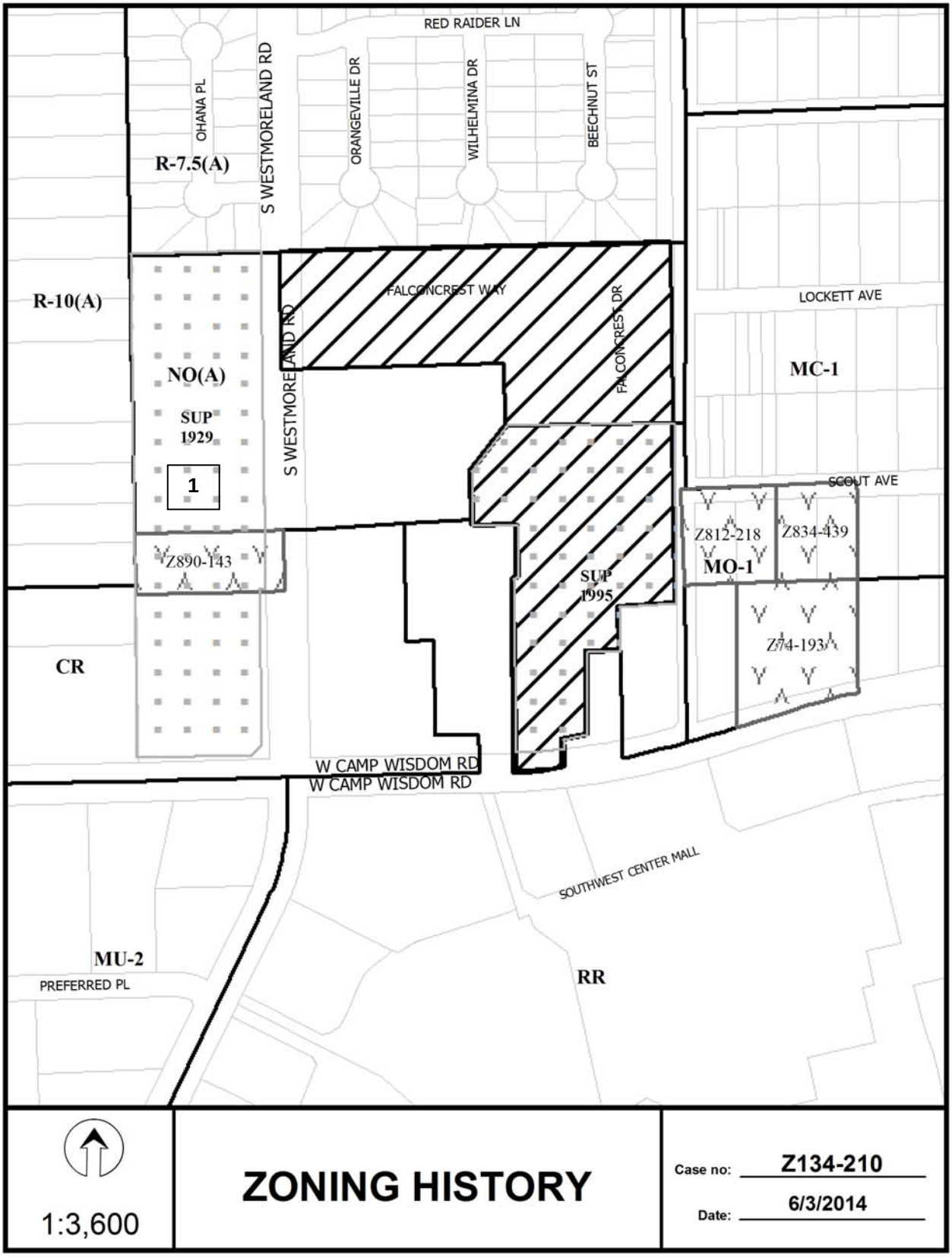
Prepared by:
Kimley-Horn and Associates, Inc.
Scot A. Johnson, P.E., PTOE
12750 Merit Drive, Suite 1000
Dallas, TX 75251
(972) 770-1300



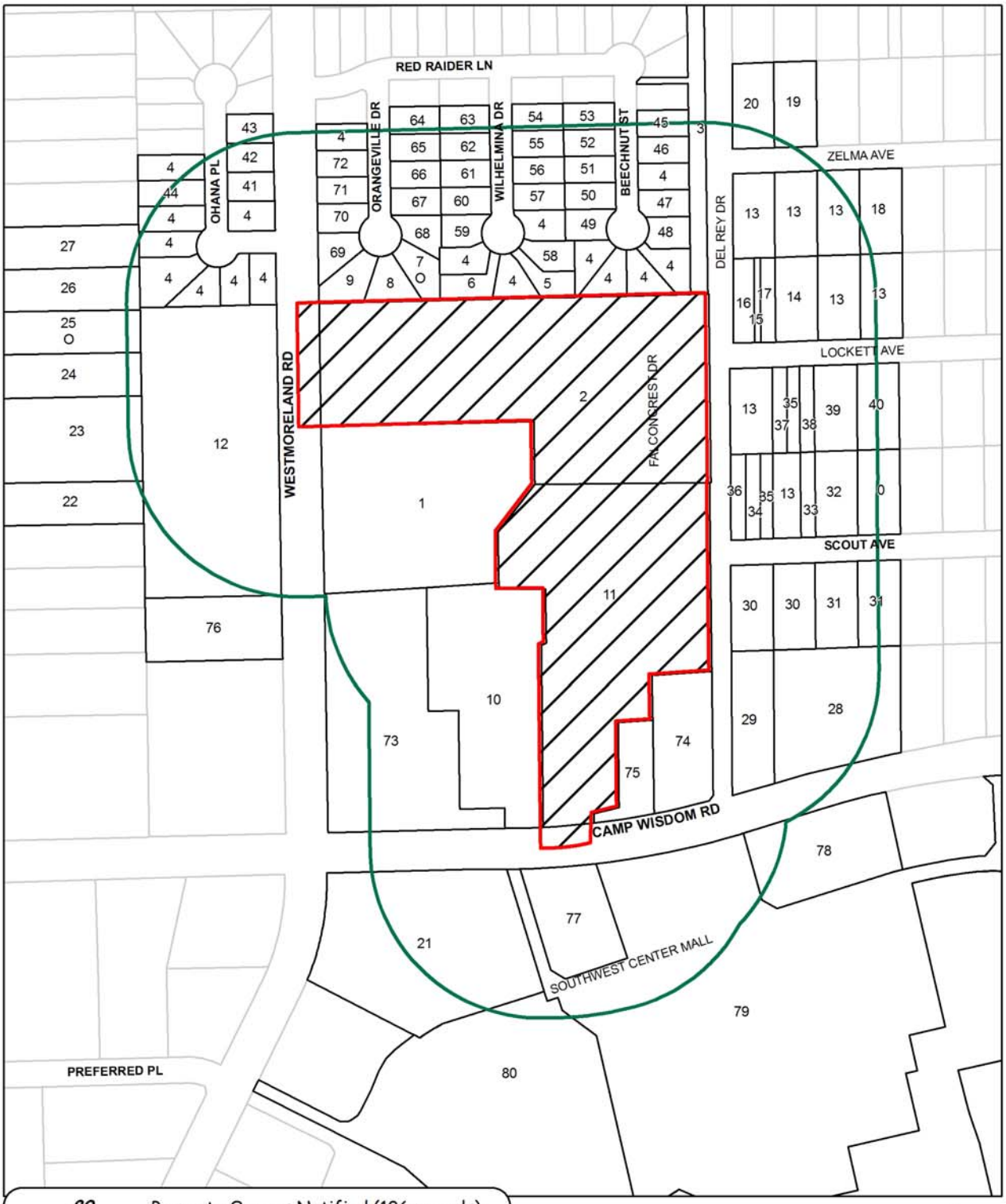

Westmoreland Road
Camp Wisdom Road
Del Rey Dr
Scout Ave
Access Allowed by Existing Reciprocal Easement Agreement
Access Allowed by Existing Reciprocal Easement Agreement
School Property Line
Up to Four Loading Stations With Staff
Traffic Administrator Manages Inbound Vehicles As Needed
South Loading Area
Traffic Administrator Matches Students With Vehicles During Pick-Up
School Building
Traffic Administrator Matches Students With Vehicles During Pick-Up And Controls Crosswalk
Playfield / Courts / Garden Areas
Crosswalk
North Loading Area
Up to Five Loading Stations With Staff
East Bus Loading Area
Bus Loop And Storage
Play Area W/Equipment
TMP Legend:
Inbound Vehicle Path
Outbound Vehicle Path
Bus Path
Staff Location
Auth Queue Position
Cone or other portable barrier
Note:
Queue calculations are made using linear feet.
Auto queue positions shown are illustrative only.
N
GRAPHIC SCALE
1" = 50' on 24x36" Plot
Kimley-Horn and Associates, Inc.
SCOTT A. JOHNSON
92615
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
Starting Enrollment: Approx 190 Students
Anticipated Maximum Enrollment: Approx 1,000 Students
School Hours:
Start
7:15 AM
End
3:45-5:00 PM
Available queue distance in the North Loading Area is 920' (46 vehicles).
Available queue distance in the South Loading Area is 1,120' (56 vehicles).
Drop-off/Pick-up assignments and times should be actively managed in response to conditions.
Each loading area can accommodate up to 200 students in a single pick-up period. For loading over 200 students at the North Loading Area, there shall be at least two pick-up time periods separated by at least 15 minutes.
For loading over 200 students at the South Loading Area, there shall be at least two pick-up time periods separated by at least 15 minutes.
Projected maximum queue demand in the North Loading Area (max 200 students in a pick-up time period) is 800' (40 vehicles). The available North Loading Area queue distance provides 120' (6 vehicles) in excess of the expected maximum queue.
Projected maximum queue demand in the South Loading Area (max 200 students in a pick-up time period) is 800' (40 vehicles). The available South Loading Area queue distance provides 320' (16 vehicles) in excess of the expected maximum queue.
In order to ensure that all queuing of vehicles is completely accommodated on school property, school staff, as indicated by proposed Traffic Management Plan, shall monitor the operation on a continuing basis and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.
Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scott A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the school will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.
School Traffic Management Plan (TMP)
3663 Camp Wisdom Road, Dallas, TX
Z___-___
Sheet No. TMP-1


RED RAIDER LN
OHANA PL
S WESTMORELAND RD
ORANGEVILLE DR
WILHELMINA DR
BEECHNUT ST
DEL REY DR
ZELMA AVE
FALCONCREST WAY
FALCONCREST DR
LOCKETT AVE
SCOTT AVE
W CAMP WISDOM RD
SOUTHWEST CENTER MALL
PREFERRED PL
1:3,600
AERIAL MAP
Case no: Z134-210
Date: 6/3/2014


RED RAIDER LN
OHANA PL
S WESTMORELAND RD
ORANGEVILLE DR
WILHELMINA DR
BEECHNUT ST
R-7.5(A)
Single family
Undeveloped
R-10(A)
FALCONCREST WAY
FALCONCREST DR
LOCKETT AVE
NO(A)
SUP 1929
Undeveloped
MC-1
Undeveloped
Undeveloped
SCOUT AVE
Z812-218
Z834-439
Z890-143
MO-1
Retail
SUP 1995
Charter school
Z74-193
CR
Retail
W CAMP WISDOM RD
W CAMP WISDOM RD
Retail
SOUTHWEST CENTER MALL
MU-2
PREFERRED PL
RR
1:3,600
ZONING AND LAND USE
Case no: Z134-210
Date: 6/3/2014


RED RAIDER LN
OHANA PL
S WESTMORELAND RD
ORANGEVILLE DR
WILHELMINA DR
BEECHNUT ST
R-7.5(A)
R-10(A)
FALCONCREST WAY
FALCONCREST DR
LOCKETT AVE
MC-1
NO(A)
SUP
1929
1
S WESTMORELAND RD
SCOUT AVE
Z812-218
Z834-439
MO-1
Z890-143
SUP
1995
Z134-193
CR
W CAMP WISDOM RD
W CAMP WISDOM RD
SOUTHWEST CENTER MALL
MU-2
PREFERRED PL
RR
1:3,600
ZONING HISTORY
Case no: Z134-210
Date: 6/3/2014

CPC Responses



09/17/2014

Reply List of Property Owners

Z134-210

80 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	6900	WESTMORELAND RD	ST MATTHEW BAPTIST CH INC
	2	6900	WESTMORELAND RD	WESTMORELAND VILLAGE LP
	3	1	DEL REY DR	WESTMORELAND VILLAGE
	4	6728	OHANA PLC	WESTMORELAND OC LLC
	5	6832	WILHELMINA DR	DALY DIANA L
	6	6833	WILHELMINA DR	MARTINEZ MARIA
O	7	6828	ORANGEVILLE DR	MALONE BESSIE L
	8	6832	ORANGEVILLE DR	BECERRA G JAVIER
	9	6831	ORANGEVILLE DR	PEDDOMO EDGARDO
	10	3737	CAMP WISDOM RD	CAMP WISDOM WESTMORELAND
	11	3663	CAMP WISDOM RD	KIPP DFW INC
	12	6801	WESTMORELAND RD	NEWARK CULTURAL EDUCATION FACILITIES
	13	3507	LOCKETT AVE	CONCORD MISSIONARY BAPTIST CHURCH
	14	3523	LOCKETT AVE	CRAFT HENRY P
	15	3527	LOCKETT AVE	COURSON JAMES L
	16	3525	LOCKETT AVE	PHELAN R W EST
	17	3531	LOCKETT AVE	SCOTT WILLIAM MICHAEL
	18	3506	ZELMA AVE	HILL MADGE GEEO
	19	3523	ZELMA AVE	MCCOY OPAL A
	20	3531	ZELMA AVE	TROJACEK FRANK ESTATE
	21	7100	WESTMORELAND RD	SJJ MCCADDEN LLC
	22	6914	AMERICAN WAY	GAYTAN JOSEFINA
	23	6906	AMERICAN WAY	GARCIA CONNIE
	24	6830	AMERICAN WAY	MORGAN DAVID RAY
O	25	6822	AMERICAN WAY	RUBIO OSCAR
	26	6814	AMERICAN WAY	DAVIS A J & LOIS &

09/17/2014

Reply	*Label #*	*Address*		*Owner*
	27	6806	AMERICAN WAY	RIVERA MELCHOR
	28	3515	CAMP WISDOM RD	PROSPERITY BANK
	29	3535	CAMP WISDOM RD	CAMP WISDOM DEL REY 4
	30	3530	SCOUT AVE	BANK OF THE SOUTHWEST OF
	31	3514	SCOUT AVE	RED BIRD BANK
	32	3515	SCOUT AVE	NIGUSSIE ZEMENAY M
	33	3517	SCOUT AVE	BICKHAM JOHN D EST OF
	34	3301	SCOUT AVE	LEGACY COUNSELING CENTER
	35	3301	SCOUT AVE	STEINER EDWARD C M JR
	36	3301	SCOUT AVE	MOORE HARRY R
	37	3300	LOCKETT AVE	DOUTHIT DANNY BRYAN &
	38	3300	LOCKETT AVE	GRAHAM STEVE
	39	3300	LOCKETT AVE	SIMMONS JAMES A & JUDITH
	40	3300	LOCKETT AVE	ROMAN CATH DIOCESE DALLAS
	41	6724	OHANA PLC	MACIAS EDNA &
	42	6720	OHANA PLC	JONES LATASHA D
	43	6716	OHANA PLC	BLACK LANETTE &
	44	6727	OHANA PLC	SMITH LEMAYA
	45	6810	BEECHNUT DR	VILLAREAL CHANEL
	46	6814	BEECHNUT DR	NETTLES LAKEISHA &
	47	6822	BEECHNUT DR	POLLEY NEKETHA
	48	6826	BEECHNUT DR	JOHNSON AUDRA
	49	6825	BEECHNUT DR	GAMBLE MARTHA &
	50	6821	BEECHNUT DR	HENRY SARAH
	51	6817	BEECHNUT DR	SANTACRUZ YEZMIN
	52	6813	BEECHNUT DR	FORREST PEARLIE &
	53	6809	BEECHNUT DR	MONTIEL RAMIRO &
	54	6808	WILHELMINA DR	MARTINEZ OSCAR
	55	6812	WILHELMINA DR	GOODALL SHERRY L
	56	6816	WILHELMINA DR	MIRA ROSA M & EDWIN O
	57	6820	WILHELMINA DR	COMPIAN FRANCISCO

09/17/2014

Reply	*Label #*	*Address*		*Owner*
	58	6828	WILHELMINA DR	BURKE ROSEMARY &
	59	6825	WILHELMINA DR	WILLIAMS DEBRA
	60	6821	WILHELMINA DR	WASHINGTON GLORIA
	61	6817	WILHELMINA DR	SUDDS JOYCE
	62	6813	WILHELMINA DR	BROWN KERRY F & SHERRLENE
	63	6809	WILHELMINA DR	HAYNES CRYSTAL M &
	64	6808	ORANGEVILLE DR	SIERRA OSPICIO
	65	6812	ORANGEVILLE DR	WESTMORELAND VILLAGE LP
	66	6816	ORANGEVILLE DR	GRIFFIN TENNILLE RICHARDS
	67	6820	ORANGEVILLE DR	BROWN TERRY
	68	6824	ORANGEVILLE DR	JU WENG
	69	6827	ORANGEVILLE DR	JOHNSON LISA
	70	6823	ORANGEVILLE DR	BREWER ERNEST &
	71	6819	ORANGEVILLE DR	BERRY ERICKA &
	72	6815	ORANGEVILLE DR	LEVEY HOWARD II
	73	3777	CAMP WISDOM RD	3777 WEST CAMP WISDOM LTD
	74	3611	CAMP WISDOM RD	U S REAL V LTD
	75	3643	CAMP WISDOM RD	CAMP WISDOM W JV
	76	6901	WESTMORELAND RD	NEWARK CULTURAL EDUCATION FACILITIES
	77	3704	CAMP WISDOM RD	MISSIRIAN JOHN O TR
	78	3502	CAMP WISDOM RD	CORRAL GROUP LP
	79	3550	CAMP WISDOM RD	PRIMARY PROPERTIES CORP
	80	3662	CAMP WISDOM RD	RETAIL SWC MALL LLC

AGENDA ITEM # 69

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 65 X

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Transit passenger station or transfer center on property zoned an NS(A) Neighborhood Service District and an R-5(A) Single Family District, along the east line of University Hills Boulevard, north of Killough Boulevard
Recommendation of Staff and CPC: Approval for a permanent period, subject to a site plan, landscape plan and conditions
Z134-215(RB)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**

ACM: RYAN S. EVANS

FILE NUMBER:	Z134-215(RB)	**DATE FILED:**	April 7, 2014
LOCATION:	East line of University Hills Boulevard, north of Killough Boulevard		
COUNCIL DISTRICT:	8	**MAPSCO:**	65-X
SIZE OF REQUEST:	Approx. 15.54 Acres	**CENSUS TRACT:**	113

APPLICANT: DART

REPRESENTATIVE: Martin Krueger

OWNER: University of North Texas System

REQUEST: An application for a Specific Use Permit for a Transit passenger station or transfer center on property zoned an NS(A) Neighborhood Service District and an R-5(A) Single Family District.

