

**ECONOMIC DEVELOPMENT COMMITTEE**  
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2015 JUL 29 PM 3: 21

CITY CLERK  
DALLAS, TEXAS

MONDAY, AUGUST 3, 2015  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA  
DALLAS, TEXAS 75201  
9:00 A.M. – 10:30 A.M.

**Chair**, Rickey D. Callahan  
**Vice-Chair**, Councilmember Casey Thomas, II  
Councilmember Lee Kleinman  
Councilmember Carolyn King Arnold  
Councilmember Adam Medrano  
Councilmember B. Adam McGough

Call to Order

1. Approval of Minutes

**BRIEFINGS**

2. Oak Cliff Gateway TIF District Plan Amendment/  
Oxygen Project Karl Zavitkovsky  
*Director, Office of Economic Dev.*
3. Digital Billboard Review David Cossum  
*Director, Sustainable Dev. & Const.*
4. Proposed Regulations for Digital On-Premise Signs David Cossum  
*Director, Sustainable Dev. & Const.*

**UPCOMING AGENDA ITEMS FOR AUGUST 12, 2015**

5. Authorize Lease Agreement No. 1 to the Lease Agreement with Transportation Security Administration
6. Authorize the City Manager to offer City vendors operating as food and beverage concessionaires at Dallas Love Field an amendment to their current concession contracts (Briefed to City Council June 17, 2015)
7. Authorize the City Manager to offer vendors operating as retail concessionaires at Dallas Love Field an amendment to their current concession contracts (Briefed to City Council June 17, 2015)
8. Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Sun Eui Corporation, et al., Cause No., CC-15-01521-A, pending in Dallas County Court At Law No. 1
9. Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 654 square feet from Ali Bijannia, located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Street Improvements Project

10. Authorize acquisition from Aurora Cazares, of approximately 6,500 square feet of land improved with a 1,628 square foot duplex located near the intersection of Buick and Morrell Avenues for the Cadillac Heights Phase II Project
11. Authorize acquisition from Francisco Torres and Dora E. Fernandez, of approximately 7,500 square feet of land consisting of a single family dwelling located near the intersection of Pontiac and Morrell Avenues for the Cadillac Heights Phase II Project
12. Authorize acquisition from James L. Farmer and Sandra E. Farmer, of a tract of land containing approximately 28,824 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project
13. Authorize acquisition from John L. Cooper and Lea Ann Cooper, of a tract of land containing approximately 206,342 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project
14. Authorize acquisition from WSG Thorntree IV, LP of a tract of land containing approximately 26,810 square feet located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project
15. Authorize a seven-year lease agreement with Johnston Equity, LLC, for approximately 10,100 square feet of office space located at 2233 Valdina Street, Suites 105-107, to be used as a Woman, Infants and Children warehouse and office
16. A resolution authorizing the conveyance of a fiber optic easement with a temporary construction easement to Garland Independent School District, containing a total of approximately 24,215 square feet of land, located near the intersection
17. A resolution authorizing the conveyance of a wastewater lift station easement containing approximately 15,290 square feet of land to the City of Rowlett for the construction and maintenance of wastewater facilities across City-owned land at Lake Ray
18. An ordinance closing and vacating portions of Gilford, Roanoke, Brookfield, Lemmon and Fielder Avenues, Boulder Street, Shorecrest Drive, two public ways and six alleys, containing a total of approximately 142,109 square feet of land, located at Love
19. An ordinance abandoning a portion of a sanitary sewer easement to 1931 Market Center Boulevard, LLC, the abutting owner, containing approximately 1,068 square feet of land, located near the intersection of Market Center and Turtle Creek Boulevards
20. An ordinance abandoning a utility easement to CWO3 Land, Ltd., the abutting owner, containing approximately 570 square feet of land, located near the intersection of Saintsbury Street and Cypress Waters Boulevard
21. An ordinance abandoning portions of three water easements, seven storm sewer easements, six drainage easements, a water and sanitary sewer easement, a sanitary sewer easement and a storm drainage easement to Presbyterian Village North, the abutting

22. An ordinance abandoning portions of Herbert, McPherson, Pastor, Amonette, and Bedford Streets, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 72,103 square feet of land
23. An ordinance abandoning a portion of Marine Way to Guillermo Fonseca and Elva Janet Torres Fonseca, the abutting owners, containing approximately 9,030 square feet of land, located near the intersection of Walton Walker Boulevard (State Highway Loop 12)
24. An ordinance amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code, as amended, by amending the maximum allowable lead content in pipes, pipe fittings, plumbing fittings and fixtures; providing a penalty not to exceed \$2,000;
25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Christopher J. Whilden, of a tract of land containing approximately 1,846 square feet located in Kaufman County for the Lake Tawakoni 144-inch
26. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Cynthia Lynn Daniel and Matthew Gregory Daniel, of a tract of land containing approximately 57,467 square feet located in Kaufman County
27. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Doyle Anderton, of a tract of land containing approximately 16,822 square feet located in Kaufman County for the Lake Tawakoni 144-inch
28. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Forney Ranch Road, LLC, of a tract of land containing approximately 266,621 square feet located in Kaufman County for the Lake Tawakoni
29. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James D. Willingham, Jr. and Kim Willingham, of a tract of land containing approximately 106,968 square feet located in Kaufman County
30. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Kellie Erdman, of a tract of land containing approximately 46,684 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline
31. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Matthew G. Daniel and Cynthia Daniel, of a tract of land containing approximately 25,004 square feet located in Kaufman County for the Lake
32. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Michael Rogers and Yvonne Rogers, of a tract of land containing approximately 937 square feet located in Kaufman County for the Lake Tawakoni
33. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Nueva Vida New Life Assembly, of a tract of land containing approximately 17,755 square feet located in Dallas County for the Southwest

34. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Richard Stewart and Mary Stewart, of a tract of land containing approximately 6,030 square feet located in Kaufman County for the Lake Tawakoni
35. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from TES-BIG RACK RANCH, INC., of a tract of land containing approximately 225,781 square feet located in Kaufman County for the Lake Tawakoni
36. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Timothy A. Danziger and Deborah C. Danziger, of a tract of land containing approximately 18,071 square feet located in Kaufman County
37. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Vicente Delgado and Antonio Delgado, of a tract of land containing approximately 1,931 square feet located in Dallas County for the Southwest
38. Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. to promote local economic development, stimulate business and commercial activity with the added benefit
39. Authorize approval of the recommended plan for the proposed alignment of Amonette Street from Singleton Boulevard to Akron Street, from its current alignment to the proposed alignment.
40. Authorize approval of the recommended plan for the proposed alignment of Herbert Street from Singleton Boulevard to Akron Street, from its current alignment to the proposed alignment
41. Authorize an infrastructure cost participation agreement with Bishop Arts LLC, and/or its affiliates in an amount not to exceed 30% of the eligible public infrastructure improvements or \$300,000, whichever is less, for water, wastewater and storm water

Adjourn

A handwritten signature in black ink, appearing to read "Rickey D. Callahan" with a stylized flourish and the word "(for)" written to the right.

Rickey D. Callahan, Chair  
Economic Development Committee

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.

# Economic Development Committee **DRAFT**

## Meeting Record

June 15, 2015

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

**Meeting Date:** June 15, 2015      **Meeting Start time:** 9:06 AM

**Committee Members Present:**

Tennell Atkins  
Adam Medrano  
Scott Griggs  
Lee Kleinman  
Jerry R. Allen

**Staff Present:**

Ryan Evans, First Assistant City Manager,  
City Manager Office  
Karl Zavitkovsky, Director, Office of Economic  
Development  
J. Hammond Perot, Assistant Director, Office  
of Economic Development  
David Cossum, Director, Sustainable  
Development and Construction  
Neva Dean, Interim Assistant Director,  
Sustainable Development and Construction  
Mark Duebner, Director, Aviation Department  
Janis Burklund, Manager, Dallas Film  
Commission

**Other Council Members Present:**

Philip Kingston

**Other Presenters:**

**1. Approval of June 1, 2015 Minutes of the Economic Development Committee**

**Presenter(s):**

**Action Taken/Committee Recommendation(s):** Motion made to approve the minutes

**Motion made by:** Mr. Griggs

**Motion seconded by:** Mr. Medrano

Item passed unanimously: X

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**2. Creating a Dallas PACE (Property Assessed Clean Energy) Program**

**Presenter(s):** Karl Zavitkovsky, Director, Office of Economic Development

**Action Taken/Committee Recommendation(s):** No Action Taken

**Motion made by:**

**Motion seconded by:**

Item passed unanimously: \_\_\_\_\_

Item passed on a divided vote: \_\_\_\_\_

Item failed unanimously: \_\_\_\_\_

Item failed on a divided vote: \_\_\_\_\_

**Follow-up (if necessary):**

**3. Proposed Amendment to Chapter 51A, Article XIII, “Form Districts”**

**Presenter(s): David Cossum, Director, Sustainable Development and Construction**

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval

**Motion made by:** Mr. Griggs

**Motion seconded by:** Mr. Kleinman

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**Upcoming Agenda Items**

**Expansion of the Adaptive Reuse Grant Program**

**Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development**

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Griggs

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**Economic Development Grant Agreement with Toyota Industries Commercial Finance, Inc.**

**Presenter(s): J. Hammond Perot, Assistant Director, Office of Economic Development**

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Griggs

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**Economic Development Grant Agreement with TVM Productions, Inc.**

**Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development**

**Action Taken/Committee Recommendation(s):** No Action Taken

**Motion made by:** Mr. Griggs

**Motion seconded by:** Mr. Kleinman

Item passed unanimously:  \_\_\_\_\_

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**Dallas Love Field Lease Amendments with Signature Flight Support**

**Presenter(s): Mark Duebner, Director, Aviation**

**Action Taken/Committee Recommendation(s):** Motion made to recommend item to full council for approval

**Motion made by:** Mr. Kleinman

**Motion seconded by:** Mr. Medrano

Item passed unanimously:  X

Item passed on a divided vote:  \_\_\_\_\_

Item failed unanimously:  \_\_\_\_\_

Item failed on a divided vote:  \_\_\_\_\_

**Follow-up (if necessary):**

**Meeting Adjourned: 10:01 AM**

**Approved By:** \_\_\_\_\_

# Memorandum



CITY OF DALLAS

DATE July 31, 2015

Members of the Economic Development Committee:

TO Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Oak Cliff Gateway TIF District Plan Amendment/Oxygen Project**

On Monday, August 3, 2015, the Economic Development Committee will be briefed on the Oak Cliff Gateway TIF District Plan Amendment/Oxygen Project.

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

Ryan S. Evans  
First Assistant City Manager

c: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Jill A. Jordan, Assistant City Manager

Eric D. Campbell, Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council



# Oak Cliff Gateway TIF District Plan Amendment /Oxygen Project

Economic Development Committee  
August 3, 2015



# Purpose

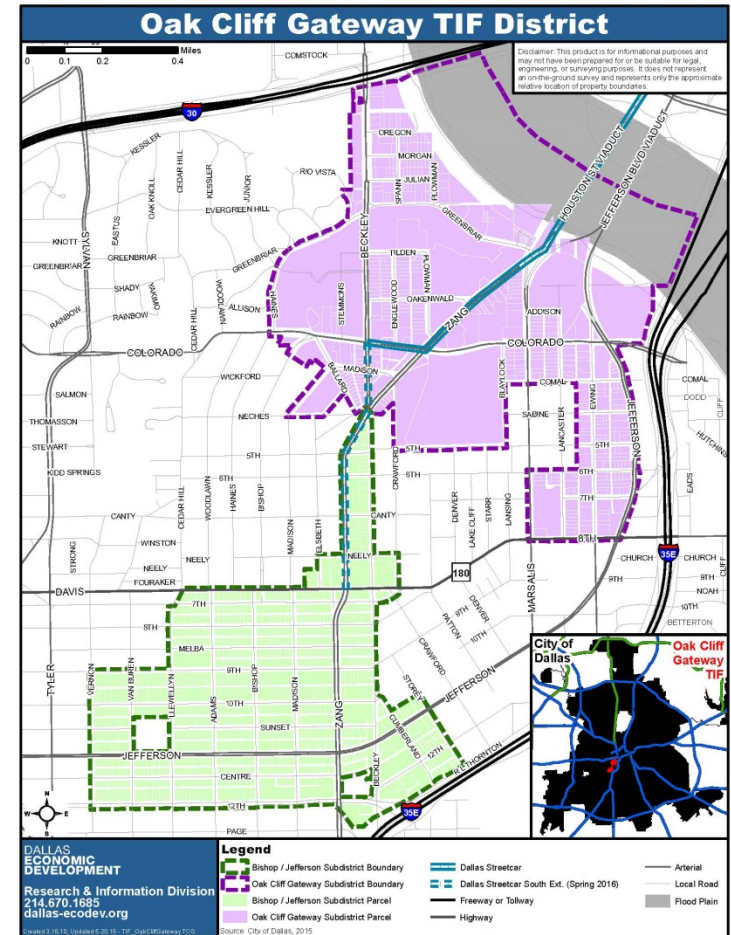
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- Provide background information on Oak Cliff Gateway TIF District
- Review Oxygen Project
- Review proposed TIF District plan amendments
- Obtain Economic Development Committee's approval for City Council consideration of the following:
  - Call public hearing on August 12<sup>th</sup> to amend Oak Cliff Gateway TIF District plan
  - Conduct public hearing on August 26<sup>th</sup> to consider plan amendments
  - Oxygen Project incentives on August 26<sup>th</sup>

# Oak Cliff Gateway TIF District

## Background

- Created in 1992 to encourage development in the north Oak Cliff area of Dallas
- District was amended in 2014 to:
  - Create Bishop/Jefferson Sub-district
  - Extend term of original boundary of district by 5 years
  - Continue City participation rate in original boundary at 85%. County participation in original district ends in 2016
  - Set City participation at 90% and County at 65% in Bishop/Jefferson sub-district
  - Increase total budget by \$43M (\$18M NPV and consolidate budget categories)
- Original boundary of district is currently set to expire in 2027. Bishop/Jefferson sub-district is set to expire in 2044.



# Oak Cliff Gateway TIF District *Development Projects*

- TIF projects from 1999 to 2014:

- Walgreens (1999)
- Greenbriar Lane infrastructure (2004)
- Lake Cliff Tower (2006)
- Grand Bank building (2008)
- Bishop/Colorado retail (2009)
- Zang Triangle (2012)
- Alexan Trinity (2014)
- Bishop Arts Project (2017)

- Non-TIF projects from 2000 to 2014:

- Oak Cliff Academy (2000)
- Grand Peaks at Kessler Park (2002)
- Grand Peaks at Founders Park (2004)
- Beckley Properties retail (2007)
- Trinity Townhomes (2007)
- Trinity Townhomes II (ongoing)
- Methodist Medical Center Pavilion III (2008)
- Methodist Medical Center Sammons Tower (2014)



*Grand Estates at Kessler Park*



*Alexan Trinity*



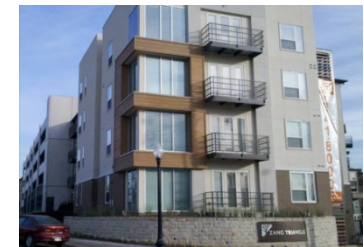
*Sammons Critical Care Tower*  
*(credit: Methodist Dallas Medical Center)*



*Trinity Townhomes*



*Lake Cliff Tower*



*Zang Triangle*

# Beckley Avenue Corridor

## *Description/Status*

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### Importance

- Critical link between Trinity Groves/West Dallas and Methodist Medical Center
- Provides access to Margaret Hunt Hill Bridge
- Location connects Coombs Creek Trail and Trinity Trails

### Developments

- Oxygen represents first project taking advantage of allowed density in corridor
- Smaller projects in area including:
  - Lone Star Donuts since 1950
  - Urban Acres opened in 2013
  - Kessler Park Eating House opened in 2015

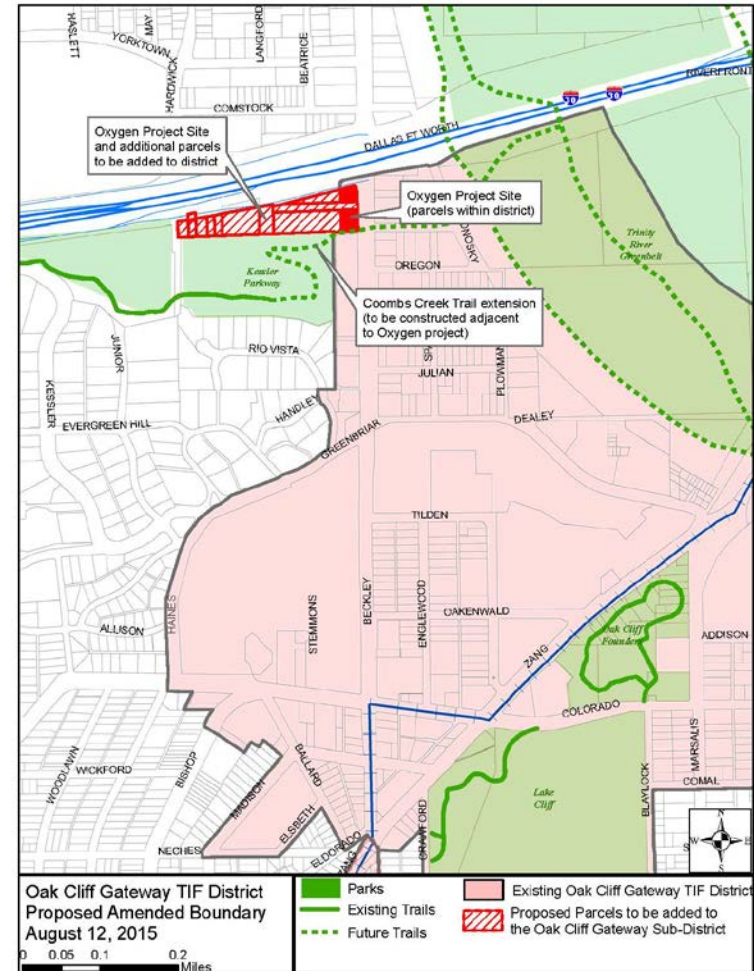
### Potential for redevelopment

- Oxygen project, if successful, sets stage for future projects along Beckley Avenue between IH-30 and Greenbriar Lane
- Supplements City investment in Margaret McDermott Bridge, Coombs Creek Trail, Trinity River Corridor, TxDOT investment in Horseshoe Project, and recent Methodist Medical Center investments in new trauma center.

# Oxygen Project Description

## Project Description

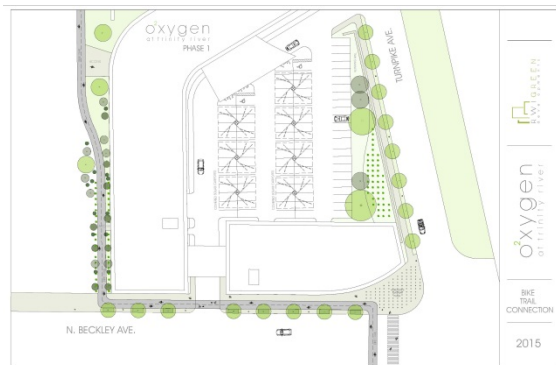
- Developer – RWI Green Developments LLC (see appendix for details)
- Multi-family development – 250 residential units, tuck-under parking, 80 units per acre, 5 stories
- Meets mixed income housing requirements:
  - 20% (approx. 50 units) will meet affordable housing requirements and be disbursed spatially within development and among unit sizes
  - Remaining units will be market rate
- Total investment: \$38M (minimum required - \$26M)
- TIF funding - \$4.6M
- Start: June 30, 2016
- Completion: February 28, 2018
- Meets Peer Review design recommendations:
  - Enhanced design and landscaping improvements
  - Connection to Coombs Creek Trail from Beckley Avenue
  - Additional landscaping on Beckley Avenue and IH-30
  - Project connects Coombs Creek trail from current terminus west of site to Beckley Avenue. Sidewalk on Beckley Avenue wide enough to accommodate bikes
  - Incorporates trail amenities like bike parking, water fountains, shade, bathrooms.



# Oxygen Project Description

## Other design elements

- LEED certification sought
- Solar car ports
- Green walls
- Bike parking
- Water fountains for people and dogs
- Screened from nearby East Kessler Park neighborhood homes by topography
  - Site is 20-50 feet lower than lowest elevation of nearby single family homes



Architecture Naturally Inspired



# Oxygen Project

## *Proposed City Incentives*

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### TIF funding

- \$4.6M in proposed TIF funding for this project will offset expenses such as environmental remediation, infrastructure improvements (wide sidewalks, street trees, pedestrian lighting), trail improvements, utility improvements (improved water and wastewater lines, franchise utility burial), and will include an economic development grant to offset other development costs such as mixed income housing.
- TIF funding for the project is contingent on approval of proposed District amendment

This project will serve as a catalyst for development along Beckley Avenue north of Methodist Regional Medical Center and would not be viable without funding at this level.



# Oak Cliff Gateway TIF District

## *Current Status and Proposed Amendments*

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### Status

- Since 1992, taxable value in district has increased by \$130 million, including recent developments such as Zang Triangle and Alexan Trinity.
- Several important properties still available to be redeveloped, such as Beckley Avenue corridor northeast of Methodist Medical Center, Burnett Field, and Oak Farms Dairy.
- Expansion and extension approved in 2014 provides time for these properties to develop.

### Proposed amendments

- Portion of Oxygen project site is not currently part of Oak Cliff Gateway TIF District
- Minor boundary amendment allows Oxygen project to proceed and serve as catalyst for development north of Methodist Regional Medical Center along Beckley Avenue.
- No other changes proposed to district.

# Oak Cliff Gateway TIF District

## *Proposed Amendments*

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Following amendments recommended for district:

- Adjust boundary to include parcels related to the Oxygen project and parcels immediately west of project that may become a future second phase
- Make corresponding modifications to TIF Plan, including updated maps.

Notes:

- New parcels will become part of the Oak Cliff Gateway Sub-district
- Oxygen project to be reimbursed solely from future Oak Cliff Gateway Sub-district increment
- No changes to District's budget, participation rates, or termination dates.
- Amendment does not change terms of Zang Triangle or Alexan Trinity development agreement.

# Oak Cliff Gateway TIF District

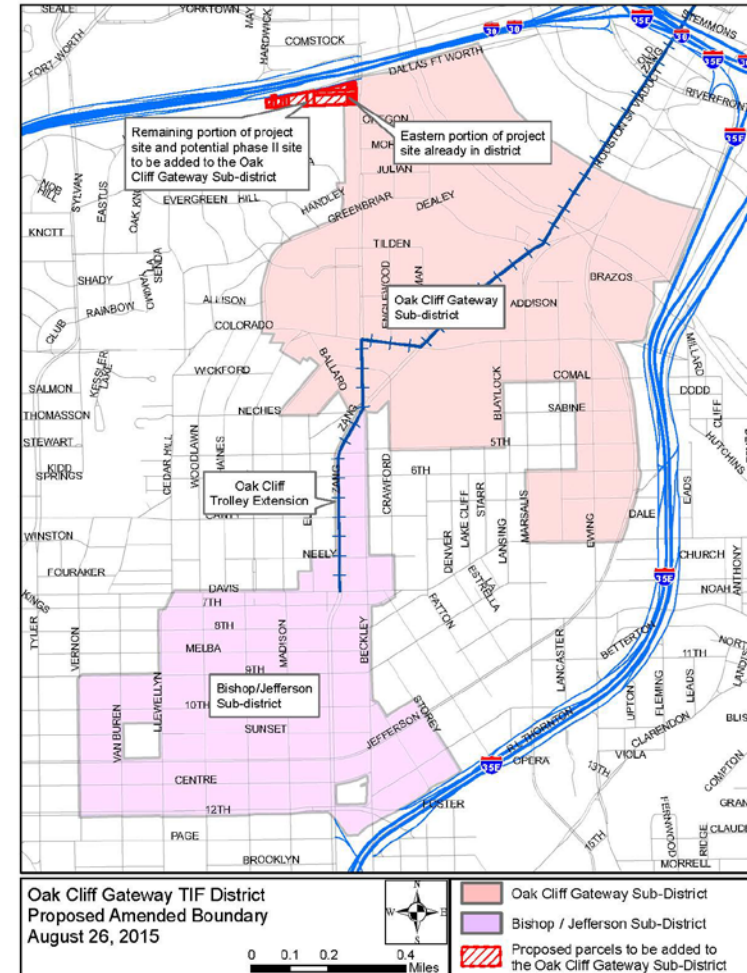
## *Proposed Amendments*

New parcels added to Oak Cliff Gateway Sub-district:

- 1947 and 2001 Beckley Avenue
- 140, 200, 202, 224, 228, 234, 240, and 244 Turnpike Avenue

Includes only vacant and under-developed properties.

- Boundary adjustment includes input from East Kessler Park Neighborhood Association.
- TIF board recommended including sites west of project site for future potential second phase



# TIF Board Recommendations

## *Plan Amendment/ Oxygen Project*

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On June 16, 2016 Oak Cliff Gateway TIF District board of directors reviewed and recommended approval of:

- Amendments to the Oak Cliff Gateway TIF District to add new parcels to the Oak Cliff Gateway Sub-district in support of this project.
- A development agreement with RWI Green Developments, LLC, and TIF funding for the Oxygen project in an amount not to exceed \$4,600,000, of which a portion is in the form of an economic development grant.