SUMMARY: The applicant is proposing to develop the site with an at-grade mass transit passenger station along DART's Blue Line, inclusive of surface parking, bus lanes, and kiss-and-ride spaces. The site is currently undeveloped. In summary, staff is supportive of the applicant's request, subject to revising the site plan and landscape plan (attached to this report) to comply with screening and landscape requirements, and the attached conditions. As it has been made clear by the applicant, they wish to have the City Council consider approving the site plan and landscape plan as submitted, both have been reviewed by staff and presented herein.

CPC RECOMMENDATION: Approval for a permanent period, subject to a site plan, landscape plan and conditions.

STAFF RECOMMENDATION: Approval for a permanent period, subject to a site plan, landscape plan and conditions.

GUIDING CRITERIA FOR RECOMMENATION:

Staff recommends approval of the request, subject a revised site plan and conditions, based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed improvements will be in scale with the character of scattered single family development in the immediate area. Additionally, the rail platform will be at grade (as opposed to elevated).

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Mass transit facilities enhance accessibility for area residents and tenants/employees of nonresidential and institutional developments.

3. *Not a detriment to the public health, safety, or general welfare* – Mass transit facilities have been located throughout the city in close proximity to the density they serve; residential areas and employment centers/areas.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Staff has had discussions with the applicant's representative regarding the applicant's request, which is requesting relief from the following: 1) screening of off-street parking when adjacent to residentially zoned property, and 2) landscape plan that complies with Article X, but lacks required landscape buffers when adjacent to residentially zoned property. Suggestions were offered to address this: 1) revise application to a PDD with alternative screening and landscaping; 2) maintain an application for an SUP, which provides the City Council an ability to approve a landscape plan that, '…as a minimum, impose landscaping requirements that are reasonably consistent with the standards and purposes of Article X.' Screening of off-street parking areas must comply with the requirements of the Dallas Development Code (six foot-tall solid screening of parking areas adjacent to residentially zoned property), or, '…a site plan approved by the City Council.' The attached letter provided by the UNT system outlines the anticipated relationship between the campus and the applicant's transit station. As staff supports the seamless interaction between both developments, flexibility in accepting both items noted above is not an option.

Zoning History: There has been no recent zoning activity in the immediate area relevant to the request.

Street	Designation; Existing & Proposed ROW
University Hills Boulevard	Principal Arterial; 107' & 107' ROW

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system.

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

STAFF ANALYSIS:

Land Use Compatibility: The request site is undeveloped. The applicant is proposing to develop the site with an at-grade mass transit passenger station, inclusive of surface parking, bus lanes, and kiss-and-ride spaces. This station will serve as the first expansion from the current terminus of the Blue Line at the Ledbetter Station (approx. three miles to the north). The proposed station represents an orderly expansion through South Oak Cliff with a focus to support the campus development for the UNT system and anticipated development within the general area. As a matter comprehension to the overall efforts to extend DART's Blue Line to this area, the organization will be acquiring an additional eight (approx.) acres from the State in order to provide for the 100 foot-wide right-of-way that will capture proposed and future improvements for this station. As noted on the attached site plan, the site will provide for two future access points (north and east) to serve as a seamless connection to the proposed UNT-D campus.

While the immediate area to the south and southeast is developed with scattered single family uses, utility and institutionally-owned residentially zoned properties are found to wrap the north/northeast portion of the site; Dallas Water Utilities' Southcliff Pump Station, and the proposed campus for the University of North Texas at Dallas (UNT-D), respectively.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing

certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

As noted in the Guiding Criteria for Recommendation, above, staff presented two options to the applicant to address development of the proposed transit station. It was communicated to the applicant's representative that the PDD would be a valid option to capture screening and perimeter landscaping that was sensitive (as relating to future cross access options between the UNT-D campus and the station platform) to the final buildout of both properties. Specifically, staff is recommending a three foot-tall berm augmented with landscape materials around the parking area while providing for physical openings to allow train riders to traverse across the property. It should be noted these openings can be adjusted in the future by the property owner submitting an application minor amendment for consideration of revisions to the affected areas of the site.

Landscaping: As an undeveloped parcel, the site possesses native vegetation across its boundary. A tree survey will be required as part of the development process. Additionally, the applicant is requesting landscaping that meets the spirit of Article X, lacking required landscape buffers when adjacent to residentially zoned property.

The attached landscape plan represents what the applicant will ask the City Council to approve, thus it has been reviewed by the chief arborist and is presented in anticipation of the Council's public hearing.

CPC MINUTES – September 18, 2014

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Transit passenger station or transfer center for a permanent period, subject to a revised site plan, landscape plan and conditions on property zoned an NS(A) Neighborhood Service District and an R-5(A) Single Family District, along the east line of University Hills Boulevard, north of Killough Boulevard.

Maker: Anantasomboon
Second: Anglin
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Rodgers, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Abtahi

Against: 0
Absent: 5 - Culbreath, Shidid, Shellene, Murphy, Ridley
Vacancy: 0

Notices: Area: 400 Mailed: 46
Replies: For: 3 Against: 0

Speakers: For (Did not speak): Martin Krueger, 1401 Pacific Ave., Dallas, TX, 75202
Against: None

UNT | SYSTEM James Maguire, *Vice Chancellor for Facilities Planning and Construction & Chief Architect*

University of North Texas *UNT Health Science Center* *UNT Dallas*

September 3, 2014

Mr. Richard Brown
Senior Planner
City of Dallas
Department of Sustainable Development/Construction
1500 Marilla Street, # 5BN
Dallas, Texas 75201

Re: Z134-215 Specific Use Permit – DART UNT Dallas Station

Dear Mr. Brown,

This letter is written in support of Dallas Area Rapid Transit (DART) and their efforts to pursue a Specific Use Permit for the purpose of constructing a light rail transit station and bus transfer center on property abutting the University of North Texas at Dallas (UNT Dallas) campus.

The proposed UNT Dallas Station site plan was collaboratively developed in a cooperative arrangement between DART and University of North Texas System, including input from UNT Dallas staff over the last two years. UNTS is wholly supportive of the design. The parking lot layout, road alignments, and specifically the minimal landscape buffer space and lack of physical barriers, fences or other visual screening devices along DART's northern and eastern property boundaries is consistent with the future development of the campus as outlined in our campus master plan. Our intent in working with DART on this design was to integrate DART's station parking facilities and the UNT Dallas campus. The absence of physical barriers, such as landscape buffers and fences, is consistent with this integration.

When implemented in the future, our planned University Promenade, located adjacent to DART's eastern property boundary, will provide the main pedestrian linkage between the campus and the light rail station. We have also coordinated with DART on the location of a future campus access drive and an adjacent pedestrian walkway. This walkway will provide the initial pedestrian connection between the campus and the DART station until the University Promenade is implemented. In order to ensure that our students, faculty and staff have unobstructed views between this walkway and the rail station, there must not be any screen fences, hedges or other visual barriers along the property boundaries. This approach supports the safe access for students walking between the campus and the station.

1901 Main Street *214.752.5978 TEL*
Dallas, Texas 75201 *214.7852.8827 FAX* *www.untsystem.edu*

We whole-heartedly support DART in their efforts, and eagerly anticipate the construction of their light rail station and the advent of DART service to our campus at the earliest possible time. We believe the improved mobility options DART provides will be a catalyst to the future growth of the UNT Dallas campus and to the surrounding area.

Sincerely,

James Maguire
Vice Chancellor for Facilities Planning and Construction
University of North Texas System

CC: Alan Stucky, UNTS
Raynard Kearbey, UNTS
Cleo Grounds, Dallas Area Rapid Transit (DART)

DART UNT- Dallas Station – Specific Use Permit

Checklist Item Q – Listing of DART Board of Directors

City of Dallas
Jim Adams
Richard Carrizales - *Secretary*
Jerry Christian
Amanda Moreno Cross
Pamela Dunlop Gates
Michele Wong Krause
Robert W. Strauss – *Chairman*

City of Dallas and Cockrell Hill
William Velasco, II

City of Garland
Michael T. Cheney

City of Irving
Rick Stopfer

City of Plano
Paul N. Wagemen

Cities of Richardson and University Park, Towns of Addison and Highland Park
Gary Slagel – *Assistant Secretary*

Cities of Carrollton and Irving
Randall N. Chrisman

Cities of Plano and Farmers Branch
Faye Moses-Wilkens – *Vice-Chairman*

Cities of Garland, Rowlett and Glenn Heights
Mark C. Enoch

CPC CONDITIONS FOR A SPECIFIC USE PERMIT FOR A TRANSIT STATION OR TRANSFER CENTER

1. USE: The only use authorized by this specific use permit is a transit passenger station or transfer center.

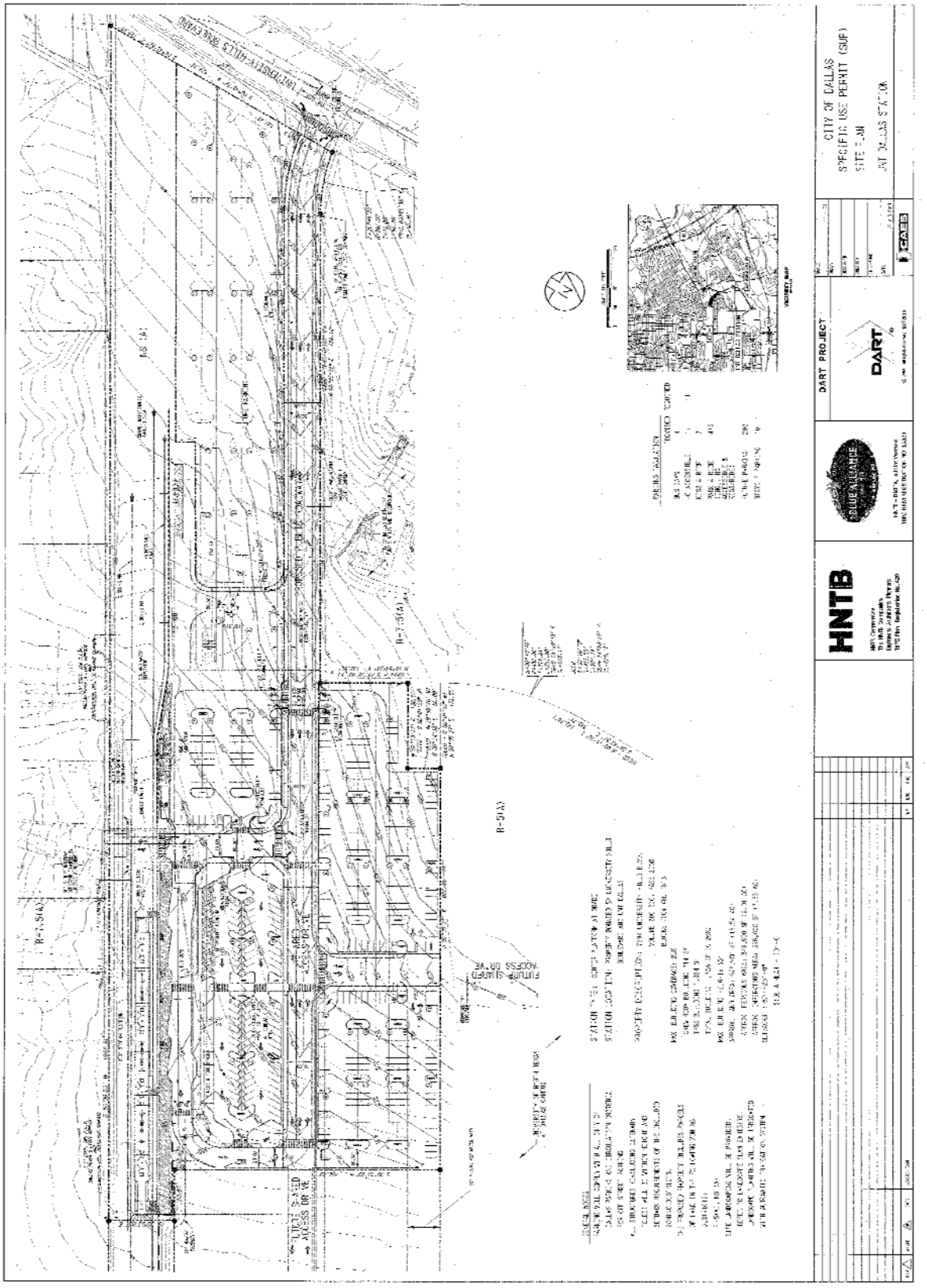
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit is approved for a permanent time period.

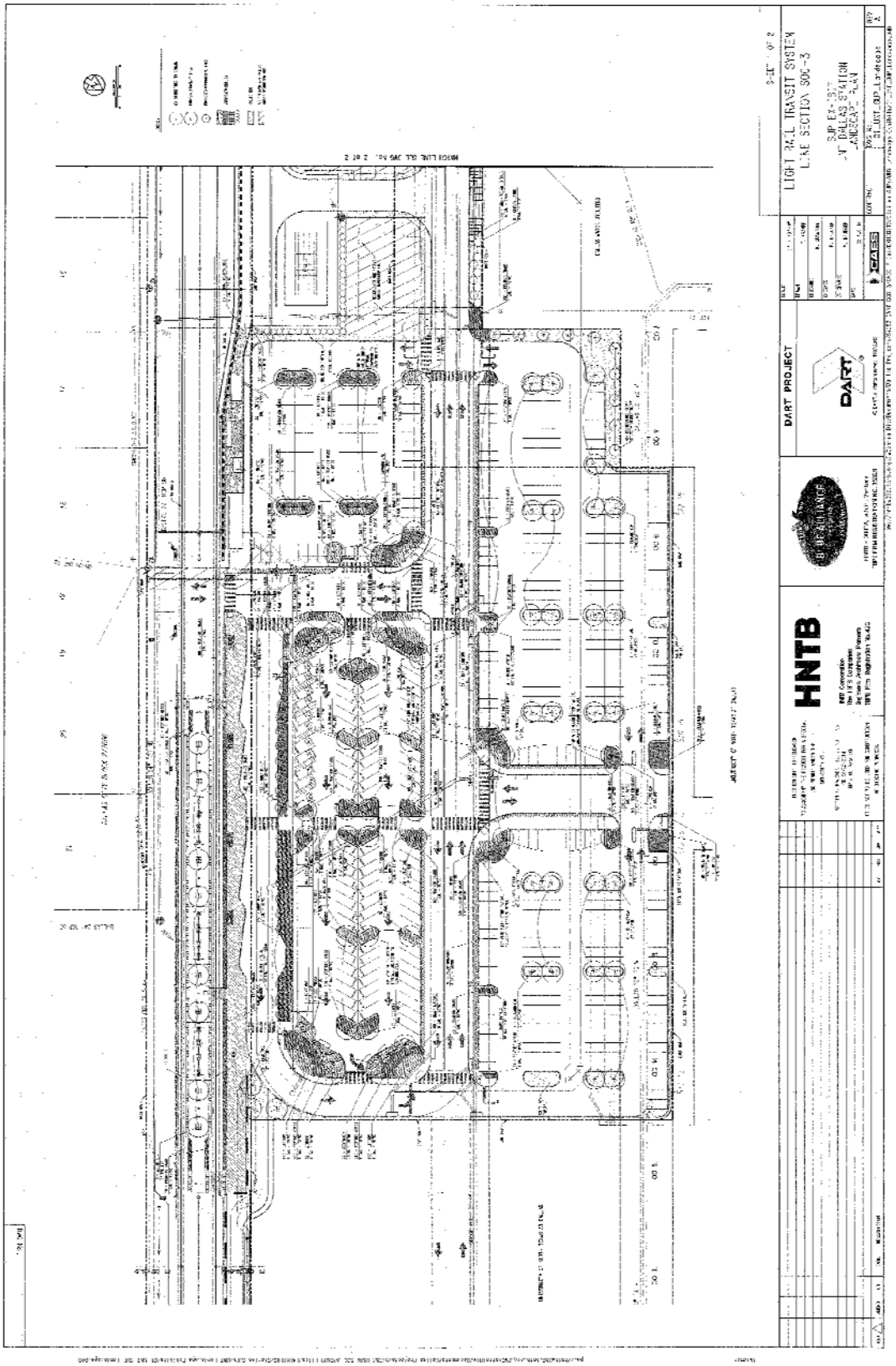
4. LANDSCAPING: Prior to the issuance of a certificate of occupancy, landscaping must be provided as shown on the attached landscape plan.

5. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

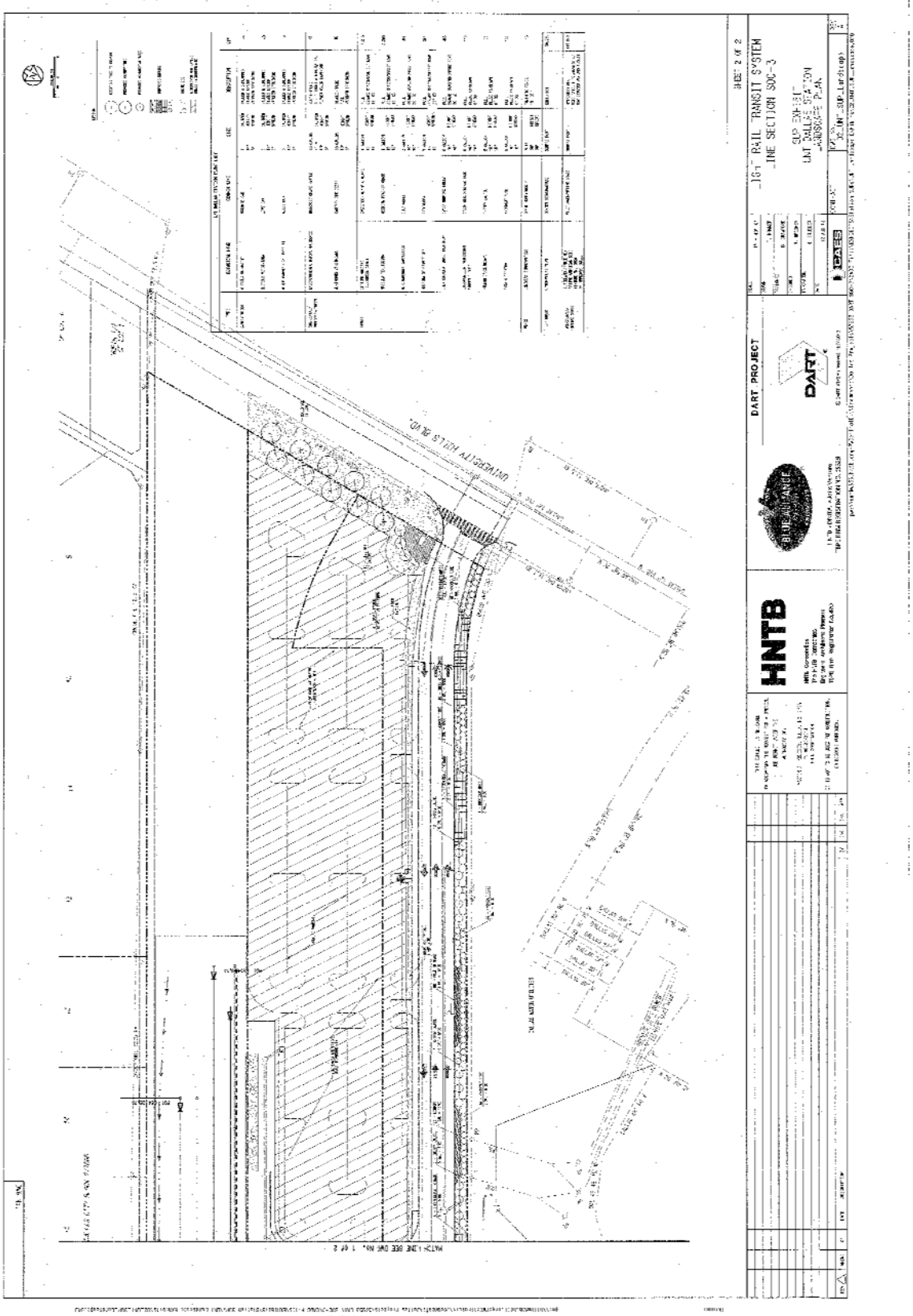
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Proposed Site Plan