# Recommendation

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Staff requests ECO Committee's approval of City Council's consideration of the following:

- August 12, 2015 – Call a public hearing to be held on August 26, 2015, for proposed plan amendments
- August 26, 2015 – Conduct public hearing and consider proposed plan amendments
- August 26, 2015 – consider development agreement and related incentives for Oxygen project

# APPENDICES

# Appendix A: Oak Cliff Gateway TIF District

## *TIF Budget*

Oak Cliff Gateway TIF District			
Category	Estimated TIF Expenditures (Current dollars)	Allocated	Balance
Oak Cliff Gateway Sub-district *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants	\$34,463,508	\$18,319,760	\$16,143,748
Bishop/Jefferson Sub-district *Public Infrastructure Improvements – Streets, Streetscape, Water, Wastewater, Utility Burial, etc. *Façade Improvements *Environmental Remediation and Demolition *Pedestrian Linkages/Lighting *Economic Development Grants	\$38,611,351	\$5,000,000	\$33,611,351
Educational/Training Facilities	\$756,029	0	\$756,029
Administration	\$2,835,110	\$700,461	\$2,134,649
<b>Total Project Costs</b>	<b>\$76,665,998</b>	<b>\$24,020,221</b>	<b>\$52,645,777</b>
<p><i>Budget shown in total dollars and based on proposed 2014 amendments and district extension. Amount allocated for Bishop/Jefferson Sub-district includes proposed Bishop Arts Project Phase I. Administration allocation is as of FY 2013.</i></p> <p><i>All values are estimated expenditures based on annual TIF project costs. These values depend on the timing of projects and will fluctuate.</i></p>			

# Appendix B: Oak Cliff Gateway TIF District TIF Increment Chart – Oak Cliff Gateway Sub-district

Projected TIF Increment Schedule										
Tax Year		Net Taxable	Captured	Tax	Accumulated	Tax	Tax	Tax	Tax	Tax
	tax	Assessed	Appraised	Increment	Net	Increment	Increment	Increment	Increment	Increment
	Year	Value	Value	Revenue	Present	Revenue	Revenue	Revenue	Revenue	Revenue
		City	City	Total Dollars	Value	City	DISD	Dallas County	DCHD	DCCCD
Base Year	1992	\$38,570,128								
1	1993	\$38,245,158	(\$324,970)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	1994	\$38,699,692	\$129,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	1995	\$38,323,980	(\$246,148)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	1996	\$39,118,366	\$548,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	1997	\$41,514,962	\$2,944,834	\$59,197	\$44,761	\$19,189	\$27,095	\$5,919	\$5,471	\$1,472
6	1998	\$43,746,236	\$5,176,108	\$103,331	\$118,644	\$33,598	\$47,625	\$10,207	\$9,312	\$2,588
7	1999	\$45,659,848	\$7,089,720	\$142,199	\$214,791	\$47,324	\$63,573	\$13,868	\$13,868	\$3,566
8	2000	\$51,431,069	\$12,860,941	\$259,328	\$380,599	\$85,847	\$116,281	\$25,188	\$32,641	\$6,444
9	2001	\$54,818,286	\$16,248,158	\$334,916	\$583,093	\$108,456	\$147,727	\$30,613	\$38,349	\$9,771
10	2002	\$56,761,977	\$18,191,849	\$377,395	\$798,864	\$127,307	\$165,313	\$27,648	\$46,181	\$10,947
11	2003	\$52,797,457	\$14,227,329	\$268,648	\$944,108	\$85,116	\$110,378	\$32,784	\$30,875	\$9,496
12	2004	\$55,421,996	\$16,851,868	\$329,810	\$1,112,724	\$111,266	\$133,819	\$36,079	\$36,951	\$11,695
13	2005	\$57,308,839	\$18,738,711	\$387,779	\$1,300,198	\$131,995	\$163,108	\$32,771	\$45,311	\$14,594
14	2006	\$60,675,614	\$22,105,486	\$486,243	\$1,522,492	\$182,387	\$181,138	\$56,404	\$50,237	\$16,077
15	2007	\$76,125,212	\$37,555,084	\$772,572	\$1,856,482	\$256,776	\$316,447	\$84,545	\$87,155	\$27,649
16	2008	\$95,665,708	\$57,095,580	\$1,302,824	\$2,389,080	\$418,060	\$556,443	\$122,836	\$152,368	\$53,118
17	2009	\$104,589,616	\$66,019,488	\$1,353,986	\$2,912,497	\$450,588	\$560,042	\$122,238	\$164,124	\$56,994
New Base		\$40,097,623								
18	2010	\$98,972,493	\$58,874,870	\$1,514,056	\$3,465,968	\$516,230	\$606,853	\$151,711	\$177,297	\$61,966
19	2011	\$95,104,431	\$55,006,808	\$1,270,510	\$3,905,157	\$433,545	\$506,095	\$131,816	\$147,357	\$51,697
20	2012	\$139,484,827	\$99,387,204	\$2,397,184	\$4,688,756	\$811,126	\$940,227	\$272,455	\$275,705	\$97,671
1	2013	\$153,397,659	\$113,300,036	\$837,005	\$4,947,482	\$667,459	\$0	\$169,546	\$0	\$0
2	2014	\$168,554,145	\$128,456,522	\$1,114,904	\$5,273,371	\$870,229	\$0	\$244,675	\$0	\$0
3	2015	\$218,379,359	\$178,281,736	\$1,489,482	\$5,685,076	\$1,207,770	\$0	\$281,712	\$0	\$0
4	2016	\$224,930,740	\$184,833,117	\$1,544,216	\$6,088,702	\$1,252,152	\$0	\$292,064	\$0	\$0
5	2017	\$258,002,662	\$217,905,039	\$1,476,198	\$6,453,569	\$1,476,198	\$0	\$0	\$0	\$0
6	2018	\$265,742,742	\$225,645,119	\$1,528,633	\$6,810,853	\$1,528,633	\$0	\$0	\$0	\$0
7	2019	\$283,259,084	\$243,161,461	\$1,647,297	\$7,174,937	\$1,647,297	\$0	\$0	\$0	\$0
8	2020	\$301,300,917	\$261,203,294	\$1,769,522	\$7,544,770	\$1,769,522	\$0	\$0	\$0	\$0
9	2021	\$319,884,005	\$279,786,382	\$1,895,413	\$7,919,374	\$1,895,413	\$0	\$0	\$0	\$0
10	2022	\$339,024,585	\$298,926,962	\$2,025,081	\$8,297,844	\$2,025,081	\$0	\$0	\$0	\$0
11	2023	\$349,195,322	\$309,097,699	\$2,093,982	\$8,667,912	\$2,093,982				
12	2024	\$359,671,182	\$319,573,559	\$2,164,951	\$9,029,718	\$2,164,951				
13	2025	\$370,461,317	\$330,363,694	\$2,238,049	\$9,383,404	\$2,238,049				
14	2026	\$381,575,157	\$341,477,534	\$2,313,340	\$9,729,109	\$2,313,340				
15	2027	\$393,022,412	\$352,924,789	\$2,390,889	\$10,066,977	\$2,390,889				
				\$26,687,727	\$10,066,977	\$18,158,562	\$4,642,164	\$2,145,078	\$1,313,200	\$435,746



# Appendix C: Oak Cliff Gateway TIF District TIF Increment Chart - Bishop/Jefferson Sub-District

Oak Cliff Gateway TIF District Increment Collection Chart - Bishop/Jefferson Village Sub-district								
Tax Year	Property Value Estimate	Anticipated Captured Value	Tax Increment Revenue City	Tax Increment Revenue (NPV) City	Tax Increment Revenue Dallas County	Tax Increment Revenue (NPV) Dallas County	Tot. Anticipated Increment Revenue	Tot. Anticipated Accumulated Revenue (NPV)
2014	\$105,400,615							
2015	\$108,562,633	\$3,162,018	\$22,681	\$21,448	\$4,996	\$4,725	\$27,678	\$26,173
2016	\$111,819,512	\$6,418,897	\$46,043	\$62,620	\$10,143	\$13,795	\$56,186	\$76,414
2017	\$121,365,483	\$15,964,868	\$114,516	\$159,453	\$25,227	\$35,126	\$139,743	\$194,579
2018	\$150,832,881	\$45,432,266	\$325,886	\$420,035	\$71,790	\$92,530	\$397,675	\$512,565
2019	\$207,092,304	\$101,691,689	\$729,434	\$971,584	\$160,688	\$214,032	\$890,123	\$1,185,616
2020	\$260,007,296	\$154,606,681	\$1,108,994	\$1,764,536	\$244,302	\$388,712	\$1,353,295	\$2,153,248
2021	\$281,128,987	\$175,728,372	\$1,260,500	\$2,616,812	\$277,677	\$576,461	\$1,538,177	\$3,193,273
2022	\$304,455,774	\$199,055,159	\$1,427,823	\$3,529,729	\$314,537	\$777,569	\$1,742,360	\$4,307,297
2023	\$313,589,447	\$208,188,832	\$1,493,338	\$4,432,619	\$328,970	\$976,468	\$1,822,308	\$5,409,086
2024	\$350,337,447	\$244,936,832	\$1,756,932	\$5,437,121	\$387,037	\$1,197,751	\$2,143,969	\$6,634,872
2025	\$375,959,851	\$270,559,236	\$1,940,721	\$6,486,372	\$427,524	\$1,428,892	\$2,368,246	\$7,915,263
2026	\$387,238,647	\$281,838,032	\$2,021,624	\$7,519,932	\$445,346	\$1,656,576	\$2,466,971	\$9,176,508
2027	\$398,855,806	\$293,455,191	\$2,104,954	\$8,537,581	\$463,703	\$1,880,755	\$2,568,657	\$10,418,336
2028	\$410,821,480	\$305,420,865	\$2,190,784	\$9,539,134	\$482,611	\$2,101,389	\$2,673,395	\$11,640,523
2029	\$423,146,125	\$317,745,510	\$2,279,189	\$10,524,448	\$502,086	\$2,318,445	\$2,781,274	\$12,842,893
2030	\$435,840,509	\$330,439,894	\$2,370,245	\$11,493,411	\$522,145	\$2,531,899	\$2,892,390	\$14,025,311
2031	\$448,915,724	\$343,515,109	\$2,464,034	\$12,445,945	\$542,805	\$2,741,734	\$3,006,839	\$15,187,679
2032	\$462,383,196	\$356,982,581	\$2,560,636	\$13,381,999	\$564,086	\$2,947,939	\$3,124,722	\$16,329,938
2033	\$476,254,691	\$370,854,076	\$2,660,136	\$14,301,552	\$586,005	\$3,150,509	\$3,246,141	\$17,452,061
2034	\$490,542,332	\$385,141,717	\$2,762,622	\$15,204,607	\$608,582	\$3,349,444	\$3,371,203	\$18,554,050
2035	\$505,258,602	\$399,857,987	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2036	\$520,416,360	\$415,015,745	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2037	\$536,028,851	\$430,628,236	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2038	\$552,109,716	\$446,709,101	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2039	\$568,673,008	\$463,272,393	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2040	\$585,733,198	\$480,332,583	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2041	\$603,305,194	\$497,904,579	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2042	\$621,404,350	\$516,003,735	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2043	\$640,046,480	\$534,645,865	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
2044	\$659,247,875	\$553,847,260	\$0	\$15,204,607	\$0	\$0	\$0	\$18,554,050
<b>Totals</b>		<b>\$553,847,260</b>	<b>\$31,641,092</b>		<b>\$6,970,259</b>	<b>\$2,318,445</b>	<b>\$38,611,351</b>	<b>\$18,554,050</b>

# Appendix D: Oxygen Project

## *Project Funding Sources and Uses*

Funding Source	Amount	Use
Private Equity	\$11,165,970	Acquisition and Construction
Construction Loan	\$27,457,379	Construction
<b>Total</b>	<b>\$38,623,349</b>	

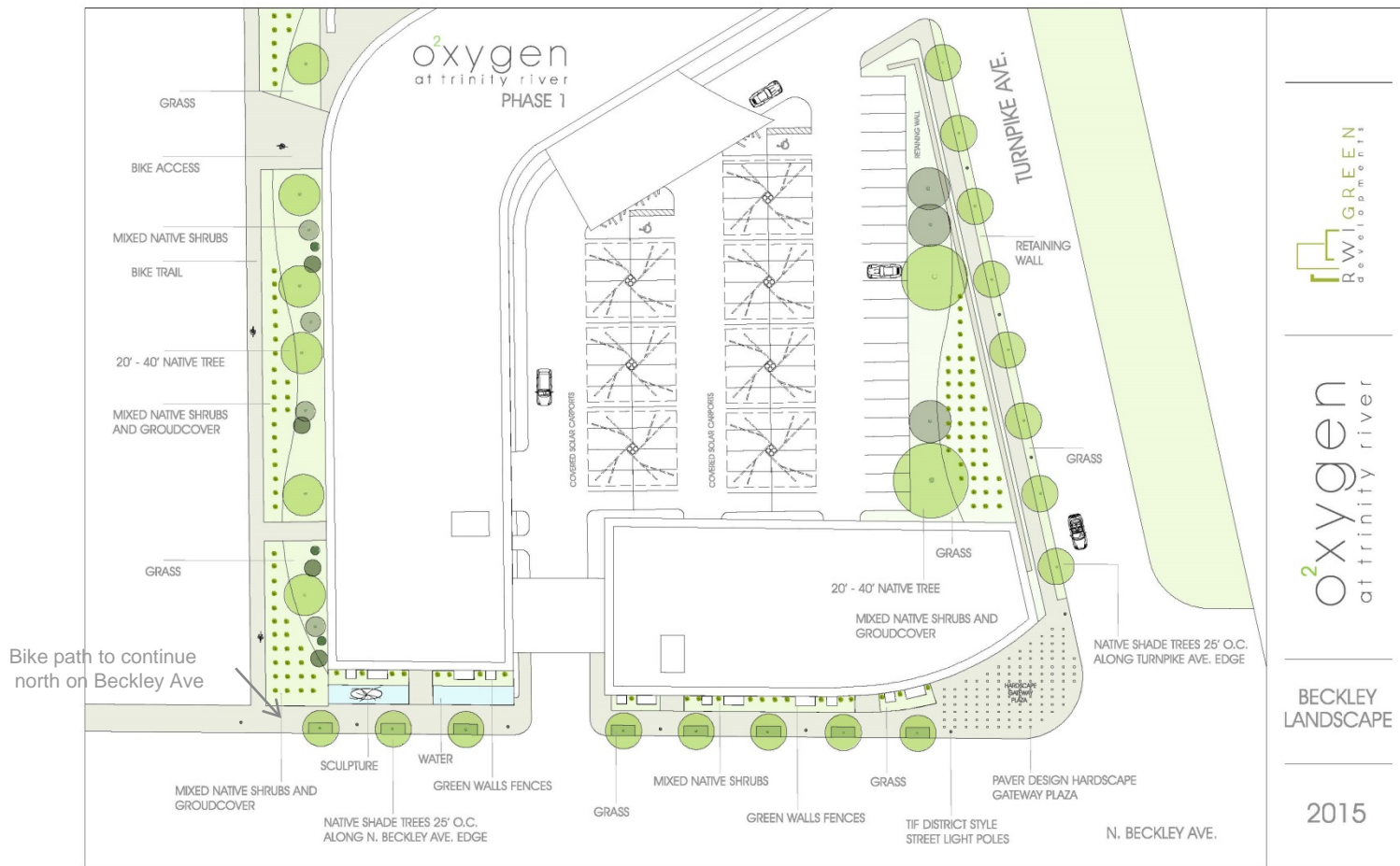
# Appendix E: Oxygen Project

## *Project Increment Chart*

<b>Oxygen Project Only</b>									
Tax Year	Property Value Estimate City	Property Value Growth	Total Value change	Anticipated Captured Value City	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV) 5.00%	Participation Rate City	Tax Increment Revenue City (varies)	Tax Increment Revenue County (55%)
2014	\$568,060	0.00%	0.00%	\$0	\$0	\$0	100%	\$0	\$0
2015	\$585,102	3.00%	3.00%	\$17,042	\$177	\$161	100%	\$136	\$41
2016	\$602,655	3.00%	6.09%	\$34,595	\$289	\$410	85%	\$234	\$55
2017	\$620,734	3.00%	9.27%	\$52,674	\$357	\$704	85%	\$357	\$0
2018	\$26,324,419	4140.85%	4534.09%	\$25,756,359	\$174,486	\$137,419	85%	\$174,486	\$0
2019	\$27,114,152	3.00%	4673.11%	\$26,546,092	\$179,836	\$271,615	85%	\$179,836	\$0
2020	\$27,927,576	3.00%	4816.31%	\$27,359,516	\$185,347	\$403,338	85%	\$185,347	\$0
2021	\$28,765,404	3.00%	4963.80%	\$28,197,344	\$191,023	\$532,630	85%	\$191,023	\$0
2022	\$29,628,366	3.00%	5115.71%	\$29,060,306	\$196,869	\$659,534	85%	\$196,869	\$0
2023	\$30,517,217	3.00%	5272.18%	\$29,949,157	\$202,891	\$784,091	85%	\$202,891	\$0
2024	\$31,432,733	3.00%	5433.35%	\$30,864,673	\$209,093	\$906,343	85%	\$209,093	\$0
2025	\$32,375,715	3.00%	5599.35%	\$31,807,655	\$215,481	\$1,026,331	85%	\$215,481	\$0
2026	\$33,346,987	3.00%	5770.33%	\$32,778,927	\$222,312	\$1,144,227	85%	\$222,312	\$0
2027	\$34,347,396	3.00%	5946.44%	\$33,779,336	\$229,097	\$1,259,937	85%	\$229,097	\$0
					<b>\$2,007,257</b>			<b>\$2,007,161</b>	<b>\$96</b>

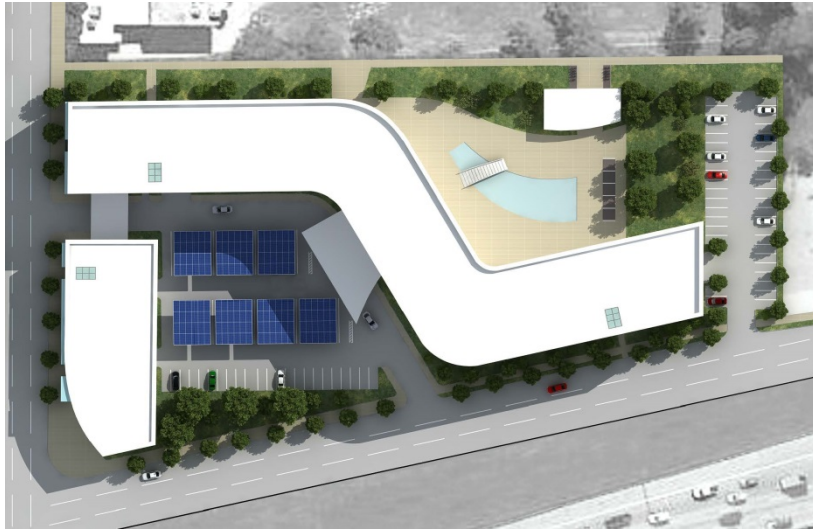
# Appendix F: Oxygen Project

## Site Layout and Landscaping

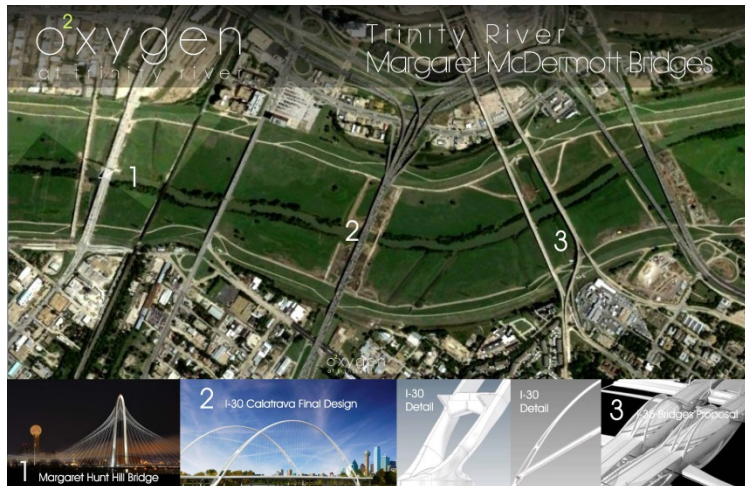


# Appendix F: Oxygen Project

## *Site Layout and Landscaping*



Architecture Naturally Inspired



# Appendix H: Oxygen Project

## *Conditions of TIF Funding*

- Minimum private investment of \$26,000,000 for project (acquisition, construction and construction related soft costs)
- Redevelopment of project shall include:
  - Minimum 190,000 square feet of residential space
  - Plaza, trail, and sidewalk improvements
- Purchase property by September 1, 2015
- Obtain a building permit for the project by June 30, 2016
- Obtain a certificate of occupancy (CO) for the project by February 28, 2018
- Obtain a letter of acceptance for public improvements by February 28, 2018
- Execute 20-year operating and maintenance agreement for public infrastructure improvements associated with project by February 28, 2018
- Comply with Affirmative Fair Housing Marketing Plan requirements
- Comply with Mixed Income Housing Policy: At least 20% of residential units (approximately 50 units) will be affordable for period of fifteen years and will be disbursed both spatially within development and among unit sizes

# Appendix H: Oxygen Project

## *Conditions of TIF Funding (Continued)*

- Provide public access easements (for a term to be negotiated)
- Comply with the following design requirements:
  - Plaza at Beckley Avenue and Turnpike Street
  - Screen the parking area
  - Visually and physically connect the main building to units along the northern portion of Beckley Avenue
  - Incorporate elevated finished floor height on the first floor, incorporate stoops/front yards, or both along Beckley Avenue
  - Include landscape on Beckley Avenue that provides privacy for first floor units
  - 80% of first floor units facing a public street or green space shall have direct access
  - Wide sidewalks and street trees
  - Incorporate the Coombs Creek Trail as shown along the southern and eastern portions of site.
  - Provide access points and amenities to the trail

# Appendix H: Oxygen Project

## *Conditions of TIF Funding (Continued)*

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- Submit quarterly status report for ongoing work on project and public improvements.
- Owner will make good faith efforts to comply with Business Inclusion and Development goals of 25% M/WBE participation for TIF-reimbursable improvements and 20% M/WBE participation for remainder of project construction.
- Project deadlines may be extended up to 6 months, subject to approval from Director of OED and Oak Cliff Gateway TIF District Board of Directors.
- TIF reimbursement subject to City Council's approval of boundary amendment to expand the Oak Cliff Gateway TIF District



# Appendix I: Project Requirements/Other Information

Oxygen	
Minimum Residential space	190,000
Required private investment	\$26,000,000
Expected total project cost	\$38,623,349
TIF funding	\$4,600,000
% public funds to total project cost	11%
Return on cost without public assistance	7.26%
Return on cost with public assistance	8.24%
Deadline to receive building permit	6/30/2016
Deadline to obtain final CO	2/28/2018

# Appendix J: Oxygen Project

## *Project Proforma*

Oxygen				
PROJECT DESCRIPTION:	multi-family residential			
SITE AREA:	3.05			
NUMBER OF FLOORS/STORIES:	4			
BUILDING AREA (n.s.f.):	202,269			
CONSTRUCTION PERIOD:	2 years			
ANTICIPATED CONSTR START DATE:	June 2016			
<b>multi-family residential</b>	<b>SF</b>	<b># of Units</b>	<b>Total SF</b>	<b>\$ per SF</b>
Residential	809	250	202,269	\$1.51
<b>Income (Annual)</b>		<b>Total Project Cost (incl. public costs)</b>	<b>\$38,623,349</b>	
Residential Rental Income	\$3,664,015	CITY ASSISTANCE (current \$)	\$4,600,000	
plus misc income	\$366,000	<b>Total Project Cost (with City \$)</b>	<b>\$34,023,349</b>	
plus commercial space	\$0	<b>Return on Cost Analysis</b>		
less vacancy	\$0	<b>NOI/Total Project Costs</b>		
less expenses	(\$1,227,762)	Return on Cost (no City \$)	7.26%	
<b>NOI (w/o TIF)</b>	<b>\$2,802,253</b>	Return on Cost (with City \$)	8.24%	
<b>Project Costs</b>				
land acquisition	\$4,500,804			
Hard Cost	\$27,678,959			
Soft Cost	\$5,758,236			
Public costs	\$685,350			
<b>Total Project Cost (incl. public)</b>	<b>\$38,623,349</b>			

# Appendix K: Oxygen Project

## *Development Team*

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### RWI Green Developments, LLC

- **Louis Ramirez** - over 20 years of experience managing multimillion dollar accounts in the IT industry. Louis is also a seasoned real estate investor and owns several residential rental properties in Dallas. In 2007 Ramirez and his partner co-founded RWI Developments Inc., to bring the OXYGEN AND HYDROGEN brands to reality. Louis serves as CEO, championing the philosophy of “show-not-tell” into the business world through cutting edge visual solutions, animations and models.
- **Ezequiel Witis** – architect. Style emphasizes use of natural light, energy conservation, innovative materials, technology, pure geometry forms and curves, modern design, and environment conservation. He was an early adopter of green concepts. In 1996 he formed EW Construction, a full service construction company that built several luxury SF homes and commercial buildings. He Implemented state of the art energy efficient building systems with new technology materials, brick, concrete, steel and glass, with solid pure materials. In 2007 co-founded RWI Developments Inc. Mr. Witis received his degree in Architecture and City Planning from the University Buenos Aires.

# Appendix K: Oxygen Project

## *Development Team*

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NE Development and NE Construction – project partner

- Completed multi-family, office, retail, and military projects in 26 states, including more than 85 projects in Texas
- Leadership team:
  - Charlie M Nicholas
  - Ken Lokey
  - Luke Harry
  - Steve Rumsey
  - Casey Shires
  - Ken Russell

# Memorandum



CITY OF DALLAS

DATE July 31, 2015

Members of the Economic Development Committee:

TO Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Digital Billboard Review**

On Monday, August 3, 2015 you will be briefed on the City Plan Commission recommendation to make no changes to the current digital billboard provisions and provide an update on the status of the digital billboards. A copy of the briefing is attached. Please contact David Cossum at 670-4127 should you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

Ryan S. Evans  
First Assistant City Manager

c: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Jill A. Jordan, Assistant City Manager

Eric D. Campbell, Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council

# Digital Billboard Review

**City Council Economic  
Development Committee  
August 3, 2015**



# Background

- On June 8, 2011, City Council approved a code amendment to allow certain billboards on freeways to convert to digital technology.
- The code amendment included a provision that the regulations allowing digital conversion would expire on August 1, 2014.
- On June 25, 2014, City Council extended the provisions of the ordinance to expire on August 31, 2015.
- On June 9, 2015, the Special Sign District Advisory Committee recommended no change to the expiration date of August 31, 2015.
- On July 9, 2015, the City Plan Commission recommended no change to the expiration date of August 31, 2015.

# Background

- Ordinance Provisions:
  - for every 1 square foot of billboard converted to digital technology 3 square feet of static billboard had to be removed elsewhere.
  - capped the number of locations that could include a digital sign at 50 locations (if a two-sided sign existed at a location, both signs may be able to be converted to digital and count as one location)
  - Displays must automatically adjust sign brightness dependent upon ambient light conditions
  - Messages must be displayed for a minimum of 8 seconds and the message change must be accomplished in 2 seconds
  - Change of message must occur simultaneously on the entire sign face
  - No flashing, dimming or brightening of message is permitted except to accommodate the change of message
  - City may require emergency information to be displayed



# Background

- Other ordinance provisions related to location included:
  - Digital display signs must be located on an expressway
  - Signs can not be located within 300 feet of a lot in a residential zoning district
  - Signs can not be located within 500 feet of an historic district
  - Signs can not be located within 2000 feet of the Trinity River or within 500 feet of the escarpment zone.
  - Digital display signs must be located a minimum of 1500 feet from another digital display sign oriented to the same traffic direction (2000 feet if the location has back to back digital displays)

# Background

- Permit status to date:
  - 50 of 50 location permits have been issued
  - 49 locations have been converted to include digital faces
    - The final digital face has been ordered and should be installed by the end of the year.
  - 461 sign structures have been removed with 877 sign faces
  - The majority of sign faces removed were smaller signs on local arterials.

# Background

- Staff researched the level of brightness of digital billboards used by other cities and TXDoT.
- Most cities, including Dallas, follow the TXDoT regulations for brightness.
  - No more than 0.3 footcandles over ambient light conditions at a distance of 250 feet from the sign.
- No change to the brightness regulations were recommended.

# Issues

- If the digital provisions sunset and are not renewed, existing digital signs will remain as non-conforming signs.
- Non-conforming signs are signs that were legally erected pursuant to a valid permit and may remain and be maintained at their current location.
- Non-conforming signs may not be repaired if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location.

# CPC Recommendation

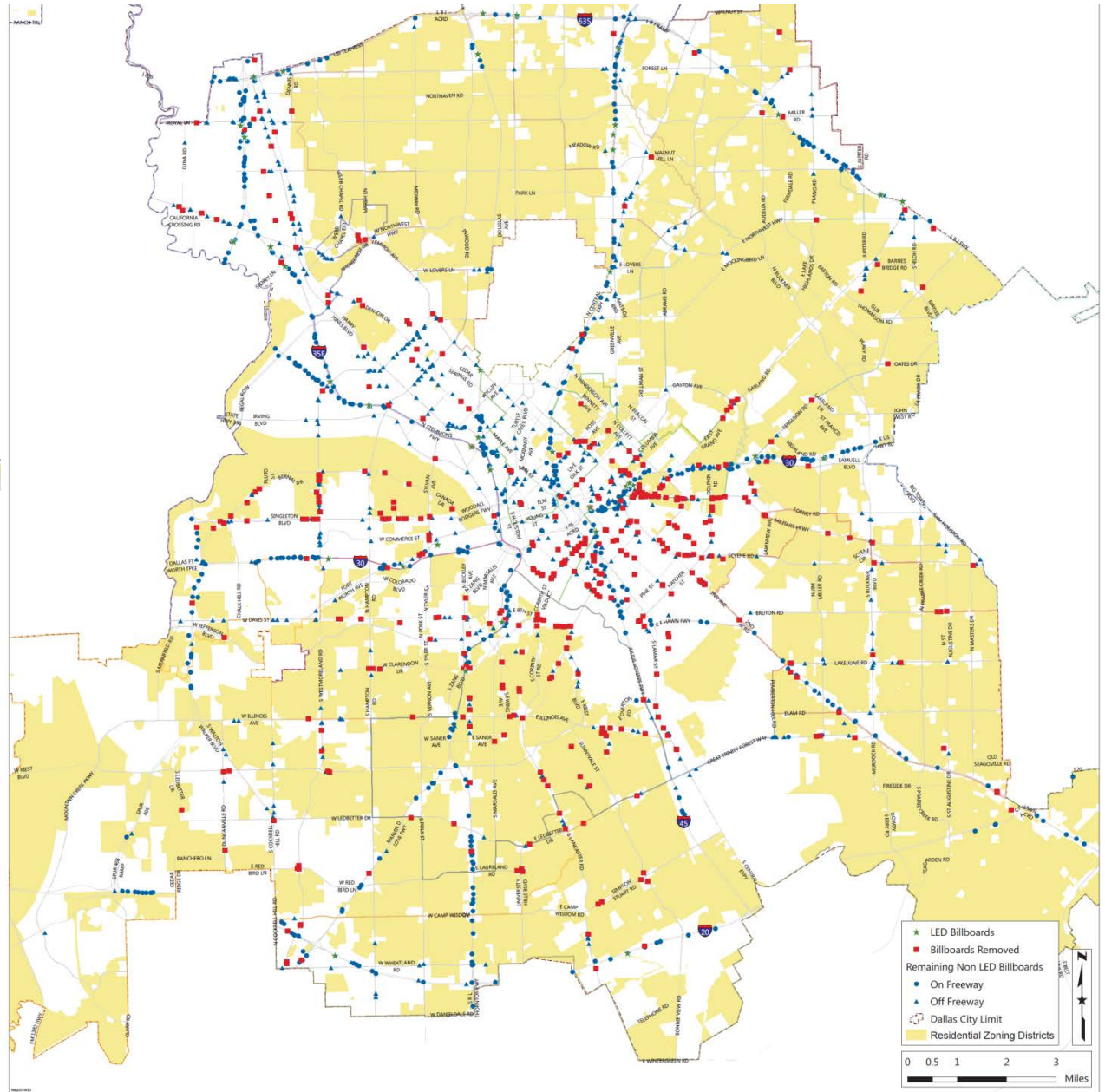
- No change to current sunset provision so the provisions allowing non-premise signs to be converted will expire on August 31, 2015

# Next Steps

- The ordinance requires that City Council review this section prior to the expiration date. A public hearing will be scheduled for August 26, 2015 for consideration of whether the sunset period should be extended.

# Appendix

## Digital Billboard Map





# Memorandum



CITY OF DALLAS

DATE July 31, 2015

Members of the Economic Development Committee:

TO Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Proposed Regulations for Digital On-Premise Signs**

On Monday, August 3, 2015 you will be briefed on the City Plan Commission recommendation for regulating digital on-premise signs. A copy of the briefing is attached. Please contact David Cossum at 670-4127 should you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

Ryan S. Evans  
First Assistant City Manager

c: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
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Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council

# Proposed Regulations for Digital On-Premise Signs

**City Council Economic  
Development Committee**  
August 3, 2015



# Background

- Currently the city has no restrictions on the brightness of digital premise signs.
- Message change is restricted on premise signs and all messages are required to be static.
- Message changes are restricted to no more than every 3 seconds for time and temperature and 20 seconds for all other messages.
- When City Council considered non-premise digital billboard regulations in June of 2014, staff was instructed to develop a proposal for regulations on premise digital (LED) signs.
- On June 9, 2015 the Special Sign District Advisory Committee recommended approval of the proposed regulations for on premise digital (LED) signs.
- On July 9, 2015, the City Plan Commission recommended approval of the proposed regulations.

# Issues

- Digital premise (LED) signs do not share the same restrictions as digital billboards, including measuring brightness by footcandles.
- In business zoning districts, the Code does not distinguish between the different types of illuminated premise signs (digital vs. internally or externally illuminated). Brightness for all is measured by footlamberts.
- Many of the complaints received by the City are related to premise sign brightness and animated messages.

# Proposal

- Digital premise signs to follow the regulations for digital billboards regarding measuring brightness:
  - Measure brightness using footcandles and an industry standard formula based on size of the sign.
  - No increase in light level over ambient conditions to a lot in a residential district.
  - Factory-programmed equipment to comply with maximum brightness and dimming standards and end-user manipulation. (Videoboards have the same requirement.)

# Proposal

- Digital premise signs to follow the regulations for digital billboards and videoboards regarding change of message except for the time a message must be displayed:
  - Each message must be displayed for a minimum of 20 seconds in business districts and 20 minutes in residential districts.
    - Digital billboard messages and videoboard messages can change every eight seconds.
  - Changes of message must happen within two seconds.
  - Changes must occur simultaneously on the entire sign face.

# Proposal

- Limit the effective area for digital premise signs to 50 square feet or 50% of the allowable square footage of a sign, whichever is greater.
- Set a compliance date of one year for digital premise signs regarding brightness and change of message.

# Next Steps

- Schedule the proposed standards for digital premise signs for full City Council consideration and adoption of an ordinance implementing the proposed standards.



# Appendix

- Footcandle:
  - Measurement of light intensity – amount of light falling on an object
  - How bright the light is one foot away from the source
- Footlambert:
  - Average luminance of a surface – light reflected by an object
  - Amount of light emitted by or reflecting off a surface equivalent to 3.4262591 candelas (light traveling along a solid angle) per square meter

**KEY FOCUS AREA:** Public Safety  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34E

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**SUBJECT**

Authorize Lease Amendment No. 6 to the Lease Agreement with the Transportation Security Administration to accept the tenant improvements as completed and extend the existing lease term by 120 months from April 1, 2015 to March 31, 2025 at Dallas Love Field - Annual Revenue: \$259,924

**BACKGROUND**

On December 11, 2002, the City Council approved Resolution No. 02-3503, which authorized the City Manager to enter into a five-year lease of approximately 7,171 square feet of office space in the terminal building at Dallas Love Field with the Transportation Security Administration (TSA). The lease was effective on April 1, 2003. The five-year lease term expired on March 31, 2008 and on June 25, 2008 the City Council approved Resolution No. 08-1755 which extended the term by 18 months to September 30, 2009 and added 714 square feet of office space in the terminal. The annual rent increased from \$61,619 to \$118,275 based on the current prevailing annual rental rate of \$15.00 per square foot. On August 26, 2009, the City Council approved Resolution No. 09-2044, which authorized the City Manager to enter into Supplemental Agreement No. 3 to extend the lease term by 60 months to September 30, 2014. On September 30, 2010, the City Manager authorized Supplemental Agreement No. 4 for a substitution of exhibits at Dallas Love Field effective on October 1, 2010. On October 1, 2014, the Aviation Department Director executed Lease Amendment No. 5 to extend the lease term for 12 months through September 30, 2015 to correspond with the terminal construction schedule.

The Love Field Modernization Program (LFMP) construction commenced in the fall of 2009. During the construction period, it was necessary to relocate the TSA lease space in the terminal facility. Changes in tenant leasehold space caused by construction will be made by lease exhibit substitution, which will adjust the rent amount to reflect the actual space leased.

## **PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Original Lease approved on December 11, 2002, by Resolution No. 02-3503.

1<sup>st</sup> and 2<sup>nd</sup> amendments approved on June 25, 2008, by Resolution No. 08-1755.

3<sup>rd</sup> amendment approved on August 26, 2009, by Resolution No. 09-2044.

4<sup>th</sup> amendment approved on September 30, 2010, by the City Manager.

5<sup>th</sup> amendment approved on September 30, 2014, by the Department Director.

## **FISCAL INFORMATION**

\$259,924 - Annual Revenue

## **OWNER(S)**

**Transportation Security Administration**

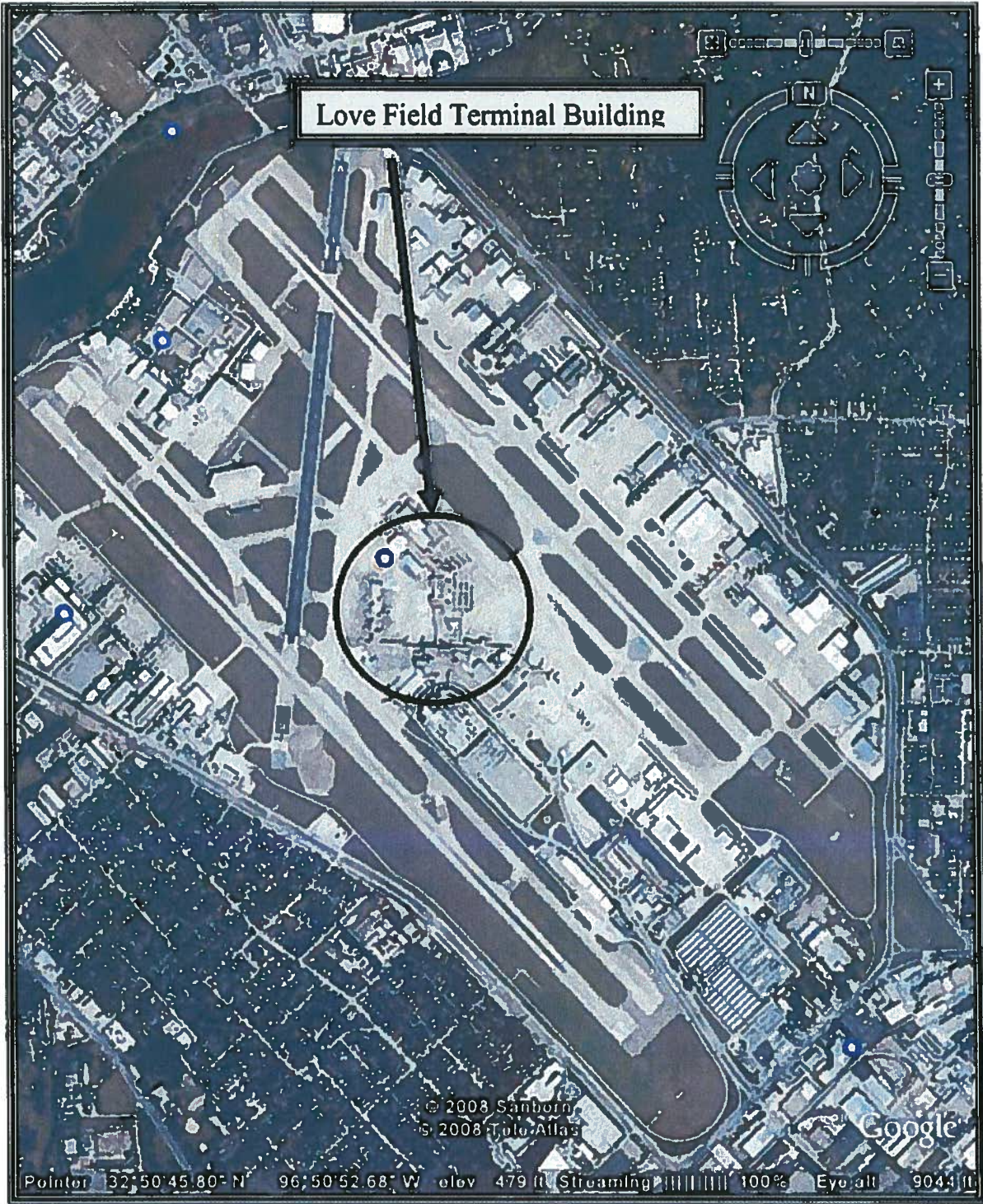
Department of Transportation

Federal Aviation Administration

## **MAP**

Attached.

**DALLAS LOVE FIELD  
TERMINAL BUILDING  
MAPSCO PAGE 34E**



**KEY FOCUS AREA:** E-Gov  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34E

---

**SUBJECT**

Authorize the City Manager to offer City vendors operating as food and beverage concessionaires at Dallas Love Field an amendment to their current concession contracts to: ( **1**) allow product pricing at no greater than street pricing plus ten percent, with Gina Puente Ventures, Inc., estimated additional annual revenue \$26,010; Air Star Concessions Ltd. (formerly Dallas Love Field Joint Venture, Ltd.), estimated additional annual revenue \$115,085; Air Star - LTS/Marquis-DAL, LLC (formerly Air Star Concessions, Ltd.), estimated additional annual revenue \$29,223; Pop Four Love Field JV, estimated additional annual revenue of \$26,397; Host International, Inc., estimated additional annual revenue of \$192,087; HG-Multiplex-Regali Dallas JV, estimated additional annual revenue of \$89,265; The Grove, Inc., estimated additional annual revenue of \$34,199; and Dickey's Love Field JV, LLC (formerly Dickey's Barbecue Restaurants, Inc.), estimated additional annual revenue \$23,203 - Total Estimated Annual Revenue to the City: \$535,469; (**2**) establish a minimum hourly pay rate of \$10.37, defined as a living wage, for non-tipped and non-managerial food and beverage concession employees - No cost consideration to the City; and (**3**) remove the shared costs provisions, currently capped at three percent of gross sales, for Sally Port (product receipt, security inspection and clearance, and delivery from the third party operator at the central receiving facility), food court cleaning costs and trash removal services for an annual loss of revenue in the amount of (\$592,000) - Total Net Estimated Annual Revenue Loss - \$56,531

**BACKGROUND**

On March 7, 2012, Council awarded the existing Food and Beverage concession contracts at Dallas Love Field. In the August 18, 2010 council briefing, the Modified Direct management model was selected as the preferred management option. This option specified concessionaire product offerings to be sold at street pricing with an emphasis on brand names throughout the terminal. Citing various concerns, the concessionaires at Dallas Love Field have requested to amend the existing pricing structure of their current contracts to allow for no greater than street plus ten percent (10%) product pricing.

## **BACKGROUND** (Continued)

Additional concerns, cited by City Councilmembers, relating to employee hourly rates (“Living Wage”) were discussed at both the Economic Development Committee briefing and at the City Council briefing. The council briefing included a discussion on the removal of the shared cost provision to allow operators to absorb the cost of implementing the living wage increase to eligible (non-tipped and non-managerial) concessionaire employees. Removal of the shared cost provision would add approximately \$592,000 in annual operating expenses to the departmental budget. All other terms of the existing concession contracts will remain the same. This offer to amend the food and beverage is a one-time offer and is conditioned upon the offeree’s acceptance of the minimum wage component to the offer, and is acceptable at the offeree’s option. All offerees who do not accept the City’s offer are not eligible for contract amendment.

## **PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Authorized the Dallas Love Field Food and Beverage contracts, on March 7, 2012, by Resolution No. 12-0706.

Briefed the Economic Development Committee on May 18, 2015 and June 1, 2015.

Briefed the Dallas City Council on June 24, 2015.

## **FISCAL INFORMATION**

Total Net Estimated Annual Revenue Loss - \$56,531

## **OWNERS**

**Gina Puente Ventures, Inc.**  
Virginia I. Puente, President

**Air Star Concessions Ltd. (formerly Dallas Love Field Joint Venture, Ltd.)**  
Gilbert Aranza, Owner

**Air Star-LTS/Marquis-DAL, LLC (formerly Air Star Concessions, Ltd.)**  
Gilbert Aranza, Owner

**Pop Four Love Field JV, a joint venture comprised of:**  
**Pop Restaurants, LLC (76.5%)**  
Guillermo Perales, CEO

**Four Leaf Ventures, LLC (23.5%)**  
Luis Ibarquengoytia, CEO

**OWNERS** (Continued)

**Host International, Inc.**  
Elie W. Maalouf, President

**HG-Multiplex-Regali Dallas JV**, a joint venture comprised of:  
**Hudson Group (HG) Retail, LLC (75%)**  
Joseph DiDomizio, President

**Multiplex, Inc. (15%)**  
Helen Giddings, President

**Regali, Inc. (10%)**  
Rupa Dutia, President

**The Grove, Inc.**  
Michelle Dukler, President

**Dickey's Love Field JV LLC (formerly Dickey's Barbecue Restaurants, Inc.)** a joint venture comprised of:  
**Restaurant Growth, Inc. (60%)**  
Roland Dickey, Jr., President

**Southwest Financial Minority Group (40%)**  
Stan Hatcher, Owner

**KEY FOCUS AREA:** E-Gov  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 34E

---

**SUBJECT**

Authorize the City Manager to offer City vendors operating as retail concessionaires at Dallas Love Field an amendment to their current concession contracts to: **(1)** allow product pricing at no greater than street pricing plus ten percent with Hudson Retail Dallas JV, estimated additional annual revenue \$87,588; HG-Multiplex-Regali Dallas JV, estimated additional annual revenue \$163,319 and WDFG North America LLC, estimated additional annual revenue \$53,676 - Total Estimated Annual Revenue to the City: \$304,583; **(2)** establish a minimum hourly pay rate of \$10.37, defined as a living wage, for non-managerial retail concession employees - No Cost Consideration to the City; and **(3)** remove the shared costs provision, currently capped at three percent of gross sales for Sally Port (product receipt, security inspection and clearance, and delivery from the third party operator at the central receiving facility), and trash removal services - Total Estimated Annual Revenue Loss: \$208,000 - Total Net Estimated Annual Revenue - \$96,583

**BACKGROUND**

On March 7, 2012, Council awarded the existing Retail concession contracts at Dallas Love Field. In the August 18, 2010 council briefing, the Modified Direct management model was selected as the preferred management option. This option specified concessionaire product offerings to be sold at street pricing with an emphasis on brand names throughout the terminal. Citing various concerns, the concessionaires at Dallas Love Field have requested to amend the existing pricing structure of their current contracts to allow for no greater than street plus ten percent (10%) product pricing.



**BACKGROUND** (Continued)

Additional concerns, cited by City Councilmembers, relating to employee hourly rates (“Living Wage”) were discussed at both at the Economic Development Committee briefing and at the City Council briefing. The council briefing included a discussion on the removal of the shared costs provision to allow operators to absorb the cost of implementing the living wage increase to eligible (non-managerial) concessionaire employees. Removal of the shared cost provision would add approximately \$208,000 in annual operating expenses to the departmental budget. All other terms of the existing concession contracts will remain the same. This offer to amend the retail contract is a one-time offer and is conditioned upon the offeree’s acceptance of the minimum wage component. All offerees who do not accept the City’s offer are not eligible for contract amendment.

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

Authorized the Dallas Love Field Retail contracts on March 7, 2012, by Resolution No. 12-0707.

Briefed the Economic Development Committee on May 18, 2015 and June 1, 2015.

Briefed the Dallas City Council on June 24, 2015.

**FISCAL INFORMATION**

Total Net Estimated Annual Revenue - \$96,583

**OWNERS**

**WDFG North America, LLC**  
Padraig Drennan, President

**HG-Multiplex-Regali Dallas JV**, a joint venture comprised of:  
**Hudson Group (HG) Retail, LLC (75%)**  
Joseph DiDomizio, President

**Multiplex, Inc. (15%)**  
Helen Giddings, President

**Regali, Inc. (10%)**  
Rupa Dutia, President

**OWNERS** (Continued)

**Hudson Retail Dallas JV**

**Hudson Group (HG) Retail, LLC (75%)**

Joseph DiDomizio, President

**Multiplex, Inc. (25%)**

Helen Giddings, President

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Sustainable Development and Construction  
City Attorney's Office  
Public Works Department

**CMO:** Ryan S. Evans, 671-9837  
Warren M.S. Ernst, 670-3491  
Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 22G

---

**SUBJECT**

Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Sun Eui Corporation, et al., Cause No. CC-15-01521-A, pending in Dallas County Court At Law No. 1, to acquire approximately 714 square feet of land located near the intersection of Royal and Goodnight Lanes, for the Goodnight Lane Street Improvements Project; and (2) settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$272, increased from \$9,595 (\$6,295, plus closing costs and title expenses not to exceed \$3,300) to \$9,867 (\$6,567, plus closing costs and title expenses not to exceed \$3,300) - Financing: 2006 Bond Fund

**BACKGROUND**

This item authorizes deposit of the amount awarded by the Special Commissioners for the acquisition of approximately 714 square feet of land. A final offer of \$6,295 was made on a written appraisal from an independent certified appraiser. The offer was not accepted by the owners and the City filed an eminent domain proceeding to acquire the land. The City provided an updated appraisal report for the hearing and the fair market value as of the date of the hearing was \$6,567. After the hearing, the Special Commissioners awarded \$6,567.

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 November 12, 2013, by Resolution No. 13-1965.

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

2006 Bond Funds - \$272

Resolution No. 13-1965	\$	9,595
Additional Amount (this action)	\$	<u>272</u>
Total Authorized Amount	\$	9,867

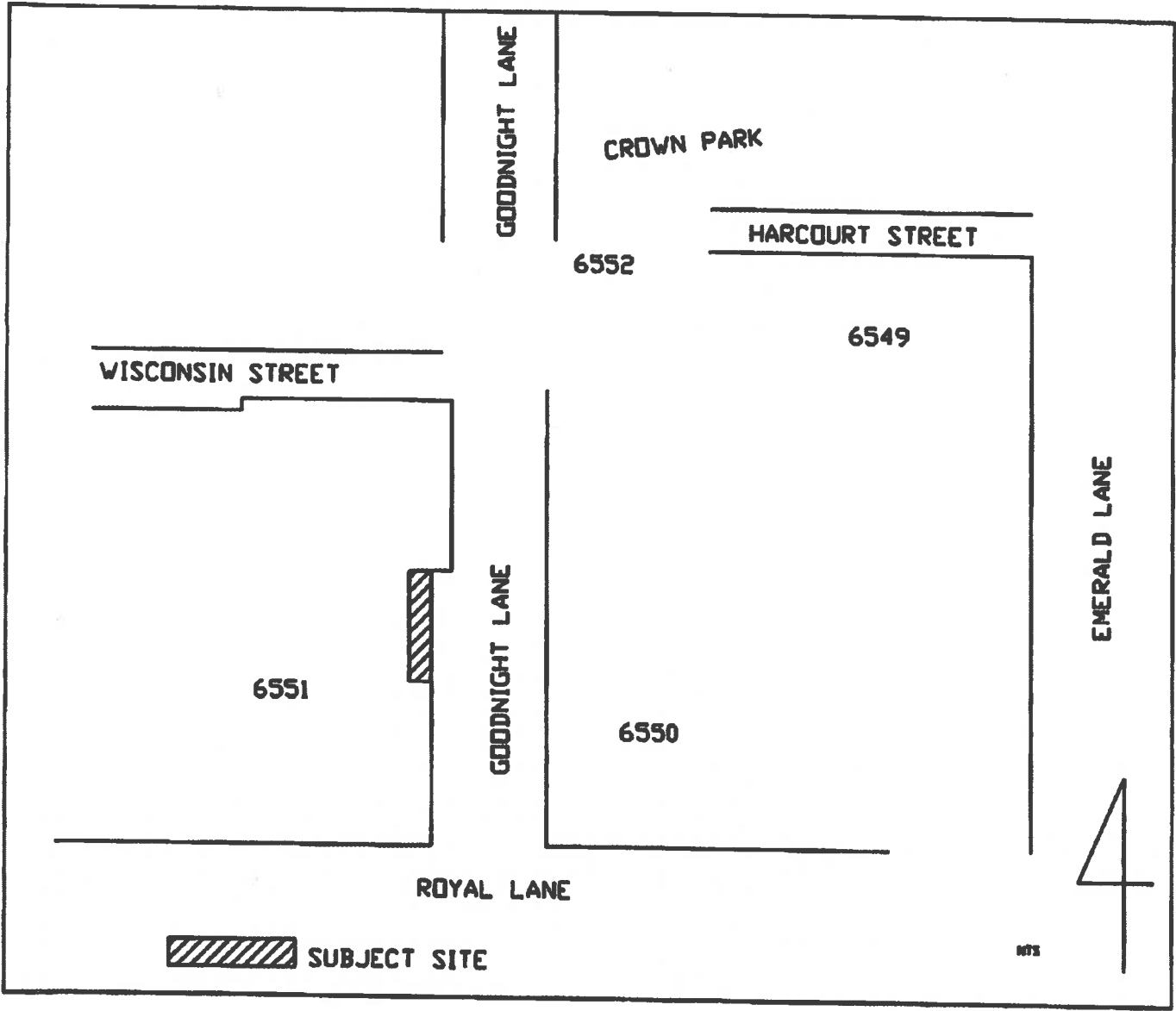
**OWNER**

**Sun Eui Corporation**

Hee Jun Lee, President

**MAP**

Attached



WISCONSIN STREET

GOODNIGHT LANE

CROWN PARK

HARCOURT STREET

6552

6549

6551

GOODNIGHT LANE

6550

EMERALD LANE

ROYAL LANE

 SUBJECT SITE

1073



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Sustainable Development and Construction  
Public Works Department  
**CMO:** Ryan S. Evans, 671-9837  
Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 22G

---

**SUBJECT**

Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 654 square feet from Ali Bijannia, located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Street Improvements Project - Not to exceed \$1,400, increased from \$6,559 (\$3,459, plus closing costs and title expenses not to exceed \$3,100) to \$7,959 (\$4,859, plus closing costs and title expenses not to exceed \$3,100) - Financing: 2006 Bond Funds

**BACKGROUND**

This item authorizes a settlement for the acquisition of a tract of land containing approximately 654 square feet located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Street Improvements Project. This settlement will allow acquisition of the property without further condemnation proceedings.

The first resolution approved on November 12, 2013, authorized the purchase and/or condemnation in the amount of \$6,559. The settlement will avoid increased costs associated with construction delays, commissioners' costs, updated appraisal reports, court filing fees and uncertainty associated with possibility of commissioners' award being higher than the negotiated amount of \$4,859.

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

Authorized acquisition on November 12, 2013, by Resolution No. 13-1965.

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

2006 Bond Funds - \$1,400

Resolution No. 13-1965	\$6,559
Additional Amount (this action)	<u>\$1,400</u>

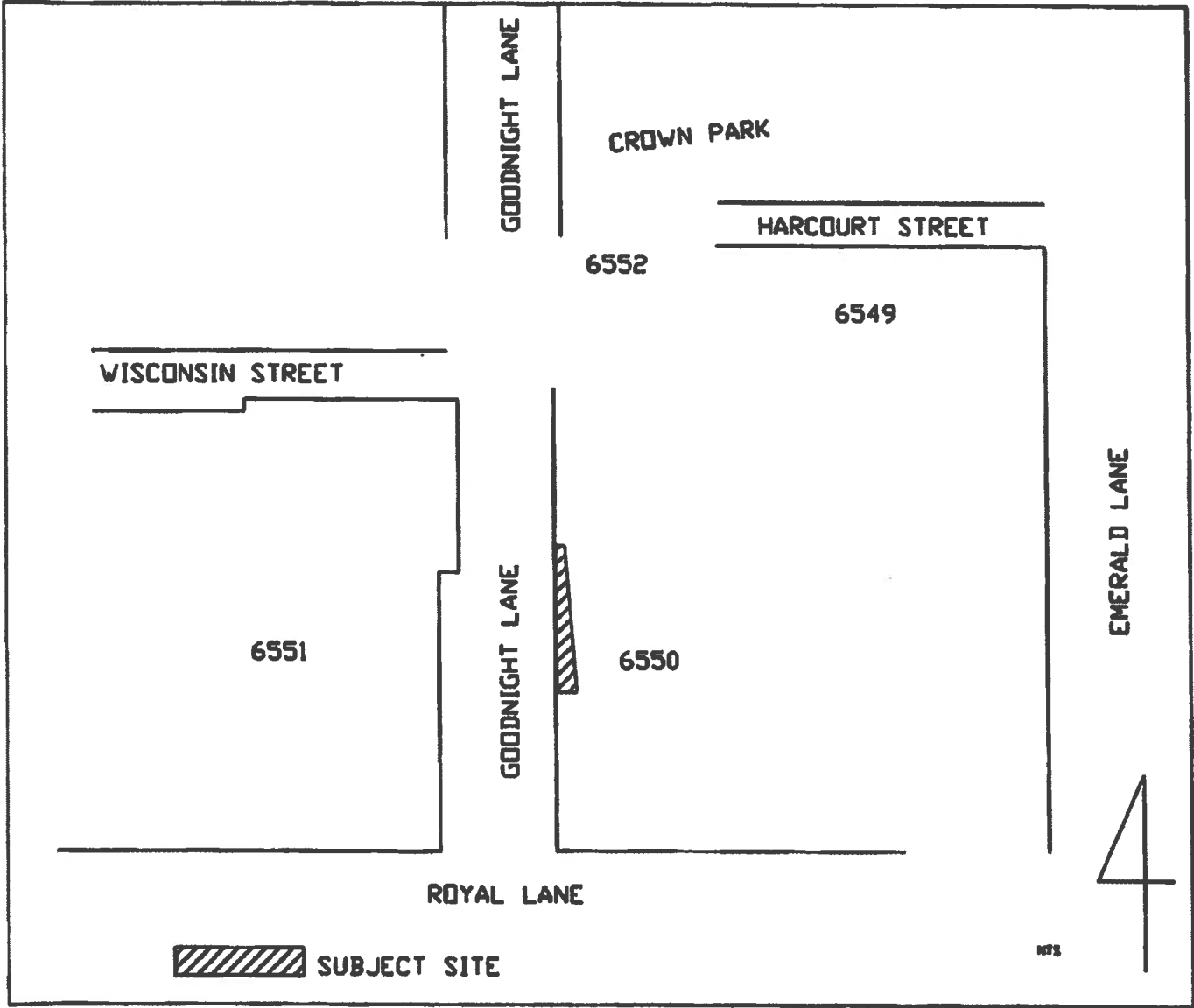
Total Authorized Amount	\$7,959
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**OWNER**

Ali Bijannia

**MAP**

Attached





**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 4  
**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 acquisition from Aurora Cazares, of approximately 6,500 square feet of land improved with a duplex located near the intersection of Buick and Morrell Avenues for the Cadillac Heights Phase II Project - Not to exceed \$49,000 (\$45,000, plus closing costs and title expenses not to exceed \$4,000) - Financing: 2006 Bond Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 6,500 square feet of land improved with a duplex, located near the intersection of Buick and Morrell Avenues. This property will be used for future City facilities. The consideration is based on an independent appraisal.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