Proposed Landscape Plan-Sheet 1



Proposed Landscape Plan-Sheet 2

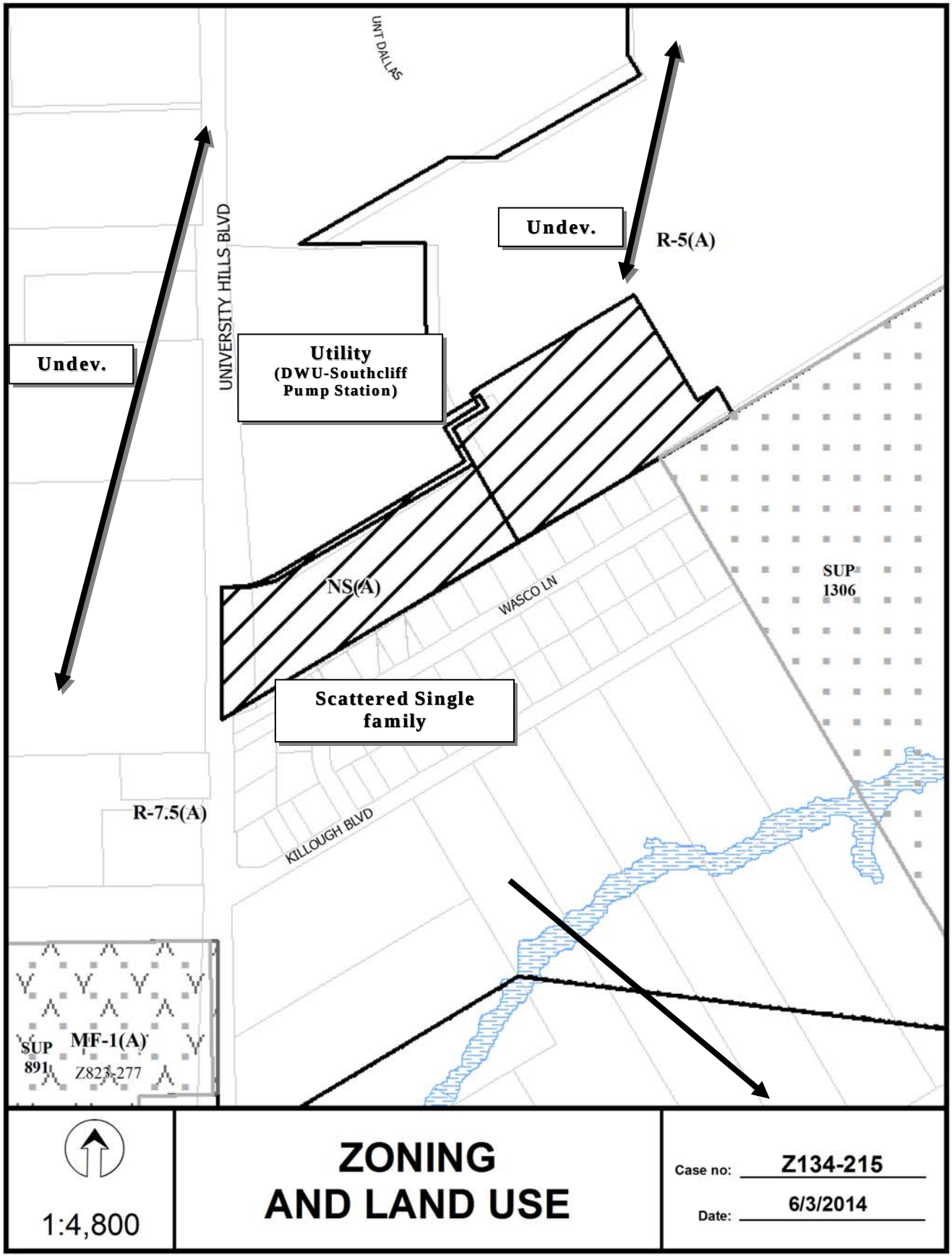


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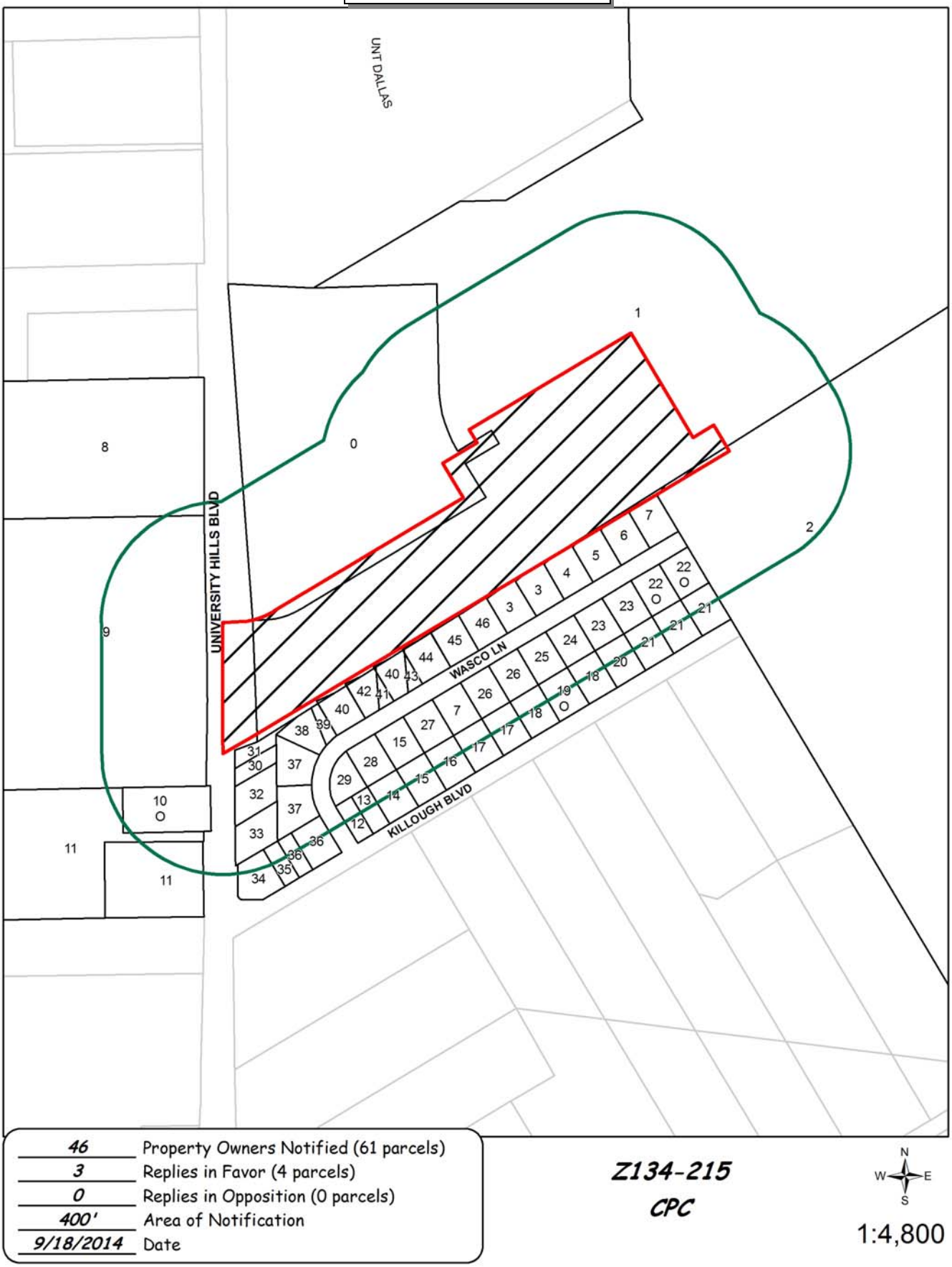
AERIAL MAP

Case no: Z134-215

Date: 6/3/2014


UNT DALLAS
UNIVERSITY HILLS BLVD
Undev.
R-5(A)
Undev.
Utility
(DWU-Southcliff
Pump Station)
NS(A)
WASCO LN
SUP
1306
Scattered Single
family
R-7.5(A)
KILLOUGH BLVD
SUP
891
MF-1(A)
Z823-277
1:4,800
ZONING
AND LAND USE
Case no: Z134-215
Date: 6/3/2014

CPC RESPONSES



09/17/2014

Reply List of Property Owners

Z134-215

46 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	7600	UNIVERSITY HILLS BLVD	TEXAS STATE OF
	2	1801	WHEATLAND RD	RKCJ LLC
	3	1427	WASCO LN	BARBER GREGORY S & GARY L
	4	1505	WASCO LN	BARBER GREGORY S & GRAY L
	5	1515	WASCO LN	NEALEY NORA M
	6	1525	WASCO LN	CARSON WILLIE L & FLETA
	7	1366	WASCO LN	BARBER GREGORY S
	8	7711	UNIVERSITY HILLS BLVD	SMITH ALVIN NAPOLEON
	9	7811	UNIVERSITY HILLS BLVD	BAYCO PROPERTIES LTD
O	10	8023	UNIVERSITY HILLS BLVD	HARRIS JACQUELLINE A ETAL
	11	8011	UNIVERSITY HILLS BLVD	SNEED REBECCA P
	12	1305	KILLOUGH BLVD	HORSELY IVAN C &
	13	1	KILLOUGH BLVD	JONES CARL WAYNE
	14	1319	KILLOUGH BLVD	ELMORE RUTH EVELYN ETAL
	15	1329	KILLOUGH BLVD	GOLDSMITH W C
	16	1339	KILLOUGH BLVD	MOREY TOMMIE MAE
	17	1407	KILLOUGH BLVD	BARBER GREGORY S &
	18	1427	KILLOUGH BLVD	SUBURBAN DEVELOPERS
O	19	1437	KILLOUGH BLVD	HAIRSTON JAMES L
	20	1515	KILLOUGH BLVD	HUTCHESON CHARLEY EARL
	21	1525	KILLOUGH BLVD	CRAWFORD MONICA
O	22	1536	WASCO LN	JACKSON LEON
	23	1516	WASCO LN	BARBER OPHERS
	24	1438	WASCO LN	CURRY VIOLA B
	25	1428	WASCO LN	ANDERSON LINARD B
	26	1418	WASCO LN	TEXAS TEAMSTERS

09/17/2014

Reply	*Label #*	*Address*		*Owner*
	27	1356	WASCO LN	BARBER GERALD & OLIVIA
	28	1336	WASCO LN	PATRICK OLIVER & CARLA
	29	1322	WASCO LN	HORSLEY IVAN C
	30	8000	UNIVERSITY HILLS BLVD	BROWN ROBERT GENE
	31	8010	UNIVERSITY HILLS BLVD	FRIAS ROLANDO & MARIA
	32	8020	UNIVERSITY HILLS BLVD	MENDEZ JOSE & CARMEN
	33	8030	UNIVERSITY HILLS BLVD	WILSON SUSAN Y
	34	1211	KILLOUGH BLVD	REYES GENEVIEVE G
	35	1217	KILLOUGH BLVD	ANIMA JESUS J &
	36	1231	KILLOUGH BLVD	R K C J LLC
	37	1315	WASCO LN	YOUNG JOHN W &
	38	1327	WASCO LN	BROWN JOHN F
	39	1329	WASCO LN	STUART SAMUEL HENRY
	40	1337	WASCO LN	SURBURBAN DEVELOPERS
	41	1345	WASCO LN	SURBURBAN DEVELOPERS
	42	1341	WASCO LN	LEWIS DERRY WANE &LAVERNE
	43	1355	WASCO LN	MORTENSEN SUSAN PRINGLE
	44	1365	WASCO LN	SURBURBAN DEVELOPERS
	45	1407	WASCO LN	CONTRERAS MANUEL A TR &
	46	1417	WASCO LN	SILVA MARISELA

AGENDA ITEM # 70

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 74 D

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for RR Regional Retail District uses and a truck stop on property zoned an RR Regional Retail District on the northwest corner of R.L. Thornton Freeway and West Wheatland Road
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z134-271(WE)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**

ACM: RYAN S. EVANS

FILE NUMBER: Z134-271(WE) **DATE FILED:** June 4, 2014

LOCATION: R.L. Thornton Freeway and West Wheatland Road, northwest corner

COUNCIL DISTRICT: 8 **MAPSCO:** 74-D

SIZE OF REQUEST: Approx. 3.608 acres **CENSUS TRACT:** 111.05

APPLICANT: Victron Stores, LP

OWNER: Kurosh Amini & David Nuafi

REPRESENTATIVE: Kenneth D. Baca

REQUEST: An application for a Planned Development District for RR Regional Retail District uses and a truck stop on property zoned an RR Regional Retail District.

SUMMARY: The purpose of this request is to allow 18-wheelers to use the fueling pumps to fuel their trucks. The applicant proposes to develop a one-story, 7,600 square foot general merchandise or food store with fueling pumps. In addition, the proposed development will have a restaurant that will be located within the proposed development. The proposed Planned Development District will prohibit several amenities that are typically located within a truck stop such as overnight truck parking on the premises, parking trucks on site for a period of time, a truck lounge and show facilities. The proposed development will also provide a general merchandise or food store with a fueling station for other vehicles, which is permitted by right, within the RR Regional Retail District.

CPC RECOMMENDATION: Approval, subject to a development plan, landscape plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval the Planned Development District based upon:

1. *Performance impacts upon surrounding property* – The proposed PDD is not anticipated to have a negative impact on the surrounding areas due to the surrounded properties being undeveloped and conditions that will be incorporated to limit the impact. . The truck activities will be restricted to fueling vehicles only.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request for the PDD will not have a negative impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in a Commercial Center or Corridor Building Block and is consistent with the building block and surrounding area.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The applicant's request for a Planned Development District will allow for a truck stop use to be added to the main uses that are permitted in an RR Regional Retail District. The RR Regional Retail District permits, by right, a general merchandise or food store greater than 3,500 square feet with fueling pumps, but it does not allow for a truck stop use. A truck stop use is permitted only in a Commercial or Industrial area by a Specific Use Permit.

BACKGROUND INFORMATION:

- The request site is currently undeveloped and is adjacent to the R.L. Thornton Freeway.

- The surrounding land uses consist of several undeveloped tracts of land. Approximately 194 feet west of the request site are properties that are developed with multifamily uses and an adult day care facility and community service center (SUP No. 1345).

Zoning History: There has been one recent zoning change requested in the area.

1. Z101-244 - On August 10, 2011, the City Council amended Specific Use Permit No. 1345 for a community service center and an adult day care facility for a ten year period with eligibility for automatic renewals for additional ten year periods.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South R.L. Thornton Freeway		Variable width lanes	Variable width lanes
West Wheatland Road	Principal Arterial	60 ft.	90 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed SUP and PDD amendment will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR	Undeveloped
North	RR	Undeveloped
South	RR	Undeveloped
East		R.L. Thornton Freeway
West	RR	Undeveloped

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Commercial Center or Corridor Building Block.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

STAFF ANALYSIS:

Land Use Compatibility:

The proposed development is appropriate from a land use perspective, which includes a truck stop use. The site's location is adjacent to a major freeway (R.L. Thornton Freeway frontage road) and is in close proximity to Interstate 20. Access onto West Wheatland Road from the proposed development is prohibited. The proposed development will strictly limit the trucks ingress and egress from R.L. Thornton Freeway frontage road and will limit the fueling activity to the northern portion of the site. The proposed Planned Development conditions will also restrict specific activities that are associated with a truck stop, such as prohibit shower facilities, gaming activities, a trucker's lounge, overnight truck parking or truck parking on the premises and off-street parking for the trucks.

Approximately 194 feet west of the request site are properties that are developed with multifamily uses and an adult day care facility and community service center (SUP No. 1345).

Landscaping: Landscaping the proposed development will be in accordance with the attached landscape plan. The applicant could not landscape the site in accordance with Article X because of a conflict with an existing utilities easement that is located along the R.L. Thornton Freeway frontage road. The number of street trees required along R.L. Thornton Freeway is 8 but the applicant will plant and maintain 4 trees along the frontage road. Staff supports the attached landscape plan because the remaining site will meet Article X, landscaping requirements except for the portion of the site where planting trees will conflict with the underground utilities.

Access Agreement: The applicant owns the adjacent property to the west of the request site and will provide an access agreement that will allow an additional driveway approach from West Wheatland Road onto the site.

CPC Action – September 18, 2014

Motion: It was moved to recommend **approval** of a Planned Development District for RR Regional Retail District uses and a truck stop, subject to a revised development plan, landscape plan and revised conditions with the following additions: 1) Under Section 51P-__.108, OFF STREET PARKING AND LOADING, add a subsection "(b)", to read as follows: "Commercial motor vehicles are prohibited from utilizing ingress/egress points other than the one ingress/egress point denoted on the development plan.", 2) Prior to Council consideration add a label to the development plan to restrict access of commercial motor vehicles to the 45 ft. ingress/egress point on the east side of the property and prohibit ingress/egress from all other locations, and 3) Under Section 51P-__111, SIGNS, add a subsection "(b)" to read as follows: "Signs shall be posted on the site to direct commercial motor vehicles to utilizing ingress/egress point denoted on the development and to prohibit utilization of other ingress/egress points.", on property zoned an RR Regional Retail District on the northwest corner of R.L. Thornton Freeway and West Wheatland Road.

Maker: Lavallaisaa
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 43
Replies: For: 4 Against: 4

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: Sandy Jordan, 115 High Harvest Rd., Dallas, TX, 75241

LIST OF OFFICERS

List of partners, principals or officers, position held and corporate address for:

Victron Energy, Inc./Applicant
105 YMCA Dr.
Waxahachie, TX 75165

Office	Officeholder
Chairman of the Board	Ali Sharaf
Chief Executive Officer	Ali Sharaf
President	Ali Sharaf
Vice President/Chief Operating Officer	Walid Alameddine
Vice President/Senior Counsel	Jerry F. McCarty
Vice President	Mohamad Soueid
Vice President	Chad Adams
Vice President	Kenneth D. Baca
Vice President/General Counsel	Brooke Daves
Treasurer	Robert H. Bowling
Assistant Treasurer	Beau Henry
Secretary	Ali Sharaf
Assistant Secretary	Mohamed Sharaf

CPC PROPOSED PDD CONDITIONS

SEC. 51P-___.101. LEGISLATIVE HISTORY.

PD ___ was established by Ordinance No. ____, passed by the Dallas City Council on____.