2006 Bond Funds - \$49,000 (\$45,000, plus closing costs and title expenses not to exceed \$4,000)

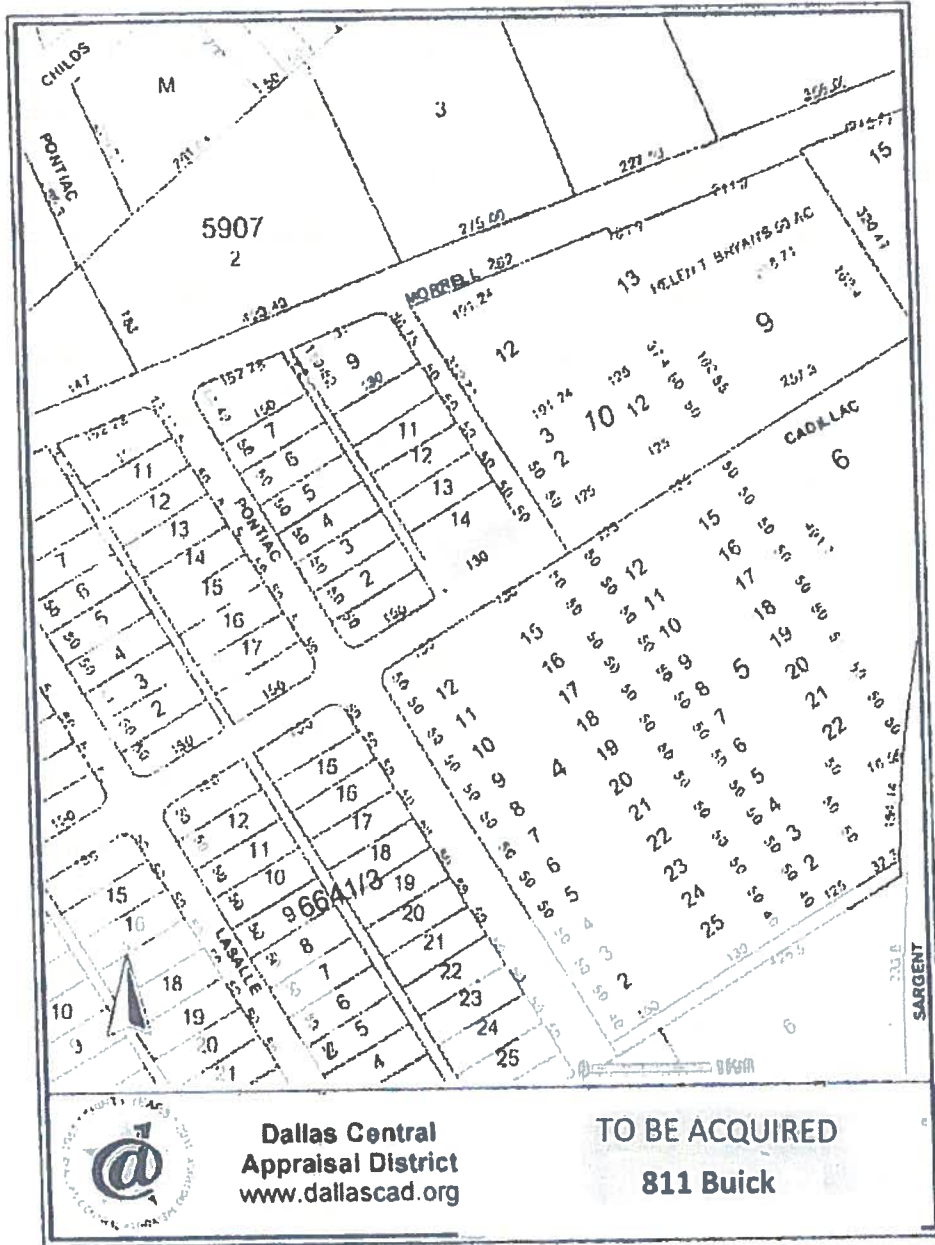
**OWNER**

Aurora Cazares

**MAP**

**Attached**

Plat Map



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** 4

**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 acquisition from Francisco Torres and Dora E. Fernandez, of approximately 7,500 square feet of land consisting of a single family dwelling located near the intersection of Pontiac and Morrell Avenues for the Cadillac Heights Phase II Project - Not to exceed \$40,500 (\$37,000 plus closing costs and title expenses not to exceed \$3,500) - Financing: 2006 Bond Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 7,500 square feet of land consisting of a single family dwelling located near the intersection of Pontiac and Morrell Avenues for the Cadillac Heights Phase II Project. This property will be used for future City facilities. The consideration is based on an independent appraisal.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

2006 Bond Funds - \$40,500 (\$37,000 plus closing costs and title expenses not to exceed \$3,500)

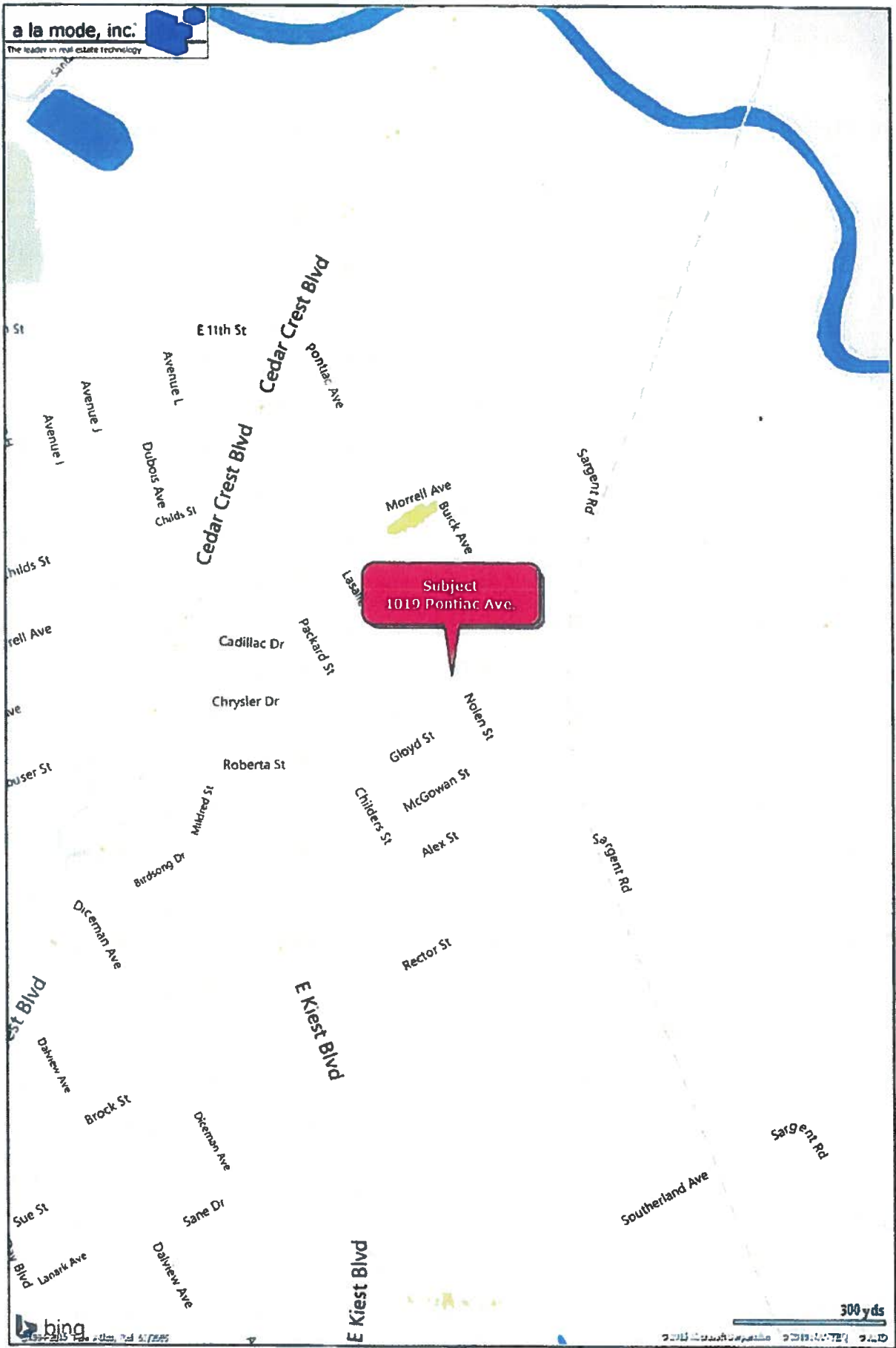
**OWNERS**

Francisco Torres

Dora E. Fernandez

**MAP**

Attached



Subject  
1019 Pontiac Ave.

300 yds

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize acquisition from James L. Farmer and Sandra E. Farmer, of a tract of land containing approximately 28,824 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed 29,480 (\$26,480, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 28,824 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Construction Funds - \$29,480 (\$26,480, plus closing costs and title expenses not to exceed \$3,000)

**OWNERS**

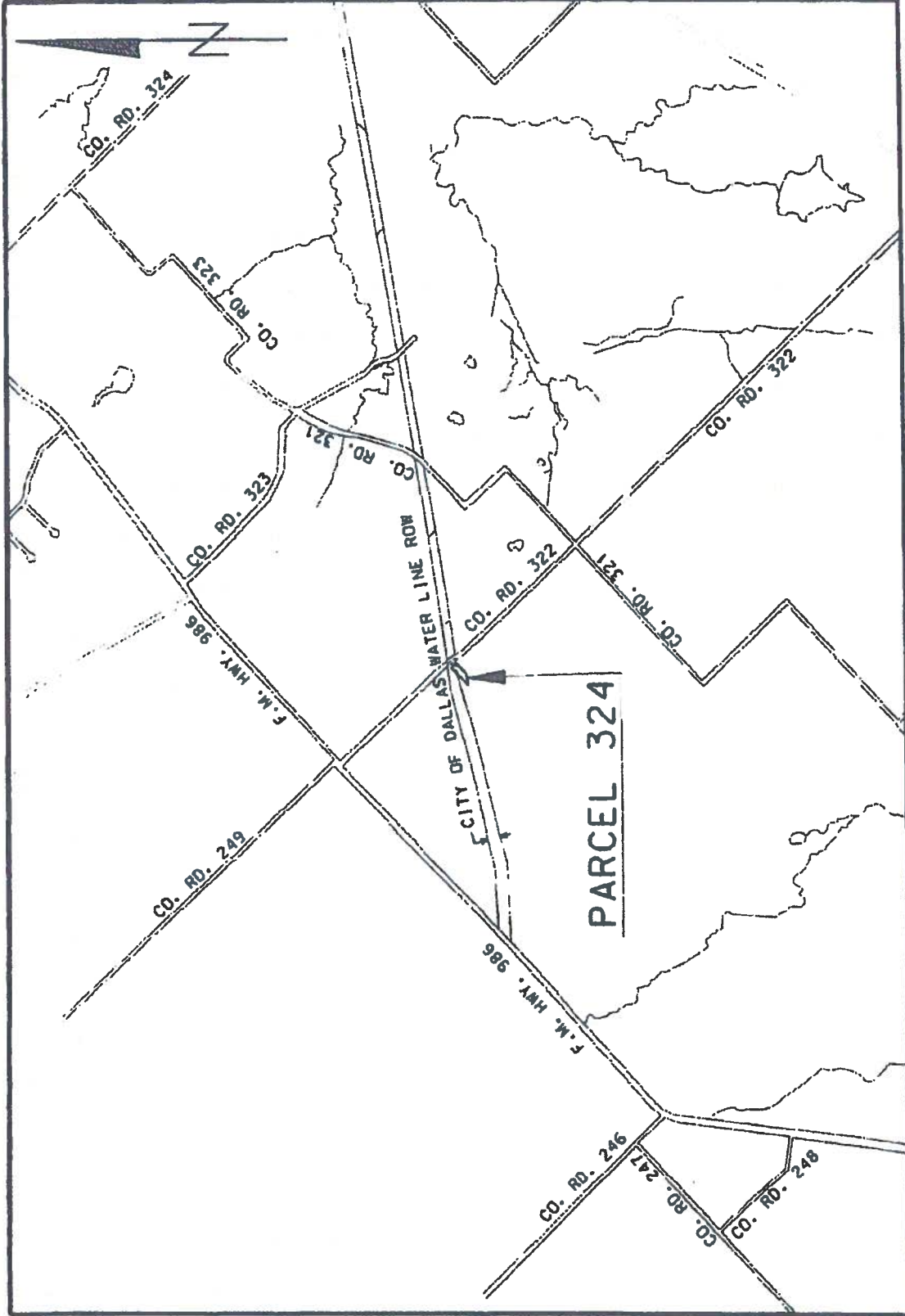
James L. Farmer

Sandra E. Farmer

**MAP**

Attached





VICINITY MAP  
APPROXIMATE SCALE 1" = 2000'

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize acquisition from John L. Cooper and Lea Ann Cooper, of a tract of land containing approximately 206,342 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$106,689 (\$103,129, plus closing costs and title expenses not to exceed \$3,560) - Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 206,342 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration to be paid, includes \$94,689 for land improved with a driveway based on an independent appraisal and \$8,440 for an upgraded driveway on the property, as approved by Dallas Water Utilities.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Construction Funds - \$106,689 (\$103,129, plus closing costs and title expenses not to exceed \$3,560)

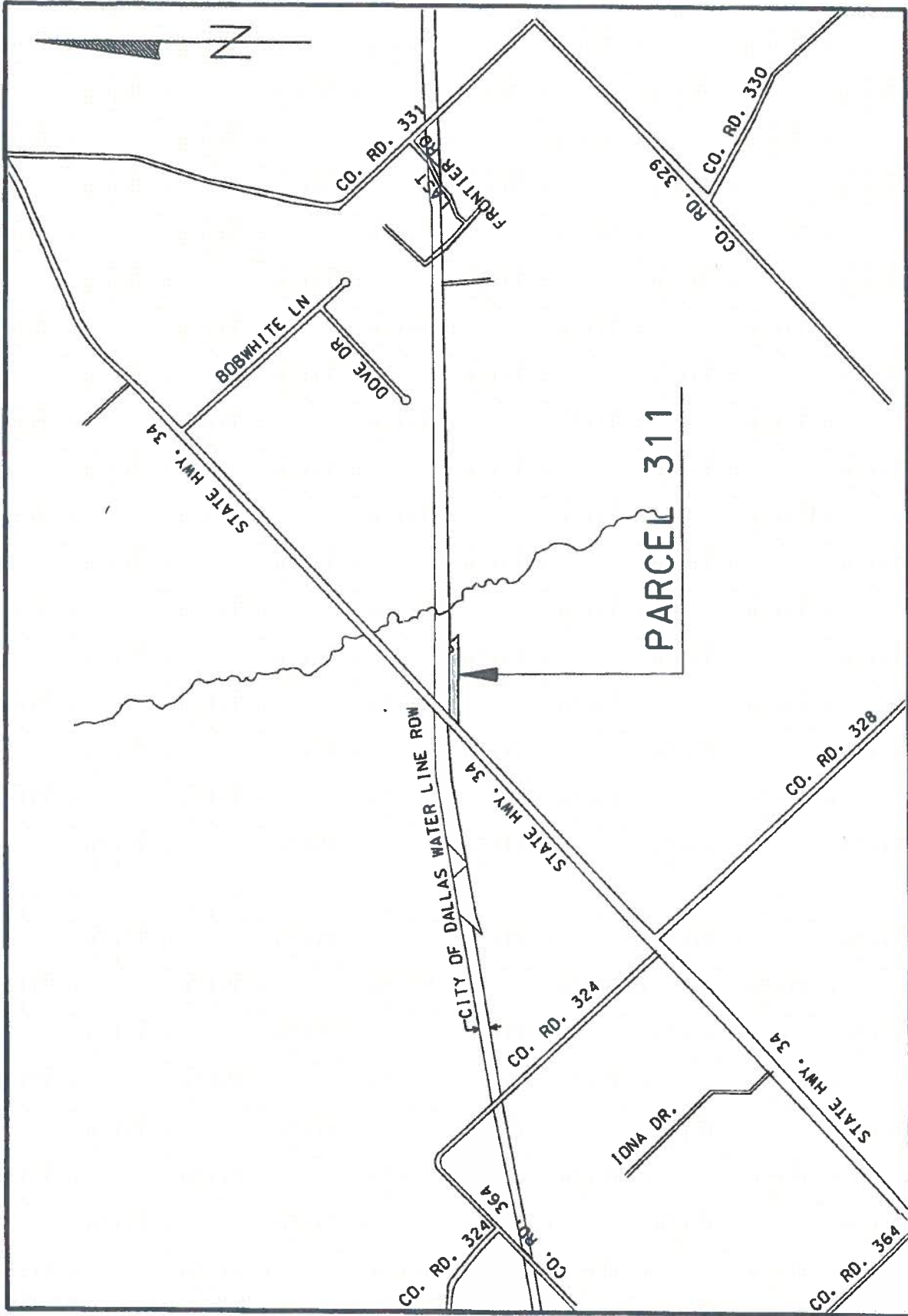
**OWNERS**

John L. Cooper

Lea Ann Cooper

**MAP**

Attached



VICINITY MAP  
 APPROXIMATE SCALE 1" = 2000'

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** 73N

---

**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from WSG Thorntree IV, LP, of a tract of land containing approximately 26,810 square feet located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$17,000 (\$14,477, plus closing costs and title expenses not to exceed \$2,523) - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 26,810 square feet of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project. This property will be used for the construction of a 96-inch and 120-inch diameter treated water transmission line from the Eastside Water Treatment Plant to Southwest Dallas. The consideration is based on an independent appraisal.

This acquisition is part of the Long Range Water Master Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch water transmission pipeline is needed to meet near term critical demands associated with the population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Improvement Funds - \$17,000 (\$14,477, plus closing costs and title expenses not to exceed \$2,523)

**OWNER**

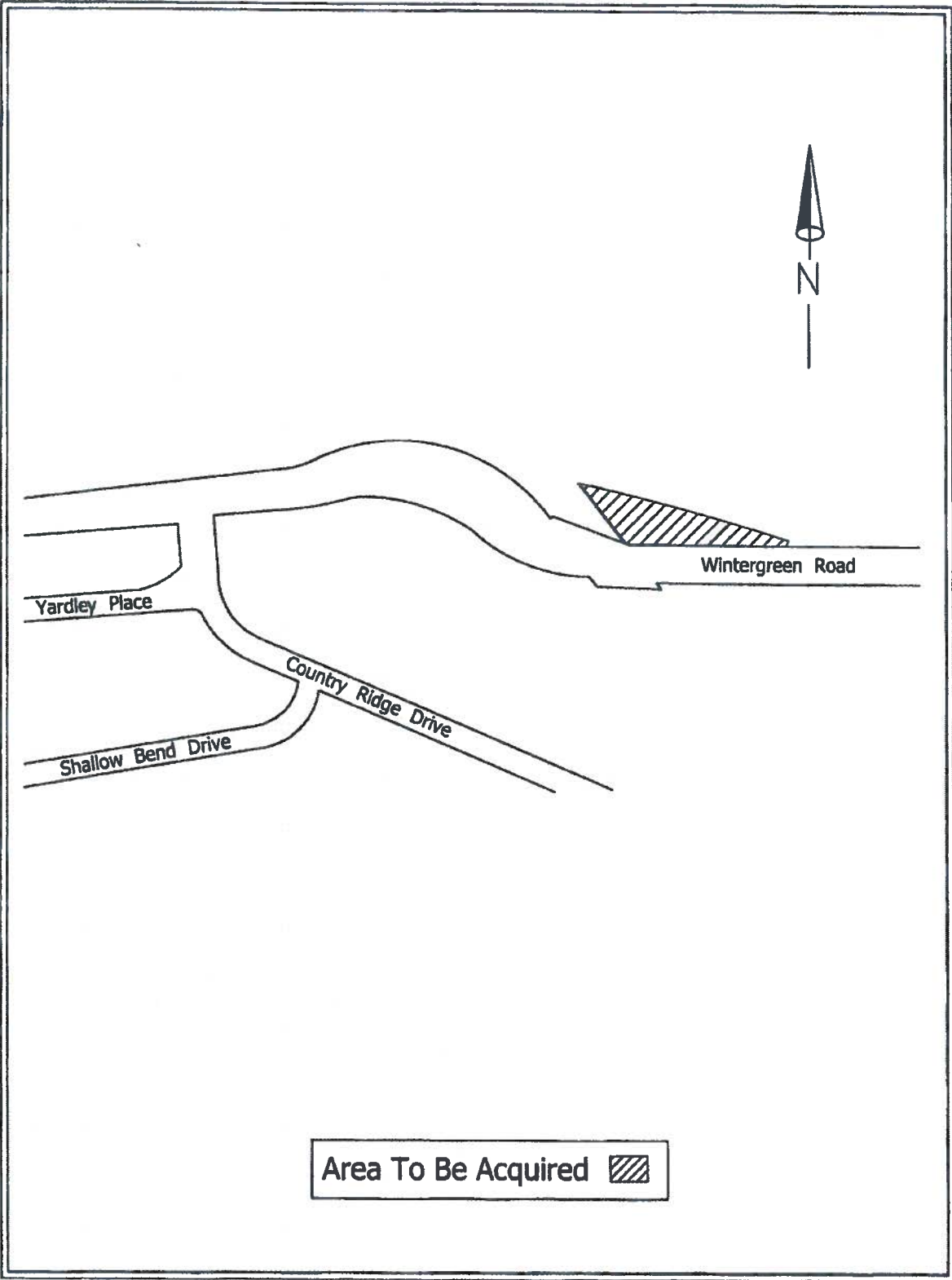
**WSG Thorntree IV, LP**

WSG Lone Star Managers IV, LLC

James M. Hinckley, President

**MAP**

Attached



Area To Be Acquired 

# Memorandum



CITY OF DALLAS

DATE July 31, 2015

Members of the Economic Development Committee:

TO Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Upcoming Agenda Item on the August 26, 2015 Council Agenda – Johnston Equity, LLC- WIC Lease Agreement**

This item authorizes a seven-year lease agreement with Johnston Equity, LLC, for approximately 10,100 square feet of office space located at 2233 Valdina Street, Suites 105-107. This space will be used as a Woman, Infants, and Children's warehouse and office space for the period of September 1, 2015 – August 31, 2022.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

Ryan S. Evans  
First Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Jill A. Jordan, Assistant City Manager

Eric D. Campbell, Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
David Cossum, Director, Sustainable Development and Construction



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 9, Outside City Limits  
**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities  
**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256  
**MAPSCO:** 30E

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**SUBJECT**

A resolution authorizing the conveyance of a fiber optic easement with a temporary construction easement containing a total of approximately 24,215 square feet of land to Garland Independent School District across City-owned land at Lake Ray Hubbard located near the intersection of Centerville and Miller Roads - Revenue: \$2,894

**BACKGROUND**

This item authorizes the conveyance of a fiber optic easement with a temporary construction easement across City-owned land at Lake Ray Hubbard to Garland Independent School District (GISD) to allow for data communication between GISD's schools and administration facilities. The consideration for the easement is based on an independent appraisal.

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

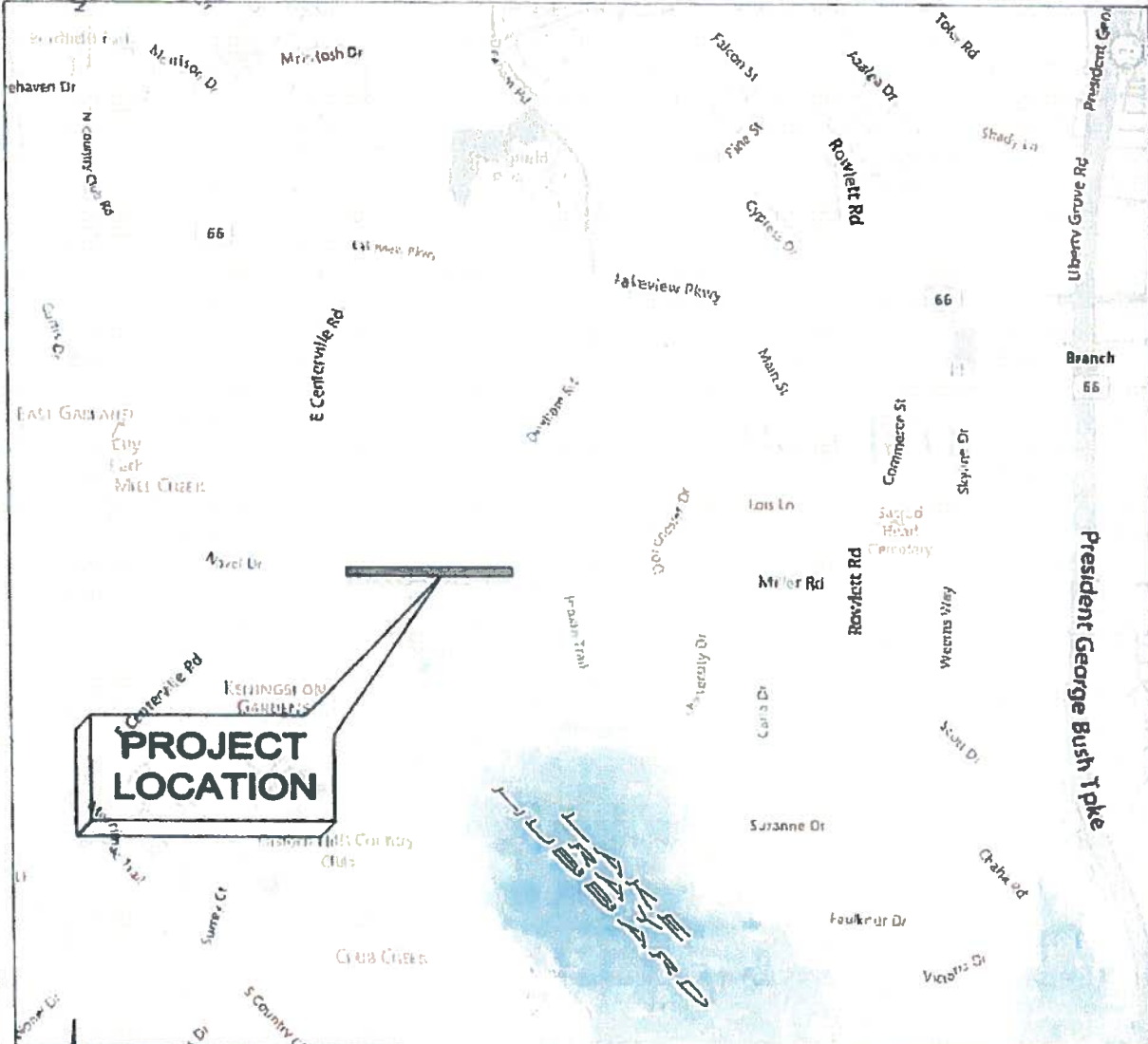
Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Revenue - \$2,894

**MAP**

Attached



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** Outside City Limits  
**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities  
**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256  
**MAPSCO:** 20A-Y

---

**SUBJECT**

A resolution authorizing the conveyance of a wastewater lift station easement containing approximately 15,290 square feet of land to the City of Rowlett for the construction and maintenance of wastewater facilities across City-owned land at Lake Ray Hubbard located near the intersection of State Highway 66 and Mark Lane - Financing: No cost consideration to the City

**BACKGROUND**

This item authorizes the conveyance of a wastewater station easement across City-owned land at Lake Ray Hubbard to the City of Rowlett for the Eastside Lift Station. The operation, construction, repair and full maintenance of these facilities shall be at no cost to the City of Dallas.

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

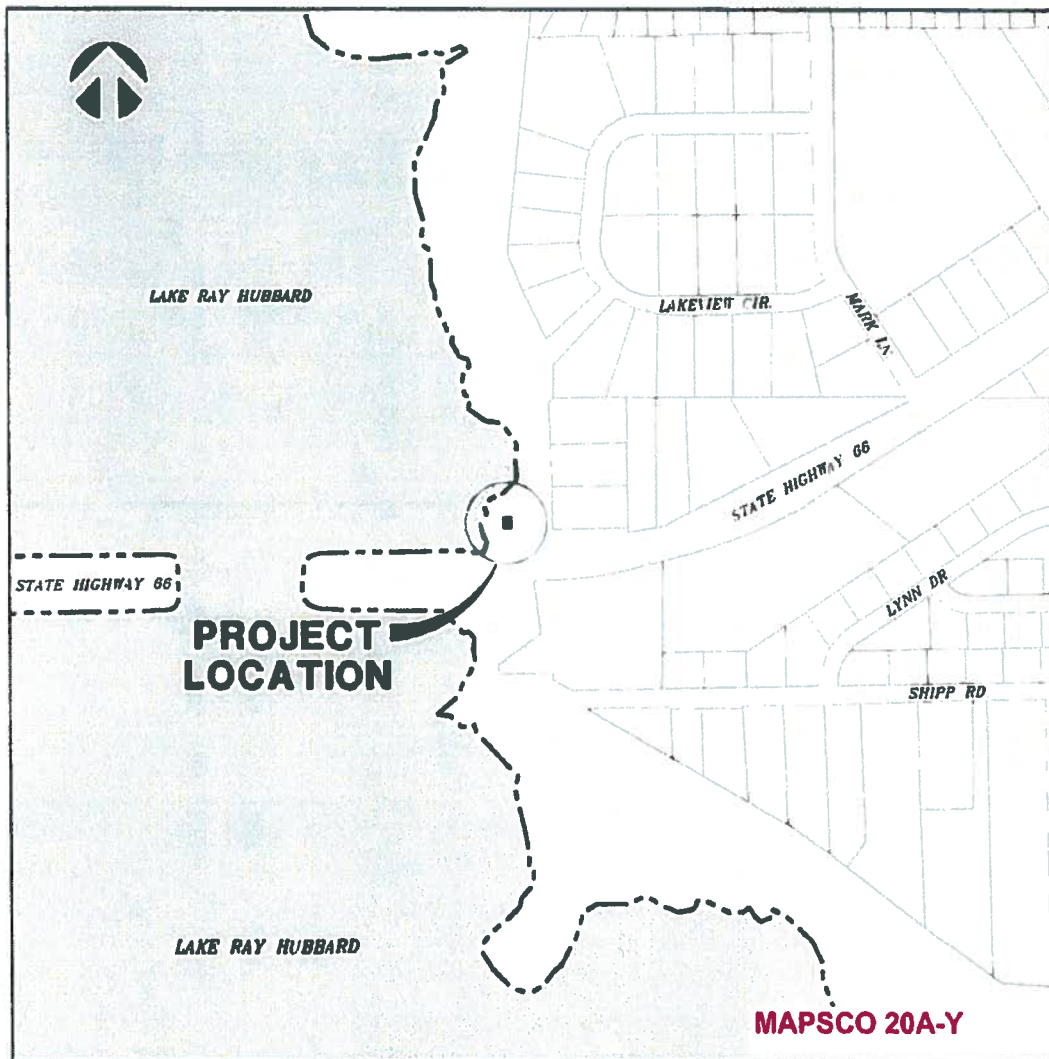
Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

No cost consideration to the City

**MAP**

Attached



# VICINITY MAP

NOT TO SCALE

**AGENDA ITEM # 69**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Sustainable Development and Construction  
Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 23Z 24W 33H 34A E F J K L

---

**SUBJECT**

An ordinance closing and vacating portions of Gilford, Roanoke, Brookfield, Lemmon and Fielder Avenues, Boulder Street, Shorecrest Drive, two public ways and six alleys, containing a total of approximately 147,359 square feet of land, located at Love Field Airport - Financing: No cost consideration to the City

**BACKGROUND**

This item authorizes the closure and vacation of portions of Gilford, Roanoke, Brookfield, Lemmon and Fielder Avenues, Boulder Street, Shorecrest Drive, two public ways and six alleys. This closure and vacation is needed for the replat of Love Field Airport.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

No cost consideration to the City.

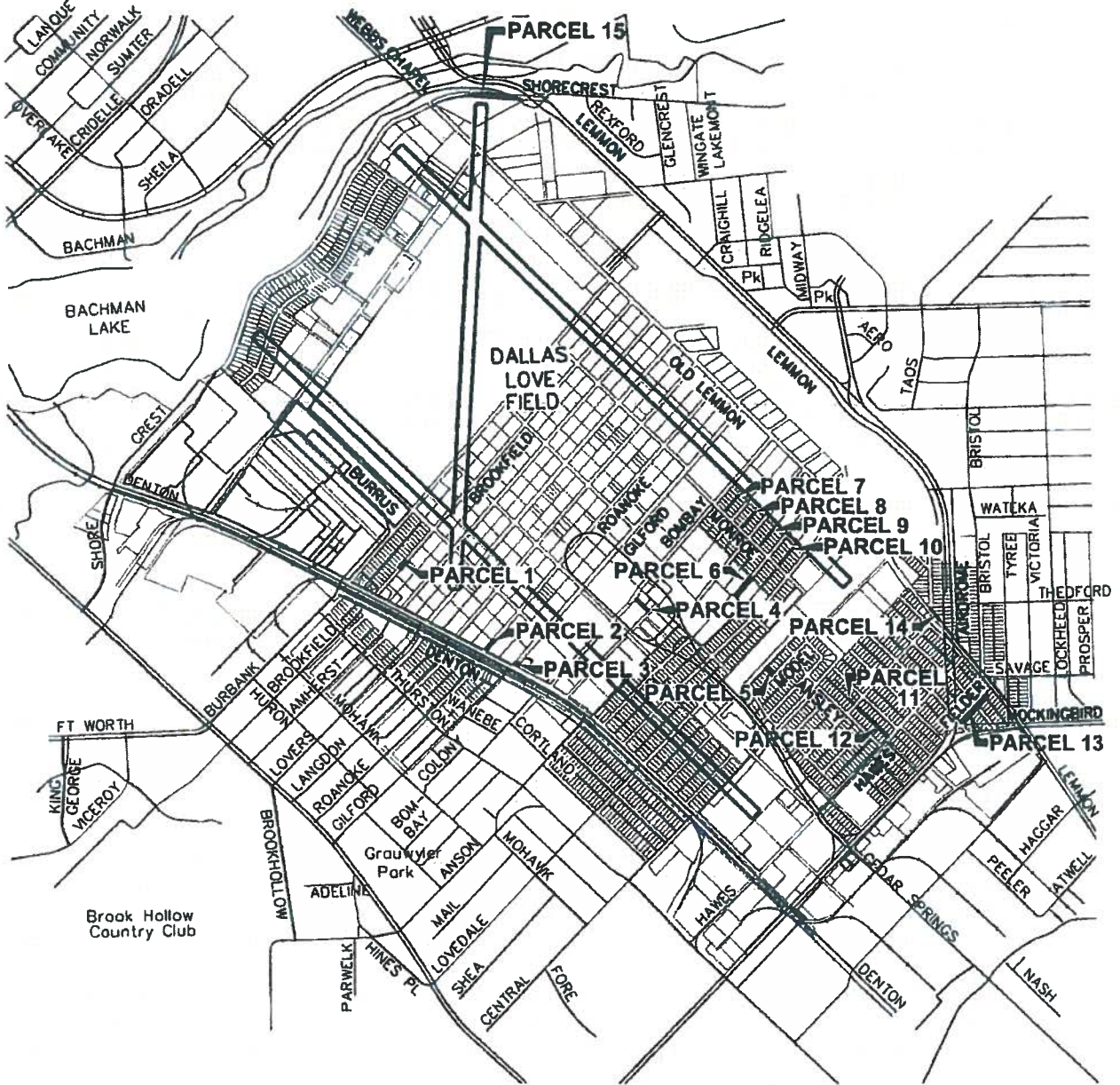
**MAP**

Attached

PARCELS 1-15 TO BE  
CLOSED AND VACATED



NORTH  
NOT TO SCALE



LOCATION MAP

**AGENDA ITEM # 70**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 44H

---

**SUBJECT**

An ordinance abandoning a portion of a sanitary sewer easement to 1931 Market Center Boulevard, LLC, the abutting owner, containing approximately 1,068 square feet of land, located near the intersection of Market Center and Turtle Creek Boulevards - Revenue: \$5,400, plus the \$20 ordinance publication fee

**BACKGROUND**

This item authorizes the abandonment of a portion of a sanitary sewer easement to 1931 Market Center Boulevard, LLC, the abutting owner. The area will be included with the property of the abutting owner for the construction of a new 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)**

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Revenue: \$5,400, plus the \$20 ordinance publication fee

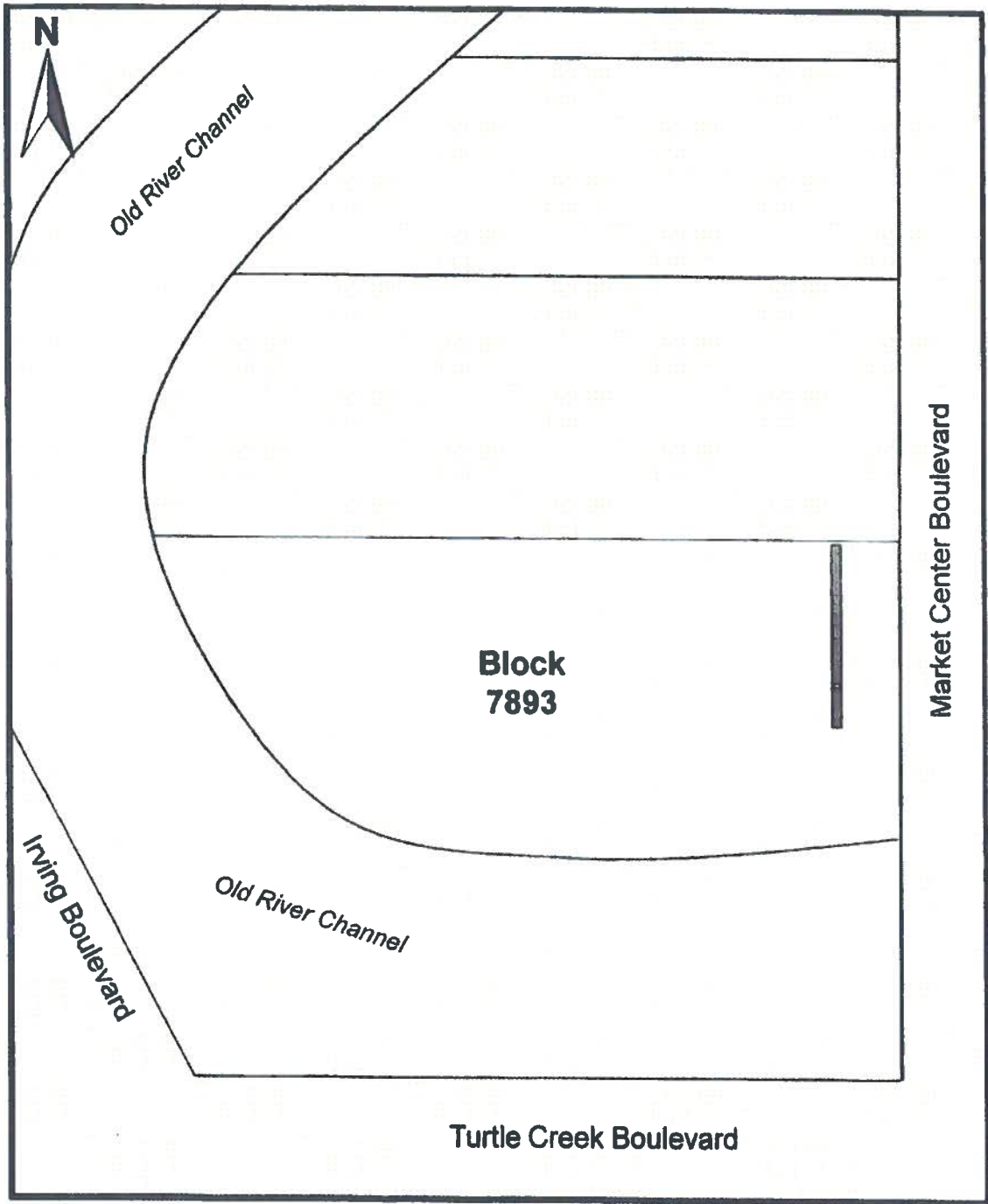
**OWNER**

**1931 Market Center Boulevard, LLC**

Alexander Von Gontard, Managing Member

**MAP**

Attached



**————— = Abandonment Area**



**AGENDA ITEM # 71**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 11A P

---

**SUBJECT**

An ordinance abandoning a utility easement to CWO3 Land, Ltd., the abutting owner, containing approximately 570 square feet of land, located near the intersection of Sainsbury Street and Cypress Waters Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee

**BACKGROUND**

This item authorizes the abandonment of a utility easement to CWO3 Land, Ltd., the abutting owner. The area will be included with the property of the abutting owner for the construction of an office building. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Revenue: \$5,400, plus the \$20 ordinance publication fee

**OWNER**

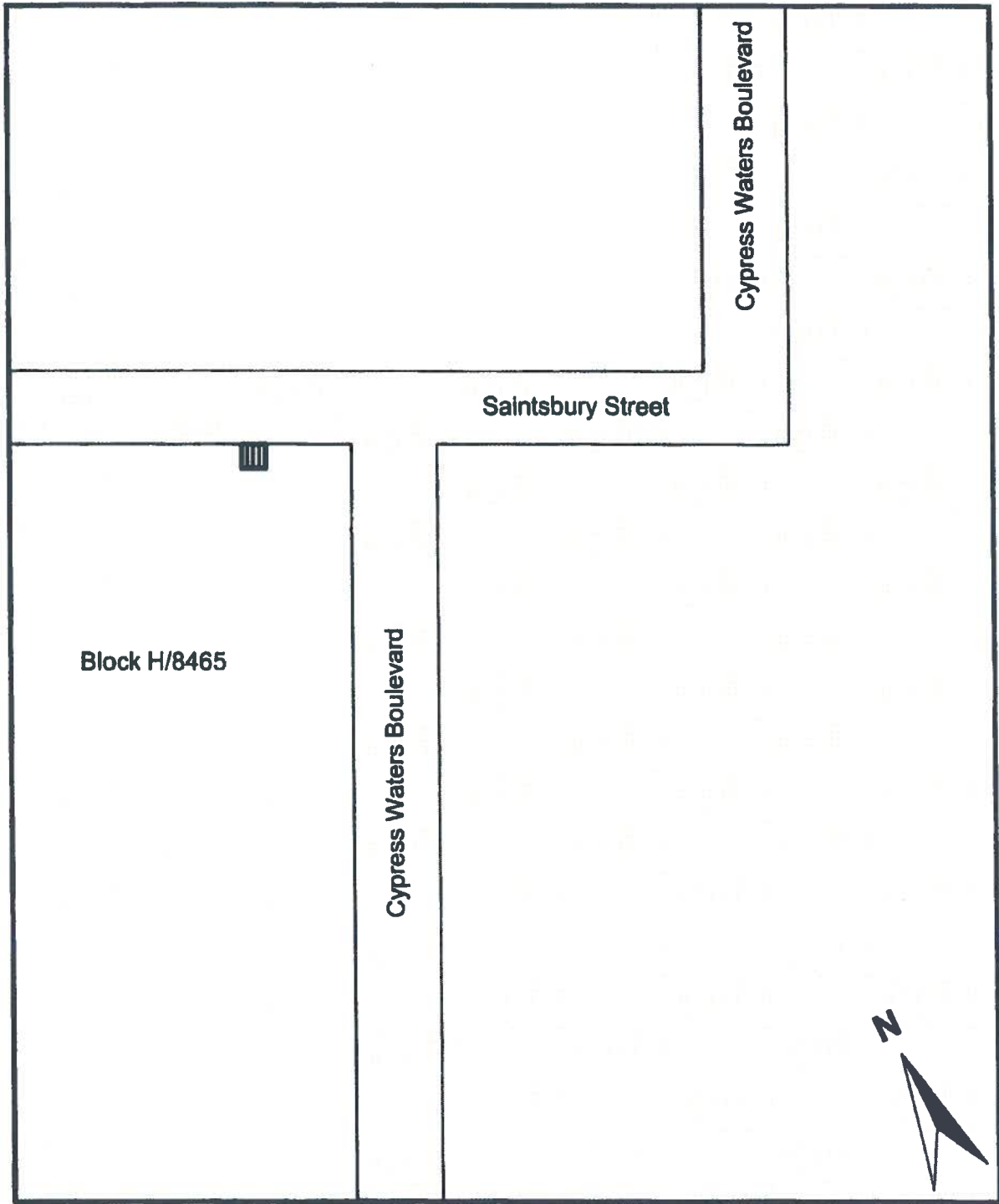
**CWO3 Land, Ltd.**

Billingsley 380 North GP, LLC

Lucy Billingsley, Manager

**MAP**

Attached



Block H/8465

Saintsbury Street

Cypress Waters Boulevard

Cypress Waters Boulevard



Abandonment Area 

**AGENDA ITEM # 72**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 10  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 26C D

---

**SUBJECT**

An ordinance abandoning portions of three water easements, seven storm sewer easements, six drainage easements, a water and sanitary sewer easement, a sanitary sewer easement and a storm drainage easement to Presbyterian Village North, the abutting owner, containing a total of approximately 36,977 square feet of land, located near the intersection of Landa Lane and Skyline Drive - Revenue: \$19,400, plus the \$20 ordinance publication fee

**BACKGROUND**

This item authorizes the abandonment of portions of three water easements, seven storm sewer easements, six drainage easements, a water and sanitary sewer easement, a sanitary sewer easement and a storm drainage easement to Presbyterian Village North, the abutting owner. These areas will be included with the property of the abutting owner for expansion of the current campus and use as a senior living center.

The cost for this abandonment is calculated pursuant to the Dallas City Code, therefore, no appraisal is required.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Revenue: \$19,400, plus the \$20 ordinance publication fee

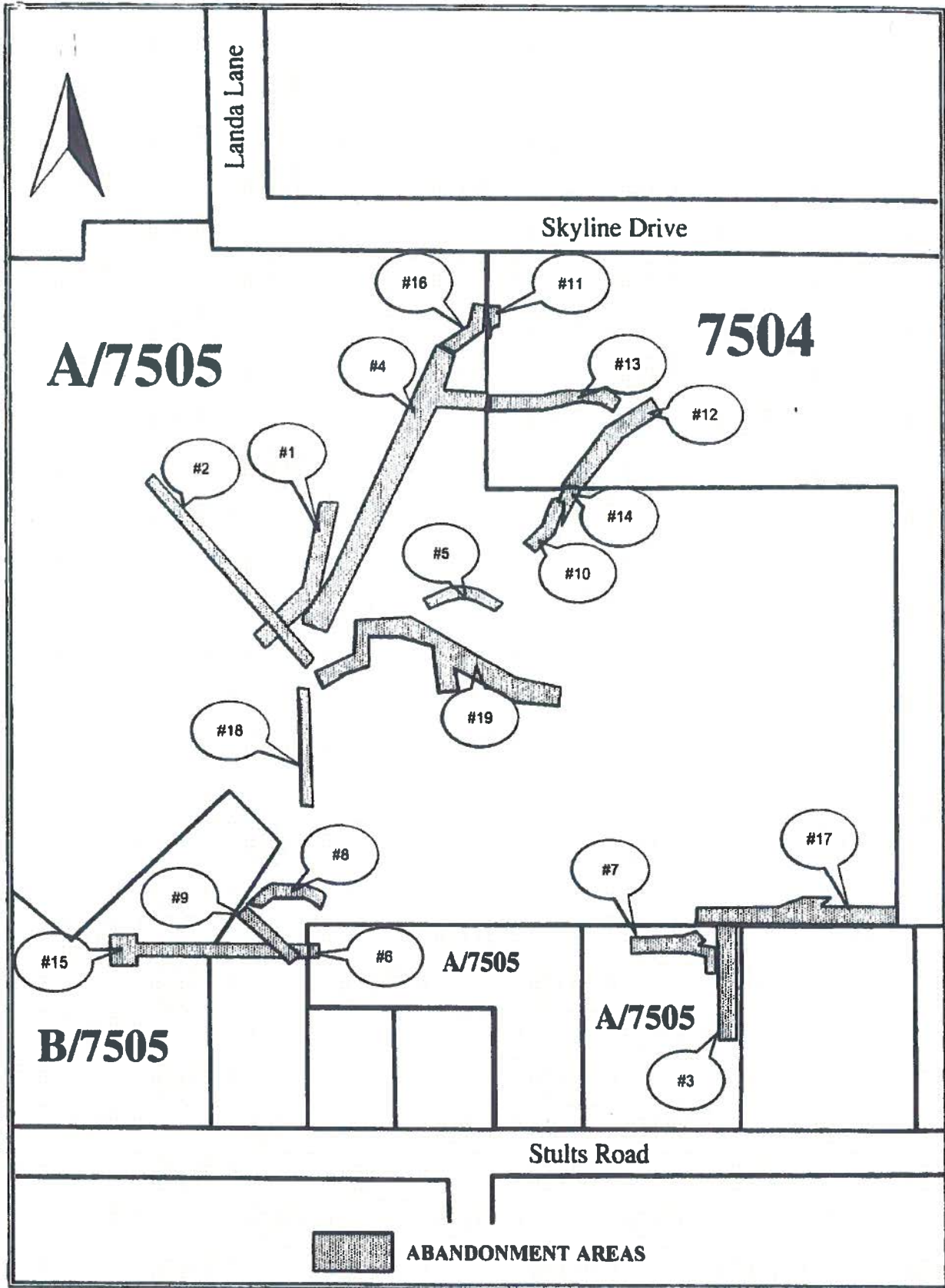
**OWNER**

**Presbyterian Village North**

Ron Kelly, President

**MAP**

Attached



# Memorandum



CITY OF DALLAS

DATE July 31, 2015

Members of the Economic Development Committee:

TO Rickey D. Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Upcoming Addendum Item on the August 12, 2015 Council Agenda – West Dallas Investments, L.P. Abandonment**

This item authorizes the abandonment of portions of Herbert, McPherson, Pastor, Amonette and Bedford Streets, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 72, 103 square feet. The abutting owner will dedicate approximately 72, 312 square feet of land for needed right-of-way. The abandonment area will be included with the property of the abutting property owner for a mixed-use development.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

Ryan S. Evans  
First Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Jill A. Jordan, Assistant City Manager

Eric D. Campbell, Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
David Cossum, Director, Sustainable Development and Construction

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 44Q

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### **SUBJECT**

An ordinance abandoning portions of Herbert, McPherson, Pastor, Amonette, and Bedford Streets, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 72,103 square feet of land, located near the intersection of Singleton Boulevard and Herbert Street, authorizing the quitclaim and providing for the dedication of approximately 34,585 square feet of land needed for right-of-way - Revenue: \$581,529, plus the \$20 ordinance publication fee

### **BACKGROUND**

This item authorizes the abandonment of portions of Herbert, McPherson, Pastor, Amonette, and Bedford Streets, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner. The area will be included with the property of the abutting owner for a mixed-use development. The owner will dedicate approximately 34,585 square feet of land needed for right-of-way.

The abandonment fee is based on an independent appraisal.

Notices were sent to 31 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

### **FISCAL INFORMATION**

Revenue: \$581,529, plus the \$20 ordinance publication fee



**OWNER**

**West Dallas Investments, L.P.**

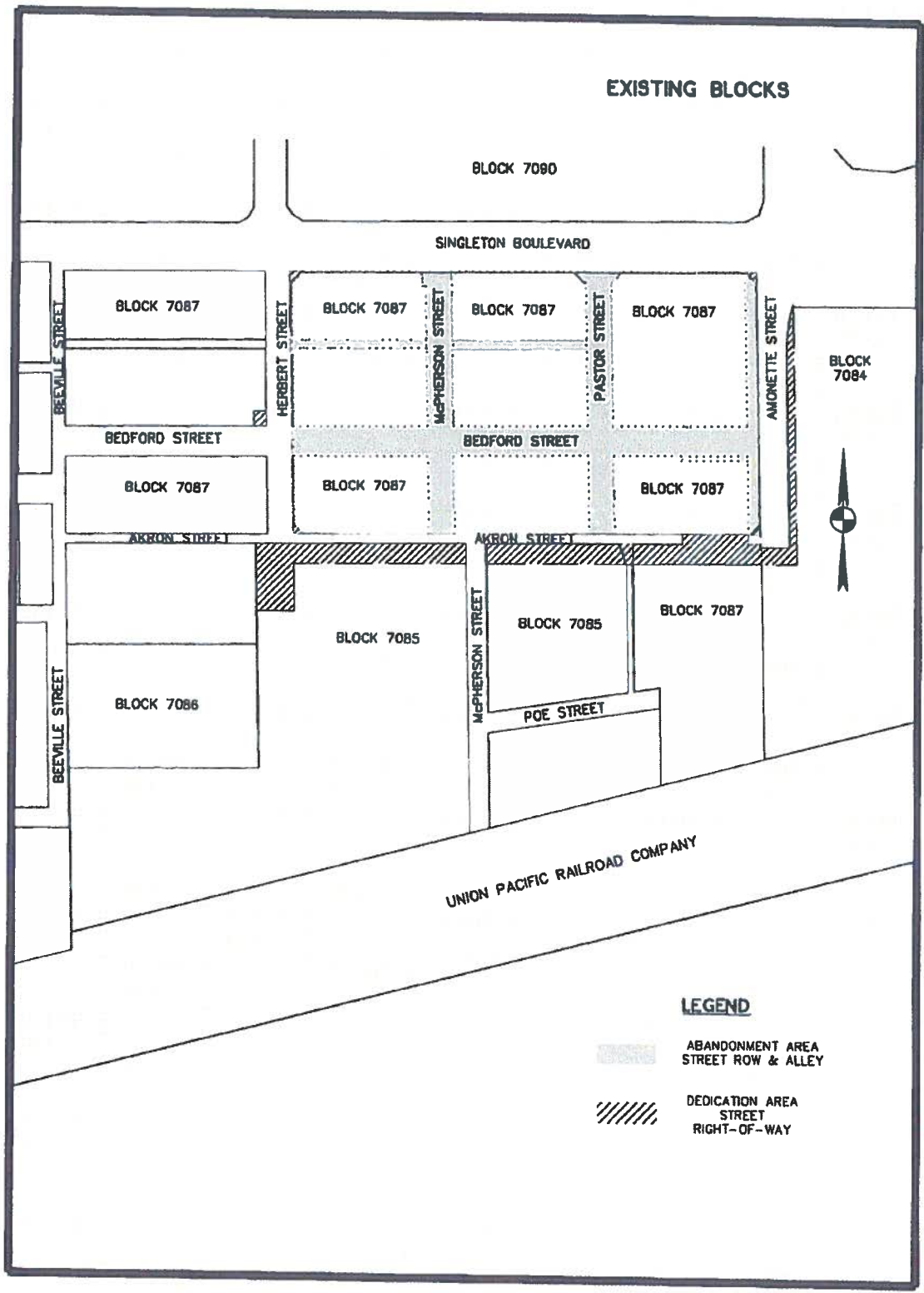
PSL Management, LLC, General Partner

Philip J. Romano, Manager

**MAP**

Attached

EXISTING BLOCKS



LEGEND

- ABANDONMENT AREA  
STREET ROW & ALLEY
- DEDICATION AREA  
STREET  
RIGHT-OF-WAY

**AGENDA ITEM # 73**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 52E

---

**SUBJECT**

An ordinance abandoning a portion of Marine Way to Guillermo Fonseca and Elva Janet Torres Fonseca, the abutting owners, containing approximately 9,030 square feet of land, located near the intersection of Walton Walker Boulevard (State Highway Loop 12) and Marine Way, and authorizing the quitclaim - Revenue: \$9,211, plus the \$20 ordinance publication fee

**BACKGROUND**

This item authorizes the abandonment of a portion of Marine Way to Guillermo Fonseca and Elva Janet Torres Fonseca, the abutting owners. The area will be included with the property of the abutting owners for the extension of their landscaping business, Willie's Garden and Landscape Supply.

The abandonment fee is based on Dallas Central Appraisal District values.

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

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Revenue: \$9,211, plus the \$20 ordinance publication fee

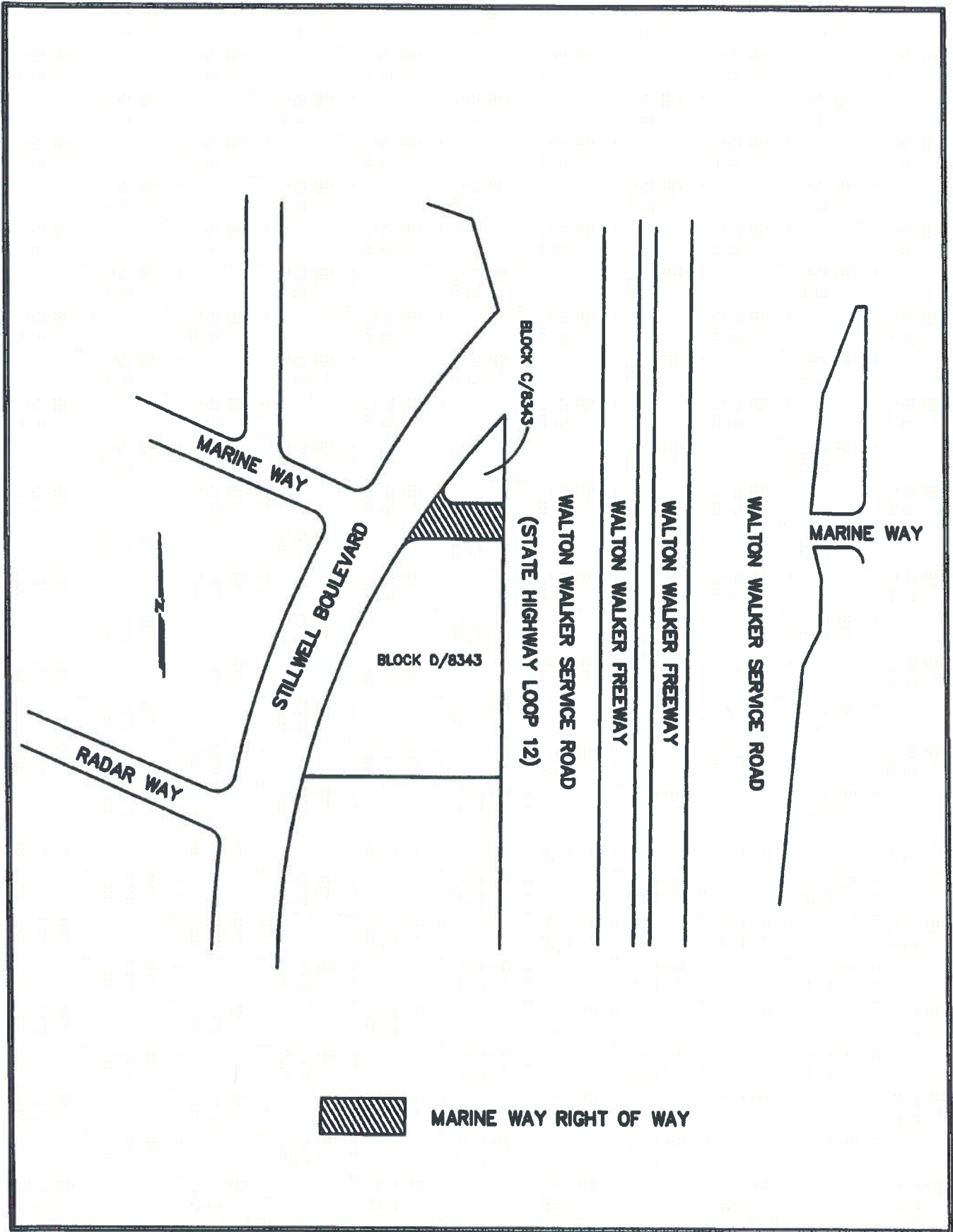
**OWNERS**

Guillermo Fonseca

Elva Janet Torres Fonseca

**MAP**

Attached



MARINE WAY RIGHT OF WAY

**AGENDA ITEM # 74**

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** N/A

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**SUBJECT**

An ordinance amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code, as amended, by amending the maximum allowable lead content in pipes, pipe fittings, plumbing fittings and fixtures; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City

**BACKGROUND**

Chapter 54 is the plumbing code for the City of Dallas. This amendment reduces the amount of lead allowed in potable water systems from 8% to 0.25% with respect to wetted surfaces of pipes, pipe fittings, plumbing fittings and fixtures. This amendment follows the Federal Safe Drinking Act that was effective January 2014.