SEC. 51P-___.102. PROPERTY LOCATION AND SIZE.

PD ___ is established on property located on the northwest corner of R.L. Thornton Freeway and West Wheatland Road. The size of PD ___ is approximately 3.608 acres.

SEC. 51P-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a non-residential zoning district.

SEC. 51P-___.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-___.105. MAIN USES PERMITTED.

(a) The uses permitted in this district are the same as those uses permitted in the RR Regional Retail District, subject to the same conditions applicable in the RR Regional Retail District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the RR Regional Retail District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the RR Regional Retail District is subject to DIR in this planned development district; etc.

(b) Truck Stop is permitted by right

(c) The following uses are prohibited in this district.

- Shower facilities
- Truck scale
- Trucker's lounge
- Gaming activities
- Off-street parking for Truckers
- Overnight truck parking or truck parking on premises

SEC. 51P-___.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Division 51A-4.400. In the event of a conflict, between this section and Division 51A-4.400, this section controls.

The yard, lot, and space regulations for the RR Regional Retail District apply.

SEC. 51P-___.108. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) Commercial motor vehicles are prohibited from utilizing ingress/egress points other than the one ingress/egress point denoted on the development plan.

SEC. 51P-___.109 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.110. LANDSCAPING.

(a) Landscaping must be provided in accordance with the landscape plan.

(b) All plant materials must be maintained in a healthy, growing condition.

SEC. 51P-___.111. SIGNS.

(a) Signs must comply with the provisions for business zoning districts in Article VII.

(b) Signs shall be posted on the site to direct commercial motor vehicles to utilize the ingress/egress point denoted on the development plan and to prohibit utilization of other ingress/egress points.

SEC. 51P-___.112. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

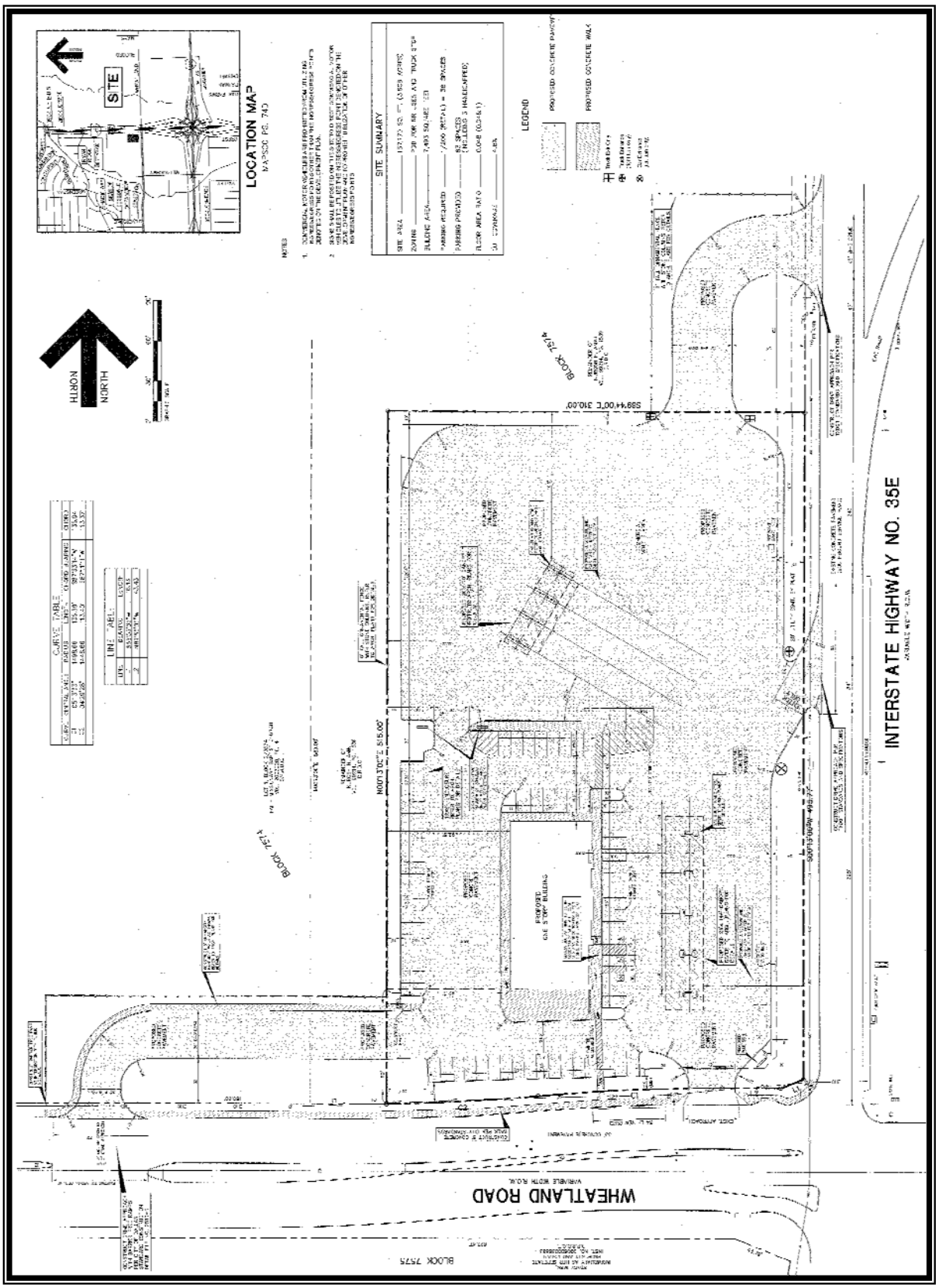
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-___.113 COMPLIANCE WITH CONDITIONS.

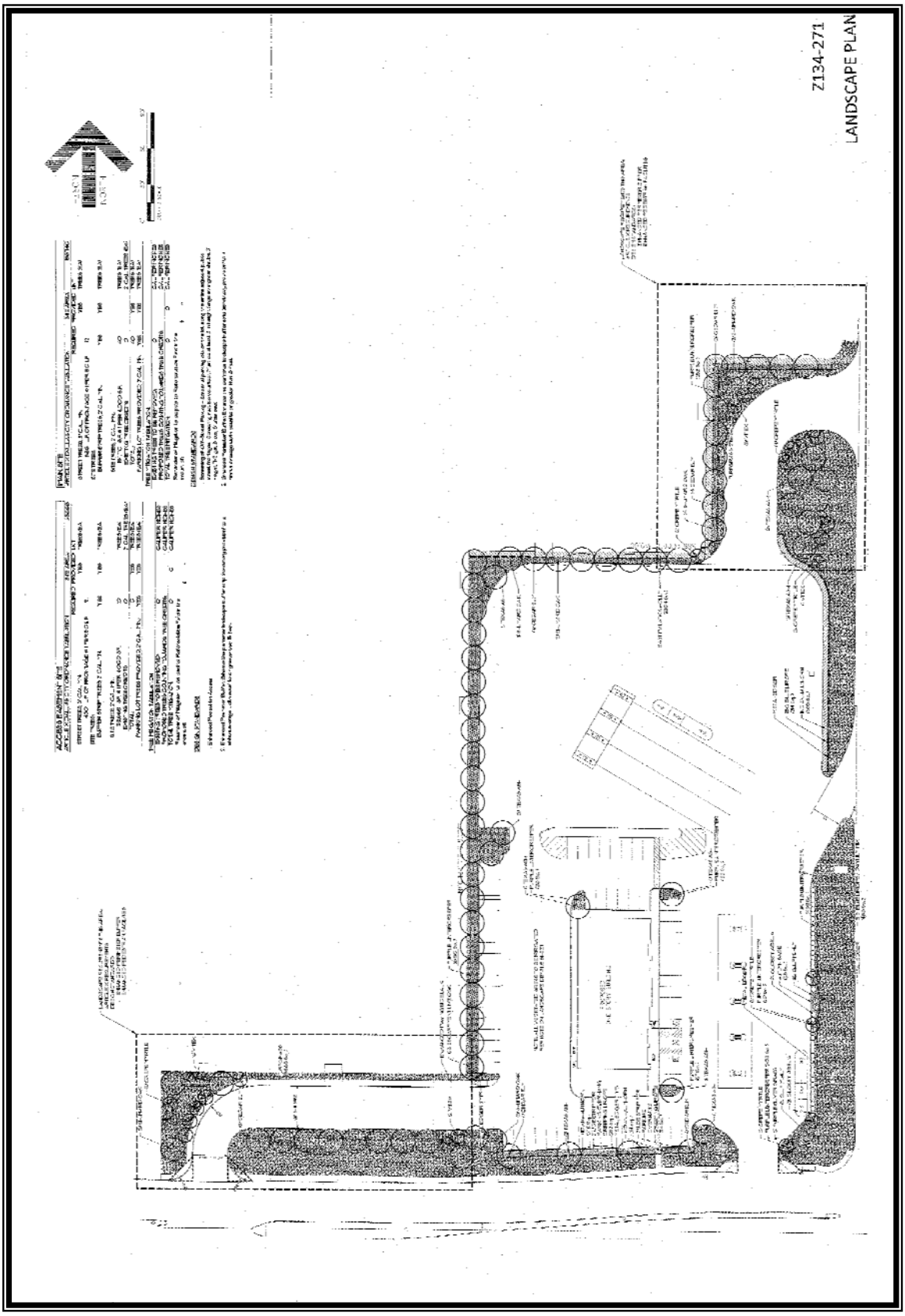
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

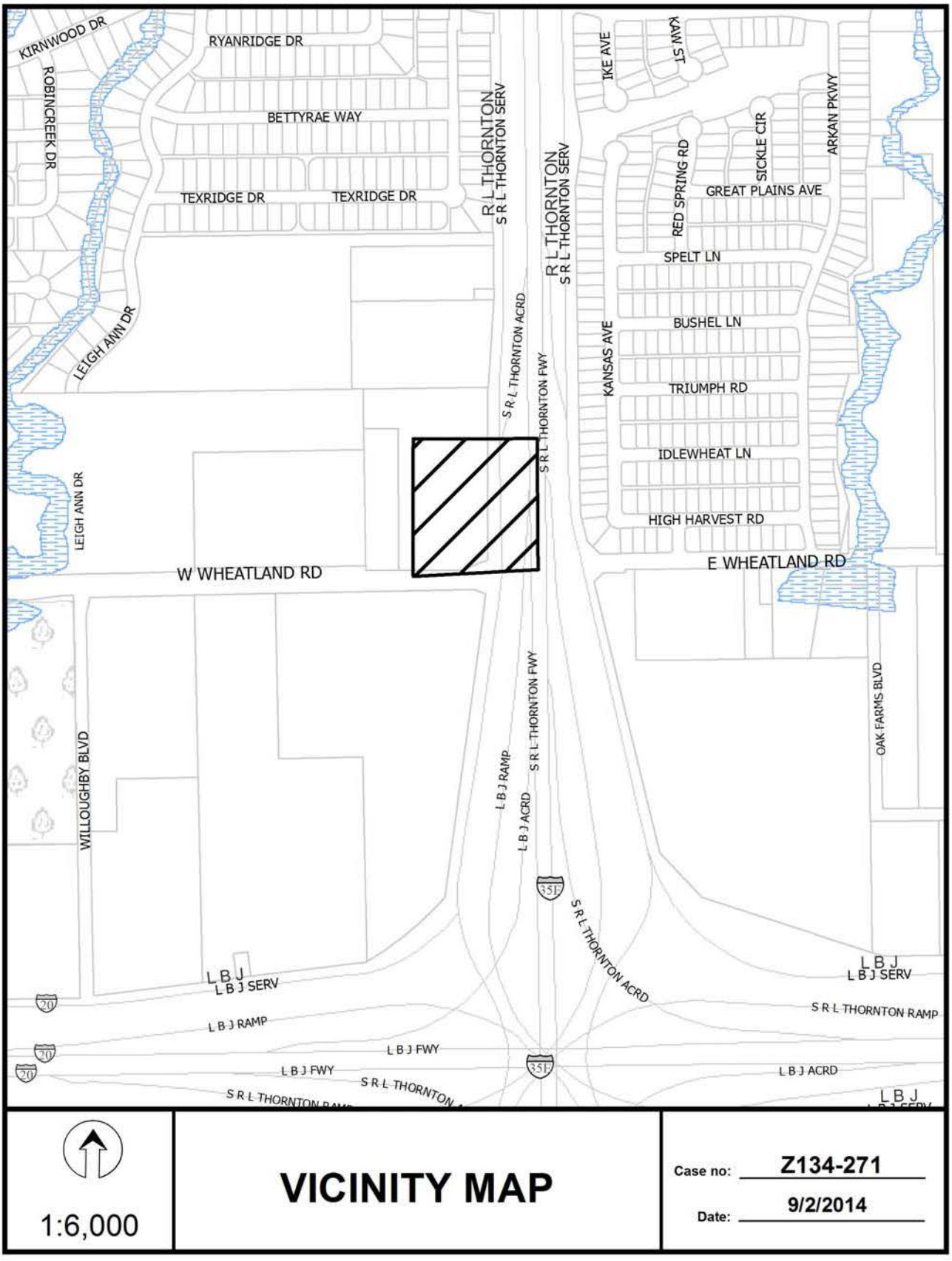
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