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

On March 17, 2015, the Building Inspection Advisory, Examining and Appeals Board reviewed the change and recommended them for adoption.

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

No cost consideration to the City.

## ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code, as amended; amending the maximum allowable lead content in pipes, pipe fittings, plumbing fittings and fixtures; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Subsection 605.2, "Lead Content of Water Supply Pipe and Fittings," of Section 605, "Materials, Joints and Connections," of Chapter 6, "Water Supply and Distribution," of Chapter 54, "Dallas Plumbing Code," of the Dallas City Code, as amended, is amended by to read as follows:

**"605.2 Lead content of water supply pipe and fittings. On potable water systems, the maximum allowable lead content in pipes, pipe fittings, plumbing fittings and fixtures shall be not more than a weighted average of 0.25 percent with respect to the wetted surfaces of pipes, pipe fitting, plumbing fittings, and fixtures. [Pipe and pipe fittings, including valves and faucets, utilized in the water supply system shall have a maximum of 8 percent lead content.]"**

Exceptions:

1. Pipes, pipes fitting, plumbing fittings, fixtures or backflow preventers used only for nonpotable services such as manufacturing, industrial processing, irrigation systems described in Appendix J, or any other non-potable service.
2. Flush valves, fill valves, flushometer valves, tub fillers, shower valves, service saddles or water distribution main gate valves that are 2 inches (50 mm) in diameter or larger."

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the effective date of this ordinance will be discharged or affected by this ordinance. Prosecutions and suits for such offenses, liabilities, penalties, and forfeitures may be instituted, and causes of action pending on the effective date of this ordinance may proceed, as if the former laws applicable at the time the offense, liability, penalty, or forfeiture was committed or incurred had not been amended, repealed, reenacted, or superseded, and all former laws will continue in effect for these purposes.

SECTION 3. That Chapter 54 of the Dallas City Code, as amended, will remain in full force and effect, save and except as amended by this ordinance. Any existing structure, system, development project, or registration that is not required to come into compliance with a requirement of this ordinance will be governed by the requirement as it existed in the former law last applicable to the structure, system, development project, or registration, and all former laws will continue in effect for this purpose.

SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.



SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with 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

Passed \_\_\_\_\_

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Christopher J. Whilden, of a tract of land containing approximately 1,846 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$3,560 (\$1,060, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 1,846 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

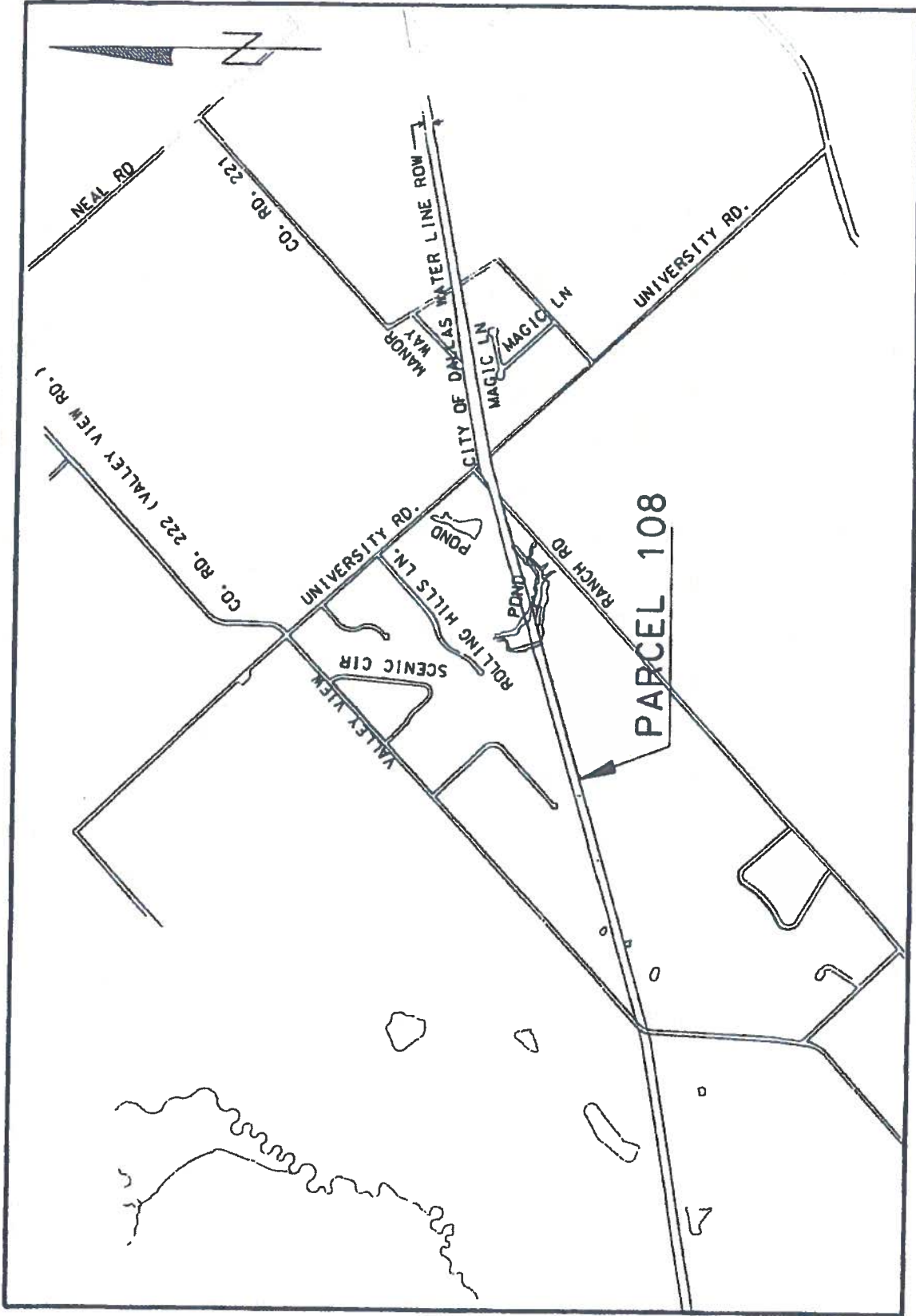
Water Utilities Capital Improvement Funds - \$3,560 (\$1,060, plus closing costs and title expenses not to exceed \$2,500)

**OWNER**

Christopher J. Whilden

**MAP**

Attached



VICINITY MAP  
 APPROXIMATE SCALE 1" = 2000'

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Cynthia Lynn Daniel and Matthew Gregory Daniel, of a tract of land containing approximately 57,467 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$38,250 (\$35,250, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This item authorizes the acquisition of a tract of land containing approximately 57,467 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Construction Funds - \$38,250 (\$35,250, plus closing costs and title expenses not to exceed \$3,000)

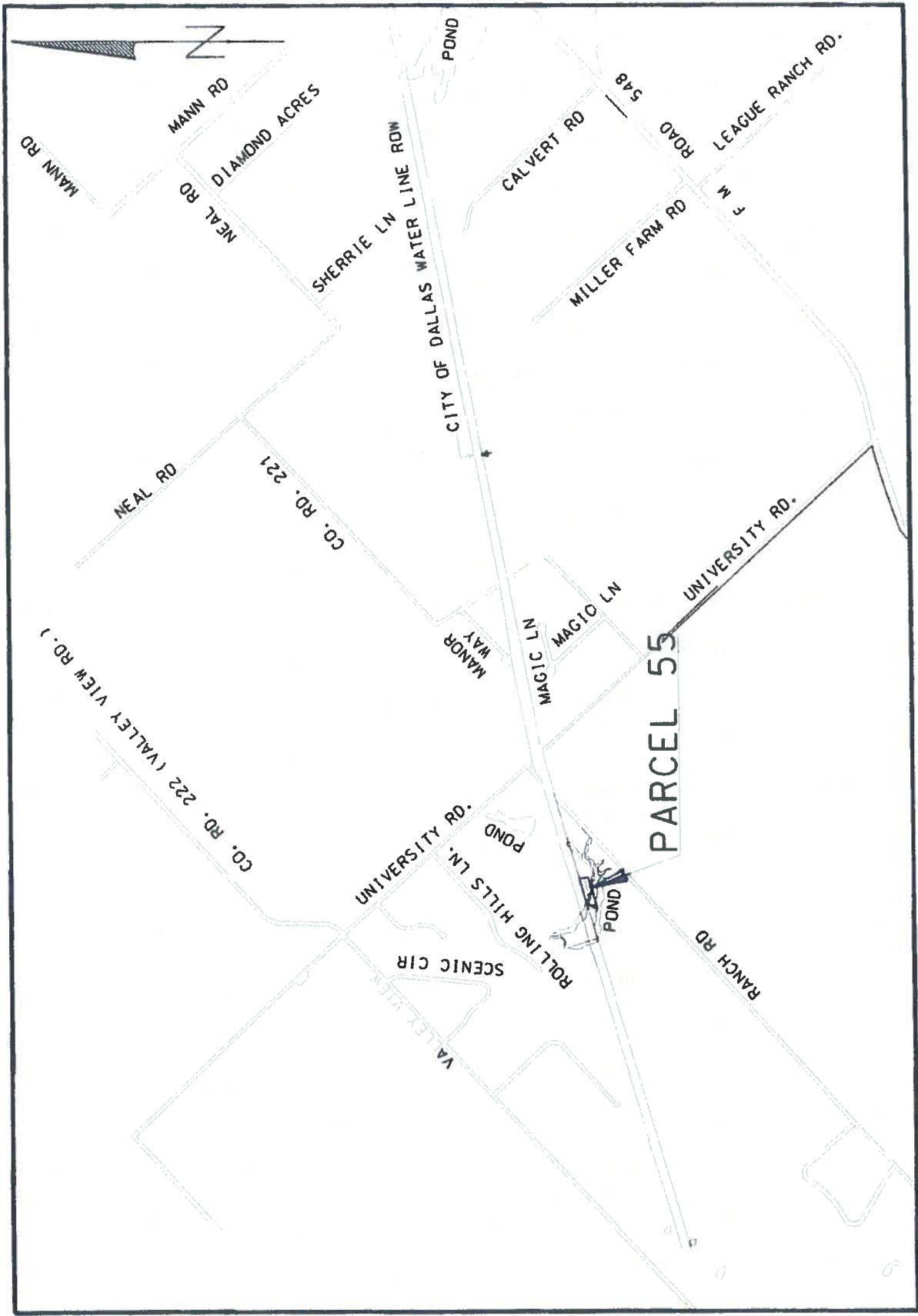
**OWNERS**

Cynthia Lynn Daniel

Matthew Gregory Daniel

**MAP**

Attached



VICINITY MAP  
 APPROXIMATE SCALE 1" = 2000'

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Doyle Anderton, of a tract of land containing approximately 16,822 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$4,585 (\$2,085, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 16,822 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.



**FISCAL INFORMATION**

Water Utilities Capital Improvement Funds - \$4,585 (\$2,085, plus closing costs and title expenses not to exceed \$2,500)

**OWNER**

Doyle Anderton

**MAP**

Attached



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

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**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Forney Ranch Road, LLC, of a tract of land containing approximately 266,621 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$96,815 (\$93,315, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 266,621 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Improvement Funds - \$96,815 (\$93,315, plus closing costs and title expenses not to exceed \$3,500)

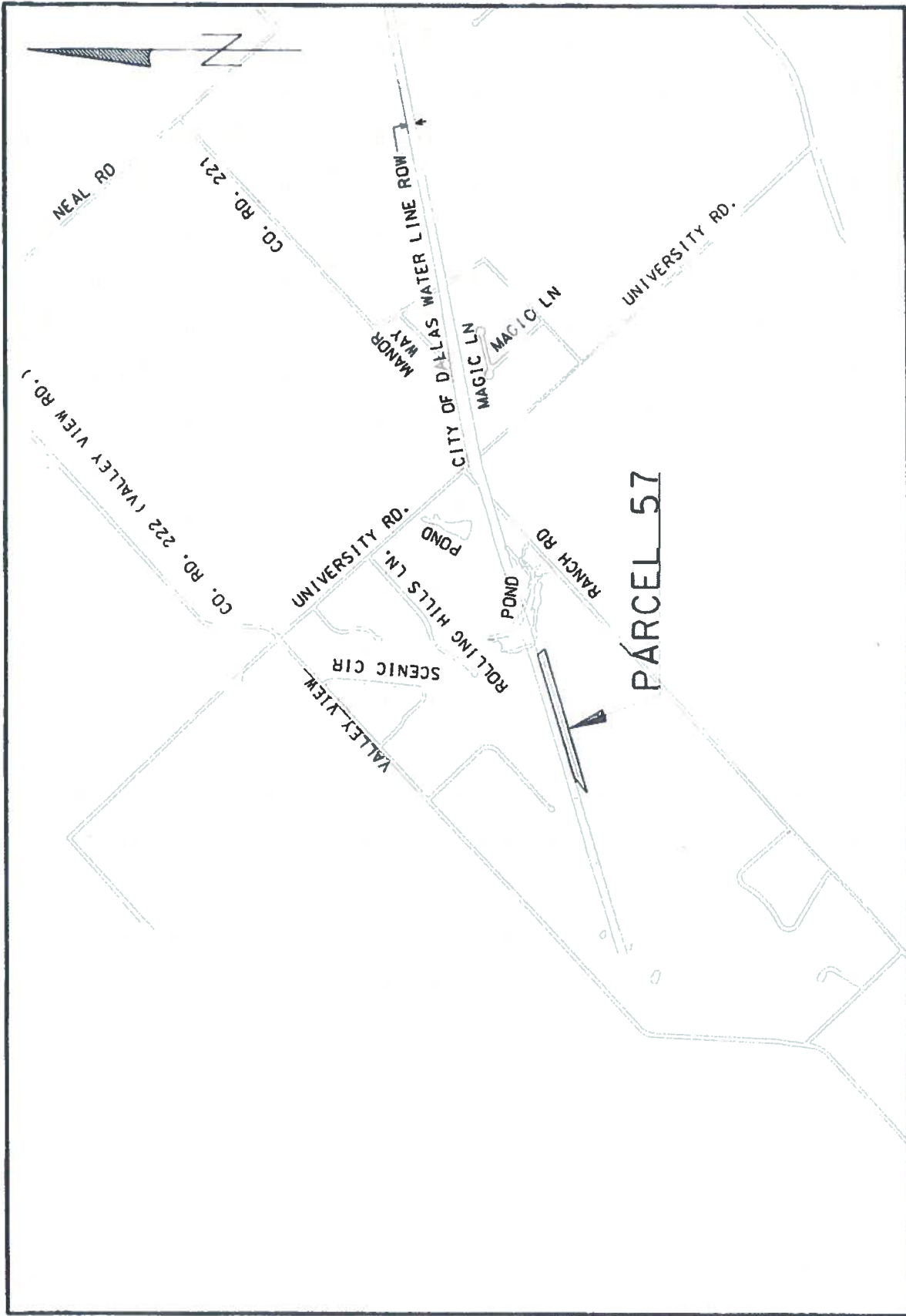
**OWNER**

**Forney Ranch Road, LLC**

M. Joe Dempsey, Manager

**MAP**

Attached



VICINITY MAP  
APPROXIMATE SCALE 1" = 2000'

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from James D. Willingham, Jr. and Kim Willingham, of a tract of land containing approximately 106,968 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$23,858 (\$21,358, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 106,968 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Construction Funds - \$23,858 (\$21,358, plus closing costs and title expenses not to exceed \$2,500)

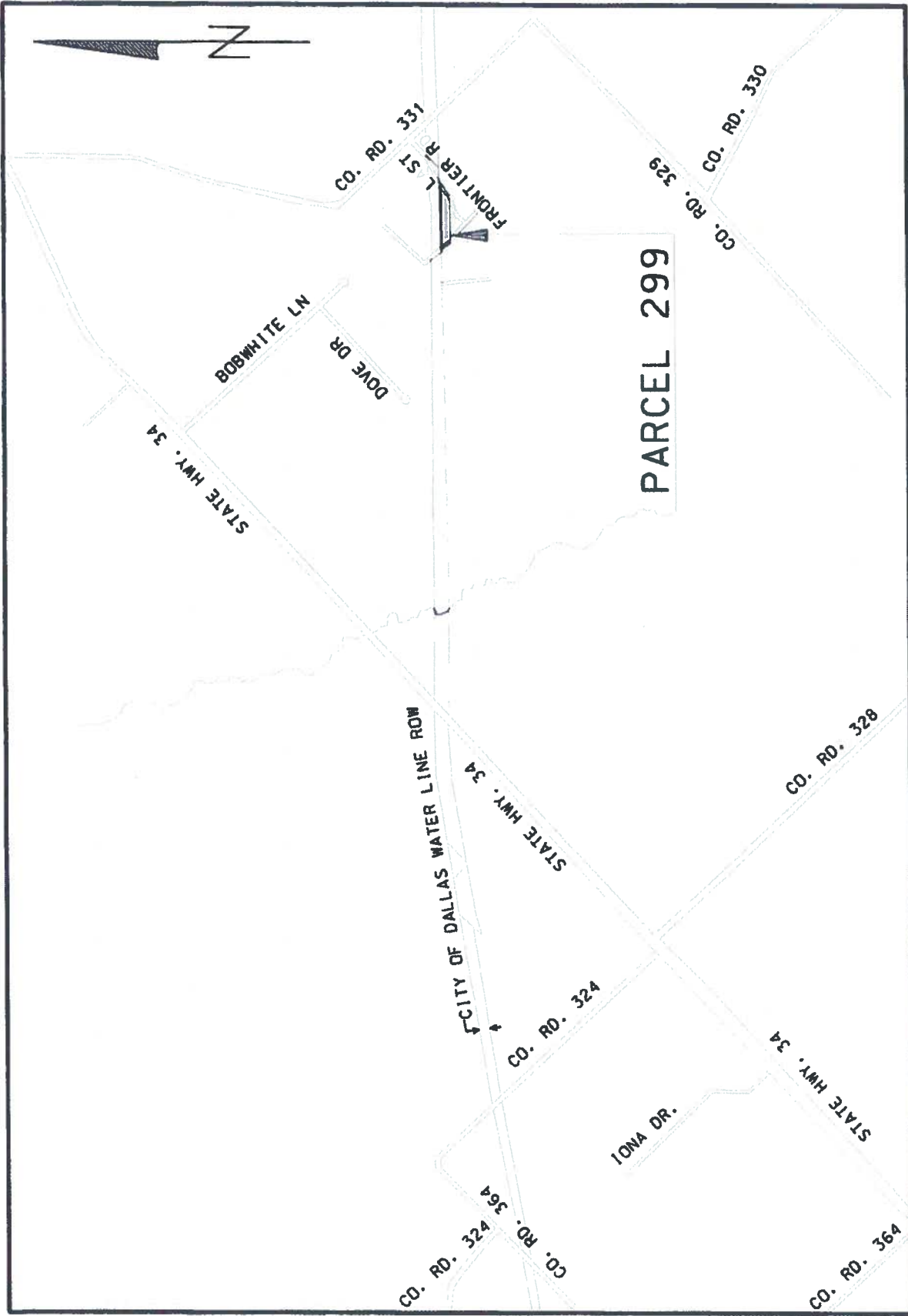
**OWNERS**

James D. Willingham, Jr.

Kim Willingham

**MAP**

Attached



VICINITY MAP  
 APPROXIMATE SCALE 1" = 2000'



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Kellie Erdman, of a tract of land containing approximately 46,684 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$32,075 (\$29,075, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 46,684 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

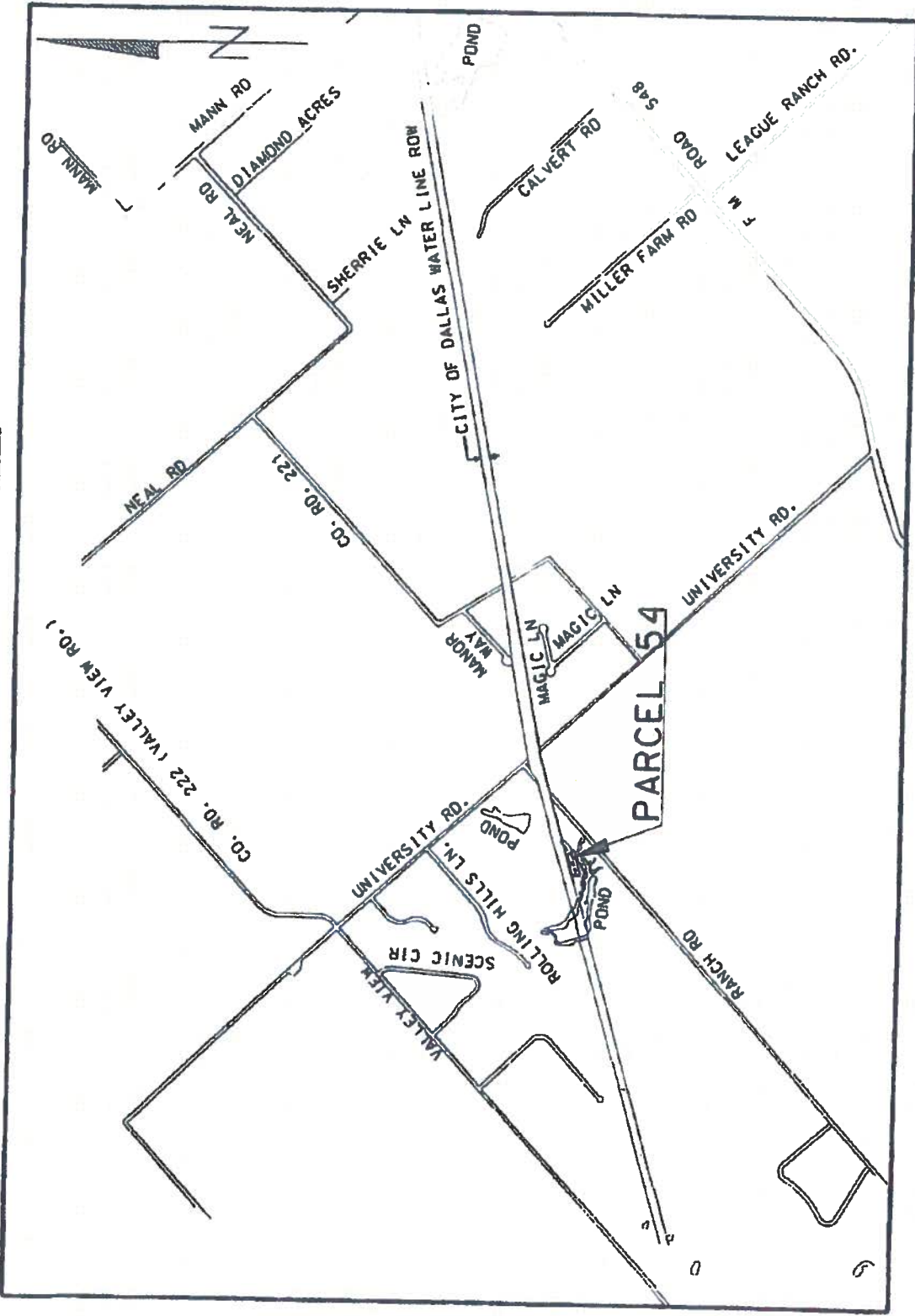
Water Utilities Capital Construction Funds - \$32,075 (\$29,075, plus closing costs and title expenses not to exceed \$3,000)

**OWNER**

Kellie Erdman

**MAP**

Attached



VICINITY MAP  
 APPROXIMATE SCALE 1" = 2000'

THIS MAP WAS PREPARED BY THE ENGINEER AND SURVEYOR, CITY OF DALLAS, TEXAS, ON 07/26/2011 AT 10:45 AM BY THE ENGINEER AND SURVEYOR, CITY OF DALLAS, TEXAS, AND IS SUBJECT TO THE CITY OF DALLAS, TEXAS, STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC UTILITIES.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

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**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Matthew G. Daniel and Cynthia Daniel, of a tract of land containing approximately 25,004 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$16,850 (\$14,350, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 25,004 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Improvement Funds - \$16,850 (\$14,350, plus closing costs and title expenses not to exceed \$2,500)

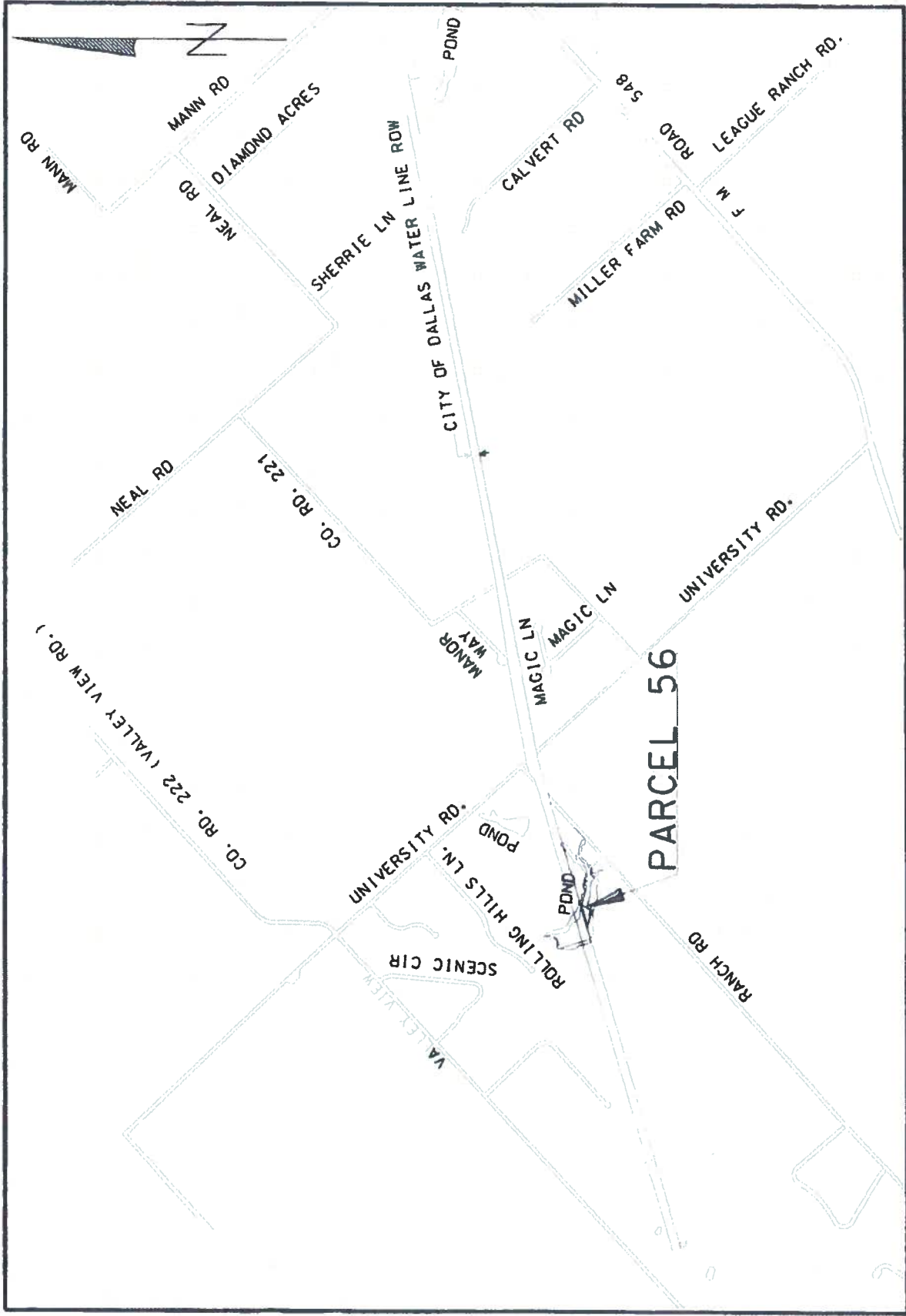
**OWNERS**

Matthew G. Daniel

Cynthia Daniel

**MAP**

Attached



VICINITY MAP  
 APPROXIMATE SCALE 1" = 2000'

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Michael Rogers and Yvonne Rogers, of a tract of land containing approximately 937 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$1,659 (\$159, plus closing costs and title expenses not to exceed \$1,500) - Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 937 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Construction Funds - \$1,659 (\$159, plus closing costs and title expenses not to exceed \$1,500)

**OWNERS**

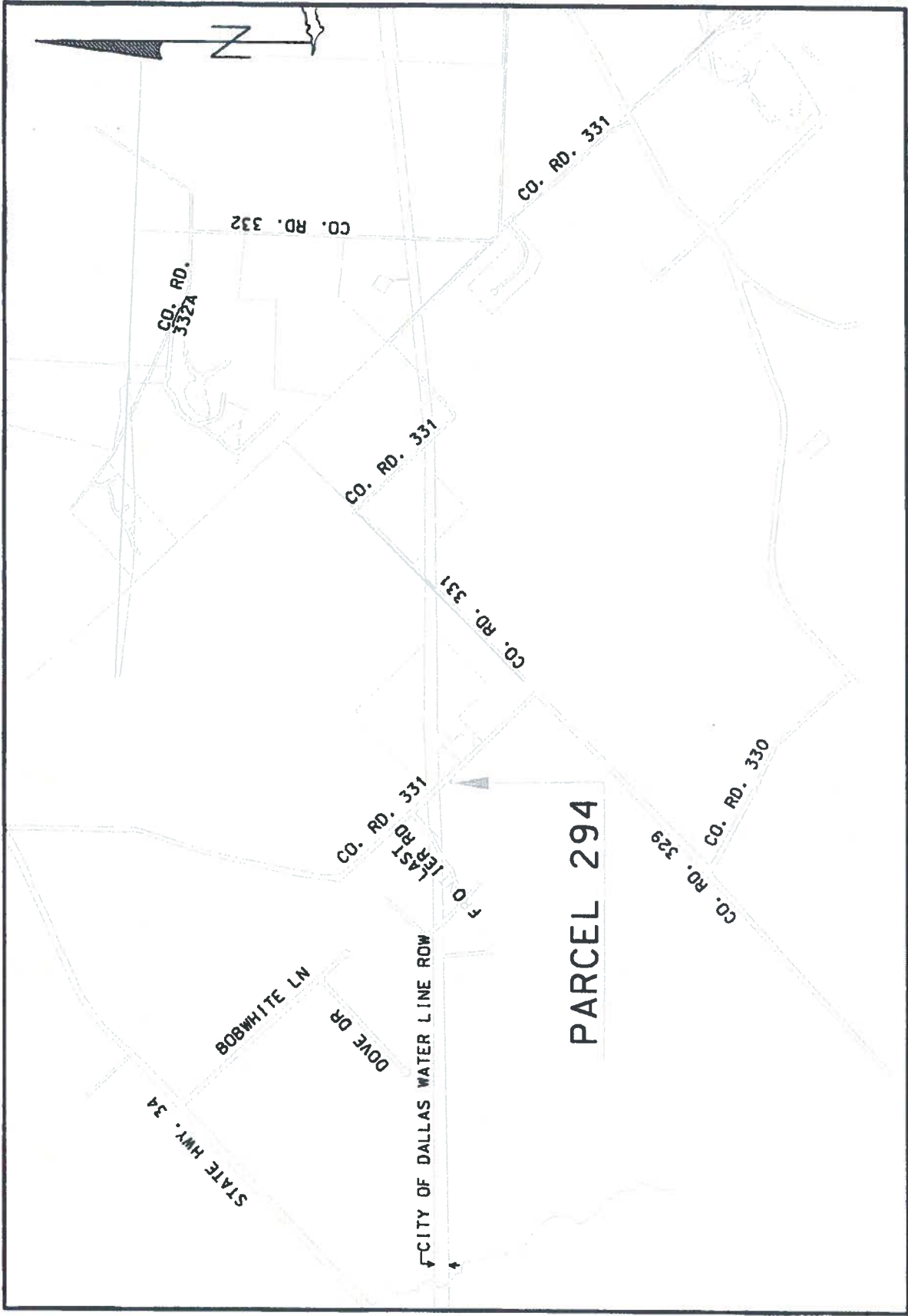
Michael Rogers

Yvonne Rogers

**MAP**

Attached





VICINITY MAP  
APPROXIMATE SCALE 1" = 2000'

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** 73V

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**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Nueva Vida New Life Assembly, of a tract of land containing approximately 17,755 square feet located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$100,490 (\$96,990, plus closing costs and title expenses not to exceed \$3,500) – Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 17,755 square feet of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project. This property will be used for the construction of a 96-inch and 120-inch diameter treated water transmission line from the East Side Water Treatment Plant to Southwest Dallas. The consideration is based on an independent appraisal.

This acquisition is part of the Long Range Water Master Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch water transmission pipeline is needed to meet near term critical demands associated with the population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Improvement Funds -\$100,490(\$96,990, plus closing costs and title expenses not to exceed \$3,500)

**OWNER**

**Nueva Vida New Life Assembly**

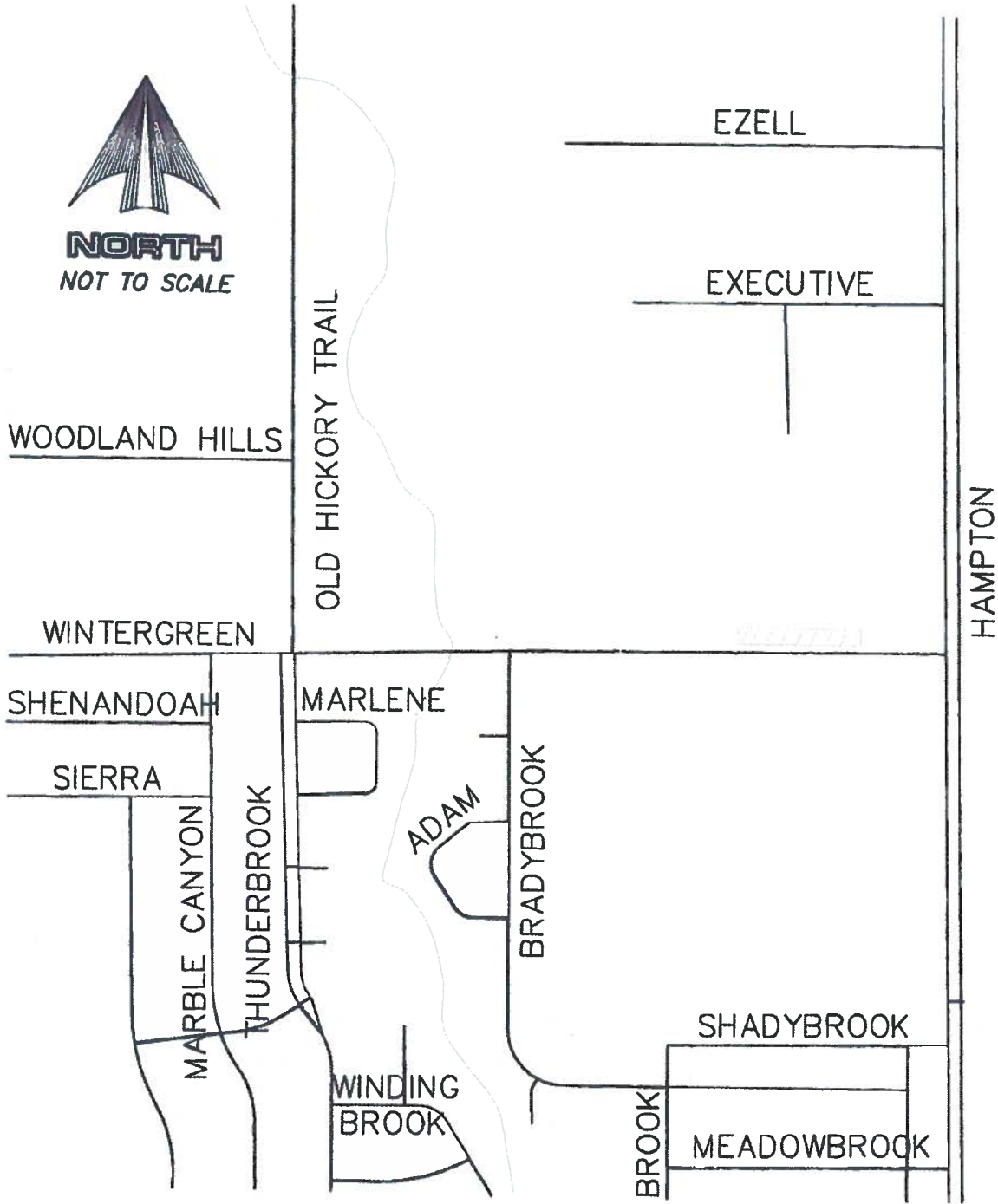
Vincente Delgado, Pastor

**MAP**

Attached



**NORTH**  
NOT TO SCALE



SUBJECT:



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

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**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Richard Stewart and Mary Stewart, of a tract of land containing approximately 6,030 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$3,220 (\$720, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 6,030 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Improvement Funds - \$3,220 (\$720, plus closing costs and title expenses not to exceed \$2,500)

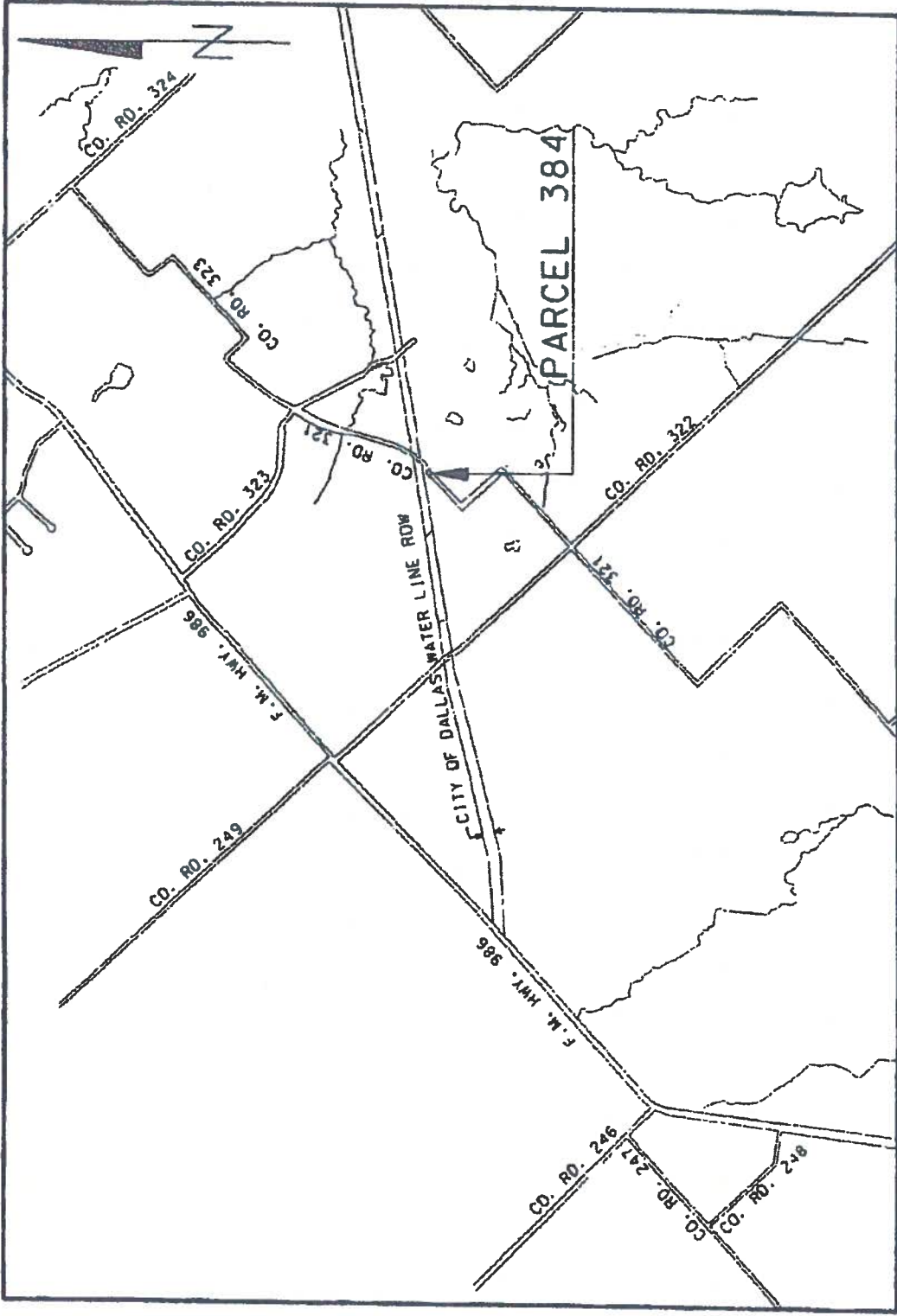
**OWNERS**

Richard Stewart

Mary Stewart

**MAP**

Attached



VICINITY MAP  
 APPROXIMATE SCALE 1" = 2000'

Map as shown on 01/12/2015 at 1:28:02 PM by John R. H. City of Dallas. This is an electronic copy of the map as shown on the original drawing.

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** Outside City Limits

**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities

**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

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**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from TES-BIG RACK RANCH, INC., of a tract of land containing approximately 225,781 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$30,452 (\$26,952, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 225,781 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.



**FISCAL INFORMATION**

Water Utilities Capital Construction Funds - \$30,452 (\$26,952, plus closing costs and title expenses not to exceed \$3,500)

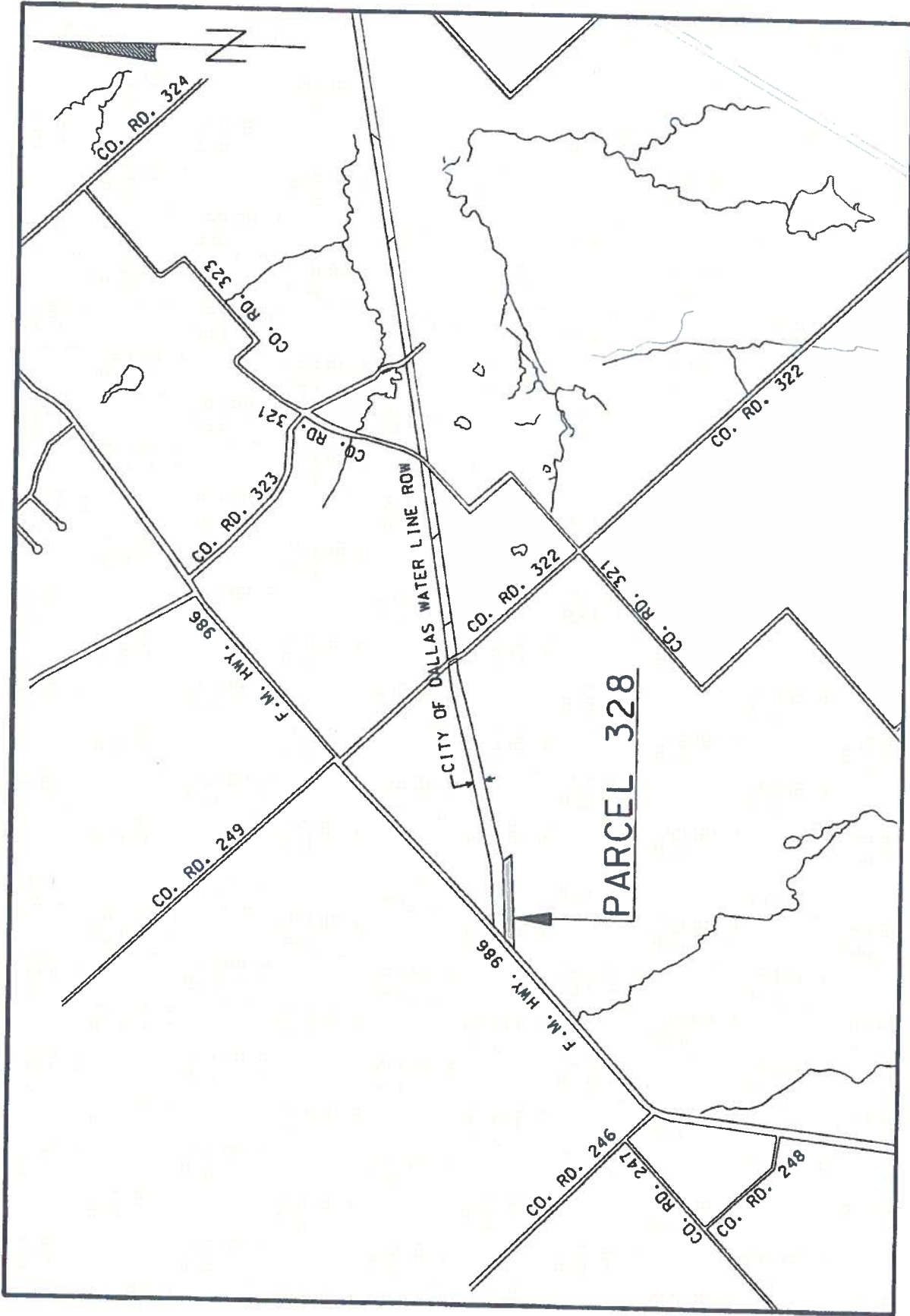
**OWNER**

**TES-BIG RACK RANCH, INC.**

Thomas E. Swift III, President

**MAP**

Attached



VICINITY MAP  
APPROXIMATE SCALE 1" = 2000'

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** Outside City Limits  
**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities  
**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256  
**MAPSCO:** N/A

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**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Timothy A. Danziger and Deborah C. Danziger, of a tract of land containing approximately 18,071 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$12,870 (\$10,370, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 18,071 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni 144-inch Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the right-of-way required to construct approximately 32 miles of pipeline from Lake Tawakoni to the Interim Balancing Reservoir located in Terrell, TX and then to the Eastside Water Treatment Plant located in Sunnyvale, TX. The new raw water pipeline will augment the existing 72-inch and 84-inch pipelines. The construction of this pipeline will give Dallas Water Utilities the ability to utilize the full capacity of both the Lake Tawakoni and the Lake Fork raw water supply to meet the current city needs and future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Improvement Funds - \$12,870 (\$10,370, plus closing costs and title expenses not to exceed \$2,500)

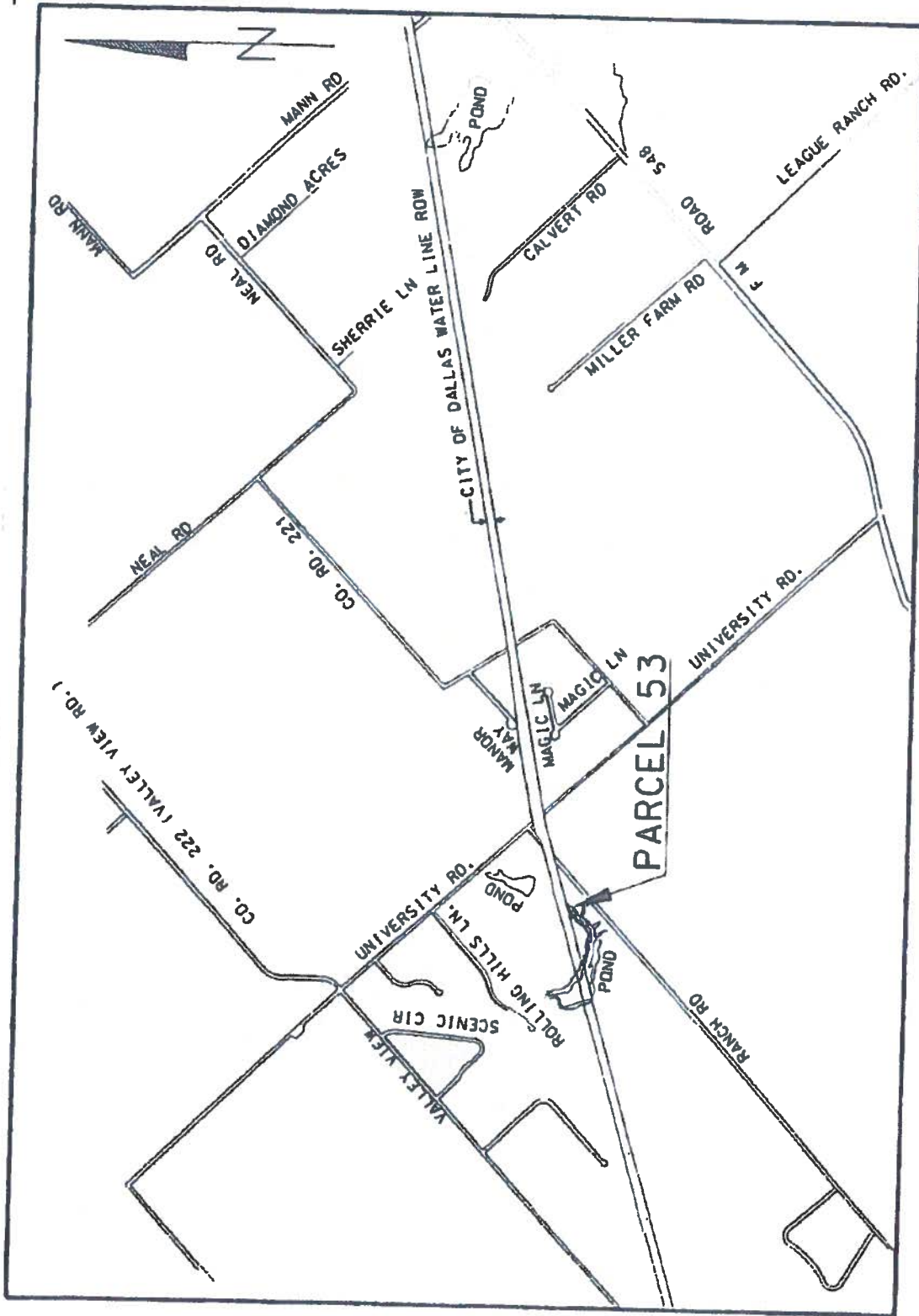
**OWNERS**

Timothy A. Danziger

Deborah C. Danziger

**MAP**

Attached



VICINITY MAP  
 APPROXIMATE SCALE 1" = 2000'

PLANNING DEPARTMENT, FORT WORTH, TEXAS. PLOTTED ON 5/26/2013 AT 11:23:22 AM BY JESSIE FRYER/CITY OF DALLAS. PLOT DEVICE: EPLPLOTTER (L17) PLOTDATE: 05/26/2013

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** Outside City Limits  
**DEPARTMENT:** Sustainable Development and Construction  
Water Utilities  
**CMO:** Ryan S. Evans, 671-9837  
Mark McDaniel, 670-3256  
**MAPSCO:** 73V

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**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Vicente Delgado and Antonio Delgado, of a tract of land containing approximately 1,931 square feet located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$11,655 (\$9,655, plus closing costs and title expenses not to exceed \$2,000) – Financing: Water Utilities Capital Construction Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 1,931 square feet of land located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project. This property will be used for the construction of a 96-inch and 120-inch diameter treated water transmission line from the East Side Water Treatment Plant to Southwest Dallas. The consideration is based on an independent appraisal.

This acquisition is part of the Long Range Water Master Plan and the Water Distribution Master Plan. The water transmission main is required to facilitate conveyance of treated water to the South and Southwest portions of Dallas and its customer cities. Installation of approximately 32 miles of 96-inch and 120-inch water transmission pipeline is needed to meet near term critical demands associated with the population growth as determined through master planning efforts. The overall pipeline is sized to meet future water demands.

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

Water Utilities Capital Construction Funds -\$11,655 (\$9,655, plus closing costs and title expenses not to exceed \$2,000)

**OWNERS**

Vicente Delgado

Antonio Delgado

**MAP**

Attached



**NORTH**  
NOT TO SCALE



SUBJECT:





**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Office of Economic Development  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** N/A

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**SUBJECT**

Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with TVM Productions Inc. to promote local economic development, stimulate business and commercial activity with the added benefit of promoting Dallas in the media through the production of twelve episodes of the first season of a new USA Network television series "Queen of the South" - Not to exceed \$150,000 - Financing: Public/Private Partnership Funds

**BACKGROUND**

City staff has been in negotiations with representatives of TVM Productions Inc., which is a production arm of Fox 21 Television Studios, regarding locating the production of this television series in Dallas. The pilot episode was filmed in Mexico due to requirements in the storyline, but studio executives have agreed to move the series to Dallas and set it primarily in Dallas in the program with the assistance of this grant.

The State of Texas will also be supporting this project with a grant from the Texas Moving Image Incentive Program. Due to highly aggressive incentive programs in other cities, states and countries and the recent reduction in the appropriation to the state's program, the City's supplement to state incentives is needed to secure this project in Dallas and retain local crew, vendors and talent.

First season operations of the QUEEN OF THE SOUTH television series are expected to result in jobs for 390 crew members with average salaries of \$29/hour or \$250/day, plus 84 cast members and 1,800 extras hired. Additionally they anticipate approximately 2,000 hotel night stays by 25 visitors who will be spending money while living in the city temporarily. Future seasons are, of course, the desire of the company and, with the city's assistance, they will strive to get the best shows possible on the air so that there will be future seasons.

## **BACKGROUND** (Continued)

Local spending for the first season's production of QUEEN OF THE SOUTH is estimated at \$18 million (or \$1.5 million per episode for 12 episodes, 7 shoot days per episode). This is only the amount spent locally, not their overall budget. The total economic impact from the first season is estimated at \$41.4 million (using the standard multiplier of 2.3). The fiscal impact to the City from the projected spending levels would account for approximately \$407,160 in fiscal impact. After providing the \$150,000 grant, the City would receive an estimated net fiscal impact of \$257,160.

The proposed economic development grant agreement with TVM Productions will be contingent on verification of the compliance with an agreement. The agreement to include the following conditions:

1. Shoot a minimum of 12, one-hour episodes of QUEEN OF THE SOUTH.
2. Make commercially reasonable efforts to secure their work force from City of Dallas residents subject to: qualifications, experience and union requirements from: IATSE Locals 484 & 127, Teamsters local 745, International Cinematographers Guild Local 600, Directors Guild of America, Producers Guild of America, Writers Guild of America, SAG-AFTRA (Screen Actors Guild/American Federation of Television and Radio Artists) and other pre-existing contractual obligations.
3. Production's base of operations (to include production offices, studio/permanent sets) must be located within the City of Dallas.
4. Shoot primarily within Dallas.
5. Primarily use hotels located in the City of Dallas proper for overnight visitors.

QUEEN OF THE SOUTH is based on the international best-selling book La Reina Del Sur (aka Queen of the South) by Arturo Perez-Reverte. The novel initially spawned a Spanish-language series on Telemundo in 2011, the network's highest-rated premiere for a telenovela to date that often out ranked English-language programming on broadcast networks. The series ran for 63 episodes, with 4.2 million viewers tuning in for the series finale, a figure that ranks as Telemundo's highest-rated broadcast and one of its most popular shows in its 19-year history.

QUEEN OF THE SOUTH tells the story of Teresa Mendoza (played by Alice Braga). When her drug-dealing boyfriend is unexpectedly murdered in Mexico, Teresa is forced to go on the run and seek refuge in America, where she teams with an unlikely figure from her past to bring down the leader of the very drug trafficking ring that has her on the run.

**BACKGROUND** (Continued)

Fox Television Studios was formed in 1997 alongside its existing fellow corporate units, 20th Century Fox Television and Twentieth Television. The studio was initially designed to house smaller production units and produced shows such as Malcolm in the Middle, The Bernie Mac Show, Burn Notice and The Good Guys (which was shot in Dallas in 2009-2010). Fox 21 was founded by 20th Century Fox Television in 2004 to develop smaller-budgeted but unique and daring shows such as Homeland for Showtime, Sons of Anarchy, Breakout Kings, Salem and Witches of East End. In December of 2014, Fox 21 and Fox Television Studios were merged into Fox 21 Television Studios, current shows in production include The Americans, Graceland & White Collar to name a few.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Principle Photography	September 2015
Complete Season 1 Principle Photography	January 2016

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

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

\$150,000 - Public/Private Partnership Funds

**OWNER**

**TVM Productions Inc.**  
Fox 21 Television Studios

Bob Lemchen, Senior Vice President, Production

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Public Works Department  
**CMO:** Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 44Q

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**SUBJECT**

Authorize approval of the recommended plan for the proposed alignment of Amonette Street from Singleton Boulevard to Akron Street, from its current alignment to the proposed alignment of Amonette Street - Financing: No cost consideration to the City

**BACKGROUND**

The West Dallas Gateway project was funded in the 2012 Bond Program. The project entails constructing new street crossings under the Union Pacific Railroad (UPRR) tracks in west Dallas that will allow for planned street connections on Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. On June 19, 2013, these three street segments were added to the City of Dallas Thoroughfare Plan by Resolution No. 13-1041. The design of the West Dallas Gateway project is being administered in two phases. Phase I entails conceptual/preliminary design, including the development of roadway alignments, for Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. Phase II entails detailed final design for the planned underpasses at the UPRR tracks and paving, drainage and streetscape design. On January 8, 2014, City Council authorized a professional services contract for engineering services for the West Dallas Gateway, Phase I project, by Resolution No. 14-0117.