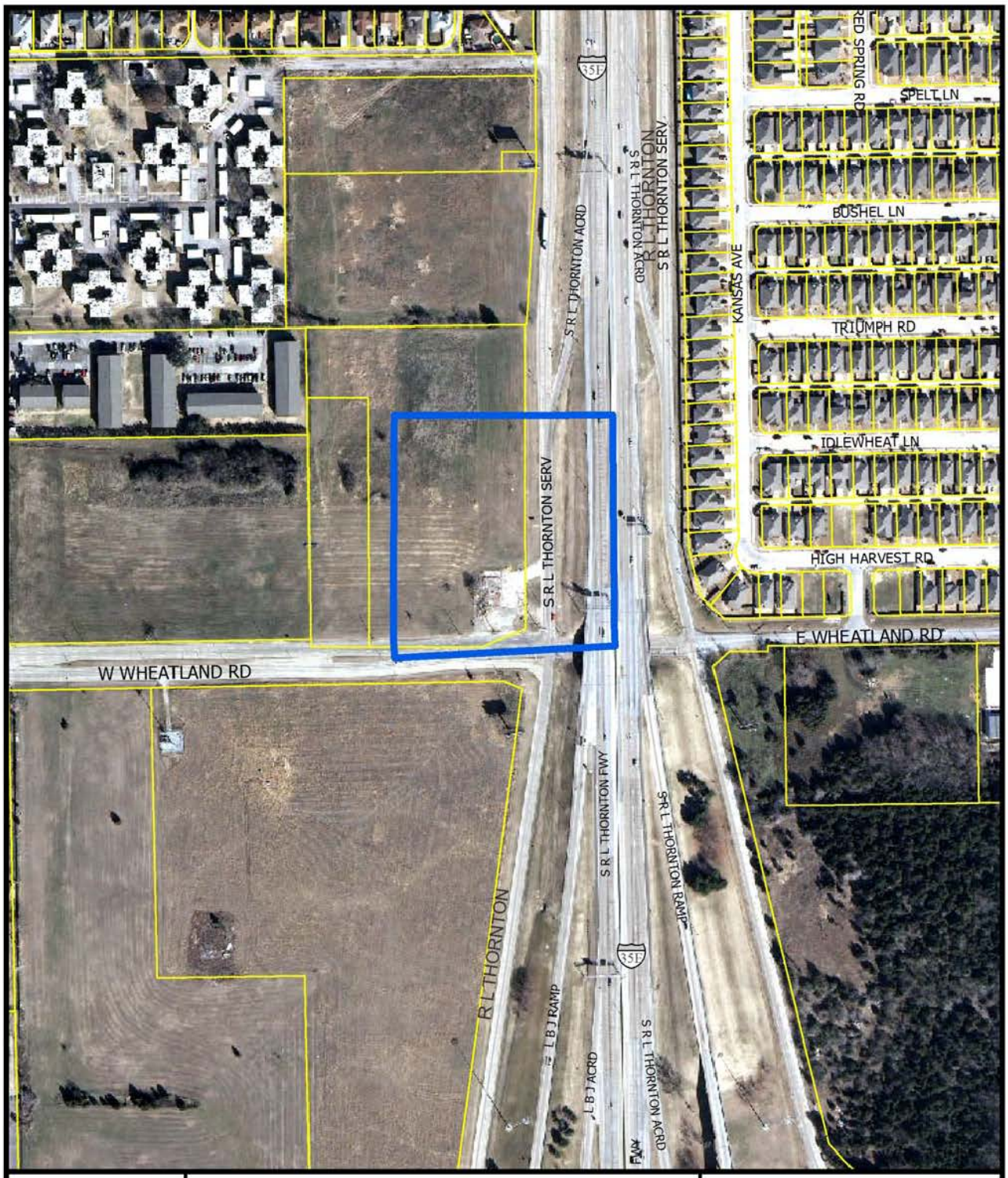


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VICINITY MAP

Case no: Z134-271

Date: 9/2/2014

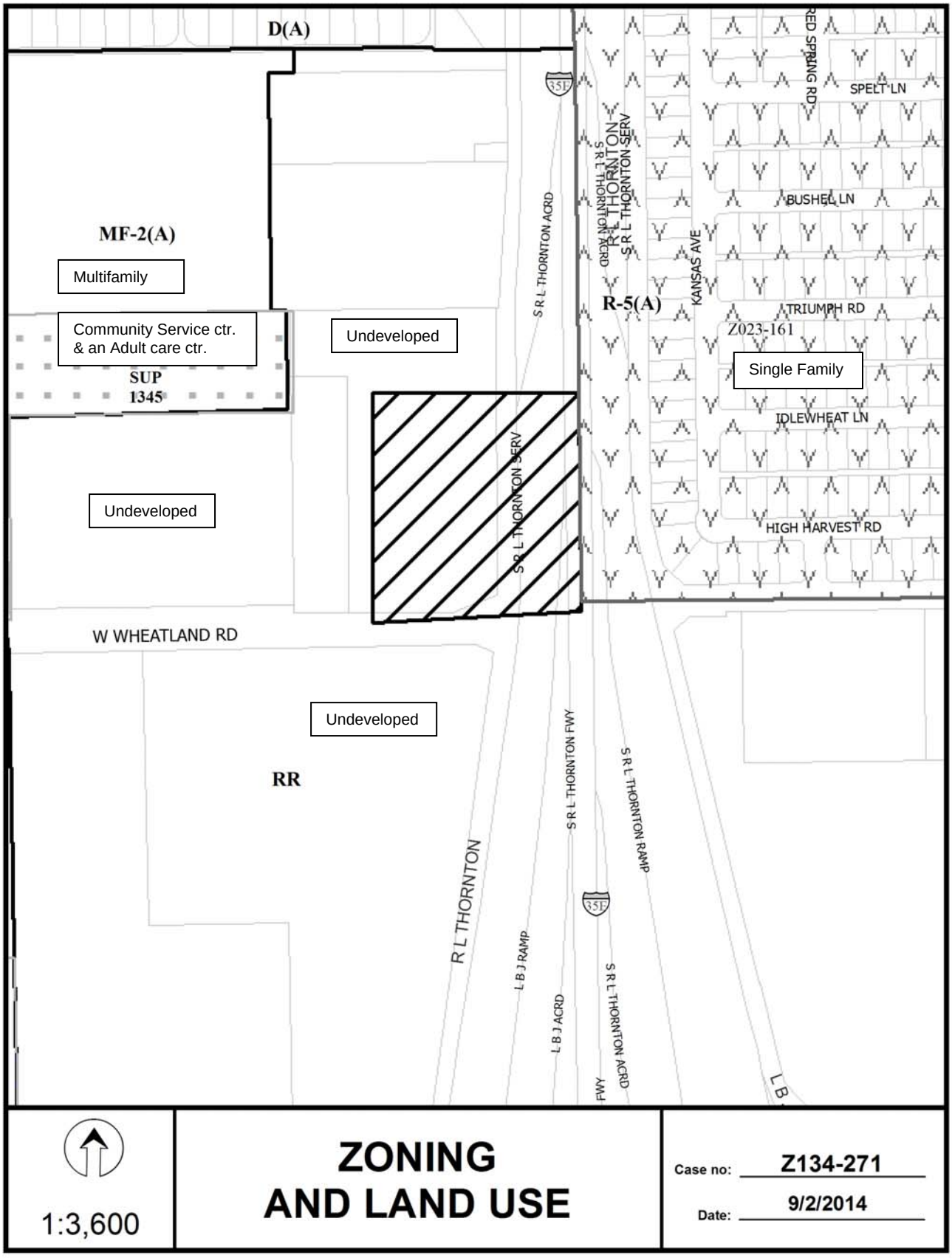


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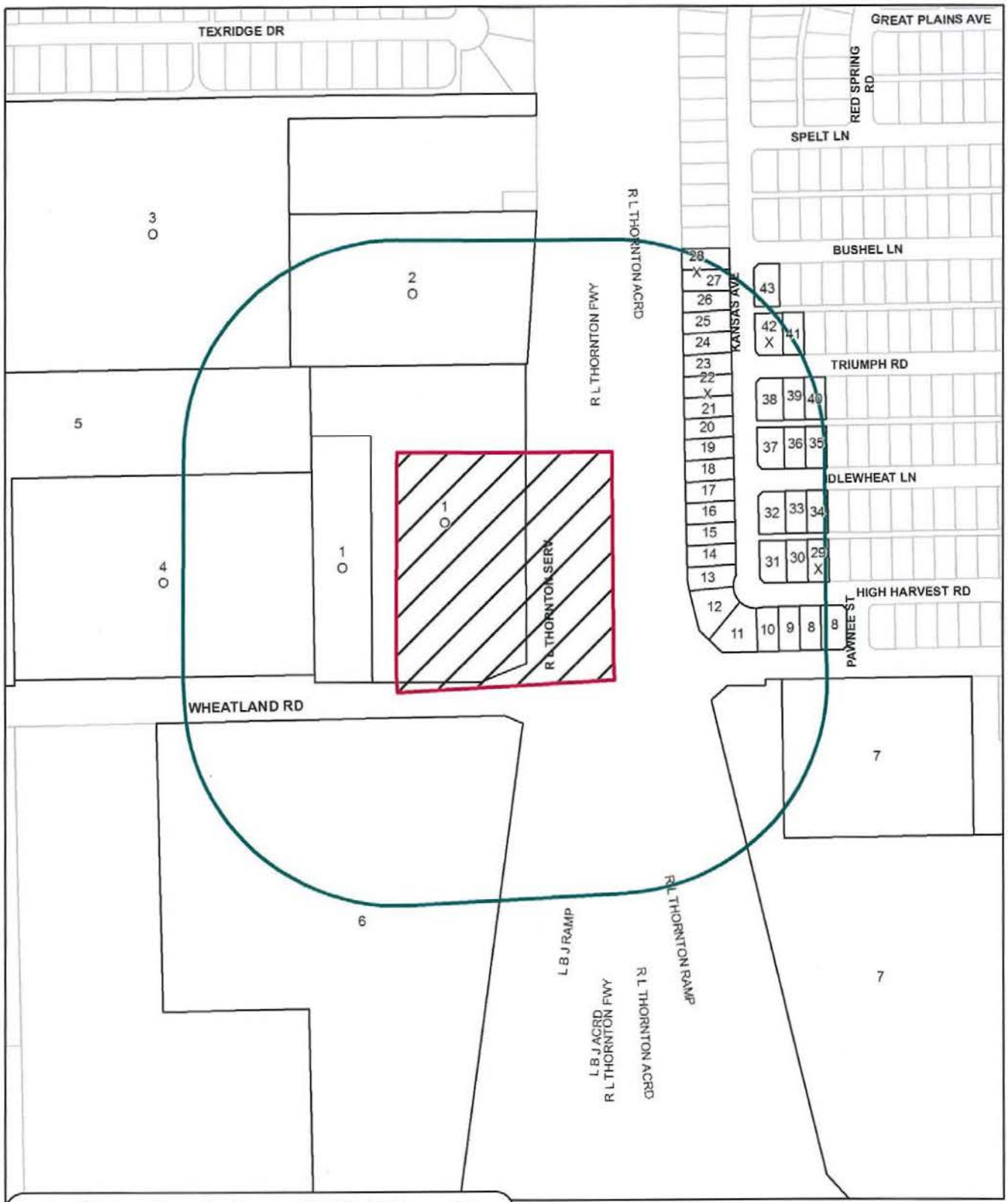
AERIAL MAP

Case no: Z134-271

Date: 9/2/2014


D(A)
MF-2(A)
Multifamily
Community Service ctr.
& an Adult care ctr.
SUP
1345
Undeveloped
Undeveloped
Undeveloped
RR
R-5(A)
Single Family
Z023-161
W WHEATLAND RD
SPELT LN
BUSHEL LN
TRIUMPH RD
IDLEWHEAT LN
HIGH HARVEST RD
KANSAS AVE
RED SPRING RD
S R L THORNTON SERV
S R L THORNTON ACRD
R L THORNTON
S R L THORNTON FWY
S R L THORNTON RAMP
L B J RAMP
L B J ACRD
351
1:3,600
ZONING
AND LAND USE
Case no: Z134-271
Date: 9/2/2014

CPC RESPONSES



43	Property Owners Notified (46 parcels)
4	Replies in Favor (5 parcels)
4	Replies in Opposition (4 parcels)
500'	Area of Notification
9/18/2014	Date

Z134-271
CPC

N
W E
S

1:3,600

Notification List of Property Owners

Z134-271

43 Property Owners Notified *4 Property Owners in Favor* *4 Property Owners Opposed*

Reply	Label #	Address		Owner
O	1	8165	R L THORNTON FWY	AMINI KUROSH &
O	2	7901	R L THORNTON FWY	NAJAFI DAVID &
O	3	7930	LEIGH ANN DR	BURK LARRY
O	4	201	WHEATLAND RD	AMINI KARUSH &
	5	417	WHEATLAND RD	WHEATLAND TERRACE PARTNERS LTD
	6	200	WHEATLAND RD	WISK STACEY
	7	120	WHEATLAND RD	METHODIST HOSPITALS OF DALLAS
	8	118	HIGH HARVEST RD	MEHTA YASHBIR LIVING TRUST
	9	110	HIGH HARVEST RD	HENDERSON ROBERT &
	10	106	HIGH HARVEST RD	PERKINS MARILYN
	11	102	HIGH HARVEST RD	WHEELER KENDELL K
	12	7967	KANSAS AVE	SUMIKAWA DAVID A & JODI ANNE T
	13	7963	KANSAS AVE	VILLA JOSE L & LEONORA
	14	7959	KANSAS AVE	QALYYIM ROSITA
	15	7955	KANSAS AVE	JMM ENTERPRISES LLC
	16	7951	KANSAS AVE	SKAVDAHL ROGER
	17	7947	KANSAS AVE	MURPHY TANISHA N
	18	7943	KANSAS AVE	ALONCO SUPERANNUATION FUND THE
	19	7939	KANSAS AVE	JPMORGAN CHASE BANK N A
	20	7935	KANSAS AVE	HALL DEMETRIA F &
	21	7931	KANSAS AVE	CARDELL KELLY
X	22	7927	KANSAS AVE	WHITE RODERICK & PATRYCE
	23	7923	KANSAS AVE	MELENDEZ JESUS &
	24	7919	KANSAS AVE	MCGRATH BRIAN D
	25	7915	KANSAS AVE	FIELDS MORRIS E
	26	7911	KANSAS AVE	ZAILANI BILKISU &

09/17/2014

Reply	*Label #*	*Address*		*Owner*
	27	7907	KANSAS AVE	BRADFORD DONTANIA
X	28	7903	KANSAS AVE	WALKER BRENDA M &
X	29	115	HIGH HARVEST RD	JORDAN SANDY
	30	111	HIGH HARVEST RD	MARTIN ANGELA
	31	107	HIGH HARVEST RD	BRYANT TONYA
	32	104	IDLEWHEAT LN	RAMIREZ JOSE L &
	33	108	IDLEWHEAT LN	ESQUIVEL VICTOR M
	34	112	IDLEWHEAT LN	DECK STEVE
	35	111	IDLEWHEAT LN	ADAMS BEATRICE
	36	107	IDLEWHEAT LN	JONTZ JOANNE R
	37	103	IDLEWHEAT LN	YOUNG JOHN N
	38	104	TRIUMPH RD	HARRISON DEDRIC D &
	39	108	TRIUMPH RD	RIVERA FELIPA
	40	112	TRIUMPH RD	CHUN WONG CECILIA YUK
	41	107	TRIUMPH RD	BANK OF AMEIRCA
X	42	103	TRIUMPH RD	LOTOS RENTAL PROP LLC
	43	104	BUSHEL LN	BANK OF AMERICA NA

AGENDA ITEM # 71

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 36 C

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private school on property zoned an R-7.5(A) Single Family District on the northeast corner of East Lovers Lane and Skillman Street
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions
Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions
Z134-272(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**

ACM: RYAN S. EVANS

FILE NUMBER: Z134-272(OTH) **DATE FILED:** October 23, 2013

LOCATION: Northeast corner East Lovers Lane and Skillman Street

COUNCIL DISTRICT: 14 **MAPSCO:** 36-C

SIZE OF REQUEST: Approx. 7.68 acres **CENSUS TRACT:** 79.03

OWNER/APPLICANT: Zion Lutheran Church

REPRESENTATIVE: Karl A. Crawley, Masterplan.

REQUEST: An application for a Specific Use Permit for a private school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant's request is for a Specific Use Permit to be able to continue the use of the property as a private school and to add 8,280 square feet for classrooms and 11,300 square feet for a gymnasium. The total square footage for the school will be 34,620 square feet. The current enrollment is 275 students from Kindergarten through 8th grade. The improvements will allow for a maximum enrollment of 296 students.

CPC RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan, and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing building and proposed expansion are compatible in scale and character with the surrounding single-family and multifamily uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing church and private school have not negatively impacted the adjacent properties and provide a valuable service to this area of the city.

3. *Not a detriment to the public health, safety, or general welfare* – The existing private school has not been a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use and site plan as proposed, comply with all the zoning regulations and standards.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
E. Lovers Lane	Principal Arterial	60 ft.
Skillman Street	Principal Arterial	100 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can

serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in an urban neighborhood building block.

The Urban Neighborhood block is predominately residential but is distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences.

The applicant proposes to continue the use of the property for a private school. The applicant's request is in compliance with the goals and policies in the ***forwardDallas! Comprehensive Plan.***

Land Use Compatibility:

The proposed use is complimentary to the neighborhood and creates a sense of community in the area. The adjacent land uses to the property are single family and surrounding uses include single family, townhomes and multifamily. The school and the church have been operating on the site since 1957. The school is a nonconforming use since it started operation before the SUP requirement was established. The applicant is requesting an SUP due to the expansion of the facilities.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Landscaping: The applicant is proposing an addition of approximately 34,620 square feet. This improvement will trigger landscape requirements. The landscaping of the property must comply with Article X.

PROPOSED CONDITIONS
Z134-272

1. USE: The only use authorized by this specific use permit is a private school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. CLASSROOMS: Maximum number of classrooms is 15.

5. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted. No other ingress or egress is permitted.

6. OFF-STREET PARKING: Parking must be located as shown on the attached site plan.

7. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic management plan.

i. The Property owner or operator shall prepare an update to the traffic management plan evaluating the sufficiency of the plan. The initial update of the traffic management plan must be submitted to the director by November 1, 2016. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each two years thereafter (beginning 2018).

ii. The traffic management plan must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal

and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC Minutes – September 18, 2014

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private school for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan (submitted in two-year intervals) and conditions on property zoned an R-7.5(A) Single Family District on the northeast corner of East Lovers Lane and Skillman Street.

Maker: Ridley
Second: Murphy
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Culbreath, Shellene
Vacancy: 0

Notices: Area: 400 Mailed: 159
Replies: For: 8 Against: 2

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

TRAFFIC MANAGEMENT PLAN

Traffic Management Plan For

Zion Lutheran Church and School

6121 East Lovers Lane, Dallas Texas

Prepared for the City of Dallas

By:

Jacobs Engineering Inc.

June 1, 2014

Rev 1 July 24, 2014

Rev 2 August 31, 2014



Introduction

Zion Lutheran Church and School was constructed in its present location in 1957 with a Sanctuary addition completed in 1984. The school currently has 275 students enrolled including Prekindergarten and Kindergarten through 8th grade. Zion is proposing the addition of a new music room, three replacement classrooms, school office and a new gymnasium. The construction of the new classrooms will allow adaptive reuse of three existing classrooms for youth and adult programs by the church. Zion does not anticipate a significant change in enrollment due to the addition, as the new facilities are intended to increase the level of service for the school and church and provide an improved image of Zion in the community.

Overview

The maximum capacity at Zion Lutheran School is not intended to be significantly impacted by the addition with enrollment estimated to be capped at 296 students. The normal school day for PreSchool and K-8 is from 8:30 am to 3:30 pm Monday through Friday. However hours vary due to extended care and after school activities. Drop off and pickup for Prekindergarten is separated from the K-8 drop off / pick up function and will not be affected by the proposed modifications. Drop-off and pickup for K-8 will be slightly modified due to building construction, however the queuing area and length will not be changed.

Traffic Flow and Queuing

The K-8 school area receives its ingress and egress traffic from Lovers Lane which the facilities front. Lovers Lane is a 6 lane divided thoroughfare with an eastbound left turn lane into the site. All queuing for the school is accommodated on site with vehicle staging for drop off and pickup on the north end of the parking lot that serves the church on Sundays. See attached site plan. Approximately 176 K-8 students are dropped off and picked up by personal vehicles each day. 25 of the 176 are dropped off before the 8:15 bell (between 7:00 and 8:15). Entry into the building for regular school begins at 8:15 with class starting at 8:30. After school 40+ students out of the 176 are picked up at various times between 3:45 and 6:00pm due to afterschool activities.

The Prekindergarten program includes 90 current students with 6 classrooms that range in size from a max of 12 to 18 per day. Morning drop off is dispersed between 7:00-8:15 for early extended care arrivals with the remaining Prekindergarten students dropped off between 8:15 and 8:30. Pick up for Prekindergarten students is from 3:45 – 6:00 pm.

Daily Schedule / Queuing Analysis

Grade	No. Rooms	Maximum Students/ Class (max)	No. Students	Start Time *	Dismissal Time **
PK	5	18	90	8:30 am	3:30 pm
K	1	20	20	8:30 am	3:30 pm
1	1	22	22	8:30 am	3:30 pm
2	1	22	22	8:30 am	3:30 pm
3	1	22	22	8:30 am	3:30 pm
4	1	24	24	8:30 am	3:30 pm
5	1	24	24	8:30 am	3:30 pm
6	1	24	24	8:30 am	3:30 pm
7	1	24	24	8:30 am	3:30 pm
8	1	24	24	8:30 am	3:30 pm
Total	15		296		

Above are max numbers per day not current numbers.
*Early arrivals begin at 7:30 am (see above)
**Late pickup extends to 6:00 pm (see above)

The site layout provides 650 feet of queue space with single file queuing and 1300 feet of queue space with double file queuing between the site entrance and the school drop off area which historically has proven to be more than sufficient by a factor of 2 to 4. Assuming an average vehicle length of 20 feet, around 33 vehicles can be accommodated with single file queuing while 66 vehicles can be accommodated with double file queuing.

Currently during the peak period on days without afterschool activities up to 20-25 vehicles may queue during the peak period, however on a typical day no more than 6-8 vehicles queue, limiting the pickup line to the north boundary of the parking lot. (see attached photos below). Based on the trip rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition,* for an Elementary School (ITE Code 520) around 37 vehicles (296 students *0.28 ITE Factor * 0.45 Entering Trips) are estimated to queue up during the pick-up time frame. This is assuming that all the vehicles arrive before the scheduled pick-up time and form a queue.



3:30 Peak Pickup Period: View from North:
6 Vehicles



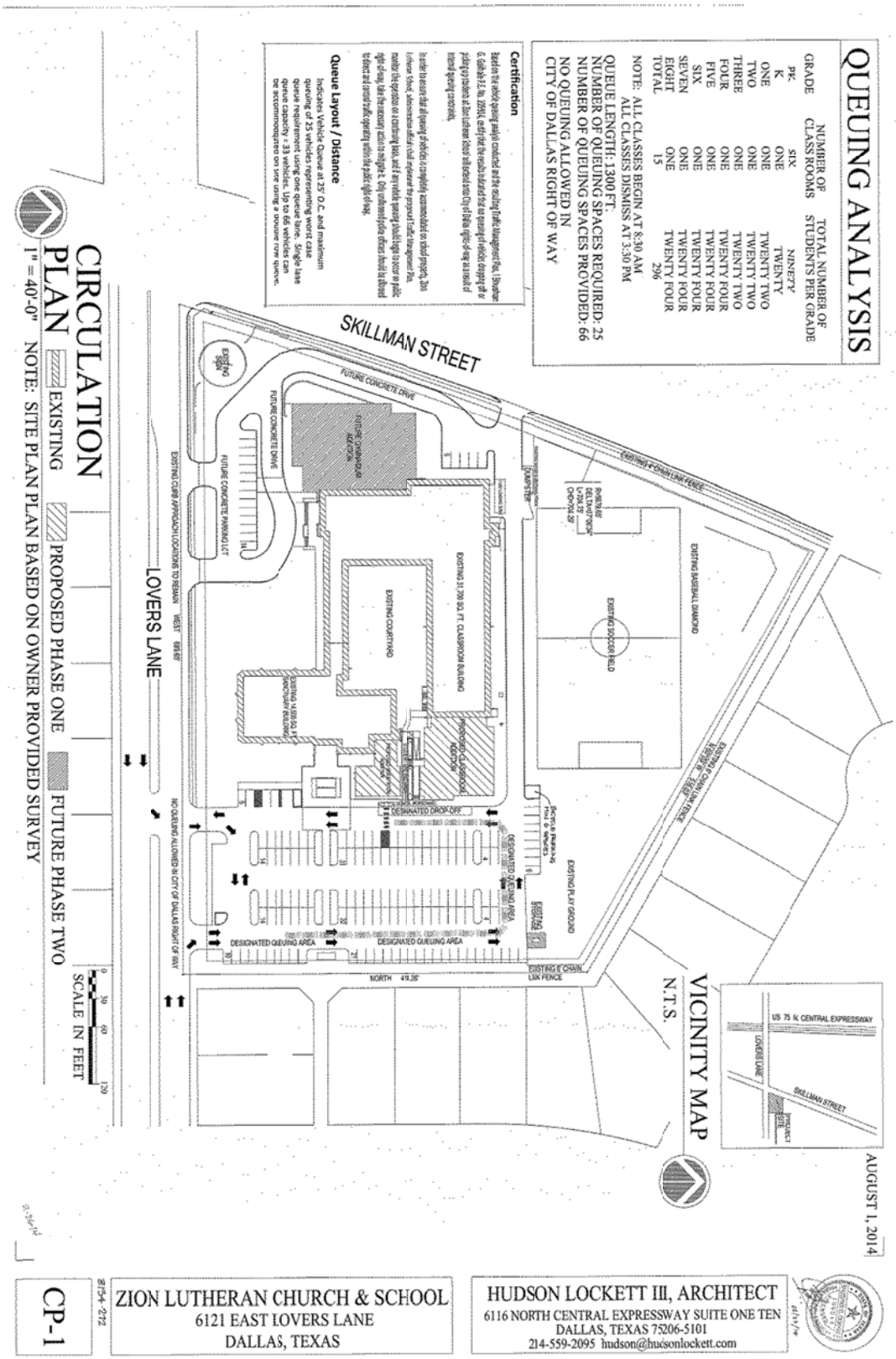
3:30 Peak Pickup Period: View from East:
8 Vehicles

Recommendation
The proposed church and school modifications will not substantially changing the number of students on campus therefore the current traffic management plan used by Zion Lutheran School is adequate to serve the facility modifications and will remain in place. Zion continuously monitors the effectiveness of the drop-off and pick up process and has the flexibility using the current parking lot to make changes as required to maintain effectiveness.

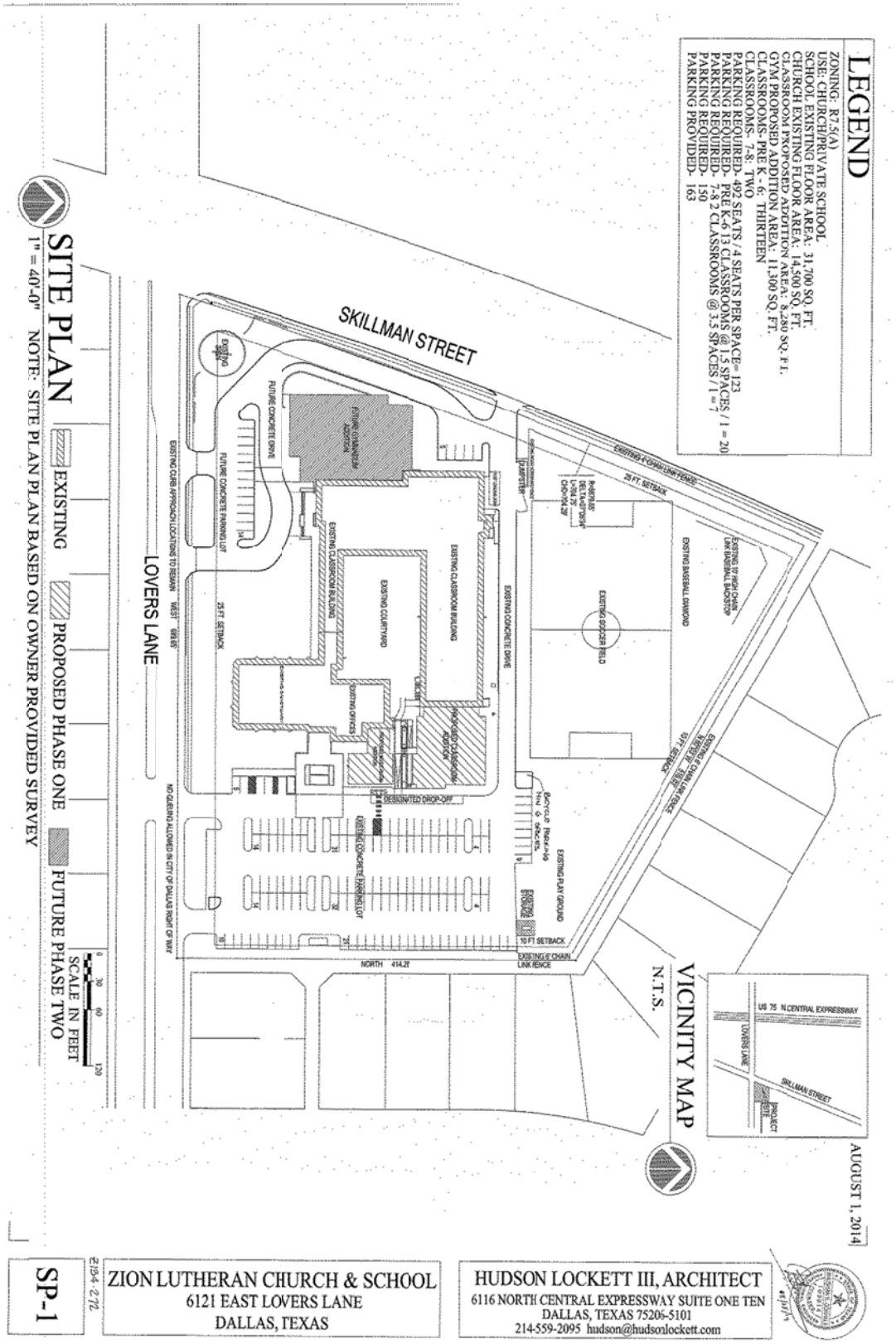
Certification
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I Bushang G. Gokhale P.E. No. 109914, certify that the results indicated that no queuing of vehicles dropping off or picking up students at Zion Lutheran School will extend onto City of Dallas rights-of-way as a result of internal queuing constraints,

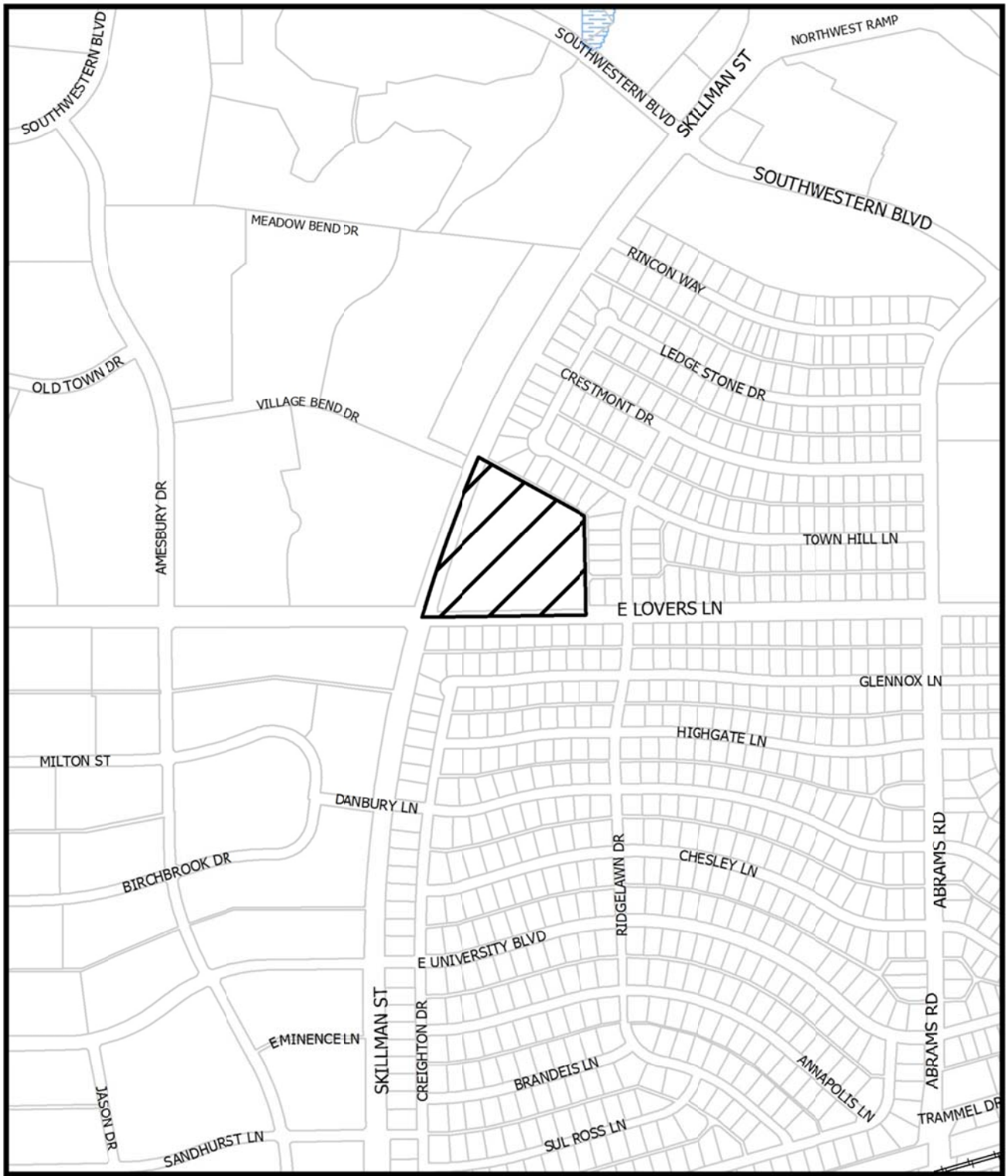
In order to ensure that all queuing of vehicles is completely accommodated on school property, Zion Lutheran School, administrative officials shall implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

PROPOSED TRAFFIC MANAGEMENT PLAN



PROPOSED SITE PLAN



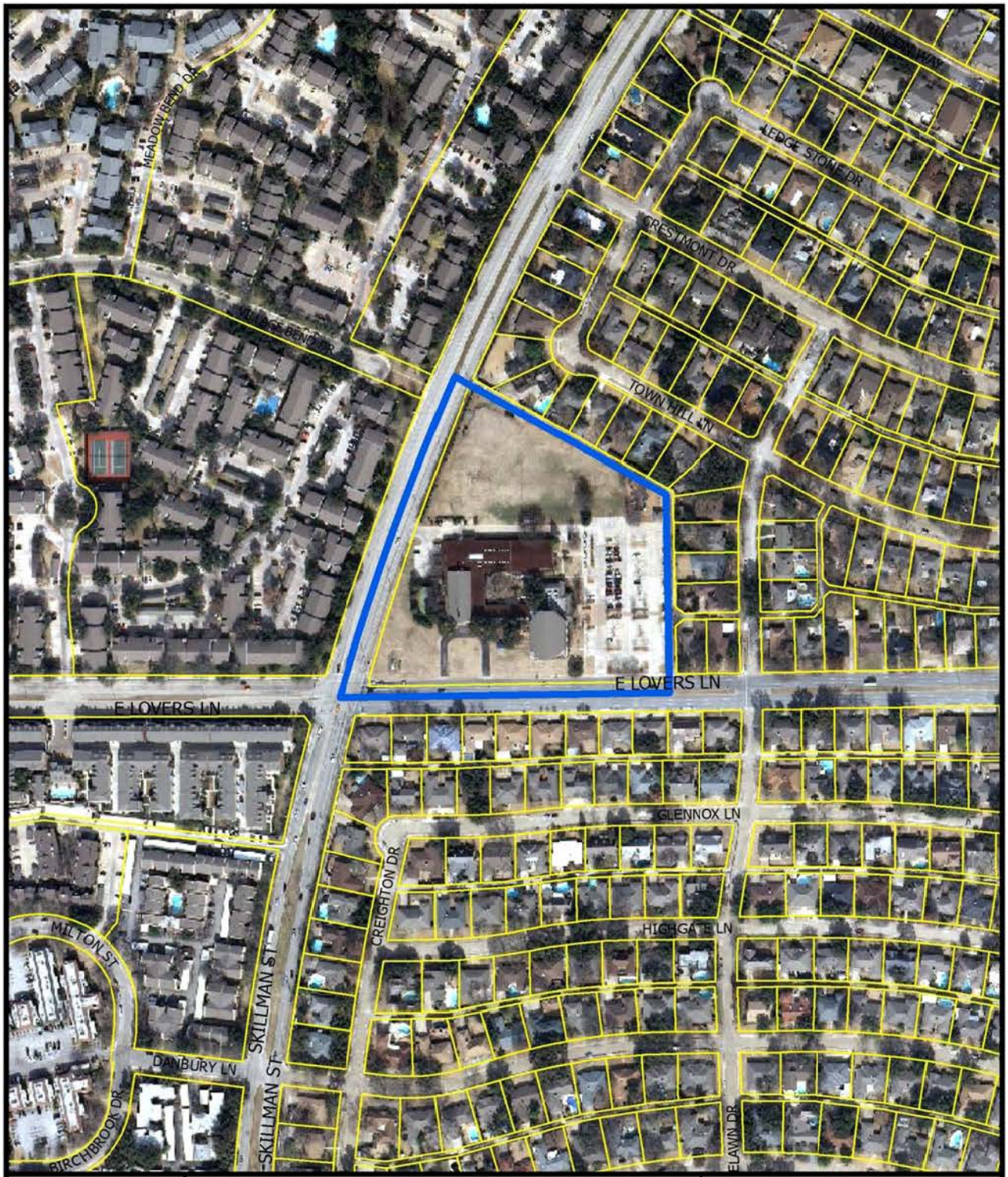


1:7,200

VICINITY MAP

Case no: Z134-272

Date: 8/26/2014

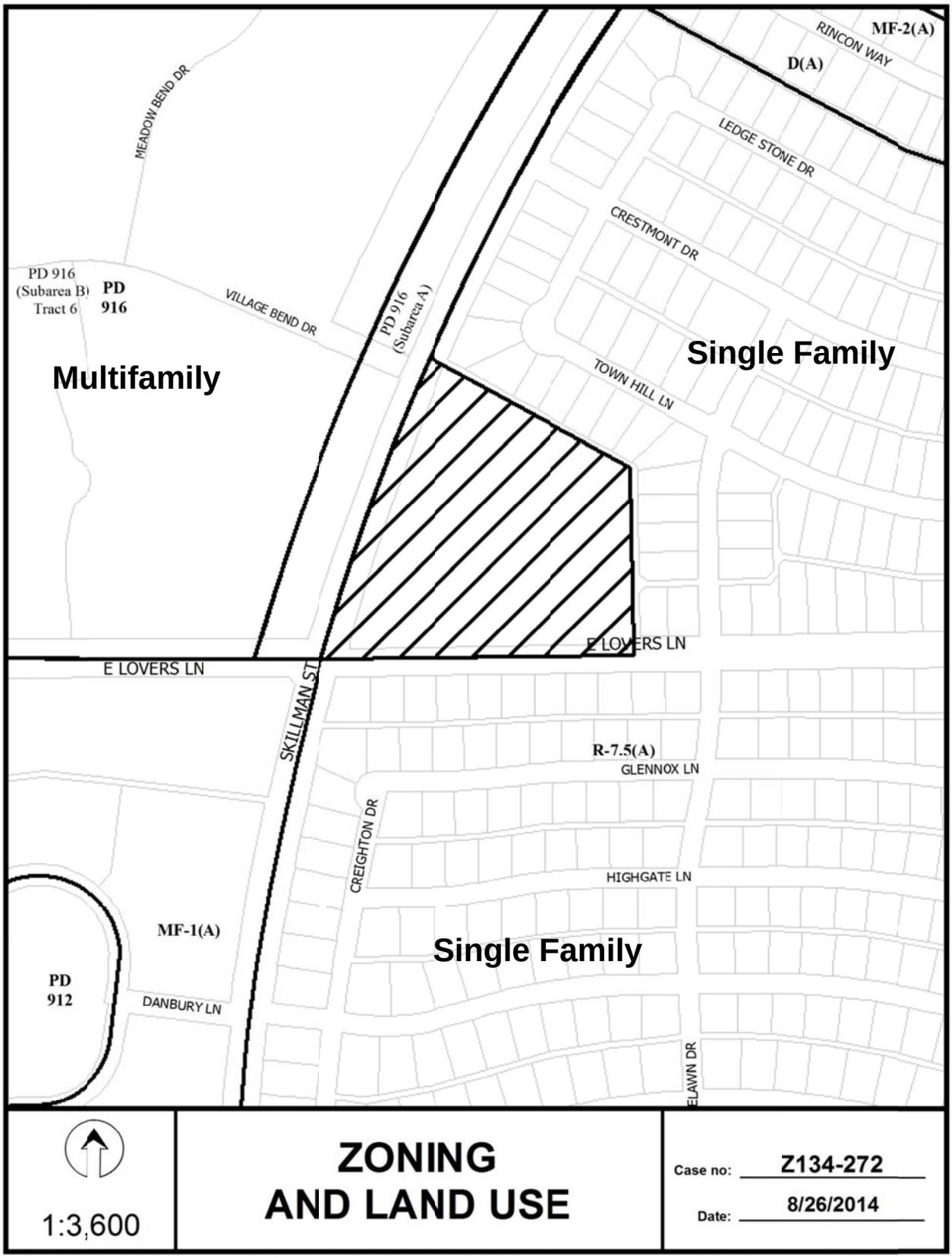


1:3,600

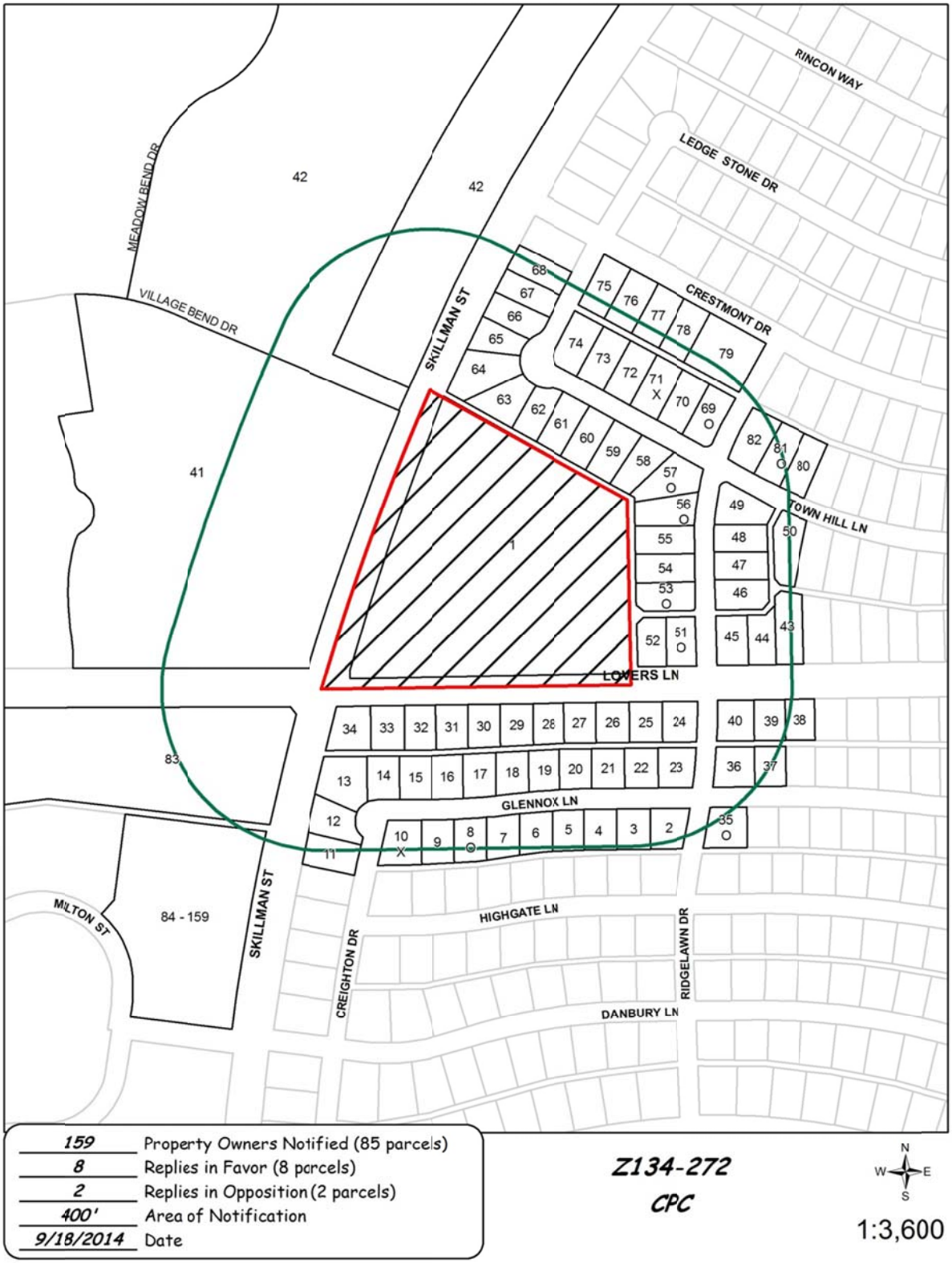
AERIAL MAP

Case no: Z134-272

Date: 8/26/2014


MF-2(A)
RINCON WAY
D(A)
MEADOW BEND DR
LEDGE STONE DR
CRESTMONT DR
PD 916
(Subarea B)
Tract 6
PD
916
VILLAGE BEND DR
PD 916
(Subarea A)
Single Family
Multifamily
TOWN HILL LN
E LOVERS LN
E LOVERS LN
SKILLMAN ST
R-7.5(A)
GLENNOX LN
CREIGHTON DR
HIGHGATE LN
MF-1(A)
Single Family
PD
912
DANBURY LN
ELAWN DR
1:3,600
ZONING
AND LAND USE
Case no: Z134-272
Date: 8/26/2014