This action will establish the alignment and right-of-way configuration/needs for Amonette Street between Singleton Boulevard and Akron Street. The proposed alignment for this action will accommodate a two-lane undivided roadway with on-street parking within 54 feet of right-of-way as called for in Planned Development District No. 891 and the City of Dallas Thoroughfare Plan. The alignment for Amonette Street from Akron Street to Commerce Street is still under development and it is anticipated a staff-recommended alignment will be presented to Council for approval consideration later this year. In the interim, the staff-recommended alignment for Amonette Street between Singleton Boulevard and Akron Street is moving forward at this time so adjacent property owners can plan accordingly and decisions needed regarding pending development in the area can be finalized.

**BACKGROUND** (Continued)

A West Dallas Gateway public meeting was conducted on October 28, 2014, and preliminary alignments for Amonette Street, Herbert Street and Bataan Street were presented. Additionally, staff has met with representatives of the properties impacted by the Amonette Street alignment between Singleton Boulevard and Akron Street and provided them the staff recommended alignments. There is no known opposition to the proposed alignment for Amonette Street between Singleton Boulevard and Akron Street.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	February 2014
Complete Design	June 2017
Begin Construction	November 2017
Complete Construction	October 2019

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

Authorized an amendment to the City of Dallas Thoroughfare Plan to add Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street on June 19, 2013, by Resolution No. 13-1041.

Authorized a professional services contract with URS Corporation for engineering services design on January 8, 2014, by Resolution No. 14-0117.

Information about this item will be provided to the Economic Development Committee on August 10, 2015.

**FISCAL INFORMATION**

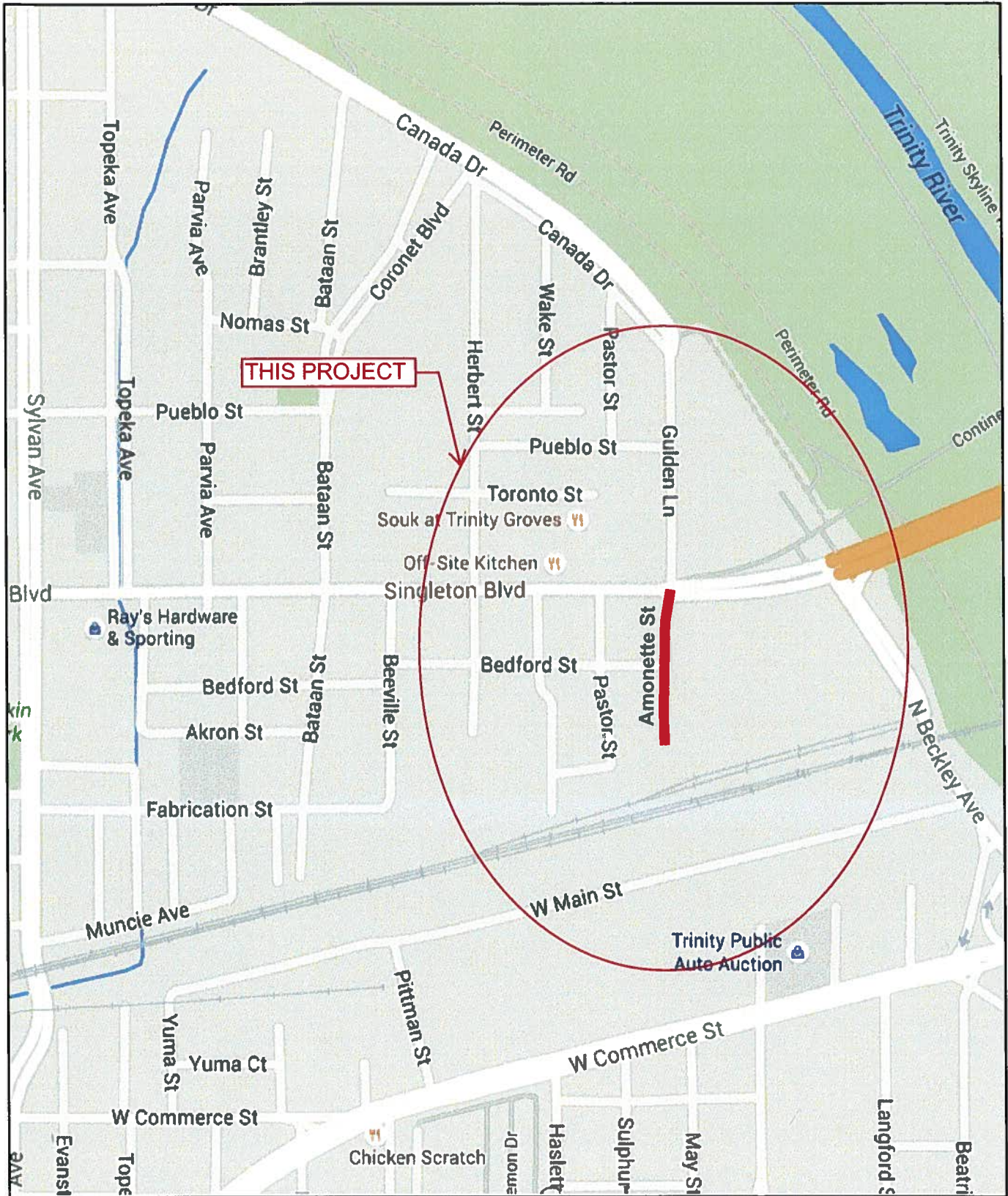
No cost consideration to the City.

**MAP**

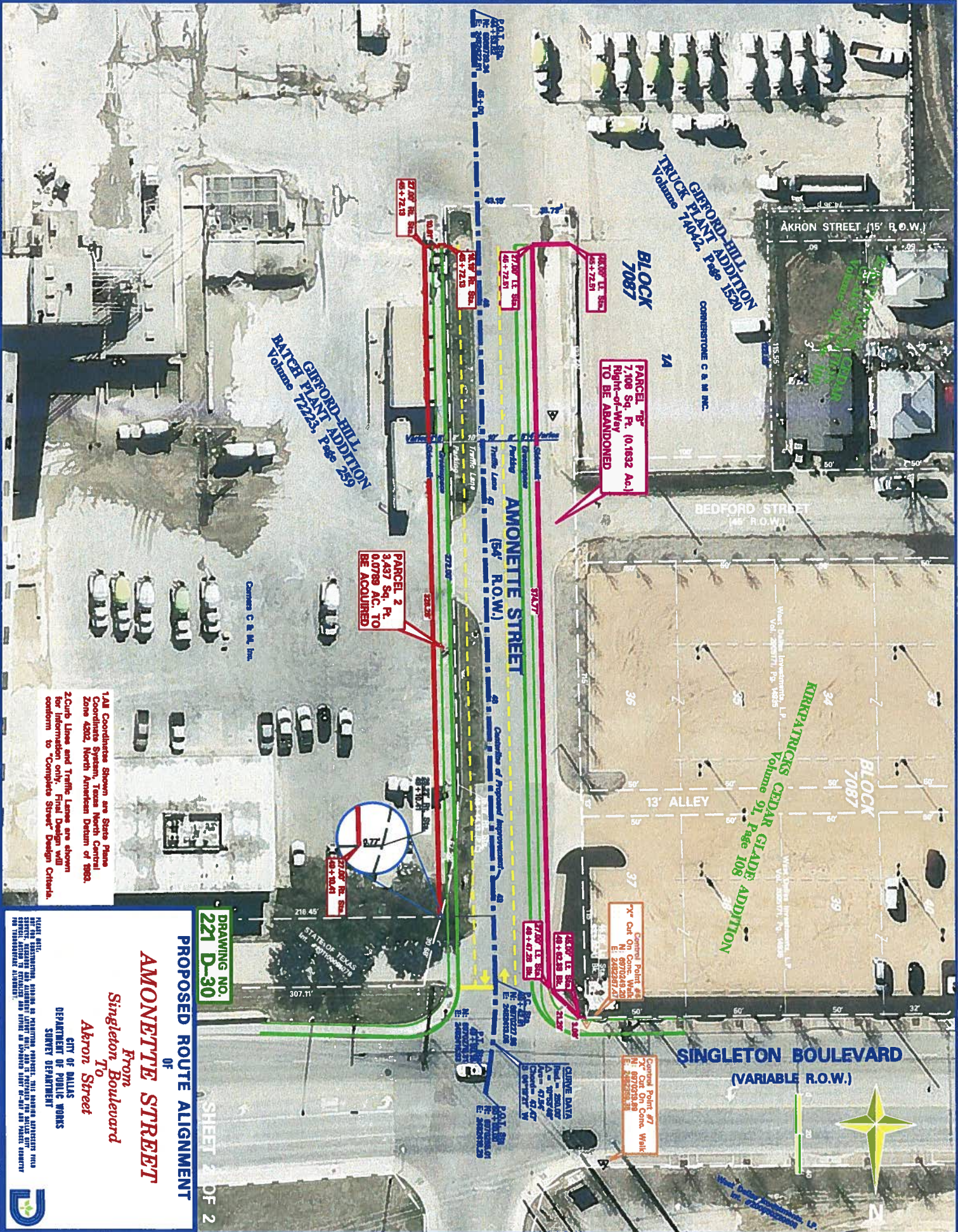
Attached.

# WEST DALLAS GATEWAY PROJECT

## AMONETTE STREET FROM SINGLETON BOULEVARD TO AKRON STREET



MAPSCO 44Q



1. All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4902, North American Datum of 1983.

2. Curb Lines and Traffic Lanes are shown for information only. Final Design will conform to "Complete Street" Design Criteria.

DRAWING NO.  
221 D-30

**PROPOSED ROUTE ALIGNMENT**  
OF  
**AMONETTE STREET**

From  
**Singleton Boulevard**  
To  
**Aaron Street**

CITY OF DALLAS  
DEPARTMENT OF PUBLIC WORKS  
SURVEY DEPARTMENT

NOTES:  
1. THIS DRAWING, INCLUDING ALL INFORMATION HEREON, IS THE PROPERTY OF THE CITY OF DALLAS. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF DALLAS.



SHEET 2 OF 2

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** August 12, 2015  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Public Works Department  
**CMO:** Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 44Q

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**SUBJECT**

Authorize approval of the recommended plan for the proposed alignment of Herbert Street from Singleton Boulevard to Akron Street, from its current alignment to the proposed alignment of Herbert Street - Financing: No cost consideration to the City

**BACKGROUND**

The West Dallas Gateway project was funded in the 2012 Bond Program. The project entails constructing new street crossings under the Union Pacific Railroad (UPRR) tracks in west Dallas that will allow for planned street connections on Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. On June 19, 2013, these three street segments were added to the City of Dallas Thoroughfare Plan by Resolution No. 13-1041. The design of the West Dallas Gateway project is being administered in two phases. Phase I entails conceptual/preliminary design, including the development of roadway alignments, for Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. Phase II entails detailed final design for the planned underpasses at the UPRR tracks, and paving, drainage and streetscape design. On January 8, 2014, City Council authorized a professional services contract for engineering services for the West Dallas Gateway, Phase I project, by Resolution No. 14-0117.

This action will establish the alignment and right-of-way configuration/needs for Herbert Street between Singleton Boulevard and Akron Street. The proposed alignment for this action will accommodate a two-lane undivided roadway with on-street parking within 56 feet of right-of-way as called for in Planned Development District No. 891 and the City of Dallas Thoroughfare Plan. The alignment for Herbert Street from Akron Street to Commerce Street is still under development and it is anticipated a staff-recommended alignment will be presented to Council for approval consideration later this year. In the interim, the staff-recommended alignment for Herbert Street between Singleton Boulevard and Akron Street is moving forward at this time so adjacent property owners can plan accordingly and decisions needed regarding pending development in the area can be finalized.



**BACKGROUND** (Continued)

A West Dallas Gateway public meeting was conducted on October 28, 2014, and preliminary alignments for Amonette Street, Herbert Street and Bataan Street were presented. Two property owners have expressed opposition towards the Herbert Street from Singleton Boulevard to Akron Street alignment due to the impacts to their properties, including their buildings. One of the impacted property owners lives in the building and potentially may be displaced. Staff met with these two property owners to discuss the Herbert Street alignment on January 15, 2015, at which time they requested staff look at other Herbert Street alignment options that did not impact their properties. After evaluating other options, staff concluded that there was not a feasible Herbert Street alignment option that did not impact their properties and informed one of the property owners in person of this decision and the other via a letter. Staff further explained to the impacted property owners that the recommended Herbert Street alignment took into consideration all public input and was ultimately decided based on traffic operations and safety benefits provided for both vehicles and pedestrians by aligning this section of Herbert Street south of Singleton Boulevard with the existing section of Herbert Street north of Singleton Boulevard. Staff deemed shifting the Herbert Street alignment to the east in order to avoid the property owners opposed to the recommend alignment not feasible as it would create an offset/dog legged intersection that would degrade traffic operations along Singleton Boulevard and create safety concerns for both motorists and pedestrians.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	February 2014
Complete Design	June 2017
Begin Construction	November 2017
Complete Construction	October 2019

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

Authorized an amendment to the City of Dallas Thoroughfare Plan to add Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street on June 19, 2013, by Resolution No. 13-1041.

Authorized a professional services contract with URS Corporation for engineering services design on January 8, 2014, by Resolution No. 14-0117.

Information about this item will be provided to the Economic Development Committee on August 10, 2015.

**FISCAL INFORMATION**

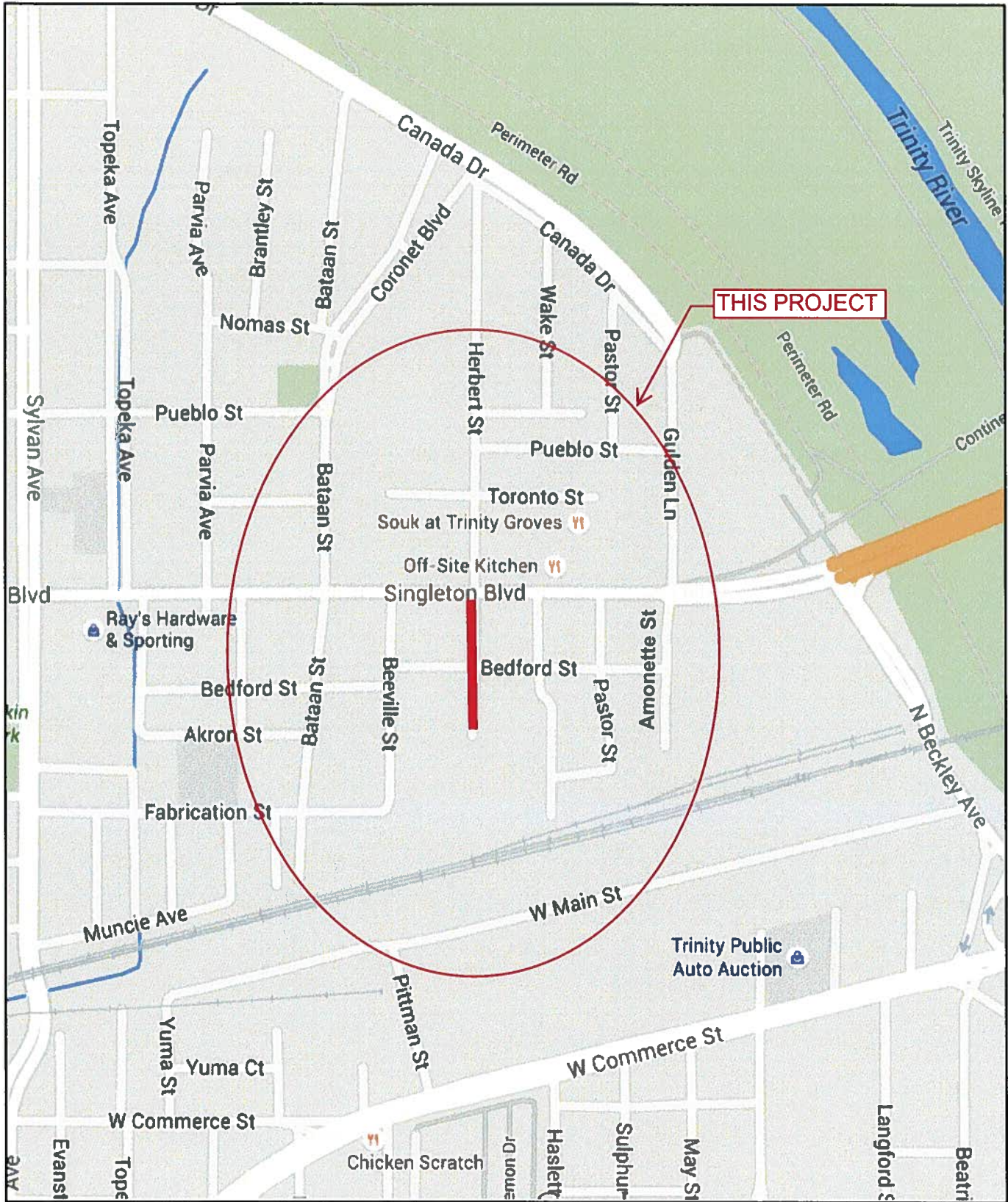
No cost consideration to the City.

**MAP**

Attached.

# WEST DALLAS GATEWAY PROJECT

## HERBERT STREET FROM SINGLETON BOULEVARD TO AKRON STREET



MAPSCO 44Q



Control Point #89  
 X-CUT ROUND ON  
 RIGHT-OF-WAY  
 Control Point #200  
 N: 080807.79  
 E: 2487834.49

PARCEL 7A  
 1,788 Sq. Ft. (0.0286 Ac.)  
 Right-of-Way  
 TO BE ABANDONED

PARCEL 1  
 2,123 Sq. Ft.  
 0.0487 AC. TO  
 BE ACQUIRED

PARCEL 2  
 2,198 Sq. Ft.  
 0.0487 AC. TO  
 BE ACQUIRED

PARCEL 2  
 2,322 Sq. Ft.  
 0.0533 AC. TO  
 BE ACQUIRED

Control Point #94  
 X-CUT ON CURB  
 Control Point #1  
 N: 977027.72  
 E: 2587271.72

Control Point #85  
 X-CUT ON INLET  
 Control Point #1  
 N: 2587271.72  
 E: 977027.72

**SINGLETON BOULEVARD**  
 (VARIABLE R.O.W.)



WEST DALLAS INVESTMENTS, LLC  
 INST. NO. 20080254402

DRAWING NO. **221 D-29**  
**PROPOSED ROUTE ALIGNMENT**  
**OF**  
**HERBERT STREET**  
 From  
 Singleton Boulevard  
 To  
 Akron Street  
 CITY OF DALLAS  
 DEPARTMENT OF PUBLIC WORKS  
 SURVEY DEPARTMENT

1. All Coordinates Shown are State Plane  
 Coordinate System, Texas North Central  
 Zone 4202, North American Datum of 1983.  
 2. Curb Lines and Traffic Lanes are shown  
 for information only. Final Design will  
 conform to "Complete Street" Design Criteria.



SHEET 1 OF 2

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** August 12, 2015

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Office of Economic Development  
Public Works Department

**CMO:** Ryan S. Evans, 671-9837  
Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 54 C G

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**SUBJECT**

Authorize an infrastructure cost participation agreement with Bishop Arts Village LLC dba as Bishop Arts LLC and/or its affiliates (Developer) in an amount not to exceed the lesser of: **(1)** 30% of the eligible public infrastructure improvements of the Bishop Avenue/Melba Street Project or; **(2)** the actual amount expended on storm water drainage improvements along Bishop Avenue from 9<sup>th</sup> Street to Melba Street up to \$325,000, in accordance with the Developer Participation provisions in Chapter 212.071 of the Local Government Code and payable only after completion of such public infrastructure improvements as evidenced by a certificate of acceptance - Not to exceed \$325,000 - Financing: General Obligation Commercial Paper Funds

**BACKGROUND**

For several years, the City has been working on improving the connection between the Bishop Arts District and the Jefferson Boulevard Corridor. As part of this initiative, Complete Street funding was provided in the 2012 Bond Program for Bishop Avenue from 8<sup>th</sup> Street to Jefferson Avenue.

In December 2014, Council approved a development agreement for TIF and 380 grant funding in support of the Bishop Arts Project Phase I, a \$42 million mixed use development one block south of the existing Bishop Arts district and three blocks north of Jefferson Boulevard. The developer and the City are working together to improve the streets, water, wastewater, and storm water infrastructure in the area. On February 25, 2015, Council confirmed the City's intent to utilize up to \$4.1 million in general obligation bond funds in support of public infrastructure improvements on Bishop Avenue, Madison Avenue, Melba Street, and 10<sup>th</sup> Street.

**BACKGROUND** (Continued)

As part of their Bishop Arts Phase I development, the developer will be installing water and wastewater improvements on Bishop Avenue and Melba Street. The City desires to have the developer also construct the City's planned storm water drainage system on Bishop Avenue between 9<sup>th</sup> Street and Melba Street as part of their construction contract. This storm water drainage work is part of the City's original scope of the work outlined in the February 25, 2015 intent resolution, and allowing the developer to do all of the underground utility work at one time expedites construction and minimizes construction impacts to the community.

This item authorizes the City to use a portion of the designated \$4.1 million to reimburse the developer for installing storm water drainage infrastructure on Bishop Avenue as part of the developer's project. The total estimated cost of the water, wastewater, storm water drainage, and associated public sidewalk and paving improvements on Bishop Avenue and Melba Street is \$1,083,333. Bishop Arts Village LLC dba Bishop Arts LLC will administer the construction for the public infrastructure improvements. Since the project will not be publicly bid, the City's participation is limited under state law to an amount not to exceed the lesser of 30% of the actual costs of the Bishop Avenue/Melba Street Project or the actual amount expended on storm water drainage improvements along Bishop Avenue from 9th Street to Melba Street up to \$325,000.

Following the underground utility work being administered by the developer, the City will administer the planned Bishop Avenue Complete Street construction project using the remaining designated \$4.1 million. In addition to providing paving and drainage improvements on Bishop Avenue, the City's planned project also entails reconstructing Melba Street from Bishop Avenue to Madison Avenue and providing paving and drainage improvements on Madison Avenue and 10<sup>th</sup> Street. The City administered construction contract is estimated to begin in February 2016 and be complete in March 2017.

**ESTIMATED SCHEDULE OF THE PROJECT**

Begin Construction            August 2015  
Complete Construction      December 2015

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

On November 11, 1992, City Council authorized the establishment of the Oak Cliff Gateway TIF District by Ordinance No. 21466, as amended.

On December 8, 2010, City Council authorized a Grant Agreement to provide \$2,000,000 in grant funds to Bishop Arts Village LLC to assemble property for development of a mixed-use pedestrian-oriented urban project in North Oak Cliff by Resolution No. 10-3039.

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

On December 10, 2014, City Council authorized a development agreement to provide \$5,000,000 in TIF funding to Bishop Arts Village LLC in support of the Bishop Arts Project Phase I by Resolution Nos. 14-2180, as amended.

On December 10, 2014, City Council authorized second 380 grant agreement to provide \$2,000,000 in Chapter 380 economic development grant funding to Bishop Arts Village LLC in support of the Bishop Arts Project Phase I by Resolution Nos. 14-2181, as amended.

On February 25, 2015, City Council confirmed the City's intent to utilize up to \$4,100,000 in general obligation bond funds for the design and construction of paving and drainage improvements and related infrastructure improvements for the Bishop Arts area by Resolution No. 15-0412.

On February 25, 2015, City Council authorized Supplemental Agreement No. 4 to the professional services contract in an amount not to exceed \$494,885 with Pacheco Koch Consulting Engineers for additional engineering services for paving, drainage, streetscape, water and wastewater improvements on Bishop Avenue from Eighth Street to Jefferson Boulevard and other nearby Bishop Arts area streets by Resolution 15-0413.

Information about this item will be provided to the Economic Development Committee on August 3, 2015.

**FISCAL INFORMATION**

\$325,000 - 2012 Bond Program (General Obligation Commercial Paper Funds)

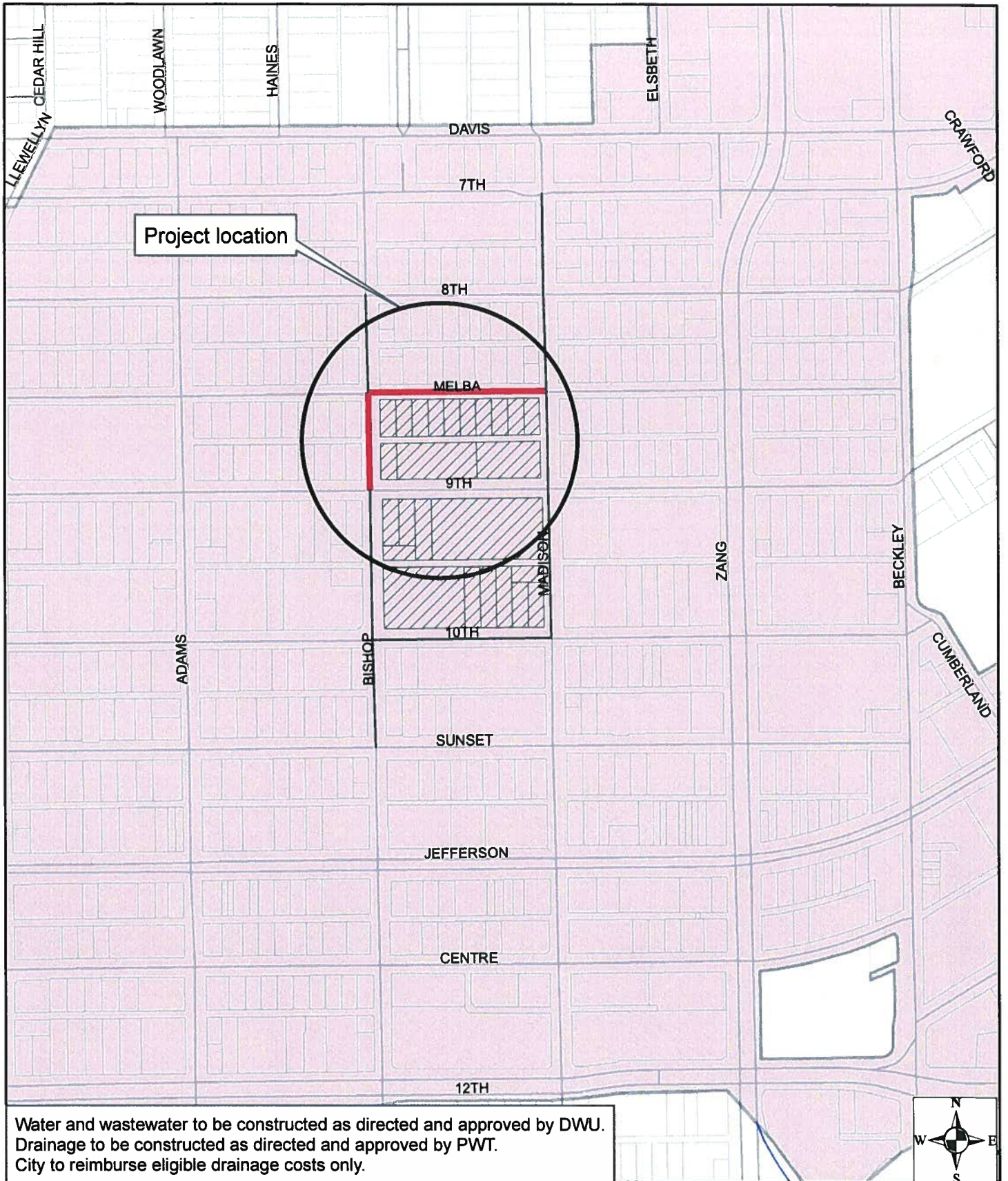
**DEVELOPER**

**Bishop Arts Village LLC doing business as Bishop Arts LLC  
A Texas limited liability corporation**

Farrokh Nazerian, President  
Michael Nazerian, COO



**MAP**

Attached.



Water and wastewater to be constructed as directed and approved by DWU.  
 Drainage to be constructed as directed and approved by PWT.  
 City to reimburse eligible drainage costs only.

**Location Map**  
**Oak Cliff Gateway TIF District**  
**Bishop/Melba Infrastructure Cost Participation**  
**August 12, 2015**

-  Oak Cliff Gateway Sub-District
-  Bishop / Jefferson Sub-District

0 0.0325 0.065 0.13  
 Miles