CPC RESPONSES



09/17/2014

Reply List of Property Owners

Z134-272

159 Property Owners Notified ***8 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*		*Address*	*Owner*
	1	6121	LOVERS LN	ZION LUTHERAN CHURCH
	2	6160	GLENNOX LN	LILLEY JOHN W III
	3	6152	GLENNOX LN	JUSTICE SYLVIA KAYE
	4	6146	GLENNOX LN	MARTIN SUZANNE M
	5	6140	GLENNOX LN	PHELPS FARRELL DEAN &
	6	6134	GLENNOX LN	MONTGOMERY ROBERT R
	7	6128	GLENNOX LN	TZEGAI EMBAYE &
O	8	6122	GLENNOX LN	LOVE AMY PROETZ
	9	6116	GLENNOX LN	AMOS NELL E
X	10	6108	GLENNOX LN	FORREST JERRY & JEANNIE
	11	5111	CREIGHTON DR	VANDERHILL STEVEN T &
	12	5119	CREIGHTON DR	MU AUSTIN L P
	13	5123	CREIGHTON DR	SLAUGHTER ELISE C
	14	6105	GLENNOX LN	KARLOS RICHARD L &
	15	6111	GLENNOX LN	BOYDSTON ELIZABETH N & HARDY S
	16	6117	GLENNOX LN	HILL JESSE W
	17	6123	GLENNOX LN	WESTBROOK MARIAN TANNER EST OF
	18	6129	GLENNOX LN	SILVER GABRIELA
	19	6135	GLENNOX LN	PREWITT ROBERT I
	20	6141	GLENNOX LN	TEJAS 93 INVESTMENTS LTD
	21	6147	GLENNOX LN	WEDEBERG BRADLEY ADAM
	22	6153	GLENNOX LN	HIGGINBOTHAM ROBERT M
	23	6161	GLENNOX LN	LATHAM RYAN J
	24	6168	LOVERS LN	CANAMARGUERRA JORGE
	25	6160	LOVERS LN	CORBITT SHIRLEY ANN

Reply	*Label #*		*Address*	*Owner*
	26	6154	LOVERS LN	BLOCKER ALLISON ANN
	27	6148	LOVERS LN	GILBERT LILLIAN M
	28	6142	LOVERS LN	CHREENE MARY JO
	29	6136	LOVERS LN	BURNS DAVID LEITER
	30	6130	LOVERS LN	RING HAROLD
	31	6124	LOVERS LN	CAMPSEY JORDAN D
	32	6118	LOVERS LN	LANGAN JOHN J
	33	6112	LOVERS LN	FLETCHER ANN M TR EST OF
	34	6106	LOVERS LN	LEE EDWARD A SR EST OF
O	35	6208	GLENNOX LN	RAGAN TOMMY C ESTATE OF
	36	6207	GLENNOX LN	TEMPLE KIM L
	37	6215	GLENNOX LN	BRULL ROB A & SARA G
	38	6220	LOVERS LN	THOMAS CAROLYN J
	39	6214	LOVERS LN	NATIONSTAR MTG LLC
	40	6208	LOVERS LN	TURVAN LARRY ALAN
	41	6060	VILLAGE BEND DR	VILLAGE GREEN TWO ASSOC
	42	6071	VILLAGE BEND DR	PC VILLAGE APTS DALLAS LP
	43	6217	LOVERS LN	EDINBORO ROSE
	44	6211	LOVERS LN	POLLARD DON K
	45	6205	LOVERS LN	TSEVOUKAS ELIAS
	46	5316	RIDGELAWN DR	LEARY THOMAS EDISON JR
	47	5322	RIDGELAWN DR	RUGG ANDREW & JESSICA
	48	5328	RIDGELAWN DR	LIESE MARTHA JEAN
	49	5336	RIDGELAWN DR	HUGHES JONATHAN L
	50	6216	TOWN HILL LN	WEBER JOHN C
O	51	6167	LOVERS LN	EUSTACE LARRY W
	52	6161	LOVERS LN	HAZLETT PAULINE
O	53	5315	RIDGELAWN DR	JAMES MELISSA A
	54	5321	RIDGELAWN DR	LUND JOSHUA
	55	5327	RIDGELAWN DR	PRASSE ERIC
O	56	5335	RIDGELAWN DR	WOOD MARCUS

09/17/2014

Reply	*Label #*		*Address*	*Owner*
O	57	6132	TOWN HILL LN	THURMAN GRAHAM E & JACLYN M THURMAN
	58	6126	TOWN HILL LN	TROUTT KAY S
	59	6120	TOWN HILL LN	JONAS KATHARINE E &
	60	6114	TOWN HILL LN	SARNO JOSEPH W
	61	6108	TOWN HILL LN	GAGER KATHERINE M
	62	6102	TOWN HILL LN	HUDSPETH HOWARD W &
	63	6100	TOWN HILL LN	PETTIGREW BETTY J
	64	5407	LEDGESTONE DR	ODONNELL KATHLEEN
	65	5411	LEDGESTONE DR	BOYLE JERRAD M
	66	5415	LEDGESTONE DR	MILLS MITCHELL
	67	5421	LEDGESTONE DR	SEKULA JASON B &
	68	5427	LEDGESTONE DR	MIKUS TIMOTHY AUGUST
O	69	6133	TOWN HILL LN	UMPLEBY JAMES P
	70	6127	TOWN HILL LN	RAMSEY JAMES S III
X	71	6121	TOWN HILL LN	WOLCOTT BOB D &
	72	6115	TOWN HILL LN	SWINDLE GEORGIA &
	73	6109	TOWN HILL LN	HAACKE LORRAINE GAIL
	74	6103	TOWN HILL LN	MARABLE BLAKE &
	75	6120	CRESTMONT DR	LAHAT GAL
	76	6126	CRESTMONT DR	MOWREY JOHN R
	77	6132	CRESTMONT DR	MARTINEZ MARIA TERESA
	78	6138	CRESTMONT DR	KING RHETT
	79	6148	CRESTMONT DR	TOMLIN GERALD
	80	6217	TOWN HILL LN	COTTINGAME DANA K
O	81	6211	TOWN HILL LN	WEIR KELSEY M
	82	6205	TOWN HILL LN	MILLER MARILYN
	83	6044	LOVERS LN	BEHRINGER HARVARD LOVERS LANE REIT I LLC
	84	6005	DANBURY LN	SMALL LEE REVOCABLE TRUST
	85	6005	DANBURY LN	KRISHNAMURTHI DEEPA
	86	6005	DANBURY LN	RODRIGUEZ YOLANDA

09/17/2014

Reply	*Label #*		*Address*	*Owner*
	87	6005	DANBURY LN	EQUITY TRUST COMPANY
	88	6005	DANBURY LN	REESE DEEANN
	89	6005	DANBURY LN	VANIAN DANIEL J TR &
	90	6005	DANBURY LN	VIGER ANGELA & EDWARD TIMOTHY
	91	6011	DANBURY LN	ARNOLD COLIN &
	92	6011	DANBURY LN	GOLDMAN AYA & EREZ
	93	6011	DANBURY LN	GUERRERO VERONICA
	94	6011	DANBURY LN	GOLDMAN SAM
	95	6011	DANBURY LN	RING INTERNATIONAL LLC
	96	6011	DANBURY LN	WEISFELD RONALD A
	97	6011	DANBURY LN	MORENO BARBARA
	98	5003	SKILLMAN ST	US BANK NA
	99	5003	SKILLMAN ST	BAXAVANIS NICHOLAS &
	100	5003	SKILLMAN ST	FRASER LEWIS J III
	101	5003	SKILLMAN ST	LAM SUI LUN
	102	5003	SKILLMAN ST	BAXAVANIS NICHOLAS &
	103	5003	SKILLMAN ST	LESTER JULIA CLAIRE
	104	5003	SKILLMAN ST	STOKES RYAN K & MARRI P
	105	5003	SKILLMAN ST	FITZGERALD STEVEN &
	106	5003	SKILLMAN ST	MAJESTIC SKIES SERIES LLC
	107	5003	SKILLMAN ST	BOWSHEWICZ TORY &
	108	5003	SKILLMAN ST	STOKES RYAN K & MARRI P
	109	5005	SKILLMAN ST	MORGAN PARK LTD &
	110	5005	SKILLMAN ST	LEVITAN INVESTMENTS LLC
	111	5005	SKILLMAN ST	KEEFE JANET R EST OF
	112	5005	SKILLMAN ST	GEBREDINGIL TESFA
	113	5003	SKILLMAN ST	HABTEGEBRIEL ZEWIDITU &
	114	5005	SKILLMAN ST	5005 SKILLMAN LAND TRUST
	115	5005	SKILLMAN ST	REDICK MICHAEL
	116	5005	SKILLMAN ST	WILSON KATHRYN
	117	5103	SKILLMAN ST	LLN PROPERTIES LLC

09/17/2014

Reply	*Label #*		*Address*	*Owner*
	118	5103	SKILLMAN ST	GARCIA MARY
	119	5105	SKILLMAN ST	CLIFFORD INVESTMENTS INC
	120	5103	SKILLMAN ST	CHUNG FRANK F
	121	5105	SKILLMAN ST	LEVITAN MICHAEL M
	122	5111	SKILLMAN ST	VANIAN MARY TRUSTEE
	123	5111	SKILLMAN ST	DONOVAN JAMES
	124	5111	SKILLMAN ST	SHEGERE AMELEWRK H
	125	6061	MILTON ST	HSU YU JEN
	126	5111	SKILLMAN ST	DECKARD JOHN & DEBORAH C
	127	5107	SKILLMAN ST	BEANE STEVEN E &
	128	5111	SKILLMAN ST	HIPPS CLARENCE E &
	129	5111	SKILLMAN ST	FLORES CARLOS T &
	130	5111	SKILLMAN ST	FISHER ROBERT W &
	131	5111	SKILLMAN ST	LEVITAN INVESTMENTS LLC
	132	5111	SKILLMAN ST	EQUITY TRUST CO
	133	5111	SKILLMAN ST	ACOSTA VIRGINIA
	134	5111	SKILLMAN ST	HAMMONDS DEXTER
	135	5111	SKILLMAN ST	GEBRIEL TESSGAY
	136	6061	MILTON ST	YAMMANEE SUKANYA
	137	6065	MILTON ST	GREGG GARY L TR &
	138	6065	MILTON ST	ADAM RONALD
	139	6067	MILTON ST	LOVE ERIC
	140	6067	MILTON ST	HILL WILLIAM & STEPHEN
	141	6065	MILTON ST	STOCKERT ANDREA D TRUST
	142	6065	MILTON ST	SABUNCUYAN ARDAS & NIRVA
	143	6067	MILTON ST	ROBERTS MARK S
	144	6077	MILTON ST	GOLDMAN EREZ & AYA
	145	6077	MILTON ST	SOLIZ DANIEL & KIMBERLY
	146	6073	MILTON ST	RAY ANDREW J

09/17/2014

Reply	*Label #*		*Address*	*Owner*
	147	6073	MILTON ST	HSU YUJEN
	148	6077	MILTON ST	KIT JOHN S &
	149	6077	MILTON ST	MATEVOSYAN KARINE
	150	6073	MILTON ST	DAVIS DWAYNE G & SUSAN
	151	6073	MILTON ST	OTTON RICHARD
	152	6081	MILTON ST	LEE NORMAN R & PAT ANN
	153	6081	MILTON ST	CARDENAS LEONARD
	154	6081	MILTON ST	JACKMAN SADIE
	155	6081	MILTON ST	BRYANT JUDY K
	156	6081	MILTON ST	PARSONS VIROJ &
	157	6081	MILTON ST	KERWIN THOMAS M
	158	6081	MILTON ST	SANI AL &
	159	6081	MILTON ST	KIMMEL LARRY

AGENDA ITEM # 72

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: October 22, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 64 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway

Recommendation of Staff and CPC: Approval, subject to amended deed restrictions volunteered by the applicant

Z134-261(OTH)

Note: This item was considered by the City Council at a public hearing on October 8, 2014, and was taken under advisement until October 22, 2014, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, OCTOBER 22, 2014**
ACM: RYAN S. EVANS

FILE NUMBER: Z134-261(OTH) **DATE FILED:** May 14, 2014

LOCATION: West side of Marvin D. Love Freeway, south of West Pentagon Parkway

COUNCIL DISTRICT: 4 **MAPSCO:** 64-E

SIZE OF REQUEST: ± 3.172 acres **CENSUS TRACT:** 61.00

OWNER/ APPLICANT/ REPRESENTATIVE: Bolanle Mustapha

REQUEST: An application for an NS(A) Neighborhood Service District and an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The applicant proposes to utilize the property for a child-care facility, office uses and neighborhood service uses allowed in the NS(A) district. The property has deed restrictions. The applicant is voluntarily amending the existing deed restrictions to prohibit certain uses to prohibit: 1) Dry cleaning or laundry store, 2) General Merchandise of food store 3,500 square feet or less, 3) Motor vehicle fueling station and 4) Restaurant without drive in or drive through service.

CPC RECOMMENDATION: **Approval**, subject to amended deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: **Approval**, subject to amended deed restrictions volunteered by the applicant.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Even though the proposed zoning would allow more intense land uses. The property is currently utilized for medical office uses. The applicant is proposing to continue the use of the property for office and to add child-care facility, which is already allowed as a limited use in the current zoning of the property. The proposed use will not have an adverse impact on the property.

2. *Traffic impact* – The request site is currently developed with two buildings with approximately 7,300 square feet total. The applicant is not proposing any new development. The existing development and proposed use will not have any impact on the existing street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* states that this area is within the Residential Neighborhood Use Building Block, which would typically support smaller areas of neighborhood serving uses. Staff supports this request.

BACKGROUND INFORMATION:

- There are two properties for this request with approximately 1.4 acres of land. The southern lot is developed with two buildings with approximately 7,300 square feet total. The northern lot is undeveloped. The applicant is not planning on having any new structures in the properties.

- The property is adjacent to a single family to the north, west and south. The surrounding uses are single family to the north, west and south, and the access road to Marvin D. Love Freeway to the east of the property.

- The applicant is requesting the zoning change from an NO(A) to NS(A) to be able to operate a child-care facility without the limitations established by Section 51A-4.218 of the Development Code. The proposed use, child-care facility is allowed in the existing zoning district NO(A) Neighborhood Office District; however, the child-care facility use is permitted by right as a limited use subject to restrictions in Section 51A-4.218.

  SEC. 51A-4.218. Limited Uses.

  (a) A limited use must be contained entirely within a building and be primarily for the service of the occupants of the building.
  (b) A limited use may not have a floor area that in combination with the floor areas of other limited uses in the building exceeds 10 percent of the floor area of the building.

(c) A limited use must:
(1) have no exterior public entrance except through the general building entrances; and
(2) have no exterior advertising signs on the same lot.

- Included in this report is a copy of the existing deed restrictions and the amended deed restrictions volunteered by the applicant. The existing deed restrictions on the property do not refer to the use of the property. The amendment volunteered by the applicant refer to prohibition of the following uses:
  1. Dry cleaning or laundry store,
  2. General Merchandise of food store 3,500 square feet or less,
  3. Motor vehicle fueling station and
  4. Restaurant without drive in or drive through service.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Marvin D. Love Freeway	Freeway	Variable

Surrounding Land Uses:

	Zoning	Land Use
Site	R-16(A)	Vacant dwelling unit
North	R-16(A)	Single Family
East	R-16(A)	Golf course
South	R-16(A)	Single Family
West	R-16(A)	Single Family

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.
The requested zoning district and proposed development are consistent with the Residential Building Block guidelines.

The following are the comprehensive plan's goals and policies that support the request:

Land Use Element:

GOAL 1.1 Align Land Use Strategies with the economic development priorities
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 2.1 Promote balanced growth

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Neighborhood Element:

GOAL 7.1 Promote vibrant and viable neighborhoods

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility:

The proposed use is compatible with the surrounding area. The applicant is proposing to utilize the property for a child-care facility and medical office, and office uses. Staff is comfortable recommending approval of this request.

During the City Plan Commission public hearing, the applicant offered to amend the existing deed restrictions to prohibit certain uses that the neighboring community considered a nuisance to the existing surrounding residential uses. The applicant volunteered to amend the existing conditions to prohibit such uses.

Staff is comfortable recommending approval of this request.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
Proposed							
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:

Landscape requirements are triggered when new construction over 2,000 square feet is proposed. Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

CPC Minutes – August 21, 2014

Motion: It was moved to recommend **approval** of an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District with amended deed restrictions volunteered by the applicant to prohibit: 1) Dry Cleaning or laundry store, 2) General Merchandise or food store 3,500 square feet or less, 3) Motor vehicle fueling station and 4) Restaurant without drive in or drive through service on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway.

Maker:	Abtahi
Second:	Emmons
Result:	Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against:	0
Absent:	3 - Culbreath, Anantasomboon, Shellene
Vacancy:	0

Notices:	Area:	300	Mailed:	30
Replies:	For:	2	Against:	9

Speakers: For: Bolanie Mustapha, 4121 Marvin D Love Frwy., Dallas, TX, 75224
LaShondra Robinson, 4121 Marvin D. Love Frwy., Dallas, TX, 75224
Against: Bonnie Rea, 3945 Lost Creek Dr., Dallas, TX, 75224
Judy Pollock, 3936 Lost Creek Dr., Dallas, TX, 75212

PROPOSED AMENDMENT TO EXISTING DEED RESTRICTIONS

AMENDMENT TO DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF_____)

I.

The undersigned, _____ ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Survey, Abstract No. _____, part of City Block _____, City of Dallas ("City"), _____ County, Texas, and being that same tract of land conveyed to the Owner by _____ , by deed dated _____, and recorded in Volume _____, Page _____, in the Deed Records of _____ County, Texas, and being more particularly described in Exhibit “A”, attached hereto and made a part hereof for all purposes.

II.

That the Property was impressed with certain deed restrictions ("Original Restrictions") as shown in an instrument dated _____, signed by and recorded in Volume _____, Page _____, of the Deed Records of County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made a part of this instrument.

III.

That the Owner does hereby add restriction number 4 to the Original Restrictions to read as follows:

1. A 50 foot wide buffer strip along the western boundary line of the property, separating the adjacent uses from the property, must be left in its natural, vegetated state, including all trees. No above grade construction is permitted in this strip, although such work as is required by the department of public works, or other city departments for connection to city infrastructure is permitted.

2. No building permit may be issued on the property, until a site plan and elevation drawing of the proposed building has been submitted to and approved by the city Plan Commission of the city of Dallas

3. No structure may exceed one story, with the exception that off street parking, whether enclosed or unenclosed, is permitted underneath the structure, and the determination of the permitted one story does not include the parking area underneath the building. For purposes of this instrument, "story" means that portion of a building between any two successive floors or between the top floor and the ceiling above it.

4. The following main uses are not permitted:

    -- Dry Cleaning or laundry store
    -- General merchandise or food store 3,500 square feet or less
    -- Motor vehicle fueling station
    -- Restaurant without drive in or drive through service

IV.

That the preceding amendment was made following notice and public hearing before the City Plan Commission and City Council of the City as required in the Original Restrictions, and notice of such public hearing was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment becomes effective.

V.

That the Owner certifies and represents that there are no liens or mortgages, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

VI.

That the invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

VII.

That it is expressly stipulated and understood that the preceding amendment of restriction number(s) _____ accomplished hereby shall in no manner operate to impair or reduce the enforceability of the Original Restrictions, as originally written, and that all restrictions and provisions contained in the deed restriction instrument dated _____, and recorded in Clerk's File No. _____ of the Deed Records of County, Texas, shall remain in full force and effect except as amended by Paragraph III of this instrument. Furthermore, it is expressly stipulated and understood that all provisions contained in the aforementioned deed restriction instrument apply to this instrument as if recited herein.

EXISTING DEED RESTRICTIONS

891306

3/21/89

DEED RESTRICTIONS

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

9.00 DEED
2633 2 1 05/03/89

That the undersigned, Vernon and James Smith, are the owners of the following described property situated in Dallas County, Texas, being in particular part of City Block 6036, of the Hamilton McDowell Survey, Abstract No. 873, City of Dallas, Dallas County, Texas, and being a tract of approximately 3.1719 acres of land, said tract being hereafter referred to as "the property", and the same tract described in the attached Exhibit A incorporated herein by reference; and

That the undersigned owners do hereby impress all of the property with the following deed restrictions, to-wit:

1. A 50 foot wide buffer strip along the western boundary line of the property, separating the adjacent uses from the property, must be left in its natural, vegetated state, including all trees. No above-grade construction is permitted in this strip, although such work as is required by the department of public works, or other city departments for connection to city infrastrucure is permitted.

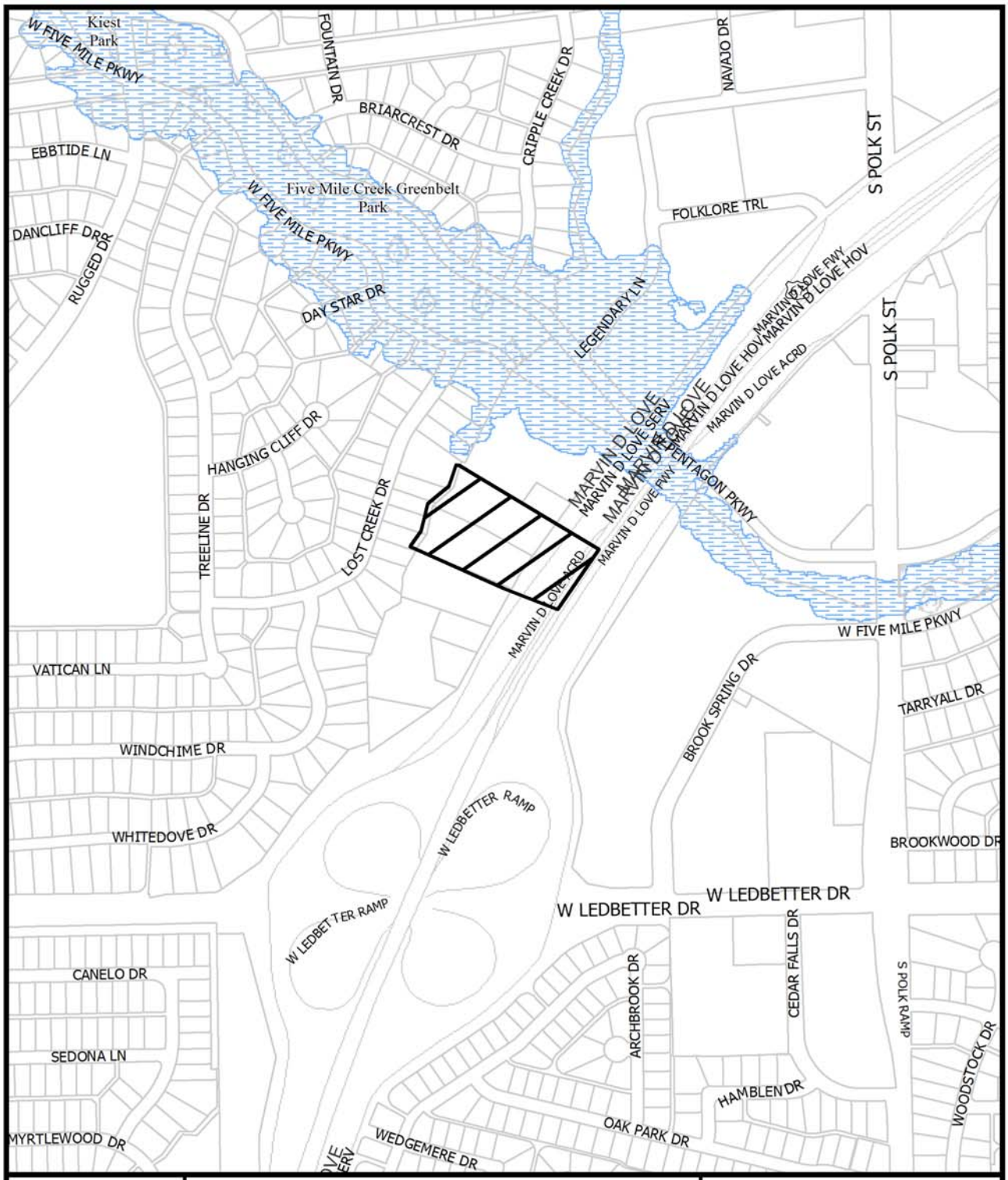
2. No building permit may be issued on the property, until a site plan and elevation drawing of the proposed building has been submitted to and approved by the City Plan Commission of the City of Dallas.

3. No structure may exceed one story, with the exception that off-street parking, whether enclosed or unenclosed, is permitted underneath the structure, and the determination of the permitted one story does not include the parking area underneath the building. For purposes of this instrument, "story" means that portion of a building between any two successive floors or between the top floor and the ceiling above it.

DEED RESTRICTIONS - Page 1 of 3

Z119-111/1188-S

89086 2196



1:6,000

VICINITY MAP

Case no: Z134-261

Date: 7/14/2014

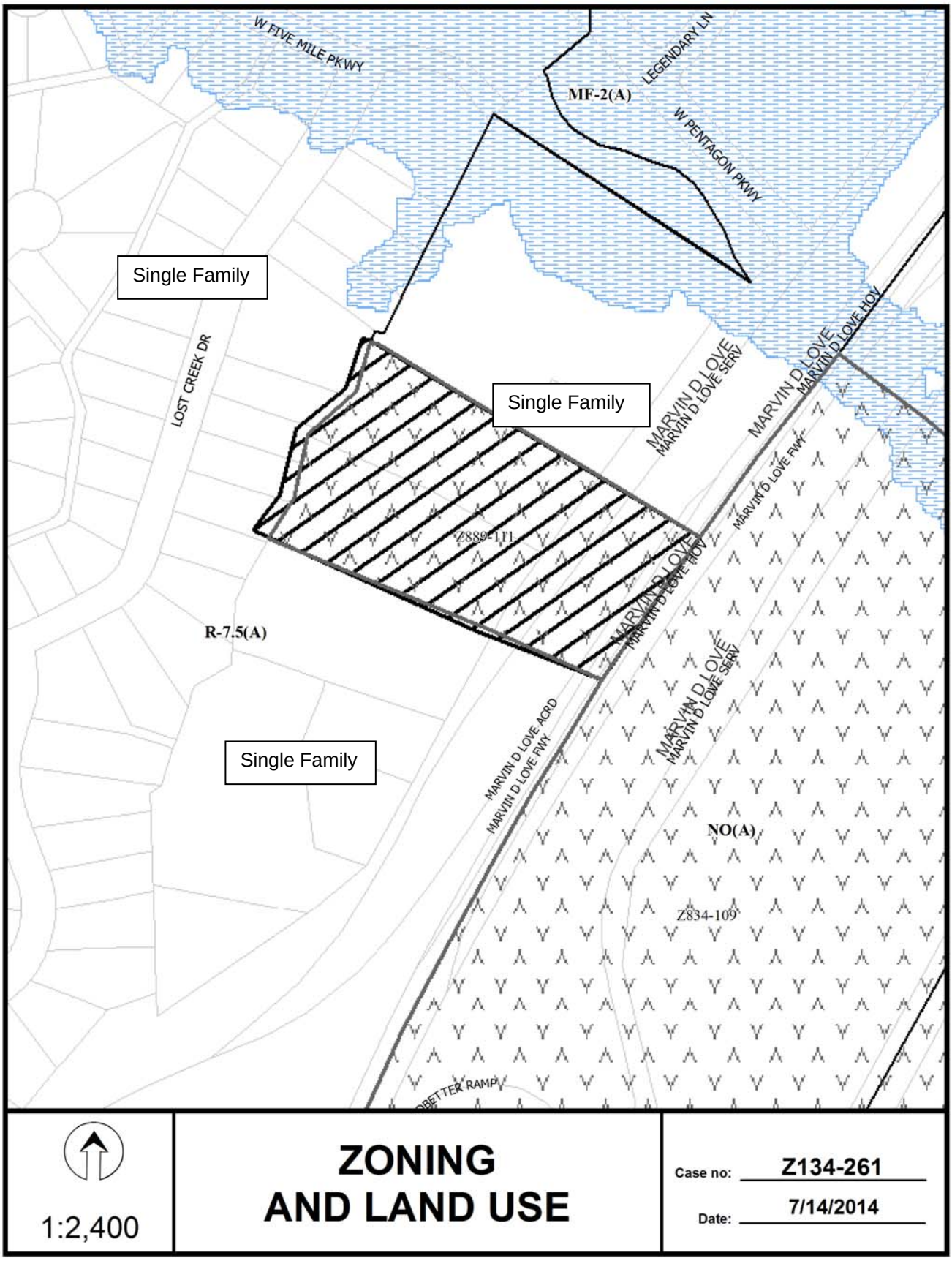


1:2,400

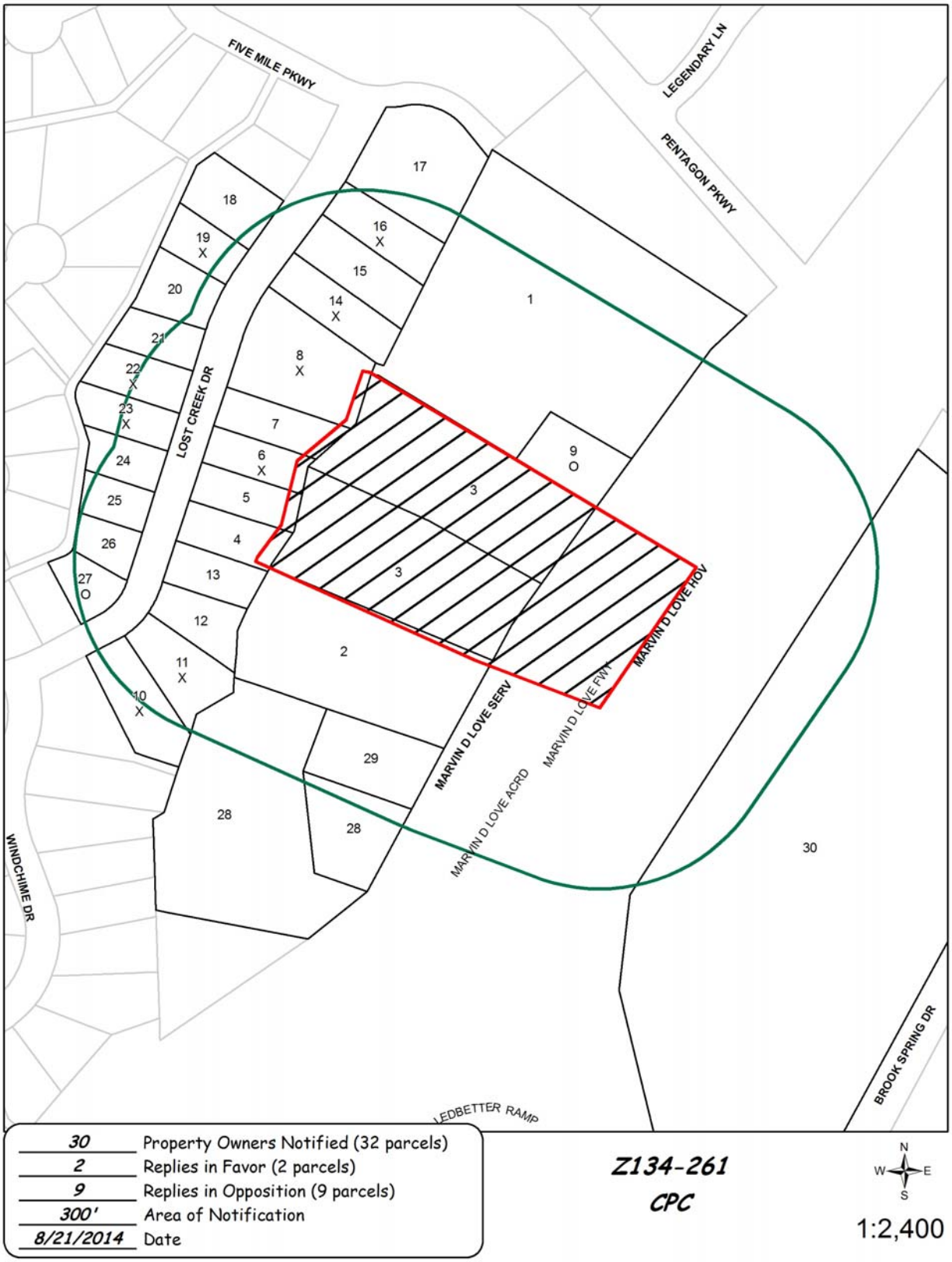
AERIAL MAP

Case no: Z134-261

Date: 7/14/2014


W FIVE MILE PKWY
LEGENDARY LN
MF-2(A)
W PENTAGON PKWY
Single Family
LOST CREEK DR
Single Family
MARVIN D LOVE
MARVIN D LOVE SERV
MARVIN D LOVE
MARVIN D LOVE HOV
MARVIN D LOVE FWY
Z889-111
MARVIN D LOVE
MARVIN D LOVE HOV
R-7.5(A)
MARVIN D LOVE
MARVIN D LOVE SERV
MARVIN D LOVE ACRD
MARVIN D LOVE FWY
Single Family
NO(A)
Z834-109
1:2,400
ZONING
AND LAND USE
Case no: Z134-261
Date: 7/14/2014

CPC RESPONSES



7/14/2014

Notification List of Property Owners

Z134-261

30 Property Owners Notified

	Label #	*Address*		*Owner*
	1	4105	MARVIN D LOVE FWY	FRAZIER JOHN R
	2	4125	MARVIN D LOVE FWY	WILLIAMS JOHN Z & SU Y
	3	4115	MARVIN D LOVE FWY	MUSTAPHA BOLANLE
	4	3956	LOST CREEK DR	GONZALEZ ROBERTO
	5	3950	LOST CREEK DR	HOSEA ROBERT
X	6	3946	LOST CREEK DR	HAMM ERNESTINE W
	7	3940	LOST CREEK DR	MURRAY LARRY L
X	8	3936	LOST CREEK DR	POLLOCK JUDITH
O	9	4105	MARVIN D LOVE FWY	MORALES JOSE ALONSO
X	10	3974	LOST CREEK DR	WILLARD RALPH
X	11	3968	LOST CREEK DR	BROWN PATSY ANN
	12	3964	LOST CREEK DR	GUMM CLAYTON DBA FIRST FUNDING GROUP
	13	3960	LOST CREEK DR	DIXON LOUIS
X	14	3926	LOST CREEK DR	REED TIMOTHY NOLAN
	15	3920	LOST CREEK DR	SHERARD MILLIGAN F
X	16	3916	LOST CREEK DR	SAUCEDA JORGE & YVETTE
	17	3910	LOST CREEK DR	MARTINEZ MARIO A
	18	3921	LOST CREEK DR	FLORES ANA
X	19	3927	LOST CREEK DR	DURMAN DARLENE
	20	3933	LOST CREEK DR	CASTELLANO GEORGE D & LETICIA J
	21	3937	LOST CREEK DR	CROWE LARRY & GWEN
X	22	3941	LOST CREEK DR	BRODY IRA BENNY & LIONEL L
X	23	3945	LOST CREEK DR	REA BONNIE
	24	3951	LOST CREEK DR	BELT JAMES C JR
	25	3957	LOST CREEK DR	BOYD GROVER R SR
	26	3961	LOST CREEK DR	LANGRUM ALMA J

7/14/2014

	Label #	*Address*		*Owner*
O	27	3969	LOST CREEK DR	CADENA M A
	28	5131	MARVIN D LOVE FWY	FINDLEY GEORGE WARREN
	29	4127	MARVIN D LOVE FWY	KELLY MARTIN
	30	1300	LEDBETTER DR	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK