SEPTEMBER 28, 2016 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated September 28, 2016. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

A.C. Gonzalez
City Manager

9.16.16
Date

M. Elizabeth Reich
Elizabeth Reich
Chief Financial Officer

9-16-16
Date

RECEIVED
2016 SEP 15 PM 7:06
CITY SECRETARY
DALLAS, TEXAS

COUNCIL AGENDA

September 28, 2016
Date

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

General Information

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

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

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

Reglas de Cortesía

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

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

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

SUPPLEMENTAL NOTICE

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapitulo h, capitulo 411, código del gobierno (ley sobre licencias para portar pistolas), no *puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapitulo h, capitulo 411, código del gobierno (ley sobre licencias para portar pistolas), no *puede ingresar a esta propiedad con una pistola a la vista."*

AGENDA
CITY COUNCIL MEETING
WEDNESDAY, SEPTEMBER 28, 2016
ORDER OF BUSINESS

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

9:00 a.m.	**INVOCATION AND PLEDGE OF ALLEGIANCE**	
	OPEN MICROPHONE	
	MINUTES	Item 1
	CONSENT AGENDA	Items 2 - 48
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 49 - 50
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 51 - 71

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

AGENDA

CITY COUNCIL MEETING

SEPTEMBER 28, 2016

CITY OF DALLAS

1500 MARILLA

COUNCIL CHAMBERS, CITY HALL

DALLAS, TEXAS 75201

9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the September 14, 2016 City Council Meeting

CONSENT AGENDA

Aviation

2. Authorize a five-year lease agreement with two five-year renewal options with Mockingbird Partners, L.P. for approximately 33,326 square feet of land that includes 15,066 square feet of office space located at 3448 West Mockingbird Lane, to be used for Department of Aviation offices at Dallas Love Field - Not to exceed $6,300,000 - Financing: Aviation Current Funds (over fifteen years) (subject to annual appropriations)

3. Authorize **(1)** a fifth amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field; and **(2)** an extension of the contract term from October 1, 2016 through January 31, 2017 - Not to exceed $146,581, from $1,954,383 to $2,100,964 - Financing: Aviation Current Funds (subject to appropriations)

CONSENT AGENDA (Continued)

Business Development & Procurement Services

4. Authorize a three-year maintenance and support contract for printer repair services - NovaCopy, Inc., most advantageous proposer of five - Not to exceed $363,766 - Financing: Current Funds (subject to annual appropriations)

5. Authorize a three-year service contract for cured-in-place pipe rehabilitation - Insituform Technologies, LLC, most advantageous proposer of three - Not to exceed $7,173,511 - Financing: Water Utilities Capital Construction Funds

6. Authorize a five-year service contract to provide chemicals, services and testing of the cooling and heating hydronic systems at the Kay Bailey Hutchison Convention Center Dallas - Chem-Aqua, Inc., most advantageous proposer of four - Not to exceed $107,917 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)

7. Authorize an acquisition contract for the purchase of licenses and maintenance for an emergency priority dispatch software system for Fire - Medical Priority Consultants, Inc. dba Priority Dispatch Corp., sole source - Not to exceed $258,906 - Financing: American Heart Association Grant Funds ($109,400) and Current Funds ($149,506) (subject to annual appropriations)

8. Authorize the sale of three wheel loaders with backhoe; and one concrete truck through a public auction on August 26, 2016 to JJBJCP Company in the amount of $30,100, Anthony Escobar in the amount of $23,250, Burnett Trucking in the amount of $21,500 and Hrg Equipment Corp. in the amount of $20,500, highest bidders - Revenue: $95,350

9. Authorize the purchase of four fleet vehicles for Fire-Rescue - Sam Pack's Five Star Ford through Texas Smartbuy - Not to exceed $121,381 - Financing: Current Funds

10. Authorize the purchase of three protective bomb suits and helmets for Police - Med-Eng, LLC through the General Services Administration - Not to exceed $71,312 - Financing: U.S. Department of Homeland Security Grant Funds

11. Authorize an increase to the master agreement for riot gear and accessories for Police with GT Distributors, Inc. in the amount of $83,202, from $332,813 to $416,015 and Galls, LLC in the amount of $54,007, from $216,036 to $270,043 - Total not to exceed $137,209, from $548,849 to $686,058 - Financing: Current Funds

12. Authorize a three-year master agreement for the purchase of sod - Robert Denison dba Brokers Quality Grass in the amount of $542,203, Blue Sky Sod Farm, LLC in the amount of $156,357 and J&J Sod Company, LLC in the amount of $128,728, lowest responsible bidders of three - Total not to exceed $827,288 - Financing: Current Funds ($694,016), Water Utilities Current Funds ($117,477), Stormwater Drainage Management Current Funds ($8,277) and Sanitation Current Funds ($7,518)

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

13. Authorize a three-year master agreement for original equipment parts to maintain city vehicles and equipment - Westway Ford in the amount of $4,159,500, Holt Texas, LTD in the amount of $3,631,850, Southwest International Trucks, Inc. in the amount of $2,935,500, Love Field Chrysler Dodge Jeep in the amount of $2,558,000, Rush Truck Centers of Texas, LP in the amount of $2,105,000, Landmark Equipment in the amount of $1,775,400, Autonation Chevrolet Galleria in the amount of $1,743,000, IEH Auto Parts dba Auto Parts and The Pep Boys in the amount of $1,505,500, Town East Ford II LP in the amount of $1,421,000, MHC Kenworth in the amount of $1,025,500, Kirby-Smith Machinery in the amount of $849,900, Metro Fire Apparatus Specialists in the amount of $841,500, RDO Equipment Co. in the amount of $590,000, Quality Fire Truck Parts, LLC in the amount of $437,000, Stewart and Stevenson Power Products, LLC in the amount of $429,000, CLS Sewer Equipment Co., Inc. in the amount of $266,000, Associated Supply Company, Inc. in the amount of $220,000, CTE Holding, LLC in the amount of $208,000, Park Cities Ford in the amount of $180,600, Industrial Disposal Supply in the amount of $164,000, Metro Golf Cars in the amount of $143,000 and Dickson Equipment Co., Inc. in the amount of $90,000, lowest responsible bidders of thirty - Total not to exceed $27,279,250 - Financing: Current Funds ($22,449,900), Sanitation Current Funds ($3,679,350), Water Utilities Current Funds ($1,009,500), Aviation Current Funds ($68,100), Convention and Event Services Current Funds ($30,000) and Stormwater Drainage Management Current Funds ($42,400)

14. Authorize supplemental agreement no. 1 to increase the service contract for the rental of vehicles and equipment with Hertz Equipment Rental Corporation in the amount of $984,040, from $3,936,162 to $4,920,202, EAN Holdings, LLC aka Enterprise Rent-A-Car in the amount of $470,958, from $1,883,833 to $2,354,791, Landmark Equipment, Inc. in the amount of $386,523, from $1,546,095 to $1,932,618, Holt Texas, LTD in the amount of $366,490, from $1,465,960 to $1,832,450, Bane Machinery, Inc. in the amount of $277,971, from $1,111,885 to $1,389,856, Four Seasons Equipment, Inc. in the amount of $147,837, from $591,350 to $739,187, R.B. Everett & Company in the amount of $62,497, from $249,991 to $312,488, United Rentals (Northwest), Inc. in the amount of $61,277, from $245,110 to $306,387, Metro Golf Cars in the amount of $35,327, from $141,309 to $176,636, Berry Companies, Inc. dba Bobcat of Dallas in the amount of $24,750, from $99,000 to $123,750 and Kirby-Smith Machinery, Inc. in the amount of $22,247, from $88,990 to $111,237 and to extend the contract term through March 23, 2017 - Total not to exceed $2,839,917 from $11,359,685 to $14,199,602 - Financing: Current Funds (subject to annual appropriations)

City Controller's Office

15. Authorize the annual adoption of the City's Investment Policy regarding funds under the City's control and the investment strategies for each of the funds under the City's management - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

City Controller's Office (Continued)

16. Authorize **(1)** execution of an Interlocal Agreement for participation in a Public Funds Investment Cooperative between the City and Texas CLASS Local Government Investment Pool ("Texas CLASS"); and **(2)** a resolution appointing authorized representatives and designating investment officers to conduct transactions for the investment of City funds in the Texas CLASS - Financing: No cost consideration to the City

17. Authorize **(1)** execution of an Interlocal Agreement for participation in a Public Funds Investment Cooperative between the City and TexasTERM Local Government Investment Pool ("TexasTERM"); and **(2)** a resolution appointing authorized representatives and designating investment officers to conduct transactions for the investment of City funds in the TexasTERM - Financing: No cost consideration to the City

Court & Detention Services

18. Authorize payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2016 through September 30, 2017 - Not to exceed $7,812,862 - Financing: Current Funds

Economic Development

19. Authorize a one-year service contract, with two one-year renewal options, to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide - Foundation Communities, Inc., most advantageous proposer of three - Not to exceed $200,000 - Financing: Current Funds (subject to appropriations)

Fire

20. Authorize a 36-month agreement, with a two one-year renewal options, with Texas Health Presbyterian Hospital Dallas, a Texas non-profit corporation, for mobile community healthcare services for the period October 1, 2016 through September 30, 2019 - Estimated Revenue: $100,000

21. Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the required medical direction services for the period October 1, 2016 through September 30, 2017 - Not to exceed $234,807- Financing: Current Funds (subject to appropriations)

CONSENT AGENDA (Continued)

Housing/Community Services

22. Authorize an Interlocal Cooperation Contract with Texas A&M University System commencing on October 1, 2016, with two one-year renewal options to implement the Clinical Dental Care Services Program for dental health services to low/moderate-income seniors aged 60 and older - Not to exceed $64,000 - Financing: Current Funds (subject to annual appropriations)

23. Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing - Financing: No cost consideration to the City

24. Authorize a grant agreement with Association of Persons Affected by Addiction in the amount of $100,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $100,000 - Financing: FY 2017 Department of State Health Services Grant Funds

25. Authorize a grant agreement with Bridge Steps in the amount of $1,799,735 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $1,799,735 - Financing: FY 2016 Texas Department of State Health Services Grant Funds ($1,500,000) and FY 2017 Texas Department of State Health Services Grant Funds ($299,735)

26. Authorize a grant agreement with CitySquare in the amount of $1,508,192 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $1,508,192 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

27. Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of $500,000 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $500,000 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

Human Resources

28. An ordinance amending Chapter 34, "Personnel Rules," of the Dallas City Code by amending Sections 34-4, 34-17, 34-19, and 34-45 to: **(1)** amend the definition of flex time; **(2)** change the titles of Sections 34-17 and 34-19; and **(3)** amend who determines benefits for a police officer injured while performing off-duty security or traffic control services - Financing: No cost consideration to the City

Library

29. Authorize **(1)** acceptance of two grants through the Texas State Library and Archives Commission for the period September 1, 2016 through August 31, 2017: Special Projects Grant in the amount of $75,000 and Library Cooperation Grant in the amount of $75,000; **(2)** the receipt and deposit of program income in the amount of $10,000 for the Library Cooperation Grant generated from GED Testing Center activities; **(3)** the establishment of appropriations in the amount of $10,000 in the GED Testing Center Program income fund to be used for other eligible activities; and **(4)** execution of the grant agreements - Total not to exceed $160,000 - Financing: Texas State Library and Archives Commission Grant Funds ($150,000) and Estimated Program Income ($10,000)

Park & Recreation

30. Authorize **(1)** acceptance of a Texas Parks and Wildlife Department Urban Outdoor Grant for the Dallas Bachman Lake Park Project from the Texas Parks and Wildlife Department in an amount not to exceed $1,000,000 for renovation of the existing trail; **(2)** the receipt and deposit of grant funds in the amount of $1,000,000 in the Texas Parks and Wildlife Grant Fund; **(3)** the establishment of appropriations in the Texas Parks and Wildlife Grant Fund in the amount of $1,000,000; and **(4)** a contract with The Fain Group, Inc., best value proposer of five, for trail improvements at Bachman Lake Park along Shorecrest Drive from Denton Drive to Webb Chapel Road - Not to exceed $2,138,524 - Financing: General Obligation Commercial Paper Funds ($1,138,524) and Texas Parks and Wildlife Department Grant Funds ($1,000,000)

CONSENT AGENDA (Continued)

Park & Recreation (Continued)

31. Authorize **(1)** a decrease in the contract with RoeschCo Construction, Inc. for a credit to the existing contract for the Joppa Trail and South Central Park sprayground in an amount not to exceed ($728,458), from $3,584,711 to $2,856,253; and **(2)** payment to the U.S. Army Corp of Engineers in the amount of $728,458 for the City's share of costs for the construction of the Joppa Trail located between Fellows Lane to Elam Road - Not to exceed ($728,458), from $3,584,711 to $2,856,253 - Financing: 2003 Bond Funds ($711,398) and 1998 Bond Funds ($17,060)

Police

32. Authorize **(1)** an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant from the U.S. Department of Transportation passed through the Texas Department of Transportation in the amount of $999,994 for travel expenses and overtime reimbursement for the period October 1, 2016 through September 30, 2017; **(2)** a city contribution of pension in the amount of $283,669; and **(3)** execution of the grant agreement - Total not to exceed $1,283,663 - Financing: Texas Department of Transportation Grant Funds ($999,994) and Current Funds ($283,669) (subject to appropriations)

33. Authorize **(1)** the Dallas Police Department to receive funds in the amount of $600,000 from various federal and state law enforcement agencies including, but not limited to those shown (list attached) for reimbursement of overtime for investigative services for FY 2016-17; **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of $179,700; and **(3)** execution of the grant agreements - Total not to exceed $779,700 - Financing: Current Funds ($179,700) (subject to appropriations) and Various Federal and State Law Enforcement Agencies ($600,000)

Public Works Department

Medical District Drive from IH 35E to Southwestern Medical Avenue

Note: Item Nos. 34 and 35 must be considered collectively.

34. * Authorize a professional services contract with Urban Engineers Group, Inc. for design of additional drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue Project - Not to exceed $92,784 - Financing: 2006 Bond Funds

35. * Authorize a maintenance agreement with the Southwestern Medical District for maintenance of the District’s signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge façade, and landscape within the Southwestern Medical District - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

Public Works Department (Continued)

36. Authorize a construction contract with DENCO CS Corporation, only bidder, for landscape and irrigation improvements to the Dallas Animal Services facility located at 1818 North Westmoreland Road - Not to exceed $248,914 - Financing: Current Funds (subject to appropriations)

37. Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of two, for construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field - Not to exceed $3,167,484 - Financing: Aviation Capital Construction Funds

38. Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of three, for construction of the Taxiway Bravo Rehabilitation Project at Dallas Love Field - Not to exceed $11,463,205 - Financing: Aviation Capital Construction Funds ($962,523) and Aviation Passenger Facility Charge Funds ($10,500,682)

39. Authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo Intersections Improvements and Taxiway Bravo Rehabilitation Projects at Dallas Love Field - Not to exceed $1,769,340, from $1,687,194 to $3,456,534 - Financing: Aviation Capital Construction Funds

Street Services

40. Authorize **(1)** the receipt and deposit of funds in the amount of $78,739 from Southgate Constructors for material, equipment and labor provided by the City related to the construction of a new traffic signal at SH 183 and Regal Row; and **(2)** an increase in appropriations in the amount of $78,739 in the Capital Projects Reimbursement Fund - Not to exceed $78,739 - Financing: Capital Projects Reimbursement Funds

41. An ordinance amending Chapter 28 of the Dallas City Code to **(1)** regulate the speed and direction of vehicles on certain streets, expressways, and freeways; **(2)** designate school traffic zones; and **(3)** designate one-way streets and alleys (list attached) - Financing: No cost consideration to the City

Sustainable Development and Construction

42. Authorize acquisition from John Stanley Springer and Dianne Springer, of approximately 406,000 square feet of land improved with a single family dwelling located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed $292,000 ($288,405, plus closing costs and title expenses not to exceed $3,595) - Financing: Water Utilities Capital Improvement Funds

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

43. Authorize acquisition from Morris Dale Martin, of approximately 432,376 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed $55,000 ($51,615, plus closing costs and title expenses not to exceed $3,385) - Financing: Water Utilities Capital Improvement Funds

44. An ordinance abandoning a portion of Research Row to Southwest Airlines, Co., the abutting owner, containing approximately 16,973 square feet of land, located near the intersection of Research Row and Harry Hines Boulevard; authorizing the quitclaim and providing for the dedication of approximately 433 square feet of land needed for right-of-way - Revenue: $145,973, plus the $20 ordinance publication fee

Water Utilities

45. Authorize an engineering services contract with JQ Infrastructure, LLC to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station - Not to exceed $823,025 - Financing: Water Utilities Capital Improvement Funds

46. Authorize an engineering services contract with Lim & Associates, Inc. to provide design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services for in-house design of water and wastewater main replacement projects (list attached) - Not to exceed $1,186,852 - Financing: Water Utilities Capital Construction Funds ($275,340) and Water Utilities Capital Improvement Funds ($911,512)

47. Authorize an engineering contract with MWH Americas, Inc. to provide engineering services for major maintenance and rehabilitation improvements at the Central Wastewater Treatment Plant - Not to exceed $1,768,000 - Financing: Water Utilities Capital Improvement Funds

48. Authorize a contract for the installation of water and wastewater mains at 13 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of three - Not to exceed $17,170,000 - Financing: Water Utilities Capital Improvement Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

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

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

50. Authorize the first of four twelve-month renewal options to the grant agreement with the World Affairs Council of Dallas/Fort Worth for economic development and protocol services for the period October 1, 2016 through September 30, 2017 - Not to exceed $250,000 - Financing: Public/Private Partnership Funds ($200,000) (subject to appropriations) and Current Funds ($50,000) (subject to appropriations)

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

51. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and an ordinance granting a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road
Recommendation of Staff and CPC: Approval of a CR Community Retail District and approval of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions
Z156-154(SM)

52. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for single family uses on property zoned Tract 12 within Planned Development District No. 508, on the north side of Singleton Boulevard, east of Westmoreland Road
Recommendation of Staff and CPC: Approval for a permanent period, subject to a site plan and conditions
Z156-264(SH)

53. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for IM Industrial Manufacturing District uses on property zoned an IR Industrial Research District, an IM Industrial Manufacturing District, and an MU-3 Mixed Use District, on the northwest corner of Record Crossing Road and Wyche Boulevard
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z156-271(OTH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

54. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and North Prairie Creek Road
Recommendation of Staff and CPC: Approval
Z156-234(JM)

55. A public hearing to receive comments regarding an application for and an ordinance granting a renewal of, and an amendment to, Specific Use Permit No. 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern with the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, at the northeast corner of Elm Street and South Good Latimer Expressway
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions
Z156-293(LE)

56. A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the north side of Mississippi Avenue, between Gretna Street and Algiers Street
Recommendation of Staff and CPC: Approval
Z156-298(ND)

ZONING CASES - INDIVIDUAL

57. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive
Recommendation of Staff: Approval for a three-year period, subject to a revised site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a revised site plan and conditions
Z145-320(OTH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - INDIVIDUAL (Continued)

58. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-10(A) Single Family District uses and a small business incubator center on property zoned an R-10(A) Single Family District, an R-7.5(A) Single Family District, an NS(A) Neighborhood Service District, and Specific Use Permit No. 2154 for a child-care facility on a portion on the north line of Oldgate Lane, west of San Saba Drive with consideration being given to including an R-7.5(A) Single Family District Subarea within the Planned Development District
Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions
Recommendation of CPC: Approval, subject to a development plan and conditions
Z156-194(WE)

59. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private recreation center, club, or area on property zoned Tracts 7 and 10 within Planned Development District No. 508, on the northwest corner of Hampton Road and Bickers Street
Recommendation of Staff and CPC: Approval for a six-year period with eligibility for automatic renewals for additional six-year periods, subject to a site plan and conditions
Z156-236(JM)

60. A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808, on the southwest side of Gaston Avenue and the northwest side of East Grand Avenue
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions
Z156-287(JM)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

61. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District, on the west corner of North Haskell Avenue and Worth Street
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z156-268(AR)
Note: This item was considered by the City Council at a public hearing on September 14, 2016, and was deferred until September 28, 2016, with the public hearing open

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES - INDIVIDUAL

62. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for Multiple Family Subdistrict uses on property zoned a GR General Retail Subdistrict and an MF-2 Multiple Family Subdistrict within Planned Development Subdistrict No. 193, the Oak Lawn Special Purpose District, on the east corner of Howell Street and North Hall Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z156-251(OTH)

63. A public hearing to receive comments regarding an application for and an ordinance granting a new Tract and amending Tract 2 within Planned Development District No. 508, on property zoned Tracts 2 and 7 within Planned Development District No. 508, on the northwest and southwest corners of Hampton Road and Bickers Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, traffic management plan and conditions
Z156-266(JM)

64. A public hearing to receive comments regarding an application for and an ordinance granting 1) the creation of Subarea A within Planned Development District No. 741 by combining Subareas A-1, A-2, and H; 2) an expansion of Subarea A within Planned Development District No. 741 by adding approximately 36.984 acres of land that were reclaimed from North Lake on property zoned an A(A) Agricultural District; and 3) the changing of 36.984 acres of land generally along the edges of North Lake in Subarea A within Planned Development District No. 741 to an A(A) Agricultural District on property generally on the north side of Ranch Trail, east of Belt Line Road
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions
Z156-296(SH)

65. A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and an IR Industrial Research District with consideration given to expanding the Planned Development District, in an area generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval, subject to a revised Area Regulating Plan and conditions
Z156-302(PT)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS

Public Works Department

66. Authorize a benefit assessment hearing to receive comments on street paving, water and wastewater main improvements for Street Group 12-458; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Jeske Construction Company, lowest responsible bidder of four (list attached) - Not to exceed $5,226,962 - Financing: 2012 Bond Funds ($2,376,101), General Obligation Commercial Paper Funds ($2,137,963) Water Utilities Capital Construction Funds ($62,719) and Water Utilities Capital Improvement Funds ($650,179)

MISCELLANEOUS HEARINGS

Housing/Community Services

67. A public hearing to receive comments on the proposed sale of six unimproved properties acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim six unimproved properties to East Dallas Community Organization, using the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: $6,000

Office of Environmental Quality

68. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Storage Choice - Farmers Market, Ltd., located near the intersection of Canton Street and Farmers Market Way and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Storage Choice - Farmers Market, Ltd., by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
Recommendation of Staff: Approval

69. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by West Commerce Investments LLC, located near the intersection of West Commerce Street and Beckley Avenue and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to West Commerce Investments LLC, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
Recommendation of Staff: Approval

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Public Works Department

70. Authorize a public hearing to be held on September 28, 2016 to receive comments to close and vacate portions of Macon Street and Sunday Street at the Union Pacific Railroad (UPRR) crossings located thereon for Safety Improvements Project along the UPRR from Carlton Garrett Street (formerly Municipal Street) to Scyene Road - Financing: No cost consideration to the City

Sustainable Development and Construction

71. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, Henry W. Longfellow Career Exploration Academy as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's permit (Chapter 25) for a restaurant without drive-in or drive-through service with a food and beverage certificate [FC Inwood Village LLC dba Flower Child] on the southeast corner of West Lovers Lane and Inwood Road, north of Boaz Street - AV156-004 - Financing: No cost consideration to the City

FY16-17 Active Task Forces *
Agenda Item # 33

Active Task Force	Agency	Task Force Efforts
ATF Violent Crime Initiative (Texoma HIDA)	Drug Enforcement Agency (DEA)	Drug trafficking & Money laundering
Dallas Field Diversion - Asset Removal Group	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - HIDTA -1	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Task Force 1	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Task Force 2	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Financial Strike Force	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Tactical Diversion Squad (TDS)	Drug Enforcement Agency (DEA)	Diversion schemes of controlled pharmaceuticals and or chemicals (Prescription forgery; Retail level violators)
North Texas Financial Crimes Task Force	Internal Revenue Service (IRS)	Money laundering
Violent Crimes, Major Offenders, and Gangs Safe Streets Task Force (SSTF)	Federal Bureau of Investigations (FBI)	Drug trafficking; money laundering; alien smuggling; crimes of violence (murder, aggravated assault, robbery, and violent street gangs)
Southwest Border Task Force (SBTF)	Federal Bureau of Investigations (FBI)	Border investigation and enforcement
North Texas Joint Terrorism Task Force (NTJTTF)	Federal Bureau of Investigations (FBI)	Protect against threats to our national security, including international terrorism
Cyber Crimes Task Force (CCTF)	Federal Bureau of Investigations (FBI)	Investigate and apprehend high technology criminals
North Texas Regional Computer Forensic Lab (NTRCFL)	Federal Bureau of Investigations (FBI)	Computer financial crimes forensics
District Fugitive Task Force (DFTF)	United States Marshals Office	Investigate and apprehend local, state, and federal fugitives

FY15-16 Active Task Forces *
Agenda Item # 33 (Continued)

Active Task Force	Agency	Task Force Efforts
US Immigration and Customs Enforcement	Immigration and Customs Enforcement (ICE)	Border investigation and enforcement
Texas Military Task Force	State of Texas	Illegal drugs or narcotics with actual or suspected criminal activity
ATF Dallas Group III Field Office Task Force	The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)	Firearms Criminal Possession and Use, Criminal Groups and Gangs, Illegal Firearms Trafficking
Immigration and Customs Enforcement (ICE)	ICE SAC Dallas	The grant will target offenders who sell counterfeit and conspiracy items in the City of Dallas and county
Texas Joint Counterdrug Task Force	Texas Army National Guard	Drug Trafficking
Child Exploitation Task Force	Federal Bureau of Investigations (FBI)	Investigate the sexual victimization of children and other crimes against children within the FBI's jurisdiction
Organized Crime Drug Enforcement Task Force	United States Attorney's Office	Organized crime and drug trafficking

*This list in not inclusive of all federal and state agencies, or other organizations that we could enter into agreements with during the FY15-16 for reimbursement of overtime or equipment.

Section 28-44
Streets other than Expressways and Freeways - Additions
Agenda Item # 41

Street Name	Extent	Speed Limit	Council District
Simpson-Stuart Road	Lancaster Road to Bonnie View Road	40	8
Simpson-Stuart Road	Bonnie View Road to Central Expressway	35	8
Riverfront Boulevard	Irving Boulevard to Corinth Street	35	2, 6

Section 28-44
Streets other than Expressways and Freeways - Deletions

Street Name	Extent	Speed Limit	Council District
Simpson-Stuart Road	Lancaster Road to Central Expressway	40	8
Industrial Boulevard	Irving Boulevard to Corinth Street	35	2, 6

Section 28-50
School Zones - Additions
Agenda Item # 41 (Continued)

Location	School	Council District	Cause
9800 Brockbank Drive	Jose May Elementary	6	Extent Extension
5100-5300 Goodman Street	Arcadia Park Elementary	6	Extent Extension
2700-2800 Hillside Drive	Lakehill Preparatory	9	New Zone at Existing School
12800-12900 Jupiter Road	Highland Meadows Elementary	9, 10	New Zone at Existing School
13400-13900 Maham Road	Carolyn G. Bukhair Elementary	11	Extent Extension
8400-8500 Midpark Road	Carolyn G. Bukhair Elementary	11	Extent Extension
900-1000 Parkview Avenue	Lumin East Dallas Community	7	School Zone Upgraded to Add Flashers
100-300 Paulus Avenue	J. L. Long Middle (Woodrow Wilson High)	14	New Zone at Existing School
9200-9400 S. Polk Street	DA Hulcy Middle	8	School Reopened
2900 Prichard Lane	Nova Academy (Charter)	5	New Zone at Existing School

Section 28-50
School Zones - Additions
Agenda Item # 41 (Continued)

Location	School	Council District	Cause
3700-3800 W. Red Bird Lane	A. W. Brown-Fellowship Leadership Academy (Charter)	3	New Zone at Existing School
7800-7900 Scyene Road	Nova Academy (Charter)	5	New Zone at Existing School
1800-2000 Stevens Forest Drive	Rosemont Primary (Chris V. Semos Campus)	1	Extent Extension
9000-9200 Stoneview Drive	Uplift Hampton Preparatory (Charter)	8	New School Zone
5800 Vanderbilt Avenue	Robert E. Lee Elementary	14	New School Zone
9400-9500 Walnut Hill Lane	White Rock Elementary	10	Extent Extension
900-1000 Wayne Street	Lumin East Dallas Community	7	School Zone Upgraded to Add Flashers

Section 28- 50
School Zones - Deletions
Agenda Item # 41 (Continued)

Location	School	Council District	Cause
9700-9800 Brockbank Drive	Jose May Elementary	6	Extent Extension
5100-5200 Goodman Street	Arcadia Park Elementary	6	Extent Extension
13400-13900 Maham Road	Carolyn G. Bukhair Elementary	11	Extent Extension
8400 Midpark Road	Carolyn G. Bukhair Elementary	11	Extent Extension
1800-1900 Stevens Forest Drive	Rosemont Primary (Chris V. Semos Campus)	1	Extent Extension
9400-9500 Walnut Hill Lane	White Rock Elementary	10	Extent Extension

Section 28-60
One Way Streets in School Zones - Additions

Street Name	Extent	Direction	Council District	Cause
Bluffcreek Drive	Aspen Street to St. Augustine Road	West	7	Improve Circulation around School
Tufts Street	Rylie Road to Cade Road	South	8	Improve Circulation around School

Renewal of Water and Wastewater Mains
Agenda Item # 46

District 1

Alley between Brooklyndell Avenue and Irwindell Boulevard from Martindell Avenue to Coombs Creek Drive
Alley between Montclair Avenue and Rosemont Avenue from Davis Street to Ranier Street
Alley between Polk Street and Willomet Avenue from Jefferson Boulevard south
Alley between Taft Street and Kyle Avenue from Mary Cliff Road to Montclair Avenue
Alley between Willomet Avenue and Polk Street from 9th Street to Davis Street
Alley between Windomere Avenue and Edgefield Avenue from Clarendon Drive to Burlington Boulevard
Briscoe Boulevard from 12th Street to Alden Avenue
Centre Street from Polk Street west
Davis Street from Marlborough Avenue to Mary Cliff Road
Easement between Page Avenue and Pembroke Avenue from Tyler Street east
Easement between Polk Street and Willomet Avenue from Jefferson Boulevard to 9th Street
Jefferson Boulevard from east of Windomere Avenue east

District 4

Alley between Claude Street and Padgitt Avenue from Woodbine Avenue to Walnut Street
Alley between Hendricks Avenue and Morrell Avenue from Woodbine Avenue east
Carson Street from Genoa Avenue to Vermont Avenue
Easement between Harbor Road and Sutter Street from Atoll Drive west
Humphrey Drive from Fordham Road to Linfield Road
Moffatt Avenue from Tacoma Street west
Tacoma Street from Linfield Road south
Wilhurt Avenue from Illinois Avenue west

District 5

Alley between Cherrybrook Drive and Grovecrest Drive from Prairie Creek Road west
Alley between Tenino Street and Maddox Avenue from Pleasant Drive to Holcomb Road
San Leon Avenue from St. Augustine Drive east

District 8

Dowdy Ferry Road from Rylie Road north
Lasater Road from Lawson Road northwest
Smoke Tree Lane from Elk Creek Road to Sunview Drive

Outside City Limits

Easement between Stanfield Street and Cochran Street from Lasater Road to Travis Street

Renewal of Water and Wastewater Mains
Agenda Item # 48

District 5

Loop 12 (Buckner Boulevard) from State Highway 175 (C.F. Hawn Freeway) to Dell Garden Avenue

District 7

St. Clair Street from Carlton Garrett Street to Sunday Street

District 11

*Easement west of Camellia Drive from State Highway 289 (Preston Road) northeast

District 13

Douglas Avenue from Walnut Hill Lane to Joyce Way
Easement northwest of Skillman Street from Eastridge Drive to Larmanda Street
Easement south of Orchid Lane from State Highway 289 (Preston Road) east
Easement west of Pemberton Drive from south of Orchid Lane south
State Highway 289 (Preston Road) from Walnut Hill Lane to Royal Lane
*Easement northwest of Skillman Street from south of Southwestern Boulevard north
*(Easement west of Camellia Drive from State Highway 289 (Preston Road) northeast)
(See District 11)

District 14

Alley south of Henderson Avenue from Milam Street northwest
Henderson Avenue from Willis Avenue to Milam Street
Milam Street from Henderson Avenue southwest
Willis Avenue from Henderson Avenue west
*(Easement northwest of Skillman Street from south of Southwestern Boulevard north)
(See District 13)

*Project limits in more than one Council District

Street Group 12-458
Agenda Item # 66

Project	Limits	Council District
Arizona Avenue	from Kiest Boulevard to Saner Avenue	4
McVey Avenue	from Seevers Avenue to to Marsalis Avenue	4
Mican Drive	from Schofield Drive to dead-end	6

Tax Foreclosure and Seizure Property Resale
Agenda Item # 67

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
1.	1449 Barry	East Dallas Community Organization	46M	$8,650	$1,192.85	V	MF-2(A)	2
2.	4523 Philip	East Dallas Community Organization	46L	$4,450	$1,000.00	V	CH	2
3.	4635 Silver	East Dallas Community Organization	47J	$6,190	$1,000.00	V	R-5(A)	7
4.	4820 Silver	East Dallas Community Organization	47J	$5,850	$1,000.00	V	R-5(A)	7
5.	2410 Starks	East Dallas Community Organization	56C	$4,000	$1,000.00	V	PD-595	7
6.	4838 Owenwood	East Dallas Community Organization	47J	$7,510	$1,000.00	V	R-5(A)	7

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

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

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

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

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

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

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

AGENDA DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			All	V	NA	NA	NA	NA	Approval of Minutes of the September 14, 2016 City Council Meeting
2			2	C	AVI	$6,300,000.00	NA	NA	Authorize a five-year lease agreement with two five-year renewal options with Mockingbird Partners, L.P. for approximately 33,326 square feet of land that includes 15,066 square feet of office space located at 3448 West Mockingbird Lane, to be used for Department of Aviation offices at Dallas Love Field - Not to exceed $6,300,000 - Financing: Aviation Current Funds (over fifteen years) (subject to annual appropriations)
3			2	C	AVI	$146,581.28	NA	NA	Authorize (1) a fifth amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field; and (2) an extension of the contract term from October 1, 2016 through January 31, 2017 - Not to exceed $146,581, from $1,954,383 to $2,100,964 - Financing: Aviation Current Funds (subject to appropriations)
4			All	C	PBD, CIS	$363,766.00	76.20%	23.80%	Authorize a three-year maintenance and support contract for printer repair services - NovaCopy, Inc., most advantageous proposer of five - Not to exceed $363,766 - Financing: Current Funds (subject to annual appropriations)
5			All	C	PBD, WTR	$7,173,511.00	0.00%	0.00%	Authorize a three-year service contract for cured-in-place pipe rehabilitation - Insituform Technologies, LLC, most advantageous proposer of three - Not to exceed $7,173,511 - Financing: Water Utilities Capital Construction Funds
6			2	C	PBD, CES	$107,916.60	100.00%	0.00%	Authorize a five-year service contract to provide chemicals, services and testing of the cooling and heating hydronic systems at the Kay Bailey Hutchison Convention Center Dallas - Chem-Aqua, Inc., most advantageous proposer of four - Not to exceed $107,917 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)
7			All	C	PBD, CIS, FIR	$149,506.00	0.00%	0.00%	Authorize an acquisition contract for the purchase of licenses and maintenance for an emergency priority dispatch software system for Fire - Medical Priority Consultants, Inc. dba Priority Dispatch Corp., sole source - Not to exceed $258,906 - Financing: American Heart Association Grant Funds ($109,400) and Current Funds ($149,506) (subject to annual appropriations)
8			N/A	C	PBD	REV $95,350	NA	NA	Authorize the sale of three wheel loaders with backhoe; and one concrete truck through a public auction on August 26, 2016 to JJBJCP Company in the amount of $30,100, Anthony Escobar in the amount of $23,250, Burnett Trucking in the amount of $21,500 and Hrg Equipment Corp. in the amount of $20,500, highest bidders - Revenue: $95,350
9			All	C	PBD, FIR	$121,380.68	NA	NA	Authorize the purchase of four fleet vehicles for Fire-Rescue - Sam Pack's Five Star Ford through Texas Smartbuy - Not to exceed $121,381 - Financing: Current Funds
10			All	C	PBD, POL, OEM	GT	NA	NA	Authorize the purchase of three protective bomb suits and helmets for Police - Med-Eng, LLC through the General Services Administration - Not to exceed $71,312 - Financing: U.S. Department of Homeland Security Grant Funds
11			All	C	PBD, POL	$137,209.00	0.00%	0.00%	Authorize an increase to the master agreement for riot gear and accessories for Police with GT Distributors, Inc. in the amount of $83,202, from $332,813 to $416,015 and Galls, LLC in the amount of $54,007, from $216,036 to $270,043 - Total not to exceed $137,209, from $548,849 to $686,058 - Financing: Current Funds
12			All	C	PBD, SAN, STS, TWM, WTR, PKR	$827,287.33	100.00%	0.00%	Authorize a three-year master agreement for the purchase of sod - Robert Denison dba Brokers Quality Grass in the amount of $542,203, Blue Sky Sod Farm, LLC in the amount of $156,357 and J&J Sod Company, LLC in the amount of $128,728, lowest responsible bidders of three - Total not to exceed $827,288 - Financing: Current Funds ($694,016), Water Utilities Current Funds ($117,477), Stormwater Drainage Management Current Funds ($8,277) and Sanitation Current Funds ($7,518)

AGENDA DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
13			All	C	PBD, AVI, CCS, CES, EBS, FIR, PKR, POL, PBW, SAN, STS, TWM, WTR	$27,279,250.00	71.66%	0.52%	Authorize a three-year master agreement for original equipment parts to maintain city vehicles and equipment - Westway Ford in the amount of $4,159,500, Holt Texas, LTD in the amount of $3,631,850, Southwest International Trucks, Inc. in the amount of $2,935,500, Love Field Chrysler Dodge Jeep in the amount of $2,558,000, Rush Truck Centers of Texas, LP in the amount of $2,105,000, Landmark Equipment in the amount of $1,775,400, Autonation Chevrolet Galleria in the amount of $1,743,000, IEH Auto Parts dba Auto Parts and The Pep Boys in the amount of $1,505,500, Town East Ford II LP in the amount of $1,421,000, MHC Kenworth in the amount of $1,025,500, Kirby-Smith Machinery in the amount of $849,900, Metro Fire Apparatus Specialists in the amount of $841,500, RDO Equipment Co. in the amount of $590,000, Quality Fire Truck Parts, LLC in the amount of $437,000, Stewart and Stevenson Power Products, LLC in the amount of $429,000, CLS Sewer Equipment Co., Inc. in the amount of $266,000, Associated Supply Company, Inc. in the amount of $220,000, CTE Holding, LLC in the amount of $208,000, Park Cities Ford in the amount of $180,600, Industrial Disposal Supply in the amount of $164,000, Metro Golf Cars in the amount of $143,000 and Dickson Equipment Co., Inc. in the amount of $90,000, lowest responsible bidders of thirty - Total not to exceed $27,279,250 - Financing: Current Funds ($22,449,900), Sanitation Current Funds ($3,679,350), Water Utilities Current Funds ($1,009,500), Aviation Current Funds ($68,100), Convention and Event Services Current Funds ($30,000) and Stormwater Drainage Management Current Funds ($42,400)
14			All	C	PBD, EBS	$2,839,917.00	83.65%	1.24%	Authorize supplemental agreement no. 1 to increase the service contract for the rental of vehicles and equipment with Hertz Equipment Rental Corporation in the amount of $984,040, from $3,936,162 to $4,920,202, EAN Holdings, LLC aka Enterprise Rent-A-Car in the amount of $470,958, from $1,883,833 to $2,354,791, Landmark Equipment, Inc. in the amount of $386,523, from $1,546,095 to $1,932,618, Holt Texas, LTD in the amount of $366,490, from $1,465,960 to $1,832,450, Bane Machinery, Inc. in the amount of $277,971, from $1,111,885 to $1,389,856, Four Seasons Equipment, Inc. in the amount of $147,837, from $591,350 to $739,187, R.B. Everett & Company in the amount of $62,497, from $249,991 to $312,488, United Rentals (Northwest), Inc. in the amount of $61,277, from $245,110 to $306,387, Metro Golf Cars in the amount of $35,327, from $141,309 to $176,636, Berry Companies, Inc. dba Bobcat of Dallas in the amount of $24,750, from $99,000 to $123,750 and Kirby-Smith Machinery, Inc. in the amount of $22,247, from $88,990 to $111,237 and to extend the contract term through March 23, 2017 - Total not to exceed $2,839,917 from $11,359,685 to $14,199,602 - Financing: Current Funds (subject to annual appropriations)
15			N/A	C	CON	NC	NA	NA	Authorize the annual adoption of the City's Investment Policy regarding funds under the City's control and the investment strategies for each of the funds under the City's management - Financing: No cost consideration to the City
16			N/A	C	CON	NC	NA	NA	Authorize (1) execution of an Interlocal Agreement for participation in a Public Funds Investment Cooperative between the City and Texas CLASS Local Government Investment Pool ("Texas CLASS"); and (2) a resolution appointing authorized representatives and designating investment officers to conduct transactions for the investment of City funds in the Texas CLASS - Financing: No cost consideration to the City
17			N/A	C	CON	NC	NA	NA	Authorize (1) execution of an Interlocal Agreement for participation in a Public Funds Investment Cooperative between the City and TexasTERM Local Government Investment Pool ("TexasTERM"); and (2) a resolution appointing authorized representatives and designating investment officers to conduct transactions for the investment of City funds in the TexasTERM - Financing: No cost consideration to the City
18			All	C	CDS	$7,812,862.00	NA	NA	Authorize payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2016 through September 30, 2017 - Not to exceed $7,812,862 - Financing: Current Funds
19			All	C	ECO	$200,000.00	NA	NA	Authorize a one-year service contract, with two one-year renewal options, to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide - Foundation Communities, Inc., most advantageous proposer of three - Not to exceed $200,000 - Financing: Current Funds (subject to appropriations)
20			All	C	FIR	REV $100,000	NA	NA	Authorize a 36-month agreement, with a two one-year renewal options, with Texas Health Presbyterian Hospital Dallas, a Texas non-profit corporation, for mobile community healthcare services for the period October 1, 2016 through September 30, 2019 - Estimated Revenue: $100,000

AGENDA DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
21			All	C	FIR	$234,807.00	NA	NA	Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the required medical direction services for the period October 1, 2016 through September 30, 2017 - Not to exceed $234,807- Financing: Current Funds (subject to appropriations)
22			All	C	HOU	$64,000.00	NA	NA	Authorize an Interlocal Cooperation Contract with Texas A&M University System commencing on October 1, 2016, with two one-year renewal options to implement the Clinical Dental Care Services Program for dental health services to low/moderate-income seniors aged 60 and older - Not to exceed $64,000 - Financing: Current Funds (subject to annual appropriations)
23			All	C	HOU	NC	NA	NA	Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing - Financing: No cost consideration to the City
24			All	C	HOU	GT	NA	NA	Authorize a grant agreement with Association of Persons Affected by Addiction in the amount of $100,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $100,000 - Financing: FY 2017 Department of State Health Services Grant Funds
25			All	C	HOU	GT	NA	NA	Authorize a grant agreement with Bridge Steps in the amount of $1,799,735 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $1,799,735 - Financing: FY 2016 Texas Department of State Health Services Grant Funds ($1,500,000) and FY 2017 Texas Department of State Health Services Grant Funds ($299,735)
26			All	C	HOU	GT	NA	NA	Authorize a grant agreement with CitySquare in the amount of $1,508,192 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $1,508,192 - Financing: FY 2017 Texas Department of State Health Services Grant Funds
27			All	C	HOU	GT	NA	NA	Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of $500,000 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $500,000 - Financing: FY 2017 Texas Department of State Health Services Grant Funds
28			N/A	C	HRD	NC	NA	NA	An ordinance amending Chapter 34, "Personnel Rules," of the Dallas City Code by amending Sections 34-4, 34-17, 34-19, and 34-45 to: (1) amend the definition of flex time; (2) change the titles of Sections 34-17 and 34-19; and (3) amend who determines benefits for a police officer injured while performing off-duty security or traffic control services - Financing: No cost consideration to the City
29			All	C	LIB	GT	NA	NA	Authorize (1) acceptance of two grants through the Texas State Library and Archives Commission for the period September 1, 2016 through August 31, 2017: Special Projects Grant in the amount of $75,000 and Library Cooperation Grant in the amount of $75,000; (2) the receipt and deposit of program income in the amount of $10,000 for the Library Cooperation Grant generated from GED Testing Center activities; (3) the establishment of appropriations in the amount of $10,000 in the GED Testing Center Program income fund to be used for other eligible activities; and (4) execution of the grant agreements - Total not to exceed $160,000 - Financing: Texas State Library and Archives Commission Grant Funds ($150,000) and Estimated Program Income ($10,000)

AGENDA DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
30			6	C	PKR, PBW	$1,138,524.29	1.96%	25.14%	Authorize (1) acceptance of a Texas Parks and Wildlife Department Urban Outdoor Grant for the Dallas Bachman Lake Park Project from the Texas Parks and Wildlife Department in an amount not to exceed $1,000,000 for renovation of the existing trail; (2) the receipt and deposit of grant funds in the amount of $1,000,000 in the Texas Parks and Wildlife Grant Fund; (3) the establishment of appropriations in the Texas Parks and Wildlife Grant Fund in the amount of $1,000,000; and (4) a contract with The Fain Group, Inc., best value proposer of five, for trail improvements at Bachman Lake Park along Shorecrest Drive from Denton Drive to Webb Chapel Road - Not to exceed $2,138,524 - Financing: General Obligation Commercial Paper Funds ($1,138,524) and Texas Parks and Wildlife Department Grant Funds ($1,000,000)
31			7	C	PKR, PBW, TWM	NC	12.23%	87.69%	Authorize (1) a decrease in the contract with RoeschCo Construction, Inc. for a credit to the existing contract for the Joppa Trail and South Central Park sprayground in an amount not to exceed ($728,458), from $3,584,711 to $2,856,253; and (2) payment to the U.S. Army Corp of Engineers in the amount of $728,458 for the City's share of costs for the construction of the Joppa Trail located between Fellows Lane to Elam Road - Not to exceed ($728,458), from $3,584,711 to $2,856,253 - Financing: 2003 Bond Funds ($711,398) and 1998 Bond Funds ($17,060)
32			All	C	POL	$283,668.65	NA	NA	Authorize (1) an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant from the U.S. Department of Transportation passed through the Texas Department of Transportation in the amount of $999,994 for travel expenses and overtime reimbursement for the period October 1, 2016 through September 30, 2017; (2) a city contribution of pension in the amount of $283,669; and (3) execution of the grant agreement - Total not to exceed $1,283,663 - Financing: Texas Department of Transportation Grant Funds ($999,994) and Current Funds ($283,669) (subject to appropriations)
33			All	C	POL	$179,700.00	NA	NA	Authorize (1) the Dallas Police Department to receive funds in the amount of $600,000 from various federal and state law enforcement agencies including, but not limited to those shown for reimbursement of overtime for investigative services for FY 2016-17; (2) a City contribution of pension and Federal Insurance Contributions Act costs in the amount of $179,700; and (3) execution of the grant agreements - Total not to exceed $779,700 - Financing: Current Funds ($179,700) (subject to appropriations) and Various Federal and State Law Enforcement Agencies ($600,000)
34			2	C	PBW	$92,784.00	100.00%	70.11%	Medical District Drive From IH 35E to Southwestern Medical Avenue: Authorize a professional services contract with Urban Engineers Group, Inc. for design of additional drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue Project - Not to exceed $92,784 - Financing: 2006 Bond Funds
35			2	C	PBW	NC	NA	NA	Medical District Drive From IH 35E to Southwestern Medical Avenue: Authorize a maintenance agreement with the Southwestern Medical District for maintenance of the District's signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge façade, and landscape within the Southwestern Medical District - Financing: No cost consideration to the City
36			6	C	PBW, CCS	$248,914.00	75.00%	25.00%	Authorize a construction contract with DENCO CS Corporation, only bidder, for landscape and irrigation improvements to the Dallas Animal Services facility located at 1818 North Westmoreland Road - Not to exceed $248,914 - Financing: Current Funds (subject to appropriations)
37			2	C	PBW, AVI	$3,167,483.29	88.67%	67.08%	Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of two, for construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field - Not to exceed $3,167,484 - Financing: Aviation Capital Construction Funds
38			2	C	PBW, AVI	$962,522.40	82.97%	62.37%	Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of three, for construction of the Taxiway Bravo Rehabilitation Project at Dallas Love Field - Not to exceed $11,463,205 - Financing: Aviation Capital Construction Funds ($962,523) and Aviation Passenger Facility Charge Funds ($10,500,682)
39			2	C	PBW, AVI	$1,769,340.00	17.38%	39.72%	Authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo Intersections Improvements and Taxiway Bravo Rehabilitation Projects at Dallas Love Field - Not to exceed $1,769,340, from $1,687,194 to $3,456,534 - Financing: Aviation Capital Construction Funds

AGENDA DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
40			6	C	STS	GT	NA	NA	Authorize (1) the receipt and deposit of funds in the amount of $78,739 from Southgate Constructors for material, equipment and labor provided by the City related to the construction of a new traffic signal at SH 183 and Regal Row; and (2) an increase in appropriations in the amount of $78,739 in the Capital Projects Reimbursement Fund - Not to exceed $78,739 - Financing: Capital Projects Reimbursement Funds
41			1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 14	C	STS	NC	NA	NA	An ordinance amending Chapter 28 of the Dallas City Code to (1) regulate the speed and direction of vehicles on certain streets, expressways, and freeways; (2) designate school traffic zones; and (3) designate one-way streets and alleys - Financing: No cost consideration to the City
42			Outside	C	DEV, WTR	$292,000.00	NA	NA	Authorize acquisition from John Stanley Springer and Dianne Springer, of approximately 406,000 square feet of land improved with a single family dwelling located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed $292,000 ($288,405, plus closing costs and title expenses not to exceed $3,595) - Financing: Water Utilities Capital Improvement Funds
43			Outside	C	DEV, WTR	$55,000.00	NA	NA	Authorize acquisition from Morris Dale Martin, of approximately 432,376 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed $55,000 ($51,615, plus closing costs and title expenses not to exceed $3,385) - Financing: Water Utilities Capital Improvement Funds
44			2	C	DEV	REV $145,973	NA	NA	An ordinance abandoning a portion of Research Row to Southwest Airlines, Co., the abutting owner, containing approximately 16,973 square feet of land, located near the intersection of Research Row and Harry Hines Boulevard; authorizing the quitclaim and providing for the dedication of approximately 433 square feet of land needed for right-of-way - Revenue: $145,973, plus the $20 ordinance publication fee
45			2	C	WTR	$823,025.00	100.00%	74.28%	Authorize an engineering services contract with JQ Infrastructure, LLC to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station - Not to exceed $823,025 - Financing: Water Utilities Capital Improvement Funds
46			1, 4, 5, 8, Outside	C	WTR	$1,186,852.00	100.00%	100.00%	Authorize an engineering services contract with Lim & Associates, Inc. to provide design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services for in-house design of water and wastewater main replacement projects - Not to exceed $1,186,852 - Financing: Water Utilities Capital Construction Funds ($275,340) and Water Utilities Capital Improvement Funds ($911,512)
47			4	C	WTR	$1,768,000.00	100.00%	32.20%	Authorize an engineering contract with MWH Americas, Inc. to provide engineering services for major maintenance and rehabilitation improvements at the Central Wastewater Treatment Plant - Not to exceed $1,768,000 - Financing: Water Utilities Capital Improvement Funds
48			5, 7, 11, 13, 14	C	WTR	$17,170,000.00	68.24%	25.00%	Authorize a contract for the installation of water and wastewater mains at 13 locations - John Burns Construction Company of Texas, Inc., lowest responsible bidder of three - Not to exceed $17,170,000 - Financing: Water Utilities Capital Improvement Funds
49			N/A	I	SEC	NC	N/A	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
50			All	I	ECO	$250,000.00	NA	NA	Authorize the first of four twelve-month renewal options to the grant agreement with the World Affairs Council of Dallas/Fort Worth for economic development and protocol services for the period October 1, 2016 through September 30, 2017 - Not to exceed $250,000 - Financing: Public/Private Partnership Funds ($200,000) (subject to appropriations) and Current Funds ($50,000) (subject to appropriations)
51			3	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and an ordinance granting a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road
52			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for single family uses on property zoned Tract 12 within Planned Development District No. 508, on the north side of Singleton Boulevard, east of Westmoreland Road
53			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for IM Industrial Manufacturing District uses on property zoned an IR Industrial Research District, an IM Industrial Manufacturing District, and an MU-3 Mixed Use District, on the northwest corner of Record Crossing Road and Wyche Boulevard

AGENDA DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
54			7	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and North Prairie Creek Road
55			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a renewal of, and an amendment to, Specific Use Permit No. 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern with the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, at the northeast corner of Elm Street and South Good Latimer Expressway
56			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the north side of Mississippi Avenue, between Gretna Street and Algiers Street
57			13	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive
58			9	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-10(A) Single Family District uses and a small business incubator center on property zoned an R-10(A) Single Family District, an R-7.5(A) Single Family District, an NS(A) Neighborhood Service District, and Specific Use Permit No. 2154 for a child-care facility on a portion on the north line of Oldgate Lane, west of San Saba Drive with consideration being given to including an R-7.5(A) Single Family District Subarea within the Planned Development District
59			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private recreation center, club, or area on property zoned Tracts 7 and 10 within Planned Development District No. 508, on the northwest corner of Hampton Road and Bickers Street
60			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808, on the southwest side of Gaston Avenue and the northwest side of East Grand Avenue
61			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District, on the west corner of North Haskell Avenue and Worth Street
62			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for Multiple Family Subdistrict uses on property zoned a GR General Retail Subdistrict and an MF-2 Multiple Family Subdistrict within Planned Development Subdistrict No. 193, the Oak Lawn Special Purpose District, on the east corner of Howell Street and North Hall Street
63			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a new Tract and amending Tract 2 within Planned Development District No. 508, on property zoned Tracts 2 and 7 within Planned Development District No. 508, on the northwest and southwest corners of Hampton Road and Bickers Street
64			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting 1) the creation of Subarea A within Planned Development District No. 741 by combining Subareas A-1, A-2, and H; 2) an expansion of Subarea A within Planned Development District No. 741 by adding approximately 36.984 acres of land that were reclaimed from North Lake on property zoned an A(A) Agricultural District; and 3) the changing of 36.984 acres of land generally along the edges of North Lake in Subarea A within Planned Development District No. 741 to an A(A) Agricultural District on property generally on the north side of Ranch Trail, east of Belt Line Road
65			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and an IR Industrial Research District with consideration given to expanding the Planned Development District, in an area generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue and an ordinance granting the amendments

AGENDA DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
66			4, 6	PH	PBW, WTR	$5,226,961.60	99.93%	27.31%	Authorize a benefit assessment hearing to receive comments on street paving, water and wastewater main improvements for Street Group 12-458; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Jeske Construction Company, lowest responsible bidder of four - Not to exceed $5,226,962 - Financing: 2012 Bond Funds ($2,376,101), General Obligation Commercial Paper Funds ($2,137,963) Water Utilities Capital Construction Funds ($62,719) and Water Utilities Capital Improvement Funds ($650,179)
67			2, 7	PH	HOU	REV $6,000	NA	NA	A public hearing to receive comments on the proposed sale of six unimproved properties acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: (1) quitclaim six unimproved properties to East Dallas Community Organization, using the HB110 process of the City's Land Transfer Program; and (2) release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Revenue: $6,000
68			2	PH	OEQ	NC	NA	NA	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Storage Choice - Farmers Market, Ltd., located near the intersection of Canton Street and Farmers Market Way and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Storage Choice - Farmers Market, Ltd., by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
69			6	PH	OEQ	NC	NA	NA	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by West Commerce Investments LLC, located near the intersection of West Commerce Street and Beckley Avenue and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to West Commerce Investments LLC, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
70			7	PH	PBW	NC	NA	NA	Authorize a public hearing to be held on September 28, 2016 to receive comments to close and vacate portions of Macon Street and Sunday Street at the Union Pacific Railroad (UPRR) crossings located thereon for Safety Improvements Project along the UPRR from Carlton Garrett Street (formerly Municipal Street) to Scyene Road - Financing: No cost consideration to the City
71			13	PH	DEV	NC	NA	NA	A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, Henry W. Longfellow Career Exploration Academy as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's permit (Chapter 25) for a restaurant without drive-in or drive-through service with a food and beverage certificate [FC Inwood Village LLC dba Flower Child] on the southeast corner of West Lovers Lane and Inwood Road, north of Boaz Street - AV156-004 - Financing: No cost consideration to the City

TOTAL $88,372,769.12

AGENDA ITEM # 2

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34L

SUBJECT

Authorize a five-year lease agreement with two five-year renewal options with Mockingbird Partners, L.P. for approximately 33,326 square feet of land that includes 15,066 square feet of office space located at 3448 West Mockingbird Lane, to be used for Department of Aviation offices at Dallas Love Field - Not to exceed $6,300,000 - Financing: Aviation Current Funds (over fifteen years) (subject to annual appropriations)

BACKGROUND

The Department of Aviation is in need of additional office space to adequately accommodate the staff of various divisions, including Ground Transportation Operations, Ground Transportation Customer Service, Parking, and Real Estate. The current office space is unable to meet all of the department's needs. Mockingbird Partners, L.P. is the owner of approximately 33,326 square feet of land including a 15,066 square foot office building, and has offered to lease the entire parcel to the City of Dallas for a five-year term effective October 1, 2016, with two five-year (5) renewal options. Obtaining this site will provide adequate office space for the Department of Aviation employees.

The Department of Aviation shall be responsible for paying a total estimated amount not to exceed $6,300,000.00 over fifteen years, including construction costs, base rent, property taxes, and operating expenses. Aviation shall also be responsible for paying for all utilities for this location.

Breakdown of the average estimated monthly costs:

Year 1: $64,482.37/month
Year 2: $24,197.26/month
Year 3: $25,581.97/month
Year 4: $26,969.91/month
Year 5: $28,361.16/month

BACKGROUND (Continued)

Year 6: $33,585.96/month
Year 7: $33,728.58/month
Year 8: $33,874.77/month
Year 9: $34,024.61/month
Year 10: $34,178.20/month
Year 11: $36,872.15/month
Year 12: $37,033.51/month
Year 13: $37,198.91/month
Year 14: $37,368.45/month
Year 15: $37,542.22/month

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on September 19, 2016.

FISCAL INFORMATION

$6,300,000.00 - Aviation Current Funds (subject to annual appropriations)

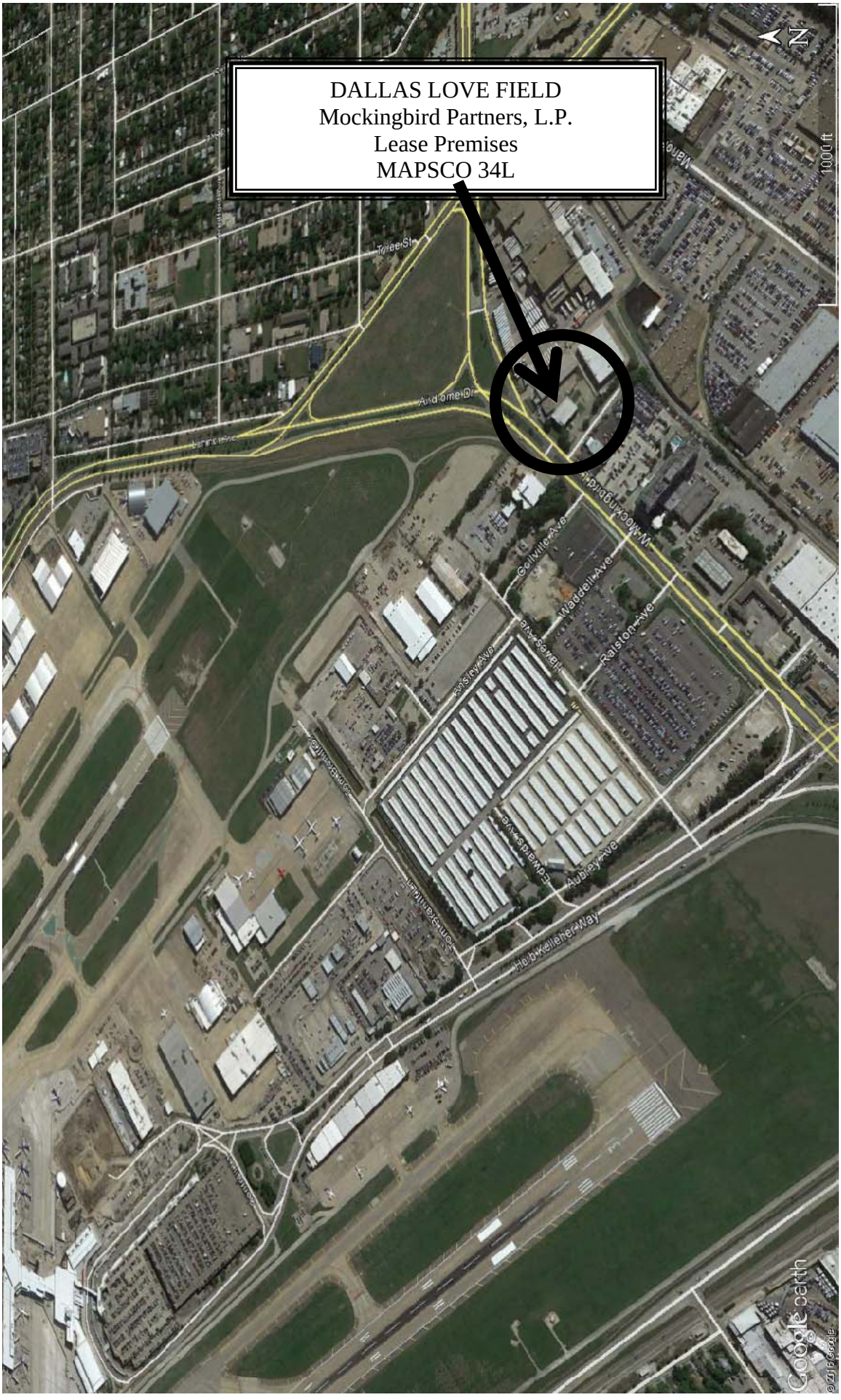
OWNER

Mockingbird Partners, L.P.

Stephen J. Rogers, President

MAP

Attached.


DALLAS LOVE FIELD
Mockingbird Partners, L.P.
Lease Premises
MAPSCO 34L
N
1000 ft
Tower St
Aird Smee Dr
W Mockingbird
Gerlwille Ave
Waddell Ave
Ralston Ave
Aubrey Ave
Herb Kelleher Way
Google earth

September 28, 2016

WHEREAS, the existing office space available to the City of Dallas Department of Aviation is unable to accommodate all divisions in the department; and,

WHEREAS, Mockingbird Partners, LP ("Lessor") is the owner of approximately 33,326 square feet of land including a 15,066 square foot office building located at 3448 W. Mockingbird Lane, Dallas, TX 75235 ("Lease Premises") and being in the vicinity of Dallas Love Field; and,

WHEREAS, Lessor has agreed to lease the entire Lease Premises to the City of Dallas ("City" or "Lessee") under a five-year (5-yr) lease agreement with two (2) five-year (5-yr) renewal options.

Now, Therefore,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a lease agreement with Mockingbird Partners, L.P., a Texas Limited Partnership, as Lessor, and the City of Dallas, as Lessee, for approximately 33,326 square feet of land including a 15,066 square foot office building located at 3448 W. Mockingbird Lane, Dallas, TX 75235 to be used as office and operational facilities and for other lawful uses at the discretion of the Department of Aviation.

Section 2. That the special terms and conditions of the lease are:

(a) The lease is for a term of five (5) years commencing October 1, 2016 ("Commencement Date") with two (5) five-year renewal options.

(b) The estimated rental shall not exceed $2,035,111.84 for the initial five (5) years of the lease (including construction costs and subject to annual appropriations). The estimated rental shall not exceed $2,032,705.35 for the first renewal option and shall not exceed $2,232,182.81 for the second renewal option (subject to annual appropriations).

(c) The Lessor will deliver the Lease Premises to the City as a finished-out building with an upgraded parking lot.

(d) The City shall pay all operating expenses for the Lease Premises, including taxes, utilities, repair and maintenance in addition to the monthly rental.

(e) The lease shall contain an appropriation clause approved as to form by the City Attorney.

Section 3. That subject to appropriations, the Chief Financial Officer is hereby authorized to draw warrants payable to Mockingbird Partners, L.P. the first day of each month in advance during the lease term and charge the same to AVI Operating Fund 0130, Unit 7751, Dept. AVI, Object 3330, Activity AV05, and Vendor No. VC0000005723.

Section 4. That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective utility, communication, and security companies upon the receipt of a bill for charges throughout the term of the lease.

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

AGENDA ITEM # 3

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34E

SUBJECT

Authorize **(1)** a fifth amendment to the maintenance and support contract with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field; and **(2)** an extension of the contract term from October 1, 2016 through January 31, 2017 - Not to exceed $146,581, from $1,954,383 to $2,100,964 - Financing: Aviation Current Funds (subject to appropriations)

BACKGROUND

On October 10, 2001, City Council authorized a contract for the maintenance of the installed computerized revenue control system at Dallas Love Field for years two through ten (June 2, 2004 thru June 2, 2014).

On October 15, 2014, Administrative Action No. 14-6925, was approved to extend the expiration of the maintenance of the installed computerized revenue control system to October 22, 2014, in the amount of $50,000, from $1,600,273.00 to $1,650,273.00.

On October 22, 2014, authorized Resolution No. 14-1847 for Supplemental Agreement No. 2 to extend the expiration of the maintenance of the installed computerized revenue control system to June 1, 2015, not to exceed $138,231.63, from $1,650,273.00 to $1,788,504.63.

On August 26, 2015, authorized Resolution No. 15-1516 for Supplemental Agreement No. 3 to extend the expiration of the maintenance of the installed computerized revenue control system to June 2, 2016, not to exceed $165,878.00, from $1,788,504.63 to $1,954,382.63.

BACKGROUND (Continued)

On June 2, 2016, Administrative Action No. 16-6614, for Supplemental Agreement No. 4 was approved to extend the expiration of the maintenance of the installed computerized revenue control system from June 2, 2016 to September 30, 2016.

The contract term for the maintenance of the installed computerized revenue control system has ended and the department of aviation is requesting to extend the term of the contract from October 1, 2016 through January 31, 2017, in the amount of $146,581.21, from $1,954,382.63 to $2,100,963.84 to complete the bidding process for a new computerized revenue control system.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized original maintenance and support contract for a Turnkey Parking Revenue Control System, on October 10, 2001, by Resolution No. 01-3034.

Authorized a second amendment to the maintenance and support contract extension for maintenance of the installed Parking Revenue Control System on October 22, 2014, by Resolution No. 14-1847.

Authorized a third amendment to the maintenance and support contract extension for maintenance of the installed Parking Revenue Control System to June 2, 2016, on August 26, 2015, by Resolution No. 15-1516.

Information about this item will be provided to the Economic Development Committee on September 19, 2016.

FISCAL INFORMATION

$146,581.28 - Aviation Current Funds (subject to appropriations)

OWNER

Xerox Transportation Solutions, Inc.

David P. Cummins, Senior Vice President

September 28, 2016

WHEREAS, on October 10, 2001, Resolution No. 01-3034 authorized a contract between the City and Xerox Transportation Solutions, Inc. for maintenance and support services for a computerized revenue control system at Dallas Love Field; and,

WHEREAS, on October 15, 2014, Administrative Action No. 14-6925 authorized Supplemental Agreement No. 1 to extend the contract term for maintenance of the computerized revenue control system to October 22, 2014, in the amount of $50,000.00, from $1,600,273.00 to $1,650,273.00; and,

WHEREAS, on October 22, 2014, Resolution No. 14-1847 authorized a second amendment to extend the maintenance and support contract for maintenance of the installed Parking Revenue Control System in the amount of $138,231.63, from $1,650,273.00 to $1,788,504.63; and,

WHEREAS, on August 26, 2015, Resolution No. 15-1516 authorized a third amendment to extend the maintenance and support contract for maintenance of the installed Parking Revenue Control System to June 2, 2016, in the amount of $165,878.00 from $1,788,504.63 to $1,954,382.63; and,

WHEREAS, on June 2, 2016, Administrative Action No. 16-6614, for Supplemental Agreement No. 4 was approved to extend the expiration of the maintenance of the installed computerized revenue control system from June 2, 2016 to September 30, 2016, in the amount of $1,954,382.63; and,

WHEREAS, the City of Dallas desires to extend the contract for maintenance and support services with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., from October 1, 2016 to January 31, 2017, in the amount of $146,581.28.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute the fifth amendment to the maintenance and support contract for the Turnkey Parking Garage Revenue Control System at Dallas Love Field with Xerox Transportation Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., previously approved on October 10, 2001, by Resolution No. 01-3034 to extend the term of the contract from October 1, 2016 to January 31, 2017, under the same terms and conditions in an amount not to exceed $146,581.28, from $1,954,382.63 to $2,100,963.91, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disperse funds to Xerox Transportation Solutions, Inc. in accordance with the terms and provisions in the existing contract from Fund 0130, Dept. AVI, Unit 7709, Obj. Code 3210, Encumbrance No. CTAVIXEROXFY17, Vendor No. 503605.

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

AGENDA ITEM # 4

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Communication and Information Services

CMO: Elizabeth Reich, 670-7804
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a three-year maintenance and support contract for printer repair services - NovaCopy, Inc., most advantageous proposer of five - Not to exceed $363,766 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

This maintenance and support contract will provide print repairs which includes rebuilding, diagnostic testing and repair of the City's inventory of printers. This does not include repair of printers under current lease agreement.

This contract will allow printers, citywide to be repaired and serviced routinely, which will avoid an interruption in printing critical documents. Some critical printers include the printers utilized by the City Controller's Office to print approximately 6,000 payroll checks, 97,000 employee reimbursement checks and 14,000 W-2 forms. Additionally this service will be utilized by the Police to repair printer that provide latent print photos, photographic evidence, criminal histories of arrested persons, County Arrest Information, and driver's licenses printouts.

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

- Court and Detention Services (1)
- Sustainable Development and Construction (1)
- Communication and Information Services (1)
- Business Development and Procurement Services (1)*

BACKGROUND (Continued)

*Business Development and Procurement Services only evaluated the cost.

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

- Cost 70%
- Experience and capability 30%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,381 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of $10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$363,766.00 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

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

1,381 M/WBE and Non-M/WBE vendors were contacted.

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

ETHNIC COMPOSITION

NovaCopy, Inc.

White Male	38	White Female	7
Black Male	6	Black Female	0
Hispanic Male	6	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following proposals were received from solicitation number BUZ1609 and were opened on March 8, 2016. This maintenance and support contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score	Amount
*NovaCopy, Inc.	4251 W. John Carpenter Fwy. Irving, TX 75063	95%	$363,766.00
Office Store Depot, Inc.	530 S. Lake Ave. Suite 702 Pasadena, CA 91101	88%	$425,105.85
Dynamic Advantage, Inc.	100 E Old Country Rd. Suite 5 Mineola, NY 11501	81%	$467,592.25
Virtucom, Inc.	5060 Avalon Ridge Pkwy. Suite 300 Norcross, GA 30071	66%	$645,863.50
Encon Systems, Ltd., Inc.	420 N. Town East Blvd. Sunnyvale, TX 75182	63%	$713,043.75

OWNER

NovaCopy, Inc.

Darren Metz, President
Alex Brandon, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year maintenance and support contract for printer repair services - NovaCopy, Inc., most advantageous proposer of five - Not to exceed $363,766 - Financing: Current Funds (subject to annual appropriations)

NovaCopy, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$277,190.00	76.20%
Total non-local contracts	$86,576.00	23.80%
TOTAL CONTRACT	$363,766.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Image Matters	BMDFW022070917	$86,576.00	100.00%
Total Minority - Non-local		$86,576.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$86,576.00	23.80%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$86,576.00	23.80%

September 28, 2016

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

Section 1. That the City Manager is authorized to execute a maintenance and support contract with NovaCopy, Inc. (VS0000054485) for printer repair services for a term of three years in an amount not to exceed $363,766.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to NovaCopy, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by NovaCopy, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $363,766.00 (subject to annual appropriations) from Service Contract number BUZ1609.

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

AGENDA ITEM # 5

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

CMO: Elizabeth Reich, 670-7804
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract for cured-in-place pipe rehabilitation - Insituform Technologies, LLC, most advantageous proposer of three - Not to exceed $7,173,511 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

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

This service contract will allow Dallas Water Utilities (DWU) to perform cured-in-place pipe rehabilitation for sewer and water main lines as necessary. This seamless pipe repair restores structural integrity to existing lines, eliminates weakened joints and prevents root intrusion. The cured-in-place method creates a wall-to-wall seamless pipe lining inside the existing damaged pipe with limited excavation at the repair site. This method reduces repair time and allows DWU to maintain continuous service to the residents. The cured-in-place method will be used to rehabilitate wastewater mains ranging in size from six to thirty-six inches. DWU maintains 4,200 miles of wastewater mains throughout the City.

This solicitation was structured in a manner which required bidders to submit a response using unit pricing. This bid resulted in a 6.75% increase over comparable unit prices for the bid awarded in 2013.

BACKGROUND (Continued)

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

- Business Development & Procurement Services (2)*
- Trinity Watershed Management (1)
- Water Utilities (2)

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

The successful proposer was selected by the committee on the basis of the following criteria:

- Cost 50 points
- Approach 15 points
- Business Inclusion and Development Plan 15 points
- Experience 10 points
- Functional Match 10 points

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 656 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of $10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 23, 2013, City Council authorized a three-year service contract for pipe rehabilitation using the cured-in-place pipe method by Resolution No. 13-0165.

Information about this item will be provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$7,173,511.00 - Water Utilities Capital Construction Funds

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Insituform Technologies, LLC

White Male	373	White Female	69
Black Male	116	Black Female	20
Hispanic Male	61	Hispanic Female	1
Other Male	22	Other Female	2

PROPOSAL INFORMATION

The following proposals were received from solicitation number BMZ1605 and were opened on February 19, 2016. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	**Address**	**Score**	**Amount**
*Insituform Technologies, LLC	17988 Edison Ave. Chesterfield, MO 63005	100.00	$ 7,173,511.00
Layne Inliner, LLC	4701 Decker Dr. Baytown, TX 77520	79.00	$ 8,291,800.00
Repipe Construction LLC dba IPR South Central LLC	7600 S. Santa Fe Dr. Bldg. E Houston, TX 77061	60.67	$14,058,449.00

OWNER

Insituform Technologies, LLC

Thomas Vossman, President
David Martin, Vice President
David Morris, Secretary
Kenneth Young, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract for cured-in-place pipe rehabilitation - Insituform Technologies, LLC, most advantageous proposer of three - Not to exceed $7,173,511 - Financing: Water Utilities Capital Construction Funds

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

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$7,173,511.00	100.00%
TOTAL CONTRACT	$7,173,511.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

September 28, 2016

WHEREAS, on January 23, 2013, City Council authorized a three-year service contract for pipe rehabilitation using the cured-in-place pipe method by Resolution No. 13-0165; and,

WHEREAS, on April 19, 2016, Administrative Action No. 16-5724 authorized an extension to the service contract for five-months from January 22, 2016 to June 22, 2016;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Insituform Technologies, LLC (174419) for cured-in-place pipe rehabilitation for a term of three years in an amount not to exceed $7,173,511.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Insituform Technologies, LLC, shall be based only on the amount of the services directed to be performed by the City and properly performed by Insituform Technologies, LLC, under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $7,173,511.00 from Service Contract number MASC DWU7A1322EA.

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

AGENDA ITEM # 6

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Business Development & Procurement Services
Convention and Event Services

CMO: Elizabeth Reich, 670-7804
Ryan S. Evans, 671-9837

MAPSCO: 45P

SUBJECT

Authorize a five-year service contract to provide chemicals, services and testing of the cooling and heating hydronic systems at the Kay Bailey Hutchison Convention Center Dallas - Chem-Aqua, Inc., most advantageous proposer of four - Not to exceed $107,917 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)

BACKGROUND

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

This service contract will provide chemicals, service and testing for the cooling and heating hydronic systems at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD). KBHCCD systems include thirteen centrifugal chillers, three high pressure steam boilers and seven hot water boilers with 13,600 tons of cooling capacity. This service contract will furnish all chemicals, chemical feed equipment, testing and the administering of chemicals to provide complete corrosion, scale and biological protection of all KBHCCD cooling and heating components. In addition to the regular monthly scheduled chemical maintenance, included will be a bi-monthly report of all tests performed with any recommendations to water conditions.

The KBHCCD covers 2.2 million square feet and hosts approximately 150 events per year. Up to 90,000 people may be attending an individual event at any one time, making it imperative that the heating and cooling systems work properly to maintain the comfort of all attendees.

BACKGROUND (Continued)

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

- Convention and Event Services (2)
- Equipment and Building Services (1)
- Library (1)
- Business Development and Procurement Services (1)*

*Business Development and Procurement Services only evaluated the cost.

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

- Cost 35%
- Capability and expertise 35%
- Overall approach/methodology 30%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 615 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of $10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 13, 2011, City Council authorized a five-year service contract for chemicals, service and testing of the Dallas Convention Center cooling and heating hydronic systems by Resolution No. 11-0908.

Information about this item will be provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$107,916.60 - Convention and Event Services Current Funds (subject to annual appropriations)

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Chem-Aqua, Inc.

White Male	116	White Female	8
Black Male	4	Black Female	0
Hispanic Male	13	Hispanic Female	1
Other Male	5	Other Female	1

PROPOSAL INFORMATION

The following proposals were received from solicitation number BCZ1609 and were opened on May 20, 2016. This service contract is being awarded in its entirety to most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Scores	Amount
*Chem-Aqua, Inc.	2727 Chemsearch Blvd. Irving, TX 75062	96.3%	$107,916.60
SWE, Inc. dba Louisiana SWE Company	39478 Hwy. 190 E. Slidell, LA 70461	84.7%	$114,300.00
Garratt-Callahan Company	50 Ingold Rd. Burlingame, CA 94010	71.0%	$159,360.00
WESCO Chemical, Inc.	103 Industrial Dr. Waxahachie, TX 75165	75.7%	$130,260.00

OWNER

Chem-Aqua, Inc.

Bill Bolton, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a five-year service contract to provide chemicals, services and testing of the cooling and heating hydronic systems at the Kay Bailey Hutchison Convention Center Dallas - Chem-Aqua, Inc., most advantageous proposer of four - Not to exceed $107,917 - Financing: Convention and Event Services Current Funds (subject to annual appropriations)

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

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$107,916.60	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$107,916.60	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

September 28, 2016

WHEREAS, on April 13, 2011, City Council authorized a five-year service contract for chemicals, service and testing of the Dallas Convention Center cooling and heating hydronic systems by Resolution No. 11-0908; and,

WHEREAS, on July 21, 2016, Administrative Action No. 16-6554 authorized an increase and a seven-month extension to the service contract for HVAC chemical treatment and maintenance for the Kay Bailey Hutchison Convention Center Dallas from April 13, 2016 to November 13, 2016, in an amount not to exceed $15,000.00, from $120,884.40 to $135,884.40;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Chem-Aqua, Inc. (518160) for chemicals, services and testing of the cooling and heating hydronic systems at the Kay Bailey Hutchison Convention Center Dallas for a term of five years in an amount not to exceed $107,916.60, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Chem-Aqua, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Chem-Aqua, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $107,916.60 (subject to annual appropriations) from Service Contract number BCZ1609.

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

AGENDA ITEM # 7

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

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

CMO: Elizabeth Reich, 670-7804
Mark McDaniel, 670-3256
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize an acquisition contract for the purchase of licenses and maintenance for an emergency priority dispatch software system for Fire - Medical Priority Consultants, Inc. dba Priority Dispatch Corp., sole source - Not to exceed $258,906 - Financing: American Heart Association Grant Funds ($109,400) and Current Funds ($149,506) (subject to annual appropriations)

BACKGROUND

This acquisition contract will allow for the purchase of licenses and maintenance for an emergency priority dispatch software system. The licenses will enable Fire to integrate an emergency priority dispatch system with the current computer aided dispatch system (CAD) to enhance deployment of Emergency Medical Service (EMS) resources in a more effective and efficient manner. These efficiencies will result in improved response time to high priority EMS calls for service via the 911 system. Currently an emergency call for medical services dispatches an ambulance with two highly trained paramedics regardless of the severity of the medical need (sprained ankle or heart attack).

The integrated emergency dispatch system contains logic that sorts through 911 emergency calls to identify the level of medical need, prioritizes the incident severity and determines the type of resources to be dispatched. The acquisition of this logic will enable Fire to dispatch assets in an efficient manner thus enhancing operational management of Fire asset deployment. The efficiencies expected from this system will minimize the likelihood of introducing additional Fire assets to respond to medical 911 calls in the near future.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was briefed to the Public Safety Committee on September 12, 2016.

FISCAL INFORMATION

$109,400.00 - American Heart Association Grant Funds
$149,506.00 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

There were no M/WBE vendors contacted for this item because the recommended awardee has the exclusive licensing rights for the emergency dispatch software system and is the sole source provider.

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

ETHNIC COMPOSITION

Medical Priority Consultants, Inc. dba Priority Dispatch Corp.

White Male	69	White Female	48
Black Male	3	Black Female	0
Hispanic Male	4	Hispanic Female	3
Other Male	7	Other Female	2

BID INFORMATION

Bidder	Address	Amount
Medical Priority Consultants, Inc. dba Priority Dispatch Corp.	110 South Regent St. Suite 500 Salt Lake City, UT 84111	$258,906.00

Note: A sole source review process has been conducted by Business Development and Procurement Services and no exceptions have been found.

OWNER

Medical Priority Consultants, Inc. dba Priority Dispatch Corp.

Alan R. Fletcher, President
Adam Hinckley, Vice President
Brent E. Hawkins, Secretary
Kevin R. Derfler, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an acquisition contract for the purchase of licenses and maintenance for an emergency priority dispatch software system for Fire - Medical Priority Consultants, Inc. dba Priority Dispatch Corp., sole source - Not to exceed $258,906 - Financing: American Heart Association Grant Funds ($109,400) and Current Funds ($149,506) (subject to annual appropriations)

Medical Priority Consultants, Inc. dba Priority Dispatch Corp. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$258,906.00	100.00%
TOTAL CONTRACT	$258,906.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

September 28, 2016

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

Section 1. That the City Manager is authorized to execute an acquisition contract with Medical Priority Consultants, Inc. dba Priority Dispatch Corp. (VS0000063998) for the purchase of licenses and maintenance for an emergency priority dispatch software system for Fire in an amount not to exceed $258,906.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Medical Priority Consultants, Inc. dba Priority Dispatch Corp. shall be based only on the amount of the services directed to be performed by the City and properly performed by Medical Priority Consultants, Inc. dba Priority Dispatch Corp. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed $137,874.00:

FUND	DEPT	UNIT	OBJ	AMOUNT	FY	ENCUMBRANCE
P104	DFD	1462	4735	$109,400.00	2016	CTDFDHS01815
0001	DFD	HS01	3438	$ 28,474.00	2016	CTDFDHS01815A

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $121,032.00 (subject to annual appropriations) from Service Contract number MASCDFDHS01816.

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

AGENDA ITEM # 8

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Business Development & Procurement Services

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

Authorize the sale of three wheel loaders with backhoe; and one concrete truck through a public auction on August 26, 2016 to JJBJCP Company in the amount of $30,100, Anthony Escobar in the amount of $23,250, Burnett Trucking in the amount of $21,500 and Hrg Equipment Corp. in the amount of $20,500, highest bidders - Revenue: $95,350

BACKGROUND

This action seeks approval to sell three 2000 Caterpillar 446B wheel loaders with backhoe (Equipment numbers 009057, 009007 and 019038) and one 2001 Mack RD690S concrete truck (Equipment number 013106) which were publicly auctioned on August 26, 2016. The equipment and truck have reached their useful life, have met their de-fleet criteria and are no longer cost effective for the City to maintain.

The City used its current contract auctioneer, Lone Star Auctioneers, Inc., to auction this equipment and will pay the auctioneer 7.98% commission based upon gross sales per this auction.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$95,350.00 - Revenue

BID INFORMATION

The following bids were received at public auction on August 26, 2016.

*Denotes successful bidders

Bidders	Address	Amount of Bid
*JJBJCP Company (Equipment #013106)	5105 U.S. Hwy. 59 North Lifkin, TX 75901	$30,100.00
*Anthony Escobar (Equipment #019038)	2711 Hwy. 36 N Bellville, TX 77418	$23,250.00
Burnett Trucking (Equipment #009057)	6010 N. Loop 256 Palestine, TX 75801	$21,500.00
Hrg Equipment Corp. (Equipment #009007)	900 Round Hill Rd. Fort Worth, TX 76131	$20,500.00

OWNERS

JJBJCP Company

Lawrence Jordan, Owner

Anthony Escobar

Anthony Escobar, Owner

Burnett Trucking

Donald Burnett, Owner

Hrg Equipment Corp.

Hector Raul Garcia, Owner

September 28, 2016

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

Section 1. That the City Manager or designee is hereby authorized to sell three wheel loaders with backhoe (Equipment numbers 009057, 009007 and 019038) and one concrete truck (Equipment number 013106) through a public auction on August 26, 2016, to the highest bidders, JJBJCP Company in the amount of $30,100.00, Anthony Escobar in the amount of $23,250.00, Burnett Trucking in the amount of $21,500.00 and Hrg Equipment Corp. in the amount of $20,500.00, for a total amount of $95,350.00.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds received from the proceeds of the sale to:

FUND	DEPT	UNIT	REVENUE SOURCE	AMOUNT
0196	EBS	1701	8414	$25,585.00
0100	DWU	7005	8414	$55,462.50
0199	POM	1232	8420	$14,302.50

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

AGENDA ITEM # 9

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Fire

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

MAPSCO: N/A

SUBJECT

Authorize the purchase of four fleet vehicles for Fire-Rescue - Sam Pack's Five Star Ford through Texas Smartbuy - Not to exceed $121,381 - Financing: Current Funds

BACKGROUND

This item will authorize the purchase of four fleet vehicles to include:

- Medium duty truck
- Heavy duty truck
- Compact sport utility vehicle (2)

The heavy duty truck will be utilized by the Emergency Medical Services (EMS) for multiple uses including moving large quantities of supplies and support trailers. The two compact sport utility vehicles are new fleet additions which will be utilized in EMS' Quality Management program to travel between hospitals and fire stations throughout the City to address customer service issues. The medium duty truck will be utilized by the Inspection & Life Safety and Education (I&LSE) Division to transport equipment and conduct inspections.

Texas Smartbuy conforms to the requirements of Texas Statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, Texas Smartbuy receive bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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

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

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

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

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

On June 22, 2016, City Council authorized the purchase of twenty three pieces of fleet vehicles and equipment; one piece of fleet equipment; and one piece of equipment by Resolution No. 16-1053.

Information about this item will be provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$121,380.68 - Current Funds

ETHNIC COMPOSITION

Sam Pack's Five Star Ford

White Male	99	White Female	18
Black Male	22	Black Female	1
Hispanic Male	85	Hispanic Female	7
Other Male	0	Other Female	1

OWNER

Sam Pack's Five Star Ford

Sam Pack, President

September 28, 2016

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

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

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

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

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

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

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

NOW, THEREFORE,

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

Section 1. That the purchase of four fleet vehicles is authorized with Sam Pack's Five Star Ford (113696) through Texas Smartbuy, in an amount not to exceed $121,380.68.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriations in an amount not to exceed $121,380.68:

Fund	Dept	Unit	Obj	Amount	FY	Encumbrance
0001	DFD	ER90	4740	$ 88,935.37	FY2015-16	PODFD00000127145
0001	DFD	LS00	4740	$ 32,445.31	FY2015-16	PODFD00000127145

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

AGENDA ITEM # 10

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

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

CMO: Elizabeth Reich, 670-78044
Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize the purchase of three protective bomb suits and helmets for Police - Med-Eng, LLC through the General Services Administration - Not to exceed $71,312 - Financing: U.S. Department of Homeland Security Grant Funds

BACKGROUND

This action will allow for the purchase of three protective bomb suits and three helmets for Police (DPD). These protective suits and helmets are utilized by specially trained officers when responding to potential bomb threats. One is a replacement of a damaged suit for the existing team and the other two are to outfit a secondary team that has been newly created. This additional explosive ordinance team will provide DPD with the ability to respond to multiple incidents and/or secondary devices at one time.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Public Safety Committee on September 26, 2016.

FISCAL INFORMATION

$71,312.00 - U.S. Department of Homeland Security Grant Funds

ETHNIC COMPOSITION

Med-Eng, LLC

White Male	10	White Female	15
Black Male	0	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	1

OWNER

Med-Eng, LLC

Scott T. O'Brien, President
Gray Hudkins, Vice President
Julio Salvador, Secretary

September 28, 2016

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

Section 1. That the purchase of three protective bomb suits and helmets for Police is authorized with Med-Eng, LLC (VS90356) through the General Services Administration in an amount not to exceed $71,312.00.

Section 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for three protective bomb suits and helmets for Police. If a formal contract is required for this purchase instead of a purchase order, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriation in an amount not to exceed $71,312.00:

Fund	Dept	Unit	Obj	Amount	Encumbrance
F479	MGT	1819	4890	$71,312.00	PO00000127170

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

AGENDA ITEM # 11

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Police

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

MAPSCO: N/A

SUBJECT

Authorize an increase to the master agreement for riot gear and accessories for Police with GT Distributors, Inc. in the amount of $83,202, from $332,813 to $416,015 and Galls, LLC in the amount of $54,007, from $216,036 to $270,043 - Total not to exceed $137,209, from $548,849 to $686,058 - Financing: Current Funds

BACKGROUND

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

The increase to the master agreement is necessary in order to allow sufficient time to complete the solicitation process. This master agreement provides riot gear and accessories for Police (DPD). Due to recent purchases DPD accelerated the usage on this master agreement and will have more purchases in the very near future as additional funding becomes available.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 25, 2013, City Council authorized a three-year master agreement for riot gear and accessories by Resolution No. 13-1674.

Information about this item will be provided to the Public Safety Committee on September 26, 2016.

FISCAL INFORMATION

$137,209.00 - Current Funds

ETHNIC COMPOSITION

GT Distributors, Inc.

White Male	46	White Female	29
Black Male	2	Black Female	2
Hispanic Male	7	Hispanic Female	3
Other Male	3	Other Female	5

Galls, LLC

White Male	182	White Female	159
Black Male	59	Black Female	108
Hispanic Male	45	Hispanic Female	100
Other Male	42	Other Female	99

OWNERS

GT Distributors, Inc.

William J. Orr, Jr., President
Tim Brown, Vice President
Deborah S. Orr, Secretary

Galls, LLC

Michael Wessner, President
R. Michael Andrews, Jr., Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase to the master agreement for riot gear and accessories for Police with GT Distributors, Inc. in the amount of $83,202, from $332,813 to $416,015 and Galls, LLC in the amount of $54,007, from $216,036 to $270,043 - Total not to exceed $137,209, from $548,849 to $686,058 - Financing: Current Funds

GT Distributors, Inc. and Galls, LLC are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$0.00	0.00%
Non-local contracts	$137,209.00	100.00%
TOTAL THIS ACTION	$137,209.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

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

September 28, 2016

WHEREAS, on September 25, 2013, City Council authorized a three-year master agreement for riot gear and accessories by Resolution No. 13-1674; and,

WHEREAS, on August 10, 2016, Administrative Action Nos. 16-6443 and 16-6446 authorized to extend the master agreement for a one year term from September 25, 2016 to September 24, 2017;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to increase the master agreement with GT Distributors, Inc. (500130) in the amount of $83,202.00, from $332,812.50 to $416,014.50 and Galls, LLC (500101) in the amount of $54,007.00, from $216,035.96 to $270,042.96 for riot gear and accessories for Police, in a total amount not to exceed $137,209.00, increasing the master agreement from $548,848.46 to $686,057.46.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $137,209.00 from Master Agreement number BY1347.

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

AGENDA ITEM # 12

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Sanitation Services
Street Services
Trinity Watershed Management
Water Utilities
Park & Recreation

CMO: Elizabeth Reich, 670-7804
Joey Zapata, 670-3009
Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256
Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for the purchase of sod - Robert Denison dba Brokers Quality Grass in the amount of $542,203, Blue Sky Sod Farm, LLC in the amount of $156,357 and J&J Sod Company, LLC in the amount of $128,728, lowest responsible bidders of three - Total not to exceed $827,288 - Financing: Current Funds ($694,016), Water Utilities Current Funds ($117,477), Stormwater Drainage Management Current Funds ($8,277) and Sanitation Current Funds ($7,518)

BACKGROUND

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

This master agreement will allow for the purchase of a variety of sod for use on City property. Sod will be used to establish or replace areas where maintenance and repairs have been performed on the City's rights-of-way, creeks, channels and the floodway system, including levee/sump side repairs, curb, gutter and sidewalk replacement and on roadside and creek drainage areas.

BACKGROUND (Continued)

Additionally, this master agreement will provide sod necessary to maintain the desired level of quality grounds, fairways and fields. The Park and Recreation Department maintains the grounds at six 18-hole golf courses, and over 200 adult and youth athletic fields, including 13 football fields, 96 soccer fields, 105 softball fields, 17 baseball fields, two rugby fields and two cricket fields.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,271 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, City Council authorized a two-year master agreement for trees, bedding plants, seed and sod by Resolution No. 12-1613.

The Park and Recreation Board approved this item on September 1, 2016.

Information about this item will be provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$694,015.83 - Current Funds
$117,477.00 - Water Utilities Current Funds
$ 8,277.00 - Stormwater Drainage Management Funds
$ 7,517.50 - Sanitation Current Funds

M/WBE INFORMATION

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

1,271 - M/WBE and Non-M/WBE vendors were contacted

M/WBE INFORMATION (Continued)

The recommended awardees have fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 12-2236 as amended.

ETHNIC COMPOSITION

Robert Denison dba Brokers Quality Grass

White Male	0	White Female	1
Black Male	5	Black Female	2
Hispanic Male	5	Hispanic Female	0
Other Male	0	Other Female	0

Blue Sky Sod Farm, LLC

White Male	3	White Female	2
Black Male	5	Black Female	0
Hispanic Male	11	Hispanic Female	1
Other Male	0	Other Female	0

J&J Sod Company, LLC

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

BID INFORMATION

The following bids were received from solicitation number BC1603 and were opened on May 13, 2016. This master agreement is being awarded to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidders	**Address**	**Amount of Bid**
*Robert Denison dba Brokers Quality Grass	1856 N. I-35E Carrollton, TX 75006	Multiple Lines
*Blue Sky Sod Farm, LLC	621 Wolf Springs Rd. Dallas, TX 75125	Multiple Lines

BID INFORMATION (Continued)

Bidders	Address	Amount of Bid
*J&J Sod Company, LLC	2118 California Crossing Rd. Dallas, TX 75220	Multiple Lines

OWNERS

Robert Denison dba Brokers Quality Grass

Robert Denison, Owner

Blue Sky Sod Farm, LLC

Cathleen Ruiz, President

J&J Sod Company, LLC

Pedro B. Parada-Aguirre, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for the purchase of sod - Robert Denison dba Brokers Quality Grass in the amount of $542,203, Blue Sky Sod Farm, LLC in the amount of $156,357 and J&J Sod Company, LLC in the amount of $128,728, lowest responsible bidders of three - Total not to exceed $827,288 - Financing: Current Funds ($694,016), Water Utilities Current Funds ($117,477), Stormwater Drainage Management Current Funds ($8,277) and Sanitation Current Funds ($7,518)

Robert Denison dba Brokers Quality Grass, Blue Sky Sod Farm, LLC and J&J Sod Company, LLC are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.
PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$827,287.33	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$827,287.33	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

September 28, 2016

WHEREAS, on June 27, 2012, City Council authorized a two-year master agreement for trees, bedding plants, seed and sod by Resolution No. 12-1613;

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

Section 1. That a master agreement for the purchase of sod is authorized with Robert Denison dba Brokers Quality Grass (331195) in the amount of $542,202.50, Blue Sky Sod Farm, LLC (VS0000050791) in the amount of $156,357.33 and J&J Sod Company (VC14897) in the amount of $128,727.50 for a term of three years in a total amount not to exceed $827,287.33.

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

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $827,287.33 from Master Agreement number BC1603.

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

AGENDA ITEM # 13

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Aviation
Code Compliance
Convention and Event Services
Equipment & Building Services
Fire
Park & Recreation
Police
Public Works Department
Sanitation Services
Street Services
Trinity Watershed Management
Water Utilities

CMO: Elizabeth Reich, 670-7804
Ryan S. Evans, 671-9837
Joey Zapata, 670-3009
Jill A. Jordan, P.E., 670-5299
Eric Campbell, 670-3255
Willis Winters, 670-4071
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for original equipment parts to maintain city vehicles and equipment – Westway Ford in the amount of $4,159,500, Holt Texas, LTD in the amount of $3,631,850, Southwest International Trucks, Inc. in the amount of $2,935,500, Love Field Chrysler Dodge Jeep in the amount of $2,558,000, Rush Truck Centers of Texas, LP in the amount of $2,105,000, Landmark Equipment in the amount of $1,775,400, Autonation Chevrolet Galleria in the amount of $1,743,000, IEH Auto Parts dba Auto Parts and The Pep Boys in the amount of $1,505,500, Town East Ford II LP in the amount of $1,421,000, MHC Kenworth in the amount of $1,025,500, Kirby-Smith Machinery in the amount of $849,900, Metro Fire Apparatus Specialists in the amount of $841,500, RDO Equipment Co. in the amount of $590,000, Quality Fire Truck Parts, LLC in the amount of $437,000, Stewart and Stevenson Power Products, LLC in the amount of $429,000, CLS Sewer Equipment Co., Inc. in the amount of $266,000, Associated Supply Company, Inc. in the amount of $220,000, CTE Holding, LLC in the amount of $208,000, Park Cities Ford in the amount of $180,600, Industrial Disposal Supply in the amount of $164,000, Metro Golf Cars in the amount of $143,000 and Dickson Equipment Co., Inc. in the amount of $90,000, lowest responsible bidders of thirty - Total not to exceed $27,279,250 - Financing: Current Funds ($22,449,900), Sanitation Current Funds ($3,679,350), Water Utilities Current Funds ($1,009,500), Aviation Current Funds ($68,100), Convention and Event Services Current Funds ($30,000) and Stormwater Drainage Management Current Funds ($42,400)

BACKGROUND

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

This master agreement is utilized citywide to purchase original equipment parts to maintain city vehicles and equipment. The City has approximately 8,400 pieces of equipment ranging from sedans, trucks and heavy equipment. This master agreement is used to supplement the City's need for factory authorized service repairs to City vehicles and equipment necessary to keep the equipment in good, reliable condition. This master agreement allows the City to make repairs to warrantied vehicles and when aftermarket parts are not available.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,902 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, City Council authorized a three-year service contract for original equipment manufacturer parts and labor to maintain City vehicles and equipment; and a three-year service contract for original equipment manufacturer parts by Resolution No. 13-1056.

On April 13, 2016, City Council authorized supplemental agreement no. 1 to increase the service contract for original equipment manufacturer parts and labor to maintain City vehicles and equipment; supplemental agreement no. 2 to increase the service contract for original equipment manufacturer parts and labor to maintain City vehicles and equipment; and supplemental agreement no. 1 to increase the service contract for original equipment manufacturer parts by Resolution No. 16-0527.

Information about this item will be provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$22,449,900.00 - Current Funds
$ 3,679,350.00 - Sanitation Current Funds
$ 1,009,500.00 - Water Utilities Current Funds
$ 68,100.00 - Aviation Current Funds
$ 42,400.00 - Stormwater Drainage Management Current Funds
$ 30,000.00 - Convention and Event Services Current Funds

M/WBE INFORMATION

371 - Vendors contacted
369 - No response
2 - Response (Bid)
0 - Response (No Bid)
2 - Successful

1,902 M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

Westway Ford

White Male	57	White Female	2
Black Male	7	Black Female	1
Hispanic Male	37	Hispanic Female	12
Other Male	4	Other Female	5

Holt Texas, LTD

White Male	189	White Female	24
Black Male	31	Black Female	3
Hispanic Male	53	Hispanic Female	9
Other Male	15	Other Female	2

Southwest International Trucks, Inc.

White Male	253	White Female	41
Black Male	22	Black Female	1
Hispanic Male	82	Hispanic Female	9
Other Male	6	Other Female	0

Love Field Chrysler Dodge Jeep

White Male	58	White Female	13
Black Male	11	Black Female	5
Hispanic Male	25	Hispanic Female	10
Other Male	0	Other Female	0

ETHNIC COMPOSITION (Continued)

Rush Truck Centers of Texas, LP

White Male	19	White Female	2
Black Male	2	Black Female	0
Hispanic Male	6	Hispanic Female	0
Other Male	2	Other Female	0

Landmark Equipment

White Male	42	White Female	8
Black Male	4	Black Female	1
Hispanic Male	7	Hispanic Female	0
Other Male	0	Other Female	0

Autonation Chevrolet Galleria

White Male	56	White Female	17
Black Male	11	Black Female	1
Hispanic Male	19	Hispanic Female	6
Other Male	6	Other Female	1

IEH Auto Parts dba Auto Parts and The Pep Boys

White Male	2,391	White Female	452
Black Male	261	Black Female	106
Hispanic Male	303	Hispanic Female	103
Other Male	18	Other Female	49

Town East Ford II LP

White Male	8	White Female	0
Black Male	2	Black Female	0
Hispanic Male	6	Hispanic Female	0
Other Male	0	Other Female	0

MHC Kenworth

White Male	81	White Female	2
Black Male	12	Black Female	0
Hispanic Male	32	Hispanic Female	3
Other Male	4	Other Female	0

ETHNIC COMPOSITION (Continued)

Kirby-Smith Machinery

White Male	28	White Female	3
Black Male	2	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	0	Other Female	0

Metro Fire Apparatus Specialists

White Male	53	White Female	3
Black Male	2	Black Female	0
Hispanic Male	18	Hispanic Female	2
Other Male	0	Other Female	0

RDO Equipment Co.

White Male	28	White Female	4
Black Male	5	Black Female	0
Hispanic Male	13	Hispanic Female	0
Other Male	2	Other Female	0

Quality Fire Truck Parts, LLC

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

Stewart and Stevenson Power Products, LLC

White Male	57	White Female	8
Black Male	7	Black Female	1
Hispanic Male	21	Hispanic Female	3
Other Male	5	Other Female	1

CLS Sewer Equipment Co., Inc.

White Male	9	White Female	2
Black Male	1	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

ETHNIC COMPOSITION (Continued)

Associated Supply Company, Inc.

White Male	29	White Female	3
Black Male	2	Black Female	0
Hispanic Male	2	Hispanic Female	1
Other Male	0	Other Female	0

CTE Holding, LLC

White Male	67	White Female	6
Black Male	2	Black Female	0
Hispanic Male	13	Hispanic Female	0
Other Male	0	Other Female	0

Park Cities Ford

White Male	64	White Female	14
Black Male	13	Black Female	0
Hispanic Male	54	Hispanic Female	3
Other Male	6	Other Female	2

Industrial Disposal Supply

White Male	13	White Female	3
Black Male	0	Black Female	0
Hispanic Male	3	Hispanic Female	2
Other Male	0	Other Female	0

Metro Golf Cars

White Male	14	White Female	7
Black Male	1	Black Female	0
Hispanic Male	19	Hispanic Female	1
Other Male	0	Other Female	0

Dickson Equipment Co., Inc.

White Male	5	White Female	1
Black Male	1	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BN1604 and opened on June 3, 2016. This master agreement is being awarded to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

Bidders	Address	Amount of Bid
*Westway Ford	801 W. Airport Frwy. Irving, TX 75062	Multiple Lines
*Holt Texas, LTD	3302 S. W.W. White Rd. San Antonio, TX 78222	Multiple Lines
*Southwest International Trucks, Inc.	3722 Irving Blvd. Dallas, TX 75247	Multiple Lines
*Love Field Chrysler Dodge Jeep	2888 W. Mockingbird Ln. Dallas, TX 75235	Multiple Lines
*Rush Truck Centers of Texas, LP	4200 Irving Blvd. Dallas, TX 75247	Multiple Lines
*Landmark Equipment	1351 S. Loop 12 Irving, TX 75060	Multiple Lines
*Autonation Chevrolet Galleria	4747 LBJ Frwy. Dallas, TX 75244	Multiple Lines
*IEH Auto Parts dba Auto Parts and The Pep Boys	901 N. Lenola Rd. Moorestown, NJ 08052	Multiple Lines
*Town East Ford II LP	18411 LBJ Frwy. Mesquite, TX 75150	Multiple Lines
*MHC Kenworth	4040 Irving Blvd. Dallas, TX 75247	Multiple Lines
*Kirby-Smith Machinery	8505 S. Central Expwy. Dallas, TX 75241	Multiple Lines

BID INFORMATION (Continued)

Bidders	Address	Amount of Bid
*Metro Fire Apparatus Specialists	1745 Parana Dr. Houston, TX, 77080	Multiple Lines
*RDO Equipment Co.	3230 E. Airport Frwy. Irving, TX 75062	Multiple Lines
*Quality Fire Truck Parts, LLC	1420 Nimitz Ave. Talladega, AL 35160	Multiple Lines
*Stewart and Stevenson Power Products, LLC	1631 Chaulk Hill Dallas, TX 75212	Multiple Lines
*CLS Sewer Equipment Co., Inc.	726 S. Sherman St. Richardson, TX 75081	Multiple Lines
*Associated Supply Company, Inc.	2019 Airport Frwy. Euless, TX 76040	Multiple Lines
*CTE Holding, LLC	7200 Jack Newell Blvd. S. Ft. Worth, TX 76118	Multiple Lines
*Park Cities Ford	3333 Inwood Rd. Dallas, TX 75235	Multiple Lines
*Industrial Disposal Supply	1106 Paulsun Dr. San Antonio, TX 78219	Multiple Lines
*Metro Golf Cars	4063 South Frwy. Ft. Worth, TX 76110	Multiple Lines
*Dickson Equipment Co., Inc.	4525 Irving Blvd. Dallas, TX 75247	Multiple lines
Dallas Dodge, Inc.	11550 LBJ Frwy. Dallas, TX 75238	Multiple Lines
Freedom Chevrolet	8008 Marvin D. Love Frwy. Dallas, TX 75237	Multiple Lines
Freedom Dodge	815 E. Camp Wisdom Rd. Duncanville, TX 75116	Multiple Lines

BID INFORMATION (Continued)

Bidders	Address	Amount of Bid
Rush Truck Centers of Texas, LP dba Rush Truck Center, Dallas Light And Medium Duty	4000 Irving Blvd. Dallas, TX 75247	Multiple Lines
Sam Pack's Five Star Ford	2070 Diplomat Dr. Farmers Branch TX 75234	Multiple Lines
Southern Tire Mart	529 Industrial Park Columbia, MS 39429	Multiple Lines
XL Parts	15701 Northwest Frwy. Houston, TX 77040	Multiple Lines
Lone Star Trim	1729 Lindy Ln. Irving TX 75060	Non Responsive**

**Lone Star Trim was deemed non responsive due to not meeting specifications.

OWNERS

Westway Ford

Barton Hankins, President

Holt Texas, LTD

Peter M. Holt, Chief Executive Officer

Southwest International Trucks, Inc.

G.R. Trimble, President
Jane C. Roth, Secretary

Love Field Chrysler Dodge Jeep

Frank Stinson, President
Matt Stinson, Vice President
Alissa Hillhouse, Secretary
John Rowe, Treasurer

OWNERS (Continued)

Rush Truck Centers of Texas, LP

W.M. “Rusty” Rush, President
Martin A. Naegelin, Jr., Vice President

Landmark Equipment

Mike Lyle, President
Gary Lyle, Vice President
Marla Lyle, Secretary
Kathy Haight, Treasurer

Autonation Chevrolet Galleria

Ronald J. Ardissone, Jr., President
Maura Berney, Vice President

IEH Auto Parts dba Auto Parts and The Pep Boys

Anthony Brent Windom, President
Gary Senai, Vice President
Michael J. Englert, Treasurer

Town East Ford II LP

Kurt Jones, President
John Poe, Vice President
Tonia Drain, Treasurer

MHC Kenworth

Mike Murphy, President
Steve Ellington, Vice President
Jeff Johnson, Treasurer

Kirby-Smith Machinery

Ed Kirby, President
David Cooper, Vice President
Celise Blewitt, Secretary
J.D. Young, Treasurer

OWNERS (Continued)

Metro Fire Apparatus Specialists

Craig N. Russell, President

RDO Equipment Co.

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

Quality Fire Truck Parts, LLC

Janet R. Smith, President

Stewart and Stevenson Power Products, LLC

John Merrifield, President
John Farmer, Vice President
Jack Pieper, Treasurer

CLS Sewer Equipment Co., Inc.

Jerry P. Sonnier II, President
Jennifer Sonnier, Secretary

Associated Supply Company, Inc.

Steve Wright, President
Rick Leaverton, Vice President
Paula Key, Secretary
Nathan Swindle, Treasurer

CTE Holding, LLC

Fred Ross, President
Matt Beller, Vice President

Park Cities Ford

Randall Reed, President
Jeff Enright, Vice President

OWNERS (Continued)

Industrial Disposal Supply

Candace Olsen, Owner
Daryl Fischbeck, Vice President

Metro Golf Cars

Beverly Werner, President
Ben King, Vice President
Laura McWhorter, Secretary

Dickson Equipment Co., Inc.

Jon M. Dickson, President
Joe Dickson, Vice President
Molly Dickson, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for original equipment parts to maintain city vehicles and equipment – Westway Ford in the amount of $4,159,500, Holt Texas, LTD in the amount of $3,631,850, Southwest International Trucks, Inc. in the amount of $2,935,500, Love Field Chrysler Dodge Jeep in the amount of $2,558,000, Rush Truck Centers of Texas, LP in the amount of $2,105,000, Landmark Equipment in the amount of $1,775,400, Autonation Chevrolet Galleria in the amount of $1,743,000, IEH Auto Parts dba Auto Parts and The Pep Boys in the amount of $1,505,500, Town East Ford II LP in the amount of $1,421,000, MHC Kenworth in the amount of $1,025,500, Kirby-Smith Machinery in the amount of $849,900, Metro Fire Apparatus Specialists in the amount of $841,500, RDO Equipment Co. in the amount of $590,000, Quality Fire Truck Parts, LLC in the amount of $437,000, Stewart and Stevenson Power Products, LLC in the amount of $429,000, CLS Sewer Equipment Co., Inc. in the amount of $266,000, Associated Supply Company, Inc. in the amount of $220,000, CTE Holding, LLC in the amount of $208,000, Park Cities Ford in the amount of $180,600, Industrial Disposal Supply in the amount of $164,000, Metro Golf Cars in the amount of $143,000 and Dickson Equipment Co., Inc. in the amount of $90,000, lowest responsible bidders of thirty-nine – Total not to exceed $27,279,250 – Financing: Current Funds ($26,129,250), Aviation Current Funds ($68,100), Convention and Event Services Current Funds ($30,000), Water Utilities Current Funds ($1,009,500) and Stormwater Drainage Management Current Funds ($42,400)

Autonation Chevrolet Galleria, CLS Sewer Equipment Co., Inc., Dickson Equipment Co., Inc., Kirby-Smith Machinery, Landmark Equipment, Love Field Chrysler Dodge Jeep, Metro Fire Apparatus Specialists, Park Cities Ford, RDO Equipment Co., Rush Truck Centers of Texas, LP, Southwest International Trucks, Inc., Stewart and Stevenson Power Products, LLC, MHC Kenworth, and Westway Ford are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Associated Supply Compnay, Inc., CTE Holding, LLC, Holt Texas, LTD, IEH Auto Parts dba Auto Parts and The Pep Boys, Industrial Disposal Supply, Quality Fire Truck Parts, LLC, Town East Ford II LP are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Metro Golf Cars is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$19,548,900.00	71.66%
Total non-local contracts	$7,730,350.00	28.34%
TOTAL CONTRACT	$27,279,250.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Metro Golf Cars	WFWB60659N0918	$143,000.00	1.85%
Total Minority - Non-local		$143,000.00	1.85%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$143,000.00	0.52%
Total	$0.00	0.00%	$143,000.00	0.52%

September 28, 2016

WHEREAS, on June 26, 2013, City Council authorized a three-year service contract for original equipment manufacturer parts and labor to maintain City vehicles and equipment; and a three-year service contract for original equipment manufacturer parts by Resolution No. 13-1056; and,

WHEREAS, on April 13, 2016, City Council authorized supplemental agreement no. 1 to increase the service contract for original equipment manufacturer parts and labor to maintain City vehicles and equipment; supplemental agreement no. 2 to increase the service contract for original equipment manufacturer parts and labor to maintain City vehicles and equipment; and supplemental agreement no. 1 to increase the service contract for original equipment manufacturer parts by Resolution No. 16-0527;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of original equipment parts to maintain city vehicles and equipment is authorized with Westway Ford (182863) in the amount of $4,159,500.00, Holt Texas, LTD (506724) in the amount of $3,631,850.00, Southwest International Trucks, Inc. (003940) in the amount of $2,935,500.00, Love Field Chrysler Dodge Jeep (VS0000073949) in the amount of $2,558,000.00, Rush Truck Centers of Texas, LP (VS0000078878) in the amount of $2,105,000.00, Landmark Equipment (025326) in the amount of $1,775,400.00, Autonation Chevrolet Galleria (VC0000011749) in the amount of $1,743,000.00, IEH Auto Parts dba Auto Parts and The Pep Boys (VS91623) in the amount of $1,505,500.00, Town East Ford II LP (VS0000076596) in the amount of $1,421,000.00, MHC Kenworth (VS0000039231) in the amount of $1,025,500.00, Kirby-Smith Machinery (502341) in the amount of $849,900.00, Metro Fire Apparatus Specialists (339015) in the amount of $841,500.00, RDO Equipment Co. (VS91627) in the amount of $590,000.00, Quality Fire Truck Parts, LLC (VS0000060769) in the amount of $437,000.00, Stewart and Stevenson Power Products, LLC (951731) in the amount of $429,000.00, CLS Sewer Equipment Co., Inc. (VS0000018694) in the amount of $266,000.00, Associated Supply Company, Inc. (VS0000078652) in the amount of $220,000.00, CTE Holding, LLC (VS89382) in the amount of $208,000.00, Park Cities Ford (331938) in the amount of $180,600.00, Industrial Disposal Supply (003995) in the amount of $164,000.00, Metro Golf Cars (144807) in the amount of $143,000.00, and Dickson Equipment Co., Inc. (VS0000023390) in the amount of $90,000.00, for a term of three years in a total amount not to exceed $27,279,250.00.

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

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $27,279,250.00 from Master Agreement number BN1604.

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

AGENDA ITEM # 14

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services

CMO: Elizabeth Reich, 670-7804
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize supplemental agreement no. 1 to increase the service contract for the rental of vehicles and equipment with Hertz Equipment Rental Corporation in the amount of $984,040, from $3,936,162 to $4,920,202, EAN Holdings, LLC aka Enterprise Rent-A-Car in the amount of $470,958, from $1,883,833 to $2,354,791, Landmark Equipment, Inc. in the amount of $386,523, from $1,546,095 to $1,932,618, Holt Texas, LTD in the amount of $366,490, from $1,465,960 to $1,832,450, Bane Machinery, Inc. in the amount of $277,971, from $1,111,885 to $1,389,856, Four Seasons Equipment, Inc. in the amount of $147,837, from $591,350 to $739,187, R.B. Everett & Company in the amount of $62,497, from $249,991 to $312,488, United Rentals (Northwest), Inc. in the amount of $61,277, from $245,110 to $306,387, Metro Golf Cars in the amount of $35,327, from $141,309 to $176,636, Berry Companies, Inc. dba Bobcat of Dallas in the amount of $24,750, from $99,000 to $123,750 and Kirby-Smith Machinery, Inc. in the amount of $22,247, from $88,990 to $111,237 and to extend the contract term through March 23, 2017 - Total not to exceed $2,839,917 from $11,359,685 to $14,199,602 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

The increase to the service contract is necessary in order to allow sufficient time to complete the solicitation process. This service contract is utilized by City departments to rent various types of vehicles and equipment on an as needed basis to perform day-to-day construction, operational and emergency services Citywide. This service contract is advantageous to the City because it provides immediate access to a variety of equipment without the purchase, inventory, depreciation and maintenance cost associated with ownership of the equipment.

BACKGROUND (Continued)

Types of equipment include, but are not limited to the following:

- Excavators
- Backhoe tractor loaders
- Graders and tractors
- Flat-bed trucks
- Pick-up trucks
- Cargo and passenger vans
- Compact and full size vehicles

This service contract also makes available smaller construction and maintenance equipment such as concrete mixers, jackhammers, boring machines, air compressors, walk behind rollers and trenchers. The vendors are responsible for the maintenance, repair or replacement of all wear items such as brakes, flats, and clutches relieving the City of these routine repairs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 12, 2012, City Council authorized a two-year service contract for rental of bulldozers and water trucks by Resolution No. 12-2224.

On September 24, 2014, City Council authorized a two-year service contract for rental of vehicles and equipment by Resolution No. 14-1627.

Information about this item will be provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$2,839,917.00 - Current Funds (subject to annual appropriations)

ETHNIC COMPOSITION

Hertz Equipment Rental Corporation

White Male	8	White Female	0
Black Male	4	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	0

ETHNIC COMPOSITION (Continued)

EAN Holdings, LLC aka Enterprise Rent-A-Car

White Male	80	White Female	25
Black Male	79	Black Female	31
Hispanic Male	36	Hispanic Female	5
Other Male	5	Other Female	4

Landmark Equipment, Inc.

White Male	42	White Female	8
Black Male	4	Black Female	1
Hispanic Male	7	Hispanic Female	0
Other Male	0	Other Female	2

Holt Texas, LTD

White Male	189	White Female	24
Black Male	31	Black Female	3
Hispanic Male	53	Hispanic Female	9
Other Male	15	Other Female	2

Bane Machinery, Inc.

White Male	12	White Female	4
Black Male	3	Black Female	1
Hispanic Male	16	Hispanic Female	2
Other Male	0	Other Female	0

Four Seasons Equipment, Inc.

White Male	16	White Female	1
Black Male	1	Black Female	0
Hispanic Male	4	Hispanic Female	0
Other Male	0	Other Female	0

R.B. Everett & Company

White Male	12	White Female	2
Black Male	0	Black Female	0
Hispanic Male	3	Hispanic Female	0
Other Male	0	Other Female	0

ETHNIC COMPOSITION (Continued)

United Rentals (Northwest), Inc.

White Male	7	White Female	0
Black Male	1	Black Female	0
Hispanic Male	4	Hispanic Female	0
Other Male	1	Other Female	0

Metro Golf Cars

White Male	15	White Female	6
Black Male	0	Black Female	0
Hispanic Male	33	Hispanic Female	1
Other Male	0	Other Female	0

Berry Companies, Inc. dba Bobcat of Dallas

White Male	74	White Female	7
Black Male	1	Black Female	0
Hispanic Male	13	Hispanic Female	0
Other Male	0	Other Female	0

Kirby-Smith Machinery, Inc.

White Male	28	White Female	3
Black Male	2	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	0	Other Female	0

OWNERS

Hertz Equipment Rental Corporation

Lawrence Silber, President
Jason Oosterbeck, Vice President
Kyle Scott, Vice President
Mary Ann Waryjas, Secretary
Mustally Hussain, Treasurer

EAN Holdings, LLC aka Enterprise Rent-A-Car

Brent Russell, President
Todd Burkman, Regional Vice President
Thomas Berutti, Treasurer

OWNERS (Continued)

Landmark Equipment, Inc.

Michael Lyle, President
Gary Lyle, Vice President
Marla Lyle, Secretary

Holt Texas, LTD

Peter M. Holt, Chief Executive Officer
Allyn L. Archer, President

Bane Machinery, Inc.

Scott Bane, President

Four Seasons Equipment, Inc.

Dave Keim, President
Dale DuBord, Vice President
Brian Emr, Secretary
Robert Carpenter, Treasurer

R.B. Everett & Company

J. Farrel Henderson, President
Dean Henderson, Vice President
Rita Webb, Secretary
Dustin Henderson, Treasurer

United Rentals (Northwest), Inc.

Michael J. Kneeland, President
William B. Plummer, Vice President
Joli Gross, Secretary
Irene Moshouris, Treasurer

Metro Golf Cars

Beverly Werner, President
Ben King, Vice President
Nelson King, Vice President
Laura King, Secretary

OWNERS (Continued)

Berry Companies, Inc. dba Bobcat of Dallas

Walter Berry, President
Steve Meadows, Vice President
Judy Worrell, Secretary

Kirby-Smith Machinery, Inc.

Ed Kirby, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize supplemental agreement no. 1 to increase the service contract for the rental of vehicles and equipment with Hertz Equipment Rental Corporation in the amount of $984,040, from $3,936,162 to $4,920,202, EAN Holdings, LLC aka Enterprise Rent-A-Car in the amount of $470,958, from $1,883,833 to $2,354,791, Landmark Equipment, Inc. in the amount of $386,523, from $1,546,095 to $1,932,618, Holt Texas, LTD in the amount of $366,490, from $1,465,960 to $1,832,450, Bane Machinery, Inc. in the amount of $277,971, from $1,111,885 to $1,389,856, Four Seasons Equipment, Inc. in the amount of $147,837, from $591,350 to $739,187, R.B. Everett & Company in the amount of $62,497, from $249,991 to $312,488, United Rentals (Northwest), Inc. in the amount of $61,277, from $245,110 to $306,387, Metro Golf Cars in the amount of $35,327, from $141,309 to $176,636, Berry Companies, Inc. dba Bobcat of Dallas in the amount of $24,750, from $99,000 to $123,750 and Kirby-Smith Machinery, Inc. in the amount of $22,247, from $88,990 to $111,237 and to extend the contract term through March 23, 2017 – Total not to exceed $2,839,917 from $11,359,685 to $14,199,602 - Financing: Current Funds (subject to annual appropriations)

Hertz Equipment Rental Corporation, EAN Holdings, LLC aka Enterprise Rent-A-Car, Landmark Equipment, Inc., Bane Machinery, Inc., Four Seasons Equipment, Inc., United Rentals (North America), Inc., Berry Companies, Inc. dba Bobcat of Dallas and Kirby-Smith Machinery, Inc. are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Holt Texas, LTD and R.B. Everett & Company are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Metro Golf Cars is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$2,375,603.00	83.65%
Non-local contracts	$464,314.00	16.35%
TOTAL THIS ACTION	$2,839,917.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Metro Golf Cars	WFWB60659N0918	$35,327.00	7.61%
Total Minority - Non-local		$35,327.00	7.61%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$35,327.00	1.24%	$176,635.94	1.24%
Total	$35,327.00	1.24%	$176,635.94	1.24%

September 28, 2016

WHEREAS, on September 12, 2012, City Council authorized a two-year service contract for rental of bulldozers and water trucks by Resolution No. 12-2224; and,

WHEREAS, on September 24, 2014, City Council authorized a two-year service contract for rental of vehicles and equipment by Resolution No. 14-1627;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute supplemental agreement no. 1 to increase the service contract for the rental of vehicles and equipment with Hertz Equipment Rental Corporation (146874) in the amount of $984,040.00, from $3,936,162.00 to $4,920,202.00, EAN Holdings, LLC aka Enterprise Rent-A-Car (508213) in the amount of $470,958.00, from $1,883,832.50 to $2,354,790.50, Landmark Equipment, Inc. (025326) in the amount of $386,523.00, from $1,546,095.00 to $1,932,618.00, Holt Texas, LTD (506724) in the amount of $366,490.00, from $1,465,960.00 to $1,832,450.00, Bane Machinery, Inc. (269065) in the amount of $277,971.00, from $1,111,885.00 to $1,389,856.00, Four Seasons Equipment, Inc. (502821) in the amount of $147,837.00, from $591,350.00 to $739,187.00, R.B. Everett & Company (VS0000059768) in the amount of $62,497.00, from $249,991.00 to $312,488.00, United Rentals (Northwest), Inc. (505304) in the amount of $61,277.00, from $245,110.30 to $306,387.30, Metro Golf Cars (144807) in the amount of $35,327.00, from $141,308.94 to $176,635.94, Berry Companies, Inc. dba Bobcat of Dallas (VC0000008555) in the amount of $24,750.00, from $99,000.00 to $123,750.00, and Kirby-Smith Machinery, Inc. (502341) in the amount of $22,247.00, from $88,990.00 to $111,237.00; and to extend the contract term through March 23, 2017, in a total amount not to exceed $2,839,917.00, increasing the service contract amounts from $11,359,684.74 to $14,199,601.74.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,839,917.00 (subject to annual appropriations) from Service Contract number BJ1405.

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

AGENDA ITEM # 15

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Controller

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

Authorize the annual adoption of the City's Investment Policy regarding funds under the City's control and the investment strategies for each of the funds under the City's management - Financing: No cost consideration to the City

BACKGROUND

In 1987, the City Council adopted an Investment Policy in accordance with federal and state law and the City Charter.

A 1997 amendment to the Public Funds Investment Act required that City Council, not less than annually, adopt a written instrument stating that it has reviewed the Investment Policy and approved any changes thereto. Investment policies must address safety of principal, liquidity, yield, diversification and maturity, with primary emphasis on safety of principal.

Beginning in 1997, the City Council has reviewed the Investment Policy each year and, in most years, has also approved revisions to the Policy to incorporate amendments to the Public Funds Investment Act, improve management of the City's investments and reflect organizational changes.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized adoption of the City's revised Investment Policy on September 22, 2015, by Resolution No. 15-1746.

Information about this item was provided to the Budget, Finance & Audit Committee on September 6, 2016.

FISCAL INFORMATION

No cost consideration to the City

September 28, 2016

WHEREAS, in 1987 the City Council adopted the City's Investment Policy which was in compliance with the federal and state law and the City Charter; and

WHEREAS, in 1995 and 1997 through 2015, the City Council amended the City's Investment Policy to incorporate amendments to the Public Funds Investment Act, improve management of the City's investments and reflect organizational changes; and

WHEREAS, the Public Funds Investment Act requires that the investment shall be made in accordance with written policies approved, at least annually, by the governing body; and

WHEREAS, investment policies must address safety of principal, liquidity, yield, diversification and maturity, with primary emphasis on safety of principal.

NOW, THEREFORE,

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

Section 1. That the attached City of Dallas Investment Policy has been reviewed by the City Council and shall be adopted as the guiding policy in the ongoing management of the specified funds in accordance with federal and state law and the City Charter.

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

CITY OF DALLAS

INVESTMENT POLICY

As adopted by City Council
September 28, 2016

Deleted: 22, 2015

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Appendices

A. Government Code – Chapter 2256 "Public Funds Investment Act"
B. Council Resolution

1.0 Policy

It is the policy of the City of Dallas to invest public funds in a manner which will provide security and optimize interest earnings to the maximum extent possible while meeting the daily cash flow demands of the City and conforming to all federal, state and local statutes, rules and regulations governing the investment of public funds. This Policy sets forth the investment program of the City of Dallas and the guidelines to be followed in achieving its objectives.

Not less than annually, City Council shall adopt a written instrument by resolution stating that it has reviewed the Investment Policy and investment strategies and that the written instrument so adopted shall record any changes made to the Investment Policy or investment strategies.

This Policy is intended to satisfy the requirements of the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "PFIA" or the "Act") that an investing entity such as the City of Dallas adopt and review an investment policy governing the investment by the investing entity of its funds and funds under its control.

2.0 Scope

This Policy governs the investment of all funds of the City except those that are identified in Section 2.2 below. With respect to the funds of non-profit corporations that are established by City resolution and act on behalf of the City in accordance with State law, this Policy shall prevail in the absence of a specific investment policy adopted by the non-profit corporation. In addition to this Policy, the investment of bond proceeds and other bond funds (including debt service and reserve funds) of the City or of a non-profit corporation established by City resolution and acting on behalf of the City in accordance with State law shall be governed and controlled by their governing ordinance, resolution or trust indenture, including the authorization of eligible investments, and by the provisions of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"), including all regulations and rulings promulgated thereunder applicable to the issuance of tax-exempt obligations.

2.1 All funds are managed as a pooled fund group, referenced in this Policy as the City's investment pool, with the exception of the following, which are managed as separately invested assets:

- 2.1.1 Bond Funds - funds established with the proceeds from specific bond issues when it is determined that segregating these funds from the City's investment pool will result in maximum interest earnings retention under the provisions of the Internal Revenue Code.
- 2.1.2 Bond Reserve Funds - funds set at prescribed levels by certain bond ordinances to pay principal and/or interest if required to prevent default.
- 2.1.3 Endowment Funds - funds given to the City with the instructions that the principal is to remain intact, unless otherwise agreed to, and the income generated by the investments will be used for specified purposes.
- 2.1.4 Commercial Paper Funds - unexpended proceeds from the issuance of commercial paper notes.

2.2 Funds not governed by this Policy include:

- 2.2.1 Employees' Retirement Fund
- 2.2.2 Dallas Police and Fire Pension System
- 2.2.3 Deferred Compensation Funds
- 2.2.4 Private Donations – investments donated to the City are excluded from this Policy if separately managed under terms of use specified by the donor.

3.0 Objective

Investment of the funds covered by this Policy shall be governed by the following investment objectives, in order of priority:

3.1 **Safety**: Safety of principal is the primary objective of the Investment Policy. Investment of the City's funds shall be undertaken in a manner that seeks to ensure the preservation of capital for the overall portfolio. The objective will be to mitigate credit risk and interest rate risk.

The City will mitigate credit risk, which is the risk of loss due to the failure of the issuer or backer, by:

- Limiting investments to the types listed in Section 8.0 ("Authorized and Suitable Investments") of this Policy
- Qualifying the broker/dealers and financial institutions with which the City may engage in an investment transaction in accordance with Section 9.0 ("Authorized Broker/Dealers and Financial Institutions)
- Diversifying the investment portfolio so that the impact of potential losses from any one type of investment or from any one individual issuer will be minimized (see Section 13.0 "Diversification and Maximum Maturities").

The City will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates, by:

- Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities prior to maturity
- Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar local government investment pools and limiting the weighted average maturity of the portfolio in accordance with this Policy (see Section 17.0 "Investment Strategies").

3.2 **Liquidity**: The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements that might be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. A portion of the portfolio will be placed in money market mutual funds or local government investment pools offering same-day liquidity to meet unanticipated demands.

3.3 **Yield**: The City's investment portfolio shall be designed with the objective of attaining a market rate of return, throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio.

4.0 Delegation of Authority

The Chief Financial Officer, under the direction and authority of the City Manager, shall direct the cash management program of the City as defined in Section 2-134, "Duties of the Chief Financial Officer", Chapter 2 "Administration" of the Dallas City Code, as amended. City Council shall designate the Chief Financial Officer, City Controller, and the Assistant Director/Treasury Manager as Investment Officers responsible for the investment of its funds, under the direction and authority of the City Manager.

The City's Investment Officers shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Policy and the written procedures. Authority granted to a person to invest the City's funds is effective until rescinded or until termination of the person's employment by the City. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls, to be reviewed by the City Auditor, to regulate the activities of subordinate officials. In order to assure quality and capability of investment management, the Investment Officers shall possess sufficient working knowledge of economics and securities markets, as well as the supervisory experience and judgment necessary to carry out the responsibilities outlined in this Policy.

5.0 Prudence

Investments shall be made with judgment and care - under circumstances then prevailing - which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

5.1 The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment Officers acting in accordance with written procedures and the Investment Policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

5.2 In determining whether an investment official has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the investment of all funds over which the official had responsibility rather than consideration as to the prudence of a single investment and, whether the investment decision was consistent with the City's Investment Policy and written investment procedures.

6.0 Ethics and Conflicts of Interest

Investment Officers who have a personal business relationship with a business organization offering to engage in an investment transaction with the City shall refrain from activities that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

6.1 Investment Officers shall sign annual statements agreeing to abide by this section of the Investment Policy and affirming no known conflicts of interest.

6.2 Investment Officers must file a disclosure statement with the Texas Ethics Commission and City Council if:

a) the Investment Officer has a personal business relationship with a business organization offering to engage in an investment transaction with the City; or
b) the Investment Officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the City.

6.3 An Investment Officer has a personal business relationship with a business organization if:

a) the Investment Officer owns 10 percent or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization;
b) funds received by the Investment Officer from the business organization exceed 10 percent of his/her gross income for the previous year; or
c) the Investment Officer has acquired from the business organization during the previous year investments with a book value of $2,500 or more for his/her personal account.

7.0 Training

The Investment Officers and the persons authorized to execute investment transactions shall attend at least one 10 hour investment training session within 12 months after taking office or assuming duties and receive not less than 8 hours of instruction relating to investment responsibilities during a two-year period that begins on the first day of the City's fiscal year following the initial 10 hours of instruction and consists of the two consecutive fiscal years after that date. Training must be received from an independent source approved by the City's Investment Committee and must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio and compliance with the Act.

8.0 Authorized and Suitable Investments

City funds governed by this Policy may be invested in the instruments described below, all of which are authorized by Chapter 2256 of the Government Code (Public Funds Investment Act).

8.1 Direct obligations of the United States, its agencies or instrumentalities, and other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States or its respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.

The City will restrict investments in eligible securities described in this section to discount notes and callable or non-callable fixed-rate securities with a fixed principal repayment amount.

8.2 Direct obligations of states and local governments rated not less than Aa3 or its equivalent (long-term rating) or an equivalent short-term rating by at least one nationally recognized investment rating firm.

8.3 Fully collateralized Certificates of Deposit/Share Certificates that are issued by a bank or credit union that has its main office or branch office within the City and are:

a) guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor; or
b) secured by obligations in accordance with Section 11.0 herein.

If the certificate of deposit is collateralized by pledged securities the City must have on file a signed Depository Agreement, approved as to form by the City Attorney, which details eligible collateral, collateralization ratios for pledged securities, standards for collateral custody and control of pledged securities, collateral valuation of pledged securities, and conditions for agreement termination.

8.4 Certificates of Deposit obtained through a depository institution or a broker approved by the City's Investment Committee under the provisions of Section 9.0 of this Policy that has its main office or branch office within the City and that contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Act.

8.5 Fully collateralized repurchase agreements in accordance with the conditions prescribed in Section 2256.011 of the Act. Prior to investment in a repurchase agreement, the City must have on file a signed Master Repurchase Agreement, approved as to form by the City Attorney, which details eligible collateral, collateralization ratios, standards for collateral custody and control, collateral valuation, and conditions for agreement termination and provided the repurchase agreement:

a) has a defined termination date;
b) is secured by a combination of cash and obligations of the United States or its agencies and instrumentalities described by Section 2256.009(a) (1) of the Act. Securities received for repurchase agreements must have a market value greater than or equal to 103% at the time the investment is made and throughout the terms of the repurchase agreement;
c) requires the securities being purchased by the City or cash held by the City to be assigned to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City; and
d) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state, and which is rated no less than A or its equivalent by two nationally recognized rating services.

8.6 A securities lending program is an authorized investment if it meets the following conditions:

a) A loan made under the program must allow for termination at any time;
b) A loan made under the program must be placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state that is rated no less than A or its equivalent by two nationally recognized rating services. An agreement to lend securities must have a term of one year or less and shall comply with the provisions of section 1058 of the Internal Revenue Code;
c) A loan made under the program must be secured as prescribed in Section 2256.0115(b)(3) of the Act. Securities being held as collateral must be pledged to the City , held in the City's name, and deposited at the time the investment is made with a third party approved by the City;

d) The amount of collateral must not be less than 100% of the market value of securities loaned, including accrued income. The market value of securities loaned shall be determined daily. Cash received as collateral shall not be invested for a term later than the expiration date of the securities lending agreement and may only be invested in investments as authorized by this Policy.

8.7 No-load money market mutual funds that are registered with and regulated by the Securities and Exchange Commission that meet the requirements of the PFIA, and, in addition:

a) are rated not less than Aaa or an equivalent rating by at least one nationally recognized rating service. A rating is not required for a sweep account investment, which is part of the city's depository contract; and,

b) have provided the City with a prospectus and other information as may be required by law.

Investments will be made in a money market mutual fund only after a thorough investigation of the fund and approval by the Investment Committee which shall, at least annually, review, revise and adopt a list of approved funds.

8.8 Local government investment pools which are organized in conformity with Chapter 791 (Interlocal Cooperation Contracts Act) and meet the requirements of the PFIA that:

a) are rated not less than Aaa or an equivalent rating by at least one nationally recognized rating service; and

b) have provided the City with an offering circular and other information required by the Act.

To become eligible, investment pools must be approved by City Council action. Investments will be made in a local government investment pool only after a thorough investigation of the pool and approval by the Investment Committee which shall, at least annually, review, revise and adopt a list of approved pools.

The Investment Officers may at times restrict or prohibit the purchase of specific issues due to current market conditions. An investment that requires a minimum rating under this section does not qualify as an authorized investment during the period the investment does not have the minimum rating. Ratings shall be monitored using nationally recognized financial information sources, including actions published on rating agency websites. The City shall take all prudent measures consistent with the Act to liquidate an investment that does not have the minimum rating required by the Act.

9.0 Authorized Broker/Dealers and Financial Institutions

The Investment Committee shall, at least annually, review, revise, and adopt a list of qualified broker/dealers and financial institutions authorized to engage in the purchase and sale of obligations of the U.S. Government, its agencies or instrumentalities with the City. In order to be considered, those firms that desire to become qualified bidders for securities transactions will be required to provide information regarding creditworthiness, experience and reputation. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule).

A written copy of this Investment Policy shall be presented to any person offering to engage in an investment transaction with the City. Investments shall only be made with those business organizations (including money market mutual funds and local government investment pools) which have provided the City with a written instrument executed by a qualified representative of the firm, acknowledging that the business organization has:

a) received and reviewed the City's Investment Policy; and

b) implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

10.0 Competitive Bidding

It is the policy of the City to require competitive bidding for all individual security purchases and sales except for:

a) transactions with money market mutual funds and local government investment pools (which are deemed to be made at prevailing market rates)
b) treasury and agency securities purchased at issue through an approved broker/dealer or financial institution
c) automatic overnight "sweep" transactions with the City Depository
d) fully insured certificates of deposit placed in accordance with the conditions prescribed in Section 2256.010(b) of the Act or placed with the City's Depository if so authorized by the City Depository Contract.

At least three bids or offers must be solicited for all other transactions involving individual securities. The City's investment advisor is also required to solicit at least three bids or offers when transacting trades on the City's behalf. In situations where the exact security being offered is not offered by other dealers, offers on the closest comparable investment may be used to establish a fair market price for the security. Bids for certificates of deposit may be solicited in any manner permitted by the Act.

11.0 Collateralization of Deposits

The City requires that all uninsured collected balances plus accrued interest, if any, in depository accounts be secured in accordance with the requirements of this Policy and Chapter 2257, Government Code ("Public Funds Collateral Act") and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA). Financial institutions serving as City depositories will be required to sign a Depository Agreement with the City which details securities that can serve as eligible collateral, collateralization ratios, standards for collateral custody and control, collateral valuation, rights of substitution and conditions for agreement termination.

Pledged securities serving as collateral will always be held by an independent third party with which the City has a current custodial agreement and shall be reviewed at least monthly to ensure that the market value of the pledged securities is at least 102%. Eligible collateral are as follows:

Eligible Collateral

1) Direct obligations of the United States or other obligations of the United States or other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States.

2) Direct debt obligations of an agency or instrumentality of the United States.

3) Mortgage-backed securities issued directly by an agency or instrumentality of the United States eligible under the Public Funds Collateral Act.

4) Direct debt obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

The use of a letter of credit issued to the City by the Federal Home Loan Bank may be considered by the City to provide collateral for bank deposits and for certificates of deposit.

The City's Investment Officers reserve the right to accept or reject any form of collateral or enhancement at their sole discretion.

12.0 Safekeeping and Custody

Safekeeping and custody of investment securities shall be in accordance with applicable law and accounting standards. All securities transactions, except local government investment pool and money market mutual fund transactions, shall be conducted on a delivery versus payment (DVP) basis. Investment securities will be held by a third party custodian designated by the City, and be required to issue safekeeping receipts clearly detailing that the securities are owned by the City.

Safekeeping and custody of collateral shall be in accordance with applicable law and accounting standards. Pledged securities serving as collateral will be held by a third party custodian designated by the City, and pledged to the City as evidenced by safekeeping receipts of the institution with which the securities are deposited.

13.0 Diversification and Maximum Maturities

The City's Investment Pool will be diversified to limit market and credit risk by observing the limitations at the time of purchase as listed below. In order to ensure the ability of the City to meet obligations and to minimize potential liquidation losses, the dollar-weighted average stated maturity of the Investment Pool shall not exceed 1.5 years at the time investments are purchased for the Investment Pool. Funds managed as separately invested assets in Section 2.1 of the Policy are subject to all of the following with the exception of the Issuer Limitation on investment in U.S. Agencies and Instrumentalities. Funds managed as separately invested assets may be invested 100% in the obligations of any one U.S. Agency or Instrumentality.

Deleted: investment pool

	Maximum Stated Maturity[1]	Issuer Limitations
U.S. Treasuries	5 Years	100% of the City's investment pool may be invested in obligations of the U.S. Treasury.
U.S. Agencies/Instrumentalities	5 Years	No more than 30% of the book value of the City's investment pool may be invested in the obligations of any one issuer.
Municipal Notes and Bonds	5 Years	The City may not own more than the lesser of $5 million or 20% of any single issue.
Repurchase Agreements	30 Days	No more than 15% of the City's investment pool may be invested with one counterparty, excluding flexible repurchase agreements for investment of bond proceeds.
Money Market Mutual Funds	N/A	The City may not own more than the lesser of $100 million or 5% of the total assets of any one fund, excluding money market mutual funds for investment of commercial paper proceeds.
Local Government Investment Pools	N/A	The City may not own more than the lesser of $400 million or 10% of the total assets of any one pool.
Certificates of Deposit	5 Years	The City may not own more than $50 million of any single financial institution's certificates of deposit at any one time, excluding certificates of deposit placed with the City's

Deleted: tax-exempt

Depository if so authorized by the City Depository Contract.

In addition to the above limitations, the City's investment pool shall be diversified by market sector as follows:

	Maximum Percentage of Investment Pool
U.S. Treasuries	100%
U.S. Agencies/Instrumentalities	100% (maximum 30% callable)
Municipal Notes and Bonds	15%
Repurchase Agreements	15%*
Money Market Mutual Funds	15%
Local Government Investment Pools	45%
Certificates of Deposit	20%**

* Excluding flexible repurchase agreements for bond proceeds.
**Excluding certificates of deposit placed with the City's Depository if so authorized by the City Depository Contract.

(1) Purchases of securities with stated maturities greater than the maximum authorized under this section require prior City Council approval. With respect to bond proceeds and other bond funds, the City may, in the bond ordinance, specifically authorize investments in repurchase agreements with maturities in excess of 30 days subject to any required approvals from bond insurers.

14.0 Sale of Securities

The City's policy is to hold securities to maturity. However, securities may be sold:

(a) in order to minimize the potential loss of principal on a security whose credit quality has declined;
(b) in order to reposition the portfolio for the purpose of improving the quality, yield, or target duration of the portfolio; or
(c) in order to meet unanticipated liquidity needs of the portfolio.

15.0 Investment Committee

An Investment Committee shall be established and meet quarterly to determine investment guidelines, general strategies, and monitor performance. Members of the Investment Committee will include the Investment Officers, the Cash and Investment Manager and the City's Investment Advisor if the City has contracted with an Advisor. The Investment Advisor is a non-voting member of the Investment Committee.

16.0 Investment Advisor

The City may retain the services of an Investment Advisor to assist in the review of cash flow requirements, the formulation of investment strategies, and the execution of security purchases, sales and deliveries.

17.0 Investment Strategies

The City of Dallas maintains separate portfolios for individual funds or groups of funds (as listed under Sec. 2.0 of this Policy) which are managed according to the terms of this Policy and the corresponding investment strategies listed below. The investment strategy for portfolios established after the annual Investment Policy adoption will be managed in accordance with the terms of this Policy and applicable agreements until the next annual review when a specific strategy will be adopted.

17.1 Investment Pool Strategy - The City's Investment Pool is an aggregation of the majority of City funds which includes tax receipts, enterprise fund revenues, fine and fee revenues, as well as some, but not all, bond proceeds, grants, gifts and endowments. This portfolio is maintained to meet anticipated daily cash needs for City of Dallas operations, capital projects and debt service. The objectives of this portfolio are to:

a) ensure safety of principal by investing only in high-quality securities for which a strong secondary market exists;
b) ensure that anticipated cash flows are matched with adequate investment liquidity;
c) limit market and credit risk through diversification; and

Deleted: In order to ensure the ability of the City to meet obligations and to minimize potential liquidation losses, the dollar-weighted average stated maturity of the Investment Pool shall not exceed 1.5 years.

d) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy by managing the portfolio to meet or exceed the 12 month moving average yield on treasury one-year constant maturities as reported by Federal Reserve Statistical Release H.15.

17.2 Bond Funds Strategy - Occasionally, separate non-pooled portfolios are established with the proceeds from bond sales in order to maximize earnings within the constraints of arbitrage regulations. The objectives of these portfolios are to:

a) ensure safety of principal by investing only in high-quality securities for which a strong secondary market exists or by maintaining the security of the investment through collateralization according to the standards approved in Section 8.4 of this Policy;
b) ensure that anticipated cash flows are matched with adequate investment liquidity or that the terms of the secured investment agreement permit maximum flexibility for the City in making withdrawals;
c) manage market and credit risk through diversification and control of counterparty risk; and
d) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy and the bond ordinance by managing the portfolio to meet or exceed the bond yield

17.3 Bond Reserve Fund Strategy - Non-pooled reserve funds for outstanding revenue bonds are set at levels required by their respective bond ordinances. These funds will be used to pay the final principal and/or interest due on outstanding bonds that are similarly secured or to make up any shortfalls in debt service funds as required by the bond ordinance. The objectives of Bond Reserve Fund Portfolios are to:

a) ensure safety of principal by investing only in high-quality securities for which a strong secondary market exists or by maintaining the security of the investment through collateralization according to the standards approved in Section 8.4 of this Policy;
b) ensure that anticipated cash flows are matched with adequate investment liquidity or that the terms of the secured investment agreement permit maximum flexibility for the City in making withdrawals;
c) manage market and credit risk through diversification and control of counterparty risk; and
d) attain a market rate of return commensurate with the objectives and the restrictions set forth in this Policy and the bond ordinance by managing the portfolio to meet or exceed the bond yield.

17.4 Endowment Funds Strategy - Funds received as gifts to the City with instructions that the income generated by the investment of said funds be used for specified purposes may be invested as separate non-pooled portfolios if required by the terms of the gift. The objectives of Endowment Portfolios are to:

a) ensure safety of principal and sufficient liquidity by investing only in high-quality securities for which a strong secondary market exists;
b) manage market and credit risk through the use of a competitive process to place investments;
c) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy and the terms of the gift.

17.5 Commercial Paper Funds Strategy – The City issues tax-exempt commercial paper notes as an interim financing tool for construction projects. The investment of the proceeds from the issuance of commercial paper debt should have a high degree of liquidity in order to fund payments to contractors. The objectives of this portfolio are to:

a) ensure safety of principal and sufficient liquidity by investing in money market mutual funds or short-term high-quality securities for which a strong secondary market exists;
b) manage market and credit risk through diversification of funds and/or securities. Funds must be rated AAA by at least one nationally recognized rating agency; and
c) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy and governing bond ordinances.

17.6 Trinity Parkway Escrow Strategy – This escrow was established pursuant to an Agreement dated as of January 1, 1999 with the North Texas Tollway Authority ("NTTA") pertaining to development of the Trinity Parkway. These funds will be used to reimburse NTTA for specified payments related to project feasibility. Permitted investments for this portfolio are defined in the Escrow Agreement as those that are consistent with the Act. The objectives of this portfolio are to:

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Deleted: , and (2) may be invested in tax-exempt securities in order to avoid costly and complex arbitrage rebate computations. In order to meet these objectives, commercial paper proceeds may either be invested in tax-exempt securities or expended subject to a reimbursement program. If invested in tax-exempt securities, the

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a) ensure safety of principal and sufficient liquidity by investing only in high-quality securities for which a strong secondary market exists;
b) ensure that anticipated cash flows are matched with adequate investment liquidity;
c) manage market and credit risk through diversification of funds and requirement of AAA rating; and
d) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy and the Agreement.

18.0 Reporting

Investment performance is regularly monitored by investment staff and reported to the Investment Committee on a monthly basis. Month-end market prices on each security are obtained from nationally recognized securities databases including those provided by the City's depository bank through its safekeeping services and Bloomberg Professional Services. These prices are recorded in the City's portfolio database and included in all management reports as well as the City's Comprehensive Annual Financial Report.

Not less than quarterly the Investment Officers will submit to the city council finance committee described in Chapter III, Section 13 of the Dallas City Charter, the City Manager, and the Mayor and City Council a written report of the status of the current investment portfolio. The report must meet the requirements of the Act.

An independent auditor shall formally review the quarterly reports prepared under this section at least annually, and that auditor shall report the results of the review to City Council.

19.0 Annual Compliance Audit

In conjunction with the annual financial audit, a compliance audit shall be performed which includes an audit of management controls on investments and adherence to the City's established investment policy.

20.0 Investment Policy Adoption

The City's Investment Policy is hereby adopted by resolution of the City Council on September 28, 2016 in accordance with the PFIA.

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GLOSSARY

ACCRETION OF DISCOUNT: Periodic straight-line increases in the book or carrying value of a security so the amount of the purchase price discount below face value is completely eliminated by the time the bond matures or by the call date, if applicable.

ACCRUED INTEREST: The interest accumulated on a security from its issue date or since the last payment of interest up to but not including the purchase date. The purchaser of the security pays to the seller the market price plus accrued interest.

AMORTIZATION OF PREMIUM: Periodic straight-line decreases in the book or carrying value of a security so the premium paid for a bond above its face value or call price is completely eliminated.

ASK: The price at which securities are offered by sellers.

BARBELL MATURITY STRATEGY: A maturity pattern within a portfolio in which maturities of the assets in the portfolio are concentrated in both the short and long ends of the maturity spectrum.

BASIS POINT: One one-hundredth (1/100) of one percent; 0.0001 in decimal form.

BENCHMARK: A comparative base for performance evaluation. A benchmark can be a broad-based bond index, a customized bond index, or a specific objective.

BID: The price offered for securities by purchasers. (When selling securities, one asks for a bid.)

BOND EQUIVALENT YIELD: Used to compare yields available from discounted securities that pay interest at maturity with yields available from securities that pay interest semi-annually.

BOOK ENTRY SECURITIES: Stocks, bonds, other securities, and some certificates of deposit that are purchased, sold, and held as electronic computer entries on the records of a central holder. These securities are not available for purchase in physical form; buyers get a receipt or confirmation as evidence of ownership.

BOOK VALUE: The original cost of the security as adjusted for amortization of any premium paid or accretion of discount since the date of purchase.

BROKER: A party who brings buyers and sellers together. Brokers do not take ownership of the property being traded. They are compensated by commissions. They are not the same as dealers; however, the same firms that act as brokers in some transactions may act as dealers in other transactions.

CALLABLE BOND: A bond that the issuer has the right to redeem prior to maturity at a specified price. Some callable bonds may be redeemed on one call date while others may have multiple call dates. Some callable bonds may be redeemed at par while others can be redeemed only at a premium. Some callable bonds are step-up bonds that pay an initial coupon rate for the first period, and then the coupon rate increases for the following periods if the bonds are not called by the issuer.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination (over $100,000) CD's are typically negotiable.

CODE: The Internal Revenue Code of 1986, as amended.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COLLATERALIZED MORTGAGE OBLIGATION (CMO): A type of mortgage-backed security created by dividing the rights to receive the principal and interest cash flows from an underlying pool of mortgages in separate classes or tiers.

COMMERCIAL PAPER: Short-term unsecured promissory notes issued by corporations for a maturity specified by the buyer. It is used primarily by corporations for short-term financing needs at a rate which is generally lower than the prime rate.

CONFIRMATION: The document used to state in writing the terms of the trade which had previously been agreed to verbally.

COUPON RATE: The stated annual rate of interest payable on a coupon bond expressed as a percentage of the bond's face value.

CREDIT RISK: The risk that (1) the issuer is downgraded to a lower quality category and/or (2) the issuer fails to make timely payments of interest or principal.

CUSIP NUMBER: A nine-digit number established by the Committee on Uniform Securities Identification Procedures that is used to identify publicly traded securities. Each publicly traded security receives a unique CUSIP number when the security is issued.

CUSTODY: The service of an organization, usually a financial institution, of holding (and reporting) a customer's securities for safekeeping. The financial institution is known as the custodian.

DEALER: A firm which buys and sells for its own account. Dealers have ownership, even if only for an instant, between a purchase from one party and a sale to another party. They are compensated by the spread between the price they pay and the price they receive. Dealers are not the same as brokers; however, the same firms which act as dealers in some transactions may act as brokers in other transactions.

DELIVERY VERSUS PAYMENT (DVP): The safest method of settling a trade involving a book entry security. In a DVP settlement, the funds are wired from the buyer's account and the security is delivered from the seller's account in simultaneous, interdependent wires.

DEPOSITORY TRUST COMPANY (DTC): An organization that holds physical certificates for stocks and bonds and issues receipts to owners. Securities held by DTC are immobilized so that they can be traded on a book entry basis.

DERIVATIVE: A security that derives its value from an underlying asset, group of assets, reference rate, or an index value. Some derivatives can be highly volatile and result in a loss of principal in changing interest rate environments.

DISCOUNT: The amount by which the price paid for a security is less than its face value.

DISCOUNT SECURITIES: Securities that do not pay periodic interest. Investors earn the difference between the discount issue price and the full face value paid at maturity.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns, to reduce risk inherent in particular securities.

DURATION: A sophisticated measure of the weighted average maturity of a bond's cash flow stream, where the present values of the cash flows serve as the weights.

ECONOMIC CYCLE (BUSINESS CYCLE): As the economy moves through the business cycle, interest rates tend to follow the levels of production, output, and consumption - rising as the economy expands and moves out of recession and declining after the economy peaks, contracts, and heads once again into recession.

EFFECTIVE MATURITY: The average maturity of a bond, given the potential for early call. For a non-callable bond, the final maturity date serves as the effective maturity. For a callable bond, the effective maturity is bounded by the first call date and the final maturity date; the position within this continuum is a function of the call price, the current market price, and the reinvestment rate assumed.

FACE VALUE: The principal amount due and payable to a bondholder at maturity; par value. Also, the amount on which coupon interest is computed.

FAIL: The event of a securities purchase or sale transaction not settling as intended by the parties.

FAIR VALUE: The amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits.

FEDERAL FARM CREDIT BANKS (FFCB): A government-sponsored corporation that was created in 1916 and is a nationwide system of banks and associations providing mortgage loans, credit, and related services to farmers, rural homeowners, and agricultural and rural cooperatives. The banks and associations are cooperatively owned, directly or indirectly, by their respective borrowers. The Federal Farm Credit System is supervised by the Farm Credit Administration, an independent agency of the U.S. government. (See Government Sponsored Enterprise)

FEDERAL FUNDS: Monies within the Federal Reserve System representing a member bank's surplus reserve funds. Banks with excess funds may sell their surplus to other banks whose funds are below required reserve levels. Normally, Federal funds are employed in settling all government securities transactions. The Federal Funds Rate is the rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government-sponsored wholesale banks (currently twelve regional banks) which lend funds and provide correspondent banking services to member commercial bank, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank. (See Government Sponsored Enterprises)

FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC or "Freddie Mac"): A government-sponsored corporation that was created in July 1970, by the enactment of Title III of the Emergency Home Finance Act of 1970. Freddie Mac was established to help maintain the availability of mortgage credit for residential housing, primarily through developing and maintaining an active, nationwide secondary market in conventional residential mortgages. (See Government Sponsored Enterprises)

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA or Fannie Mae): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae is a private stockholder-owned corporation. FNMA securities are highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest. (See Government Sponsored Enterprises)

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank presidents. The president of the New York Federal Reserve Bank is a permanent member while the other presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of government securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., twelve regional banks and about 5700 commercial banks that are members of the system.

FIXED-INCOME SECURITY: A financial instrument promising a fixed amount of periodic income over a specified future time span.

GOVERNMENT-SPONSORED ENTERPRISES (GSE's): Payment of principal and interest on securities issued by these corporations is not guaranteed explicitly by the U.S. government, however, most investors consider these securities to carry an implicit U.S. government guarantee. The debt is fully guaranteed by the issuing corporations. GSE's include: Farm Credit System, Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation, and Federal National Mortgage Association.

INSTRUMENTALITIES: See Government-Sponsored Enterprises

INTEREST RATE RISK: The risk that the general level of interest rates will change, causing unexpected price appreciations or depreciations.

LADDERED MATURITY STRATEGY: A maturity pattern within a portfolio in which maturities of the assets in the portfolio are equally spaced. Over time, the shortening of the remaining lives of the assets provides a steady source of liquidity or cash flow. Given a normal yield curve with a positive slope this passive strategy provides the benefit of being able to take advantage of the higher, longer-term yields without sacrificing safety or liquidity.

LIQUIDITY: An entity's capacity to meet future monetary outflows (whether they are required or optional) from available resources. Liquidity is often obtained from reductions of cash or by converting assets into cash.

LIQUIDITY RISK: The risk that an investment will be difficult to sell at a fair market price in a timely fashion.

MARKET RISK: The risk that the value of a security will rise or decline as a result of changes in market conditions. It is that part of a security's risk that is common to all securities of the same general class (stocks and bonds) and thus cannot be eliminated by diversification; also known as systematic risk.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MARKING-TO-MARKET: The practice of valuing a security or portfolio according to its market value, rather than its cost or book value.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase agreements that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer to liquidate the underlying securities in the event of default by the seller.

MATURITY DATE: The date on which the principal or face value of an investment becomes due and payable.

MONEY MARKET INSTRUMENT: Generally, a short-term debt instrument that is purchased from a broker, dealer, or bank. Sometimes the term "money market" with "short-term", defines an instrument with no more than 12 months remaining from the purchase date until the maturity date. Sometimes the term "money market" is used more restrictively to mean only those instruments that have active secondary markets.

MORTGAGE-BACKED SECURITIES (MBS): Securities composed of, or collateralized by, loans that are themselves collateralized by liens on real property.

OFFER: The price asked by a seller of securities. (When purchasing securities, one asks for an offer.)

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

OPPORTUNITY COST: The cost of pursuing one course of action measured in terms of the foregone return that could have been earned on an alternative course of action that was not undertaken.

PAR: See Face Value

PFIA OR ACT: The Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended.

POOLED FUND GROUP: An internally created fund of an investing entity in which one or more institutional accounts of the investing entity are invested (as defined by the Public Funds Investment Act).

PREMIUM: The amount by which the price paid for a security exceeds its face value.

PRIMARY DEALER: A group of government securities dealers that submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRINCIPAL: The face or par value of an instrument, exclusive of accrued interest.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the state. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED REPRESENTATIVE: A person who holds a position with - and is authorized to act on behalf of - a business organization (as defined by the Public Funds Investment Act).

RATE OF RETURN: The amount of income received from an investment, expressed as a percentage. A market rate of return is the yield that an investor can expect to receive in the current interest-rate environment utilizing a buy-and-hold to maturity investment strategy.

REINVESTMENT RATE: The interest rate earned on the reinvestment of coupon payments.

REINVESTMENT RATE RISK: The risk that the actual reinvestment rate falls short of the expected or assumed reinvestment rate.

REPURCHASE AGREEMENT (RP or REPO): An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price on demand or at a specified later date. The difference between the selling price and the repurchase price provides the interest income to the party that provided the funds. Every transaction where a security is sold under an agreement to be repurchased is a repo from the seller/borrower's point of view and a reverse repo from the buyer/lender's point of view.

REVERSE REPURCHASE AGREEMENT: (See Repurchase Agreement)

SAFEKEEPING: A procedure where securities are held by a third party acting as custodian for a fee.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES AND EXCHANGE COMMISSION (SEC): Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SECURITIES LENDING: The temporary transfer of securities by one party, the lender, to another, the borrower. The securities borrower is required to provide acceptable assets as collateral to the securities lender in the form of cash or other securities. If the borrower provides securities as collateral to the lender, it pays a fee to borrow the lent securities. If it provides cash as collateral, the lender pays interest to the borrower and reinvests the cash at a higher rate.

SEC RULE 15C3-1: See Uniform Net Capital Rule

STRUCTURED NOTES: Debt obligations whose principal or interest payments are determined by an index or formula.

SEPARATELY INVESTED ASSET: An account or fund of a state agency or local government that is not invested in a pooled fund group (as defined by the Public Funds Investment Act).

SPREAD: Most commonly used when referring to the difference between the bid and asked prices in a quote. Additionally, it may also refer to additional basis points that a non-Treasury security earns over and above a Treasury with a comparable maturity date.

STRIPS: Separation of the principal and interest cash flows due from any interest-bearing securities into different financial instruments. Each coupon payment is separated from the underlying investment to create a separate security. Each individual cash flow is sold at a discount. The amount of the discount and the time until the cash flow is paid determine the investor's return.

SWAP: The trading of one asset for another. Sometimes used in active portfolio management to increase investment returns by "swapping" one type of security for another.

TOTAL RETURN: Interest income plus capital gains (or minus losses) on an investment.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury, generally having initial maturities of 3 months, 6 months, or 1 year.

TREASURY BONDS: Long-term, coupon bearing U.S. Treasury securities having initial maturities of more than 10 years.

TREASURY NOTES: Intermediate-term, coupon bearing U.S. Treasury securities having initial maturities of 2 - 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called *net capital rule* and *net capital ratio*. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD TO MATURITY (YTM): The promised return assuming all interest and principal payments are made and reinvested at the same rate taking into account price appreciation (if priced below par) or depreciation (if priced above par).

APPENDIX A

PUBLIC FUNDS INVESTMENT ACT

GOVERNMENT CODE

TITLE 10. GENERAL GOVERNMENT

SUBTITLE F. STATE AND LOCAL CONTRACTS AND FUND MANAGEMENT

CHAPTER 2256. PUBLIC FUNDS INVESTMENT

SUBCHAPTER A. AUTHORIZED INVESTMENTS FOR GOVERNMENTAL ENTITIES

Sec. 2256.001. SHORT TITLE. This chapter may be cited as the Public Funds Investment Act. Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.002. DEFINITIONS. In this chapter:

(1) "Bond proceeds" means the proceeds from the sale of bonds, notes, and other obligations issued by an entity, and reserves and funds maintained by an entity for debt service purposes.

(2) "Book value" means the original acquisition cost of an investment plus or minus the accrued amortization or accretion.

(3) "Funds" means public funds in the custody of a state agency or local government that:

(A) are not required by law to be deposited in the state treasury; and

(B) the investing entity has authority to invest.

(4) "Institution of higher education" has the meaning assigned by Section 61.003, Education Code.

(5) "Investing entity" and "entity" mean an entity subject to this chapter and described by Section 2256.003.

(6) "Investment pool" means an entity created under this code to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are:

(A) preservation and safety of principal;

(B) liquidity; and

(C) yield.

(7) "Local government" means a municipality, a county, a school district, a district or authority created under Section 52(b)(1) or (2), Article III, or Section 59, Article XVI, Texas Constitution, a fresh water supply

district, a hospital district, and any political subdivision, authority, public corporation, body politic, or instrumentality of the State of Texas, and any nonprofit corporation acting on behalf of any of those entities.

(8) "Market value" means the current face or par value of an investment multiplied by the net selling price of the security as quoted by a recognized market pricing source quoted on the valuation date.

(9) "Pooled fund group" means an internally created fund of an investing entity in which one or more institutional accounts of the investing entity are invested.

(10) "Qualified representative" means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

(A) for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;

(B) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution;

(C) for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool; or

(D) for an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or, if not subject to registration under that Act, registered with the State Securities Board, a person who is an officer or principal of the investment management firm.

(11) "School district" means a public school district.

(12) "Separately invested asset" means an account or fund of a state agency or local government that is not invested in a pooled fund group.

(13) "State agency" means an office, department, commission, board, or other agency that is part of any branch of state government, an institution of higher education, and any nonprofit corporation acting on behalf of any of those entities.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 1, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 1, eff. Sept. 1, 1999.

Sec. 2256.003. AUTHORITY TO INVEST FUNDS; ENTITIES SUBJECT TO THIS CHAPTER. (a) Each governing body of the following entities may purchase, sell, and invest its funds and funds under its control in investments authorized under this subchapter in compliance with investment policies approved by the governing body and according to the standard of care prescribed by Section 2256.006:

(1) a local government;

(2) a state agency;

(3) a nonprofit corporation acting on behalf of a local government or a state agency; or

(4) an investment pool acting on behalf of two or more local governments, state agencies, or a combination of those entities.

(b) In the exercise of its powers under Subsection (a), the governing body of an investing entity may contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control. A contract made under authority of this subsection may not be for a term longer than two years. A renewal or extension of the contract must be made by the governing body of the investing entity by order, ordinance, or resolution.

(c) This chapter does not prohibit an investing entity or investment officer from using the entity's employees or the services of a contractor of the entity to aid the investment officer in the execution of the officer's duties under this chapter.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 2, eff. Sept. 1, 1999.

Sec. 2256.004. APPLICABILITY. (a) This subchapter does not apply to:

(1) a public retirement system as defined by Section 802.001;

(2) state funds invested as authorized by Section 404.024;

(3) an institution of higher education having total endowments of at least $95 million in book value on May 1, 1995;

(4) funds invested by the Veterans' Land Board as authorized by Chapter 161, 162, or 164, Natural Resources Code;

(5) registry funds deposited with the county or district clerk under Chapter 117, Local Government Code; or

(6) a deferred compensation plan that qualifies under either Section 401(k) or 457 of the Internal Revenue Code of 1986 (26 U.S.C. Section 1 et seq.), as amended.

(b) This subchapter does not apply to an investment donated to an investing entity for a particular purpose or under terms of use specified by the donor.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 505, Sec. 24, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 2, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 62, Sec. 8.21, eff. Sept. 1, 1999; Acts 1999, 76th Leg., ch. 1454, Sec. 3, eff. Sept. 1, 1999.

Sec. 2256.005. INVESTMENT POLICIES; INVESTMENT STRATEGIES; INVESTMENT OFFICER. (a) The governing body of an investing entity shall adopt by rule, order, ordinance, or resolution, as appropriate, a written investment policy regarding the investment of its funds and funds under its control.

(b) The investment policies must:

(1) be written;

(2) primarily emphasize safety of principal and liquidity;

(3) address investment diversification, yield, and maturity and the quality and capability of investment management; and

(4) include:

(A) a list of the types of authorized investments in which the investing entity's funds may be invested;

(B) the maximum allowable stated maturity of any individual investment owned by the entity;

(C) for pooled fund groups, the maximum dollar-weighted average maturity allowed based on the stated maturity date for the portfolio;

(D) methods to monitor the market price of investments acquired with public funds;

(E) a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis; and

(F) procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the provisions of Section 2256.021.

(c) The investment policies may provide that bids for certificates of deposit be solicited:

(1) orally;

(2) in writing;

(3) electronically; or

(4) in any combination of those methods.

(d) As an integral part of an investment policy, the governing body shall adopt a separate written investment strategy for each of the funds or group of funds under its control. Each investment strategy must describe the investment objectives for the particular fund using the following priorities in order of importance:

(1) understanding of the suitability of the investment to the financial requirements of the entity;

(2) preservation and safety of principal;

(3) liquidity;

(4) marketability of the investment if the need arises to liquidate the investment before maturity;

(5) diversification of the investment portfolio; and

(6) yield.

(e) The governing body of an investing entity shall review its investment policy and investment strategies not less than annually. The governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

(f) Each investing entity shall designate, by rule, order, ordinance, or resolution, as appropriate, one or more officers or employees of the state agency, local government, or investment pool as investment officer to be responsible for the investment of its funds consistent with the investment policy adopted by the entity. If the governing body of an investing entity has contracted with another investing entity to invest its funds, the investment officer of the other investing entity is considered to be the investment officer of the first investing entity for purposes of this chapter. Authority granted to a person to invest an entity's funds is effective until rescinded by the investing entity, until the expiration of the officer's term or the termination of the person's employment by the investing entity, or if an investment management firm, until the expiration of the contract with the investing entity. In the administration of the duties of an investment officer, the person designated as investment officer shall exercise the

judgment and care, under prevailing circumstances, that a prudent person would exercise in the management of the person's own affairs, but the governing body of the investing entity retains ultimate responsibility as fiduciaries of the assets of the entity. Unless authorized by law, a person may not deposit, withdraw, transfer, or manage in any other manner the funds of the investing entity.

(g) Subsection (f) does not apply to a state agency, local government, or investment pool for which an officer of the entity is assigned by law the function of investing its funds.

Text of subsec. (h) as amended by Acts 1997, 75th Leg., ch. 685, Sec. 1

(h) An officer or employee of a commission created under Chapter 391, Local Government Code, is ineligible to be an investment officer for the commission under Subsection (f) if the officer or employee is an investment officer designated under Subsection (f) for another local government.

Text of subsec. (h) as amended by Acts 1997, 75th Leg., ch. 1421, Sec. 3

(h) An officer or employee of a commission created under Chapter 391, Local Government Code, is ineligible to be designated as an investment officer under Subsection (f) for any investing entity other than for that commission.

(i) An investment officer of an entity who has a personal business relationship with a business organization offering to engage in an investment transaction with the entity shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity, as determined under Chapter 573, to an individual seeking to sell an investment to the investment officer's entity shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the entity. For purposes of this subsection, an investment officer has a personal business relationship with a business organization if:

(1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization;

(2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or

(3) the investment officer has acquired from the business organization during the previous year investments with a book value of $2,500 or more for the personal account of the investment officer.

(j) The governing body of an investing entity may specify in its investment policy that any investment authorized by this chapter is not suitable.

(k) A written copy of the investment policy shall be presented to any person offering to engage in an investment transaction with an investing entity or to an investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio. For purposes of this subsection, a business organization includes investment pools and an investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio. Nothing in this subsection relieves the investing entity of the responsibility for monitoring the investments made by the investing entity to determine that they are in compliance with the investment policy. The qualified representative of the business organization offering to engage in an investment transaction with an investing entity shall execute a written instrument in a form acceptable to the investing entity and the business organization substantially to the effect that the business organization has:

(1) received and reviewed the investment policy of the entity; and

(2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the entity and the organization that are not authorized by the entity's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the entity's entire portfolio or requires an interpretation of subjective investment standards.

(l) The investment officer of an entity may not acquire or otherwise obtain any authorized investment described in the investment policy of the investing entity from a person who has not delivered to the entity the instrument required by Subsection (k).

(m) An investing entity other than a state agency, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the entity's established investment policies.

(n) Except as provided by Subsection (o), at least once every two years a state agency shall arrange for a compliance audit of management controls on investments and adherence to the agency's established investment policies. The compliance audit shall be performed by the agency's internal auditor or by a private auditor employed in the manner provided by Section 321.020. Not later than January 1 of each even-numbered year a state agency

shall report the results of the most recent audit performed under this subsection to the state auditor. Subject to a risk assessment and to the legislative audit committee's approval of including a review by the state auditor in the audit plan under Section 321.013, the state auditor may review information provided under this section. If review by the state auditor is approved by the legislative audit committee, the state auditor may, based on its review, require a state agency to also report to the state auditor other information the state auditor determines necessary to assess compliance with laws and policies applicable to state agency investments. A report under this subsection shall be prepared in a manner the state auditor prescribes.

(o) The audit requirements of Subsection (n) do not apply to assets of a state agency that are invested by the comptroller under Section 404.024.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 685, Sec. 1, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 3, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 4, eff. Sept. 1, 1999; Acts 2003, 78th Leg., ch. 785, Sec. 41, eff. Sept. 1, 2003.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 1, eff. June 17, 2011.

Sec. 2256.006. STANDARD OF CARE. (a) Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority:

(1) preservation and safety of principal;

(2) liquidity; and

(3) yield.

(b) In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

(1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and

(2) whether the investment decision was consistent with the written investment policy of the entity.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.007. INVESTMENT TRAINING; STATE AGENCY BOARD MEMBERS AND OFFICERS. (a) Each member of the governing board of a state agency and its investment officer shall attend at least one training session relating to the person's responsibilities under this chapter within six months after taking office or assuming duties.

(b) The Texas Higher Education Coordinating Board shall provide the training under this section.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) An investment officer shall attend a training session not less than once each state fiscal biennium and may receive training from any independent source approved by the governing body of the state agency. The investment officer shall prepare a report on this subchapter and deliver the report to the governing body of the state agency not later than the 180th day after the last day of each regular session of the legislature.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 73, Sec. 1, eff. May 9, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 4, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 5, eff. Sept. 1, 1999.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 2, eff. June 17, 2011.

Sec. 2256.008. INVESTMENT TRAINING; LOCAL GOVERNMENTS. (a) Except as provided by Subsections (b) and (e), the treasurer, the chief financial officer if the treasurer is not the chief financial officer, and the investment officer of a local government shall:

(1) attend at least one training session from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government and containing at least 10 hours of instruction relating to the treasurer's or officer's responsibilities under this subchapter within 12 months after taking office or assuming duties; and

(2) except as provided by Subsections (b) and (e), attend an investment training session not less than once in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date, and receive not less than 10 hours of instruction relating to investment

responsibilities under this subchapter from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government.

(b) An investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, that has contracted with an investment management firm under Section 2256.003(b) and has fewer than five full-time employees or an investing entity that has contracted with another investing entity to invest the entity's funds may satisfy the training requirement provided by Subsection (a)(2) by having an officer of the governing body attend four hours of appropriate instruction in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date. The treasurer or chief financial officer of an investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, and that has fewer than five full-time employees is not required to attend training required by this section unless the person is also the investment officer of the entity.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) Not later than December 31 each year, each individual, association, business, organization, governmental entity, or other person that provides training under this section shall report to the comptroller a list of the governmental entities for which the person provided required training under this section during that calendar year. An individual's reporting requirements under this subsection are satisfied by a report of the individual's employer or the sponsoring or organizing entity of a training program or seminar.

(e) This section does not apply to a district governed by Chapter 36 or 49, Water Code.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 5, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 6, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 69, Sec. 4, eff. May 14, 2001.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 3, eff. June 17, 2011.

Sec. 2256.009. AUTHORIZED INVESTMENTS: OBLIGATIONS OF, OR GUARANTEED BY GOVERNMENTAL ENTITIES. (a) Except as provided by Subsection (b), the following are authorized investments under this subchapter:

(1) obligations, including letters of credit, of the United States or its agencies and instrumentalities;

(2) direct obligations of this state or its agencies and instrumentalities;

(3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;

(4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;

(5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; and

(6) bonds issued, assumed, or guaranteed by the State of Israel.

(b) The following are not authorized investments under this section:

(1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;

(2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

(3) collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and

(4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 7, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 558, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 4, eff. June 17, 2011.

Sec. 2256.010. AUTHORIZED INVESTMENTS: CERTIFICATES OF DEPOSIT AND SHARE CERTIFICATES. (a) A certificate of deposit or share certificate is an authorized investment under this subchapter if the certificate is issued by a depository institution that has its main office or a branch office in this state and is:

(1) guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor;

(2) secured by obligations that are described by Section 2256.009(a), including mortgage backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates, but excluding those mortgage backed securities of the nature described by Section 2256.009(b); or

(3) secured in any other manner and amount provided by law for deposits of the investing entity.

(b) In addition to the authority to invest funds in certificates of deposit under Subsection (a), an investment in certificates of deposit made in accordance with the following conditions is an authorized investment under this subchapter:

(1) the funds are invested by an investing entity through:

(A) a broker that has its main office or a branch office in this state and is selected from a list adopted by the investing entity as required by Section 2256.025; or

(B) a depository institution that has its main office or a branch office in this state and that is selected by the investing entity;

(2) the broker or the depository institution selected by the investing entity under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the investing entity;

(3) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and

(4) the investing entity appoints the depository institution selected by the investing entity under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity.

Amended by Acts 1995, 74th Leg., ch. 32, Sec. 1, eff. April 28, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 6, eff. Sept. 1, 1997.

Amended by:

Acts 2005, 79th Leg., Ch. 128, Sec. 1, eff. September 1, 2005.

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 5, eff. June 17, 2011.

Sec. 2256.011. AUTHORIZED INVESTMENTS: REPURCHASE AGREEMENTS. (a) A fully collateralized repurchase agreement is an authorized investment under this subchapter if the repurchase agreement:

(1) has a defined termination date;

(2) is secured by a combination of cash and obligations described by Section 2256.009(a)(1); and

(3) requires the securities being purchased by the entity or cash held by the entity to be pledged to the entity, held in the entity's name, and deposited at the time the investment is made with the entity or with a third party selected and approved by the entity; and

(4) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state.

(b) In this section, "repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date obligations described by Section 2256.009(a)(1), at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed. The term includes a direct security repurchase agreement and a reverse security repurchase agreement.

(c) Notwithstanding any other law, the term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered.

(d) Money received by an entity under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 6, eff. June 17, 2011.

Sec. 2256.0115. AUTHORIZED INVESTMENTS: SECURITIES LENDING PROGRAM. (a) A securities lending program is an authorized investment under this subchapter if it meets the conditions provided by this section.

(b) To qualify as an authorized investment under this subchapter:

(1) the value of securities loaned under the program must be not less than 100 percent collateralized, including accrued income;

(2) a loan made under the program must allow for termination at any time;

(3) a loan made under the program must be secured by:

(A) pledged securities described by Section 2256.009;

(B) pledged irrevocable letters of credit issued by a bank that is:

(i) organized and existing under the laws of the United States or any other state; and

(ii) continuously rated by at least one nationally recognized investment rating firm at not less than A or its equivalent; or

(C) cash invested in accordance with Section:

(i) 2256.009;

(ii) 2256.013;

(iii) 2256.014; or

(iv) 2256.016;

(4) the terms of a loan made under the program must require that the securities being held as collateral be:

(A) pledged to the investing entity;

(B) held in the investing entity's name; and

(C) deposited at the time the investment is made with the entity or with a third party selected by or approved by the investing entity;

(5) a loan made under the program must be placed through:

(A) a primary government securities dealer, as defined by 5 C.F.R. Section 6801.102(f), as that regulation existed on September 1, 2003; or

(B) a financial institution doing business in this state; and

(6) an agreement to lend securities that is executed under this section must have a term of one year or less.

Added by Acts 2003, 78th Leg., ch. 1227, Sec. 1, eff. Sept. 1, 2003.

Sec. 2256.012. AUTHORIZED INVESTMENTS: BANKER'S ACCEPTANCES. A bankers' acceptance is an authorized investment under this subchapter if the bankers' acceptance:

(1) has a stated maturity of 270 days or fewer from the date of its issuance;

(2) will be, in accordance with its terms, liquidated in full at maturity;

(3) is eligible for collateral for borrowing from a Federal Reserve Bank; and

(4) is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency.
Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.013. AUTHORIZED INVESTMENTS: COMMERCIAL PAPER. Commercial paper is an authorized investment under this subchapter if the commercial paper:

(1) has a stated maturity of 270 days or fewer from the date of its issuance; and

(2) is rated not less than A-1 or P-1 or an equivalent rating by at least:

(A) two nationally recognized credit rating agencies; or

(B) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.
Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.014. AUTHORIZED INVESTMENTS: MUTUAL FUNDS. (a) A no-load money market mutual fund is an authorized investment under this subchapter if the mutual fund:

(1) is registered with and regulated by the Securities and Exchange Commission;

(2) provides the investing entity with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);

(3) has a dollar-weighted average stated maturity of 90 days or fewer; and

(4) includes in its investment objectives the maintenance of a stable net asset value of $1 for each share.

(b) In addition to a no-load money market mutual fund permitted as an authorized investment in Subsection (a), a no-load mutual fund is an authorized investment under this subchapter if the mutual fund:

(1) is registered with the Securities and Exchange Commission;

(2) has an average weighted maturity of less than two years;

(3) is invested exclusively in obligations approved by this subchapter;

(4) is continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent; and

(5) conforms to the requirements set forth in Sections 2256.016(b) and (c) relating to the eligibility of investment pools to receive and invest funds of investing entities.

(c) An entity is not authorized by this section to:

(1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in Subsection (b);

(2) invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described in Subsection (b); or

(3) invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund described in Subsection (a) or (b) in an amount that exceeds 10 percent of the total assets of the mutual fund.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 7, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 8, eff. Sept. 1, 1999.

Sec. 2256.015. AUTHORIZED INVESTMENTS: GUARANTEED INVESTMENT CONTRACTS. (a) A guaranteed investment contract is an authorized investment for bond proceeds under this subchapter if the guaranteed investment contract:

(1) has a defined termination date;

(2) is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and

(3) is pledged to the entity and deposited with the entity or with a third party selected and approved by the entity.

(b) Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under this subchapter in a guaranteed investment contract with a term of longer than five years from the date of issuance of the bonds.

(c) To be eligible as an authorized investment:

(1) the governing body of the entity must specifically authorize guaranteed investment contracts as an eligible investment in the order, ordinance, or resolution authorizing the issuance of bonds;

(2) the entity must receive bids from at least three separate providers with no material financial interest in the bonds from which proceeds were received;

(3) the entity must purchase the highest yielding guaranteed investment contract for which a qualifying bid is received;

(4) the price of the guaranteed investment contract must take into account the reasonably expected drawdown schedule for the bond proceeds to be invested; and

(5) the provider must certify the administrative costs reasonably expected to be paid to third parties in connection with the guaranteed investment contract.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 8, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 9, 10, eff. Sept. 1, 1999.

Sec. 2256.016. AUTHORIZED INVESTMENTS: INVESTMENT POOLS. (a) An entity may invest its funds and funds under its control through an eligible investment pool if the governing body of the entity by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by this subchapter. An investment pool may invest its funds in money market mutual funds to the extent permitted by and consistent with this subchapter and the investment policies and objectives adopted by the investment pool.

(b) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains, at a minimum, the following information:

(1) the types of investments in which money is allowed to be invested;

(2) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;

(3) the maximum stated maturity date any investment security within the portfolio has;

(4) the objectives of the pool;

(5) the size of the pool;

(6) the names of the members of the advisory board of the pool and the dates their terms expire;

(7) the custodian bank that will safekeep the pool's assets;

(8) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;

(9) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;

(10) the name and address of the independent auditor of the pool;

(11) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and

(12) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.

(c) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity:

(1) investment transaction confirmations; and

(2) a monthly report that contains, at a minimum, the following information:

(A) the types and percentage breakdown of securities in which the pool is invested;

(B) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;

(C) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;

(D) the book value versus the market value of the pool's portfolio, using amortized cost valuation;

(E) the size of the pool;

(F) the number of participants in the pool;

(G) the custodian bank that is safekeeping the assets of the pool;

(H) a listing of daily transaction activity of the entity participating in the pool;

(I) the yield and expense ratio of the pool, including a statement regarding how yield is calculated;

(J) the portfolio managers of the pool; and

(K) any changes or addenda to the offering circular.

(d) An entity by contract may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.

(e) In this section, "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the federal Securities and Exchange Commission.

(f) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool created to function as a money market mutual fund must mark its portfolio to market daily, and, to the extent reasonably possible, stabilize at a $1 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings shall be sold as necessary to maintain the ratio between 0.995 and 1.005. In addition to the requirements of its investment policy and any other forms of reporting, a public funds investment pool created to function as a money market mutual fund shall report yield to its investors in accordance with regulations of the federal Securities and Exchange Commission applicable to reporting by money market funds.

(g) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool must have an advisory board composed:

(1) equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for a public funds investment pool created under Chapter 791 and managed by a state agency; or

(2) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.

(h) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

(i) If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.

(j) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.

(k) If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 9, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 7, eff. June 17, 2011.

Sec. 2256.017. EXISTING INVESTMENTS. An entity is not required to liquidate investments that were authorized investments at the time of purchase.

Added by Acts 1995, 74th Leg., ch. 76, Sec. 5.46(a), eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 10, eff. Sept. 1, 1997.

Sec. 2256.019. RATING OF CERTAIN INVESTMENT POOLS. A public funds investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 11, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 8, eff. June 17, 2011.

Sec. 2256.020. AUTHORIZED INVESTMENTS: INSTITUTIONS OF HIGHER EDUCATION. In addition to the authorized investments permitted by this subchapter, an institution of higher education may purchase, sell, and invest its funds and funds under its control in the following:

(1) cash management and fixed income funds sponsored by organizations exempt from federal income taxation under Section 501(f), Internal Revenue Code of 1986 (26 U.S.C. Section 501(f));

(2) negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency; and

(3) corporate bonds, debentures, or similar debt obligations rated by a nationally recognized investment rating firm in one of the two highest long-term rating categories, without regard to gradations within those categories.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.0201. AUTHORIZED INVESTMENTS; MUNICIPAL UTILITY. (a) A municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric energy or natural gas to the public may enter into a hedging contract and related security and insurance agreements in relation to fuel oil, natural gas, coal, nuclear fuel, and electric energy to protect against loss due to price fluctuations. A hedging transaction must comply with the regulations of the Commodity Futures Trading Commission and the Securities and Exchange Commission. If there is a conflict between the municipal charter of the municipality and this chapter, this chapter prevails.

(b) A payment by a municipally owned electric or gas utility under a hedging contract or related agreement in relation to fuel supplies or fuel reserves is a fuel expense, and the utility may credit any amounts it receives under the contract or agreement against fuel expenses.

(c) The governing body of a municipally owned electric or gas utility or the body vested with power to manage and operate the municipally owned electric or gas utility may set policy regarding hedging transactions.

(d) In this section, "hedging" means the buying and selling of fuel oil, natural gas, coal, nuclear fuel, and electric energy futures or options or similar contracts on those commodities and related transportation costs as a protection against loss due to price fluctuation.

Added by Acts 1999, 76th Leg., ch. 405, Sec. 48, eff. Sept. 1, 1999.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 7, Sec. 1, eff. April 13, 2007.

Sec. 2256.0202. AUTHORIZED INVESTMENTS: MUNICIPAL FUNDS FROM MANAGEMENT AND DEVELOPMENT OF MINERAL RIGHTS. (a) In addition to other investments authorized under this subchapter, a municipality may invest funds received by the municipality from a lease or contract for the management and development of land owned by the municipality and leased for oil, gas, or other mineral development in any investment authorized to be made by a trustee under Subtitle B, Title 9, Property Code (Texas Trust Code).

(b) Funds invested by a municipality under this section shall be segregated and accounted for separately from other funds of the municipality.

Added by Acts 2009, 81st Leg., R.S., Ch. 1371, Sec. 1, eff. September 1, 2009.

Sec. 2256.0203. AUTHORIZED INVESTMENTS: PORTS AND NAVIGATION DISTRICTS. (a) In this section, "district" means a navigation district organized under Section 52, Article III, or Section 59, Article XVI, Texas Constitution.

(b) In addition to the authorized investments permitted by this subchapter, a port or district may purchase, sell, and invest its funds and funds under its control in negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency.

Added by Acts 2011, 82nd Leg., R.S., Ch. 804, Sec. 1, eff. September 1, 2011.

Sec. 2256.0204. AUTHORIZED INVESTMENTS: INDEPENDENT SCHOOL DISTRICTS. (a) In this section, "corporate bond" means a senior secured debt obligation issued by a domestic business entity and rated not lower than "AA-" or the equivalent by a nationally recognized investment rating firm. The term does not include a debt obligation that:

(1) on conversion, would result in the holder becoming a stockholder or shareholder in the entity, or any affiliate or subsidiary of the entity, that issued the debt obligation; or

(2) is an unsecured debt obligation.

(b) This section applies only to an independent school district that qualifies as an issuer as defined by Section 1371.001.

(c) In addition to authorized investments permitted by this subchapter, an independent school district subject to this section may purchase, sell, and invest its funds and funds under its control in corporate bonds that, at the time of purchase, are rated by a nationally recognized investment rating firm "AA-" or the equivalent and have a stated final maturity that is not later than the third anniversary of the date the corporate bonds were purchased.

(d) An independent school district subject to this section is not authorized by this section to:

(1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds, reserves, and other funds held for the payment of debt service, in corporate bonds; or

(2) invest more than 25 percent of the funds invested in corporate bonds in any one domestic business entity, including subsidiaries and affiliates of the entity.

(e) An independent school district subject to this section may purchase, sell, and invest its funds and funds under its control in corporate bonds if the governing body of the district:

(1) amends its investment policy to authorize corporate bonds as an eligible investment;

(2) adopts procedures to provide for:

(A) monitoring rating changes in corporate bonds acquired with public funds; and

(B) liquidating the investment in corporate bonds; and

(3) identifies the funds eligible to be invested in corporate bonds.

(f) The investment officer of an independent school district, acting on behalf of the district, shall sell corporate bonds in which the district has invested its funds not later than the seventh day after the date a nationally recognized investment rating firm:

(1) issues a release that places the corporate bonds or the domestic business entity that issued the corporate bonds on negative credit watch or the equivalent, if the corporate bonds are rated "AA-" or the equivalent at the time the release is issued; or

(2) changes the rating on the corporate bonds to a rating lower than "AA-" or the equivalent.

(g) Corporate bonds are not an eligible investment for a public funds investment pool.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1347, Sec. 1, eff. June 17, 2011.

Sec. 2256.0205. AUTHORIZED INVESTMENTS; DECOMMISSIONING TRUST. (a) In this section:

(1) "Decommissioning trust" means a trust created to provide the Nuclear Regulatory Commission assurance that funds will be available for decommissioning purposes as required under 10 C.F.R. Part 50 or other similar regulation.

(2) "Funds" includes any money held in a decommissioning trust regardless of whether the money is considered to be public funds under this subchapter.

(b) In addition to other investments authorized under this subchapter, a municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric energy or natural gas to the public may invest funds held in a decommissioning trust in any investment authorized by Subtitle B, Title 9, Property Code.

Added by Acts 2005, 79th Leg., Ch. 121, Sec. 1, eff. September 1, 2005.

Sec. 2256.021. EFFECT OF LOSS OF REQUIRED RATING. An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum rating. An entity shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.022. EXPANSION OF INVESTMENT AUTHORITY. Expansion of investment authority granted by this chapter shall require a risk assessment by the state auditor or performed at the direction of the state auditor, subject to the legislative audit committee's approval of including the review in the audit plan under Section 321.013.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 2003, 78th Leg., ch. 785, Sec. 42, eff. Sept. 1, 2003.

Sec. 2256.023. INTERNAL MANAGEMENT REPORTS. (a) Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of investment transactions for all funds covered by this chapter for the preceding reporting period.

(b) The report must:

(1) describe in detail the investment position of the entity on the date of the report;

(2) be prepared jointly by all investment officers of the entity;

(3) be signed by each investment officer of the entity;

(4) contain a summary statement of each pooled fund group that states the:

(A) beginning market value for the reporting period;

(B) ending market value for the period; and

(C) fully accrued interest for the reporting period;

(5) state the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;

(6) state the maturity date of each separately invested asset that has a maturity date;

(7) state the account or fund or pooled group fund in the state agency or local government for which each individual investment was acquired; and

(8) state the compliance of the investment portfolio of the state agency or local government as it relates to:

(A) the investment strategy expressed in the agency's or local government's investment policy; and

(B) relevant provisions of this chapter.

(c) The report shall be presented not less than quarterly to the governing body and the chief executive officer of the entity within a reasonable time after the end of the period.

(d) If an entity invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 12, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 9, eff. June 17, 2011.

Sec. 2256.024. SUBCHAPTER CUMULATIVE. (a) The authority granted by this subchapter is in addition to that granted by other law. Except as provided by Subsection (b), this subchapter does not:

(1) prohibit an investment specifically authorized by other law; or

(2) authorize an investment specifically prohibited by other law.

(b) Except with respect to those investing entities described in Subsection (c), a security described in Section 2256.009(b) is not an authorized investment for a state agency, a local government, or another investing entity, notwithstanding any other provision of this chapter or other law to the contrary.

(c) Mortgage pass-through certificates and individual mortgage loans that may constitute an investment described in Section 2256.009(b) are authorized investments with respect to the housing bond programs operated by:

(1) the Texas Department of Housing and Community Affairs or a nonprofit corporation created to act on its behalf;

(2) an entity created under Chapter 392, Local Government Code; or

(3) an entity created under Chapter 394, Local Government Code.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.025. SELECTION OF AUTHORIZED BROKERS. The governing body of an entity subject to this subchapter or the designated investment committee of the entity shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the entity.

Added by Acts 1997, 75th Leg., ch. 1421, Sec. 13, eff. Sept. 1, 1997.

Sec. 2256.026. STATUTORY COMPLIANCE. All investments made by entities must comply with this subchapter and all federal, state, and local statutes, rules, or regulations.

Added by Acts 1997, 75th Leg., ch. 1421, Sec. 13, eff. Sept. 1, 1997.

SUBCHAPTER B. MISCELLANEOUS PROVISIONS

Sec. 2256.051. ELECTRONIC FUNDS TRANSFER. Any local government may use electronic means to transfer or invest all funds collected or controlled by the local government.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.052. PRIVATE AUDITOR. Notwithstanding any other law, a state agency shall employ a private auditor if authorized by the legislative audit committee either on the committee's initiative or on request of the governing body of the agency.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.053. PAYMENT FOR SECURITIES PURCHASED BY STATE. The comptroller or the disbursing officer of an agency that has the power to invest assets directly may pay for authorized securities purchased from or through a member in good standing of the National Association of Securities Dealers or from or through a national or state bank on receiving an invoice from the seller of the securities showing that the securities have been purchased by the board or agency and that the amount to be paid for the securities is just, due, and unpaid. A purchase of securities may not be made at a price that exceeds the existing market value of the securities.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.67, eff. Sept. 1, 1997.

Sec. 2256.054. DELIVERY OF SECURITIES PURCHASED BY STATE. A security purchased under this chapter may be delivered to the comptroller, a bank, or the board or agency investing its funds. The delivery shall be made under normal and recognized practices in the securities and banking industries, including the book entry procedure of the Federal Reserve Bank.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.68, eff. Sept. 1, 1997.

Sec. 2256.055. DEPOSIT OF SECURITIES PURCHASED BY STATE. At the direction of the comptroller or the agency, a security purchased under this chapter may be deposited in trust with a bank or federal reserve bank or branch designated by the comptroller, whether in or outside the state. The deposit shall be held in the entity's name as evidenced by a trust receipt of the bank with which the securities are deposited.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.69, eff. Sept. 1, 1997.

APPENDIX B

COUNCIL RESOLUTION

September 28, 2016

Deleted: 22, 2015

September 28, 2016

WHEREAS, in 1987 the City Council adopted the City's Investment Policy which was in compliance with the federal and state law and the City Charter; and

WHEREAS, in 1995 and 1997 through2015, the City Council amended the City's Investment Policy to incorporate amendments to the Public Funds Investment Act, improve management of the City's investments and reflect organizational changes; and

WHEREAS, the Public Funds Investment Act requires that the investment shall be made in accordance with written policies approved, at least annually, by the governing body; and

WHEREAS, investment policies must address safety of principal, liquidity, yield, diversification and maturity, with primary emphasis on safety of principal.

NOW, THEREFORE,

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

Section 1. That the attached City of Dallas Investment Policy has been reviewed by the City Council and shall be adopted as the guiding policy in the ongoing management of the specified funds in accordance with federal and state law and the City Charter.

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

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CITY OF DALLAS

INVESTMENT POLICY

As adopted by City Council
September 28, 2016

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Appendices

A. Government Code – Chapter 2256 “Public Funds Investment Act”
B. Council Resolution

1.0 Policy

It is the policy of the City of Dallas to invest public funds in a manner which will provide security and optimize interest earnings to the maximum extent possible while meeting the daily cash flow demands of the City and conforming to all federal, state and local statutes, rules and regulations governing the investment of public funds. This Policy sets forth the investment program of the City of Dallas and the guidelines to be followed in achieving its objectives.

Not less than annually, City Council shall adopt a written instrument by resolution stating that it has reviewed the Investment Policy and investment strategies and that the written instrument so adopted shall record any changes made to the Investment Policy or investment strategies.

This Policy is intended to satisfy the requirements of the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "PFIA" or the "Act") that an investing entity such as the City of Dallas adopt and review an investment policy governing the investment by the investing entity of its funds and funds under its control.

2.0 Scope

This Policy governs the investment of all funds of the City except those that are identified in Section 2.2 below. With respect to the funds of non-profit corporations that are established by City resolution and act on behalf of the City in accordance with State law, this Policy shall prevail in the absence of a specific investment policy adopted by the non-profit corporation. In addition to this Policy, the investment of bond proceeds and other bond funds (including debt service and reserve funds) of the City or of a non-profit corporation established by City resolution and acting on behalf of the City in accordance with State law shall be governed and controlled by their governing ordinance, resolution or trust indenture, including the authorization of eligible investments, and by the provisions of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"), including all regulations and rulings promulgated thereunder applicable to the issuance of tax-exempt obligations.

2.1 All funds are managed as a pooled fund group, referenced in this Policy as the City's investment pool, with the exception of the following, which are managed as separately invested assets:

- 2.1.1 Bond Funds - funds established with the proceeds from specific bond issues when it is determined that segregating these funds from the City's investment pool will result in maximum interest earnings retention under the provisions of the Internal Revenue Code.
- 2.1.2 Bond Reserve Funds - funds set at prescribed levels by certain bond ordinances to pay principal and/or interest if required to prevent default.
- 2.1.3 Endowment Funds - funds given to the City with the instructions that the principal is to remain intact, unless otherwise agreed to, and the income generated by the investments will be used for specified purposes.
- 2.1.4 Commercial Paper Funds - unexpended proceeds from the issuance of commercial paper notes.

2.2 Funds not governed by this Policy include:

- 2.2.1 Employees' Retirement Fund
- 2.2.2 Dallas Police and Fire Pension System
- 2.2.3 Deferred Compensation Funds
- 2.2.4 Private Donations – investments donated to the City are excluded from this Policy if separately managed under terms of use specified by the donor.

3.0 Objective

Investment of the funds covered by this Policy shall be governed by the following investment objectives, in order of priority:

3.1 **Safety**: Safety of principal is the primary objective of the Investment Policy. Investment of the City's funds shall be undertaken in a manner that seeks to ensure the preservation of capital for the overall portfolio. The objective will be to mitigate credit risk and interest rate risk.

The City will mitigate credit risk, which is the risk of loss due to the failure of the issuer or backer, by:

- Limiting investments to the types listed in Section 8.0 ("Authorized and Suitable Investments") of this Policy
- Qualifying the broker/dealers and financial institutions with which the City may engage in an investment transaction in accordance with Section 9.0 ("Authorized Broker/Dealers and Financial Institutions)
- Diversifying the investment portfolio so that the impact of potential losses from any one type of investment or from any one individual issuer will be minimized (see Section 13.0 "Diversification and Maximum Maturities").

The City will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates, by:

- Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities prior to maturity
- Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar local government investment pools and limiting the weighted average maturity of the portfolio in accordance with this Policy (see Section 17.0 "Investment Strategies").

3.2 **Liquidity**: The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements that might be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. A portion of the portfolio will be placed in money market mutual funds or local government investment pools offering same-day liquidity to meet unanticipated demands.

3.3 **Yield**: The City's investment portfolio shall be designed with the objective of attaining a market rate of return, throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio.

4.0 Delegation of Authority

The Chief Financial Officer, under the direction and authority of the City Manager, shall direct the cash management program of the City as defined in Section 2-134, "Duties of the Chief Financial Officer", Chapter 2 "Administration" of the Dallas City Code, as amended. City Council shall designate the Chief Financial Officer, City Controller, and the Assistant Director/Treasury Manager as Investment Officers responsible for the investment of its funds, under the direction and authority of the City Manager.

The City's Investment Officers shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Policy and the written procedures. Authority granted to a person to invest the City's funds is effective until rescinded or until termination of the person's employment by the City. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls, to be reviewed by the City Auditor, to regulate the activities of subordinate officials. In order to assure quality and capability of investment management, the Investment Officers shall possess sufficient working knowledge of economics and securities markets, as well as the supervisory experience and judgment necessary to carry out the responsibilities outlined in this Policy.

5.0 Prudence

Investments shall be made with judgment and care - under circumstances then prevailing - which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

5.1 The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment Officers acting in accordance with written procedures and the Investment Policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

5.2 In determining whether an investment official has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the investment of all funds over which the official had responsibility rather than consideration as to the prudence of a single investment and, whether the investment decision was consistent with the City's Investment Policy and written investment procedures.

6.0 Ethics and Conflicts of Interest

Investment Officers who have a personal business relationship with a business organization offering to engage in an investment transaction with the City shall refrain from activities that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

6.1 Investment Officers shall sign annual statements agreeing to abide by this section of the Investment Policy and affirming no known conflicts of interest.

6.2 Investment Officers must file a disclosure statement with the Texas Ethics Commission and City Council if:

a) the Investment Officer has a personal business relationship with a business organization offering to engage in an investment transaction with the City; or
b) the Investment Officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the City.

6.3 An Investment Officer has a personal business relationship with a business organization if:

a) the Investment Officer owns 10 percent or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization;
b) funds received by the Investment Officer from the business organization exceed 10 percent of his/her gross income for the previous year; or
c) the Investment Officer has acquired from the business organization during the previous year investments with a book value of $2,500 or more for his/her personal account.

7.0 Training

The Investment Officers and the persons authorized to execute investment transactions shall attend at least one 10 hour investment training session within 12 months after taking office or assuming duties and receive not less than 8 hours of instruction relating to investment responsibilities during a two-year period that begins on the first day of the City's fiscal year following the initial 10 hours of instruction and consists of the two consecutive fiscal years after that date. Training must be received from an independent source approved by the City's Investment Committee and must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio and compliance with the Act.

8.0 Authorized and Suitable Investments

City funds governed by this Policy may be invested in the instruments described below, all of which are authorized by Chapter 2256 of the Government Code (Public Funds Investment Act).

8.1 Direct obligations of the United States, its agencies or instrumentalities, and other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States or its respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.

The City will restrict investments in eligible securities described in this section to discount notes and callable or non-callable fixed-rate securities with a fixed principal repayment amount.

8.2 Direct obligations of states and local governments rated not less than Aa3 or its equivalent (long-term rating) or an equivalent short-term rating by at least one nationally recognized investment rating firm.

8.3 Fully collateralized Certificates of Deposit/Share Certificates that are issued by a bank or credit union that has its main office or branch office within the City and are:

a) guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor; or
b) secured by obligations in accordance with Section 11.0 herein.

If the certificate of deposit is collateralized by pledged securities the City must have on file a signed Depository Agreement, approved as to form by the City Attorney, which details eligible collateral, collateralization ratios for pledged securities, standards for collateral custody and control of pledged securities, collateral valuation of pledged securities, and conditions for agreement termination.

8.4 Certificates of Deposit obtained through a depository institution or a broker approved by the City's Investment Committee under the provisions of Section 9.0 of this Policy that has its main office or branch office within the City and that contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Act.

8.5 Fully collateralized repurchase agreements in accordance with the conditions prescribed in Section 2256.011 of the Act. Prior to investment in a repurchase agreement, the City must have on file a signed Master Repurchase Agreement, approved as to form by the City Attorney, which details eligible collateral, collateralization ratios, standards for collateral custody and control, collateral valuation, and conditions for agreement termination and provided the repurchase agreement:

a) has a defined termination date;
b) is secured by a combination of cash and obligations of the United States or its agencies and instrumentalities described by Section 2256.009(a) (1) of the Act. Securities received for repurchase agreements must have a market value greater than or equal to 103% at the time the investment is made and throughout the terms of the repurchase agreement;
c) requires the securities being purchased by the City or cash held by the City to be assigned to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City; and
d) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state, and which is rated no less than A or its equivalent by two nationally recognized rating services.

8.6 A securities lending program is an authorized investment if it meets the following conditions:

a) A loan made under the program must allow for termination at any time;
b) A loan made under the program must be placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state that is rated no less than A or its equivalent by two nationally recognized rating services. An agreement to lend securities must have a term of one year or less and shall comply with the provisions of section 1058 of the Internal Revenue Code;
c) A loan made under the program must be secured as prescribed in Section 2256.0115(b)(3) of the Act. Securities being held as collateral must be pledged to the City , held in the City's name, and deposited at the time the investment is made with a third party approved by the City;

d) The amount of collateral must not be less than 100% of the market value of securities loaned, including accrued income. The market value of securities loaned shall be determined daily. Cash received as collateral shall not be invested for a term later than the expiration date of the securities lending agreement and may only be invested in investments as authorized by this Policy.

8.7 No-load money market mutual funds that are registered with and regulated by the Securities and Exchange Commission that meet the requirements of the PFIA, and, in addition:

a) are rated not less than Aaa or an equivalent rating by at least one nationally recognized rating service. A rating is not required for a sweep account investment, which is part of the city's depository contract; and,

b) have provided the City with a prospectus and other information as may be required by law.

Investments will be made in a money market mutual fund only after a thorough investigation of the fund and approval by the Investment Committee which shall, at least annually, review, revise and adopt a list of approved funds.

8.8 Local government investment pools which are organized in conformity with Chapter 791 (Interlocal Cooperation Contracts Act) and meet the requirements of the PFIA that:

a) are rated not less than Aaa or an equivalent rating by at least one nationally recognized rating service; and

b) have provided the City with an offering circular and other information required by the Act.

To become eligible, investment pools must be approved by City Council action. Investments will be made in a local government investment pool only after a thorough investigation of the pool and approval by the Investment Committee which shall, at least annually, review, revise and adopt a list of approved pools.

The Investment Officers may at times restrict or prohibit the purchase of specific issues due to current market conditions. An investment that requires a minimum rating under this section does not qualify as an authorized investment during the period the investment does not have the minimum rating. Ratings shall be monitored using nationally recognized financial information sources, including actions published on rating agency websites. The City shall take all prudent measures consistent with the Act to liquidate an investment that does not have the minimum rating required by the Act.

9.0 Authorized Broker/Dealers and Financial Institutions

The Investment Committee shall, at least annually, review, revise, and adopt a list of qualified broker/dealers and financial institutions authorized to engage in the purchase and sale of obligations of the U.S. Government, its agencies or instrumentalities with the City. In order to be considered, those firms that desire to become qualified bidders for securities transactions will be required to provide information regarding creditworthiness, experience and reputation. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule).

A written copy of this Investment Policy shall be presented to any person offering to engage in an investment transaction with the City. Investments shall only be made with those business organizations (including money market mutual funds and local government investment pools) which have provided the City with a written instrument executed by a qualified representative of the firm, acknowledging that the business organization has:

a) received and reviewed the City's Investment Policy; and

b) implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

10.0 Competitive Bidding

It is the policy of the City to require competitive bidding for all individual security purchases and sales except for:

a) transactions with money market mutual funds and local government investment pools (which are deemed to be made at prevailing market rates)
b) treasury and agency securities purchased at issue through an approved broker/dealer or financial institution
c) automatic overnight "sweep" transactions with the City Depository
d) fully insured certificates of deposit placed in accordance with the conditions prescribed in Section 2256.010(b) of the Act or placed with the City's Depository if so authorized by the City Depository Contract.

At least three bids or offers must be solicited for all other transactions involving individual securities. The City's investment advisor is also required to solicit at least three bids or offers when transacting trades on the City's behalf. In situations where the exact security being offered is not offered by other dealers, offers on the closest comparable investment may be used to establish a fair market price for the security. Bids for certificates of deposit may be solicited in any manner permitted by the Act.

11.0 Collateralization of Deposits

The City requires that all uninsured collected balances plus accrued interest, if any, in depository accounts be secured in accordance with the requirements of this Policy and Chapter 2257, Government Code ("Public Funds Collateral Act") and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA). Financial institutions serving as City depositories will be required to sign a Depository Agreement with the City which details securities that can serve as eligible collateral, collateralization ratios, standards for collateral custody and control, collateral valuation, rights of substitution and conditions for agreement termination.

Pledged securities serving as collateral will always be held by an independent third party with which the City has a current custodial agreement and shall be reviewed at least monthly to ensure that the market value of the pledged securities is at least 102%. Eligible collateral are as follows:

Eligible Collateral

1) Direct obligations of the United States or other obligations of the United States or other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States.

2) Direct debt obligations of an agency or instrumentality of the United States.

3) Mortgage-backed securities issued directly by an agency or instrumentality of the United States eligible under the Public Funds Collateral Act.

4) Direct debt obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

The use of a letter of credit issued to the City by the Federal Home Loan Bank may be considered by the City to provide collateral for bank deposits and for certificates of deposit.

The City's Investment Officers reserve the right to accept or reject any form of collateral or enhancement at their sole discretion.

12.0 Safekeeping and Custody

Safekeeping and custody of investment securities shall be in accordance with applicable law and accounting standards. All securities transactions, except local government investment pool and money market mutual fund transactions, shall be conducted on a delivery versus payment (DVP) basis. Investment securities will be held by a third party custodian designated by the City, and be required to issue safekeeping receipts clearly detailing that the securities are owned by the City.

Safekeeping and custody of collateral shall be in accordance with applicable law and accounting standards. Pledged securities serving as collateral will be held by a third party custodian designated by the City, and pledged to the City as evidenced by safekeeping receipts of the institution with which the securities are deposited.

13.0 Diversification and Maximum Maturities

The City's Investment Pool will be diversified to limit market and credit risk by observing the limitations at the time of purchase as listed below. In order to ensure the ability of the City to meet obligations and to minimize potential liquidation losses, the dollar-weighted average stated maturity of the Investment Pool shall not exceed 1.5 years at the time investments are purchased for the Investment Pool. Funds managed as separately invested assets in Section 2.1 of the Policy are subject to all of the following with the exception of the Issuer Limitation on investment in U.S. Agencies and Instrumentalities. Funds managed as separately invested assets may be invested 100% in the obligations of any one U.S. Agency or Instrumentality.

	Maximum Stated Maturity[1]	Issuer Limitations
U.S. Treasuries	5 Years	100% of the City's investment pool may be invested in obligations of the U.S. Treasury.
U.S. Agencies/Instrumentalities	5 Years	No more than 30% of the book value of the City's investment pool may be invested in the obligations of any one issuer.
Municipal Notes and Bonds	5 Years	The City may not own more than the lesser of $5 million or 20% of any single issue.
Repurchase Agreements	30 Days	No more than 15% of the City's investment pool may be invested with one counterparty, excluding flexible repurchase agreements for investment of bond proceeds.
Money Market Mutual Funds	N/A	The City may not own more than the lesser of $100 million or 5% of the total assets of any one fund, excluding money market mutual funds for investment of commercial paper proceeds.
Local Government Investment Pools	N/A	The City may not own more than the lesser of $400 million or 10% of the total assets of any one pool.
Certificates of Deposit	5 Years	The City may not own more than $50 million of any single financial institution's certificates of deposit at any one time, excluding certificates of deposit placed with the City's

Depository if so authorized by the City Depository Contract.

In addition to the above limitations, the City's investment pool shall be diversified by market sector as follows:

	Maximum Percentage of Investment Pool
U.S. Treasuries	100%
U.S. Agencies/Instrumentalities	100% (maximum 30% callable)
Municipal Notes and Bonds	15%
Repurchase Agreements	15%*
Money Market Mutual Funds	15%
Local Government Investment Pools	45%
Certificates of Deposit	20%**

* Excluding flexible repurchase agreements for bond proceeds.
**Excluding certificates of deposit placed with the City's Depository if so authorized by the City Depository Contract.

(1) Purchases of securities with stated maturities greater than the maximum authorized under this section require prior City Council approval. With respect to bond proceeds and other bond funds, the City may, in the bond ordinance, specifically authorize investments in repurchase agreements with maturities in excess of 30 days subject to any required approvals from bond insurers.

14.0 Sale of Securities

The City's policy is to hold securities to maturity. However, securities may be sold:

(a) in order to minimize the potential loss of principal on a security whose credit quality has declined;
(b) in order to reposition the portfolio for the purpose of improving the quality, yield, or target duration of the portfolio; or
(c) in order to meet unanticipated liquidity needs of the portfolio.

15.0 Investment Committee

An Investment Committee shall be established and meet quarterly to determine investment guidelines, general strategies, and monitor performance. Members of the Investment Committee will include the Investment Officers, the Cash and Investment Manager and the City's Investment Advisor if the City has contracted with an Advisor. The Investment Advisor is a non-voting member of the Investment Committee.

16.0 Investment Advisor

The City may retain the services of an Investment Advisor to assist in the review of cash flow requirements, the formulation of investment strategies, and the execution of security purchases, sales and deliveries.

17.0 Investment Strategies

The City of Dallas maintains separate portfolios for individual funds or groups of funds (as listed under Sec. 2.0 of this Policy) which are managed according to the terms of this Policy and the corresponding investment strategies listed below. The investment strategy for portfolios established after the annual Investment Policy adoption will be managed in accordance with the terms of this Policy and applicable agreements until the next annual review when a specific strategy will be adopted.

17.1 Investment Pool Strategy - The City's Investment Pool is an aggregation of the majority of City funds which includes tax receipts, enterprise fund revenues, fine and fee revenues, as well as some, but not all, bond proceeds, grants, gifts and endowments. This portfolio is maintained to meet anticipated daily cash needs for City of Dallas operations, capital projects and debt service. The objectives of this portfolio are to:

a) ensure safety of principal by investing only in high-quality securities for which a strong secondary market exists;
b) ensure that anticipated cash flows are matched with adequate investment liquidity;
c) limit market and credit risk through diversification; and

d) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy by managing the portfolio to meet or exceed the 12 month moving average yield on treasury one-year constant maturities as reported by Federal Reserve Statistical Release H.15.

17.2 Bond Funds Strategy - Occasionally, separate non-pooled portfolios are established with the proceeds from bond sales in order to maximize earnings within the constraints of arbitrage regulations. The objectives of these portfolios are to:

a) ensure safety of principal by investing only in high-quality securities for which a strong secondary market exists or by maintaining the security of the investment through collateralization according to the standards approved in Section 8.4 of this Policy;
b) ensure that anticipated cash flows are matched with adequate investment liquidity or that the terms of the secured investment agreement permit maximum flexibility for the City in making withdrawals;
c) manage market and credit risk through diversification and control of counterparty risk; and
d) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy and the bond ordinance by managing the portfolio to meet or exceed the bond yield

17.3 Bond Reserve Fund Strategy - Non-pooled reserve funds for outstanding revenue bonds are set at levels required by their respective bond ordinances. These funds will be used to pay the final principal and/or interest due on outstanding bonds that are similarly secured or to make up any shortfalls in debt service funds as required by the bond ordinance. The objectives of Bond Reserve Fund Portfolios are to:

a) ensure safety of principal by investing only in high-quality securities for which a strong secondary market exists or by maintaining the security of the investment through collateralization according to the standards approved in Section 8.4 of this Policy;
b) ensure that anticipated cash flows are matched with adequate investment liquidity or that the terms of the secured investment agreement permit maximum flexibility for the City in making withdrawals;
c) manage market and credit risk through diversification and control of counterparty risk; and
d) attain a market rate of return commensurate with the objectives and the restrictions set forth in this Policy and the bond ordinance by managing the portfolio to meet or exceed the bond yield.

17.4 Endowment Funds Strategy - Funds received as gifts to the City with instructions that the income generated by the investment of said funds be used for specified purposes may be invested as separate non-pooled portfolios if required by the terms of the gift. The objectives of Endowment Portfolios are to:

a) ensure safety of principal and sufficient liquidity by investing only in high-quality securities for which a strong secondary market exists;
b) manage market and credit risk through the use of a competitive process to place investments;
c) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy and the terms of the gift.

17.5 Commercial Paper Funds Strategy – The City issues tax-exempt commercial paper notes as an interim financing tool for construction projects. The investment of the proceeds from the issuance of commercial paper debt should have a high degree of liquidity in order to fund payments to contractors. The objectives of this portfolio are to:

a) ensure safety of principal and sufficient liquidity by investing in money market mutual funds or short-term high-quality securities for which a strong secondary market exists;
b) manage market and credit risk through diversification of funds and/or securities. Funds must be rated AAA by at least one nationally recognized rating agency; and
c) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy and governing bond ordinances.

17.6 Trinity Parkway Escrow Strategy – This escrow was established pursuant to an Agreement dated as of January 1, 1999 with the North Texas Tollway Authority (“NTTA”) pertaining to development of the Trinity Parkway. These funds will be used to reimburse NTTA for specified payments related to project feasibility. Permitted investments for this portfolio are defined in the Escrow Agreement as those that are consistent with the Act. The objectives of this portfolio are to:

a) ensure safety of principal and sufficient liquidity by investing only in high-quality securities for which a strong secondary market exists;
b) ensure that anticipated cash flows are matched with adequate investment liquidity;
c) manage market and credit risk through diversification of funds and requirement of AAA rating; and
d) attain a market rate of return commensurate with the objectives and restrictions set forth in this Policy and the Agreement.

18.0 Reporting

Investment performance is regularly monitored by investment staff and reported to the Investment Committee on a monthly basis. Month-end market prices on each security are obtained from nationally recognized securities databases including those provided by the City's depository bank through its safekeeping services and Bloomberg Professional Services. These prices are recorded in the City's portfolio database and included in all management reports as well as the City's Comprehensive Annual Financial Report.

Not less than quarterly the Investment Officers will submit to the city council finance committee described in Chapter III, Section 13 of the Dallas City Charter, the City Manager, and the Mayor and City Council a written report of the status of the current investment portfolio. The report must meet the requirements of the Act.

An independent auditor shall formally review the quarterly reports prepared under this section at least annually, and that auditor shall report the results of the review to City Council.

19.0 Annual Compliance Audit

In conjunction with the annual financial audit, a compliance audit shall be performed which includes an audit of management controls on investments and adherence to the City's established investment policy.

20.0 Investment Policy Adoption

The City's Investment Policy is hereby adopted by resolution of the City Council on September 28, 2016 in accordance with the PFIA.

GLOSSARY

ACCRETION OF DISCOUNT: Periodic straight-line increases in the book or carrying value of a security so the amount of the purchase price discount below face value is completely eliminated by the time the bond matures or by the call date, if applicable.

ACCRUED INTEREST: The interest accumulated on a security from its issue date or since the last payment of interest up to but not including the purchase date. The purchaser of the security pays to the seller the market price plus accrued interest.

AMORTIZATION OF PREMIUM: Periodic straight-line decreases in the book or carrying value of a security so the premium paid for a bond above its face value or call price is completely eliminated.

ASK: The price at which securities are offered by sellers.

BARBELL MATURITY STRATEGY: A maturity pattern within a portfolio in which maturities of the assets in the portfolio are concentrated in both the short and long ends of the maturity spectrum.

BASIS POINT: One one-hundredth (1/100) of one percent; 0.0001 in decimal form.

BENCHMARK: A comparative base for performance evaluation. A benchmark can be a broad-based bond index, a customized bond index, or a specific objective.

BID: The price offered for securities by purchasers. (When selling securities, one asks for a bid.)

BOND EQUIVALENT YIELD: Used to compare yields available from discounted securities that pay interest at maturity with yields available from securities that pay interest semi-annually.

BOOK ENTRY SECURITIES: Stocks, bonds, other securities, and some certificates of deposit that are purchased, sold, and held as electronic computer entries on the records of a central holder. These securities are not available for purchase in physical form; buyers get a receipt or confirmation as evidence of ownership.

BOOK VALUE: The original cost of the security as adjusted for amortization of any premium paid or accretion of discount since the date of purchase.

BROKER: A party who brings buyers and sellers together. Brokers do not take ownership of the property being traded. They are compensated by commissions. They are not the same as dealers; however, the same firms that act as brokers in some transactions may act as dealers in other transactions.

CALLABLE BOND: A bond that the issuer has the right to redeem prior to maturity at a specified price. Some callable bonds may be redeemed on one call date while others may have multiple call dates. Some callable bonds may be redeemed at par while others can be redeemed only at a premium. Some callable bonds are step-up bonds that pay an initial coupon rate for the first period, and then the coupon rate increases for the following periods if the bonds are not called by the issuer.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination (over $100,000) CD's are typically negotiable.

CODE: The Internal Revenue Code of 1986, as amended.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COLLATERALIZED MORTGAGE OBLIGATION (CMO): A type of mortgage-backed security created by dividing the rights to receive the principal and interest cash flows from an underlying pool of mortgages in separate classes or tiers.

COMMERCIAL PAPER: Short-term unsecured promissory notes issued by corporations for a maturity specified by the buyer. It is used primarily by corporations for short-term financing needs at a rate which is generally lower than the prime rate.

CONFIRMATION: The document used to state in writing the terms of the trade which had previously been agreed to verbally.

COUPON RATE: The stated annual rate of interest payable on a coupon bond expressed as a percentage of the bond's face value.

CREDIT RISK: The risk that (1) the issuer is downgraded to a lower quality category and/or (2) the issuer fails to make timely payments of interest or principal.

CUSIP NUMBER: A nine-digit number established by the Committee on Uniform Securities Identification Procedures that is used to identify publicly traded securities. Each publicly traded security receives a unique CUSIP number when the security is issued.

CUSTODY: The service of an organization, usually a financial institution, of holding (and reporting) a customer's securities for safekeeping. The financial institution is known as the custodian.

DEALER: A firm which buys and sells for its own account. Dealers have ownership, even if only for an instant, between a purchase from one party and a sale to another party. They are compensated by the spread between the price they pay and the price they receive. Dealers are not the same as brokers; however, the same firms which act as dealers in some transactions may act as brokers in other transactions.

DELIVERY VERSUS PAYMENT (DVP): The safest method of settling a trade involving a book entry security. In a DVP settlement, the funds are wired from the buyer's account and the security is delivered from the seller's account in simultaneous, interdependent wires.

DEPOSITORY TRUST COMPANY (DTC): An organization that holds physical certificates for stocks and bonds and issues receipts to owners. Securities held by DTC are immobilized so that they can be traded on a book entry basis.

DERIVATIVE: A security that derives its value from an underlying asset, group of assets, reference rate, or an index value. Some derivatives can be highly volatile and result in a loss of principal in changing interest rate environments.

DISCOUNT: The amount by which the price paid for a security is less than its face value.

DISCOUNT SECURITIES: Securities that do not pay periodic interest. Investors earn the difference between the discount issue price and the full face value paid at maturity.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns, to reduce risk inherent in particular securities.

DURATION: A sophisticated measure of the weighted average maturity of a bond's cash flow stream, where the present values of the cash flows serve as the weights.

ECONOMIC CYCLE (BUSINESS CYCLE): As the economy moves through the business cycle, interest rates tend to follow the levels of production, output, and consumption - rising as the economy expands and moves out of recession and declining after the economy peaks, contracts, and heads once again into recession.

EFFECTIVE MATURITY: The average maturity of a bond, given the potential for early call. For a non-callable bond, the final maturity date serves as the effective maturity. For a callable bond, the effective maturity is bounded by the first call date and the final maturity date; the position within this continuum is a function of the call price, the current market price, and the reinvestment rate assumed.

FACE VALUE: The principal amount due and payable to a bondholder at maturity; par value. Also, the amount on which coupon interest is computed.

FAIL: The event of a securities purchase or sale transaction not settling as intended by the parties.

FAIR VALUE: The amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits.

FEDERAL FARM CREDIT BANKS (FFCB): A government-sponsored corporation that was created in 1916 and is a nationwide system of banks and associations providing mortgage loans, credit, and related services to farmers, rural homeowners, and agricultural and rural cooperatives. The banks and associations are cooperatively owned, directly or indirectly, by their respective borrowers. The Federal Farm Credit System is supervised by the Farm Credit Administration, an independent agency of the U.S. government. (See Government Sponsored Enterprise)

FEDERAL FUNDS: Monies within the Federal Reserve System representing a member bank's surplus reserve funds. Banks with excess funds may sell their surplus to other banks whose funds are below required reserve levels. Normally, Federal funds are employed in settling all government securities transactions. The Federal Funds Rate is the rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government-sponsored wholesale banks (currently twelve regional banks) which lend funds and provide correspondent banking services to member commercial bank, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank. (See Government Sponsored Enterprises)

FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC or "Freddie Mac"): A government-sponsored corporation that was created in July 1970, by the enactment of Title III of the Emergency Home Finance Act of 1970. Freddie Mac was established to help maintain the availability of mortgage credit for residential housing, primarily through developing and maintaining an active, nationwide secondary market in conventional residential mortgages. (See Government Sponsored Enterprises)

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA or Fannie Mae): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae is a private stockholder-owned corporation. FNMA securities are highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest. (See Government Sponsored Enterprises)

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank presidents. The president of the New York Federal Reserve Bank is a permanent member while the other presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of government securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., twelve regional banks and about 5700 commercial banks that are members of the system.

FIXED-INCOME SECURITY: A financial instrument promising a fixed amount of periodic income over a specified future time span.

GOVERNMENT-SPONSORED ENTERPRISES (GSE's): Payment of principal and interest on securities issued by these corporations is not guaranteed explicitly by the U.S. government, however, most investors consider these securities to carry an implicit U.S. government guarantee. The debt is fully guaranteed by the issuing corporations. GSE's include: Farm Credit System, Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation, and Federal National Mortgage Association.

INSTRUMENTALITIES: See Government-Sponsored Enterprises

INTEREST RATE RISK: The risk that the general level of interest rates will change, causing unexpected price appreciations or depreciations.

LADDERED MATURITY STRATEGY: A maturity pattern within a portfolio in which maturities of the assets in the portfolio are equally spaced. Over time, the shortening of the remaining lives of the assets provides a steady source of liquidity or cash flow. Given a normal yield curve with a positive slope this passive strategy provides the benefit of being able to take advantage of the higher, longer-term yields without sacrificing safety or liquidity.

LIQUIDITY: An entity's capacity to meet future monetary outflows (whether they are required or optional) from available resources. Liquidity is often obtained from reductions of cash or by converting assets into cash.

LIQUIDITY RISK: The risk that an investment will be difficult to sell at a fair market price in a timely fashion.

MARKET RISK: The risk that the value of a security will rise or decline as a result of changes in market conditions. It is that part of a security's risk that is common to all securities of the same general class (stocks and bonds) and thus cannot be eliminated by diversification; also known as systematic risk.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MARKING-TO-MARKET: The practice of valuing a security or portfolio according to its market value, rather than its cost or book value.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase agreements that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer to liquidate the underlying securities in the event of default by the seller.

MATURITY DATE: The date on which the principal or face value of an investment becomes due and payable.

MONEY MARKET INSTRUMENT: Generally, a short-term debt instrument that is purchased from a broker, dealer, or bank. Sometimes the term "money market" with "short-term", defines an instrument with no more than 12 months remaining from the purchase date until the maturity date. Sometimes the term "money market" is used more restrictively to mean only those instruments that have active secondary markets.

MORTGAGE-BACKED SECURITIES (MBS): Securities composed of, or collateralized by, loans that are themselves collateralized by liens on real property.

OFFER: The price asked by a seller of securities. (When purchasing securities, one asks for an offer.)

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

OPPORTUNITY COST: The cost of pursuing one course of action measured in terms of the foregone return that could have been earned on an alternative course of action that was not undertaken.

PAR: See Face Value

PFIA OR ACT: The Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended.

POOLED FUND GROUP: An internally created fund of an investing entity in which one or more institutional accounts of the investing entity are invested (as defined by the Public Funds Investment Act).

PREMIUM: The amount by which the price paid for a security exceeds its face value.

PRIMARY DEALER: A group of government securities dealers that submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRINCIPAL: The face or par value of an instrument, exclusive of accrued interest.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the state. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED REPRESENTATIVE: A person who holds a position with - and is authorized to act on behalf of - a business organization (as defined by the Public Funds Investment Act).

RATE OF RETURN: The amount of income received from an investment, expressed as a percentage. A market rate of return is the yield that an investor can expect to receive in the current interest-rate environment utilizing a buy-and-hold to maturity investment strategy.

REINVESTMENT RATE: The interest rate earned on the reinvestment of coupon payments.

REINVESTMENT RATE RISK: The risk that the actual reinvestment rate falls short of the expected or assumed reinvestment rate.

REPURCHASE AGREEMENT (RP or REPO): An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price on demand or at a specified later date. The difference between the selling price and the repurchase price provides the interest income to the party that provided the funds. Every transaction where a security is sold under an agreement to be repurchased is a repo from the seller/borrower's point of view and a reverse repo from the buyer/lender's point of view.

REVERSE REPURCHASE AGREEMENT: (See Repurchase Agreement)

SAFEKEEPING: A procedure where securities are held by a third party acting as custodian for a fee.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES AND EXCHANGE COMMISSION (SEC): Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SECURITIES LENDING: The temporary transfer of securities by one party, the lender, to another, the borrower. The securities borrower is required to provide acceptable assets as collateral to the securities lender in the form of cash or other securities. If the borrower provides securities as collateral to the lender, it pays a fee to borrow the lent securities. If it provides cash as collateral, the lender pays interest to the borrower and reinvests the cash at a higher rate.

SEC RULE 15C3-1: See Uniform Net Capital Rule

STRUCTURED NOTES: Debt obligations whose principal or interest payments are determined by an index or formula.

SEPARATELY INVESTED ASSET: An account or fund of a state agency or local government that is not invested in a pooled fund group (as defined by the Public Funds Investment Act).

SPREAD: Most commonly used when referring to the difference between the bid and asked prices in a quote. Additionally, it may also refer to additional basis points that a non-Treasury security earns over and above a Treasury with a comparable maturity date.

STRIPS: Separation of the principal and interest cash flows due from any interest-bearing securities into different financial instruments. Each coupon payment is separated from the underlying investment to create a separate security. Each individual cash flow is sold at a discount. The amount of the discount and the time until the cash flow is paid determine the investor's return.

SWAP: The trading of one asset for another. Sometimes used in active portfolio management to increase investment returns by "swapping" one type of security for another.

TOTAL RETURN: Interest income plus capital gains (or minus losses) on an investment.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury, generally having initial maturities of 3 months, 6 months, or 1 year.

TREASURY BONDS: Long-term, coupon bearing U.S. Treasury securities having initial maturities of more than 10 years.

TREASURY NOTES: Intermediate-term, coupon bearing U.S. Treasury securities having initial maturities of 2 - 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called *net capital rule* and *net capital ratio*. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD TO MATURITY (YTM): The promised return assuming all interest and principal payments are made and reinvested at the same rate taking into account price appreciation (if priced below par) or depreciation (if priced above par).

APPENDIX A

PUBLIC FUNDS INVESTMENT ACT

GOVERNMENT CODE

TITLE 10. GENERAL GOVERNMENT

SUBTITLE F. STATE AND LOCAL CONTRACTS AND FUND MANAGEMENT

CHAPTER 2256. PUBLIC FUNDS INVESTMENT

SUBCHAPTER A. AUTHORIZED INVESTMENTS FOR GOVERNMENTAL ENTITIES

Sec. 2256.001. SHORT TITLE. This chapter may be cited as the Public Funds Investment Act.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.002. DEFINITIONS. In this chapter:

(1) "Bond proceeds" means the proceeds from the sale of bonds, notes, and other obligations issued by an entity, and reserves and funds maintained by an entity for debt service purposes.

(2) "Book value" means the original acquisition cost of an investment plus or minus the accrued amortization or accretion.

(3) "Funds" means public funds in the custody of a state agency or local government that:

(A) are not required by law to be deposited in the state treasury; and

(B) the investing entity has authority to invest.

(4) "Institution of higher education" has the meaning assigned by Section 61.003, Education Code.

(5) "Investing entity" and "entity" mean an entity subject to this chapter and described by Section 2256.003.

(6) "Investment pool" means an entity created under this code to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are:

(A) preservation and safety of principal;

(B) liquidity; and

(C) yield.

(7) "Local government" means a municipality, a county, a school district, a district or authority created under Section 52(b)(1) or (2), Article III, or Section 59, Article XVI, Texas Constitution, a fresh water supply

district, a hospital district, and any political subdivision, authority, public corporation, body politic, or instrumentality of the State of Texas, and any nonprofit corporation acting on behalf of any of those entities.

(8) "Market value" means the current face or par value of an investment multiplied by the net selling price of the security as quoted by a recognized market pricing source quoted on the valuation date.

(9) "Pooled fund group" means an internally created fund of an investing entity in which one or more institutional accounts of the investing entity are invested.

(10) "Qualified representative" means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

(A) for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;

(B) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution;

(C) for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool; or

(D) for an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or, if not subject to registration under that Act, registered with the State Securities Board, a person who is an officer or principal of the investment management firm.

(11) "School district" means a public school district.

(12) "Separately invested asset" means an account or fund of a state agency or local government that is not invested in a pooled fund group.

(13) "State agency" means an office, department, commission, board, or other agency that is part of any branch of state government, an institution of higher education, and any nonprofit corporation acting on behalf of any of those entities.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 1, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 1, eff. Sept. 1, 1999.

Sec. 2256.003. AUTHORITY TO INVEST FUNDS; ENTITIES SUBJECT TO THIS CHAPTER. (a) Each governing body of the following entities may purchase, sell, and invest its funds and funds under its control in investments authorized under this subchapter in compliance with investment policies approved by the governing body and according to the standard of care prescribed by Section 2256.006:

(1) a local government;

(2) a state agency;

(3) a nonprofit corporation acting on behalf of a local government or a state agency; or

(4) an investment pool acting on behalf of two or more local governments, state agencies, or a combination of those entities.

(b) In the exercise of its powers under Subsection (a), the governing body of an investing entity may contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control. A contract made under authority of this subsection may not be for a term longer than two years. A renewal or extension of the contract must be made by the governing body of the investing entity by order, ordinance, or resolution.

(c) This chapter does not prohibit an investing entity or investment officer from using the entity's employees or the services of a contractor of the entity to aid the investment officer in the execution of the officer's duties under this chapter.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 2, eff. Sept. 1, 1999.

Sec. 2256.004. APPLICABILITY. (a) This subchapter does not apply to:

(1) a public retirement system as defined by Section 802.001;

(2) state funds invested as authorized by Section 404.024;

(3) an institution of higher education having total endowments of at least $95 million in book value on May 1, 1995;

(4) funds invested by the Veterans' Land Board as authorized by Chapter 161, 162, or 164, Natural Resources Code;

(5) registry funds deposited with the county or district clerk under Chapter 117, Local Government Code; or

(6) a deferred compensation plan that qualifies under either Section 401(k) or 457 of the Internal Revenue Code of 1986 (26 U.S.C. Section 1 et seq.), as amended.

(b) This subchapter does not apply to an investment donated to an investing entity for a particular purpose or under terms of use specified by the donor.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 505, Sec. 24, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 2, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 62, Sec. 8.21, eff. Sept. 1, 1999; Acts 1999, 76th Leg., ch. 1454, Sec. 3, eff. Sept. 1, 1999.

Sec. 2256.005. INVESTMENT POLICIES; INVESTMENT STRATEGIES; INVESTMENT OFFICER. (a) The governing body of an investing entity shall adopt by rule, order, ordinance, or resolution, as appropriate, a written investment policy regarding the investment of its funds and funds under its control.

(b) The investment policies must:

(1) be written;

(2) primarily emphasize safety of principal and liquidity;

(3) address investment diversification, yield, and maturity and the quality and capability of investment management; and

(4) include:

(A) a list of the types of authorized investments in which the investing entity's funds may be invested;

(B) the maximum allowable stated maturity of any individual investment owned by the entity;

(C) for pooled fund groups, the maximum dollar-weighted average maturity allowed based on the stated maturity date for the portfolio;

(D) methods to monitor the market price of investments acquired with public funds;

(E) a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis; and

(F) procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the provisions of Section 2256.021.

(c) The investment policies may provide that bids for certificates of deposit be solicited:

(1) orally;

(2) in writing;

(3) electronically; or

(4) in any combination of those methods.

(d) As an integral part of an investment policy, the governing body shall adopt a separate written investment strategy for each of the funds or group of funds under its control. Each investment strategy must describe the investment objectives for the particular fund using the following priorities in order of importance:

(1) understanding of the suitability of the investment to the financial requirements of the entity;

(2) preservation and safety of principal;

(3) liquidity;

(4) marketability of the investment if the need arises to liquidate the investment before maturity;

(5) diversification of the investment portfolio; and

(6) yield.

(e) The governing body of an investing entity shall review its investment policy and investment strategies not less than annually. The governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

(f) Each investing entity shall designate, by rule, order, ordinance, or resolution, as appropriate, one or more officers or employees of the state agency, local government, or investment pool as investment officer to be responsible for the investment of its funds consistent with the investment policy adopted by the entity. If the governing body of an investing entity has contracted with another investing entity to invest its funds, the investment officer of the other investing entity is considered to be the investment officer of the first investing entity for purposes of this chapter. Authority granted to a person to invest an entity's funds is effective until rescinded by the investing entity, until the expiration of the officer's term or the termination of the person's employment by the investing entity, or if an investment management firm, until the expiration of the contract with the investing entity. In the administration of the duties of an investment officer, the person designated as investment officer shall exercise the

judgment and care, under prevailing circumstances, that a prudent person would exercise in the management of the person's own affairs, but the governing body of the investing entity retains ultimate responsibility as fiduciaries of the assets of the entity. Unless authorized by law, a person may not deposit, withdraw, transfer, or manage in any other manner the funds of the investing entity.

(g) Subsection (f) does not apply to a state agency, local government, or investment pool for which an officer of the entity is assigned by law the function of investing its funds.

Text of subsec. (h) as amended by Acts 1997, 75th Leg., ch. 685, Sec. 1

(h) An officer or employee of a commission created under Chapter 391, Local Government Code, is ineligible to be an investment officer for the commission under Subsection (f) if the officer or employee is an investment officer designated under Subsection (f) for another local government.

Text of subsec. (h) as amended by Acts 1997, 75th Leg., ch. 1421, Sec. 3

(h) An officer or employee of a commission created under Chapter 391, Local Government Code, is ineligible to be designated as an investment officer under Subsection (f) for any investing entity other than for that commission.

(i) An investment officer of an entity who has a personal business relationship with a business organization offering to engage in an investment transaction with the entity shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity, as determined under Chapter 573, to an individual seeking to sell an investment to the investment officer's entity shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the entity. For purposes of this subsection, an investment officer has a personal business relationship with a business organization if:

(1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization;

(2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or

(3) the investment officer has acquired from the business organization during the previous year investments with a book value of $2,500 or more for the personal account of the investment officer.

(j) The governing body of an investing entity may specify in its investment policy that any investment authorized by this chapter is not suitable.

(k) A written copy of the investment policy shall be presented to any person offering to engage in an investment transaction with an investing entity or to an investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio. For purposes of this subsection, a business organization includes investment pools and an investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio. Nothing in this subsection relieves the investing entity of the responsibility for monitoring the investments made by the investing entity to determine that they are in compliance with the investment policy. The qualified representative of the business organization offering to engage in an investment transaction with an investing entity shall execute a written instrument in a form acceptable to the investing entity and the business organization substantially to the effect that the business organization has:

(1) received and reviewed the investment policy of the entity; and

(2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the entity and the organization that are not authorized by the entity's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the entity's entire portfolio or requires an interpretation of subjective investment standards.

(l) The investment officer of an entity may not acquire or otherwise obtain any authorized investment described in the investment policy of the investing entity from a person who has not delivered to the entity the instrument required by Subsection (k).

(m) An investing entity other than a state agency, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the entity's established investment policies.

(n) Except as provided by Subsection (o), at least once every two years a state agency shall arrange for a compliance audit of management controls on investments and adherence to the agency's established investment policies. The compliance audit shall be performed by the agency's internal auditor or by a private auditor employed in the manner provided by Section 321.020. Not later than January 1 of each even-numbered year a state agency

shall report the results of the most recent audit performed under this subsection to the state auditor. Subject to a risk assessment and to the legislative audit committee's approval of including a review by the state auditor in the audit plan under Section 321.013, the state auditor may review information provided under this section. If review by the state auditor is approved by the legislative audit committee, the state auditor may, based on its review, require a state agency to also report to the state auditor other information the state auditor determines necessary to assess compliance with laws and policies applicable to state agency investments. A report under this subsection shall be prepared in a manner the state auditor prescribes.

(o) The audit requirements of Subsection (n) do not apply to assets of a state agency that are invested by the comptroller under Section 404.024.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 685, Sec. 1, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 3, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 4, eff. Sept. 1, 1999; Acts 2003, 78th Leg., ch. 785, Sec. 41, eff. Sept. 1, 2003.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 1, eff. June 17, 2011.

Sec. 2256.006. STANDARD OF CARE. (a) Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority:

(1) preservation and safety of principal;

(2) liquidity; and

(3) yield.

(b) In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

(1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and

(2) whether the investment decision was consistent with the written investment policy of the entity.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.007. INVESTMENT TRAINING; STATE AGENCY BOARD MEMBERS AND OFFICERS. (a) Each member of the governing board of a state agency and its investment officer shall attend at least one training session relating to the person's responsibilities under this chapter within six months after taking office or assuming duties.

(b) The Texas Higher Education Coordinating Board shall provide the training under this section.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) An investment officer shall attend a training session not less than once each state fiscal biennium and may receive training from any independent source approved by the governing body of the state agency. The investment officer shall prepare a report on this subchapter and deliver the report to the governing body of the state agency not later than the 180th day after the last day of each regular session of the legislature.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 73, Sec. 1, eff. May 9, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 4, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 5, eff. Sept. 1, 1999.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 2, eff. June 17, 2011.

Sec. 2256.008. INVESTMENT TRAINING; LOCAL GOVERNMENTS. (a) Except as provided by Subsections (b) and (e), the treasurer, the chief financial officer if the treasurer is not the chief financial officer, and the investment officer of a local government shall:

(1) attend at least one training session from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government and containing at least 10 hours of instruction relating to the treasurer's or officer's responsibilities under this subchapter within 12 months after taking office or assuming duties; and

(2) except as provided by Subsections (b) and (e), attend an investment training session not less than once in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date, and receive not less than 10 hours of instruction relating to investment

responsibilities under this subchapter from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government.

(b) An investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, that has contracted with an investment management firm under Section 2256.003(b) and has fewer than five full-time employees or an investing entity that has contracted with another investing entity to invest the entity's funds may satisfy the training requirement provided by Subsection (a)(2) by having an officer of the governing body attend four hours of appropriate instruction in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date. The treasurer or chief financial officer of an investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, and that has fewer than five full-time employees is not required to attend training required by this section unless the person is also the investment officer of the entity.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) Not later than December 31 each year, each individual, association, business, organization, governmental entity, or other person that provides training under this section shall report to the comptroller a list of the governmental entities for which the person provided required training under this section during that calendar year. An individual's reporting requirements under this subsection are satisfied by a report of the individual's employer or the sponsoring or organizing entity of a training program or seminar.

(e) This section does not apply to a district governed by Chapter 36 or 49, Water Code.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 5, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 6, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 69, Sec. 4, eff. May 14, 2001.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 3, eff. June 17, 2011.

Sec. 2256.009. AUTHORIZED INVESTMENTS: OBLIGATIONS OF, OR GUARANTEED BY GOVERNMENTAL ENTITIES. (a) Except as provided by Subsection (b), the following are authorized investments under this subchapter:

(1) obligations, including letters of credit, of the United States or its agencies and instrumentalities;

(2) direct obligations of this state or its agencies and instrumentalities;

(3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;

(4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;

(5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; and

(6) bonds issued, assumed, or guaranteed by the State of Israel.

(b) The following are not authorized investments under this section:

(1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;

(2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

(3) collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and

(4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 7, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 558, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 4, eff. June 17, 2011.

Sec. 2256.010. AUTHORIZED INVESTMENTS: CERTIFICATES OF DEPOSIT AND SHARE CERTIFICATES. (a) A certificate of deposit or share certificate is an authorized investment under this subchapter if the certificate is issued by a depository institution that has its main office or a branch office in this state and is:

(1) guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor;

(2) secured by obligations that are described by Section 2256.009(a), including mortgage backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates, but excluding those mortgage backed securities of the nature described by Section 2256.009(b); or

(3) secured in any other manner and amount provided by law for deposits of the investing entity.

(b) In addition to the authority to invest funds in certificates of deposit under Subsection (a), an investment in certificates of deposit made in accordance with the following conditions is an authorized investment under this subchapter:

(1) the funds are invested by an investing entity through:

(A) a broker that has its main office or a branch office in this state and is selected from a list adopted by the investing entity as required by Section 2256.025; or

(B) a depository institution that has its main office or a branch office in this state and that is selected by the investing entity;

(2) the broker or the depository institution selected by the investing entity under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the investing entity;

(3) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and

(4) the investing entity appoints the depository institution selected by the investing entity under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity.

Amended by Acts 1995, 74th Leg., ch. 32, Sec. 1, eff. April 28, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 6, eff. Sept. 1, 1997.

Amended by:

Acts 2005, 79th Leg., Ch. 128, Sec. 1, eff. September 1, 2005.

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 5, eff. June 17, 2011.

Sec. 2256.011. AUTHORIZED INVESTMENTS: REPURCHASE AGREEMENTS. (a) A fully collateralized repurchase agreement is an authorized investment under this subchapter if the repurchase agreement:

(1) has a defined termination date;

(2) is secured by a combination of cash and obligations described by Section 2256.009(a)(1); and

(3) requires the securities being purchased by the entity or cash held by the entity to be pledged to the entity, held in the entity's name, and deposited at the time the investment is made with the entity or with a third party selected and approved by the entity; and

(4) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state.

(b) In this section, "repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date obligations described by Section 2256.009(a)(1), at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed. The term includes a direct security repurchase agreement and a reverse security repurchase agreement.

(c) Notwithstanding any other law, the term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered.

(d) Money received by an entity under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 6, eff. June 17, 2011.

Sec. 2256.0115. AUTHORIZED INVESTMENTS: SECURITIES LENDING PROGRAM. (a) A securities lending program is an authorized investment under this subchapter if it meets the conditions provided by this section.

(b) To qualify as an authorized investment under this subchapter:

(1) the value of securities loaned under the program must be not less than 100 percent collateralized, including accrued income;

(2) a loan made under the program must allow for termination at any time;

(3) a loan made under the program must be secured by:

(A) pledged securities described by Section 2256.009;

(B) pledged irrevocable letters of credit issued by a bank that is:

(i) organized and existing under the laws of the United States or any other state; and

(ii) continuously rated by at least one nationally recognized investment rating firm at not less than A or its equivalent; or

(C) cash invested in accordance with Section:

(i) 2256.009;

(ii) 2256.013;

(iii) 2256.014; or

(iv) 2256.016;

(4) the terms of a loan made under the program must require that the securities being held as collateral be:

(A) pledged to the investing entity;

(B) held in the investing entity's name; and

(C) deposited at the time the investment is made with the entity or with a third party selected by or approved by the investing entity;

(5) a loan made under the program must be placed through:

(A) a primary government securities dealer, as defined by 5 C.F.R. Section 6801.102(f), as that regulation existed on September 1, 2003; or

(B) a financial institution doing business in this state; and

(6) an agreement to lend securities that is executed under this section must have a term of one year or less.

Added by Acts 2003, 78th Leg., ch. 1227, Sec. 1, eff. Sept. 1, 2003.

Sec. 2256.012. AUTHORIZED INVESTMENTS: BANKER'S ACCEPTANCES. A bankers' acceptance is an authorized investment under this subchapter if the bankers' acceptance:

(1) has a stated maturity of 270 days or fewer from the date of its issuance;

(2) will be, in accordance with its terms, liquidated in full at maturity;

(3) is eligible for collateral for borrowing from a Federal Reserve Bank; and

(4) is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency.
Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.013. AUTHORIZED INVESTMENTS: COMMERCIAL PAPER. Commercial paper is an authorized investment under this subchapter if the commercial paper:

(1) has a stated maturity of 270 days or fewer from the date of its issuance; and

(2) is rated not less than A-1 or P-1 or an equivalent rating by at least:

(A) two nationally recognized credit rating agencies; or

(B) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.
Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.014. AUTHORIZED INVESTMENTS: MUTUAL FUNDS. (a) A no-load money market mutual fund is an authorized investment under this subchapter if the mutual fund:

(1) is registered with and regulated by the Securities and Exchange Commission;

(2) provides the investing entity with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);

(3) has a dollar-weighted average stated maturity of 90 days or fewer; and

(4) includes in its investment objectives the maintenance of a stable net asset value of $1 for each share.

(b) In addition to a no-load money market mutual fund permitted as an authorized investment in Subsection (a), a no-load mutual fund is an authorized investment under this subchapter if the mutual fund:

(1) is registered with the Securities and Exchange Commission;

(2) has an average weighted maturity of less than two years;

(3) is invested exclusively in obligations approved by this subchapter;

(4) is continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent; and

(5) conforms to the requirements set forth in Sections 2256.016(b) and (c) relating to the eligibility of investment pools to receive and invest funds of investing entities.

(c) An entity is not authorized by this section to:

(1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in Subsection (b);

(2) invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described in Subsection (b); or

(3) invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund described in Subsection (a) or (b) in an amount that exceeds 10 percent of the total assets of the mutual fund.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 7, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 8, eff. Sept. 1, 1999.

Sec. 2256.015. AUTHORIZED INVESTMENTS: GUARANTEED INVESTMENT CONTRACTS. (a) A guaranteed investment contract is an authorized investment for bond proceeds under this subchapter if the guaranteed investment contract:

(1) has a defined termination date;

(2) is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and

(3) is pledged to the entity and deposited with the entity or with a third party selected and approved by the entity.

(b) Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under this subchapter in a guaranteed investment contract with a term of longer than five years from the date of issuance of the bonds.

(c) To be eligible as an authorized investment:

(1) the governing body of the entity must specifically authorize guaranteed investment contracts as an eligible investment in the order, ordinance, or resolution authorizing the issuance of bonds;

(2) the entity must receive bids from at least three separate providers with no material financial interest in the bonds from which proceeds were received;

(3) the entity must purchase the highest yielding guaranteed investment contract for which a qualifying bid is received;

(4) the price of the guaranteed investment contract must take into account the reasonably expected drawdown schedule for the bond proceeds to be invested; and

(5) the provider must certify the administrative costs reasonably expected to be paid to third parties in connection with the guaranteed investment contract.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 8, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 9, 10, eff. Sept. 1, 1999.

Sec. 2256.016. AUTHORIZED INVESTMENTS: INVESTMENT POOLS. (a) An entity may invest its funds and funds under its control through an eligible investment pool if the governing body of the entity by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by this subchapter. An investment pool may invest its funds in money market mutual funds to the extent permitted by and consistent with this subchapter and the investment policies and objectives adopted by the investment pool.

(b) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains, at a minimum, the following information:

(1) the types of investments in which money is allowed to be invested;

(2) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;

(3) the maximum stated maturity date any investment security within the portfolio has;

(4) the objectives of the pool;

(5) the size of the pool;

(6) the names of the members of the advisory board of the pool and the dates their terms expire;

(7) the custodian bank that will safekeep the pool's assets;

(8) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;

(9) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;

(10) the name and address of the independent auditor of the pool;

(11) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and

(12) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.

(c) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity:

(1) investment transaction confirmations; and

(2) a monthly report that contains, at a minimum, the following information:

(A) the types and percentage breakdown of securities in which the pool is invested;

(B) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;

(C) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;

(D) the book value versus the market value of the pool's portfolio, using amortized cost valuation;

(E) the size of the pool;

(F) the number of participants in the pool;

(G) the custodian bank that is safekeeping the assets of the pool;

(H) a listing of daily transaction activity of the entity participating in the pool;

(I) the yield and expense ratio of the pool, including a statement regarding how yield is calculated;

(J) the portfolio managers of the pool; and

(K) any changes or addenda to the offering circular.

(d) An entity by contract may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.

(e) In this section, "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the federal Securities and Exchange Commission.

(f) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool created to function as a money market mutual fund must mark its portfolio to market daily, and, to the extent reasonably possible, stabilize at a $1 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings shall be sold as necessary to maintain the ratio between 0.995 and 1.005. In addition to the requirements of its investment policy and any other forms of reporting, a public funds investment pool created to function as a money market mutual fund shall report yield to its investors in accordance with regulations of the federal Securities and Exchange Commission applicable to reporting by money market funds.

(g) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool must have an advisory board composed:

(1) equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for a public funds investment pool created under Chapter 791 and managed by a state agency; or

(2) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.

(h) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

(i) If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.

(j) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.

(k) If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 9, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 7, eff. June 17, 2011.

Sec. 2256.017. EXISTING INVESTMENTS. An entity is not required to liquidate investments that were authorized investments at the time of purchase.

Added by Acts 1995, 74th Leg., ch. 76, Sec. 5.46(a), eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 10, eff. Sept. 1, 1997.

Sec. 2256.019. RATING OF CERTAIN INVESTMENT POOLS. A public funds investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 11, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 8, eff. June 17, 2011.

Sec. 2256.020. AUTHORIZED INVESTMENTS: INSTITUTIONS OF HIGHER EDUCATION. In addition to the authorized investments permitted by this subchapter, an institution of higher education may purchase, sell, and invest its funds and funds under its control in the following:

(1) cash management and fixed income funds sponsored by organizations exempt from federal income taxation under Section 501(f), Internal Revenue Code of 1986 (26 U.S.C. Section 501(f));

(2) negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency; and

(3) corporate bonds, debentures, or similar debt obligations rated by a nationally recognized investment rating firm in one of the two highest long-term rating categories, without regard to gradations within those categories.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.0201. AUTHORIZED INVESTMENTS; MUNICIPAL UTILITY. (a) A municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric energy or natural gas to the public may enter into a hedging contract and related security and insurance agreements in relation to fuel oil, natural gas, coal, nuclear fuel, and electric energy to protect against loss due to price fluctuations. A hedging transaction must comply with the regulations of the Commodity Futures Trading Commission and the Securities and Exchange Commission. If there is a conflict between the municipal charter of the municipality and this chapter, this chapter prevails.

(b) A payment by a municipally owned electric or gas utility under a hedging contract or related agreement in relation to fuel supplies or fuel reserves is a fuel expense, and the utility may credit any amounts it receives under the contract or agreement against fuel expenses.

(c) The governing body of a municipally owned electric or gas utility or the body vested with power to manage and operate the municipally owned electric or gas utility may set policy regarding hedging transactions.

(d) In this section, "hedging" means the buying and selling of fuel oil, natural gas, coal, nuclear fuel, and electric energy futures or options or similar contracts on those commodities and related transportation costs as a protection against loss due to price fluctuation.

Added by Acts 1999, 76th Leg., ch. 405, Sec. 48, eff. Sept. 1, 1999.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 7, Sec. 1, eff. April 13, 2007.

Sec. 2256.0202. AUTHORIZED INVESTMENTS: MUNICIPAL FUNDS FROM MANAGEMENT AND DEVELOPMENT OF MINERAL RIGHTS. (a) In addition to other investments authorized under this subchapter, a municipality may invest funds received by the municipality from a lease or contract for the management and development of land owned by the municipality and leased for oil, gas, or other mineral development in any investment authorized to be made by a trustee under Subtitle B, Title 9, Property Code (Texas Trust Code).

(b) Funds invested by a municipality under this section shall be segregated and accounted for separately from other funds of the municipality.

Added by Acts 2009, 81st Leg., R.S., Ch. 1371, Sec. 1, eff. September 1, 2009.

Sec. 2256.0203. AUTHORIZED INVESTMENTS: PORTS AND NAVIGATION DISTRICTS. (a) In this section, "district" means a navigation district organized under Section 52, Article III, or Section 59, Article XVI, Texas Constitution.

(b) In addition to the authorized investments permitted by this subchapter, a port or district may purchase, sell, and invest its funds and funds under its control in negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency.

Added by Acts 2011, 82nd Leg., R.S., Ch. 804, Sec. 1, eff. September 1, 2011.

Sec. 2256.0204. AUTHORIZED INVESTMENTS: INDEPENDENT SCHOOL DISTRICTS. (a) In this section, "corporate bond" means a senior secured debt obligation issued by a domestic business entity and rated not lower than "AA-" or the equivalent by a nationally recognized investment rating firm. The term does not include a debt obligation that:

(1) on conversion, would result in the holder becoming a stockholder or shareholder in the entity, or any affiliate or subsidiary of the entity, that issued the debt obligation; or

(2) is an unsecured debt obligation.

(b) This section applies only to an independent school district that qualifies as an issuer as defined by Section 1371.001.

(c) In addition to authorized investments permitted by this subchapter, an independent school district subject to this section may purchase, sell, and invest its funds and funds under its control in corporate bonds that, at the time of purchase, are rated by a nationally recognized investment rating firm "AA-" or the equivalent and have a stated final maturity that is not later than the third anniversary of the date the corporate bonds were purchased.

(d) An independent school district subject to this section is not authorized by this section to:

(1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds, reserves, and other funds held for the payment of debt service, in corporate bonds; or

(2) invest more than 25 percent of the funds invested in corporate bonds in any one domestic business entity, including subsidiaries and affiliates of the entity.

(e) An independent school district subject to this section may purchase, sell, and invest its funds and funds under its control in corporate bonds if the governing body of the district:

(1) amends its investment policy to authorize corporate bonds as an eligible investment;

(2) adopts procedures to provide for:

(A) monitoring rating changes in corporate bonds acquired with public funds; and

(B) liquidating the investment in corporate bonds; and

(3) identifies the funds eligible to be invested in corporate bonds.

(f) The investment officer of an independent school district, acting on behalf of the district, shall sell corporate bonds in which the district has invested its funds not later than the seventh day after the date a nationally recognized investment rating firm:

(1) issues a release that places the corporate bonds or the domestic business entity that issued the corporate bonds on negative credit watch or the equivalent, if the corporate bonds are rated "AA-" or the equivalent at the time the release is issued; or

(2) changes the rating on the corporate bonds to a rating lower than "AA-" or the equivalent.

(g) Corporate bonds are not an eligible investment for a public funds investment pool.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1347, Sec. 1, eff. June 17, 2011.

Sec. 2256.0205. AUTHORIZED INVESTMENTS; DECOMMISSIONING TRUST. (a) In this section:

(1) "Decommissioning trust" means a trust created to provide the Nuclear Regulatory Commission assurance that funds will be available for decommissioning purposes as required under 10 C.F.R. Part 50 or other similar regulation.

(2) "Funds" includes any money held in a decommissioning trust regardless of whether the money is considered to be public funds under this subchapter.

(b) In addition to other investments authorized under this subchapter, a municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric energy or natural gas to the public may invest funds held in a decommissioning trust in any investment authorized by Subtitle B, Title 9, Property Code.

Added by Acts 2005, 79th Leg., Ch. 121, Sec. 1, eff. September 1, 2005.

Sec. 2256.021. EFFECT OF LOSS OF REQUIRED RATING. An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum rating. An entity shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.022. EXPANSION OF INVESTMENT AUTHORITY. Expansion of investment authority granted by this chapter shall require a risk assessment by the state auditor or performed at the direction of the state auditor, subject to the legislative audit committee's approval of including the review in the audit plan under Section 321.013.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 2003, 78th Leg., ch. 785, Sec. 42, eff. Sept. 1, 2003.

Sec. 2256.023. INTERNAL MANAGEMENT REPORTS. (a) Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of investment transactions for all funds covered by this chapter for the preceding reporting period.

(b) The report must:

(1) describe in detail the investment position of the entity on the date of the report;

(2) be prepared jointly by all investment officers of the entity;

(3) be signed by each investment officer of the entity;

(4) contain a summary statement of each pooled fund group that states the:

(A) beginning market value for the reporting period;

(B) ending market value for the period; and

(C) fully accrued interest for the reporting period;

(5) state the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;

(6) state the maturity date of each separately invested asset that has a maturity date;

(7) state the account or fund or pooled group fund in the state agency or local government for which each individual investment was acquired; and

(8) state the compliance of the investment portfolio of the state agency or local government as it relates to:

(A) the investment strategy expressed in the agency's or local government's investment policy; and

(B) relevant provisions of this chapter.

(c) The report shall be presented not less than quarterly to the governing body and the chief executive officer of the entity within a reasonable time after the end of the period.

(d) If an entity invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 12, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004, Sec. 9, eff. June 17, 2011.

Sec. 2256.024. SUBCHAPTER CUMULATIVE. (a) The authority granted by this subchapter is in addition to that granted by other law. Except as provided by Subsection (b), this subchapter does not:

(1) prohibit an investment specifically authorized by other law; or

(2) authorize an investment specifically prohibited by other law.

(b) Except with respect to those investing entities described in Subsection (c), a security described in Section 2256.009(b) is not an authorized investment for a state agency, a local government, or another investing entity, notwithstanding any other provision of this chapter or other law to the contrary.

(c) Mortgage pass-through certificates and individual mortgage loans that may constitute an investment described in Section 2256.009(b) are authorized investments with respect to the housing bond programs operated by:

(1) the Texas Department of Housing and Community Affairs or a nonprofit corporation created to act on its behalf;

(2) an entity created under Chapter 392, Local Government Code; or

(3) an entity created under Chapter 394, Local Government Code.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.025. SELECTION OF AUTHORIZED BROKERS. The governing body of an entity subject to this subchapter or the designated investment committee of the entity shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the entity.

Added by Acts 1997, 75th Leg., ch. 1421, Sec. 13, eff. Sept. 1, 1997.

Sec. 2256.026. STATUTORY COMPLIANCE. All investments made by entities must comply with this subchapter and all federal, state, and local statutes, rules, or regulations.

Added by Acts 1997, 75th Leg., ch. 1421, Sec. 13, eff. Sept. 1, 1997.

SUBCHAPTER B. MISCELLANEOUS PROVISIONS

Sec. 2256.051. ELECTRONIC FUNDS TRANSFER. Any local government may use electronic means to transfer or invest all funds collected or controlled by the local government.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.052. PRIVATE AUDITOR. Notwithstanding any other law, a state agency shall employ a private auditor if authorized by the legislative audit committee either on the committee's initiative or on request of the governing body of the agency.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.053. PAYMENT FOR SECURITIES PURCHASED BY STATE. The comptroller or the disbursing officer of an agency that has the power to invest assets directly may pay for authorized securities purchased from or through a member in good standing of the National Association of Securities Dealers or from or through a national or state bank on receiving an invoice from the seller of the securities showing that the securities have been purchased by the board or agency and that the amount to be paid for the securities is just, due, and unpaid. A purchase of securities may not be made at a price that exceeds the existing market value of the securities.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.67, eff. Sept. 1, 1997.

Sec. 2256.054. DELIVERY OF SECURITIES PURCHASED BY STATE. A security purchased under this chapter may be delivered to the comptroller, a bank, or the board or agency investing its funds. The delivery shall be made under normal and recognized practices in the securities and banking industries, including the book entry procedure of the Federal Reserve Bank.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.68, eff. Sept. 1, 1997.

Sec. 2256.055. DEPOSIT OF SECURITIES PURCHASED BY STATE. At the direction of the comptroller or the agency, a security purchased under this chapter may be deposited in trust with a bank or federal reserve bank or branch designated by the comptroller, whether in or outside the state. The deposit shall be held in the entity's name as evidenced by a trust receipt of the bank with which the securities are deposited.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.69, eff. Sept. 1, 1997.

APPENDIX B

COUNCIL RESOLUTION

September 28, 2016

WHEREAS, in 1987 the City Council adopted the City's Investment Policy which was in compliance with the federal and state law and the City Charter; and

WHEREAS, in 1995 and 1997 through 2015, the City Council amended the City's Investment Policy to incorporate amendments to the Public Funds Investment Act, improve management of the City's investments and reflect organizational changes; and

WHEREAS, the Public Funds Investment Act requires that the investment shall be made in accordance with written policies approved, at least annually, by the governing body; and

WHEREAS, investment policies must address safety of principal, liquidity, yield, diversification and maturity, with primary emphasis on safety of principal.

NOW, THEREFORE,

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

Section 1. That the attached City of Dallas Investment Policy has been reviewed by the City Council and shall be adopted as the guiding policy in the ongoing management of the specified funds in accordance with federal and state law and the City Charter.

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

AGENDA ITEM # 16

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Controller

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

Authorize **(1)** execution of an Interlocal Agreement for participation in a Public Funds Investment Cooperative between the City and Texas CLASS Local Government Investment Pool ("Texas CLASS"); and **(2)** a resolution appointing authorized representatives and designating investment officers to conduct transactions for the investment of City funds in the Texas CLASS - Financing: No cost consideration to the City

BACKGROUND

The City's investment policy permits investment in local government investment pools which are organized in conformity with Chapter 791, Texas Government Code (Interlocal Cooperation Act) and meet the requirements of the Public Funds Investment Act, Texas Government Code, Chapter 2256, (the "Act"). The Texas CLASS Local Government Investment Pool meets these criteria, which includes maintaining a rating not less than Aaa by at least one nationally recognized rating service.

Texas CLASS is administered by the Public Trust Advisors, LLC. Standard & Poor's provides the highest rating, possible, which underscores the portfolios' high credit quality, daily liquidity and relative safety. The execution of the Agreement and appointment of authorized representatives between the City and Texas CLASS provides additional diversification, and a greater opportunity for higher return on investment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Budget, Finance & Audit Committee on September 6, 2016.

FISCAL INFORMATION

No cost consideration to the City

September 28, 2016

WHEREAS, the City of Dallas, Texas ("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas CLASS Local Government Investment Pool, referred to as Texas CLASS, a public funds investment pool, consisting of separate pooled investment funds, was created pursuant to the provisions of Chapter 791, Texas Government Code, on behalf of entities to provide governmental functions and services, specifically public funds investment, whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the terms of the "Common Investment Contract" establishing Texas CLASS are incorporated by reference into this Interlocal Agreement (Participation Agreement).

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to enter into an Interlocal Agreement (Participation Agreement) with the Texas CLASS Local Government Investment Pool to establish one or more accounts for the City of Dallas, for the purpose of transmitting local funds for investment in Texas CLASS, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer shall designate one or more individuals to act as "Authorized Representatives" of the City of Dallas, in the manner provided in the form attached to the Participation Agreement, to transmit funds for investment in the Texas CLASS Pool and to withdraw funds from the Texas CLASS Pool from time to time, to issue letters of instruction, and take such other actions deemed necessary or appropriate for the investment of local funds.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and its authorization shall continue in full force and effect until amended or revoked by the City Manager or the Manager's designee and until Texas CLASS receives a copy of any such amendment or revocation, and it is accordingly so resolved.

COUNCIL CHAMBER

_____, 2016

CERTIFIED CITY COUNCIL RESOLUTION

WHEREAS, the City of Dallas, Texas ("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas CLASS Local Government Investment Pool, referred to as Texas CLASS, a public funds investment pool, consisting of separate pooled investment funds, was created pursuant to the provisions of Chapter 791, Texas Government Code, on behalf of entities to provide governmental functions and services, specifically public funds investment, whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the terms of the "Common Investment Contract" establishing Texas CLASS are incorporated by reference into this Interlocal Agreement (Participation Agreement).

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to enter into an Interlocal Agreement (Participation Agreement) with the Texas CLASS Local Government Investment Pool to establish one or more accounts for the City of Dallas, for the purpose of transmitting local funds for investment in Texas CLASS, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer shall designate one or more individuals to act as "Authorized Representatives" of the City of Dallas, in the manner provided in the form attached to the Participation Agreement, to transmit funds for investment in the Texas CLASS Pool and to withdraw funds from the Texas CLASS Pool from time to time, to issue letters of instruction, and take such other actions deemed necessary or appropriate for the investment of local funds.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and its authorization shall continue in full force and effect until amended or revoked by the City Manager or the Manager's designee and until Texas CLASS receives a copy of any such amendment or revocation, and it is accordingly so resolved.

ATTEST: _____
Signature

_____
Printed Name
Title: City Secretary

Seal:

Resolution to Participate

WHEREAS, the Public Funds Investment Act, Texas Government Code, Section 2256.001 et seq. (the "Act"), requires the governing body of each local government in this State to adopt investment policies in accordance with the terms of the Act; and

WHEREAS, pursuant to the requirements of the Act, the City Council (the "Governing Body") of the CITY OF DALLAS (the "Local Government") has previously reviewed and adopted an investment policy (the "Policy") that provides in part that the funds of the local government will be invested in investments permitted by the Act in order to: (i) invest only in investments legally permitted under Texas law; (ii) minimize risk by managing portfolio investments so as to preserve principal and maintain a stable asset value; (iii) manage portfolio investments to ensure that cash will be available as required to finance operations; and (iv) maximize current income to the degree consistent with legality, safety and liquidity; and

WHEREAS, pursuant to the Policy and the Act, the Local Government has appointed _____ (the "Investment Officer") to act as the investment officer of the Local Government; and

WHEREAS, the Act provides that funds under the control of a Local Government may be invested through investment pools meeting the standards of Section 2256.016 of the Act; and

WHEREAS, the Local Government has received and reviewed the Information Statement, dated October 1, 2013 (the "Information Statement"), of Texas Cooperative Liquid Assets Securities System, an investment pool administered by Public Trust Advisors, LLC, (the "Program"), which sets forth the information required by Section 2256.016(b) of the Act; and

WHEREAS, the Local Government has determined that the investments proposed to be acquired by the Program are of a type that are permitted by the Act and are consistent with the Policy; and

WHEREAS, the Local Government has determined that an investment in the Program will assist the Local Government in achieving the goals set forth in the Policy, and will tend to preclude imprudent investment activities arising out of investment transactions conducted between the Local Government and the Program; and

WHEREAS, the Local Government understands that the Program operates through the Sixth Amended and Restated Trust Agreement dated as of August 16, 2013 (the "Trust Agreement"), which provides the terms on which the Program will operate and the rights of the participants in the Program and sets forth the responsibilities of Public Trust Advisors, LLC, as the administrator of the Program (the "Administrator"), and of Wells Fargo Bank as custodian (the "Custodian");

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE LOCAL GOVERNMENT:

That the form, terms and provisions of the Trust Agreement, a draft of which was presented and reviewed at this meeting, providing for the creation of the Program and for the rights of the Program participants and the duties and responsibilities of the Administrator, be and the same are hereby approved and adopted; and that the Investment Officer be and he or she is hereby authorized and directed to execute and deliver to the Administrator and the Custodian in the name and on behalf of the Local Government, a participation certificate evidencing the agreement of the Local Government to be bound by the Trust Agreement substantially in the form of the Trust Agreement reviewed and approved at this meeting, together with such changes therein as may be approved by the said officer, such approval to be conclusively evidenced by the execution thereof; and be it further

Resolved, that the investment program established by the Trust Agreement is hereby found and determined to be consistent with the Policy, and to preclude imprudent investment activities arising out of investment transactions conducted between the Local Government and the Program; and be it further

Resolved, that the Governing Body hereby officially finds and determines that the facts and recitations contained in the preamble of this Resolution are true and correct; and be it further

Resolved, that the Governing Body hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted for the time required by law preceding this meeting, and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act; and be it further

Resolved, that the officers of the Local Government, and each of them, shall be and each is expressly authorized, empowered and directed from time to time to do and perform all acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the Local Government all certificates, instruments and other papers, whether or not herein mentioned, as they may determine to be necessary or desirable in order to carry out the terms and provisions of this Resolution and of the Trust Agreement hereby authorized and approved, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument or other paper; and be it further

EXECUTED this the ___ day of _____, 2016, by the City, signing by and through its City Manager, duly authorized to execute same by Resolution No. 16-_____, adopted by the City Council on _____, 2016, and by Contractor, acting through its duly authorized official.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS
Interim City Attorney

BY_____
Interim City Attorney

CITY OF DALLAS
A. C. GONZALEZ
City Manager

BY_____
Assistant City Manager

Exhibit D – Participation Certificate

The undersigned _____ (the "Local Government") does hereby request that it be admitted as a Participant pursuant to Section 2.3 of the Sixth Amended and Restated Trust Agreement (the "Agreement") dated as of August 16, 2013 by and between the Participants, Wells Fargo Bank, as Custodian, and Public Trust Advisors, LLC. By executing this Participation Certificate, the undersigned agrees that, upon the execution hereof by the Program Administrator, it will become subject to the same obligations and shall have the same rights as if it had executed the Agreement.

The undersigned hereby certifies that _____ (the "Investment Officer") is the duly designated Representative of the undersigned as required by the Agreement.

The undersigned hereby certifies that its governing body has taken all actions required by Section 2256.016 of the Public Funds Investment Act, Texas Government Code, in order for it to participate in the Trust created by the Agreement.

_____
Entity Name

_____ _____ _____
Signature Date Title

Accepted by Administrator (to be completed by Texas CLASS):

_____ _____ _____
Signature Date Title

Trust Registration

Entity Information

Entity Name (Participant) _____

Entity Type ☐ City/Town ☐ County ☐ School District ☐ Special District ☐ Other (Specify) _____

Mailing Address _____

City _____ Zip _____ County _____

Tax ID _____ Fiscal Year (Month/Day) _____

Texas CLASS is hereby authorized to honor any telephone, faxed or electronic request, believed to be authentic, for withdrawal of funds. The withdrawal proceeds can be sent only to the bank(s) indicated below unless changed by written instructions. Each local government is responsible for notifying Texas CLASS of any changes to its account.

Banking Information

Bank Name _____ Bank Routing Number (ABA) _____

Account Title _____ Account Number _____

Bank Contact _____ Contact's Phone Number _____

Additional Banking Information (Optional)

Bank Name _____ Bank Routing Number (ABA) _____

Account Title _____ Account Number _____

Bank Contact _____ Contact's Phone Number _____

Authorized Contacts

Key Contact and Authorized Signer

☐ Mr. ☐ Ms. _____ _____
Print First and Last Name | Title

_____ _____
Signature Required | Phone

_____ _____
Email | Fax

Permissions
☐ Authorized Signer to Move Funds

Email Notifications
☐ Monthly Statements
☐ Transaction Confirmations

Online Account
☐ Online User Access

Additional Contact (Optional)

☐ Mr. ☐ Ms. _____ _____
Print First and Last Name | Title

_____ _____
Signature (required if authorized signer) | Phone

_____ _____
Email | Fax

Permissions
☐ Authorized Signer to Move Funds
☐ Read Only Access

Email Notifications
☐ Monthly Statements
☐ Transaction Confirmations

Online Account
☐ Online User Access

Additional Contact (Optional)

☐ Mr. ☐ Ms. _____ _____
Print First and Last Name | Title

_____ _____
Signature (required if authorized signer) | Phone

_____ _____
Email | Fax

Permissions
☐ Authorized Signer to Move Funds
☐ Read Only Access

Email Notifications
☐ Monthly Statements
☐ Transaction Confirmations

Online Account
☐ Online User Access

Accounts to be Established

Entity Name _____

Desired Texas CLASS Subaccount Name(s)	Account Number (assigned by Texas CLASS)
	TX-01-
	TX-01-
	TX-01-
	TX-01-
	TX-01-
	TX-01-
	TX-01-

AGENDA ITEM # 17

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Controller

CMO: Elizabeth Reich, 670-7804

MAPSCO: N/A

SUBJECT

Authorize **(1)** execution of an Interlocal Agreement for participation in a Public Funds Investment Cooperative between the City and TexasTERM Local Government Investment Pool ("TexasTERM"); and **(2)** a resolution appointing authorized representatives and designating investment officers to conduct transactions for the investment of City funds in the TexasTERM - Financing: No cost consideration to the City

BACKGROUND

The City's investment policy permits investment in local government investment pools which are organized in conformity with Chapter 791, Texas Government Code (Interlocal Cooperation Act) and meet the requirements of the Public Funds Investment Act, Texas Government Code, Chapter 2256, (the "Act"). The TexasTERM Local Government Investment Pool meets these criteria, which includes maintaining a rating not less than Aaa by at least one nationally recognized rating service.

TexasTERM is administered by the PFM Asset Management LLC. Standard & Poor's provides the highest rating, possible, which underscores the portfolios' high credit quality, daily liquidity and relative safety. The execution of the Agreement and appointment of authorized representatives between the City and TexasTERM provides additional diversification, and a greater opportunity for higher return on investment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Budget, Finance & Audit Committee on September 6, 2016.

FISCAL INFORMATION

No cost consideration to the City

September 28, 2016

WHEREAS, the City of Dallas, Texas ("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the TexasTERM Local Government Investment Pool, referred to as TexasTERM, a public funds investment pool, consisting of separate pooled investment funds, was created pursuant to the provisions of Chapter 791, Texas Government Code, on behalf of entities to provide governmental functions and services, specifically public funds investment, whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the terms of the "Common Investment Contract" establishing TexasTERM are incorporated by reference into this Interlocal Agreement (Participation Agreement).

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to enter into an Interlocal Agreement (Participation Agreement) with the TexasTERM Local Government Investment Pool to establish one or more accounts for the City of Dallas, for the purpose of transmitting local funds for investment in TexasTERM, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer shall designate one or more individuals to act as "Authorized Representatives" of the City of Dallas, in the manner provided in the form attached to the Participation Agreement, to transmit funds for investment in the TexasTERM Pool and to withdraw funds from the TexasTERM Pool from time to time, to issue letters of instruction, and take such other actions deemed necessary or appropriate for the investment of local funds.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and its authorization shall continue in full force and effect until amended or revoked by the City Manager or the Manager's designee and until TexasTERM receives a copy of any such amendment or revocation, and it is accordingly so resolved.

COUNCIL CHAMBER

_____, 2016

CERTIFIED CITY COUNCIL RESOLUTION

WHEREAS, the City of Dallas, Texas ("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the TexasTERM Local Government Investment Pool, referred to as TexasTERM, a public funds investment pool, consisting of separate pooled investment funds, was created pursuant to the provisions of Chapter 791, Texas Government Code, on behalf of entities to provide governmental functions and services, specifically public funds investment, whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the terms of the "Common Investment Contract" establishing TexasTERM are incorporated by reference into this Interlocal Agreement (Participation Agreement).

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to enter into an Interlocal Agreement (Participation Agreement) with the TexasTERM Local Government Investment Pool to establish one or more accounts for the City of Dallas, for the purpose of transmitting local funds for investment in TexasTERM, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer shall designate one or more individuals to act as "Authorized Representatives" of the City of Dallas, in the manner provided in the form attached to the Participation Agreement, to transmit funds for investment in the TexasTERM Pool and to withdraw funds from the TexasTERM Pool from time to time, to issue letters of instruction, and take such other actions deemed necessary or appropriate for the investment of local funds.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and its authorization shall continue in full force and effect until amended or revoked by the City Manager or the Manager's designee and until TexasTERM receives a copy of any such amendment or revocation, and it is accordingly so resolved.

ATTEST: _____
Signature

_____
Printed Name
Title: City Secretary

Seal:

Participation Agreement
Authorizing Participation in TexasTERM

THIS PARTICIPATION AGREEMENT is made and entered into by and between the CITY OF DALLAS, a Texas municipal corporation, located in Dallas County, Texas ("Participant") and the TEXASTERM LOCAL GOVERNMENT INVESTMENT POOL ("TexasTERM" or the "Pool"), a public funds investment pool created pursuant to the provisions of Chapter 791, Texas Government Code and Chapter 2256, Public Funds Investment Act, of the Texas Government Code , with offices at 221 West Sixth Street, Suite 1900, Austin, Texas 78701.

WHEREAS , Participant is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the TexasTERM, a public funds investment pool, consisting of separate pooled investment funds, was created pursuant to the provisions of Chapter 791, Texas Government Code, on behalf of entities to provide governmental functions and services, specifically public funds investment, whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the terms of the "Common Investment Contract" establishing TexasTERM, attached as Exhibit A to this Agreement, are incorporated by reference into this Participation Agreement.

NOW THEREFORE, the parties agree as follows:

A. Participant is entering into this Participation Agreement to establish one or more accounts in its name in TexasTERM, for the purpose of transmitting local funds for investment in TexasTERM.
B. Participant shall designate one or more individuals to act as "Authorized Representatives" of the Participant, in the manner provided in the form attached to this Participation Agreement, as Exhibit B, to transmit funds for investment in the Pool and to withdraw funds from the Pool from time to time, to issue letters of instruction, and take such other actions deemed necessary or appropriate for the investment of local funds.
C. This Participation Agreement shall continue in full force and effect until amended or revoked by the Participant and until TexasTERM receives a copy of any such amendment or revocation.

EXECUTED this the ___ day of _____, 2016, by City, signing by and through its City Manager, duly authorized to execute same by Resolution No. 16-_____, adopted by the City Council on _____, 2016, and by TexasTERM, acting through its duly authorized official.

PARTICIPANT: CITY OF DALLAS, TEXAS

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS
Interim City Attorney

BY_____
Assistant City Attorney

CITY OF DALLAS
A. C. GONZALEZ
City Manager

BY_____
Assistant City Manager

TEXASTERM LOCAL GOVERNMENT INVESTMENT POOL

By:_____
Title:_____

Exhibit A

NEW INVESTOR APPLICATION

Questions? Call 1-866-839-8376

Instructions: Complete this application to become a new investor in TexasTERM. This application must be included with all other required documentation and certifications in order to be accepted and processed by TexasTERM. Please fax or mail this completed application to your account representative at the fax number or address listed at the bottom of this application.

INVESTOR INFORMATION: (All fields in this section must contain Investor information ONLY.)

Investor Name: _____ (Name to appear on Pool records)

TIN # ___ - _____ (Taxpayer Identification Number)

Legal Name: _____ (Name as filed with the IRS, if different from above)

Phone #: _____

Street Address: _____ **Street Address** (A P.O. Box is not acceptable)

Fax #: _____

_____ (City) _____ (State) _____ (Zip)

Entity Type: _____ (City, County, School District, etc.)

Mailing Address: (If different from Street Address) _____ **Mailing Address** (If different from Street Address)

Fiscal Year End: _____ (Month and Day)

_____ (City) _____ (State) _____ (Zip)

Contact Name: _____ ☐ Mr. ☐ Ms. ☐ Mrs.

INVESTOR CERTIFICATION: (A representative of the Investor should read, complete, sign and date this section.)

I. The undersigned represents and warrants that he/she has the full power and authority to make investments on behalf of the Investor listed above.

II. The undersigned certifies that the Investor named on this application adopted or enacted the attached **Ordinance/Resolution** at a duly convened meeting of the governing body of the Investor held on the _____ day of _____, 20____, and that such Ordinance/Resolution is in full force and effect on the date of this application, and that such Ordinance/Resolution has not been modified, amended or rescinded since its adoption or enactment. (Please attach the Ordinance/Resolution to this document.)

III. The undersigned further certifies that the Investor has received a copy of the Pool's **Information Statement**, and agrees that the Investor will be bound by the terms of such documents.

IV. The establishment of an account is subject to acceptance by the Pool and is subject to the conditions under the provisions contained in the Information Statement.

V. Under penalty of perjury, the undersigned below certifies that the tax identification number provided for this Investor is true, correct and complete.

VI. The information, authorizations, and certifications set forth in or attached to this New Investor Application shall remain in full force and effect until the Pool receives written notification of change.

X _____ Authorized Signature

_____ Date

Seal:

_____ Print or Type Name of Authorized Signatory

_____ Title/Position

REQUIRED DOCUMENTATION: (Please include the following documents with this application.)

- W-9 (Name on W-9 must match IRS records)
- Ordinance/Resolution
- Investment Policy

POOL USE ONLY: (Please fax or mail this document to your account representative for their signature below.)

X _____ TexasTERM Account Representative Signature

_____ Date

X _____ Principal Approval Signature

_____ Date

Any document received by email will not be accepted. Please send by fax or mail.

FAX TO:	TexasTERM Client Services Group 1-800-252-9551	**MAIL TO:**	TexasTERM Client Services Group P.O. Box 11760 Harrisburg, PA 17108-1760

POOL USE ONLY		
V2014.10	*DATE*	*INITIALS*
Processed		
Confirmed		

Exhibit B

CONTACT RECORD

Questions? Call 1-866-839-8376

Instructions: Complete this form to establish a new contact and/or EON User with the Pool.

CONTACT TYPE: (Please select a contact type.)

Contact Type: ☐ **Person** **Individual to be established as a contact.*

☐ **Group** _____ **Group of individuals that can only be established as a Statement Recipient.*
(Group Name)

CONTACT INFORMATION: (Please fill this section out completely. If this contact is a group, please fill out the second line of this section only.)

First Name: _____ **Last Name:** _____ **Title:** _____
☐ Mr. ☐ Ms. ☐ Mrs.

Email: _____ **Phone:** _____ **Ext.** ____ **Mobile:** _____ **Fax:** _____

TRUSTEE INFORMATION: (If applicable, please enter the name of the Trustee.)

Trustee Name: _____

EON USER INFORMATION: (Please fill this section out completely.) *Group contacts will not be permitted EON access.

Preferred/Current EON Username: _____ *(Client Services will contact you if your preferred Username is unavailable.)*

Please select and answer <u>one</u> of the security questions below. Your answer to the selected question will be required to reset your password.

- ☐ *What is the name of your first pet?*
- ☐ *What was the color of your first car?*
- ☐ *In what city was your Mother born?*
- ☐ *What is the middle name of your oldest child?*
- ☐ *What is your Mother's maiden name?*
- ☐ *What is the name of the street you grew up on?*
- ☐ *What was your childhood nickname?*

Your answer: _____

**<u>Note</u>: Your access to the Easy Online Network (EON) will be completed by the Client Services Group. You will receive an email from the EON Administrator (eonadministrator@pfm.com) confirming when your access is setup. The email will contain a temporary password for your initial login. You can login by visiting the TexasTERM website at www.texasterm.net. You will be prompted to change the temporary password after you login. If you have any questions, please contact the Client Services Group at 1-866-839-8376.*

SIGNATURE: (Please sign inside the box below for future verification purposes.)

Contact Signature	Print or Type Name of Contact	Date

**This form only establishes the individual or group above as a Contact in the records of the Pool. It does not give access to Investor accounts or establish a statement recipient. Please submit the TexasTERM Permissions Form to associate the Contact above to an Investor, assign permissions, and establish the individual or group as a statement recipient.*

Any document received by email will not be accepted. Please send by fax or mail.

FAX TO: TexasTERM Client Services Group 1-800-252-9551	**MAIL TO:** TexasTERM Client Services Group P.O. Box 11760 Harrisburg, PA 17108-1760

POOL USE ONLY		
V2014.12	*DATE*	*INITIALS*
Processed		
Confirmed		

AGENDA ITEM # 18

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Court & Detention Services

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize payment to Dallas County for processing and housing prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County, previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2016 through September 30, 2017 - Not to exceed $7,812,862 - Financing: Current Funds

BACKGROUND

On June 11, 1997, the City Council, pursuant to Resolution No. 97-1995, authorized Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement between the City of Dallas and Dallas County which established a new cost methodology for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center based on direct cost for providing intake/release and housing, indirect costs associated with County Central Services applicable to the jail contract and apportioned costs of certain Sheriff's Office operations. This methodology is reviewed yearly. This action will allow continuation of payments to Dallas County beginning October 1, 2016.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 1999 through September 30, 2000, on September 22, 1999, by Resolution No. 99-3054.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2000 through September 30, 2001, on September 27, 2000, by Resolution No. 00-2986.

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

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2001 through September 30, 2002, on September 26, 2001, by Resolution No. 01-2843.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2002 through September 30, 2003, on September 30, 2002, by Resolution No. 02-2812.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2003 through September 30, 2004, on September 24, 2003, by Resolution No. 03-2583.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2004 through September 30, 2005, on September 22, 2004, by Resolution No. 04-2789.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2005 through September 30, 2006, on September 28, 2005, by Resolution No. 05-2836.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2006 through September 30, 2007, on September 27, 2006, by Resolution No. 06-2643.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2007 through September 30, 2008, on September 26, 2007, by Resolution No. 07-2748.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2008 through September 30, 2009, on September 24, 2008, by Resolution No. 08-2533.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2009 through September 30, 2010, on September 23, 2009, by Resolution No. 09-2368.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2010 through September 30, 2011, on September 22, 2010, by Resolution No. 10-2355.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2011 through September 30, 2012, on September 28, 2011, by Resolution No. 11-2611.

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

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2012 through September 30, 2013, on September 26, 2012, by Resolution No. 12-2352.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2013 through September 30, 2014, on September 25, 2013, by Resolution No. 13-1679.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2014 through September 30, 2015, on September 24, 2014, by Resolution No. 14-1595.

Authorized payment to Dallas County for processing and maintaining City prisoners at the jail facility for the period October 1, 2015 through September 30, 2016, on September 22, 2015, by Resolution No. 15-1747.

Information about this item will be provided to the Public Safety Committee on September 26, 2016.

FISCAL INFORMATION

$7,812,862.00 - Current Funds

September 28, 2016

WHEREAS, the Criminal Justice Center Memorandum of Agreement between the City of Dallas and Dallas County, authorized by Resolution No. 78-3303, dated November 22, 1978, and amendments thereto, granted the City a leasehold estate in the Lew Sterrett Criminal Justice Center for processing and maintaining city jail prisoners for as long as the Criminal Justice Center was used as a jail facility; and,

WHEREAS, on June 11, 1997, pursuant to Resolution No. 97-1995, the City of Dallas authorized Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement to establish a methodology to calculate the city's equitable share of the cost of processing and maintaining city prisoners at the jail facility; and,

WHEREAS, this methodology allows the City to pay Dallas County for the cost of processing and maintaining city prisoners on a per-prisoner basis beginning each fiscal year; and,

WHEREAS, the City is required to pay Dallas County on a monthly basis for the City's share of jail operation costs as prescribed in Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement; and,

WHEREAS, Dallas County's calculation of $7,812,862 for processing and maintaining city prisoners at the Lew Sterrett Criminal Justice Center for FY 2016-17 has been reviewed by the City and determined to be equitable.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to pay Dallas County for processing and maintaining prisoners at the Lew Sterrett Criminal Justice Center pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement between the City of Dallas and Dallas County previously approved on June 11, 1997, by Resolution No. 97-1995, for the period October 1, 2016 through September 30, 2017, in an amount not to exceed $7,812,862.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to Dallas County over a 12-month period commencing on October 1, 2016 and ending September 30, 2017, in an amount not to exceed $7,812,862 from:

FUND	DEPT	UNIT	OBJ	VENDOR#	MASC	AMOUNT
0001	CTS	1059	3099	014003	MASCMACTS1059FY17	$7,812,862

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

AGENDA ITEM # 19

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize a one-year service contract, with two one-year renewal options, to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide - Foundation Communities, Inc., most advantageous proposer of three - Not to exceed $200,000 - Financing: Current Funds (subject to appropriations)

BACKGROUND

The City has supported Volunteer Income Tax Assistance (VITA) through payments to the United Way or Foundation Communities over the past three years. These payments have supported a VITA program that provided free tax help to over 9,000 Dallas tax filers in the 2015 tax year at seven different sites throughout the city. The VITA program offers free tax assistance to families and individuals who make less than $53,000 a year, and are full time sites, operating 6 days a week and 6-8 hours a day. Approximately 22% of the tax returns completed through the VITA program claimed the Earned Income Tax Credit (EITC).

Additionally, the City has supported the AARP's Tax Assistance Program (Tax Counseling for the Elderly or TCE) by providing free library space in 16 Dallas Public libraries. The AARP's assistance is targeted to those over 55, but they do not turn individuals away for being below the qualifying age. The AARP sites are part time; most libraries offer the service one day a week for approximately 4 hours at a time. AARP served approximately 4,100 taxpayers at the Dallas library sites in the 2015 tax year.

In an effort to better coordinate City-supported tax assistance programs, after the end of the tax season, city staff from Economic Development and Dallas Public Libraries met with representatives from Foundation Communities, the United Way and AARP to discuss their experiences from the 2015 tax season. Both programs (VITA and TCE) saw an increase in individuals who were using the free tax preparation services. Both programs said additional volunteers are needed to alleviate waits for people seeking tax assistance, and with additional volunteers the programs could serve more people (either through more locations or longer hours in existing locations).

BACKGROUND (Continued)

There was also interest in facilitating free-file transactions. By setting up library work stations, one volunteer could help individuals as needed, but individuals with good computer skills and relatively simple tax returns could file their own returns. Many individuals are already using library computers for tax returns, but the library cannot provide any assistance to these individuals, and there are no dedicated and secured work stations.

City Council has made $300,000 available to support free tax assistance and the EITC. Of these funds, $200,000 are available to continue the City-wide VITA program. $25,000 will be used in coordination with the United Way to enhance volunteer recruitment. The remaining $75,000 will be used by the Dallas Public Library to support technology improvements at the library to ensure security of wireless networks and to create workstations for free-filers. Computers for free-file would also be a secured portal to the library's financial literacy/coaching programs. Library staff will survey clients to direct to appropriate financial education offerings.

The City issued an RFCSP to solicit proposals for the administration of a Program Tax Preparation and Financial Education Services Program for low to moderate income families or individuals citywide. The successful response will provide a city-wide program for free tax assistance with a secondary goal of enhancing financial literacy by using the Earned Income Tax Credit (EITC) as the anchor for wrap-around services. This RFCSP aligns with the recent recommendations from the Mayor's Task Force on Poverty's briefing to City Council to develop awareness campaign to get more people to VITA sites.

During the term of this agreement the recommended organization has a goal to prepare 9,500 tax returns within the City of Dallas during the 2016 tax season (Spring 2017). The strategies to achieve this goal include the establishment of seven site locations in the City dedicated to tax preparation, as well as hiring a volunteer coordinator and offering a robust marketing program. At least 50% of the seasonal positions will be filled by employees who are bilingual. Sites will VITA sites will open in mid-January thru the tax deadline in April of 2016. Each site location recruits at least 100 active volunteers, secures and maintains appropriate and sufficient equipment, and hires and manages paid staff to ensure proper coverage. All returns completed undergo review and quality control by experienced staff and volunteers.

Additionally, this year, the recommended organization will place additional emphasis on financial literacy or coaching, by referring tax clients to financial coaching sessions, establishing savings accounts and assisting with the purchase of savings bonds. The savings account program offers clients the opportunity to establish or add to a savings account meant for use during financial emergencies or to deal with an unanticipated expense. The DallasSaves program will offer matching funds as an incentive to families who set aside between $200 and $500 of their tax return through the tax return process and maintain the balance.

BACKGROUND (Continued)

The contract term is for one year, with two one-year renewal options (subject to appropriations).

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

- Office of Economic Development (2)
- Office of Financial Services (1)
- Library (2)

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

- Experience/Qualifications 30%
- Program Budget 30%
- Project Approach 40%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 463 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLink Team (RLT) to 25 Chambers of Commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized a one year service contract with a one-year renewal option to administer a Volunteer Income Tax Assistance Program by Resolution No. 13-2143.

On November 12, 2014, City Council authorized a one-year renewal to the service contract to administer a Volunteer Income Tax Assistance Program by Resolution No. 14-1973.

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

Information about this item will be provided to the Economic Development Committee on September 19, 2016.

FISCAL INFORMATION

$200,000.00 - Current Funds (subject to appropriations)

M/WBE INFORMATION

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

463 M/WBE and Non-M/WBE vendors were contacted
The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Foundation Communities, Inc.

White Male	23	White Female	81
Black Male	17	Black Female	30
Hispanic Male	46	Hispanic Female	97
Other Male	6	Other Female	7

PROPOSAL INFORMATION

The following proposals were received from solicitation number BQZ1618 and opened on August 5, 2016. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers	Address	Score
*Foundation Communities, Inc.	2902 Floyd Street Dallas, TX 75226	85.00%
Transformance, Inc.	8737 King George Drive Dallas, TX 75235	75.40%
Taxx Time Financial Services	4020 W. Camp Wisdom Road Dallas, TX 75237	58.20%

OWNER

Foundation Communities, Inc.

Walter Moreau, Executive Director
Julian Huerta, Deputy Executive Director

September 28, 2016

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

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

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

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

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Foundation Communities, Inc. (VS0000081894) to administer a Volunteer Income Tax Assistance Program for low to moderate income families or individuals citywide for a term of one year, with two one-year renewal options, in an amount not to exceed $200,000.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed basis, unit price basis for performance of specified tasks, payment to Foundation Communities, Inc. shall be based only on the amount of services directed to be performed by the City and properly performed by Foundation Communities, Inc. under the contract.

Section 2. That the Chief Financial Officer is authorized to disburse funds from the following appropriation in an amount not to exceed $200,000.00 (subject to appropriations) from Service Contract MASC BQZ1618:

FUND	DEPT	UNIT	OBJECT	AMOUNT
0001	ECO	1166	3511	$200,000.00

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

AGENDA ITEM # 20

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Fire

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a 36-month agreement, with a two one-year renewal options, with Texas Health Presbyterian Hospital Dallas, a Texas non-profit corporation, for mobile community healthcare services for the period October 1, 2016 through September 30, 2019 - Estimated Revenue: $100,000

BACKGROUND

The Dallas Fire-Rescue Department (DFR) Mobile Community Healthcare Program (MCHP) officially began service delivery in March of 2014. This program has been designed to provide healthcare system navigation, education and psycho-social service assistance to a targeted group of high-frequency 911 patients through scheduled in-home visits. MCHP paramedics identify critical areas of need for these individuals and work with an extensive network of community providers to meet those identified needs. These needs may include housing, psycho-social services access, food, medicine, transportation to physician appointments, access to primary health care and a range of other issues.

Due to healthcare reform initiatives, hospital-based healthcare providers are seeking solutions to a number of challenges. Among these are readmission penalties and the cost of healthcare delivery for high-frequent utilizers of their emergency department. Through contractual arrangements the DFR - MCHP is uniquely positioned to assist these providers with filling certain existing gaps in the healthcare delivery process. Using practices that have been developed and honed over the past eighteen months, this program is now poised to begin providing critical services aimed at the reduction of healthcare spending and penalties for these hospital-based providers and a select number of their identified high-risk patients.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Public Safety Committee on September 12, 2016.

FISCAL INFORMATION

Estimated Revenue: $100,000.00

M/WBE INFORMATION

In accordance with State Law, The Texas Health Presbyterian Hospital Dallas strongly supports a Minority Business Enterprise Program consistent with the City's Good Faith Effort Plan.

ETHNIC COMPOSITION

Texas Health Presbyterian Hospital Dallas

Full Time

Hispanic Female	1,054	Hispanic Male	477
Black Female	2,191	Black Male	564
White Female	3,440	White Male	2,108
Other Female	1,575	Other Male	1,223

Part Time

Hispanic Female	102	Hispanic Male	67
Black Female	146	Black Male	64
White Female	442	White Male	326
Other Female	371	Other Male	322

OWNER

Texas Health Presbyterian Hospital Dallas

Mr. James A. Berg, FACHE, President

WHEREAS, the Hospital operates as a not-for profit acute care general hospital and therein provides health care services for persons in need of such services; and

WHEREAS, on November 12, 2014, the Dallas City Council approved Ordinance No. 29544 amending Chapter 15D of the Dallas City Code of Ordinances which, among other things, expanded the role and services provided by Dallas Fire-Rescue Department paramedics to include the implementation of a Mobile Community Healthcare Program ("MCHP") that provides emergency medical services to certain individuals at their residences who routinely and frequently call 911 requesting emergency medical services; and

WHEREAS, the City's MCHP services are designed to: (1) support efficient and effective emergency medical services within the City of Dallas; (2) provide health education to City of Dallas residents; (3) assess living environments that may be dangerous or detrimental to a citizen's health and could contribute to an emergency situation; and (4) respond to certain emergency medical situations by providing vaccinations and immunizations; and

WHEREAS, the Hospital desires to utilize the City's MCHP services to better serve the healthcare needs of its care-coordinated patient population through the provision of home visits to monitor the health of and provide specific healthcare and preventative services to patients at high-risk for readmission or revisit to the emergency room in order to reduce the aggregate number of readmissions and revisits of such patients.

NOW, THEREFORE,

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

SECTION 1. That the City Manager is hereby authorized to enter into a 36-month agreement, with two one-year renewal options, with Texas Health Presbyterian Hospital Dallas. This agreement will be for the services provided by Dallas Fire-Rescue through its Mobile Community Healthcare Program for the period October 1, 2016 through September 30, 2019, after approval as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to deposit funds from the Texas Health Presbyterian Hospital Dallas, estimated amount of $100,000 in Fund 0001, Department DFD, Unit ER90, Revenue Source 7564.

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

AGENDA ITEM # 21

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Fire

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize a contract renewal with The University of Texas Southwestern Medical Center at Dallas for the required medical direction services for the period October 1, 2016 through September 30, 2017 - Not to exceed $234,807- Financing: Current Funds (subject to appropriations)

BACKGROUND

State law requires a Medical Director for pre-hospital care delivered by Emergency Medical Service personnel. The Medical Director provides protocols for paramedics to follow and permits paramedics to operate under his/her license.

The current contract, authorized by Resolution No. 15-1821, between the City of Dallas and The University of Texas Southwestern Medical Center provides medical direction services to the City of Dallas.

Section IV of the original contract titled “Terms of Contract” authorizes successive twelve-month renewals, subject to Council approval and funding.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a contract for the services of a Medical Director on September 22, 2010, by Resolution No. 10-2362.

Authorized a contract for the services of a Medical Director on August 24, 2011, by Resolution No. 11-2174.

Authorized a contract for the services of a Medical Director on August 22, 2012, by Resolution No. 12-2088

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

Authorized a contract for the services of a Medical Director on September 11, 2013, by Resolution No. 13-1555

Authorized a contract for the services of a Medical Director on September 24, 2014, by Resolution No. 14-1642

Authorized a contract for the services of a Medical Director on September 22, 2015, by Resolution No. 15-1821

Information about this item was provided to the Public Safety Committee on September 12, 2016.

FISCAL INFORMATION

Current Funds - $234,807.00 (subject to appropriations)

M/WBE INFORMATION

In accordance with State Law, The University of Texas Southwestern Medical Center at Dallas strongly supports a Minority Business Enterprise Program consistent with the City's Good Faith Effort Plan.

ETHNIC COMPOSITION

The University of Texas Southwestern Medical Center at Dallas, Department of Emergency Medicine

Full Time

Hispanic Female	4	Hispanic Male	8
Black Female	9	Black Male	0
White Female	39	White Male	38
Other Female	78	Other Male	111

Part Time

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

OWNER

University of Texas Southwestern Medical Center at Dallas

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

September 28, 2016

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

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

WHEREAS, State law requires and it is in the best interest of the community to provide a Medical Director to perform the duties as outlined in the above named legislation; and

WHEREAS, the City Council, pursuant to Resolution No. 15-1821, authorized a contract with The University of Texas Southwestern Medical Center at Dallas (UTSWMC) to provide the service of a Medical Director; and

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

NOW, THEREFORE,

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

SECTION 1. That the City Manager is hereby authorized to renew the contract with The University of Texas Southwestern Medical Center at Dallas for the services of a Medical Director for the period October 1, 2016 through September 30, 2017, upon approval as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $234,807 for services provided by a Medical Director beginning October 1, 2016 through September 30, 2017, from Fund 0001, Dept DFD, Unit ER90, OBJ 3070, Encumbrance DFDER90817, Vendor 904272 (subject to appropriations).

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

AGENDA ITEM # 22

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize an Interlocal Cooperation Contract with Texas A&M University System commencing on October 1, 2016, with two one-year renewal options to implement the Clinical Dental Care Services Program for dental health services to low/moderate-income seniors aged 60 and older - Not to exceed $64,000 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This action will authorize the City Manager to execute an Interlocal Cooperation Contract with Texas A&M University System to implement the Dental Care Service Program for dental health services to low/moderate-income seniors aged 60 and older. Dental services include exams, cleaning, fluoride treatment, sealants, fillings, extractions, root canals, treatment for infections, and oral health education. Funding will pay for client services on a fee for services basis.

The term of the contract will begin on October 1, 2016 and end on September 30, 2017.

Under the contract, Texas A&M University System will implement the Dental Care Services Program under its Texas A&M University College of Dentistry. Seniors will be served at the following locations: North Dallas Shared Ministries (NDSM) located at 2875 Merrell Road, Dallas, TX 75229 and Agape Clinic located at 4104 Junius Street, Dallas, TX 75246. Both locations are accessible by DART bus and rail. Dental care services will be provided by dental students, residents and/or directly by faculty dentists. All of the faculty members are licensed to practice dentistry by the State of Texas. There will also be seven certified dental assistants working under this contract. Funding will cover 660 patient visits to 330 patients. The program is available to all low/moderate-income seniors aged 60 and older residing within the City of Dallas.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On September 17, 2014, City Council approved the General Fund budget that authorized funds for dental health services for seniors, by Resolution No. 14-1568.

On May 26, 2016, an RFCSP was issued for dental health services for seniors and extended on June 30, 2016.

On July 14, 2016, one proposal for dental health services for seniors was received by Texas A&M University System.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

Current Funds - $64,000 (subject to annual appropriations)

September 28, 2016

WHEREAS, on September 17, 2014, City Council approved the General Fund budget that authorized funds for dental health services for seniors, by Resolution No. 14-1568; and

WHEREAS, on May 26, 2016, an RFCSP was issued for dental health services for seniors and extended on June 30, 2016; and

WHEREAS, on July 14, 2016, one proposal for dental health services seniors was received by Texas A&M University System; and

WHEREAS, there is a continued need to provide dental health services to promote dental health for low/moderate-income seniors within the City of Dallas; and

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute an Interlocal Cooperation Contract with Texas A&M University System commencing on October 1, 2016, with two one-year renewal options to implement the Clinical Dental Care Services Program to provide dental health services to low/moderate-income seniors aged 60 and older.

Section 2. That Texas A&M University System is required to meet all conditions of an approved work plan. Reimbursements will be approved in conjunction with meeting the requirements of the work plan and payments made only for properly documented eligible expenses.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with this resolution as follows (subject to annual appropriations):

Texas A&M University System Vendor No. VS0000063287

Fund	Dept	Unit	Object Code	Encumbrance	Amount
0001	HOU	4305	3099	HOU4305GK229	$64,000

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

AGENDA ITEM # 23

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Dallas Housing Acquisition and Development Corporation's (Land Bank) acquisition of unimproved tax foreclosed properties for sale to qualified developers for the development of affordable housing - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the City Manager to execute an Interlocal Cooperation Contract for the Urban Land Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Land Bank's acquisition of unimproved, tax-foreclosed properties for sale to qualified developers for the development of affordable housing in accordance with Chapter 379C of the Texas Local Government Code (Code).

The term of the contract will begin on October 1, 2016 and end on September 30, 2017.

Under the contract, the City may refer to the County up to 300 parcels of real property intended for acquisition by the Land Bank for filing of a tax lawsuit prior to March 31, 2017. The City or the Land Bank must give written notice to all parties to the contract of the specific addresses of parcels intended for acquisition by the Land Bank prior to referring said parcels to the County for filing of a tax lawsuit and prior to the sale of a property to the Land Bank after a judgment is obtained. Each party will have the right to withhold its consent to the filing of lawsuit on a parcel or sale of a particular parcel to the Land Bank.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, by Resolution No. 04-0458, the City Council established the Dallas Housing Acquisition and Development Corporation as its Land Bank and authorized an Interlocal Contract for an Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

No cost consideration to the City

WHEREAS, the City has an interest in preserving and increasing the tax base and creating affordable housing for low-income households to provide necessary decent, safe, and sanitary housing for such households; and

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

WHEREAS, the City Council desires to enter into an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District to facilitate the Land Bank's acquisition of unimproved, tax-foreclosed properties for sale to qualified developers for the development of affordable housing in accordance with the Code;

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute an Interlocal Cooperation Contract for the Urban Land Bank Demonstration Program with Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District, which will include the following provisions:

a. The term of the contract will begin on October 1, 2016 and end on September 30, 2017.

b. The City will be allowed to refer to the County up to 300 parcels of real property intended for acquisition by the Land Bank for filing of a tax lawsuit prior to March 31, 2017.

c. The City or the Land Bank must give written notice to all parties to the contract of the specific addresses of parcels intended for acquisition by the Land Bank prior to referring said parcels to the County for filing of a tax lawsuit and prior to the sale of a property to the Land Bank after a judgment is obtained. Each party will have the right to withhold its consent to the filing of lawsuit on a parcel or sale of a particular parcel to the Land Bank.

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

AGENDA ITEM # 24

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Association of Persons Affected by Addiction in the amount of $100,000 to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $100,000 - Financing: FY 2017 Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Association of Persons Affected by Addiction (APAA), which is located at 3116 Martin Luther King Blvd., submitted an application for assistance in response to the RFCSP and was found to be responsive. APAA is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

APAA is a nationally renowned, award-winning, grass-roots peer driven and peer-led recovery community organization that assists people with substance use disorders and with co-occurring mental health disorders stay abstinent from drugs/alcohol, find and retain permanent housing, and live healthy fulfilling lives. These funds will assist them in serving approximately 80 clients this year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS. DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893.

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893, to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by $1,113,607 from $2,613,607 to $1,500,000; (c) reduce the private 1:1 cash match from $2,613,607 to $1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of $2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed $2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

$100,000 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Association of Persons (Affected by Addiction)

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

September 28, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by $1,113,607 from $2,613,607 to $1,500,000; (c) reduce the private 1:1 cash match from $2,613,607 to $1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of $2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed $2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, the City of Dallas is required to provide private cash contributions at a rate of $1 for every $1 of the contracted award amount for FY 2017; and

WHEREAS, eradicating homelessness is a high priority of the City of Dallas; and

WHEREAS, the City desires to contract with Association of Persons Affected by Addiction to serve mentally ill and substance abuse homeless individuals.

NOW, THEREFORE,

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

September 28, 2016

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to **(1)** execute a grant agreement with Association of Persons Affected by Addiction to provide peer-driven system support services to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed $100,000; and **(2)** require Association of Persons Affected by Addiction to comply with all conditions of the Texas Department of State Health Services grant.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to Association of Persons Affected by Addiction, Vendor No. 517572, from Fund S290, Dept. HOU, Unit 2068, Object Code 3099, Encumbrance No. MASCHCCASSOCPAA17, in an amount not to exceed $100,000.

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

AGENDA ITEM # 25

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Bridge Steps in the amount of $1,799,735 to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $1,799,735 - Financing: FY 2016 Texas Department of State Health Services Grant Funds ($1,500,000) and FY 2017 Texas Department of State Health Services Grant Funds ($299,735)

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

In FY 2016, Bridge Steps expended $1,600,000 of the remaining FY 2014 DSHS Healthy Community Collaborative (HCC) grant balance accepted by Resolution No. 14-1080 and extended by Resolution No. 16-0302.

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Bridge Steps, which is located at 1818 Corsicana Street, submitted an application for assistance in response to the RFCSP and was found to be responsive. Bridge Steps is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas. These funds will assist them in serving approximately 612 clients this year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS. DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893.

On February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302.

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by $1,113,607 from $2,613,607 to $1,500,000; (c) reduce the private 1:1 cash match from $2,613,607 to $1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of $2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed $2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

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

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

$1,500,000 - FY 2016 Texas Department of State Health Services Grant Funds
$ 299,735 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Bridge Steps (Board of Directors)

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

September 28, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893; and

WHEREAS, on February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by $1,113,607 from $2,613,607 to $1,500,000; (c) reduce the private 1:1 cash match from $2,613,607 to $1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of $2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed $2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, the City desires to contract with Bridge Steps to serve mentally ill and substance abuse homeless individuals.

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to **(1)** execute a grant agreement with Bridge Steps to provide outreach/engagement, supportive services, transitional shelter, housing services and rental assistance, coordinated assessment/client prioritization, mental health services and substance abuse/detoxification to homeless individuals who suffer from mental illness, substance abuse disorder or co-occurring psychiatric disorders through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed $1,799,735; and **(2)** require Bridge Steps to comply with all conditions of the Texas Department of State Health Services grant.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to Bridge Steps, Vendor No. VS0000067075, from Fund S290, Dept. HOU, Unit 1817, Object Code 3070, Encumbrance No. MASCHCCBRIDGESTPS17, in an amount not to exceed $1,500,000 and from Fund S290, Dept. HOU, Unit 2069, Object Code 3070, Encumbrance No. MASCHCCBRIDGESTPS17, in an amount not to exceed $299,735.

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

AGENDA ITEM # 26

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a grant agreement with CitySquare in the amount of $1,508,192 to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $1,508,192 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. CitySquare, which is located at 511 N. Akard Street, Suite #302, submitted an application for assistance in response to the RFCSP and was found to be responsive. CitySquare is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas. These funds will assist them in serving approximately 250 clients this year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS. DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

Founded in 1988, CitySquare provides 450 supportive housing units to assist homeless persons to transitions from homelessness. These funds will assist them in serving homeless clients with supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment for 12 months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS

On June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative Program by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative Program by Resolution No. 15-1893.

On February 10, 2016, City Council authorized a grant agreement with CitySquare to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, by Resolution No. 16-0280.

On February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative Program to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302.

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

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by $1,113,607 from $2,613,607 to $1,500,000; (c) reduce the private 1:1 cash match from $2,613,607 to $1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of $2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed $2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

$1,508,192 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

CitySquare (Board of Directors)

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

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893; and

WHEREAS, on February 10, 2016, City Council authorized a grant agreement with CitySquare in the amount of $770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, by Resolution No. 16-0280; and

WHEREAS, on February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302; and

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by $1,113,607 from $2,613,607 to $1,500,000; (c) reduce the private 1:1 cash match from $2,613,607 to $1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of $2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed $2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, the City desires to contract with CitySquare to serve mentally ill and substance abuse homeless individuals.

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to **(1)** execute a grant agreement with CitySquare to provide coordination/assessment, supportive services, expanded housing services for temporary shelters through outreach and housing units, residential treatment and detox treatment to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed $1,508,192; and **(2)** require CitySquare to comply with all conditions of the Texas Department of State Health Services grant.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to CitySquare, Vendor No. VS0000000497, from Fund S290, Dept. HOU, Unit 2067, Object Code 3099, Encumbrance No. MASCHCCITYSQ17, in an amount not to exceed $1,508,192.

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

AGENDA ITEM # 27

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: N/A

SUBJECT

Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of $500,000 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017 - Not to exceed $500,000 - Financing: FY 2017 Texas Department of State Health Services Grant Funds

BACKGROUND

Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to care, quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness. The Texas Department of State Health Services (DSHS) awarded funds to five Texas municipalities in counties with populations of more than one million, including Bexar, Dallas, Harris, Tarrant, and Travis.

Acceptable uses of the grant money require one for one matching funds to include the establishment or expansion of a community collaborative of service providers focused on meeting the needs of the mentally ill homeless population, the establishment, operation and/or maintenance of minimum services (assistance accessing benefits, detoxification units, integrated medical services, housing services and education, job training and/or supported employment).

BACKGROUND (Continued)

On July 7, 2016, the Housing/Community Services Department posted a Request For Competitive Sealed Proposals (RFCSP) for agencies that serve the homeless. Shelter Ministries of Dallas dba Austin Street Center, which is located at 2929 Hickory Street, submitted an application for assistance in response to the RFCSP and was found to be responsive. Shelter Ministries of Dallas dba Austin Street Center is a Texas non-profit corporation with whom the City is in partnership to assist in serving homeless persons in the city limits of Dallas.

Opened in 1983, Shelter Ministries dba Austin Street Center provides overnight shelter, food, clothes, showers, job training and case management for its internal programs and with co-located agencies to assist homeless persons to transition from homelessness. They serve more than 300 persons experiencing homelessness per year. These funds will assist them in serving over 400 clients this year.

Each subcontractor is required to enter all Healthy Community Collaborative (HCC) clients and services in to the local Homeless Management Information System (HMIS. DSHS also requires that the subcontractors enter the participants into the Clinical Management for Behavioral Health Services (CMBHS), which is a web-based clinical record keeping system for state-contacted community mental health and substance abuse service provider.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080.

On October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893.

On February 10, 2016, City Council authorized a grant agreement with Shelter Ministries of Dallas dba Austin Street Center to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, by Resolution No. 16-0281.

On February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative Program to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302.

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

On August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by $1,113,607 from $2,613,607 to $1,500,000; (c) reduce the private 1:1 cash match from $2,613,607 to $1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of $2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed $2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

$500,000 - FY 2017 Texas Department of State Health Services Grant Funds

ETHNIC COMPOSITION

Shelter Ministries of Dallas dba Austin Street Center (Board of Directors)

Black Female	0	Black Male	0
White Female	7	White Male	4
Hispanic Female	0	Hispanic Male	1
Other Female	0	Other Male	0

September 28, 2016

WHEREAS, Senate Bill 58 of the 83rd regular legislative session amended Subtitle I, Title 4, of the Texas Government Code to add Chapter 539 establishing or expanding community collaborative projects to improve the access to the quality/comprehensiveness of care, and outcomes for persons who are both homeless and have a mental illness; and

WHEREAS, the five eligible municipalities and counties include: Bexar, Dallas, Harris, Tarrant, and Travis; and

WHEREAS, on June 25, 2014, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 14-1080; and

WHEREAS, on October 14, 2015, City Council authorized the acceptance of a grant from the Texas Department of State Health Services to provide services to the homeless through the Healthy Community Collaborative by Resolution No. 15-1893; and

WHEREAS, on February 10, 2016, City Council authorized a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of $227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016, by Resolution No. 16-0281; and

WHEREAS, on February 10, 2016, City Council authorized an amendment to Resolution No. 14-1080, previously approved on June 25, 2014, for a grant from the Texas Department of State Health Services (Grant No. 2014-045801-001) to provide services to the homeless through the Healthy Community Collaborative to extend the contract service date from August 31, 2015 to August 31, 2016, by Resolution No. 16-0302; and

September 28, 2016

WHEREAS, on August 24, 2016, City Council authorized an amendment to Resolution No. 15-1893 to (a) correct the FY 2016 grant term from the Texas Department of State Health Services (DSHS) to provide services to the homeless through the Healthy Community Collaborative (HCC) grant from July 1, 2014 through August 31, 2017 to August 1, 2016 through August 31, 2017; (b) decrease appropriations in the FY 2016 HCC grant fund due to revision in the award amount by $1,113,607 from $2,613,607 to $1,500,000; (c) reduce the private 1:1 cash match from $2,613,607 to $1,500,000 to match the FY 2016 grant award; and (d) correct the Contract No. from 2014-04581-001B to 2016-049507-001; (2) acceptance of the FY 2017 HCC grant from DSHS (Contract No. 2016-049507-001) to (a) provide services to the homeless through the HCC in the amount of $2,613,607 for the period August 1, 2016 through August 31, 2017; and (b) a private 1:1 cash match in an amount not to exceed $2,613,607; and (3) execution of the grant agreement by Resolution No. 16-1387; and

WHEREAS, the City desires to contract with Shelter Ministries of Dallas dba Austin Street Center to serve mentally ill and substance abuse homeless individuals.

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to **(1)** execute a grant agreement with Shelter Ministries of Dallas dba Austin Street Center to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative Program for the period August 1, 2016 through August 31, 2017, in an amount not to exceed $500,000; and **(2)** require Shelter Ministries of Dallas dba Austin Street Center to comply with all conditions of the Texas Department of State Health Services grant.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to Shelter Ministries of Dallas dba Austin Street Center, Vendor No. VC0000011655, from Fund S290, Dept. HOU, Unit 2066, Object Code 3099, Encumbrance No. MASCHCCMDALLAS17, in an amount not to exceed $500,000.

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

AGENDA ITEM # 28

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Human Resources

CMO: A. C. Gonzalez, 670-3302

MAPSCO: N/A

SUBJECT

An ordinance amending Chapter 34, "Personnel Rules," of the Dallas City Code by amending Sections 34-4, 34-17, 34-19, and 34-45 to: **(1)** amend the definition of flex time; **(2)** change the titles of Sections 34-17 and 34-19; and **(3)** amend who determines benefits for a police officer injured while performing off-duty security or traffic control services - Financing: No cost consideration to the City

BACKGROUND

These ordinance amendments include the Human Resources Department's annual review of Chapter 34, Personnel Rules, of the Dallas City Code.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council will be briefed by memorandum regarding this item.

FISCAL INFORMATION

No cost consideration to the City

9/13/16

ORDINANCE NO. _____

An ordinance amending Chapter 34, "Personnel Rules," of the Dallas City Code by amending Sections 34-4, 34-17, 34-19, and 34-45; amending the definition of flex time; changing the titles of Sections 34-17 and 34-19; clarifying which department director determines benefits for a police officer injured while performing off-duty security or traffic control services; 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 Paragraph (21) of Section 34-4, "Definitions," of Article I, "General Provisions," of Chapter 34, "Personnel Rules," of the Dallas City Code is amended to read as follows:

"FLEX TIME means a balancing time entry process that provides [~~an~~] exempt employees with the opportunity to substitute additional hours worked outside of his or her normal work schedule for time not worked during the same pay period in order to meet the total 80 hours required in a pay period. Flex time is a balancing entry only and is not paid leave."

SECTION 2. That Section 34-17, "Overtime and Paid Leave," of Article II, "Compensation," of Chapter 34, "Personnel Rules," of the Dallas City Code is retitled to read as follows:

"SEC. 34-17. OVERTIME AND PAID LEAVE FOR CIVILIAN EMPLOYEES."

SECTION 3. That Section 34-19, "Overtime and Paid Leave," of Article II, "Compensation," of Chapter 34, "Personnel Rules," of the Dallas City Code is retitled to read as follows:

"SEC. 34-19. WORK HOURS, PAID LEAVE, AND OVERTIME FOR PUBLIC SAFETY EMPLOYEES."

SECTION 4. That Subsection (c) of Section 34-45, "Benefit Policy for Off-Duty Security or Traffic Control Services," of Article VII, "Wage Supplementation," of Chapter 34, "Personnel Rules," of the Dallas City Code is amended to read as follows:

"The determination of whether an officer is entitled to benefits and the extent of benefits under this policy will be made by the director of risk management [~~the city's director of human resources~~]."

SECTION 5. That Chapter 34 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance. Any proceeding, civil or criminal, based upon events that occurred prior to the effective date of this ordinance are saved, and the former law is continued in effect for that purpose.

SECTION 6. 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 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

2016 Proposed Personnel Rule Changes

#	Personnel Rules Reference	Personnel Rule Wording (Current)	Personnel Rule Wording (Recommended)	Recommendation Rationale
1	SEC. 34-4. DEFINITIONS	FLEX TIME means a balancing time entry process that provides an employee with the opportunity to substitute additional hours worked outside of his or her normal work schedule for time not worked during the same pay period in order to meet the total 80 hours required in a pay period. FLEX time is a balancing entry only and is not paid leave.	FLEX TIME means a balancing time entry process that provides exempt employees with the opportunity to substitute additional hours worked outside of his or her normal work schedule for time not worked during the same pay period in order to meet the total 80 hours required in a pay period. FLEX time is a balancing entry only and is not paid leave.	Add the word exempt employees
2	Sec 34-45 BENEFIT POLICY FOR OFF-DUTY SECURITY OR TRAFFIC CONTROL SERVICES (c)	The determination of whether an officer is entitled to benefits and the extent of benefits under this policy will be made by the city's director of human resources. (Ord. Nos. 19340; 22026; 24873; 25389)	The determination of whether an officer is entitled to benefits and the extent of benefits under this policy will be made by the city's director of the office of risk management. (Ord. Nos. 19340; 22026; 24873; 25389)	Update
3	SEC. 34-17 OVERTIME AND PAID LEAVE		SEC. 34-17 OVERTIME AND PAID LEAVE FOR CIVILIAN EMPLOYEES	Update Section Heading
4	SEC. 34-19 WORK HOURS FOR PUBLIC SAFETY EMPLOYEES		SEC. 34-19 WORK HOURS, PAID LEAVE, AND OVERTIME FOR PUBLIC SAFETY EMPLOYEES	Update Section Heading

AGENDA ITEM # 29

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

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Library

CMO: Joey Zapata, 670-1204

MAPSCO: N/A

SUBJECT

Authorize **(1)** acceptance of two grants through the Texas State Library and Archives Commission for the period September 1, 2016 through August 31, 2017: Special Projects Grant in the amount of $75,000 and Library Cooperation Grant in the amount of $75,000; **(2)** the receipt and deposit of program income in the amount of $10,000 for the Library Cooperation Grant generated from GED Testing Center activities; **(3)** the establishment of appropriations in the amount of $10,000 in the GED Testing Center Program income fund to be used for other eligible activities; and **(4)** execution of the grant agreements - Total not to exceed $160,000 - Financing: Texas State Library and Archives Commission Grant Funds ($150,000) and Estimated Program Income ($10,000)

BACKGROUND

Texas State Library and Archives Commission (TSLAC) awards competitive grants to libraries and regional library systems across the state to support literacy and educational initiatives. The Dallas Public Library received two of these grants from TSLAC.

Special Projects Grant, in the amount of $75,000, to provide continued staffing for its Homeless Engagement Initiative at the J. Erik Jonsson Central Library. The collaborative project between the Dallas Public Library, the Friends of the Dallas Public Library and CitySquare's AmeriCorps program provides services to approximately 1,800 homeless customers annually. This grant will support a full-time Coordinator II and part-time Customer Service Representative who will oversee the specialized services and community partnerships available through this program.

BACKGROUND (Continued)

Library Cooperation Grant, in the amount of $75,000, to provide continued staffing for the GED Testing Center at the J. Erik Jonsson Central Library. The GED Testing Center was established with a gift from Atmos Energy, through the Friends of the Dallas Public Library, and provides GED test-taking and workforce development resources to approximately 3,200 adults a year. This grant will support the salary of a full-time Coordinator I and part-time Library Associate who oversee operations of the Testing Center.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Arts, Culture & Libraries Committee on September 19, 2016.

FISCAL INFORMATION

$150,000 - Texas State Library and Archives Commission Grant Funds
$ 10,000 - Estimated Program Income (generated from GED Testing Center Activities)

September 28, 2016

WHEREAS, the Texas State Library has awarded the City of Dallas, Dallas Public Library, funds to enhance community engagement and child literacy efforts, including the Special Projects Grant to support staff salaries for the Library's Homeless Engagement Initiative, the Library Cooperation Grant to support staff salaries for the GED Testing Center; and

WHEREAS, it is recommended that the City Manager is authorized to accept the grant funds in an amount not to exceed $150,000; and

WHEREAS, it is recommended that the program income generated by the Library Cooperation Grant - GED Testing Center, estimated to be $10,000 for FY 2016-17, be retained by the Library to carry out eligible activities in accordance with the Texas State Library and Archives Commission.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to **(1)** accept two grants through the Texas State Library and Archives Commission for the period September 1, 2016 through August 31, 2017: Special Projects Grant (Grant No. 478-17005, CFDA No. 45.310) in the amount of $75,000 and Library Cooperation Grant (Grant No. 479-17004, CFDA No. 45.310) in the amount of $75,000; **(2)** receive and deposit program income in the amount of $10,000 for the Library Cooperation Grant generated from GED Testing Center activities; and **(3)** execute the grant agreements and other documents required by the grant.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds into Fund F499, Department LIB, Unit 2053, Revenue Source 6506 in an amount not to exceed $75,000; and Fund F500, Department LIB, Unit 2054, Revenue Source 6506 in an amount not to exceed $75,000.

Section 3. That the City Manager is hereby authorized to establish appropriations in accordance with the grant agreements in Special Projects Fund F499, Department LIB, Unit 2053, various object codes in an amount not to exceed $75,000; and Library Cooperation Fund F500, Department LIB, Unit 2054, various object codes in an amount not to exceed $75,000, according to the attached Schedule.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds from Fund F499, Department LIB, Unit 2053, various object codes in an amount not to exceed $75,000; and Fund F500, Department LIB, Unit 2054, various object codes in an amount not to exceed $75,000 in accordance with the grant agreements for the Special Projects Grant and Library Cooperation Grant, according to the attached Schedule.

Section 5. That the Chief Financial Officer is hereby authorized to receive and deposit program income in an amount not to exceed $10,000 for the Library Cooperation Grant in Fund F500, Department LIB, Unit 2054, Revenue Source 7291.

Section 6. That the City Manager is hereby authorized to establish appropriations in F500, Department LIB, Unit 2054 in various object codes in an amount not to exceed $10,000 for the estimated program income, according to the attached Schedule.

Section 7. That the Chief Financial Officer is hereby authorized to disburse grant funds from F500, Department LIB, Unit 2054, various object codes in an amount not to exceed $10,000, according to the attached Schedule.

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

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

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

Grant Name	F500/2054	Amount	Salary	Fund No.	Unit No.
Library Cooperation FY2017	Federal Grant		Yes	F500	2054
obj. code					
1101	Salary	53,330			
1301	Pension	7,643			
1303	Life Ins	36			
1304	Benefit	9,251			
1306	FICA	773			
1309	Wellness	38			
2860	Giveaway Books	-			
3030	Printing	-			
3099	Misc. Special Serv.	-			
3851	Debt Service	3,930			
	Personnel	**75,000**			
obj. 2860, 3030, 3099 will be appropriated after receiving program income					

Grant Name		Amount	Salary	Fund No.	Unit No.
Special Projects FY2017	Federal Grant		Yes	F499	2053
obj. code					
1101	Salary	52,607			
1301	Pension	7,538			
1303	Life Ins	36			
1304	Benefits	9,251			
1306	FICA	763			
1309	Wellness	38			
3851	Debt Service	4,768			
	Total	**75,000**			

AGENDA ITEM # 30

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

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Park & Recreation
Public Works Department

CMO: Willis Winters, 670-4071
Jill A. Jordan, P.E., 670-5299

MAPSCO: 23Z 33C D G

SUBJECT

Authorize **(1)** acceptance of a Texas Parks and Wildlife Department Urban Outdoor Grant for the Dallas Bachman Lake Park Project from the Texas Parks and Wildlife Department in an amount not to exceed $1,000,000 for renovation of the existing trail; **(2)** the receipt and deposit of grant funds in the amount of $1,000,000 in the Texas Parks and Wildlife Grant Fund; **(3)** the establishment of appropriations in the Texas Parks and Wildlife Grant Fund in the amount of $1,000,000; and **(4)** a contract with The Fain Group, Inc., best value proposer of five, for trail improvements at Bachman Lake Park along Shorecrest Drive from Denton Drive to Webb Chapel Road - Not to exceed $2,138,524 - Financing: General Obligation Commercial Paper Funds ($1,138,524) and Texas Parks and Wildlife Department Grant Funds ($1,000,000)

BACKGROUND

On March 25, 2015, by Resolution No. 15-0548, Council authorized an application with the Texas Parks and Wildlife Department for assistance from the Texas Parks and Wildlife Department Urban Outdoor Grant for renovation of the existing trail in Bachman Lake Park, which is a matching share, in an amount not to exceed $1,000,000.

On May 13, 2016, five proposals were received for trail improvements at Bachman Lake Park. The Fain Group, Inc. was selected as the best value proposer for the Base Price and Alternate Nos. A1, A2, A4, B1 and B2, in the amount of $2,138,524.29.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

BACKGROUND (Continued)

The following is a list of the rating criteria and values for each criterion:

Rating Criteria	Value
1. Proposed Construction Contract Award	45%
2. Qualifications/Experience/References for Prime Firm	20%
3. Subcontractor Experience	10%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	5%
	100%

ESTIMATED SCHEDULE OF PROJECT

Begin Design	August 2011
Completed Design	April 2016
Begin Construction	December 2016
Complete Construction	August 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council authorized an application for a grant on March 25, 2015, by Resolution No. 15-0548.

On April 2, 2015, the Park and Recreation Board authorized application for the Urban Outdoor Recreation Grant.

On September 1, 2016, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Quality of Life & Environment Committee on September 26, 2016.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - $1,138,524.29
Texas Parks and Wildlife Department Grant Funds - $1,000,000

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

The Fain Group, Inc.

White Male	8	White Female	2
Hispanic Male	46	Hispanic Female	2
Black Male	0	Black Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following five proposals were received and opened on May 13, 2016:

*Denotes the successful proposer

Proposers	Base Bid	Alternate Nos. A1, A2,A4,B1 and B2**	Total Bid
*The Fain Group, Inc. 1616 North Sylvania Avenue Ft. Worth, Texas 76111	$2,687,480.97	$293,418.81	$2,980,899.78
Wall Enterprises	$2,858,900.00	$284,900.00	$3,143,800.00
J.C. Commercial, Inc.	$2,867,777.00	$430,508.00	$3,298,285.00
RoeschCo Construction, Inc.	$3,657,000.00	$431,824.00	$4,088,824.00
DENCO CS Corporation	$2,855,793.60	$297,702.80	$3,153,496.40

**Alternate No. A1 - provides for construction of trail from Denton Drive at Shorecrest connection.
**Alternate No. A2 - provides for construction of Point Nancy Carolyn Loop Trail and picnic area.
**Alternate No. A4 - provides for construction of fitness loop trail with exercise stations and wildscaping interpretive signage.
**Alternate No. B1 - provides for installation of South and North Stone Gateway Portal Signs.
**Alternate No. B2 - provides for installation of Bachman Lake Park sign.

Note: After value engineering, the best and final offer from The Fain Group, Inc. for Base Bid and Alternate Nos. A1, A2, A4, B1 and B2 was for $2,138,524.29.

OWNER

The Fain Group, Inc.

Larry Frazier, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** acceptance of a Texas Parks and Wildlife Department Urban Outdoor Grant for the Dallas Bachman Lake Park Project from the Texas Parks and Wildlife Department in an amount not to exceed $1,000,000 for renovation of the existing trail; **(2)** the receipt and deposit of grant funds in the amount of $1,000,000 in the Texas Parks and Wildlife Grant Fund; **(3)** the establishment of appropriations in the Texas Parks and Wildlife Grant Fund in the amount of $1,000,000; and **(4)** a contract with The Fain Group, Inc., best value proposer of five, for trail improvements at Bachman Lake Park along Shorecrest Drive from Denton Drive to Webb Chapel Road - Not to exceed $2,138,524 - Financing: General Obligation Commercial Paper Funds ($1,138,524) and Texas Parks and Wildlife Department Grant Funds ($1,000,000)

The Fain Group, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$42,000.00	1.96%
Total non-local contracts	$2,096,524.29	98.04%
TOTAL CONTRACT	$2,138,524.29	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Duran Industries	HMDB66287Y1016	$42,000.00	100.00%
Total Minority - Local		$42,000.00	100.00%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
El Cala Construction	HMDB741Y0217	$495,700.00	23.64%
Total Minority - Non-local		$495,700.00	23.64%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$42,000.00	100.00%	$537,700.00	25.14%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$42,000.00	100.00%	$537,700.00	25.14%



0 225 450 900 1,350 Feet

September 1, 2016

Bachman Lake Trail Phase III
Shorecrest Drive from Denton Drive to Webb Chapel Road

Mapsco
23 Z
33 C,D,G

District
6

WHEREAS, on March 25, 2015, by Resolution No. 15-0548, Council authorized an application with the Texas Parks and Wildlife Department for assistance from the Texas Parks and Wildlife Department Urban Outdoor Grant for renovation of the existing trail in Bachman Lake Park, which is a matching share, in an amount not to exceed $1,000,000; and

WHEREAS, on May 13, 2016, five proposals were received for trail improvements at Bachman Lake Park along Shorecrest Drive from Denton Drive to Webb Chapel Road; and

Proposers	**Base Bid**	**Alternate Nos. A1, A2,A4,B1 and B2****	**Total Bid**
The Fain Group, Inc.	$2,687,480.97	$293,418.81	$2,980,899.78
Wall Enterprises	$2,858,900.00	$284,900.00	$3,143,800.00
J.C. Commercial, Inc.	$2,867,777.00	$430,508.00	$3,298,285.00
RoeschCo Construction, Inc.	$3,657,000.00	$431,824.00	$4,088,824.00
DENCO CS Corporation	$2,855,793.60	$297,702.80	$3,153,496.40

**Alternate No. A1 - provides for construction of trail from Denton Drive at Shorecrest connection.
**Alternate No. A2 - provides for construction of Point Nancy Carolyn Loop Trail and picnic area.
**Alternate No. A4 - provides for construction of fitness loop trail with exercise stations and wildscaping interpretive signage.
**Alternate No. B1 - provides for installation of South and North Stone Gateway Portal Signs.
**Alternate No. B2 - provides for installation of Bachman Lake Park sign.

Note: After value engineering, the best and final offer from The Fain Group, Inc. for Base Bid and Alternate Nos. A1, A2, A4, B1 and B2 was for $2,138,524.29.

WHEREAS, it has been determined that acceptance of the final and best offer from The Fain Group, Inc., in an amount not to exceed $2,138,524.29 is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with The Fain Group, Inc. for trail improvements at Bachman Lake Park, in an amount not to exceed $2,138,524.29

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with The Fain Group, Inc., after approval as to form by the City Attorney.

SECTION 3. That the City Manager is hereby authorized to accept a Texas Parks and Wildlife Department Urban Outdoor Grant for the Dallas Bachman Lake Park Project from the Texas Parks and Wildlife Department (TPWD) (Grant No. 55-000026), in an amount not to exceed $1,000,000 for the period August 20, 2015 through July 15, 2018.

SECTION 4. That the Chief Financial Officer is hereby authorized to receive and deposit funds from the Texas Parks and Wildlife Department in the Texas Parks and Wildlife Grant Fund in an amount not to exceed $1,000,000 in Fund S306, Department PKR, Unit S614, Revenue Code 6516.

SECTION 5. That the City Manager is hereby authorized to establish appropriations in the Texas Parks and Wildlife Grant Fund, Fund S306, Department PKR, Unit S614, Object 4599 in the amount of $1,000,000.

SECTION 6. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,138,524.29 to The Fain Group, Inc., as follows:

(2012) Street and Transportation Improvement Fund Fund 4U22, Department PBW, Unit S614, Object 4599 Activity SREC, Program PB12S614, CT-PKR16019959 Commodity 91200, Vendor VS0000040276	$1,138,524.29
TPWD Urban Outdoor-Dallas Bachman Lake Park Grant Fund Fund S306, Department PKR, Unit S614, Object 4599 Activity HIBT, Program PB12S614, CT-PKR16019959 Commodity 91200, Vendor VS0000040276	$1,000,000.00
Total amount not to exceed	$2,138,524.29

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

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

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

AGENDA ITEM # 31

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

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation
Public Works Department
Trinity Watershed Management

CMO: Willis Winters, 670-4071
Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 57S T

SUBJECT

Authorize **(1)** a decrease in the contract with RoeschCo Construction, Inc. for a credit to the existing contract for the Joppa Trail and South Central Park sprayground in an amount not to exceed ($728,458), from $3,584,711 to $2,856,253; and **(2)** payment to the U.S. Army Corp of Engineers in the amount of $728,458 for the City's share of costs for the construction of the Joppa Trail located between Fellows Lane to Elam Road - Not to exceed ($728,458), from $3,584,711 to $2,856,253 - Financing: 2003 Bond Funds ($711,398) and 1998 Bond Funds ($17,060)

BACKGROUND

The original contract was awarded to RoeschCo Construction, Inc., by City Council on October 8, 2014, by Resolution No. 14-1695, for construction of the South Central Park and Joppa Connector Trail Project, which includes site improvements for South Central Park and the construction of approximately one mile of multipurpose concrete trail including two bridges, in an amount not to exceed $3,536,435.00.

Change Order No. 1, was authorized on July 28, 2015, by Administrative Action No. 15-1118 for concrete depth, dependable water fountain, bollards and other miscellaneous items to include a credit for reduced parking lot size; deduction for trail head sundial and concrete kiosk; add retaining wall at east parking area, and install automatic backwash for sprayground, in an amount not to exceed $48,276.19, making a revised contract amount of $3,584,711.19.

BACKGROUND (Continued)

This action will authorize Change Order No. 2 to the contract with RoeschCo Construction, Inc., in an amount not to exceed ($728,458.10), from $3,584,711.19 to $2,856,253.09 for a credit for to remove the Joppa Trail scope of work from the existing contract. Due to river flooding and inundation of the lower chain of wetlands, the U. S. Army Corps of Engineers (Corps) and the City determined that it would be the best course of action for the Corps' contractor to complete the work when the ground and river conditions permit. The credit of $728,458.10 from the City's construction contract will be transferred to the Corps. The sprayground has been completed and the Corps will be taking over completion of the trail. The City's contractor will provide two bridges as well as prefabricated structural steel elevated decking to the Corps.

The Corps is currently constructing the maintenance trails in the chain of wetlands area and can also construct the Joppa Trail Connection due to their familiarity with the area and the challenges inherent with working in the Dallas Floodway Extension. This work is part of the Dallas Floodway Extension, a federally authorized project, and will complete the connections from IH20 to north of I45.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	November 2014
Complete Construction	January 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized execution of the Project Cooperation Agreement between the City of Dallas and the U.S. Army Corps of Engineers for construction of the DFE Project on December 12, 2001, by Resolution No. 01-3720.

On February 20, 2014, the Park and Recreation Board authorized proceeding with advertisement for construction procurement.

On October 2, 2014, the Park and Recreation Board authorized award of the contract.

City Council authorized award of the contract on October 8, 2014, by Resolution No. 14-1695.

Briefed the Transportation and Trinity River Project Committee on June 8, 2015.

Briefed the Transportation and Trinity River Project Committee on June 15, 2015.

Information about this item was provided to the Transportation and Trinity River Project Committee on August 24, 2015.

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

On September 1, 2016, the Park and Recreation Board authorized Change Order No. 2.

Information about this item will be provided to the Quality of Life & Environmental Committee on September 26, 2016.

FISCAL INFORMATION

2003 Bond Funds - ($711,397.85)
1998 Bond Funds - ($17,060.25)

Construction Amount	$3,536,435.00
Change Order No. 1	$48,276.19
Change Order No. 2 (this action)	($728,458.10)
Total	$2,856,253.09

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

RoeschCo Construction, Inc.

White Male	0	White Female	8
Hispanic Male	0	Hispanic Female	0
Black Male	0	Black Female	0
Other Male	1	Other Female	4

OWNER

RoeschCo Construction, Inc.

Marcie Roeschley, President

MAP

Attached

BUSINESS INCLUSION & DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a decrease in the contract with RoeschCo Construction, Inc. for a credit to the existing contract for the Joppa Trail and South Central Park sprayground in an amount not to exceed ($728,458), from $3,584,711 to $2,856,253; and **(2)** payment to the U.S. Army Corp of Engineers in the amount of $728,458 for the City's share of costs for the construction of the Joppa Trail located between Fellows Lane to Elam Road - Not to exceed ($728,458), from $3,584,711 to $2,856,253 - Financing: 2003 Bond Funds ($711,398) and 1998 Bond Funds ($17,060)

RoeschCo Construction, Inc. is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	This Action Amount	Revised Amount	Percent
Local contracts	($264,371.00)	$349,190.00	12.23%
Non-local contracts	($464,087.10)	$2,507,063.09	87.77%
TOTAL CONTRACT	($728,458.10)	$2,856,253.09	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

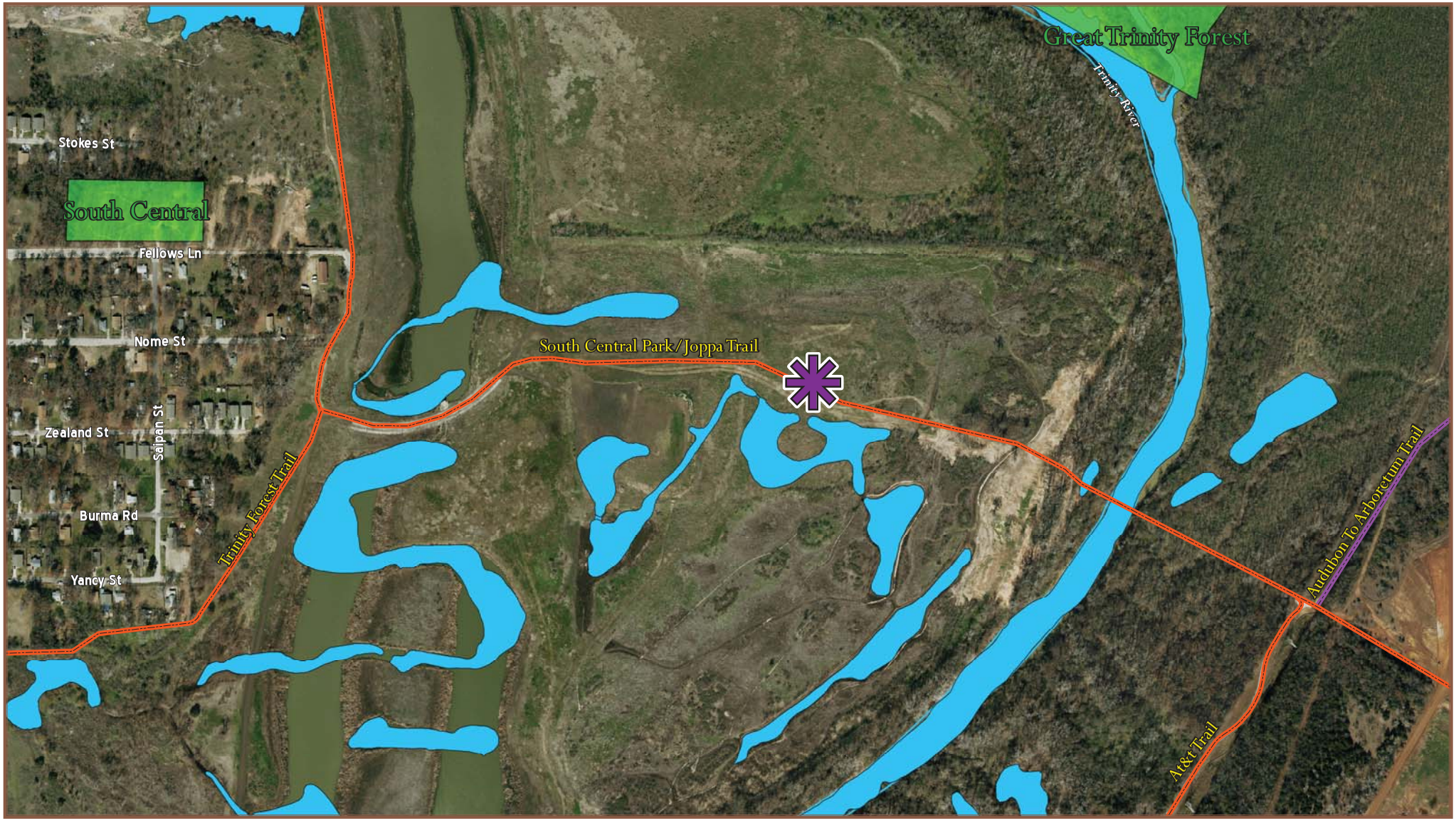
Local	Certification	Revised This Action	Revised Amount	Percent
Miko Trucking	HMDB13171Y0817	$0.00	($113,326.00)	15.56%
CT&S Metal Works	WFDB68320Y1016	$0.00	($20,045.00)	2.75%
Mr. Steel Inc.	WFWB62931Y0816	$0.00	($131,000.00)	17.98%
Total Minority - Local		$0.00	($264,371.00)	36.29%

Non-Local Contractors / Sub-Contractors

Non-Local	Certification	Revised This Action	Revised Amount	Percent
RoeschCo Construction, Inc.	WFWB69137N0618	$0.00	($464,087.10)	-18.51%
Total Minority - Non-local		$0.00	($464,087.10)	(18.51%)

TOTAL M/WBE PARTICIPATION

	Original Amount	Percent	This Action Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$550,000.00	15.55%	$298,248.00	8.32%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$2,481,465.00	70.17%	$2,845,163.19	79.37%
Total	$3,031,465.00	85.72%	$3,143,411.19	87.69%



0 170 340 680 1,020 Feet

September 1, 2016

South Central Park/Joppa Trail (Fellows Ln to AT&T Trail)

Mapsco
57 S,T

District
7

September 28, 2016

WHEREAS, on October 8, 2014, by Resolution No. 14-1695, RoeschCo Construction, Inc. was awarded a contract for construction of the South Central Park and Joppa Connector Trail Project, which includes site improvements for South Central Park and the construction of approximately one mile of multipurpose concrete trail including two bridges, in an amount not to exceed $3,536,435.00.

WHEREAS, on July 28, 2015, by Administrative Action No. 15-1118, RoeschCo Construction, Inc., Change Order No. 1 was authorized for concrete depth, dependable water fountain, bollards and other miscellaneous items to include a credit for reduced parking lot size; deduction for trail head sundial and concrete kiosk; add retaining wall at east parking area, and install automatic backwash for sprayground, in an amount not to exceed $48,276.19, increasing the contract amount to $3,584,711.19.

WHEREAS, this action will authorize Change Order No. 2 to the contract with RoeschCo Construction, Inc., in an amount not to exceed ($728,458.10), from $3,584,711.19 to $2,856,253.09 for a credit for the Joppa Trail and South Central Park sprayground from the existing contract. Due to river flooding and inundation of the lower chain of wetlands, the U. S. Army Corps of Engineers (Corps) and the City determined that it would be the best course of action for the Corps' contractor to complete the work when the ground and river conditions permit. The sprayground has been completed and the Corps will be taking over completion of the trail. The City's contractor will provide two bridges as well as prefabricated structural steel elevated decking to the Corps.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into Change Order No. 2 to the contract with RoeschCo Construction, Inc. for a credit to the existing contract for the Joppa Trail and South Central Park sprayground, in an amount not to exceed ($728,458.10), decreasing the contract amount from $3,584,711.19 to $2,856,253.09.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a decrease in the contract with RoeschCo Construction, Inc., after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to reduce encumbrances in the amount of ($728,458.10) to RoeschCo Construction, Inc. as follows:

(2003) Street and Transportation Improvements Fund	
Fund 6R22, Department PBW, Unit P922	
Object 4599, Activity HIBT, CT-PBW03P922A1	
Program PB03P922, Commodity 91200	
Vendor VS0000057213	($711,397.85)
(1998) Trinity River Corridor Project Fund	
Fund 6P14, Department TWM, Unit P922	
Object 4599, Activity HIBT, CT-PBW03P922A1	
Program PB03P922, Commodity 91200	
Vendor VS0000057213	($17,060.25)
Total amount not to exceed	($728,458.10)

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in the amount of $728,458.10 to the U.S. Army Corp of Engineers for the City's share costs for the construction of the Joppa Trail as follows:

(2003) Street and Transportation Improvements Fund	
Fund 6R22, Department PBW, Unit P922	
Object 4599, Activity HIBT, CT-PBW03P922A2	
Program PB03P922, Commodity 91200	
Vendor 352290	$711,397.85
(1998) Trinity River Corridor Project Fund	
Fund 6P14, Department TWM, Unit P922	
Object 4599, Activity HIBT, CT-PBW03P922A2	
Program PB03P922, Commodity 91200	
Vendor 352290	$17,060.25
Total amount not to exceed	$728,458.10

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

AGENDA ITEM # 32

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant from the U.S. Department of Transportation passed through the Texas Department of Transportation in the amount of $999,994 for travel expenses and overtime reimbursement for the period October 1, 2016 through September 30, 2017; **(2)** a city contribution of pension in the amount of $283,669; and **(3)** execution of the grant agreement - Total not to exceed $1,283,663 - Financing: Texas Department of Transportation Grant Funds ($999,994) and Current Funds ($283,669) (subject to appropriations)

BACKGROUND

The Comprehensive STEP (Selective Traffic Enforcement Program) Grant provides for the reimbursement of overtime salaries paid to officers and supervisors enforcing specific traffic laws at targeted locations. The focus is on DWI violations, speeding, occupant restraint use, and traffic control device violations. The goals are: (1) to increase effective enforcement and adjudication of traffic safety-related laws to reduce fatal and serious injury crashes, (2) to reduce the number of DWI related crashes, injuries and fatalities, and (3) to increase occupant restraint use in all passenger vehicles and trucks.

The Traffic Section of the Field Services Division is requesting this item. The grant award is for a one year period, beginning October 1, 2016 through September 30, 2017. The cash match is from Current Funds in the amount of $283,668.65 for uniformed personnel pension benefit.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 28, 2005, by Resolution No. 05-2848.

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

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 25, 2006, by Resolution No. 06-2976.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 24, 2007, by Resolution No. 07-3168.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 22, 2008, by Resolution No. 08-2859.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 26, 2011, by Resolution No. 11-2842.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 12, 2012, by Resolution No. 12-2263.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 25, 2013, by Resolution No. 13-1689.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on August 27, 2014, by Resolution No. 14-1383.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on August 26, 2015, by Resolution No. 15-1551.

Information about this item will be provided to the Public Safety Committee on September 26, 2016.

FISCAL INFORMATION

$999,993.60 - Texas Department of Transportation Grant Funds
$283,668.65 - Current Funds (subject to appropriations)

September 28, 2016

WHEREAS, the Dallas Police Department Comprehensive Selective Traffic Enforcement Program (STEP) grant from the U.S. Department of Transportation pass through the Texas Department of Transportation, has made funds available for overtime salaries for a citywide traffic enforcement campaign, for the period October 1, 2016 through September 30, 2017; and

WHEREAS, the Comprehensive Selective Traffic Enforcement Program (STEP) grant will provide $999,993.60; and

WHEREAS, the City of Dallas contributes pension costs of $283,668.65; and

WHEREAS, it is in the best interest of the City of Dallas to apply for and accept such funding.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to **(1)** apply for and accept the Comprehensive Selective Traffic Enforcement Program (STEP) grant (Grant #2017-Dallas-S-1YG-0068, CFDA #20.600) from the U.S. Department of Transportation passed through the Texas Department of Transportation in the amount of $999,993.60 for travel expenses and overtime reimbursement for the period October 1, 2016 through September 30, 2017; **(2)** a local cash match in the amount of $283,668.65 for city pension contribution; and **(3)** execute the grant agreement and other documents required by the grant.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in the amount of $999,993.60 into Fund F504, Department DPD, Unit 2057, and Revenue Source 6506.

Section 3. That the City Manager is hereby authorized to establish appropriations in the Comprehensive Selective Traffic Enforcement Program (STEP) grant in the amount of $999,993.60 in Fund F504, Department DPD, Unit 2057, in accordance with the attached Schedule.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in the amount of $999,993.60 from General Fund 0001, Department DPD, Unit 2127, Object 1202 and 3361.

Section 5. That the Chief Financial Officer is hereby authorized to reimburse General Fund 0001, Department DPD, Unit 2127, Object 1202 and 3361 from Fund F504, Department DPD, Unit 2057, Object 1202 and 3361 in an amount not to exceed $999,993.60, according to the attached Schedule.

Section 6. That the Chief Financial Officer is hereby authorized to disburse a local cash match for uniformed personnel pension contribution in the amount of $283,668.65 (subject to appropriations) from Fund 0001, Department DPD, Unit 2127, Object 1302, according to the attached Schedule.

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

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

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

SCHEDULE
Comprehensive Selective Traffic Enforcement Program Grant
Fund F504, Dept. DPD, Unit 2057, Revenue Source Code 6506
October 1, 2016 - September 30, 2017

Object Code	Description	Amount
1202	Overtime Uniform	$ 995,328.60
3361	Professional Development	$ 4,665.00
	Grand Total	**$ 999,993.60**

Matching Funds

Cash Match
Fund 0001, Dept. DPD, Unit 2127

Object Code	Description	Amount
1302	Pensions/Uniformed	$ 283,668.65
	Total	**$ 283,668.65**

AGENDA ITEM # 33

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Eric Campbell, 670-3255

MAPSCO: N/A

SUBJECT

Authorize **(1)** the Dallas Police Department to receive funds in the amount of $600,000 from various federal and state law enforcement agencies including, but not limited to those shown (list attached) for reimbursement of overtime for investigative services for FY 2016-17; **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of $179,700; and **(3)** execution of the grant agreements - Total not to exceed $779,700 - Financing: Current Funds ($179,700) (subject to appropriations) and Various Federal and State Law Enforcement Agencies ($600,000)

BACKGROUND

The Dallas Police Department is routinely asked to participate in various federal and state law enforcement investigation task forces and receives reimbursement for expenses associated with those task forces from the sponsoring federal or state agency involved. The reimbursed expenses are generally for the Dallas Police Department officers' overtime associated with the investigations. Occasionally, the task force agreement specifies reimbursement for other miscellaneous expenses.

The Dallas Police Department participates in approximately 18 to 25 task forces per year for varying lengths of time. Each task force investigation is usually confidential, and the officers assigned to the investigation are generally undercover officers. Each task force agreement specifies the nature, time period, and maximum amount of reimbursement the City may receive and must be signed by an authorized official of the City. The purpose of this agenda item is to create a better tracking-monitoring system on all task force activities.

In fiscal year 1999-00, the Dallas Police Department initiated a procedure to obtain approval for all task force participation through one City Council resolution in lieu of processing an Administrative Action for each task force each fiscal year. This procedure ensures that the agreements are processed in a routine, but confidential manner.

BACKGROUND (Continued)

Funding allocations represent projections only and are subject to modification based upon the progress and needs of the investigation. Additionally, resources are contingent upon the availability of federal and state funds as well as the availability of Dallas Police Department officers to work on a task force as planned. Approval of this item will insure that all task force revenues are authorized to be deposited, and subsequently, the general fund will be reimbursed consistent with the original overtime expenditures.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on December 8, 1999, by Resolution No. 99-3895.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 25, 2000, by Resolution No. 00-3246.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 10, 2001, by Resolution No. 01-3057.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 9, 2002, by Resolution No. 02-2960.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on December 8, 2003, by Resolution No. 03-3361.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on September 22, 2004, by Resolution No. 04-2809.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on November 9, 2005, by Resolution No. 05-3270.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on November 8, 2006, by Resolution No. 06-3103.

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

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on January 23, 2008, by Resolution No. 08-0316.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on January 28, 2009, by Resolution No. 09-0299.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 28, 2009, by Resolution No. 09-2639.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on September 22, 2010, by Resolution No. 10-2388.

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 10, 2011, by Resolution No. 11-2734

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 24, 2012, by Resolution No. 12-2664

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on October 23, 2013, by Resolution No. 13-1842

Authorized the expenditure of funds, acceptance of reimbursement and execution of agreements with federal and state law enforcement agencies on September 24, 2014, by Resolution No. 14-1601.

Information about this item will be provided to the Public Safety Committee on September 26, 2016.

FISCAL INFORMATION

$179,700 - Current Funds (subject to appropriations)
$600,000 - Various Federal and State Law Enforcement Agencies

FY16-17 Active Task Forces *

Active Task Force	Agency	Task Force Efforts
ATF Violent Crime Initiative (Texoma HIDA)	Drug Enforcement Agency (DEA)	Drug trafficking & Money laundering
Dallas Field Diversion - Asset Removal Group	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - HIDTA -1	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Task Force 1	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Task Force 2	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Financial Strike Force	Drug Enforcement Agency (DEA)	Drug Trafficking
Dallas Field Diversion - Tactical Diversion Squad (TDS)	Drug Enforcement Agency (DEA)	Diversion schemes of controlled pharmaceuticals and or chemicals (Prescription forgery; Retail level violators)
North Texas Financial Crimes Task Force	Internal Revenue Service (IRS)	Money laundering
Violent Crimes, Major Offenders, and Gangs Safe Streets Task Force (SSTF)	Federal Bureau of Investigations (FBI)	Drug trafficking; money laundering; alien smuggling; crimes of violence (murder, aggravated assault, robbery, and violent street gangs)
Southwest Border Task Force (SBTF)	Federal Bureau of Investigations (FBI)	Border investigation and enforcement
North Texas Joint Terrorism Task Force (NTJTTF)	Federal Bureau of Investigations (FBI)	Protect against threats to our national security, including international terrorism
Cyber Crimes Task Force (CCTF)	Federal Bureau of Investigations (FBI)	Investigate and apprehend high technology criminals
North Texas Regional Computer Forensic Lab (NTRCFL)	Federal Bureau of Investigations (FBI)	Computer financial crimes forensics
District Fugitive Task Force (DFTF)	United States Marshals Office	Investigate and apprehend local, state, and federal fugitives

FY15-16 Active Task Forces *

Active Task Force	Agency	Task Force Efforts
US Immigration and Customs Enforcement	Immigration and Customs Enforcement (ICE)	Border investigation and enforcement
Texas Military Task Force	State of Texas	Illegal drugs or narcotics with actual or suspected criminal activity
ATF Dallas Group III Field Office Task Force	The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)	Firearms Criminal Possession and Use, Criminal Groups and Gangs, Illegal Firearms Trafficking
Immigration and Customs Enforcement (ICE)	ICE SAC Dallas	The grant will target offenders who sell counterfeit and conspiracy items in the City of Dallas and county
Texas Joint Counterdrug Task Force	Texas Army National Guard	Drug Trafficking
Child Exploitation Task Force	Federal Bureau of Investigations (FBI)	Investigate the sexual victimization of children and other crimes against children within the FBI's jurisdiction
Organized Crime Drug Enforcement Task Force	United States Attorney's Office	Organized crime and drug trafficking

*This list in not inclusive of all federal and state agencies, or other organizations that we could enter into agreements with during the FY15-16 for reimbursement of overtime or equipment.

September 28, 2016

WHEREAS, the City of Dallas is routinely requested to participate in various federal and state law enforcement investigation task forces; and

WHEREAS, the City of Dallas receives reimbursement expenses associated with the investigation task forces from the sponsoring federal or state department involved.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into agreements for FY 2016-17 with various federal and state law enforcement agencies to participate in investigations, as requested for task force efforts including, but not limited to, those shown (list attached).

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit reimbursements, not to exceed $600,000, into Fund 0T69, Department DPD, Units 039A-063A, Revenue Source 6526 from federal and state law enforcement agencies as reimbursement for expenditures associated with the overtime expended in the investigations.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds from the General Fund 0001, Department DPD, various units, Object 1202 not to exceed $600,000.

Section 4. That the Chief Financial Officer is hereby authorized to contribute pension and FICA costs, in an amount not to exceed $179,700 (subject to appropriations), after the expenditure of overtime in the General Fund 0001, Department DPD, various units, Object 1302/1306.

Section 5. That the Chief Financial Officer is hereby authorized to reimburse the General Fund 0001, Department DPD, various Units, Object 5011 from Fund 0T69, Department DPD, Units 039A-063A, Object 3090 in an amount not to exceed $600,000.

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

AGENDA ITEMS # 34,35

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department

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

MAPSCO: 34 X

SUBJECT

Medical District Drive from IH 35E to Southwestern Medical Avenue

* Authorize a professional services contract with Urban Engineers Group, Inc. for design of additional drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue Project - Not to exceed $92,784 - Financing: 2006 Bond Funds

* Authorize a maintenance agreement with the Southwestern Medical District for maintenance of the District's signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge façade, and landscape within the Southwestern Medical District - Financing: No cost consideration to the City

BACKGROUND

Medical District Drive from IH 35E to Southwestern Medical Avenue is a partnership project between the City, Dallas County and the Texas Department of Transportation (TxDOT) to reconstruct and widen the existing four-lane roadway to a six-lane divided roadway with buffered bike lanes, landscaping, and to replace the existing Trinity Railway Express (TRE) bridge. Dallas County is the lead agency for the project and is responsible for administering the design, right-of-way acquisition, utility relocation and construction. Design of this project is complete; however, it did not address potential flooding issues due to the undersized drainage pipes located directly downstream and connecting to the projects planned drainage improvements. It is necessary to extend and upsize the downstream existing drainage system in order to mitigate potential flooding issues downstream adjacent to the surrounding Children's Health properties. Dallas County indicated they will not be able to add this additional drainage design into their current design contract because the contract has expired, and they have requested the City administer the additional needed design in order to expedite the project.

BACKGROUND (Continued)

This council action will allow the City to hire Urban Engineers Group, Inc., which is Dallas County's drainage design consultant, for needed additional downstream drainage improvements for the Medical District Drive from IH 35E to the Southern Medical Avenue Project. The additional drainage improvements are planned to be constructed as part of the Medical District Drive from IH-35E to the Southwestern Medical Avenue Project. This action will also authorize an agreement with the Southwestern Medical District for them to maintain the District's signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade and landscape within the designated Southwestern Medical District.

The total current project cost is estimated at $24,863,943. The funding breakdown per agency is as follows: City of Dallas (Public Works) - $1,156,576; Dallas Water Utilities - $308,530; Dallas County - $4,562,170; TxDOT - $1,060,177 and Federal - $17,776,490.

ESTIMATED SCHEDULE OF PROJECT

Began Preliminary Design	September 2011
Complete Final Detailed Design	November 2016
Began Right-of-Way Acquisition	September 2014
Complete Right-of-Way Acquisition	September 2016
Began Utility Relocations	September 2014
Complete Utility Relocations	September 2016
Begin Construction	February 2017
Complete Construction	February 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the Thoroughfare Plan on October 9, 2002, by Resolution No. 02-2971 to change Medical District Drive (formerly Motor Street) from IH 35E (Stemmons Freeway) to Southwestern Medical Avenue from a four-lane undivided (M-4-U) to six-lane divided (M-6-D(A)) roadway.

Authorized Dallas County 2003 Major Capital Improvement Program Call for Projects on August 27, 2003, by Resolution No. 03-2345.

Authorized SAFETEA-LU Call for Projects on October 26, 2005, by Resolution No. 05-3032.

Authorized Master Agreement with Dallas County for future transportation major capital improvement projects on April 13, 2011, by Resolution No. 11-0927.

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

Authorized Project Supplemental Agreement to the Master Interlocal Agreement with Dallas County for the preliminary design of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue on August 24 2011, by Resolution No. 11-2193.

Authorized Local Project Advance Funding Agreement with the Texas Department of Transportation for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue on August 24 2011, by Resolution No. 11-2194.

Authorized an Ordinance No. 29392 amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by adding a new Division 51A-7.2300; creating the Southwestern Medical District Sign District on June 25, 2014, by Resolution No. 14-1070.

Authorized termination of the existing Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue on August 13, 2014, by Resolution No. 14-1241.

Authorized the First Amendment to the Project Supplemental Agreement with Dallas County for the design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue and payment to Dallas County for the City's share of design, right-of-way acquisition, and construction costs for the Medical District Drive from IH 35E to Southwestern Medical Avenue on August 13, 2014, by Resolution No. 14-1242.

Authorized an agreement with Dallas Area Rapid Transit (DART) for construction, maintenance and use of the Trinity Railway Express (TRE) underpass structure on Medical District Drive within the railroad right-of-way on August 13, 2014, by Resolution No. 14-1243.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

2006 Bond Funds - $92,784

Environmental (STS, Dallas County, TxDOT)	$ 697,599
Design (STS, Dallas County, TxDOT)	$ 2,790,400
Design of box culverts behind CH (STS)	$ 92,784
Right-of-Way (STS, Dallas County, TxDOT)	$ 1,520,113
Utilities (STS, Dallas County, TxDOT	$ 500,000
Construction (STS, Dallas County, TxDOT)	$ 17,863,169
Indirect State Costs (TxDOT)	$ 1,060,177
Design (DWU)	$ 26,320
Construction (DWU)	$ 282,210
Estimated Total Project Cost	$ 24,832,772

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Urban Engineers Group, Inc.

Hispanic Female	1	Hispanic Male	2
African-American Female	0	African-American Male	1
White Female	0	White Male	1
Other Female	0	Other Male	4

OWNER

Urban Engineers Group, Inc.

Faisal Syed, P.E., PTOE

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Urban Engineers Group, Inc. for design of additional drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue Project - Not to exceed $92,784 - Financing: 2006 Bond Funds

Urban Engineers Group, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$92,784.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$92,784.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Urban Engineers Group, Inc.	HFDB47619Y0817	$57,150.00	61.59%
The Rios Group	HFDB27179Y0717	$7,900.00	8.51%
Total Minority - Local		$65,050.00	70.11%

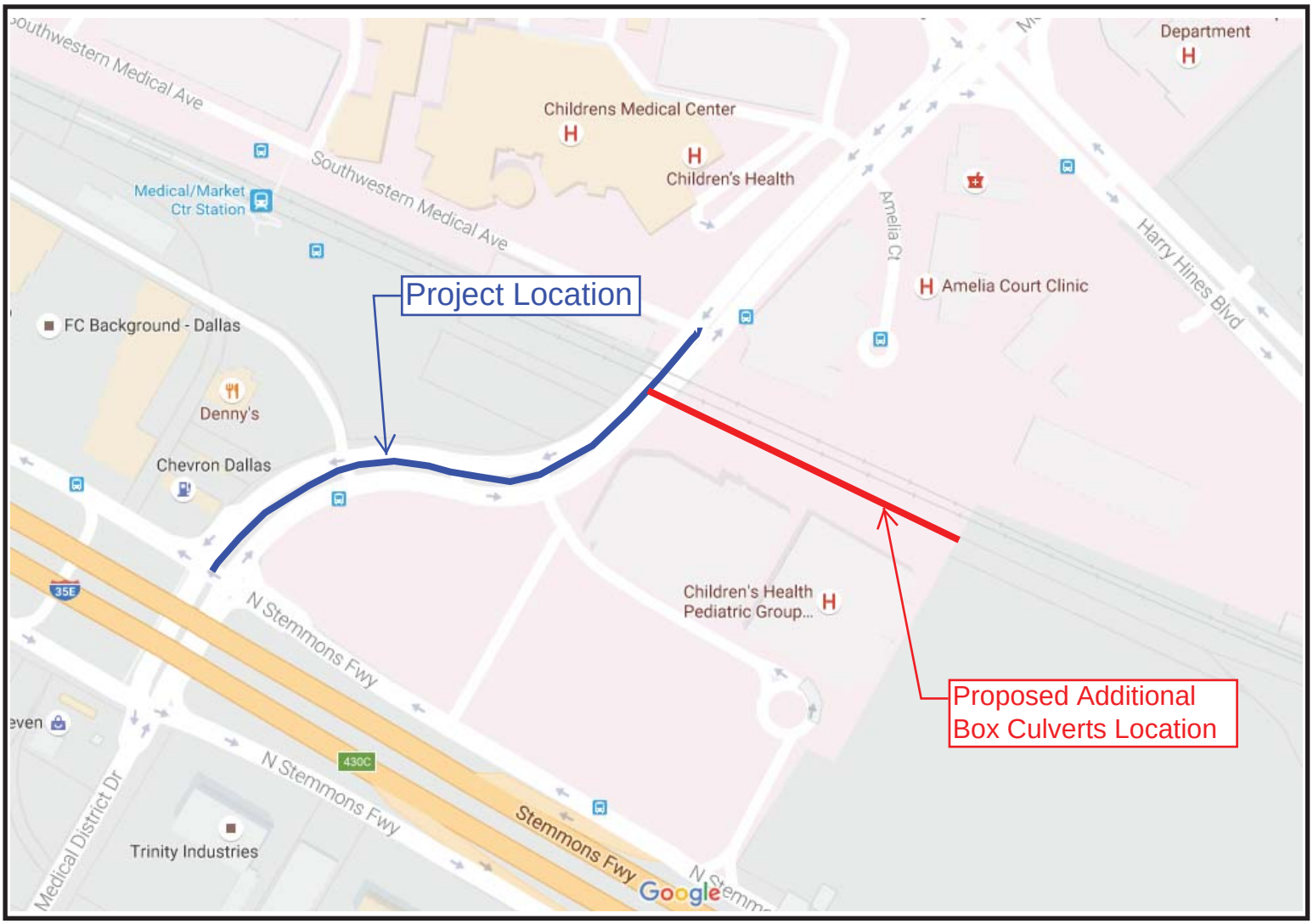
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$65,050.00	70.11%	$65,050.00	70.11%
Total	$65,050.00	70.11%	$65,050.00	70.11%

Medical District Drive
(IH-35E to Southwestern Medical Avenue)



Mapsco 34X

September 28, 2016

WHEREAS, on October 9, 2002, Resolution No. 02-2971 authorized an amendment to the Thoroughfare Plan to change Medical District Drive (formerly Motor Street) from IH 35E (Stemmons Freeway) to Southwestern Medical Avenue from a four-lane undivided (M-4-U) roadway to a six-lane divided (M-6—D(A)) roadway; and,

WHEREAS, on August 27, 2003, Resolution No. 03-2345 authorized Dallas County's 2003 Major Capital Improvement Program Call for Projects; and,

WHEREAS, on October 26, 2005, Resolution No. 05-3032 authorized the submission, acceptance, and implementation of City of Dallas candidate projects for the Regional Transportation Council (RTC) Partnership Program 3 Call for Projects issued by the North Central Texas Council of Governments (NCTCOG) to program Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) funding; and,

WHEREAS, Medical District Drive from IH 35E (Stemmons Freeway) to Harry Hines Boulevard was submitted and subsequently selected for SAFETEA-LU funding; and,

WHEREAS, additional congressional earmark funds were secured by Congresswoman Eddie Bernice Johnson in 2005 to cover estimated project funding shortfalls; and,

WHEREAS, the Texas Department of Transportation (TxDOT) is responsible for engineering review and construction oversight to ensure federal guidelines are followed; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0927 authorized a Master Agreement with Dallas County for the future transportation major capital improvement projects; and,

WHEREAS, on August 24, 2011, Resolution No. 11-2193 authorized a Project Supplemental Agreement to the Master Interlocal Agreement with Dallas County for the preliminary design of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue, in the amount of $720,000.00; and,

WHEREAS, on August 24, 2011, Resolution No. 11-2194 authorized a Local Project Advance Funding Agreement with TxDOT for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard, in the amount of $235,484.00; and,

WHEREAS, Dallas County is the lead agency for the project and is responsible for administering the design, right-of-way acquisition, utility relocations, and construction; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1241 authorized termination of the existing Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1242 authorized the First Amendment to the Project Supplemental Agreement with Dallas County for design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue and payment to Dallas County for the City's share of design, right-of-way acquisition and construction costs for Medical District Drive from IH 35E to Southwestern Medical Avenue, in the amount of $1,292,322.00; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1243 authorized an agreement with Dallas Area Rapid Transit (DART) for construction, maintenance and use of the Trinity Railway Express (TRE) underpass structure on Medical District Drive within the railroad right-of-way; and,

WHEREAS, it is now necessary to authorize a professional services contract with Urban Engineers Group, Inc. for the design of needed additional drainage improvements for the Medical District Drive from IH 35E to Southwestern Medical Avenue project in an amount not to exceed $92,784.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a professional services contract with Urban Engineers Group, Inc. for the design of needed additional drainage improvements for the Medical District Drive from IH 35E to Southwestern Medical Avenue project in an amount not to exceed $92,784.00, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund	
Fund 2T22, Dept. STS, Unit U222, Act. INGV	
Obj. 4111, Program #PB06U222, CT PBW06U222L1	
Vendor #511462, in an amount not to exceed	$92,784.00

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

WHEREAS, on October 9, 2002, Resolution No. 02-2971 authorized an amendment to the Thoroughfare Plan to change Medical District Drive (formerly Motor Street) from IH 35E (Stemmons Freeway) to Southwestern Medical Avenue from a four-lane undivided (M-4-U) roadway to a six-lane divided (M-6—D(A)) roadway; and,

WHEREAS, on August 27, 2003, Resolution No. 03-2345 authorized Dallas County's 2003 Major Capital Improvement Program Call for Projects; and,

WHEREAS, on October 26, 2005, Resolution No. 05-3032 authorized the submission, acceptance, and implementation of City of Dallas candidate projects for the Regional Transportation Council (RTC) Partnership Program 3 Call for Projects issued by the North Central Texas Council of Governments (NCTCOG) to program Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) funding; and,

WHEREAS, Medical District Drive from IH 35E (Stemmons Freeway) to Harry Hines Boulevard was submitted and subsequently selected for SAFETEA-LU funding; and,

WHEREAS, additional congressional earmark funds were secured by Congresswoman Eddie Bernice Johnson in 2005 to cover estimated project funding shortfalls; and,

WHEREAS, the Texas Department of Transportation (TxDOT) is responsible for engineering review and construction oversight to ensure federal guidelines are followed; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0927 authorized a Master Agreement with Dallas County for the future transportation major capital improvement projects; and,

WHEREAS, on August 24, 2011, Resolution No. 11-2193 authorized a Project Supplemental Agreement to the Master Interlocal Agreement with Dallas County for the preliminary design of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard in the amount of $720,000.00; and,

WHEREAS, on August 24, 2011, Resolution No. 11-2194 authorized a Local Project Advance Funding Agreement with TxDOT for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard, in the amount of $235,484.00; and,

WHEREAS, Dallas County is the lead agency for the project and is responsible for administering the design, right-of-way acquisition, utility relocations, and construction; and,

September 28, 2016

WHEREAS, on June 25, 2014, Resolution No. 14-1070 authorized an Ordinance No. 29392 amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by adding a new Division 51A-7.2300; creating the Southwestern Medical District Sign District; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1241 authorized termination of the existing Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1242 authorized the First Amendment to the Project Supplemental Agreement with Dallas County for the design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Harry Hines Boulevard and payment to Dallas County for the City's share of design, right-of-way acquisition and construction costs for Medical District Drive from IH 35E to Harry Hines Boulevard, in the amount of $1,292,322.00; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1243 authorized an agreement with Dallas Area Rapid Transit (DART) for construction, maintenance and use of the Trinity Railway Express (TRE) underpass structure on Medical District Drive within the railroad right-of-way; and,

WHEREAS, The Southwestern Medical District agreed to maintain district signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade/landscape that will be installed by Medical District Drive from IH 35E to Harry Hines Boulevard within the designated Southwestern Medical District; and,

WHEREAS, it is now necessary to authorize an agreement with the Southwestern Medical District for the maintenance of district signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade and landscape within the designated Southwestern Medical District.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute an agreement with the Southwestern Medical District for the maintenance of district signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade and landscape within the designated Southwestern Medical District, after it has been approved as to form by the City Attorney.

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

AGENDA ITEM # 36

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Public Works Department
Code Compliance

CMO: Jill A. Jordan, P.E., 670-5299
Joey Zapata, 670-3009

MAPSCO: 43T

SUBJECT

Authorize a construction contract with DENCO CS Corporation, only bidder, for landscape and irrigation improvements to the Dallas Animal Services facility located at 1818 North Westmoreland Road - Not to exceed $248,914 - Financing: Current Funds (subject to appropriations)

BACKGROUND

This action will authorize a construction contract with DENCO CS Corporation for landscape and irrigation improvements to the Dallas Animal Services (DAS) located at 1818 North Westmoreland Road.

In an effort to address City Council's and public concerns, installation of drought-tolerant vegetation and other landscape elements will provide an inviting surrounding to the facility and represent the City's and DAS's commitment to a clean and healthy environment.

The project includes a 24 foot by 24 foot steel sun shade canopy structure, trees, shrubs, perennials, seeding, permeable paving, concrete paving, a concrete block wall, benches and irrigation. At completion, there will be a welcoming atmosphere to the 71,000 customers visiting the facility annually.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	February 2017
Complete Construction	May 2017

FISCAL INFORMATION

$248,914.00 - Current Funds (subject to appropriations)

M/WBE INFORMATION

20 - Vendors Contacted
20 - No responses
1 - Response (bid)
0 - No responses (no bid)
3 - M/WBE vendors contacted

See Attached.

ETHNIC COMPOSITION

DENCO CS Corporation

Hispanic Female	2	Hispanic Male	24
African American Female	0	African American Male	1
Other Female	0	Other Male	1
White Female	2	White Male	18

BID INFORMATION

Four (4) vendors attended the pre-bid meeting on August 18, 2016. A single bid was received and opened on September 2, 2016.

*Denotes successful bidder

Bidder	Base Bid	Alternate No. 2	Total
DENCO CS Corporation	$238,306	$10,608	$248,914

Alternate No. 2 – Install Prairie Mix Hydro-mulch

OWNER

DENCO CS Corporation

Mark L. Boland, President

MAP

See Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with DENCO CS Corporation, only bidder, for landscape and irrigation improvements to the Dallas Animal Services facility located at 1818 North Westmoreland Road - Not to exceed $248,914 - Financing: Current Funds (subject to appropriations)

Denco CS Corporation is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$186,685.50	75.00%
Total non-local contracts	$62,228.50	25.00%
TOTAL CONTRACT	$248,914.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

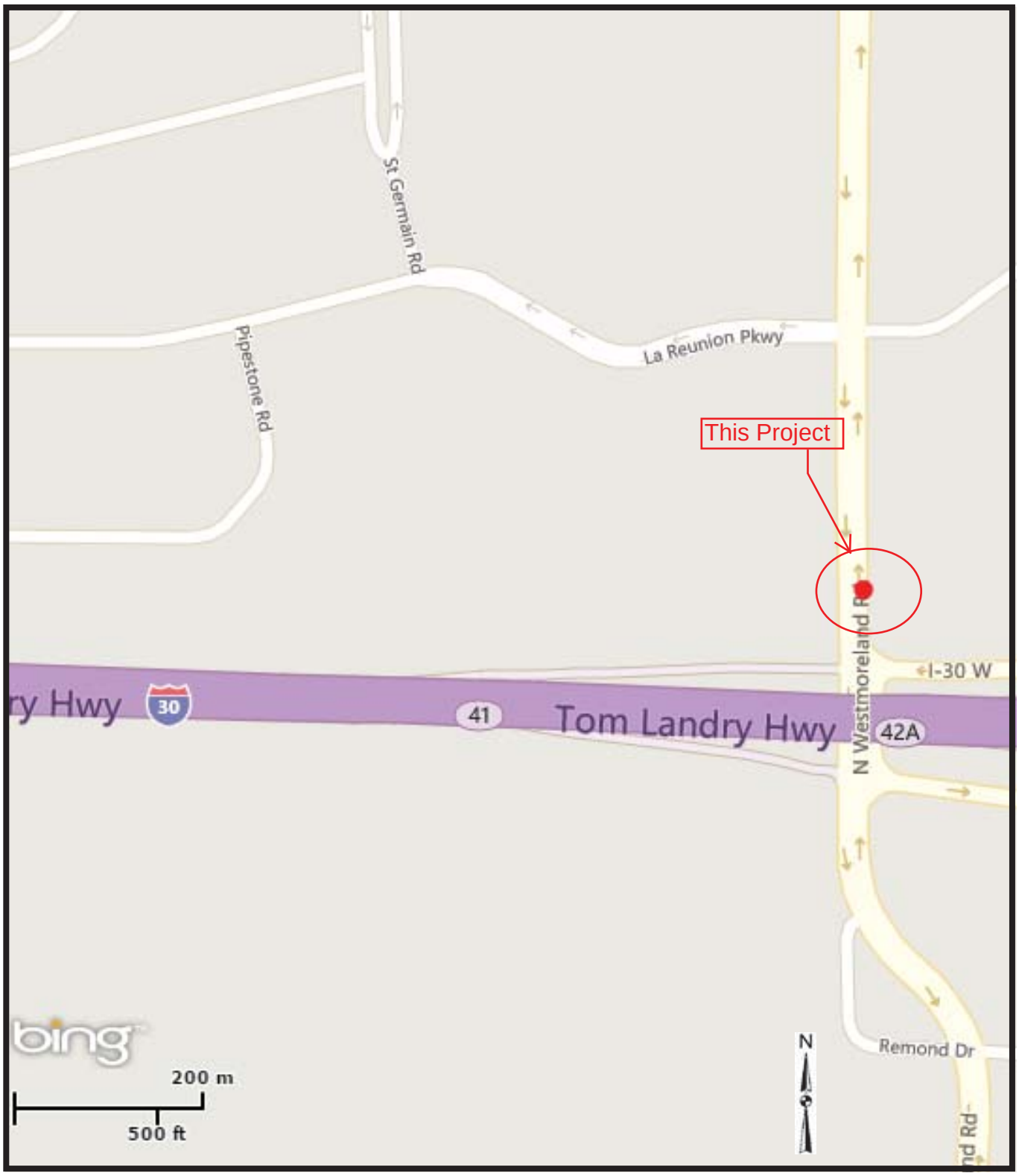
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
G. J. Seeding	WFWB85202N0417	$62,228.50	100.00%
Total Minority - Non-local		$62,228.50	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$62,228.50	25.00%
Total	$0.00	0.00%	$62,228.50	25.00%

Animal Adoption Center



Animal Adoption Center

1818 N Westmoreland

43T

September 28, 2016

WHEREAS, in an effort to address City Council's and public concerns, installation of drought-tolerant vegetation and other landscape elements will provide an inviting surrounding to the Dallas Animal Services (DAS) facility; and,

WHEREAS, Supplemental Agreement No. 2 with SGDesign, Inc. was authorized for landscape and irrigation design; and,

WHEREAS, one bid was received and opened on September 2, 2016 for the landscape and irrigation improvements at the DAS located at 1818 North Westmoreland Road; and,

WHEREAS, it is now desirable to authorize a construction contract with DENCO CS Corporation, sole responsible bidder, in the amount of $248,914.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a contract with DENCO CS Corporation, sole responsible bidder, for the landscape and irrigation improvements at the Dallas Animal Services facility in an amount not to exceed $248,914.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and provisions of the contract from:

FY15/16 Current Funds
Fund: 0001, Department CCS, Unit 3476, Activity MMCF
Object 4599, Program No. PBCUR016, CT No. PBWCUR016L01
Vendor #VS0000062071, in an amount not to exceed $248,914
(subject to appropriations)

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

AGENDA ITEM # 37

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

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

MAPSCO: 33D H; 34 A E F

SUBJECT

Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of two, for construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field - Not to exceed $3,167,484 - Financing: Aviation Capital Construction Funds

BACKGROUND

This action will authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of two for the construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field.

On March 25, 2015, Resolution No. 15-0491 authorized professional services with Garver, LLC. The construction administration and management services, as required by the city's engineering and by Federal Aviation Administration's Advisory Circular 5370-12B Quality Management for Federally Funded Airport Construction Projects, is being considered by Council as a concurrent item.

Runway 18-36 is currently closed for takeoffs and landings and its primary purpose is to serve as a crossing taxiway for access to the terminal building and other facilities on the airfield. Even though the Runway is closed for takeoffs and landings, the pavement still accommodates the same heavy commercial traffic as other taxiways at Dallas Love Field. The end of the Wright Amendment in October 2014 has increased the frequency of heavy access to the new terminal building. These pavement improvements will increase the pavement strength to accommodate current loading by aircraft.

BACKGROUND (Continued)

This project will reconstruct two high traffic intersections on Taxiway Echo (currently Runway 18-36). Construction activities for these intersections will include full depth pavement removal, construction of an 18 inch new concrete intersection, airfield markings and lighting and some drainage improvement identified by the Federal Aviation Administration certification inspector.

Four projects will be under construction at Love Field in the same time frame. Project scopes and schedules have been reviewed to phase all projects with minimal impact to active runways and airfield operations. Any reference to Taxiway Echo indicates that phase of the 18-36 conversion project that has been completed.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	October 2016
Complete Construction	January 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract on March 25, 2015 for the design and preparation of design and construction documents for the Pavement Rehabilitation and Reconstruction Projects, including the Taxiway Echo Rehabilitation Project at Dallas Love Field by Resolution No. 15-0491.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Aviation Capital Construction Funds - $3,167,483.29

Design and construction documents	$ 471,330.00
Construction (this action)	$ 3,167,483.29
Construction Administration/Inspection	$ 561,820.00
Material Testing	$ 160,000.00 (est)
Total	$4,360,633.29 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Munilla Construction Management, LLC

Hispanic Female	11	Hispanic Male	101
African-American Female	1	African-American Male	6
Other Female	1	Other Male	7
White Female	5	White Male	53

BID INFORMATION

The bids were received and opened on July 1, 2016.

*Denotes successful bidder

BIDDERS	BID AMOUNT
*Munilla Construction Management, LLC 1431 Greenway Drive, Suite 950 Irving, TX 75038	$3,167,483.29
Webber, LLC	$5,043,000.00

OWNER

Munilla Construction Management, LLC

Jorge Munilla, President
Juan Munilla, Vice President
Raul Munilla, Vice President
Pedro Munilla, Vice President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of two, for construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field - Not to exceed $3,167,484 - Financing: Aviation Capital Construction Funds

Munilla Construction Management, LLC is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$2,808,658.07	88.67%
Total non-local contracts	$358,825.22	11.33%
TOTAL CONTRACT	$3,167,483.29	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Munilla Construction Management, LLC	HMMB64856N0417	$1,994,346.96	71.01%
FOS Brokerage Services	HMDB80822N0517	$55,740.00	1.98%
Airport Lighting Systems, Inc.	WFDB47820Y0417	$19,000.00	0.68%
Total Minority - Local		$2,069,086.96	73.67%

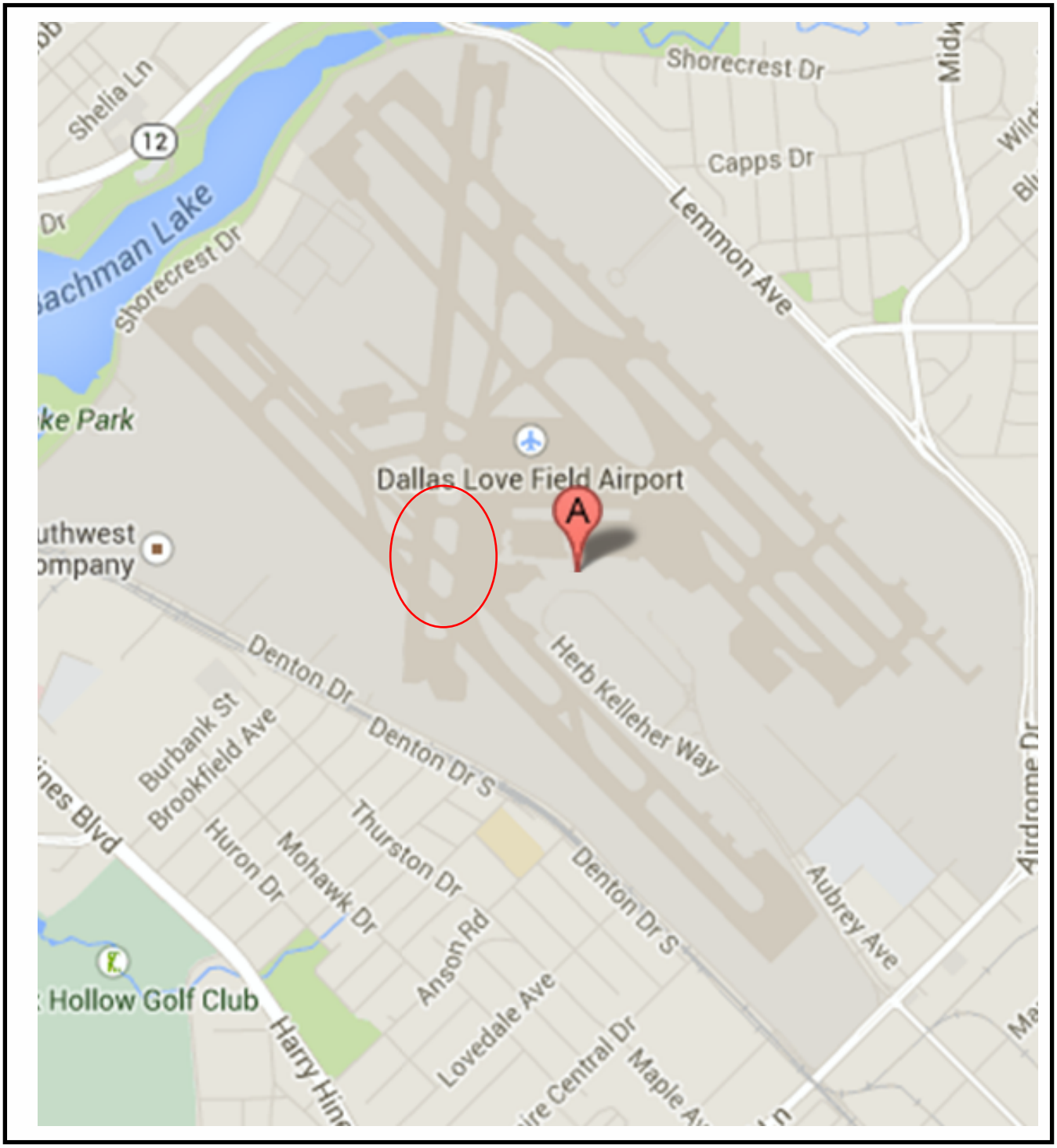
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Q Roberts Trucking Inc.	BMDB30729Y0617	$55,740.00	15.53%
Total Minority - Non-local		$55,740.00	15.53%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$55,740.00	1.76%
Hispanic American	$2,050,086.96	72.99%	$2,050,086.96	64.72%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$19,000.00	0.68%	$19,000.00	0.60%
Total	$2,069,086.96	73.67%	$2,124,826.96	67.08%

Love Field Taxiway Echo
(RW 18/36) Rehabilitation Project



Mapsco 33D, H; 34 A, E, F

September 28, 2016

WHEREAS, intersections on Taxiway Echo (currently Runway 18-36) are in poor condition and in need of repair; and,

WHEREAS, in 2014, the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project was identified as a high priority project in the Love Field Pavement Evaluation; and,

WHEREAS, Dallas Love Field has developed a Five-Year Airside Capital Improvement Program; and,

WHEREAS, the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project is in the Dallas Love Field Capital Improvement Program, recently submitted to the Federal Aviation Administration; and,

WHEREAS, the Program's 2015 fiscal year Airfield Pavement Rehabilitation and Reconstruction Project, which includes the reconstruction of a portion of Taxiway Bravo and two high-traffic intersections of Taxiway Echo (Runway 18-36), requires engineering design services for the design and construction documents for the project; and,

WHEREAS, on March 25 ,2015, Resolution No. 15-0491 authorized a contract with Garver, LLC to provide design and preparation of construction documents for the rehabilitation of Taxiway Echo at Dallas Love Field in the amount of $1,323,890.00; and,

WHEREAS, bids were publicly advertised, received and opened on July 1, 2016 for the Taxiway Echo Rehabilitation Project at Dallas Love Field as follows:

BIDDERS	**BID AMOUNT**
Munilla Construction Management, LLC	$3,167,483.29
Webber, LLC	$5,043,000.00

WHEREAS, it is now desirable to authorize a construction contract with Munilla Construction Management, LLC, the lowest responsive bidder of two, for the construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field, in an amount not to exceed $3,167,483.29.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a construction contract with Munilla Construction Management, LLC, for the construction of the Taxiway Echo (Runway18-36) Rehabilitation Project at Dallas Love Field, in an amount not to exceed $3,167,483.29 being the lowest responsive bid received, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $3,167,483.29, in accordance to the terms and conditions of the contract from:

Aviation Capital Construction Funds	
Fund 0131, Dept. AVI, Unit P941, Act. AAIP, Obj. 4599	
Program: AVIP941, CT AVIP941MCMFY16, Comm. 91200	
Vendor #VC14772, in an amount not to exceed	$3,167,483.29

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

AGENDA ITEM # 38

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

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

MAPSCO: 33D H; 34A E F

SUBJECT

Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of three, for construction of the Taxiway Bravo Rehabilitation Project at Dallas Love Field - Not to exceed $11,463,205 - Financing: Aviation Capital Construction Funds ($962,523) and Aviation Passenger Facility Charge Funds ($10,500,682)

BACKGROUND

This action will authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of three for the construction of the Taxiway Bravo from B2 to B4 Rehabilitation Project at Dallas Love Field.

On March 25, 2015, Resolution No. 15-0491 authorized a professional services contract with Garver, LLC for design services of the Taxiway Bravo and Taxiway Echo Rehabilitation Projects. The construction administration and management services, as required by the city's engineering and by Federal Aviation Administration's Advisory Circular 5370-12B Quality Management for Federally Funded Airport Construction Projects, is being considered by Council as a concurrent item.

This project includes the reconstruction of a portion of Taxiway B and a short extension of Taxiway Mike to optimize operational efficiencies during phasing and shorten the construction duration.

The City will apply for Passenger Facility Charge (PFC) funding at a future date to reimburse the cost associated with this project to the City which will be administered by the Federal Aviation Administration. Receipt of the funds and corresponding transfer is contingent upon the review and approval of the application by the Federal Aviation Administration.

BACKGROUND (Continued)

Based on the recommendations in the Love Field Pavement Evaluation prepared by Kimley-Horn and Associates in 2015, the pavements with the lowest pavement condition were ranked and incorporated into the Annual Capital Improvement Program.

Taxiway B is currently considered a primary parallel taxiway for Runway 13L-31R that accommodates the majority of heavy commercial traffic at Dallas Love Field Airport (DAL) for Runway 13L-31R takeoffs and landings. The existing pavement for Taxiway B has an inadequate pavement thickness for the current heavy aircraft traffic loadings. With the end of the Wright Amendment, Dallas Love Field has experienced an increase in the frequency of commercial services operations that has increased the need to rehabilitate Taxiway B next to the terminal building. This project will reconstruct Bravo from B2 to B4 and include Taxiway Connectors B3 and B4.

Taxiway connectors B3 and B4 are not consistent with current geometric standards for airfield pavements and are located within the “High Energy” middle third of the runway. These connectors will be combined as one taxiway connector and relocated closer to the Runway 31R end. These improvements will increase pilot situational awareness by eliminating multiple taxiway connectors in one location, and increase the pavement strength to accommodate current loadings by aircraft.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	October 2016
Complete Construction	January 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a profession services contract on March 25, 2015 for the design and preparation of construction documents for the pavement rehabilitation and reconstruction projects, including the Taxiway Bravo Rehabilitation Project at Dallas Love Field by Resolution No. 15-0491.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Aviation Capital Construction Funds - $962,522.40
Aviation Passenger Facility Charge Funds - $10,500,682.00

Design and construction documents	$ 852,560.00
Construction (this action)	$ 11,463,204.40
Construction Administration/inspection	$ 1,207,520.00
Material Testing	$ 580,000.00 (est.)
Total	$14,103,284.40 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Munilla Construction Management, LLC

Hispanic Female	11	Hispanic Male	101
African-American Female	1	African-American Male	6
Other Female	1	Other Male	7
White Female	5	White Male	53

BID INFORMATION

Bids were received and opened on July 1, 2016.

*Denotes successful bidder

BIDDERS	BID AMOUNT
*Munilla Construction Management, LLC 1431 Greenway Drive, Suite 950 Irving, TX 75038	$11,463,204.40
Austin Road & Bridge	$12,536,370.82
Webber, LLC	$13,912,000.00

OWNER

Munilla Construction Management, LLC

Jorge Munilla, President
Juan Munilla, Vice President
Raul Munilla, Vice President
Pedro Munilla, Vice President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of three, for construction of the Taxiway Bravo Rehabilitation Project at Dallas Love Field - Not to exceed $11,463,205 - Financing: Aviation Capital Construction Funds ($962,523) and Aviation Passenger Facility Charge Funds ($10,500,682)

Munilla Construction Management, LLC is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$9,511,065.05	82.97%
Total non-local contracts	$1,952,139.35	17.03%
TOTAL CONTRACT	$11,463,204.40	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Munilla Construction Management, LLC	HMMB64856N0417	$6,151,907.38	64.68%
FOS Brokerage Services	HMDB80822N0517	$353,685.50	3.72%
Airport Lighting Systems, Inc.	WFDB47820Y0417	$290,000.00	3.05%
Total Minority - Local		$6,795,592.88	71.45%

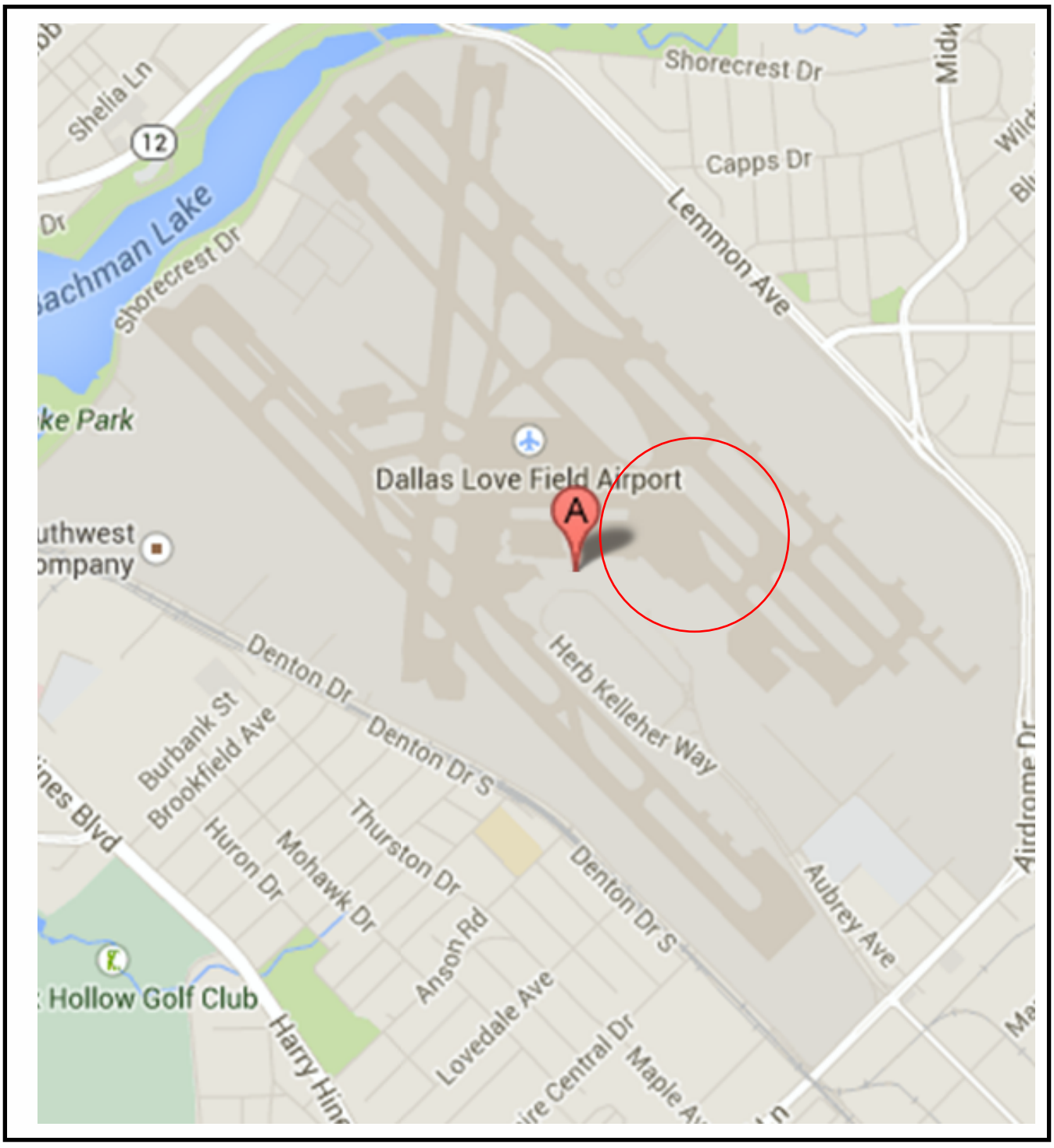
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Q Roberts Trucking, Inc.	BMDB30729Y0617	$353,685.50	18.12%
Total Minority - Non-local		$353,685.50	18.12%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$353,685.50	3.09%
Hispanic American	$6,505,592.88	68.40%	$6,505,592.88	56.75%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$290,000.00	3.05%	$290,000.00	2.53%
Total	$6,795,592.88	71.45%	$7,149,278.38	62.37%

Love Field Taxiway Bravo from B2 to B4 Rehabilitation Project



Mapsco 33D, H; 34 A, E, F

September 28, 2016

WHEREAS, on May 13, 2009, by Resolution No. 09-1224, the City Council authorized the City Manager to apply to the Federal Aviation Administration (FAA) for authorization to collect a Passenger Facility Charge (PFC) at the rate of $4.50 per enplaned passenger, which application was approved by the FAA: and,

WHEREAS, on August 24, 2011, by Resolution No. 11-2160, the City Council authorized the City Manager to apply to the FAA for authorization to approve application 4, amendment to application 3 for the PFC eligible projects and continue to collect a PFC at the rate of $4.50 per enplaned passenger, which applications were approved by the FAA; and,

WHEREAS, Taxiway Bravo at Dallas Love Field is in poor condition and in need of repair; and,

WHEREAS, in 2014, Taxiway Bravo was identified as a high priority project in the Love Field Pavement Evaluation; and,

WHEREAS, the Taxiway Bravo Rehabilitation Project is on the Dallas Love Field Capital Improvement Program, recently submitted to the FAA; and,

WHEREAS, Dallas Love Field has developed a Five-Year Airside Capital Improvement Program; and,

WHEREAS, the Program's 2015 fiscal year Airfield Pavement Rehabilitation and Reconstruction Project, which includes the rehabilitation of Taxiway B required engineering design services for the design and construction documents for the project; and,

WHEREAS, on March 25, 2015, Resolution No. 15-0491 authorized a contract with Garver, LLC to provide design and preparation of construction documents for the rehabilitation of Taxiway Bravo at Dallas Love Field in the amount of $1,323,890.00; and,

WHEREAS, bids were publicly advertised, received and opened on July 1, 2016 for the Taxiway Bravo Rehabilitation Project at Dallas Love Field, as follows:

BIDDERS	**BID AMOUNT**
Munilla Construction Management, LLC	$11,463,204.40
Austin Road & Bridge	$12,536,370.82
Webber, LLC	$13,912,000.00

September 28, 2016

WHEREAS, it is now desirable to authorize a construction contract with Munilla Construction Management, LLC, lowest responsive bidder of three, for construction of the Taxiway Bravo Rehabilitation Project at Dallas Love Field, in an amount not to exceed $11,463,204.40.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a construction contract with Munilla Construction Management, LLC, lowest responsive bidder of three, for Taxiway Bravo Rehabilitation Project at Dallas Love Field, in an amount not to exceed $11,463,204.40, after it has been approved as to form by the City Attorney.

Section 2. That the City Manager is hereby authorized to establish appropriations in the Aviation Passenger Facility Charge Fund A477, Department AVI, Unit W003, Object Code: 4599 in an amount not to exceed $10,500,682.00 for the Taxiway B from B1 to B4 and connectors B3 and B4 project.

Section 3. That the City will apply for Passenger Facility Charge (PFC) funding for the eligible Taxiway B from B1 to B4 and connectors B3 and B4 project construction cost in an amount not to exceed $10,500,682.00. The City will use $9,671,946.00 of funds available in the PFC Fund 0477 that was approved by the Federal Aviation Administration (FAA) through the PFC approval process reimbursed the City for the various completed Airport Improvement Project expenditures incurred through fiscal year 2006 in the Aviation Capital Construction Fund.

Section 4. The City Manager is hereby authorized to increase appropriations in the PFC Fund 0477, Dept. AVI, Unit 0781, Object Code 3099 by $10,500,682.00 and transfer from the PFC Fund 0477, Dept. AVI, Unit 0781, Object Code 3099 an amount of $9,671,946.00 to the Aviation Passenger Facility Charge Fund A477, Dept. AVI, Unit W003, Object Code 5011. Upon the approval of the PFC for this project by the FAA, the Chief Financial Officer is hereby authorized to transfer the remaining balance of $828,736.00 from the PFC Fund 0477, Dept. AVI, Unit 0781, Object Code 3099 to the Aviation Passenger Facility Charge Fund A477, Dept. AVI, Unit W003, Object Code 5011.

Section 5. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $11,463,204.40 in accordance to the terms and conditions of the contract from:

Aviation Passenger Facility Charge Fund Fund A477, Dept. AVI, Unit W003, Act. AAIP, Obj. 4599 Program: AVIW003, CTAVIW003MCMFY16, Comm. 91200 Vendor VC14772, in an amount not to exceed	$10,500,682.00
Aviation Capital Construction Funds Fund 0131, Dept. AVI, Unit W003, Act. AAIP, Obj. 4599 Program: AVIW003, CTAVIW003MCMFY16, Comm. 91200 Vendor VC14772, in an amount not to exceed	$ 962,522.40
Total Project Costs	$11,463,204.40

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

AGENDA ITEM # 39

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

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

MAPSCO: 33D H; 34A E F

SUBJECT

Authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo Intersections Improvements and Taxiway Bravo Rehabilitation Projects at Dallas Love Field - Not to exceed $1,769,340, from $1,687,194 to $3,456,534 - Financing: Aviation Capital Construction Funds

BACKGROUND

This action will authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo (Runway 18-36) Intersections Improvements and Taxiway Bravo from B2 to B4 Rehabilitation Projects at Dallas Love Field in an amount not to exceed $1,769,340.00, from $1,687,194.00 to $3,456,534.00.

On March 25, 2015, Resolution No. 15-0491 authorized a professional services contract with Garver, LLC, for design services of the Taxiway Bravo and Taxiway Echo Rehabilitation Projects. Now that the construction bids have been received and reviewed, it is now time to authorize the Construction Administration and Management Services as required by the City's Engineering and by the Federal Aviation Administration Advisory Circular 5370-12B, Quality Management for Federally Funded Airport Construction Projects. The Construction Administration and Management Services are being awarded with this action. Council is considering the construction contract associated with this item as a concurrent item.

Two projects are being considered for construction administration and construction management in this Supplemental Agreement No. 3. Those projects included in the Department of Aviation's 5-year Airside Capital Improvement Program are as follows:

- Rehabilitate Taxiway Bravo from B2 to B4 and Connectors B2 and B4
- Rehabilitate Taxiway Echo (RW 18-36) Intersections with Taxiways P & C

BACKGROUND (Continued)

The Taxiway Bravo and Taxiway Echo (Runway 18/36) Rehabilitation Projects consists of airfield pavement reconstruction including demolition of existing pavement, marking, signage, drainage and electrical lighting improvements.

This contract will provide the construction administration and construction management services needed to manage construction for the pavement repairs.

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2015
Completed Design	May 2016
Begin Construction	October 2016
Complete Construction	June 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Garver, LLC for the design and preparation of construction documents for the Taxiway Echo (Runway 18-36) Intersections Improvements and Taxiway Bravo Rehabilitation Project on March 25, 2015, by Resolution No. 15-0491.

Authorized Supplemental Agreement No. 2 for the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field on September 14, 2016, by Resolution No. 16-1512.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Aviation Capital Construction Funds - $1,769,340.00

Design (Bravo and Echo)	$ 1,323,890.00
Supplemental Agreement No. 1	$ 48,840.00
Supplemental Agreement No. 2	$ 314,464.00
Supplemental Agreement No. 3 (this action)	$ 1,769,340.00
Construction - Taxiway Bravo	$11,463,204.40
Construction - Taxiway Echo	$ 3,167,483.29
Material Testing Bravo and Echo	$ 740,000.00 (est.)
Total Project Costs	$18,827,221.69 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Garver, LLC

Hispanic Female	2	Hispanic Male	7
African-American Female	3	African-American Male	8
Other Female	6	Other Male	9
White Female	95	White Male	318

OWNER

Garver, LLC

Daniel H. Williams, President
Brock E. Hoskins, Senior Vice President
Herbert J. Parker, Senior Vice President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo Intersections Improvements and Taxiway Bravo Rehabilitation Projects at Dallas Love Field - Not to exceed $1,769,340, from $1,687,194 to $3,456,534 - Financing: Aviation Capital Construction Funds

Garver, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$307,549.00	17.38%
Non-local contracts	$1,461,791.00	82.62%
TOTAL THIS ACTION	$1,769,340.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
EJES, Inc.	BMDB64782Y0716	$26,949.00	8.76%
Arredondo, Zepeda & Brunz, LLC	HMDB34314Y0617	$11,500.00	3.74%
Dallas Aerial Survey, Inc.	WFWB20674N0717	$11,100.00	3.61%
Total Minority - Local		$49,549.00	16.11%

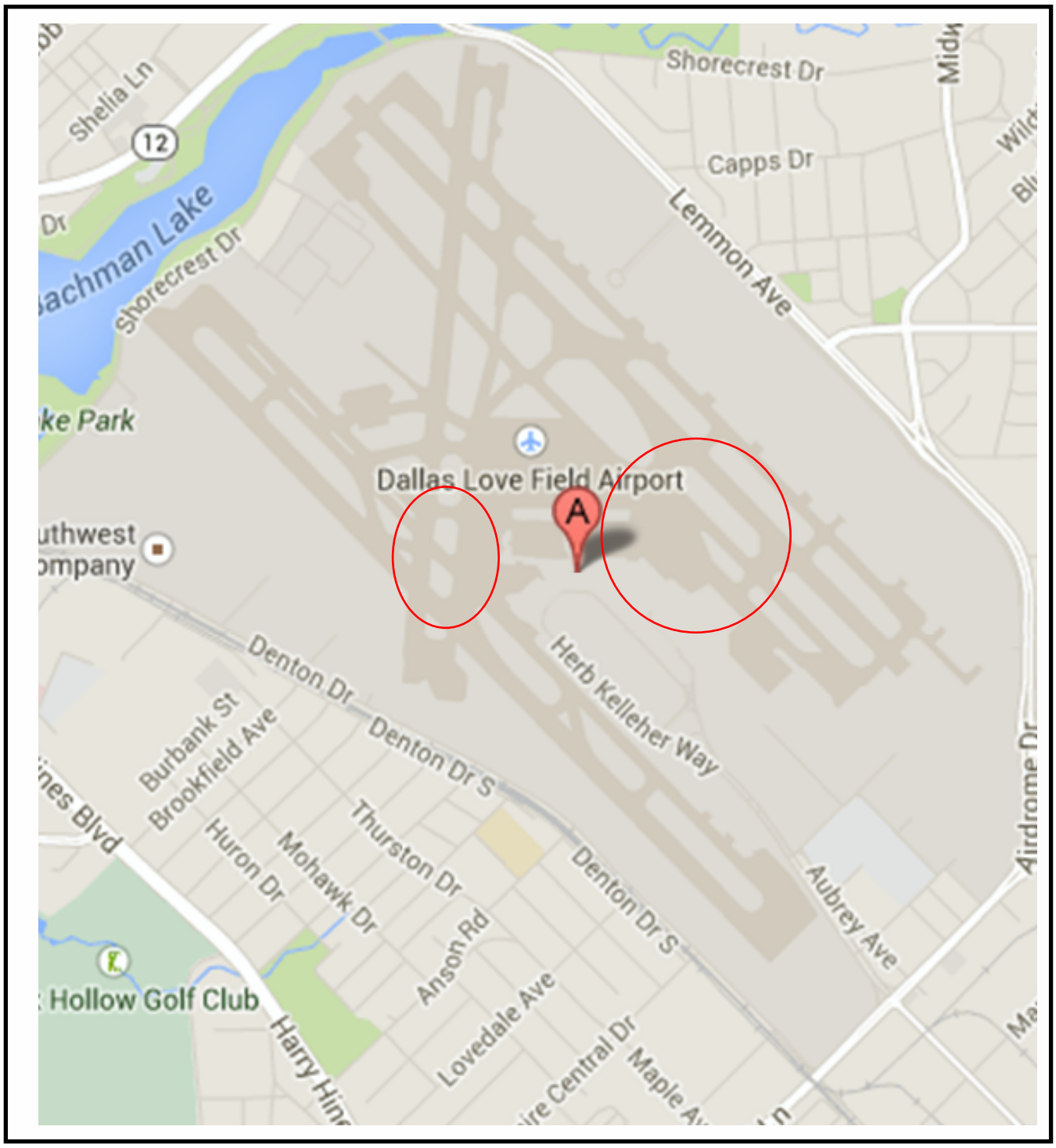
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Williams CM Group	WFDB16721Y0717	$756,600.00	51.76%
Total Minority - Non-local		$756,600.00	51.76%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$26,949.00	1.52%	$158,873.79	4.60%
Hispanic American	$11,500.00	0.65%	$208,770.71	6.04%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$767,700.00	43.39%	$1,005,412.50	29.09%
Total	$806,149.00	45.56%	$1,373,057.00	39.72%

Love Field Taxiway Bravo from B2 to B4 Rehabilitation Project and Taxiway Echo (RW 18/36) Rehabilitation Project



Mapsco 33D, H; 34 A, E, F

September 28, 2016

WHEREAS, Dallas Love Field has developed a Five-Year Airside Capital Improvement Program; and,

WHEREAS, the Program's 2015 fiscal year Airfield Pavement Rehabilitation and Reconstruction Project, which includes the reconstruction of a portion of Taxiway B and two high-traffic intersections of Runway 18/36, requires engineering design services for the design and construction documents for the project; and,

WHEREAS, in March 25, 2015 Resolution No. 15-0491 authorized a professional services contract with Garver, LLC to provide design and preparation of construction documents for the Airfield pavement repairs in the amount of $1,323,890.00; and,

WHEREAS, on October 23, 2015, Administrative Action No. 15-7086 authorized Supplemental Agreement No. 1 to the professional services contract with Garver, LLC to complete a field investigation and prepare construction documents for isolated full-depth concrete repairs on the airfield at Dallas Love Field in the amount of $48,840.00, from $1,323,890.00 to $1,372,730.00; and,

WHEREAS, on September 14, 2016, Resolution No. 16-1512 authorized Supplemental Agreement No. 2 to the contract with Garver LLC for construction administration and management for the Airfield Pavement Repairs Project at Dallas Love Field in the amount of $314,464.00, from $1,372,730.00 to $1,687,194.00; and,

WHEREAS, engineering plans and specifications were developed and publically advertised; and,

WHEREAS, two bids were received and opened on July 1, 2016 for the Taxiway Echo (Runway 18-36) Intersections Improvements Project at Dallas Love Field; and,

WHEREAS, two bids were received and opened on July 1, 2016 for the Taxiway Bravo Rehabilitation Project, from Taxiway B2 to B4 and Connector's B3 and B4, at Dallas Love Field; and,

WHEREAS, Munilla Construction Management, LLC was determined lowest responsive bidder for both the Taxiway Echo (Runway 18-36) Intersections Improvements and Taxiway Bravo from B2 to B4 Rehabilitation Projects; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo (Runway 18-36) Intersection Improvements and the Taxiway Bravo From B2 to B4 and Connectors B3 and B4 Projects at Dallas Love Field, in the amount of $1,769,340.00, from $1,687,194.00 to $3,456,534.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo (Runway 18-36) Intersection Improvements and the Taxiway Bravo from B2 to B4 and Connectors B3 and B4 Projects at Dallas Love Field, in the amount of $1,769,340.00, from $1,687,194.00 to $3,456,534.00, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,769,340.00 to be paid to Garver, LLC in accordance with the terms and conditions of the contract from:

Taxiway Bravo from B2 to B4 and connectors B3 and B4	
Aviation Capital Construction Funds Fund 0131, Dept. AVI, Unit W003, Act. AAIP, Obj. 4599 Program: AVIW003, CT AVIW003GARVFY16, Comm. 91200 Vendor VS0000016343, in an amount not to exceed	$1,207,520.00
Taxiway Echo (Runway 18-36) Intersection Improvements	
Aviation Capital Construction Funds Fund 0131, Dept. AVI, Unit P941, Act. AAIP, Obj. 4599 Program: AVIP941, CT AVIP941GARVFY16, Comm. 91200 Vendor VS0000016343, in an amount not to exceed	$ 561,820.00
Total	$1,769,340.00

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

AGENDA ITEM # 40

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Street Services

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

MAPSCO: 33N

SUBJECT

Authorize **(1)** the receipt and deposit of funds in the amount of $78,739 from Southgate Constructors for material, equipment and labor provided by the City related to the construction of a new traffic signal at SH 183 and Regal Row; and **(2)** an increase in appropriations in the amount of $78,739 in the Capital Projects Reimbursement Fund - Not to exceed $78,739 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

Southgate Constructors is partially reconstructing an existing intersection at SH 183 and Regal Row. The rebuilding of this traffic signal is included in the project costs. The traffic signal will be constructed by the developer as part of the overall project.

In order to remain consistent with existing traffic signal equipment in the City system, City forces will provide material and equipment for the intersection, as well as the labor to prepare the traffic control cabinet and the timing of the signal. Southgate Constructors, has agreed to pay the full cost for all City material, equipment and labor toward the project.

Southgate Constructors understands that, upon City Council approval of the required funding, funds in the amount of $78,738.68 are to be deposited with the City of Dallas before any signal-related materials or labor can be provided by the City.

It is understood that the final construction cost will be determined by the City upon completion of the project, and that Southgate Constructors will be billed for any amount over the prepayment amount or refunded any unused funds.

BACKGROUND (Continued)

This estimate includes all City of Dallas signal equipment, materials and labor associated with modifications of the signalized location.

Intersection	Council District
SH 183 and Regal Row	6

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	September 2016
Complete Construction	December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

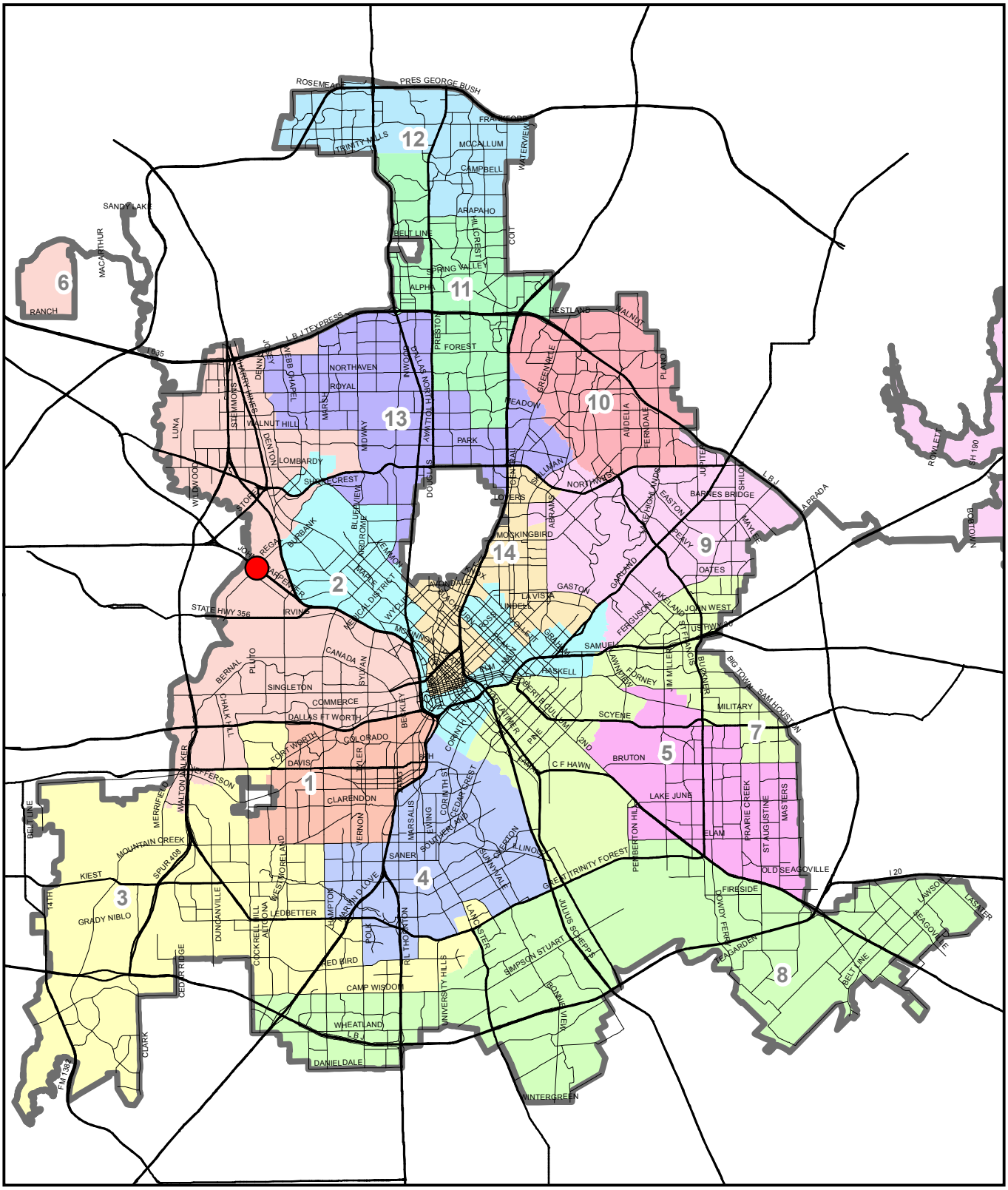
FISCAL INFORMATION

Capital Projects Reimbursement Funds - $78,738.68

MAP

Attached

SH 183 and Regal Row
(John W Carpenter Freeway and Regal Row)



Council District 6
Mapsco Page 33N

Map by Transportation GIS, August 2016

September 28, 2016

WHEREAS, Southgate Constructor is reconstructing the intersection at SH 183 and Regal Row; and,

WHEREAS, the development requires the reconstruction of an existing traffic signal at the intersection of SH 183 and Regal Row; and,

WHEREAS, Southgate Constructor has agreed to reimburse the City of Dallas for material, equipment and labor costs related to the construction of the traffic signal.

Now, Therefore,

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

Section 1. That the Chief Financial Officer is hereby authorized to receive and deposit funds from Southgate Constructors for material, equipment and labor costs related to the reconstruction of the traffic signal at the intersection of SH 183 and Regal Row in an amount not to exceed $78,738.68 in the Capital Projects Reimbursement Fund 0556, Dept. STS, Unit W143, Revenue Source 8492.

Section 2. That the City Manager is hereby authorized to increase appropriations in the Capital Projects Reimbursement Fund 0556, Dept. STS, Unit W143, Obj. 4820, Act. THRG, Program TPW14316 in an amount not to exceed $78,738.68.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds received from Southgate Constructors in the amount of $78,738.68 from Fund 0556, Dept. STS, Unit W143, Obj. 4820, Act. THRG, Program TPW14316 for services related to the construction of the new traffic signal.

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

AGENDA ITEM # 41

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 14

DEPARTMENT: Street Services

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

MAPSCO: 16L 23P T 28U 36P V 37P 42X 44 H M 45J S T X Y 46H 48Y 54A 59B 63P 65V 66M P Q R S T 67J 69G 73H 74F

SUBJECT

An ordinance amending Chapter 28 of the Dallas City Code to **(1)** regulate the speed and direction of vehicles on certain streets, expressways, and freeways; **(2)** designate school traffic zones; and **(3)** designate one-way streets and alleys (list attached) - Financing: No cost consideration to the City

BACKGROUND

Engineering studies have been conducted at the locations listed, and it is recommended that the appropriate sections of the ordinance be amended to reflect changes in speed limits, school zone locations and one-way streets. The attached lists show the affected areas as they pertain to speed limits, school speed limit zones and one way designations.

This ordinance covers both new school zones and changes in existing zones. New school zones are studied based on requests from the Dallas Police Department, school principals, concerned citizens and other stakeholders. After an engineering study is completed, a school zone is established if it meets all necessary criteria.

One-way designations in school areas are determined based on engineering studies. One-way operation is not always the best operation for safety or traffic flow around schools.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

No cost consideration to the City.

SECTION 28-44
STREETS OTHER THAN EXPRESSWAYS AND FREEWAYS - ADDITIONS

Street Name	Extent	Speed Limit	Council District
Simpson-Stuart Road	Lancaster Road to Bonnie View Road	40	8
Simpson-Stuart Road	Bonnie View Road to Central Expressway	35	8
Riverfront Boulevard	Irving Boulevard to Corinth Street	35	2, 6

SECTION 28-44
STREETS OTHER THAN EXPRESSWAYS AND FREEWAYS - DELETIONS

Street Name	Extent	Speed Limit	Council District
Simpson-Stuart Road	Lancaster Road to Central Expressway	40	8
Industrial Boulevard	Irving Boulevard to Corinth Street	35	2, 6

SECTION 28-50
SCHOOL ZONES - ADDITIONS

Location	School	Council District	Cause
9800 Brockbank Drive	Jose May Elementary	6	Extent Extension
5100-5300 Goodman Street	Arcadia Park Elementary	6	Extent Extension
2700-2800 Hillside Drive	Lakehill Preparatory	9	New Zone at Existing School
12800-12900 Jupiter Road	Highland Meadows Elementary	9, 10	New Zone at Existing School
13400-13900 Maham Road	Carolyn G. Bukhair Elementary	11	Extent Extension
8400-8500 Midpark Road	Carolyn G. Bukhair Elementary	11	Extent Extension
900-1000 Parkview Avenue	Lumin East Dallas Community	7	School Zone Upgraded to Add Flashers
100-300 Paulus Avenue	J. L. Long Middle (Woodrow Wilson High)	14	New Zone at Existing School
9200-9400 S. Polk Street	DA Hulcy Middle	8	School Reopened
2900 Prichard Lane	Nova Academy (Charter)	5	New Zone at Existing School

SECTION 28-50
SCHOOL ZONES - ADDITIONS

Location	School	Council District	Cause
3700-3800 W. Red Bird Lane	A. W. Brown-Fellowship Leadership Academy (Charter)	3	New Zone at Existing School
7800-7900 Scyene Road	Nova Academy (Charter)	5	New Zone at Existing School
1800-2000 Stevens Forest Drive	Rosemont Primary (Chris V. Semos Campus)	1	Extent Extension
9000-9200 Stoneview Drive	Uplift Hampton Preparatory (Charter)	8	New School Zone
5800 Vanderbilt Avenue	Robert E. Lee Elementary	14	New School Zone
9400-9500 Walnut Hill Lane	White Rock Elementary	10	Extent Extension
900-1000 Wayne Street	Lumin East Dallas Community	7	School Zone Upgraded to Add Flashers

SECTION 28- 50
SCHOOL ZONES - DELETIONS

Location	School	Council District	Cause
9700-9800 Brockbank Drive	Jose May Elementary	6	Extent Extension
5100-5200 Goodman Street	Arcadia Park Elementary	6	Extent Extension
13400-13900 Maham Road	Carolyn G. Bukhair Elementary	11	Extent Extension
8400 Midpark Road	Carolyn G. Bukhair Elementary	11	Extent Extension
1800-1900 Stevens Forest Drive	Rosemont Primary (Chris V. Semos Campus)	1	Extent Extension
9400-9500 Walnut Hill Lane	White Rock Elementary	10	Extent Extension

SECTION 28-60
ONE WAY STREETS IN SCHOOL ZONES - ADDITIONS

Street Name	Extent	Direction	Council District	Cause
Bluffcreek Drive	Aspen Street to St. Augustine Road	West	7	Improve Circulation Around School
Tufts Street	Rylie Road to Cade Road	South	8	Improve Circulation Around School

9-8-16

ORDINANCE NO._____

An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Sections 28-44, 28-50, and 28-60; adding and deleting streets other than expressways and freeways; adding and deleting streets in school traffic zones; and adding one-way streets in school traffic zones; providing a penalty not to exceed $200; 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 Section 28-44, "Streets Other Than Expressways and Freeways," of Division 2, "Speed Regulations," of Article VI, "Operation of Vehicles," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended by alphabetically adding and deleting the following described streets other than expressway and freeways:

ADDITIONS

STREET	EXTENT	SPEED (MPH)
"Riverfront Boulevard	Irving Boulevard to Corinth Street	35
Simpson-Stuart Road	Lancaster Road to Bonnie View Road	40
Simpson-Stuart Road	Bonnie View Road to Central Expressway	35"

DELETIONS

STREET	EXTENT	SPEED (MPH)
"Industrial Boulevard	Irving Boulevard to Corinth Street	35

Simpson-Stuart Road	Lancaster Road to Central Expressway	35”

SECTION 2. That Subsection (c) of Section 28-50, “Speed in School Zones; Signs; Designated Streets,” of Division 2, “Speed Regulations,” of Article VI, “Operation of Vehicles,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended by alphabetically adding and deleting the following described streets designated as school traffic zones where the speed of motor vehicles is limited to 20 miles per hour:

ADDITIONS

STREET	BLOCK(s)	EXTENT
“Brockbank Drive	9800	250'N. of Bynum Avenue to 200'N. of Valley Meadow Drive
Goodman Street	5100-5300	60'W. of N. Bagley Street to N. Morocco Avenue
Jupiter Road	12800-12900	370'N. to 340'N. of McCree Road
Maham Road	13400-14000	300'S. of Brookgreen Drive to 450'S. of Spring Valley Road
Midpark Road	8400-8500	100'E. to 800'E. of Maham Road
Parkview Avenue	900-1000	150'N. to 220'S. of Gurley Avenue
Paulus Avenue	100-300	50'S. of Covington Lane to 100’N. of Reiger Street
Prichard Lane	2900	700'S. of Scyene Road to Scyene Road
S. Polk Street	9200-9400	200'N. of Wardmont Avenue to 185'S. of Brogden Lane
Scyene Road	7800-7900	150'E. of Scyene Circle to 100'E. of Prichard Lane

Stevens Forest Drive	1800-2000	135'W. of Mary Cliff Road to 220'E. of Stevens Village Drive
Stoneview Drive	9000-9200	200'S. of Beckleymeade Avenue to 200'N. of Westfall Drive
Vanderbilt Avenue	5800	40'E. of Matilda Street to Delmar Avenue
W. Red Bird Lane	3700-3800	255'W. to 270'E. of Red Bird Center Drive
Walnut Hill Lane	9400-9500	500'W. to 200'E. of Meadowhill Drive
Wayne Street	900-1000	120'N. to 220'S. of Gurley Avenue"

DELETIONS

STREET	BLOCK(s)	EXTENT
"Brockbank Drive	9800	200'S. of Wheelock Street to 200'S. of Valley Meadow Drive
Goodman Street	5100-5300	245'W. of N. Justin Avenue to N. Morocco Avenue
Maham Road	13400-13900	Brookgreen Drive to 210'N. of Midpark Park
Midpark Road	8400-8500	Maham Road to 220'E. of Maham Road
Stevens Forest Drive	1800-2000	135'W. to 765'W. of Mary Cliff Road
Walnut Hill Lane	9400-9500	500'W. to 650'E. of White Rock" Trail"

SECTION 3. That Subsection (b) of Section 28-60, "One-Way Streets in School Zones," of Article VII, "One-Way Streets and Alleys," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended by alphabetically adding the following described streets where the direction of motor vehicles is limited as follows:

ADDITIONS

STREET	EXTENT	DIRECTION
"Bluffcreek Drive	Aspen Street to St. Augustine Drive	West
Tufts Street	Rylie Road to Cade Road	South"

SECTION 4. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $200.

SECTION 5. That Chapter 28 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. 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 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

AGENDA ITEM # 42

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

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 Stanley Springer and Dianne Springer, of approximately 406,000 square feet of land improved with a single family dwelling located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed $292,000 ($288,405, plus closing costs and title expenses not to exceed $3,595) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 406,000 square feet of land improved with a single family dwelling 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 Transmission Pipeline Project. The consideration is based on an independent appraisal. The relocation benefits are estimated to be $4,350.

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 September 19, 2016.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $292,000 ($288,405, plus closing costs and title expenses not to exceed $3,595)

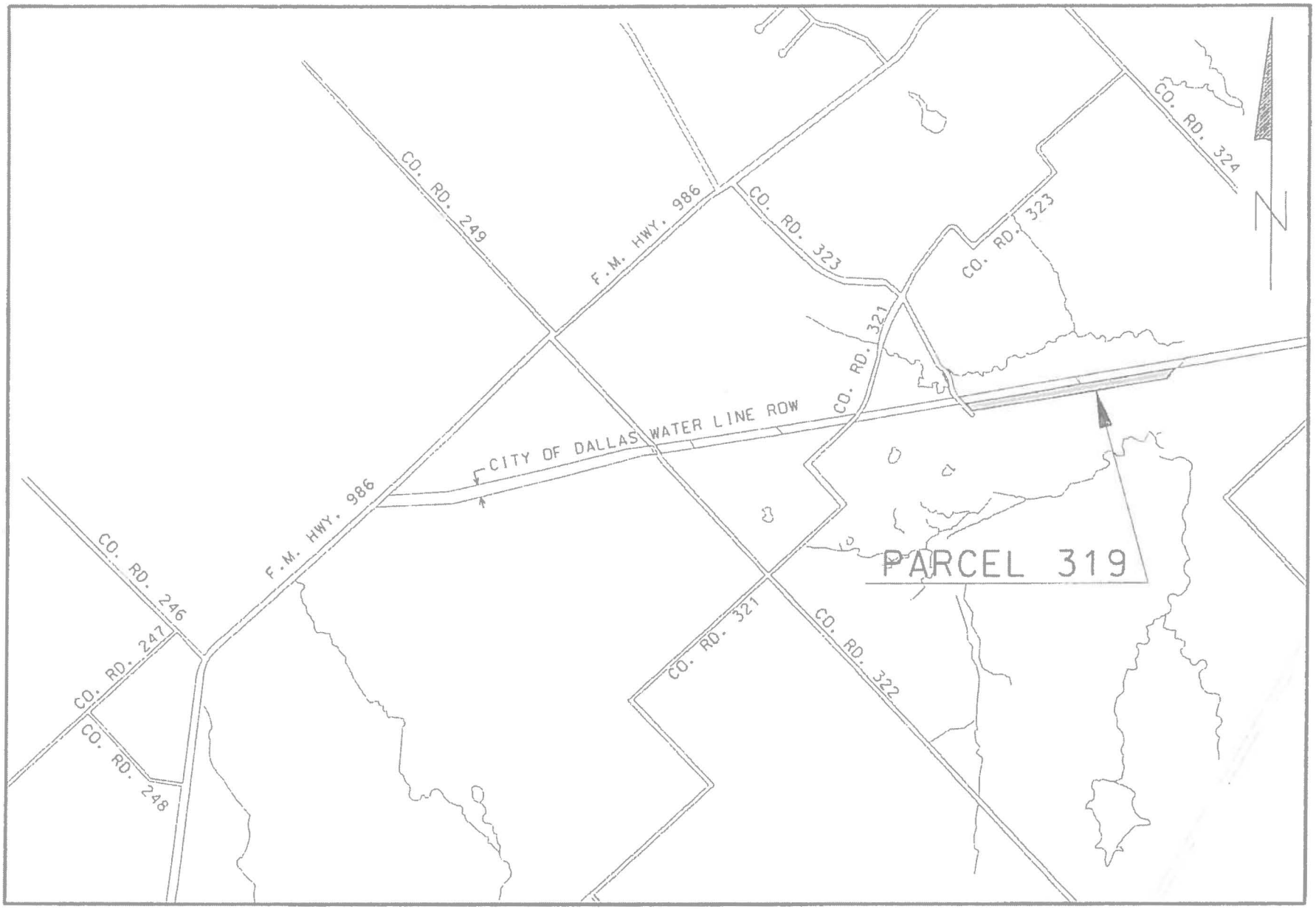
OWNERS

John Stanley Springer

Dianne Springer

MAP

Attached



VICINITY MAP

APPROXIMATE SCALE 1"= 2000'

September 28, 2016

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 406,000 square feet of land located in Kaufman County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Lake Tawakoni 144-inch Transmission Pipeline

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of treated water together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Fee Simple Title, subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": John Stanley Springer and Dianne Springer, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": $288,405

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $3,595

"AUTHORIZED AMOUNT": Not to exceed $292,000

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Improvement Funds, Fund No. 3115, Department DWU, Unit PW20, Activity RWPT, Program No. 704041, Object 4210, Encumbrance No. CT-DWU704041JT. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

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

APPROVED AS TO FORM:
Christopher D. Bowers, Interim City Attorney

BY Brian N. Sybert IV
Assistant City Attorney

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER TRANSMISSION MAIN KAUFMAN COUNTY, TEXAS
Parcel: 319

BEING a 9.320 acre tract of land in the E. Turner Survey, Abstract No. 529, in Kaufman County, Texas, and being part of a called 63.625 acre tract of land described as "Tract 2" in Warranty Deed with Vendor's Lien to Scott A. Ervin and Brooke A. Ervin, dated December 5, 2003, as recorded in Volume 2330, Page 407, of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a concrete monument with brass disk stamped "City of Dallas" found at the west corner of said Ervin "Tract 2" and at the southeast corner of a City of Dallas Water Line Right-of-Way (130' Right-of-Way at this point) as recorded in Volume 431, Page 98, D.R.K.C.T., and the southwest corner of a City of Dallas Water Line Right-of-Way (130' Right-of-Way at this point) as recorded in Volume 431, Page 272, D.R.K.C.T., and in the most easterly northeast line of a called 44.746 acre tract of land described in Warranty Deed with Vendor's Lien to Joan Marie Layden, a single person, dated October 30, 2000, as recorded in Volume 1594, Page 77, D.R.K.C.T.;

THENCE North 77 degrees 23 minutes 59 seconds East, departing the northeast line of said Layden tract and with northwest line of said Ervin "Tract 2" and with the southeast line of said City of Dallas Water Line Right-of-Way, passing at a distance of 1,770.48 feet the southeast corner of said City of Dallas Water Line Right of Way and the southwest corner of a City of Dallas Water Line Right-of-Way (a variable width Right-of-Way at this point) as recorded in Volume 10, Page 467, Cause No. 5786, of the Civil Court Records of Kaufman County, Texas, and continuing with the southeast line of said City of Dallas Water Line Right-of-Way a total distance of 3,233.09 feet to a concrete monument with brass disk stamped "City of Dallas" found at the northeast corner of said Ervin "Tract 2" and at the northwest corner of a called 84.189 acre tract of land described as "Tract II" in Warranty Deed to Wayne Williams, dated May 9, 1997, as recorded in Volume 1255, Page 272, D.R.K.C.T., and at the southeast corner of said City of Dallas Water Line Right-of-Way and the southwest corner of a City of Dallas Water Line Right-of-Way (a variable width Right-of-Way at this point) as recorded in Volume 441, Page 301, D.R.K.C.T.;

THENCE South 34 degrees 15 minutes 33 seconds West, with the southeast line of said "Tract 2" and the northwest line of said "Tract II", a distance of 190.12 feet to a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set;

THENCE South 77 degrees 23 minutes 59 seconds West, departing the northeast line of said Ervin "Tract 2" and the northwest line of said Williams "Tract II", a distance of 3,013.07 feet to a 1/2-inch iron rod with cap set in the southwest line of said Ervin "Tract 2" and the northeast line of said Layden tract;

THENCE North 44 degrees 37 minutes 12 seconds West, with the southwest line of said Ervin "Tract 2" and the northeast line of said Layden tract, a distance of 153.33 feet to the POINT OF BEGINNING and containing 406,000 square feet or 9.320 acres of land, more or less.

FIELD NOTES APPROVED
Date 12/24/13

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER TRANSMISSION MAIN KAUFMAN COUNTY, TEXAS
Parcel: 319

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

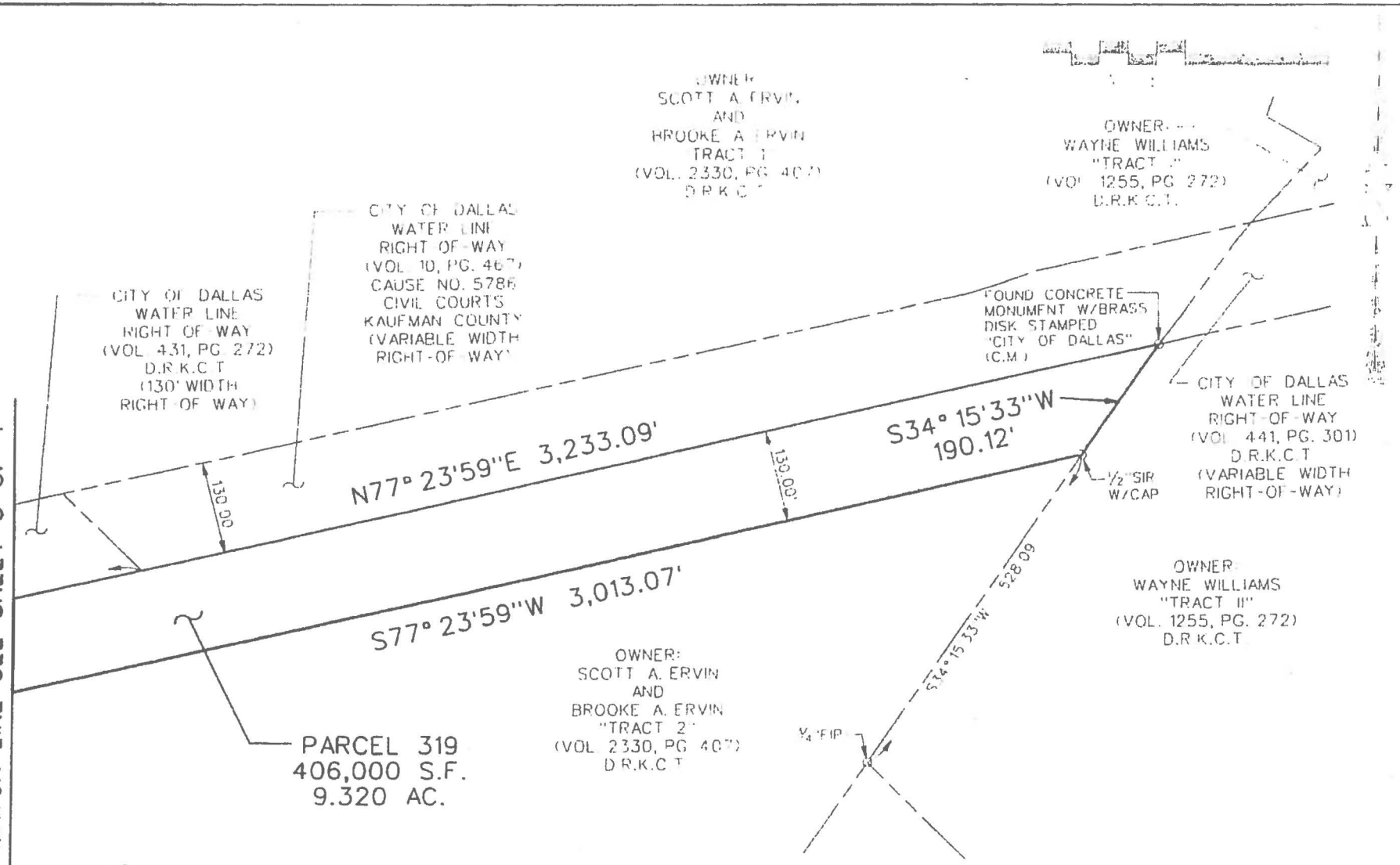
A plat of even survey date herewith accompanies this legal description.



Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By: _____ Date: 12-16-13

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

12-16-13

NOTE: SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

LEGEND:

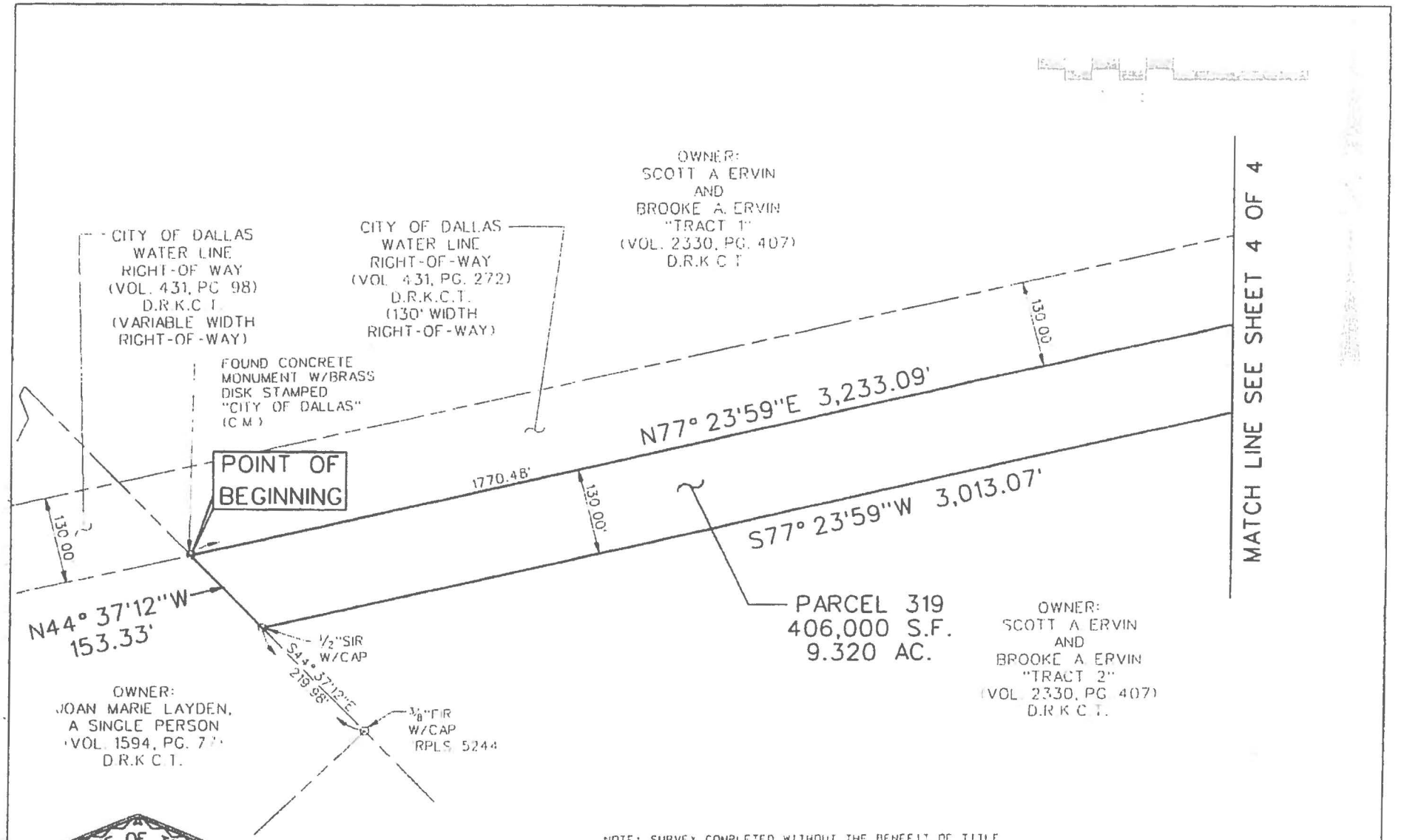
	S.F.	SQUARE FEET
	C.M.	CONTROL MONUMENT
○	FIR	FOUND IRON ROD
○	FIP	FOUND IRON PIPE
○	½"SIR W/CAP	½" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
○	SX	SET "X" CUT IN CONCRETE
○	FPK	FOUND PK. NAIL
○	SPK	SET PK. NAIL

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
F. TURNER SURVEY, ABSTRACT NO. [illegible]
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY

DAL-TECH ENGINEERING, INC. 17410 DALLAS PKWY, SUITE 110
DALLAS, TEXAS 75287-TEL (972)250-2720 FAX (972)250-4774

EXHIBIT 10



STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

12/4/13

NOTE: SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

LEGEND:

	S.F.	SQUARE FEET
	C.M.	CONTROL MONUMENT
O	FIR	FOUND IRON ROD
O	FIP	FOUND IRON PIPE
O	1/2"SIR W/CAP	1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
O	SX	SET "X" CUT IN CONCRETE
O	FPK	FOUND PK. NAIL
O	SPK	SET PK. NAIL

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
E TURNER SURVEY ABSTRACT NO 429
KAUFMAN COUNTY TEXAS
FOR THE
CITY OF DALLAS
BY

DAL TECH ENGINEERING, INC 17400 DALLAS PKWY SUITE 110
DALLAS TEXAS 75287 TEL.(972)250-2727 FAX (972)250-4774

EXHIBIT B
DRAFT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF
KAUFMAN §

That John Stanley Springer and Dianne Springer, a married couple (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Kaufman, State of Texas, for and in consideration of the sum of TWO HUNDRED EIGHTY EIGHT THOUSAND FOUR HUNDRED FIVE AND 00/100 DOLLARS ($288,405.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: NONE

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

_____
John Stanley Springer

_____
Dianne Springer

EXHIBIT B
DRAFT

* *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____
by John Stanley Springer.

_____
Notary Public, State of TEXAS

* *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____
by Dianne Springer.

_____
Notary Public, State of TEXAS

* *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Christian Roman

Warranty Deed Log No. 40500

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER TRANSMISSION MAIN KAUFMAN COUNTY, TEXAS
Parcel: 319

BEING a 9.320 acre tract of land in the E. Turner Survey, Abstract No. 529, in Kaufman County, Texas, and being part of a called 63.625 acre tract of land described as "Tract 2" in Warranty Deed with Vendor's Lien to Scott A. Ervin and Brooke A. Ervin, dated December 5, 2003, as recorded in Volume 2330, Page 407, of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a concrete monument with brass disk stamped "City of Dallas" found at the west corner of said Ervin "Tract 2" and at the southeast corner of a City of Dallas Water Line Right-of-Way (130' Right-of-Way at this point) as recorded in Volume 431, Page 98, D.R.K.C.T., and the southwest corner of a City of Dallas Water Line Right-of-Way (130' Right-of-Way at this point) as recorded in Volume 431, Page 272, D.R.K.C.T., and in the most easterly northeast line of a called 44.746 acre tract of land described in Warranty Deed with Vendor's Lien to Joan Marie Layden, a single person, dated October 30, 2000, as recorded in Volume 1594, Page 77, D.R.K.C.T.;

THENCE North 77 degrees 23 minutes 59 seconds East, departing the northeast line of said Layden tract and with northwest line of said Ervin "Tract 2" and with the southeast line of said City of Dallas Water Line Right-of-Way, passing at a distance of 1,770.48 feet the southeast corner of said City of Dallas Water Line Right of Way and the southwest corner of a City of Dallas Water Line Right-of-Way (a variable width Right-of-Way at this point) as recorded in Volume 10, Page 467, Cause No. 5786, of the Civil Court Records of Kaufman County, Texas, and continuing with the southeast line of said City of Dallas Water Line Right-of-Way a total distance of 3,233.09 feet to a concrete monument with brass disk stamped "City of Dallas" found at the northeast corner of said Ervin "Tract 2" and at the northwest corner of a called 84.189 acre tract of land described as "Tract II" in Warranty Deed to Wayne Williams, dated May 9, 1997, as recorded in Volume 1255, Page 272, D.R.K.C.T., and at the southeast corner of said City of Dallas Water Line Right-of-Way and the southwest corner of a City of Dallas Water Line Right-of-Way (a variable width Right-of-Way at this point) as recorded in Volume 441, Page 301, D.R.K.C.T.;

THENCE South 34 degrees 15 minutes 33 seconds West, with the southeast line of said "Tract 2" and the northwest line of said "Tract II", a distance of 190.12 feet to a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set;

THENCE South 77 degrees 23 minutes 59 seconds West, departing the northeast line of said Ervin "Tract 2" and the northwest line of said Williams "Tract II", a distance of 3,013.07 feet to a 1/2-inch iron rod with cap set in the southwest line of said Ervin "Tract 2" and the northeast line of said Layden tract;

THENCE North 44 degrees 37 minutes 12 seconds West, with the southwest line of said Ervin "Tract 2" and the northeast line of said Layden tract, a distance of 153.33 feet to the POINT OF BEGINNING and containing 406,000 square feet or 9.320 acres of land, more or less.

FIELD NOTES APPROVED: 12/24/15

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER TRANSMISSION MAIN KAUFMAN COUNTY, TEXAS
Parcel: 319

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

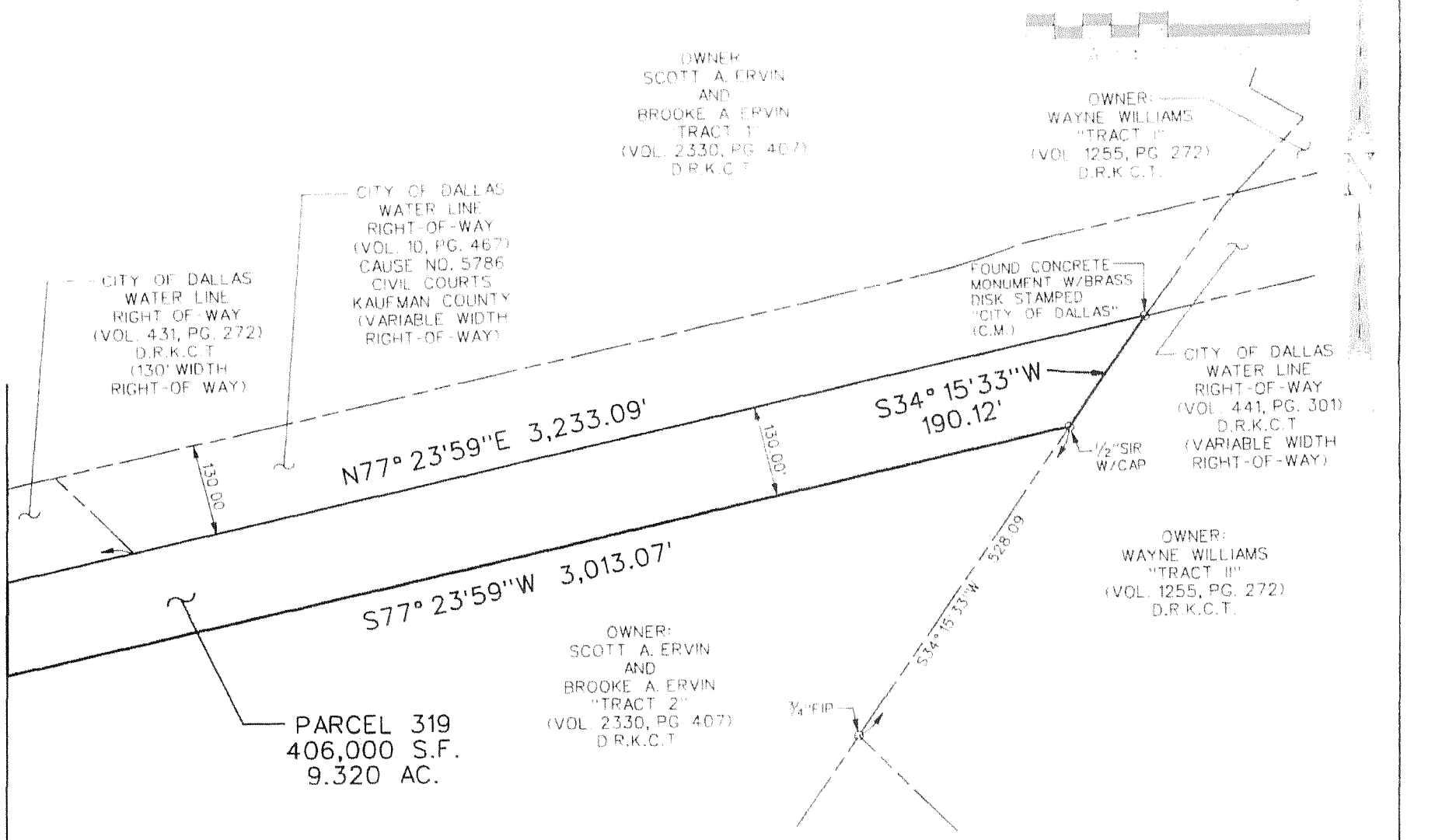
A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By: _____ Date: 12-16-13

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504





STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

NOTE: SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

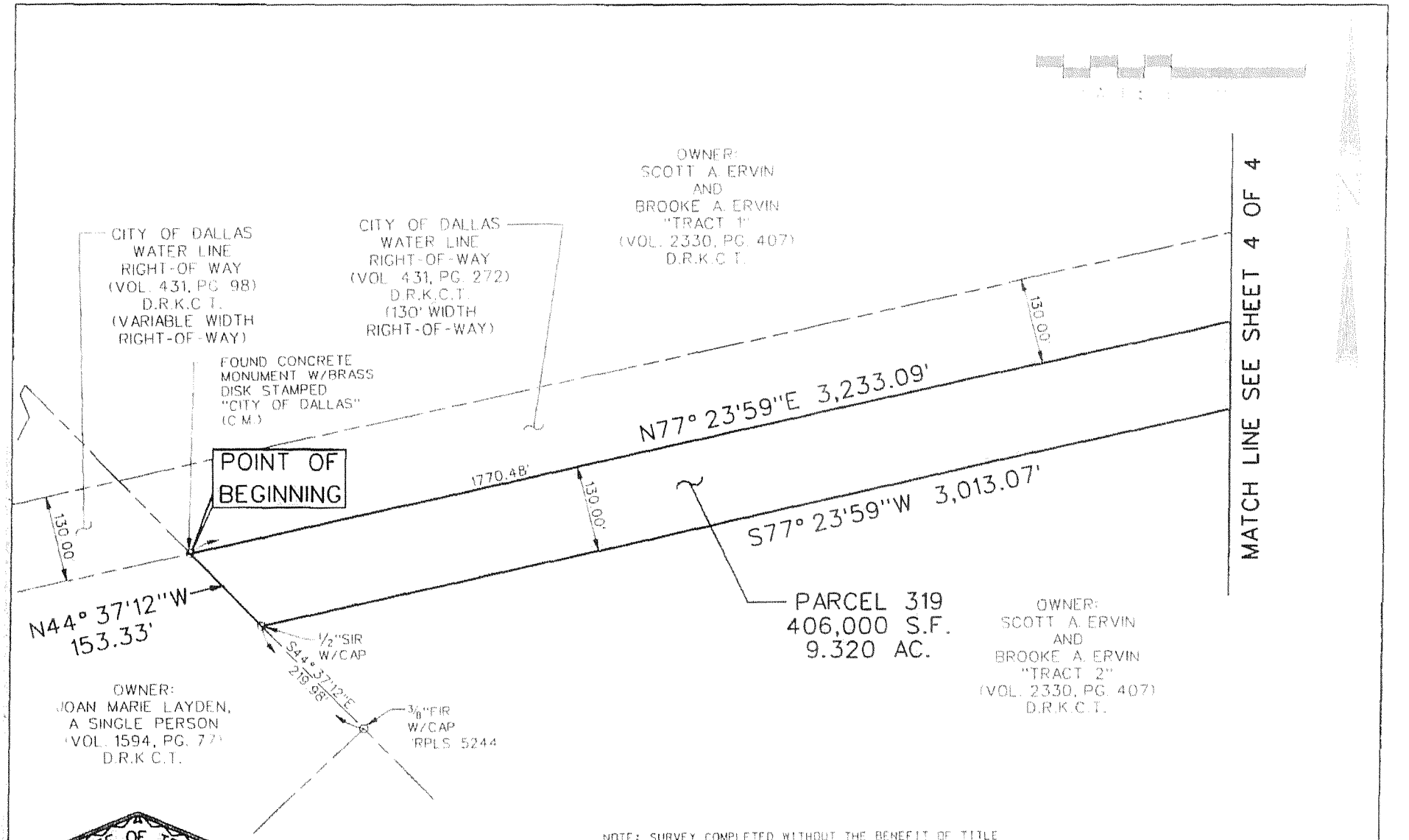
LEGEND:

	S.F.	SQUARE FEET
	C.M.	CONTROL MONUMENT
O	FIR	FOUND IRON ROD
O	FIP	FOUND IRON PIPE
O	½"SIR W/CAP	½" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
O	SX	SET "X" CUT IN CONCRETE
O	FPK	FOUND PK. NAIL
O	SPK	SET PK. NAIL

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
F. TURNER SURVEY ABSTRACT NO. 504
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS

BY
DAL-TECH ENGINEERING, INC. 17400 DALLAS PKWY, SUITE 110
DALLAS, TEXAS 75287 TEL: (972)250-2727 FAX: (972)250-4774



STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

12/4/13

NOTE: SURVEY COMPLETED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

LEGEND:

	S.F.	SQUARE FEET
	C.M.	CONTROL MONUMENT
○	FIR	FOUND IRON ROD
○	FIP	FOUND IRON PIPE
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○	SPK	SET PK. NAIL

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EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
E. TURNER SURVEY ABSTRACT NO. 509
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS

BY
DAL-TECH ENGINEERING, INC. 17400 DALLAS PKWY, SUITE 110
DALLAS, TEXAS 75287, TEL: (972)250-2727 FAX: (972)250-4774

SHEET 3 OF 4

AGENDA ITEM # 43

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

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 Morris Dale Martin, of approximately 432,376 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed $55,000 ($51,615, plus closing costs and title expenses not to exceed $3,385) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of approximately 432,376 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 Transmission 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 September 19, 2016.

FISCAL INFORMATION

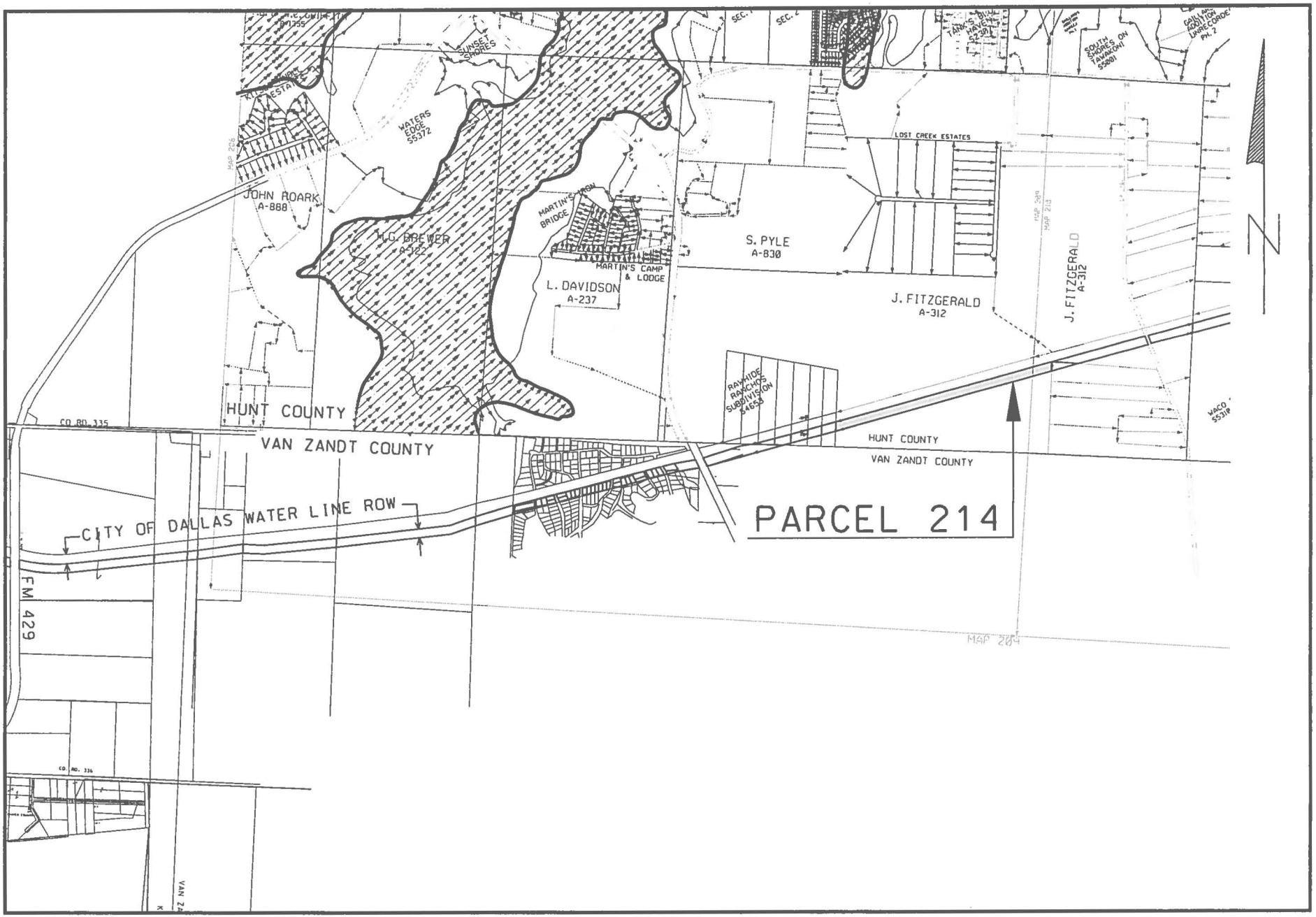
Water Utilities Capital Improvement Funds - $55,000 ($51,615, plus closing costs and title expenses not to exceed $3,385)

OWNER

Morris Dale Martin

MAP

Attached



VICINITY MAP

APPROXIMATE SCALE 1"= 2000'

P:\0515 Lake Tawakoni\Parcels\Parcels\Map_214.dgn Plotted on 10/30/2014 at 10:29:14 AM By: mohsen Project:City Of Dallas Plot Driver: dieprinter plotcfg: PenTable.tbl

September 28, 2016

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 432,376 square feet of land located in Kaufman County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Lake Tawakoni 144-inch Transmission Pipeline

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of treated water together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Fee Simple Title, subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": Morris Dale Martin, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": $51,615

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed $3,385

"AUTHORIZED AMOUNT": Not to exceed $55,000

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Improvement Funds, Fund No. 3115, Department DWU, Unit PW20, Activity RWPT, Program No. 704041, Object 4210, Encumbrance No. CT-DWU704041JR. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

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

APPROVED AS TO FORM:
Christopher D. Bowers, Interim City Attorney

BY Brian N. Sims II
Assistant City Attorney

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER TRANSMISSION MAIN HUNT COUNTY, TEXAS
Parcel: 214

BEING a 9.926 acre tract of land in the J. Fitzgerald Survey, Abstract No. 312, in Hunt County, Texas, being part of a tract of land described in a deed to Morris Dale Martin, as described in Volume 137, Page 254, Deed Records Hunt County, Texas (D.R.H.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southwest corner of said Martin tract, being the southeast corner of a tract of land described in Special Warranty Deed to Donnie L. McElwee, dated May 9, 2013, as recorded in Volume 2013, Page 6598, Official Public Records of Hunt County, Texas (O.P.R.H.C.T.)

THENCE North 01 degree 49 minutes 55 seconds West, with the east line of said McElwee tract and the west line of said Martin tract, a distance of 343.19 feet to a1/2-inch iron rod with red cap stamped. "DAL-TECH" (hereinafter referred to as "with cap") set at the POINT OF BEGINNING;

THENCE North 01 degree 49 minutes 55 seconds West, continuing with the west line of said Martin tract and the east line of said McElwee tract, a distance of 135.44 feet to a 1/2-inch iron rod with cap set at the southwest corner of a City of Dallas Water Line Right-of-Way (variable width), as recorded in Volume 594, Page 487, D.R.H.C.T.;

THENCE North 71 degrees 52 minutes 43 seconds East, with the southeast line of said City of Dallas Water Line Right-of-Way, a distance of 3,325.94 feet to a concrete monument with brass cap stamped "City of Dallas" found at the southeast corner of said City of Dallas Water Line Right-of-Way, being in the east line of said Martin tract and the west line of a tract of land described as "Tract No. Three" in a deed to S.B. Brackeen and Vera Brackeen, recorded in Volume 572, Page 627, D.R.H.C.T.;

THENCE South 01 degree 51 minutes 08 seconds East, departing the southeast line of said City of Dallas Water Line Right-of-Way and with the east line of said Martin tract and the west line of said "Tract No. Three", at a distance of 0.43 feet passing a 1/2-inch iron rod with cap stamped "Vannoy" Tract found at the northwest corner of a called 10.00 acre tract of land described in Warranty Deed with Vendor's Lien to Thomas C. Christ, as recorded in Volume 875, Page 32, O.P.R.H.C.T. and continuing with the east line of said Martin tract and the west line of said Christ tract, a total distance of 135.42 feet to a 1/2-inch iron rod with cap set;

THENCE South 71 degrees 52 minutes 43 seconds West, departing the east line of said Martin tract and the west line of said Christ tract, a distance of 3,325.99 feet to the POINT OF BEGINNING and containing 432,376 square feet or 9.926 acres of land, more or less.

FIELD NOTES APPROVED: by 11/7/14

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER TRANSMISSION MAIN
HUNT COUNTY, TEXAS
Parcel: 214

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

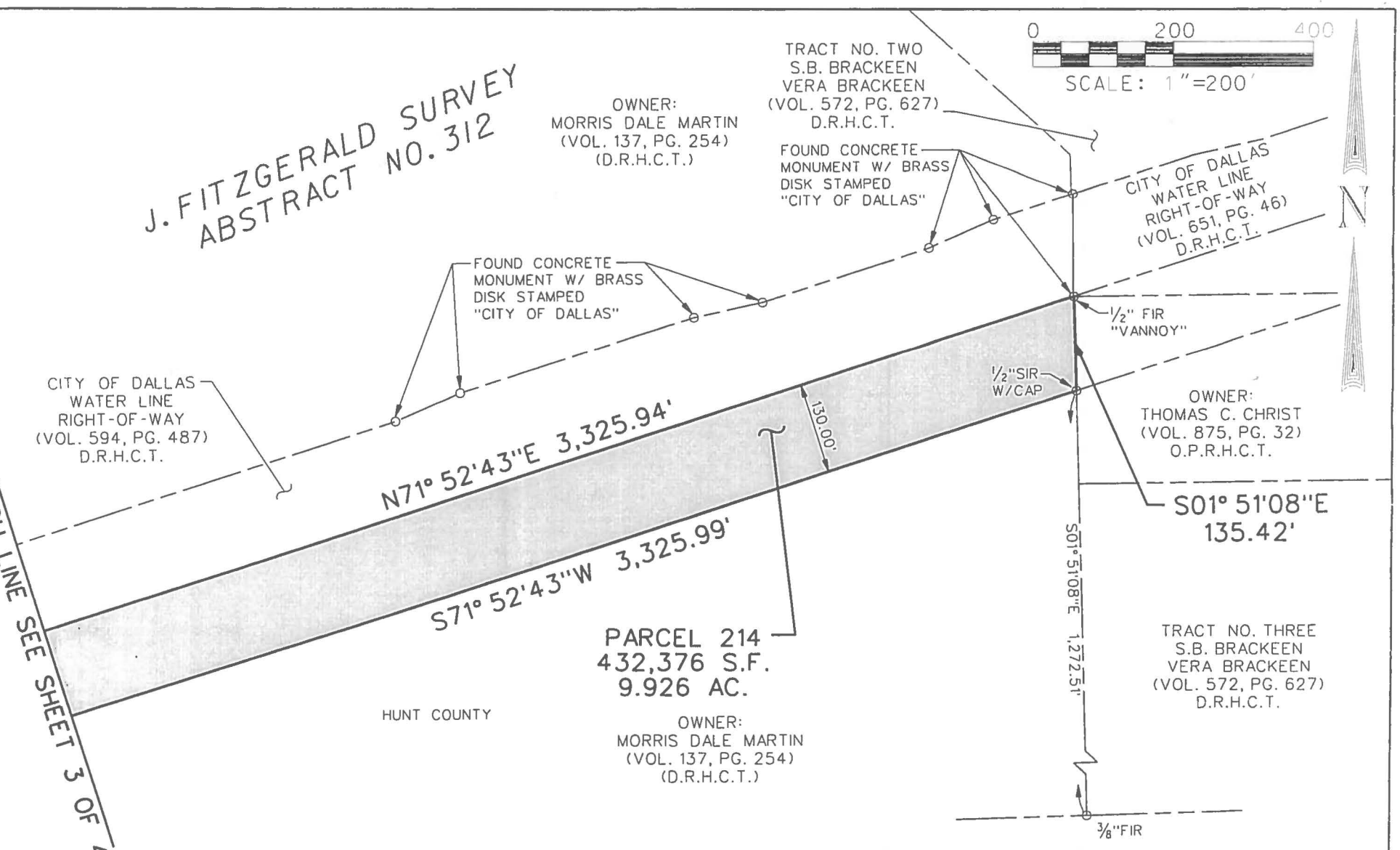
A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By: _____ Date: 11.3.14



Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

11-3-14

NOTE: THIS SURVEY WAS PERFORMED BASE UPON RECORD DATA PROVIDED UNDER TITLE RESOURCES GUARANTY COMPANY COMMITMENT G.F. NUMBER 1182836, WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2009

LEGEND:

S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
O FIR	FOUND IRON ROD
O FIP	FOUND IRON PIPE
O 1/2"SIR W/CAP	1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
O SX	SET "X" CUT IN CONCRETE
O FPK	FOUND PK. NAIL
O SPK	SET PK. NAIL

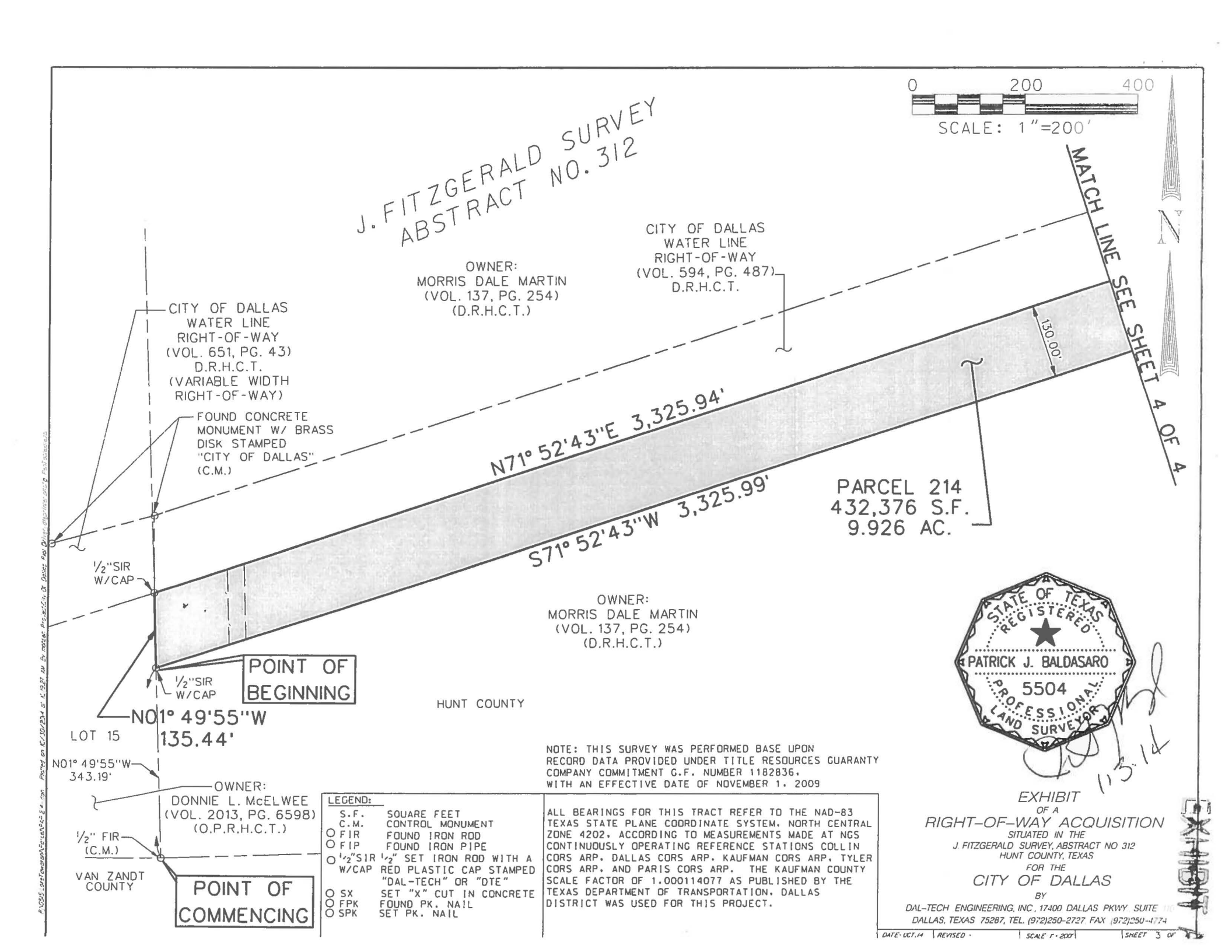
ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
J FITZGERALD SURVEY, ABSTRACT NO 312
HUNT COUNTY, TEXAS
FOR THE
CITY OF DALLAS

BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY SUITE 110
DALLAS, TEXAS 75287 TEL. (972)250-2727 FAX (972)250-1774

DATE: OCT.14	REVISED -	SCALE 1" = 200'	SHEET 4 OF 4

EXHIBIT A



NOTE: THIS SURVEY WAS PERFORMED BASE UPON RECORD DATA PROVIDED UNDER TITLE RESOURCES GUARANTY COMPANY COMMITMENT G.F. NUMBER 1182836, WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2009

LEGEND:

	S.F.	SQUARE FEET
	C.M.	CONTROL MONUMENT
O	FIR	FOUND IRON ROD
O	FIP	FOUND IRON PIPE
O	1/2"SIR W/CAP	1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
O	SX	SET "X" CUT IN CONCRETE
O	FPK	FOUND PK. NAIL
O	SPK	SET PK. NAIL

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

10.15.14

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
J. FITZGERALD SURVEY, ABSTRACT NO. 312
HUNT COUNTY, TEXAS
FOR THE
CITY OF DALLAS

BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY. SUITE 110
DALLAS, TEXAS 75287, TEL. (972)250-2727 FAX (972)250-1774

DATE: OCT. 14 | REVISED: | SCALE: 1"=200' | SHEET 3 OF

EXHIBIT

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EXHIBIT B
DRAFT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF
Hunt §

That Morris Dale Martin, a single man (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Hunt, State of Texas, for and in consideration of the sum of FIFTY ONE THOUSAND SIX HUNDRED FIFTEEN AND 00/100 DOLLARS ($51,615.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: NONE

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

_____
Morris Dale Martin

* *

EXHIBIT B
DRAFT

STATE OF TEXAS '
COUNTY OF HUNT '

This instrument was acknowledged before me on _____
by Morris Dale Martin.

_____
Notary Public, State of TEXAS

* *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Christian Roman

Warranty Deed Log No. 42526

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER TRANSMISSION MAIN HUNT COUNTY, TEXAS
Parcel: 214

BEING a 9.926 acre tract of land in the J. Fitzgerald Survey, Abstract No. 312, in Hunt County, Texas, being part of a tract of land described in a deed to Morris Dale Martin, as described in Volume 137, Page 254, Deed Records Hunt County, Texas (D.R.H.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the southwest corner of said Martin tract, being the southeast corner of a tract of land described in Special Warranty Deed to Donnie L. McElwee, dated May 9, 2013, as recorded in Volume 2013, Page 6598, Official Public Records of Hunt County, Texas (O.P.R.H.C.T.)

THENCE North 01 degree 49 minutes 55 seconds West, with the east line of said McElwee tract and the west line of said Martin tract, a distance of 343.19 feet to a1/2-inch iron rod with red cap stamped. "DAL-TECH" (hereinafter referred to as "with cap") set at the POINT OF BEGINNING;

THENCE North 01 degree 49 minutes 55 seconds West, continuing with the west line of said Martin tract and the east line of said McElwee tract, a distance of 135.44 feet to a 1/2-inch iron rod with cap set at the southwest corner of a City of Dallas Water Line Right-of-Way (variable width), as recorded in Volume 594, Page 487, D.R.H.C.T.;

THENCE North 71 degrees 52 minutes 43 seconds East, with the southeast line of said City of Dallas Water Line Right-of-Way, a distance of 3,325.94 feet to a concrete monument with brass cap stamped "City of Dallas" found at the southeast corner of said City of Dallas Water Line Right-of-Way, being in the east line of said Martin tract and the west line of a tract of land described as "Tract No. Three" in a deed to S.B. Brackeen and Vera Brackeen, recorded in Volume 572, Page 627, D.R.H.C.T.;

THENCE South 01 degree 51 minutes 08 seconds East, departing the southeast line of said City of Dallas Water Line Right-of-Way and with the east line of said Martin tract and the west line of said "Tract No. Three", at a distance of 0.43 feet passing a 1/2-inch iron rod with cap stamped "Vannoy" Tract found at the northwest corner of a called 10.00 acre tract of land described in Warranty Deed with Vendor's Lien to Thomas C. Christ, as recorded in Volume 875, Page 32, O.P.R.H.C.T. and continuing with the east line of said Martin tract and the west line of said Christ tract, a total distance of 135.42 feet to a 1/2-inch iron rod with cap set;

THENCE South 71 degrees 52 minutes 43 seconds West, departing the east line of said Martin tract and the west line of said Christ tract, a distance of 3,325.99 feet to the POINT OF BEGINNING and containing 432,376 square feet or 9.926 acres of land, more or less.

FIELD NOTES APPROVED
11/7/14

EXHIBIT A

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER TRANSMISSION MAIN HUNT COUNTY, TEXAS
Parcel: 214

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

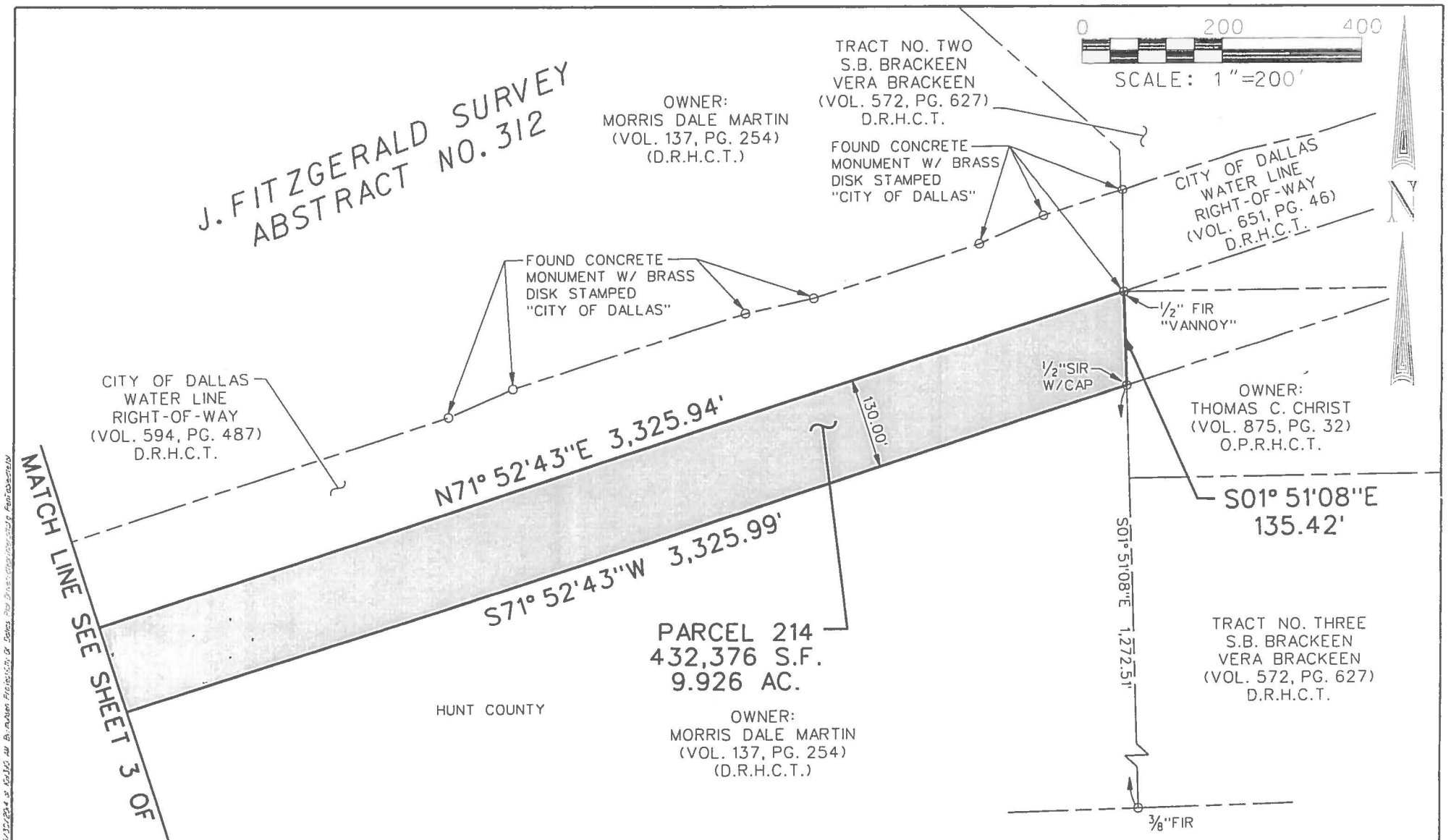
A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By: _____ Date: 11.3.14



Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

11-3-14

NOTE: THIS SURVEY WAS PERFORMED BASE UPON RECORD DATA PROVIDED UNDER TITLE RESOURCES GUARANTY COMPANY COMMITMENT G.F. NUMBER 1182836. WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2009

LEGEND:	
S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
O FIR	FOUND IRON ROD
O FIP	FOUND IRON PIPE
O 1/2"SIR W/CAP	1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
O SX	SET "X" CUT IN CONCRETE
O FPK	FOUND PK. NAIL
O SPK	SET PK. NAIL

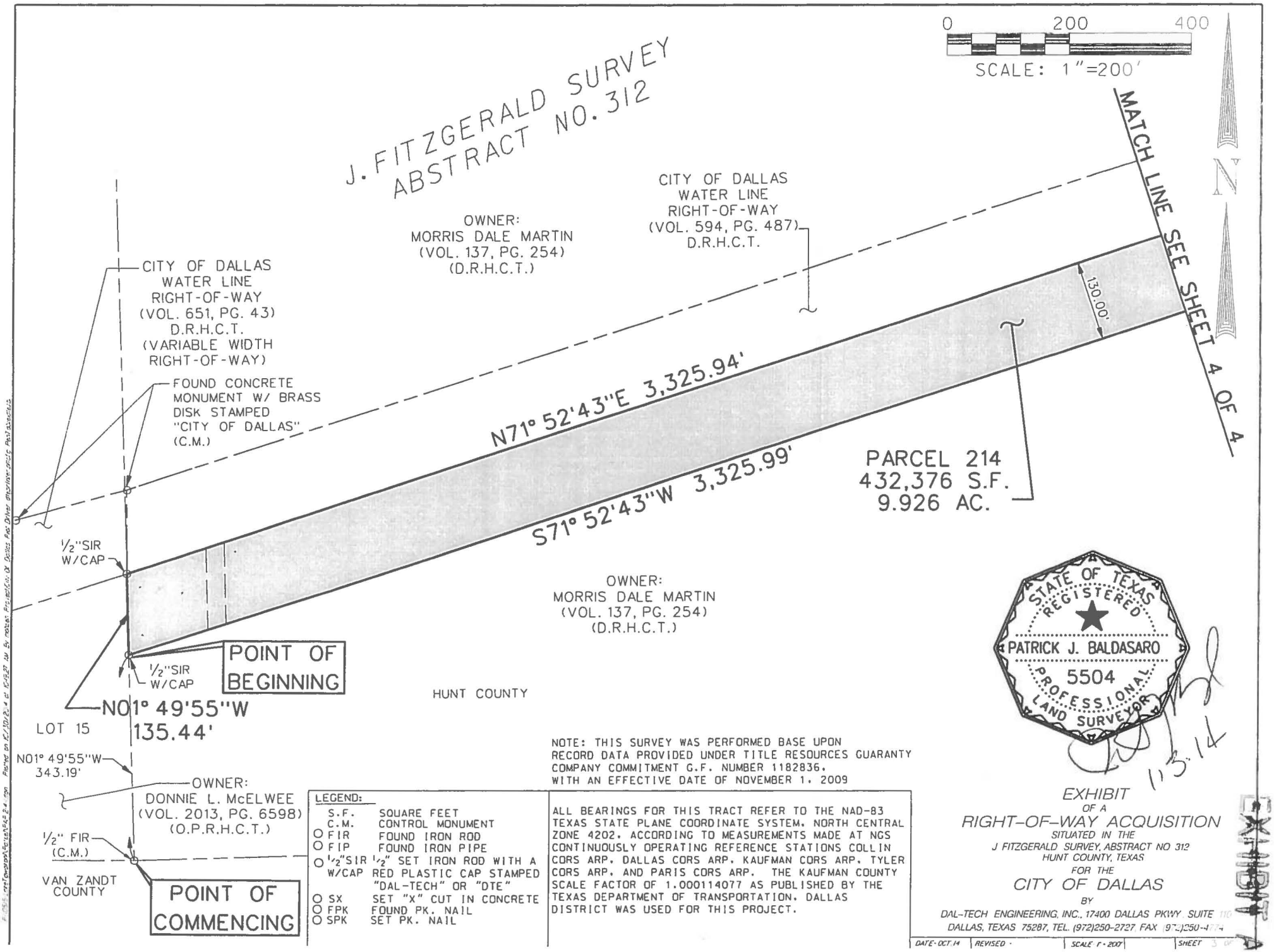
ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
J. FITZGERALD SURVEY, ABSTRACT NO 312
HUNT COUNTY, TEXAS
FOR THE
CITY OF DALLAS

BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY, SUITE 110
DALLAS, TEXAS 75287, TEL. (972)250-2727, FAX (972)250-1771

DATE: OCT.14	REVISED:	SCALE: 1" = 200'	SHEET 4 OF 4

EXHIBIT A



LEGEND:

	S.F.	SQUARE FEET
	C.M.	CONTROL MONUMENT
O	FIR	FOUND IRON ROD
O	FIP	FOUND IRON PIPE
O	1/2"SIR W/CAP	1/2" SET IRON ROD WITH A RED PLASTIC CAP STAMPED "DAL-TECH" OR "DTE"
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O	FPK	FOUND PK. NAIL
O	SPK	SET PK. NAIL

NOTE: THIS SURVEY WAS PERFORMED BASE UPON RECORD DATA PROVIDED UNDER TITLE RESOURCES GUARANTY COMPANY COMMITMENT G.F. NUMBER 1182836, WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2009

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

11.3.14

EXHIBIT
OF A
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FOR THE
CITY OF DALLAS
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DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY, SUITE 110
DALLAS, TEXAS 75287, TEL. (972)250-2727, FAX (972)250-4774

DATE: OCT.14 | REVISED: | SCALE: 1"=200' | SHEET 3 OF 4

EXHIBIT A

AGENDA ITEM # 44

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 33G

SUBJECT

An ordinance abandoning a portion of Research Row to Southwest Airlines, Co., the abutting owner, containing approximately 16,973 square feet of land, located near the intersection of Research Row and Harry Hines Boulevard; authorizing the quitclaim and providing for the dedication of approximately 433 square feet of land needed for right-of-way - Revenue: $145,973, plus the $20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Research Row to Southwest Airlines, Co., the abutting owner. The area will be included with the property of the abutting owner for the development of a new Flight Training Center. The owner will dedicate approximately 433 square feet of land needed for right-of-way to create a turnaround. The abandonment fee is based on an independent appraisal.

Notices were sent to 4 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 September 19, 2016.

FISCAL INFORMATION

Revenue: $145,973, plus the $20 ordinance publication fee

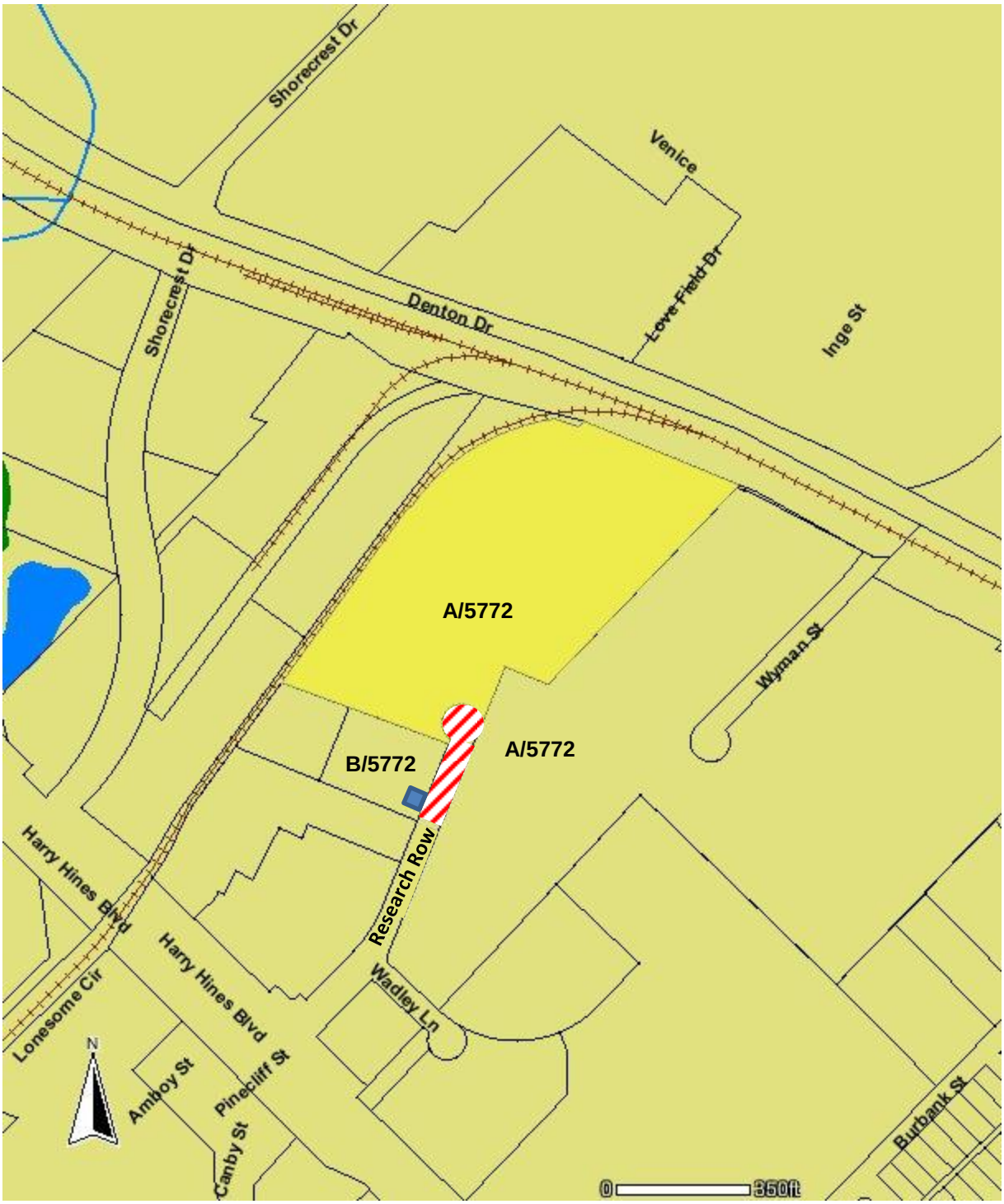
OWNER

Southwest Airlines Co.

Gary C Kelly, President

MAP

Attached



Abandonment Area: Dedication Area:

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Research Row located adjacent to City Blocks A/5772 and B/5772 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Southwest Airlines, Co.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Southwest Airlines, Co., a Texas corporation, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of Research Row is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

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

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

SECTION 2. That for and in monetary consideration of the sum of **ONE HUNDRED FORTY-FIVE THOUSAND NINE HUNDRED SEVENTY-THREE AND NO/100 DOLLARS ($145,973.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 13 and 14, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

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

References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas. Failure to record a final replat in accordance with the term of this section shall render this ordinance null and void, and of no further effect. Further, the final replat shall be recorded in the Deed Records of Dallas County, Texas before certified copy of the ordinance shall be delivered to **GRANTEE**.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by General Warranty Deed to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Block B/5772, containing approximately 433 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 11. That at such time as the instrument described in Section 10 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable

Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 12. That this ordinance and properly executed General Warranty Deed, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record.

SECTION 13. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 10 above.

SECTION 14. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 15. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Sections 2 and 13, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of the dedication set forth in Section 10 the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified

copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 16. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS
Interim City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.

EXHIBIT A

STREET RIGHT-OF-WAY ABANDONMENT
Part of Research Row
16,973 Square Feet (0.390 Acre)
Adjacent to Blocks A/5772 and B/5772
Dickerson Parker Survey, Abstract No. 1113,
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 16,973 square foot (0.390 acre) tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas and adjacent to Blocks A/5772 and B/5772, Official Block Numbers of the City of Dallas, Texas; said tract being a portion of Research Row (a variable width right-of-way) dedicated by the plat of Fikes Research Center, First Installment, an addition to the City of Dallas, Texas according to the plat recorded in Volume 868, Page 107 of the Deed Records of Dallas County, Texas and the plat of Pinecreek Commons, Phase VII, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96161, Page 1293 of said Deed Records; said 16,973 square foot tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System North American Datum of 1983, Texas North Central Zone 4202. All distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.):

COMMENCING, at a 5/8-inch iron rod found in the northwest right-of-way line of said Research Row at the easternmost southeast corner of Lot 1A, Block B/5772, Pine Creek Medical Center Addition, Phase 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200600237289 of the Official Public Records of Dallas County, Texas; said point also being the northeast corner of Lot 1B, Block B/5772, Pine Creek Medical Center Addition, Phase 1, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005019, Page 245 of said Official Public Records

THENCE, North 22 degrees, 37 minutes, 12 seconds East, along the said northwest line of Research Row and the southeast line of said Lot 1A, at a distance of 116.05 feet passing the easternmost corner of said Lot 1A, continuing along the said northwest line of Research Row and the southeast line of Lot 1, Block B/5772 of said Fikes Research Center, First Installment in all a total distance of 160.06 feet to the **POINT OF BEGINNING**;

THENCE, North 22 degrees, 37 minutes, 12 seconds East, continuing along the said northwest line of Research Row and the said southeast line of Lot 1, at a distance of 171.72 feet passing a 1/2-inch iron rod found at the easternmost corner of said Lot 1 and the southernmost corner of Lot 3, Block A/5772 of said Pinecreek Commons, Phase VII, continuing along the said northwest line of Research Row and the southeast line of said Lot 3 in all a total distance of 184.05 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction along the cul-de-sac of said Research Row and along said curve to the right, having a central angle of 258 degrees, 27 minutes, 33 seconds, a radius of 50.00 feet, a chord bearing and distance of North 73 degrees, 28 minutes, 43 seconds East, 77.46 feet, an arc distance of 225.55 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS – F.T.C." set in the northwest line of Lot 1A, Block A/5772, SWA Training and Operations Support, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400026737 of said Official Public Records and being the end of said curve;

THENCE, South 22 degrees, 38 minutes, 27 seconds West, along the southeast right-of-way line of said Research Row and the said northwest line of said Lot 1A, Block A/5772, a distance of 162.97 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS – F.T.C." set for corner;

(For SPRG use only)	
Reviewed By:	David Scott
Date:	4.13.16
SPRG NO:	3665

EXHIBIT A

STREET RIGHT-OF-WAY ABANDONMENT
Part of Research Row
16,973 Square Feet (0.390 Acre)
Adjacent to Blocks A/5772 and B/5772
Dickerson Parker Survey, Abstract No. 1113,
City of Dallas, Dallas County, Texas

THENCE, North 67 degrees, 21 minutes, 33 seconds West, departing the said southeast line of Research Row and the said northwest line of Lot 1A, Block A/5772, a distance of 32.00 feet to a MAG nail with "F.T.C. – PACHECO KOCH" washer set for corner;

THENCE, South 22 degrees, 38 minutes, 27 seconds West, a distance of 42.00 feet to a MAG nail with "F.T.C. – PACHECO KOCH" washer set at the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 90 degrees, 00 minutes, 00 seconds, a radius of 28.00 feet, a chord bearing and distance of South 67 degrees, 38 minutes, 27 seconds West, 39.60 feet, an arc distance of 43.98 feet to the **POINT OF BEGINNING**;

CONTAINING: 16,973 square feet or 0.390 acre of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

4/12/2016

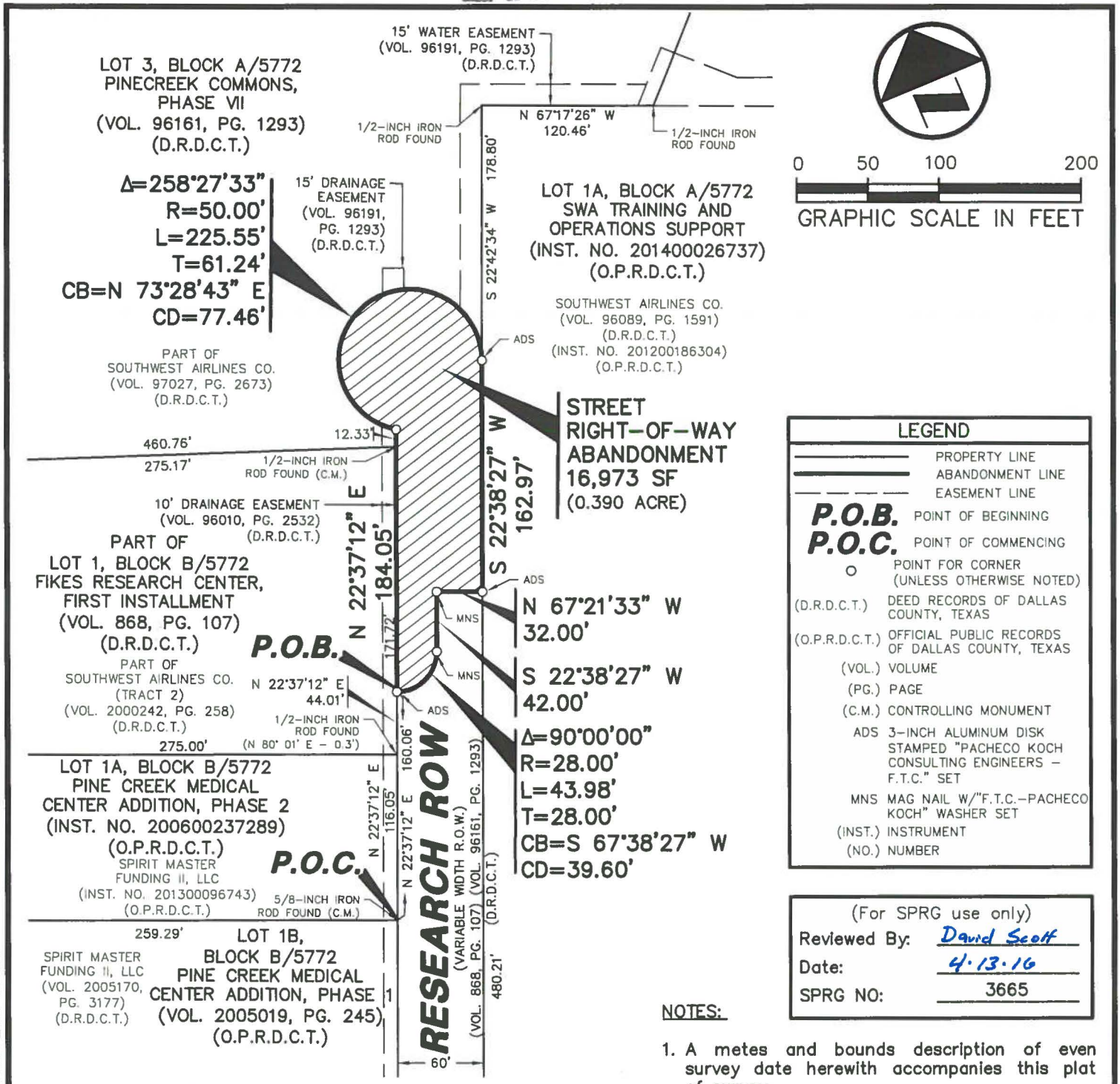
Kyle Coleman Harris Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

STATE OF TEXAS
REGISTERED
KYLE COLEMAN HARRIS
6266
PROFESSIONAL
LAND SURVEYOR

1320-15.322_EX1-R1.doc
1320-15.322_EX1-R1.dwg jrm

(For SPRG use only)
Reviewed By: David Scott
Date: 4.13.16
SPRG NO: 3665

EXHIBIT A



LEGEND	
	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
o	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(VOL.)	VOLUME
(PG.)	PAGE
(C.M.)	CONTROLLING MONUMENT
ADS	3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH CONSULTING ENGINEERS - F.T.C." SET
MNS	MAG NAIL W/"F.T.C.-PACHECO KOCH" WASHER SET
(INST.)	INSTRUMENT
(NO.)	NUMBER

(For SPRG use only)
Reviewed By: David Scott
Date: 4.13.16
SPRG NO: 3665

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System North American Datum of 1983, Texas North Central Zone 4202. All distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

STATE OF TEXAS
REGISTERED
KYLE COLEMAN HARRIS
6266
PROFESSIONAL
LAND SURVEYOR

4/12/2016
Kyle Coleman Harris Date
Registered Professional
Land Surveyor No. 6266

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JRM	KCH	1"=100'	APRIL 2016	1320-15.322

STREET RIGHT-OF-WAY ABANDONMENT

PART OF RESEARCH ROW
16,973 SQUARE FEET (0.390 ACRES)
ADJACENT TO BLOCKS A/5772 AND B/5772
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 3

JMILLER 4/12/2016 12:16 PM
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EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

EXHIBIT C

STREET RIGHT-OF-WAY DEDICATION

Part of Lot 1, Block B/5772, Fikes Research Center, First Installment
433 Square Feet (0.010 Acre)
Dickerson Parker Survey, Abstract No. 1113,
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 433 square foot (0.010 acre) tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas; said tract being part of Lot 1, Block B/5772, Fikes Research Center, First Installment, an addition to the City of Dallas, Texas according to the plat recorded in Volume 868, Page 107 of the Deed Records of Dallas County, Texas; said tract also being part of that tract of land described as "Tract 2" in Special Warranty Deed to Southwest Airlines Co. recorded in Volume 2000242, Page 258 of said Deed Records; said 0.010 acre tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System North American Datum of 1983, Texas North Central Zone 4202. All distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.):

COMMENCING, at a 5/8-inch iron rod found in the northwest right-of-way line of Research Row (a variable width right-of-way) at the easternmost southeast corner of Lot 1A, Block B/5772, Pine Creek Medical Center Addition, Phase 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200600237289 of the Official Public Records of Dallas County, Texas; said point also being the northeast corner of Lot 1B, Block B/5772, Pine Creek Medical Center Addition, Phase 1, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005019, Page 245 of said Official Public Records;

THENCE, North 22 degrees, 37 minutes, 12 seconds East, along the said northwest line of Research Row and the southeast line of said Lot 1A, at a distance of 116.05 feet passing the easternmost corner of said Lot 1A, continuing along the said northwest line of Research Row and the southeast line of Lot 1, Block B/5772 of said Fikes Research Center, First Installment in all a total distance of 140.06 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS – F.T.C." set at the **POINT OF BEGINNING**;

THENCE, North 67 degrees, 21 minutes, 33 seconds West, departing the said northwest line of Research Row and the said southeast line of Lot 1, Block B/5772, a distance of 21.68 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS – F.T.C." set for corner;

THENCE, North 22 degrees, 38 minutes, 27 seconds East, a distance of 20.00 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS – F.T.C." set for corner;

THENCE, South 67 degrees, 21 minutes, 33 seconds East, a distance of 21.67 feet to a 3-inch aluminum disk stamped "PACHECO KOCH CONSULTING ENGINEERS – F.T.C." set for corner in the said northwest line of Research Row and the said southeast line of Lot 1, Block B/5772;

THENCE, South 22 degrees, 37 minutes, 12 seconds West, along the said northwest line of Research Row and the said southeast line of Lot 1, Block B/5772, a distance of 20.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 433 square feet or 0.010 acre of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the dedication tract described.

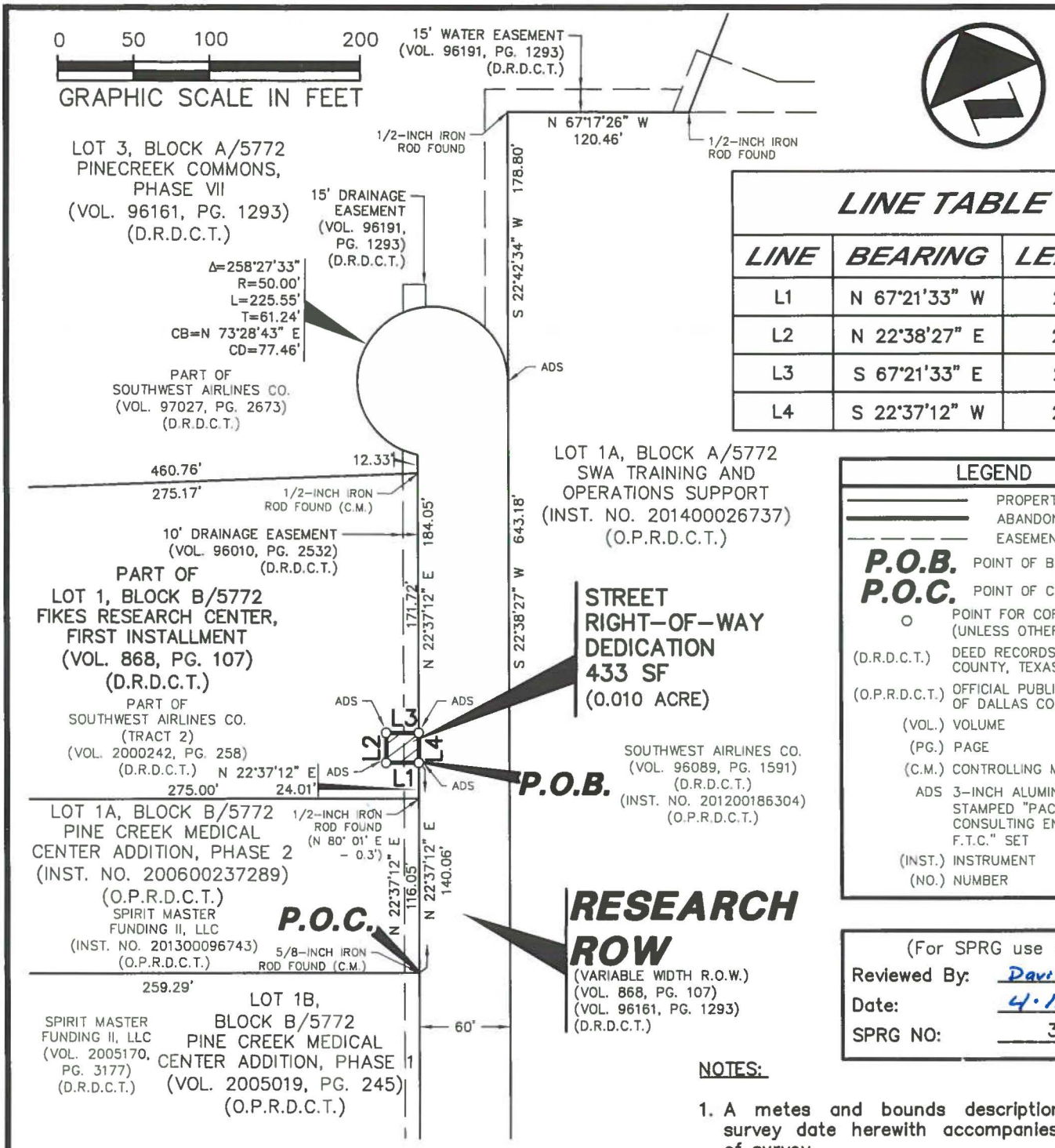
4/12/2016

Kyle Coleman Harris Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00
1320-15.322_EX2.doc, 1320-15.322_EX2.dwg jrm



(For SPRG use only)
Reviewed By: David Scott
Date: 4.13.16
SPRG NO: 3666

EXHIBIT C



LINE TABLE

LINE	BEARING	LENGTH
L1	N 67°21'33" W	21.68'
L2	N 22°38'27" E	20.00'
L3	S 67°21'33" E	21.67'
L4	S 22°37'12" W	20.00'

LEGEND

	PROPERTY LINE
	ABANDONMENT LINE
	EASEMENT LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
o	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(VOL.)	VOLUME
(PG.)	PAGE
(C.M.)	CONTROLLING MONUMENT
ADS	3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH CONSULTING ENGINEERS - F.T.C." SET
(INST.)	INSTRUMENT
(NO.)	NUMBER

(For SPRG use only)
Reviewed By: David Scott
Date: 4.13.16
SPRG NO: 3666

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System North American Datum of 1983, Texas North Central Zone 4202. All distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

STATE OF TEXAS REGISTERED KYLE COLEMAN HARRIS 6266 PROFESSIONAL LAND SURVEYOR

4/12/2016

Kyle Coleman Harris
Registered Professional
Land Surveyor No. 6266

Date

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JRM	KCH	1"=100'	APRIL 2016	1320-15.322

STREET RIGHT-OF-WAY DEDICATION

PART OF LOT 1, BLOCK B/5772
FIKES RESEARCH CENTER, FIRST INSTALLMENT
433 SQUARE FEET (0.010 ACRES)
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 2 OF 2

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AGENDA ITEM # 45

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: 45 T

SUBJECT

Authorize an engineering services contract with JQ Infrastructure, LLC to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station - Not to exceed $823,025 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

Dallas Water Utilities currently operates the Cadiz Pump Station, which is located near the intersection of Interstate Highway 30 and Interstate Highway 35E (R.L. Thornton Freeway), just south of downtown. Originally constructed in 1911 and expanded in 1951, the pump station transports wastewater flows from the north and northwest corridors of Dallas under the Trinity River to the Central Wastewater Treatment Plant. With the completion of the East Bank – West Bank Interceptor project early next year, wastewater flows will no longer need to be pumped to the wastewater plant allowing Dallas Water Utilities to decommission and repurpose the Cadiz Pump Station and associated 60” wastewater force mains.

This action includes engineering services to develop a comprehensive approach for the decommissioning and repurposing of the Cadiz Street Pump Station. These services include evaluation of the long term risks and vulnerabilities in the wastewater conveyance system and developing alternatives to mitigate these risks, such as maintaining emergency pumping capacity and/or peak flow storage. Also included are services to perform condition assessments of both buildings and 60” force mains and providing recommendations for possible use in expanding DWU’s recycled water system from the Central Wastewater Treatment Plant. This action will also provide engineering services to coordinate with other development initiatives in the area to ensure the repurposing of Cadiz Pump Station serves the best interests of the City of Dallas and the surrounding Cadiz community.

ESTIMATED SCHEDULE OF PROJECT

Begin Evaluation	November 2016
Complete Evaluation	May 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

$823,025.00 - Water Utilities Capital Improvement Funds

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

JQ Infrastructure, LLC

Hispanic Female	7	Hispanic Male	17
Black Female	0	Black Male	4
White Female	16	White Male	53
Other Female	2	Other Male	7

OWNER

JQ Infrastructure, LLC

C. Raajan Mehta, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an engineering services contract with JQ Infrastructure, LLC to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station - Not to exceed $823,025 - Financing: Water Utilities Capital Improvement Funds

JQ Infrastructure, LLC is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.
PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$823,025.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$823,025.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

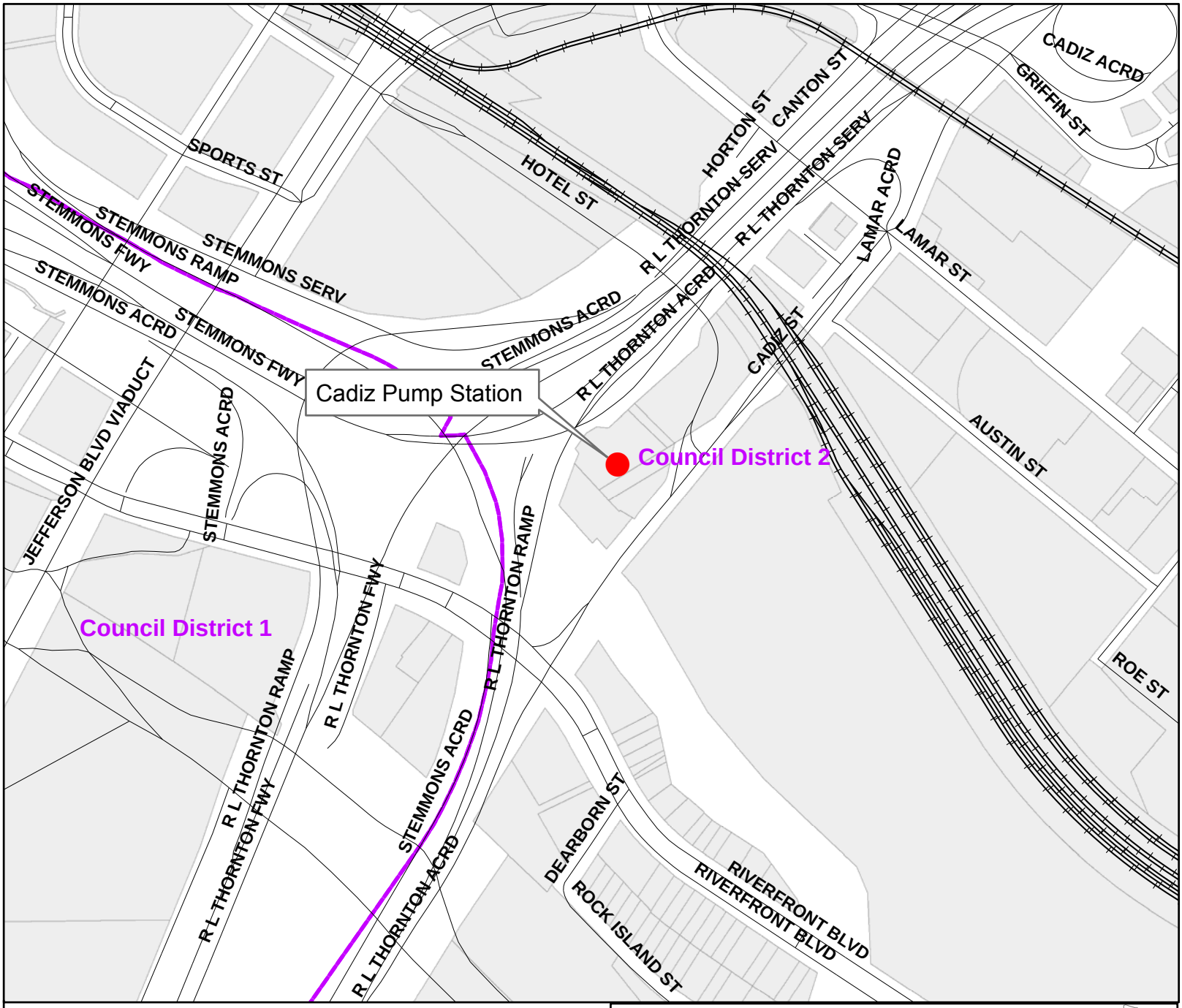
Local	Certification	Amount	Percent
JQ Infrastructure, LLC	IMDB36707Y0717	$399,239.00	48.51%
Gupta & Associates, Inc.	PMMB72494Y0818	$10,000.00	1.22%
Quimby McCoy Preservation Arch., LLC	WFWB63961N0117	$104,980.00	12.76%
Hayden Consultants, Inc.	WFDB43038Y0817	$97,100.00	11.80%
Total Minority - Local		$611,319.00	74.28%

Non-Local Contractors / Sub-Contractors

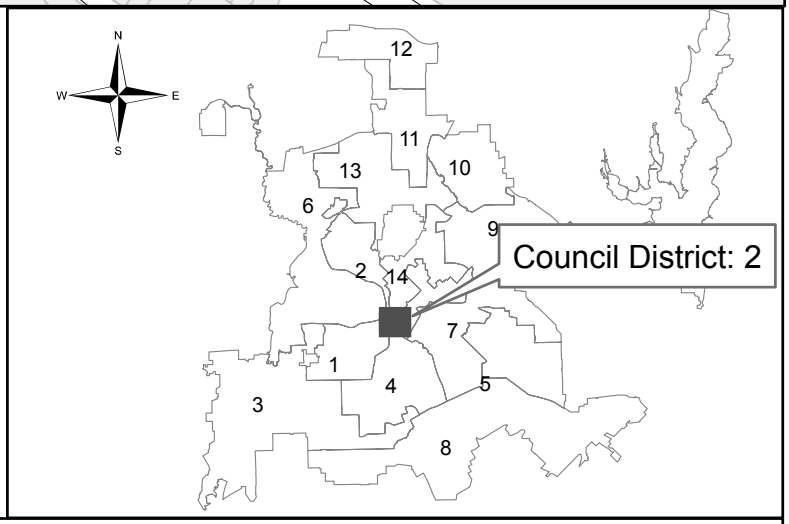
None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$409,239.00	49.72%	$409,239.00	49.72%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$202,080.00	24.55%	$202,080.00	24.55%
Total	$611,319.00	74.28%	$611,319.00	74.28%



Mapsco: 45 T



Dallas Water Utilities
Contract No. 16-248E
Cadiz Pump Station Decommission Evaluation

September 28, 2016

WHEREAS, the Cadiz Pump Station was built in 1911 and expanded in 1951 and can be decommissioned with the completion of the East Bank – West Bank Interceptor project; and,

WHEREAS, engineering services are required to evaluate and provide recommendations associated with decommissioning the Cadiz Pump Station; and,

WHEREAS, JQ Infrastructure, LLC, 100 Glass Street, Suite 201, Dallas Texas 75207, has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

Section 1. That the proposal submitted by JQ Infrastructure, LLC in the amount of $823,025.00 be approved and the consultant be authorized to perform the required engineering services.

Section 2. That the City Manager is hereby authorized to enter into a contract with JQ Infrastructure, LLC in the amount of $823,025.00, to provide engineering services to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station, after having approval of the contract documents by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $823,025.00 from the Wastewater Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS30	4111	716248	CT-DWU716248CP	517892

JQ Infrastructure, LLC - (Contract No. 16-248E) - $823,025.00

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

AGENDA ITEM # 46

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 1, 4, 5, 8, Outside City Limits

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: Various

SUBJECT

Authorize an engineering services contract with Lim & Associates, Inc. to provide design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services for in-house design of water and wastewater main replacement projects (list attached) - Not to exceed $1,186,852 - Financing: Water Utilities Capital Construction Funds ($275,340) and Water Utilities Capital Improvement Funds ($911,512)

BACKGROUND

This action consists of providing engineering services for the design and surveying of an estimated 32,416 feet of water and wastewater mains. This includes approximately 12,899 feet of 8-inch through 12-inch water mains and 19,517 feet of 8-inch through 12-inch wastewater mains. The project also consists of survey services for in-house design of water and wastewater main replacement projects.

The mains targeted for design were built between 1934 and 1969. These mains contribute to water quality issues, excessive maintenance and service interruptions. In addition, the wastewater mains contribute to excessive amounts of inflow and infiltration into the wastewater collection system, resulting in wastewater overflows and high maintenance costs. The future replacement of the proposed segments will improve the capacity of the water and wastewater systems and will reduce maintenance costs.

The estimated construction cost associated with these design projects is $8,100,000.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	October 2016
Complete Design	October 2017
Begin Construction	December 2017
Complete Construction	December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

$275,340.00 - Water Utilities Capital Construction Funds
$911,512.00 - Water Utilities Capital Improvement Funds

Council District	Amount
1	$ 365,000.00
4	$ 411,000.00
5	$ 215,000.00
8	$ 133,852.00
Outside City Limits	$ 62,000.00
Total	$1,186,852.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Lim & Associates, Inc.

Hispanic Female	0	Hispanic Male	4
Black Female	0	Black Male	3
White Female	0	White Male	1
Other Female	3	Other Male	4

OWNER

Lim & Associates, Inc.

Siang W. Lim, President

MAPS

Attached

Renewal of Water and Wastewater Mains

District 1

Alley between Brooklyndell Avenue and Irwindell Boulevard from Martindell Avenue to Coombs Creek Drive
Alley between Montclair Avenue and Rosemont Avenue from Davis Street to Ranier Street
Alley between Polk Street and Willomet Avenue from Jefferson Boulevard south
Alley between Taft Street and Kyle Avenue from Mary Cliff Road to Montclair Avenue
Alley between Willomet Avenue and Polk Street from 9th Street to Davis Street
Alley between Windomere Avenue and Edgefield Avenue from Clarendon Drive to Burlington Boulevard
Briscoe Boulevard from 12th Street to Alden Avenue
Centre Street from Polk Street west
Davis Street from Marlborough Avenue to Mary Cliff Road
Easement between Page Avenue and Pembroke Avenue from Tyler Street east
Easement between Polk Street and Willomet Avenue from Jefferson Boulevard to 9th Street
Jefferson Boulevard from east of Windomere Avenue east

District 4

Alley between Claude Street and Padgitt Avenue from Woodbine Avenue to Walnut Street
Alley between Hendricks Avenue and Morrell Avenue from Woodbine Avenue east
Carson Street from Genoa Avenue to Vermont Avenue
Easement between Harbor Road and Sutter Street from Atoll Drive west
Humphrey Drive from Fordham Road to Linfield Road
Moffatt Avenue from Tacoma Street west
Tacoma Street from Linfield Road south
Wilhurt Avenue from Illinois Avenue west

District 5

Alley between Cherrybrook Drive and Grovecrest Drive from Prairie Creek Road west
Alley between Tenino Street and Maddox Avenue from Pleasant Drive to Holcomb Road
San Leon Avenue from St. Augustine Drive east

District 8

Dowdy Ferry Road from Rylie Road north
Lasater Road from Lawson Road northwest
Smoke Tree Lane from Elk Creek Road to Sunview Drive

Outside City Limits

Easement between Stanfield Street and Cochran Street from Lasater Road to Travis Street

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an engineering services contract with Lim & Associates, Inc. to provide design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services for in-house design of water and wastewater main replacement projects (list attached) - Not to exceed $1,186,852 - Financing: Water Utilities Capital Construction Funds ($275,340) and Water Utilities Capital Improvement Funds ($911,512)

Lim & Associates, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.
PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$1,186,852.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$1,186,852.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Criado & Associates, Inc.	HFDB00810Y0817	$89,020.00	7.50%
Pacheco Koch Consulting Engineers, Inc.	HMMB25567Y0917	$118,685.00	10.00%
IEA, Inc.	IMDB38121Y0417	$35,000.00	2.95%
Lim & Associates, Inc.	PMDB90825Y0617	$855,127.00	72.05%
DAL-TECH Engineering, Inc.	WFWB63908Y0017	$89,020.00	7.50%
Total Minority - Local		$1,186,852.00	100.00%

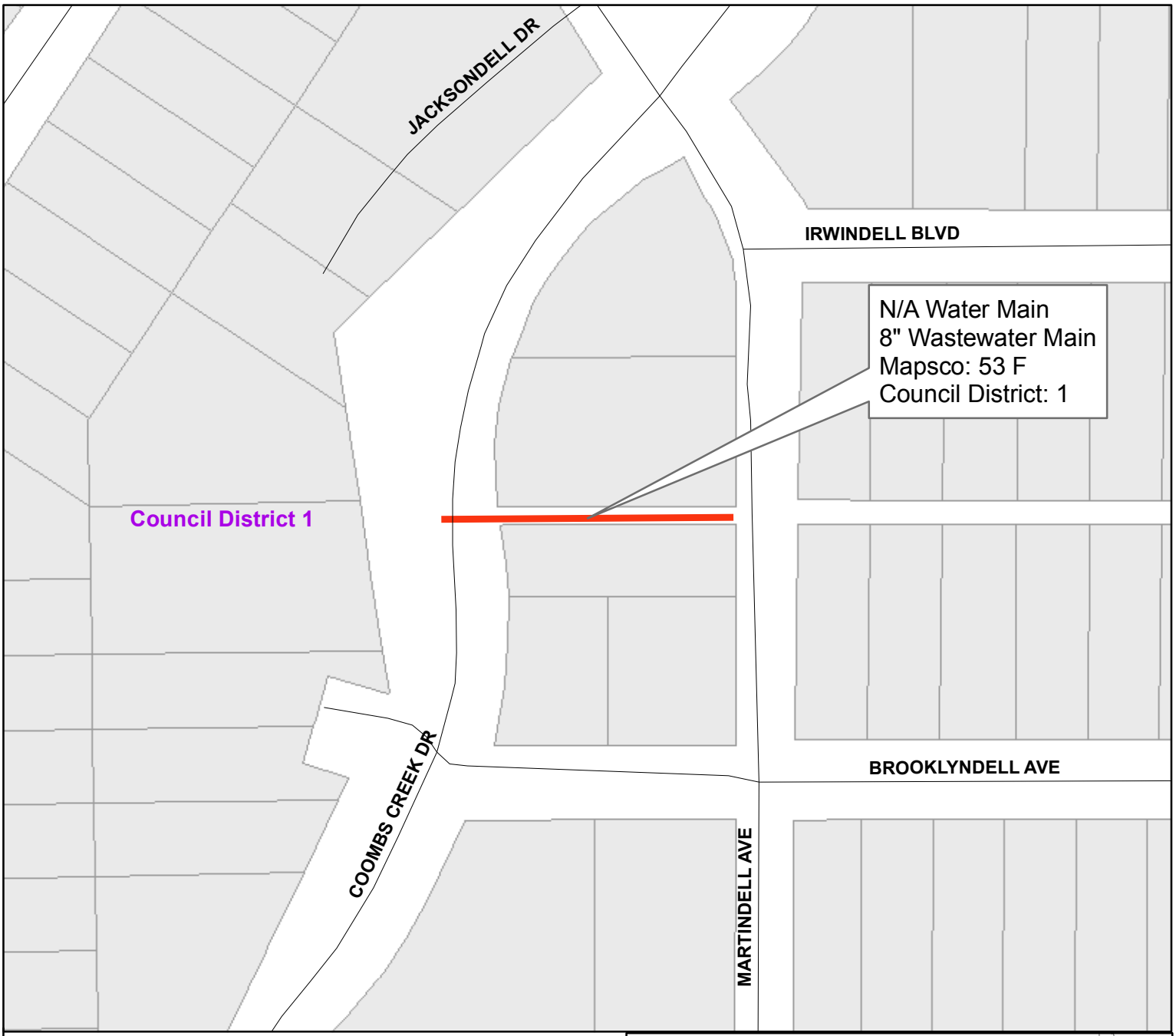
Non-Local Contractors / Sub-Contractors

None

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

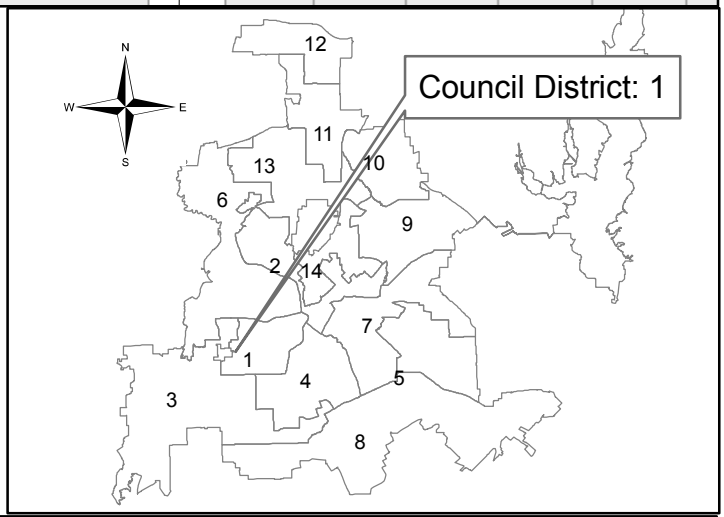
TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$207,705.00	17.50%	$207,705.00	17.50%
Asian American	$890,127.00	75.00%	$890,127.00	75.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$89,020.00	7.50%	$89,020.00	7.50%
Total	$1,186,852.00	100.00%	$1,186,852.00	100.00%



Alley between Brooklyndell Avenue and Irwindell Boulevard

from Martindell Avenue to Coombs Creek Drive



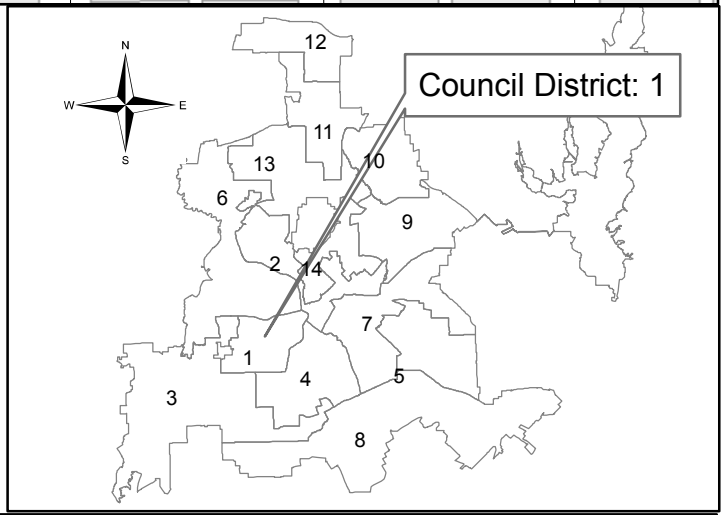
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5963

Segment 1 of 27



Alley between Montclair Avenue and Rosemont Avenue from Davis Street to Ranier Street



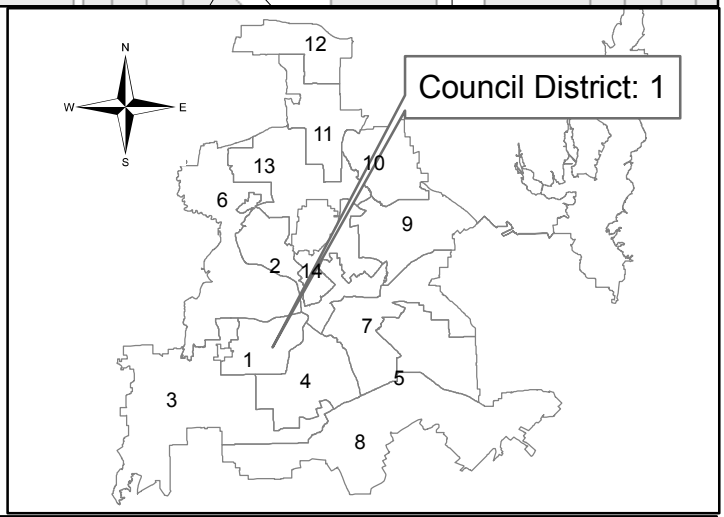
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 3218

Segment 2 of 27



Alley between Polk Street and Willomet Avenue from Jefferson Boulevard south



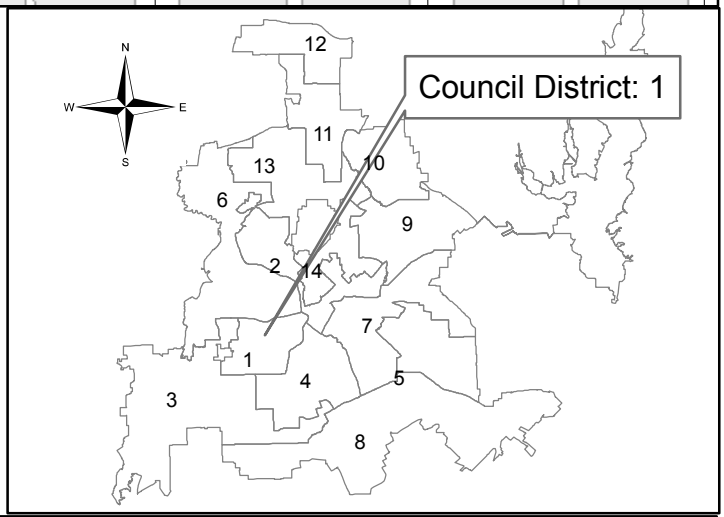
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals at 27 Locations

PID: 3262

Segment 3 of 27



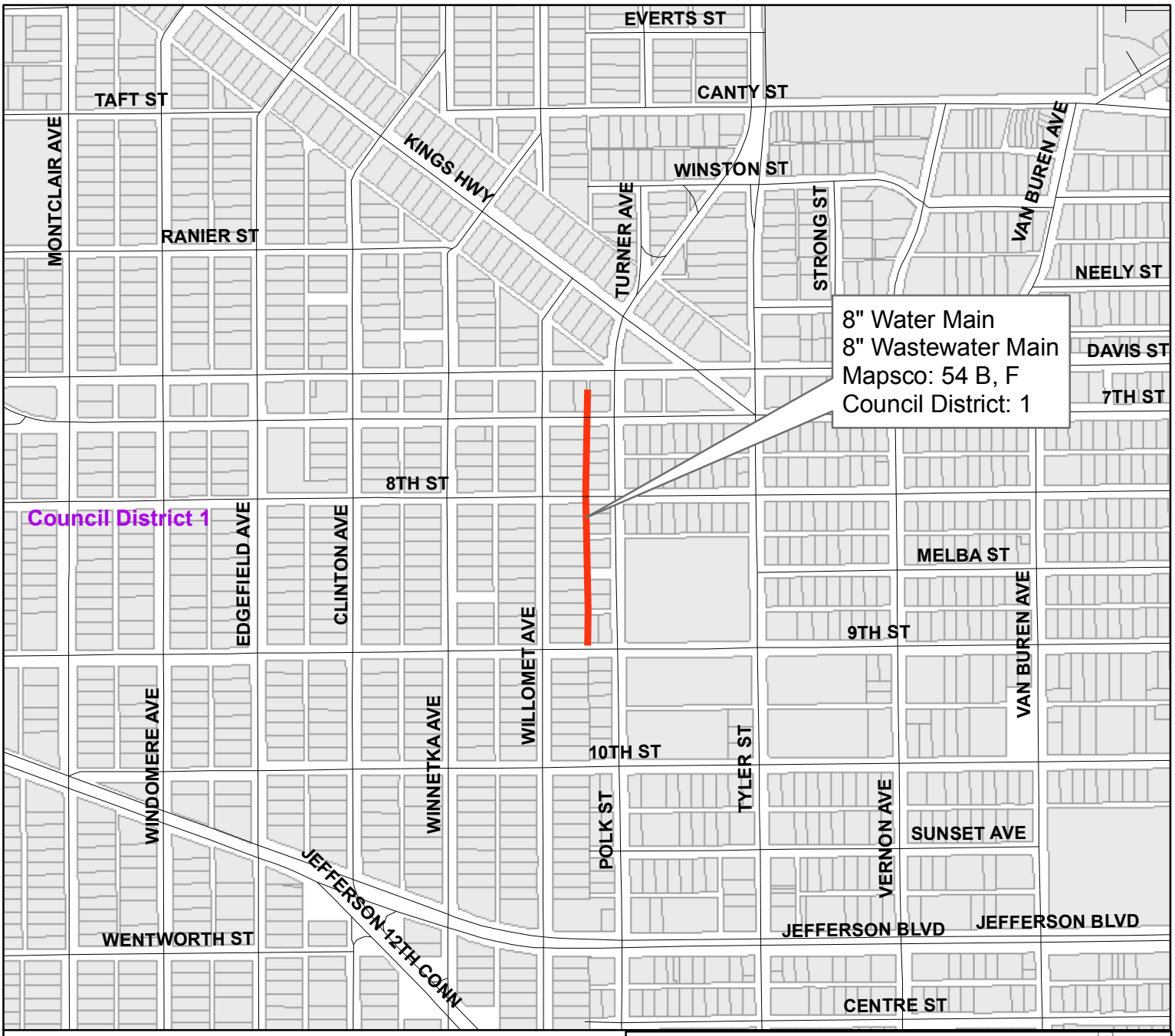
Alley between Taft Street and Kyle Avenue
from Mary Cliff Road to Montclair Avenue



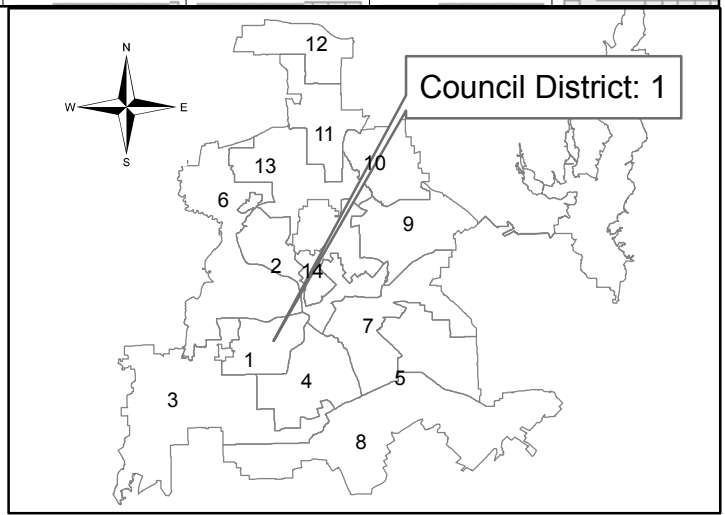
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5965

Segment 4 of 27



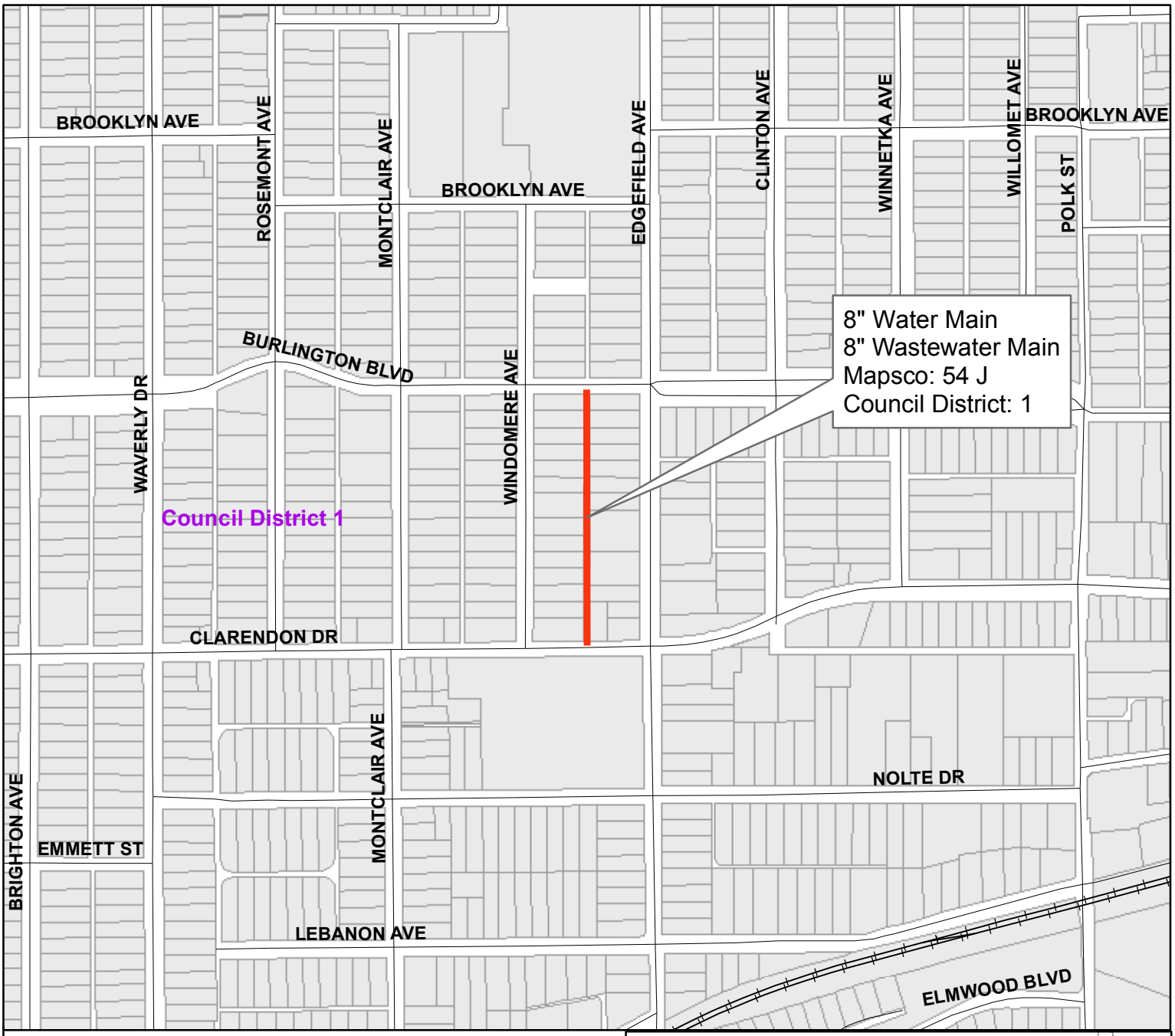
Alley between Willomet Avenue and Polk Street
from 9th Street to Davis Street



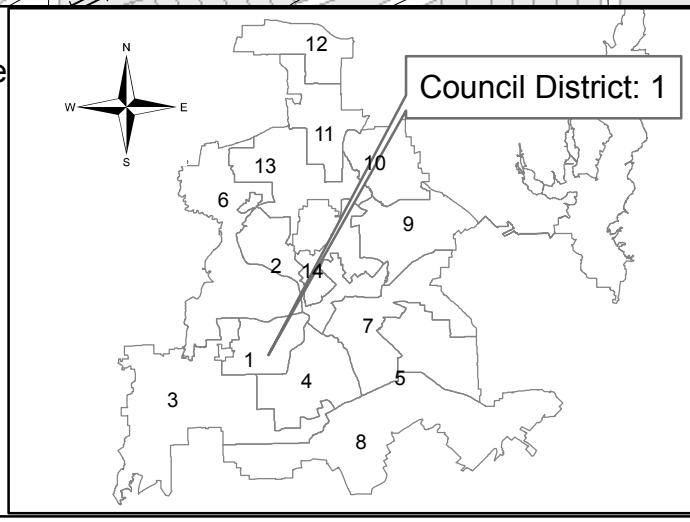
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5968

Segment 5 of 27



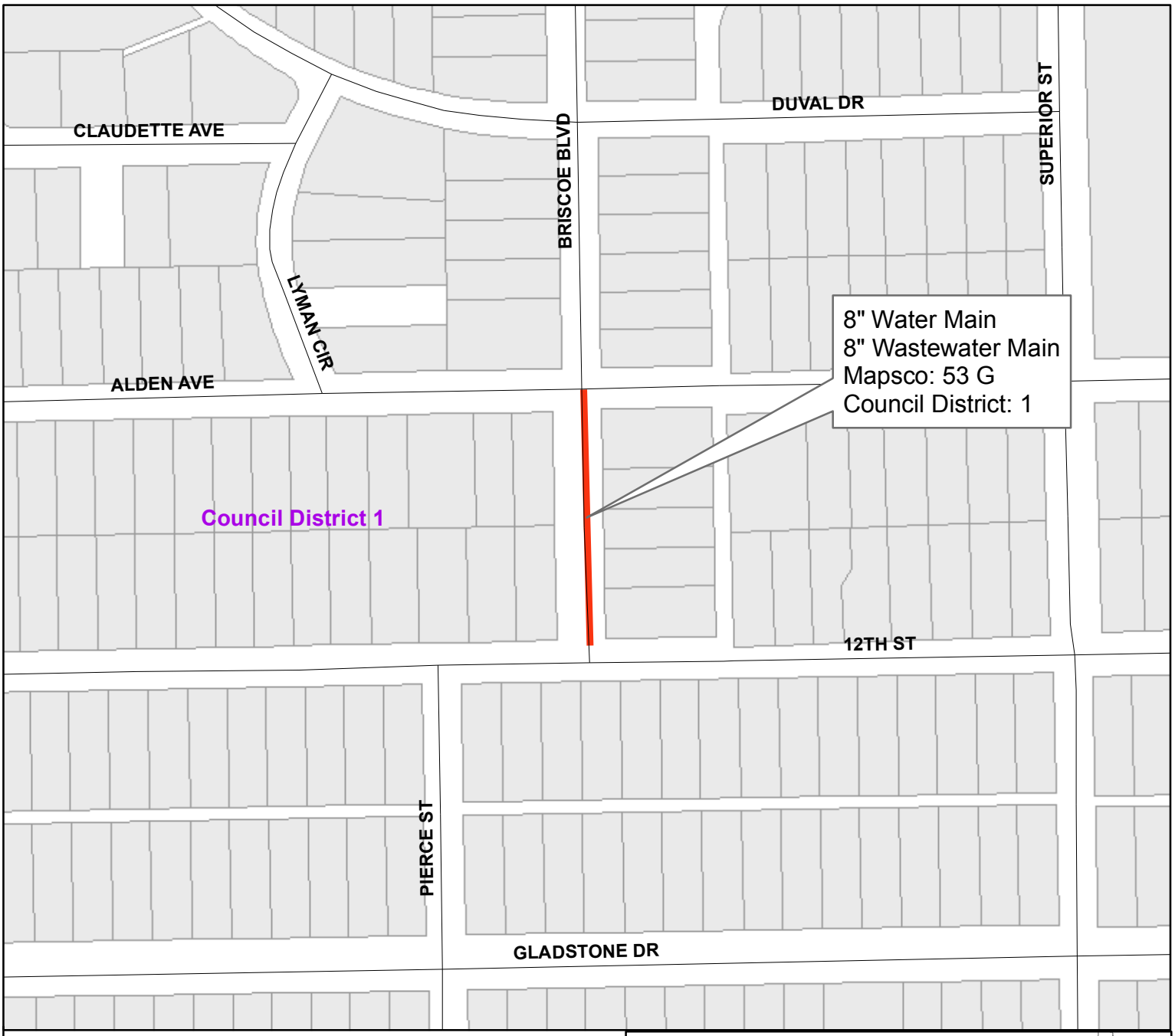
Alley between Windomere Avenue and Edgefield Avenue from Clarendon Drive to Burlington Boulevard



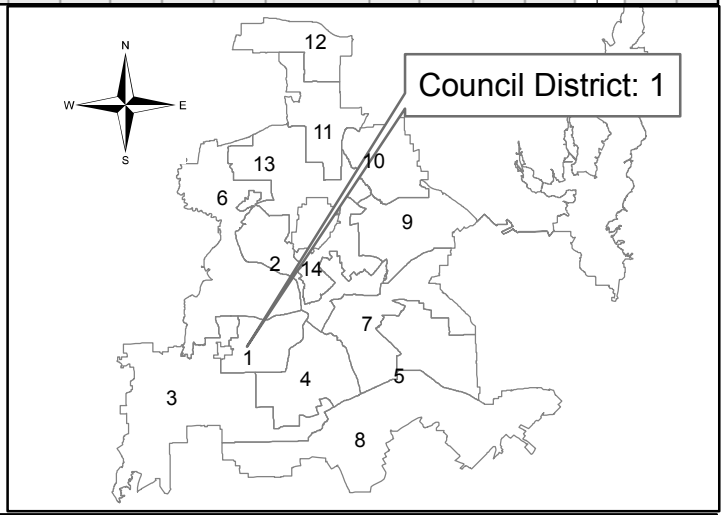
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals at 27 Locations

PID: 5978

Segment 6 of 27



Briscoe Boulevard
from 12th Street to Alden Avenue



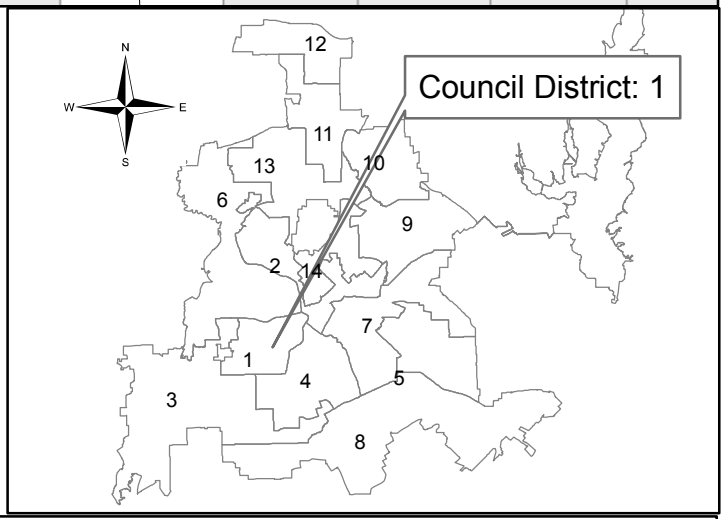
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5879

Segment 7 of 27



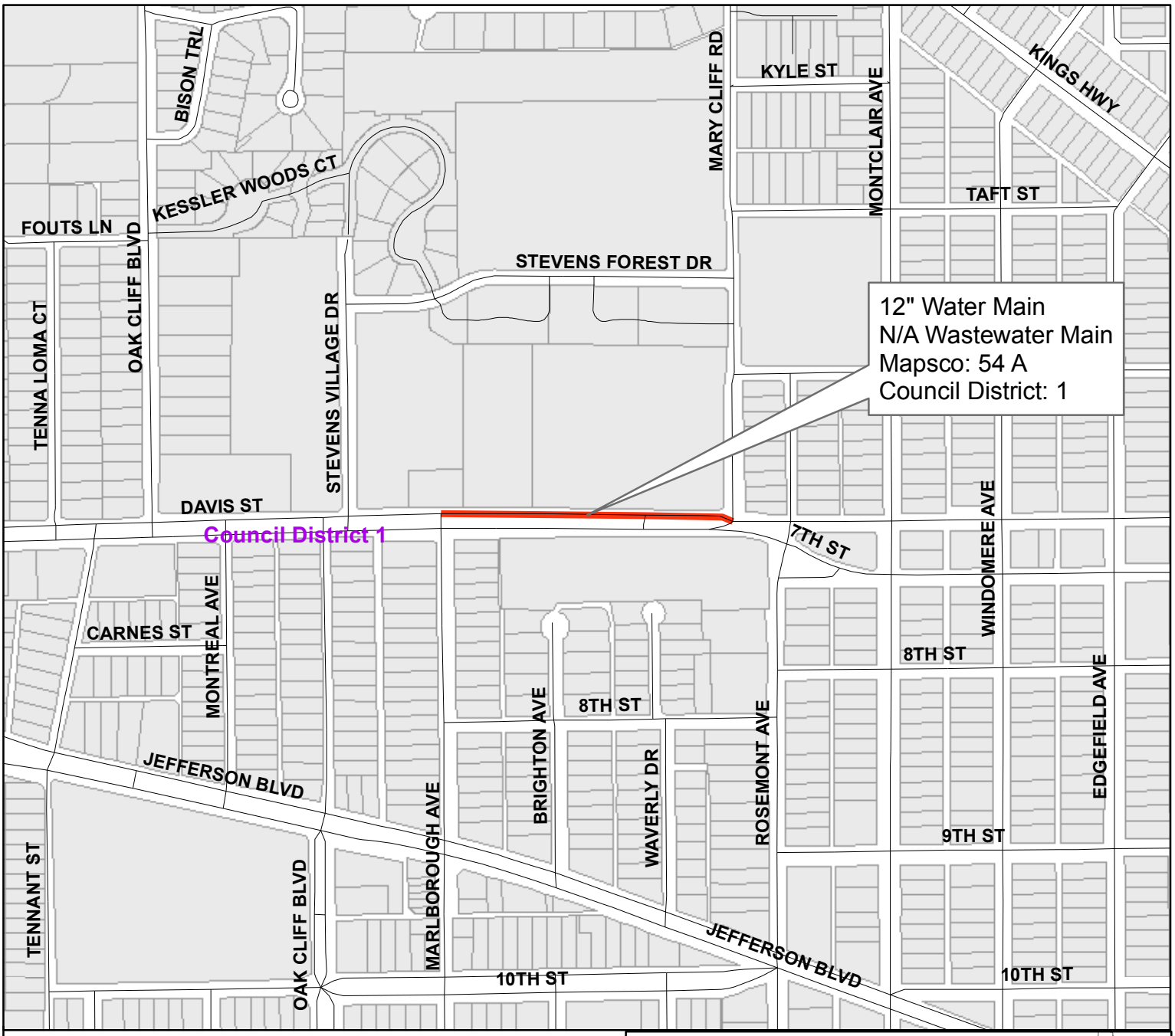
Centre Street
from Polk Street west



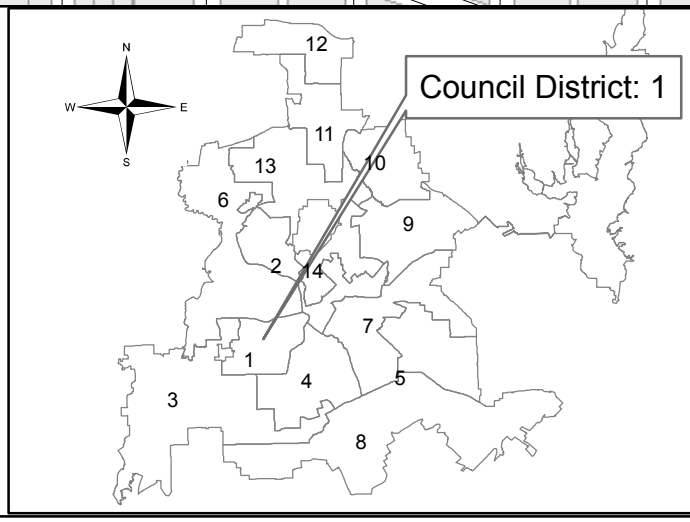
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 3263

Segment 8 of 27



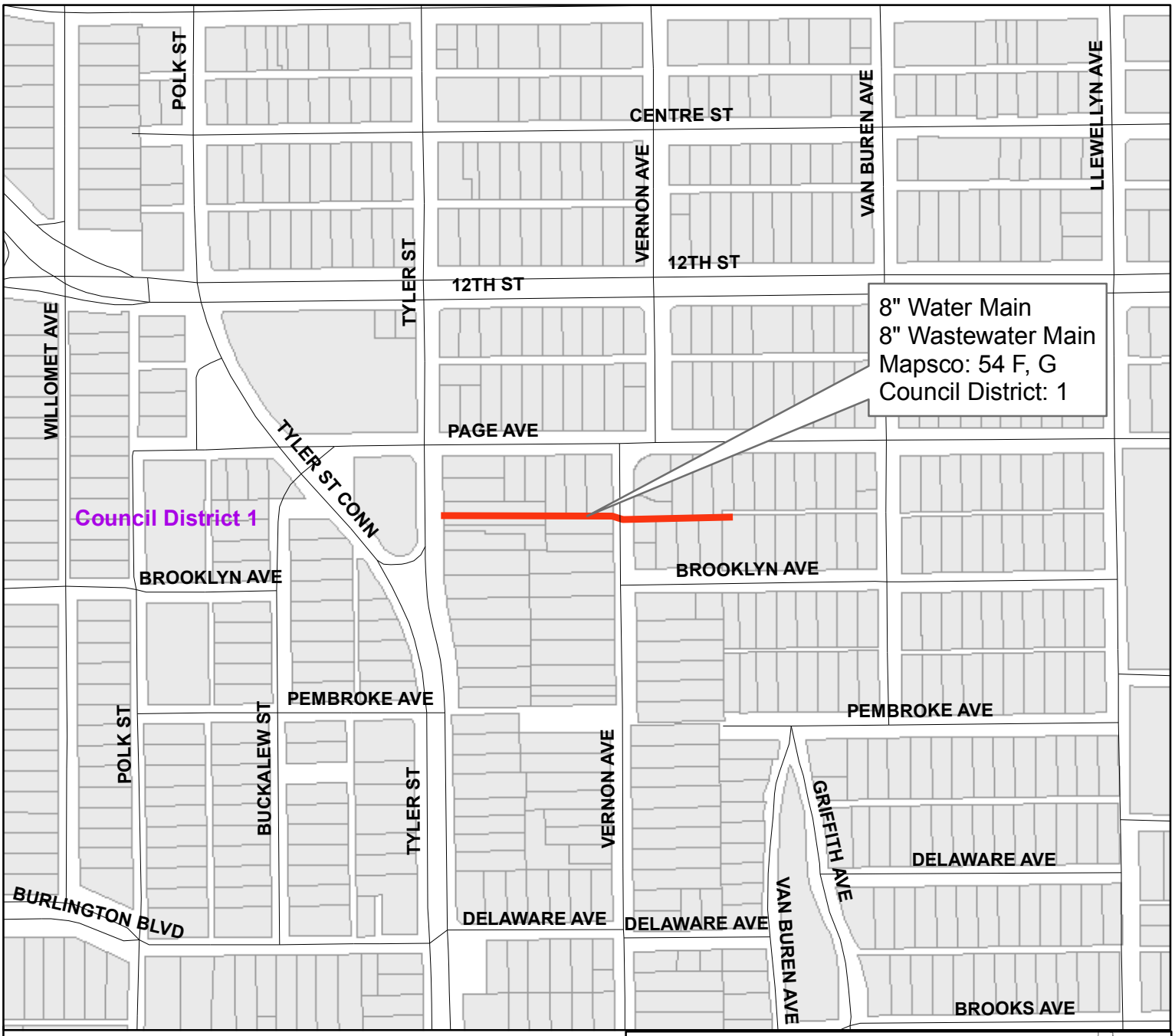
Davis Street
from Marlborough Avenue to Mary Cliff Road



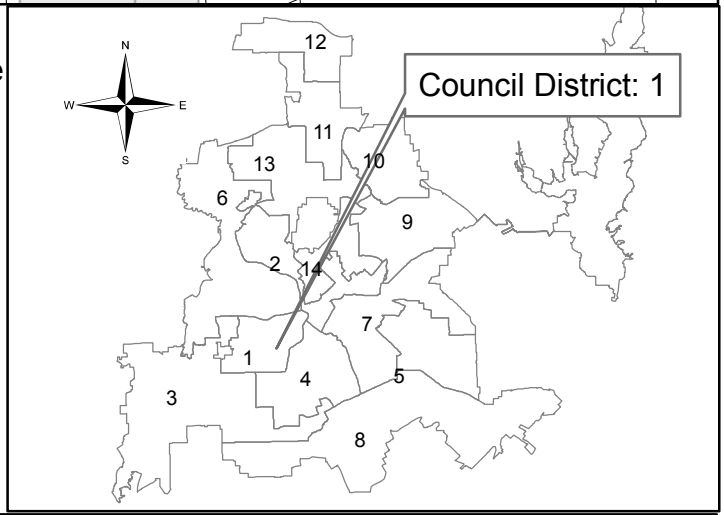
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5863

Segment 9 of 27



Easement between Page Avenue and Pembroke Avenue from Tyler Street east



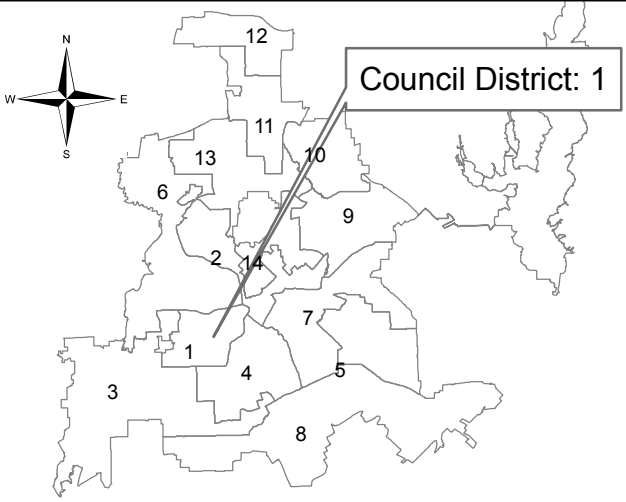
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5966

Segment 10 of 27



Easement between Polk Street and Willomet Avenue from Jefferson Boulevard to 9th Street



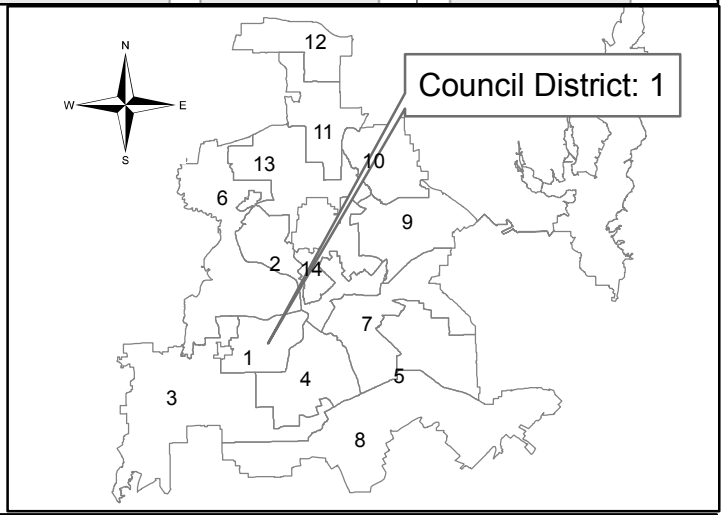
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5570

Segment 11 of 27



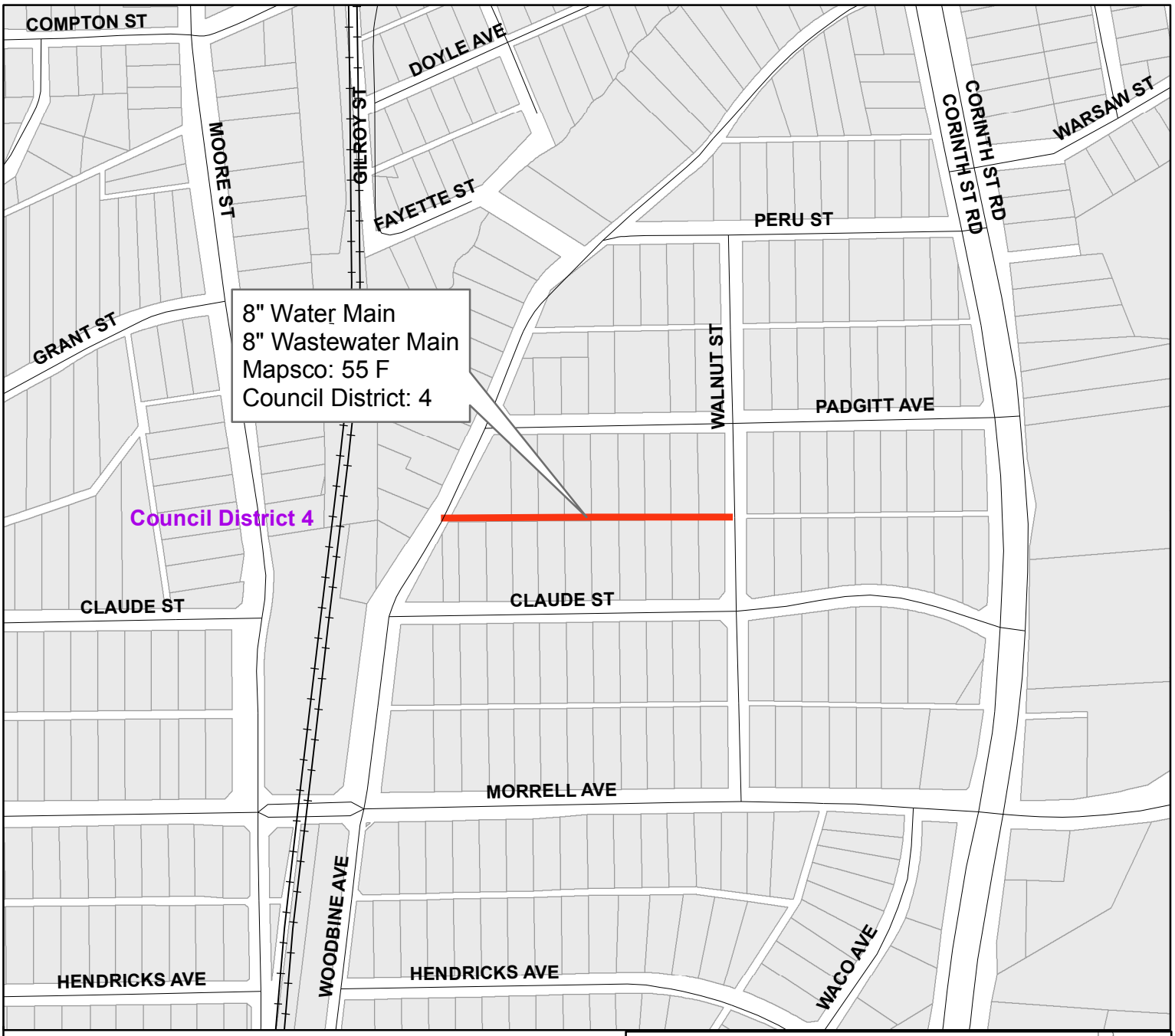
Jefferson Boulevard
from east of Windomere Avenue east



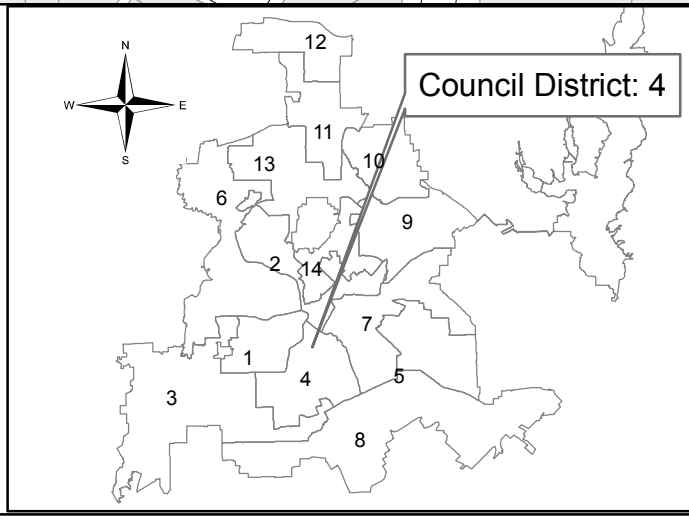
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5996

Segment 12 of 27



Alley between Claude Street and Padgitt Avenue from Woodbine Avenue to Walnut Street



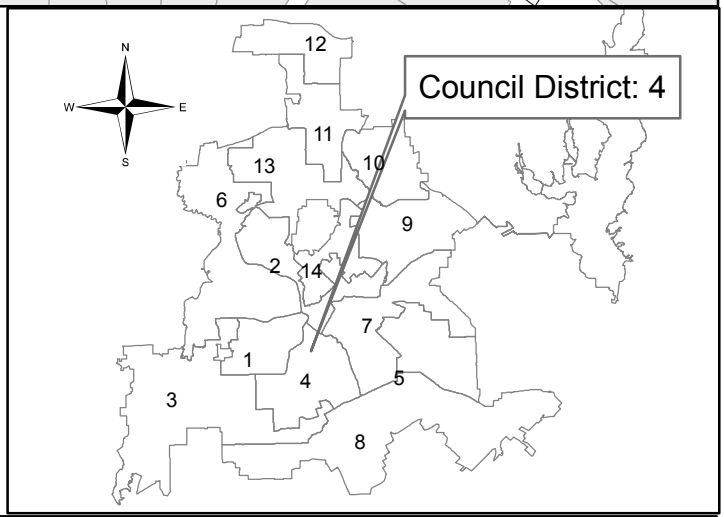
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 3269

Segment 13 of 27



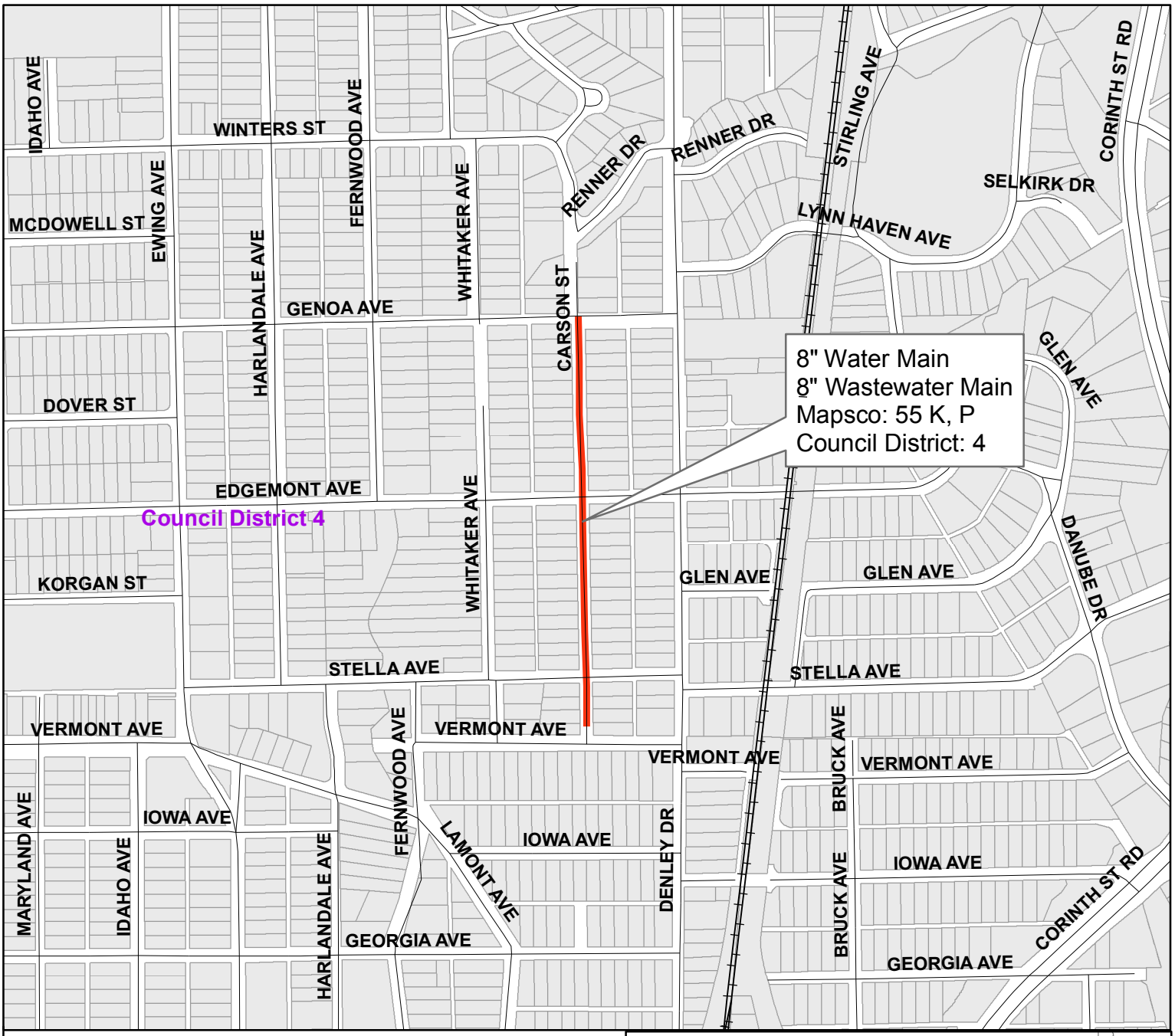
Alley between Hendricks Avenue and Morrell Avenue from Woodbine Avenue east



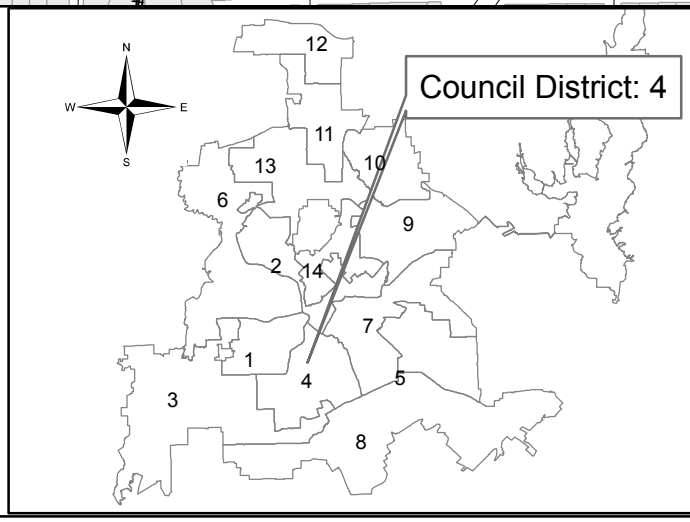
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5967

Segment 14 of 27



Carson Street
from Genoa Avenue to Vermont Avenue



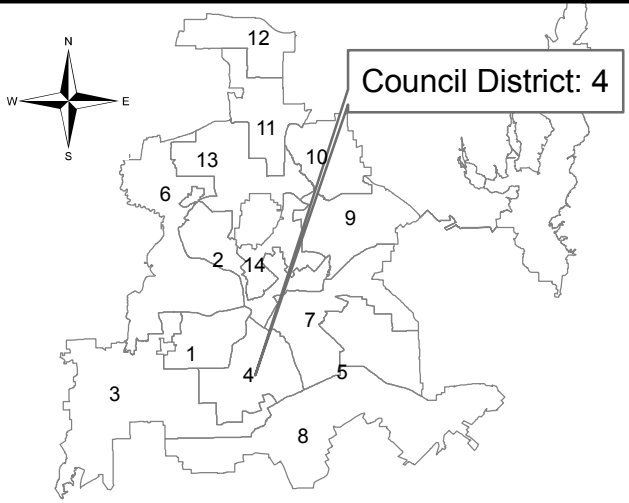
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5848

Segment 15 of 27



Easement between Harbor Road and Sutter Street from Atoll Drive west



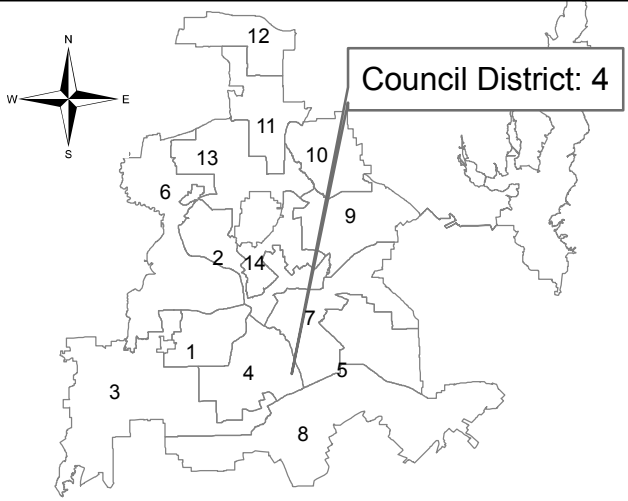
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5825

Segment 16 of 27



Humphrey Drive
from Fordham Road to Linfield Road



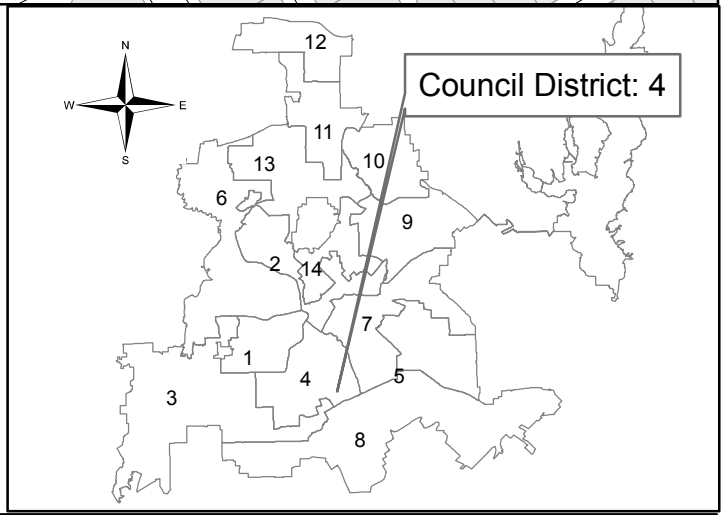
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5867

Segment 17 of 27



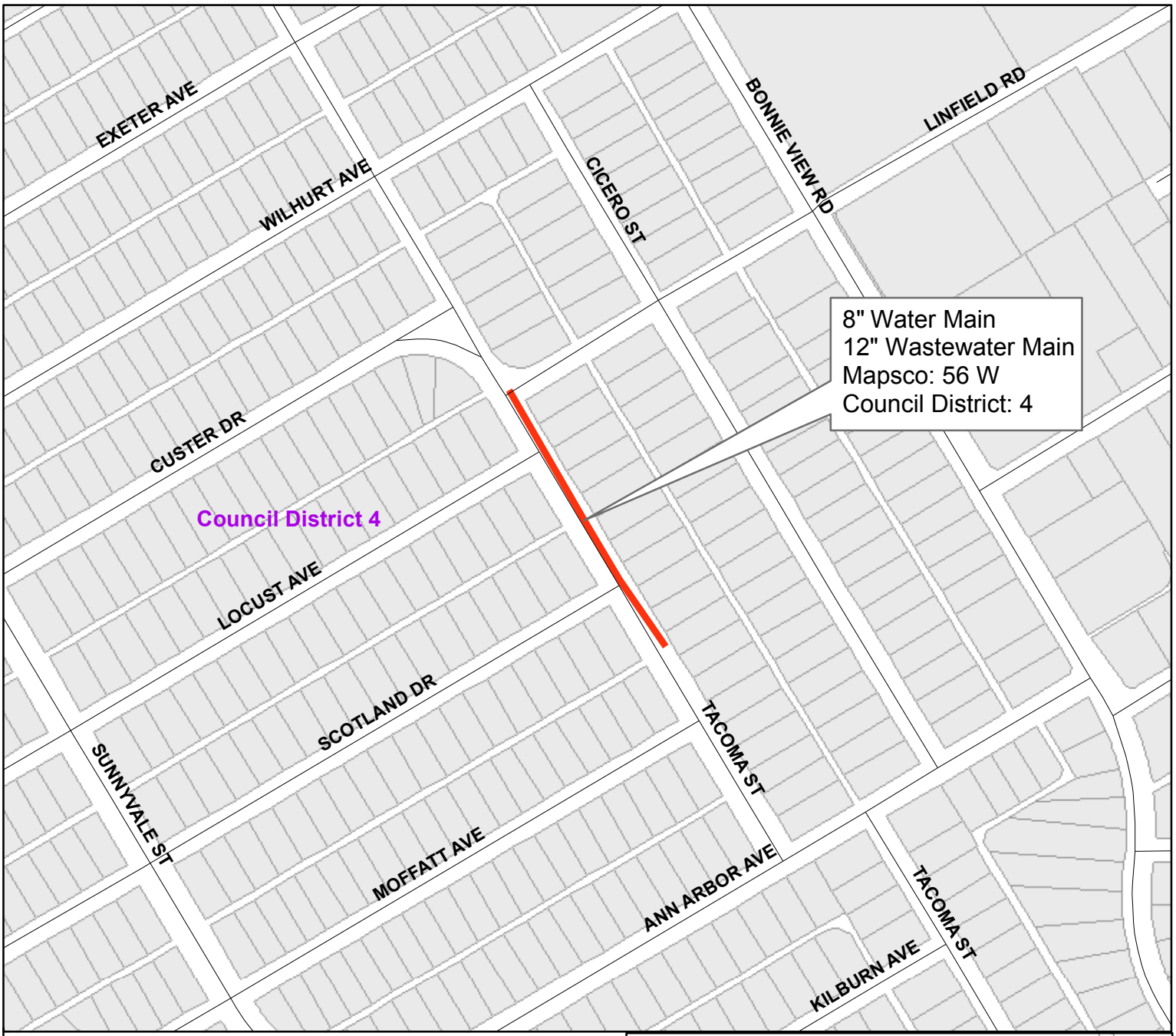
Moffatt Avenue
from Tacoma Street west



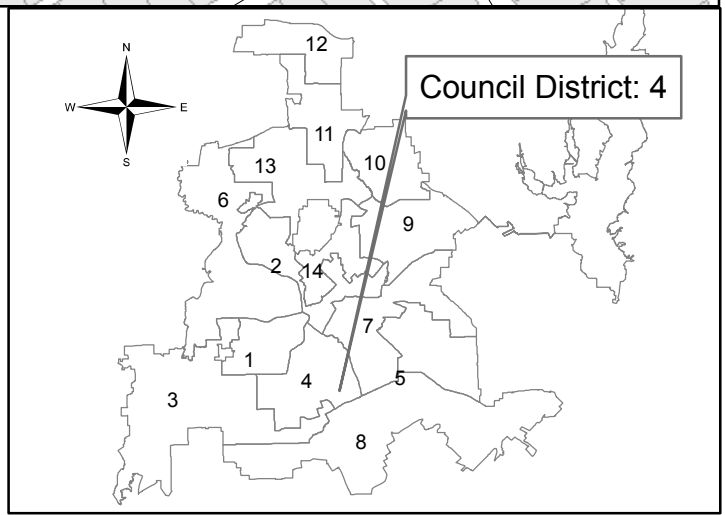
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 3361

Segment 18 of 27



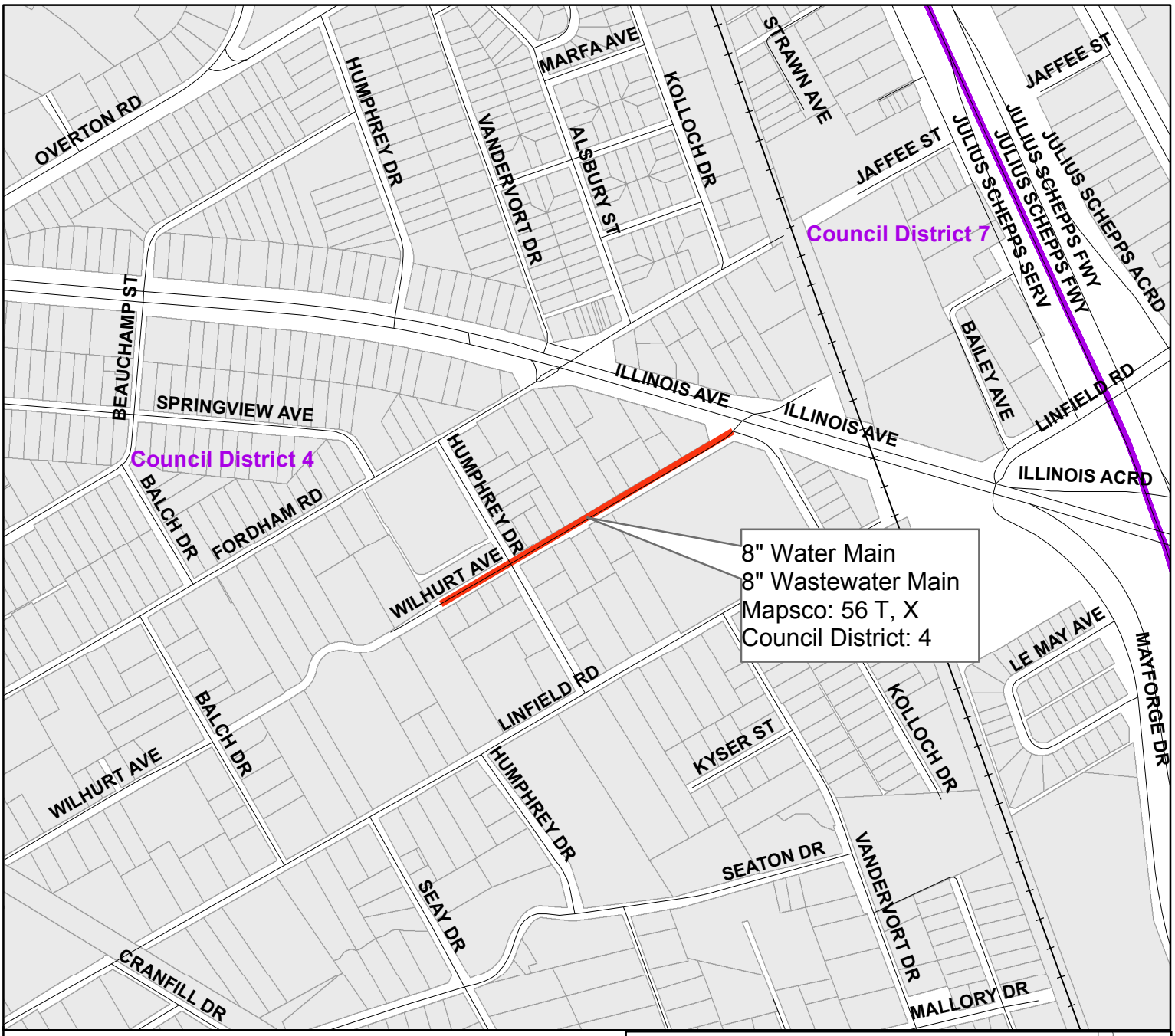
Tacoma Street
from Linfield Road south



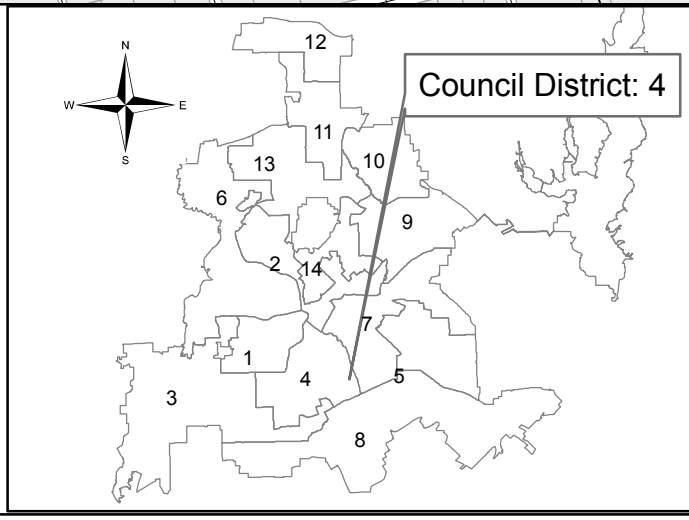
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5862

Segment 19 of 27



Wilhurt Avenue
from Illinois Avenue west



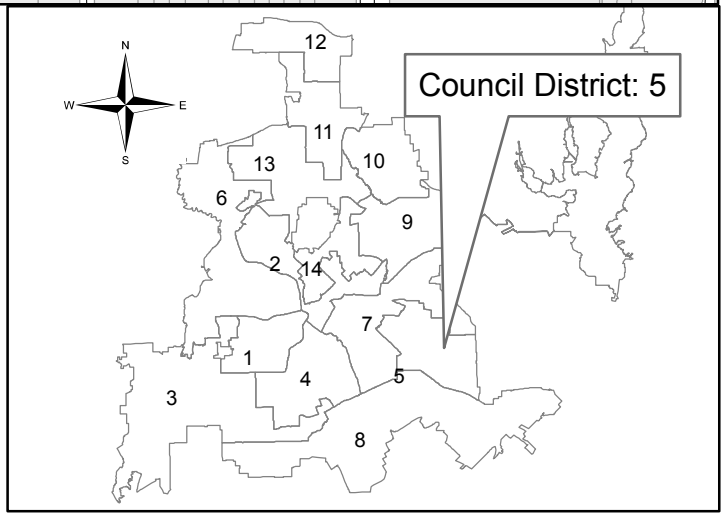
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5868

Segment 20 of 27



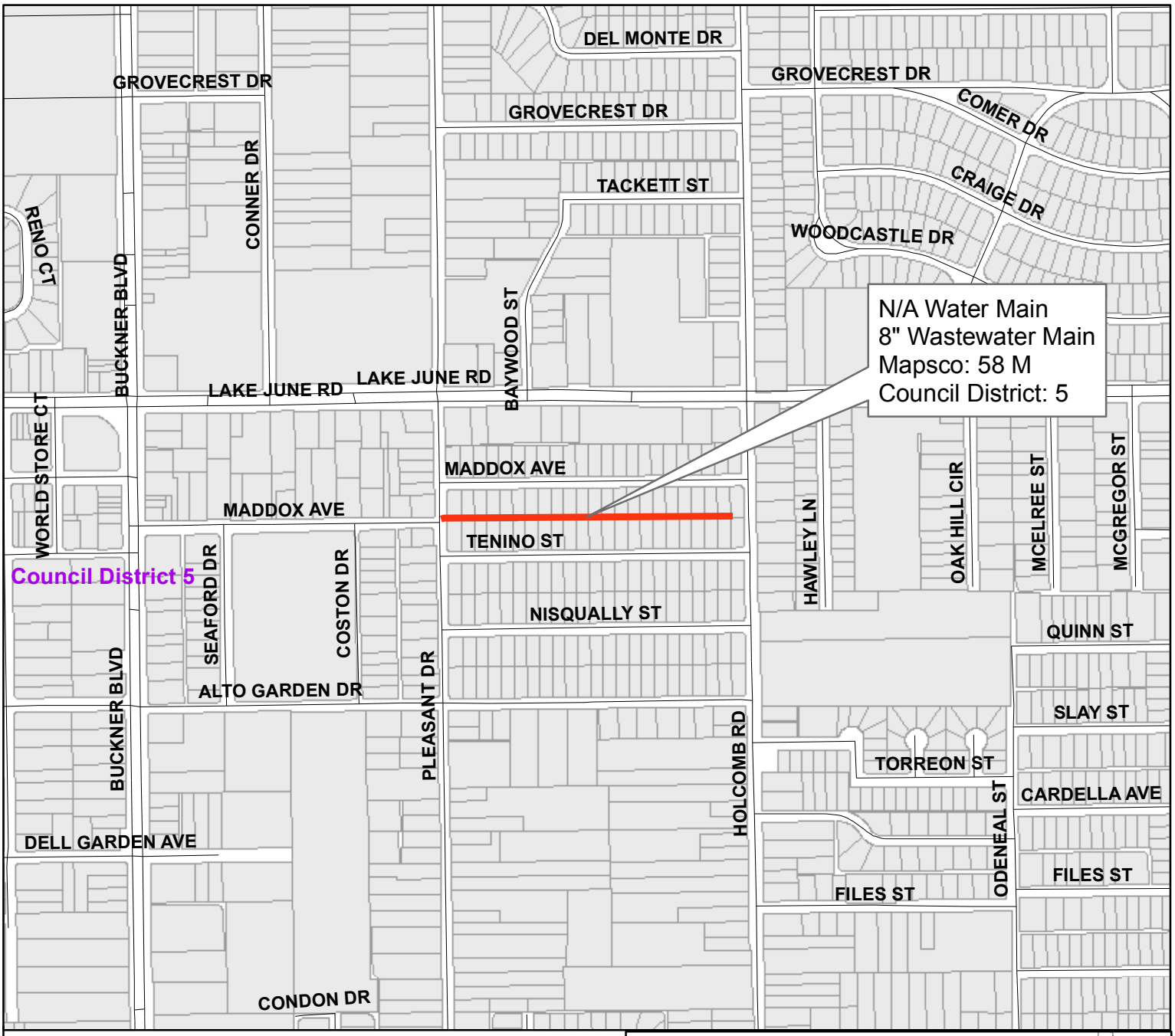
Alley between Cherrybrook Drive and Grovecrest Drive from Prairie Creek Road west



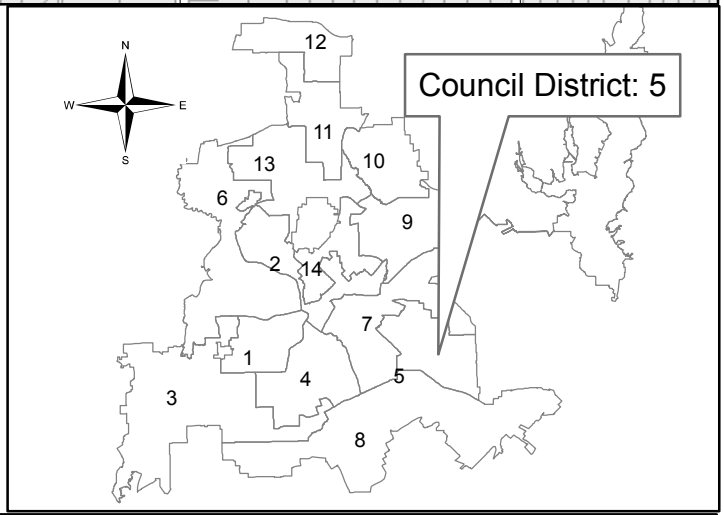
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5866

Segment 21 of 27



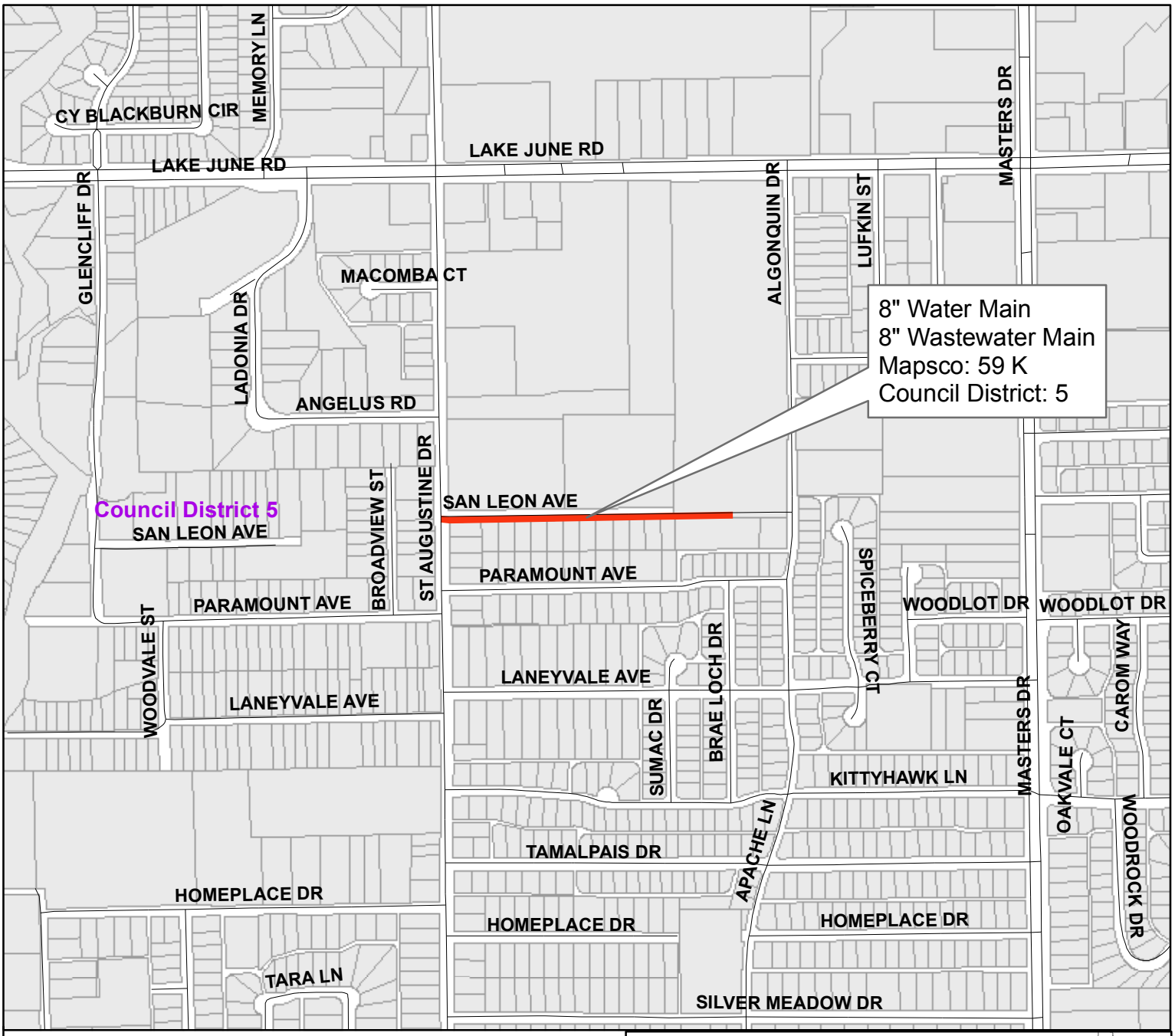
Alley between Tenino Street and Maddox Avenue from Pleasant Drive to Holcomb Road



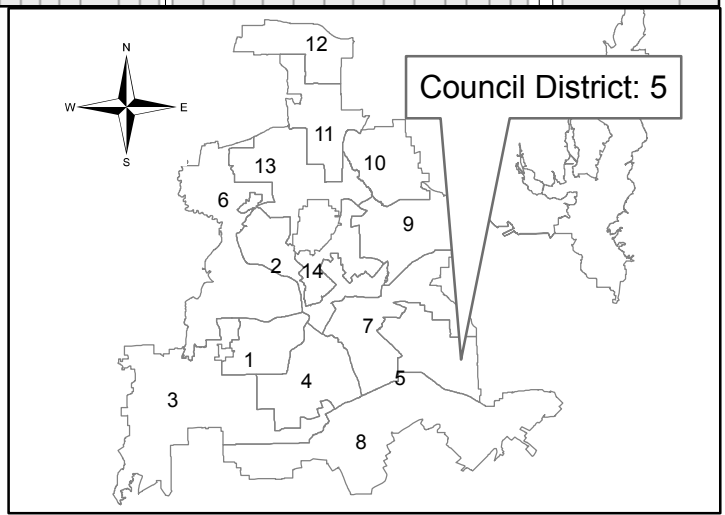
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5964

Segment 22 of 27



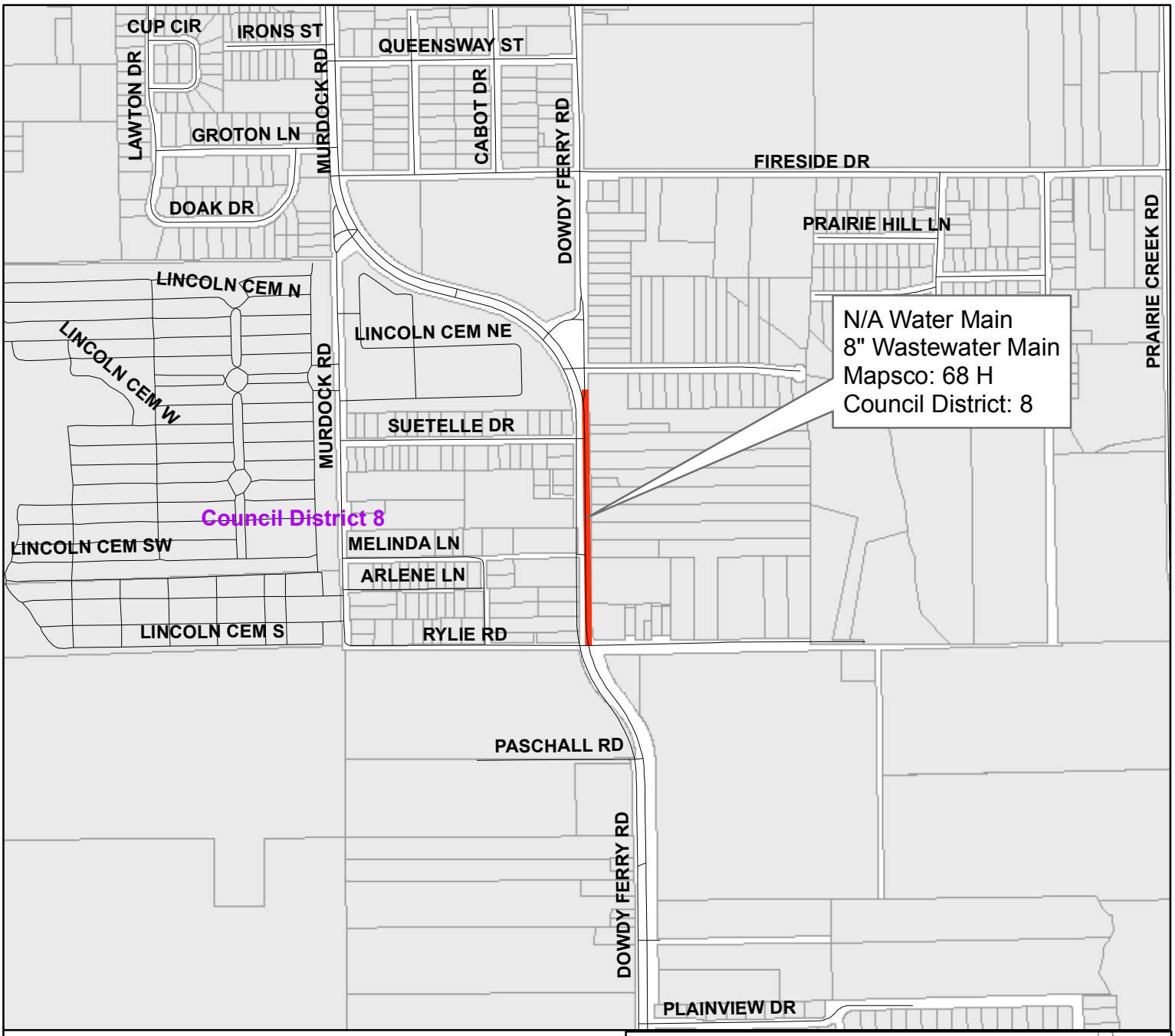
San Leon Avenue
from St. Augustine Drive east



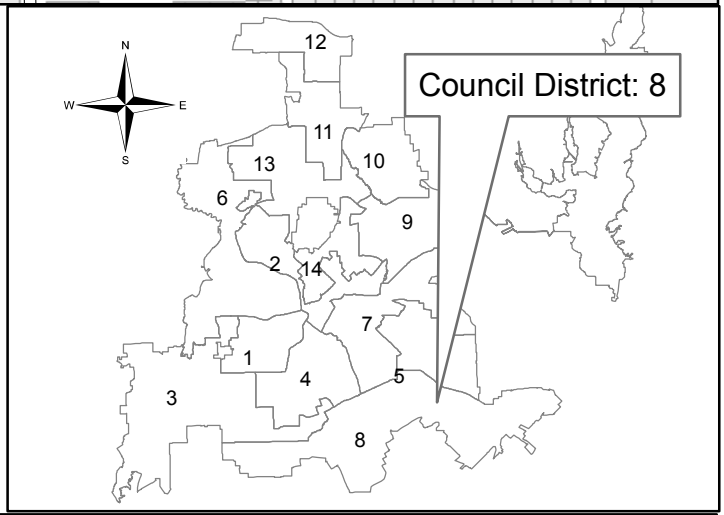
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5840

Segment 23 of 27



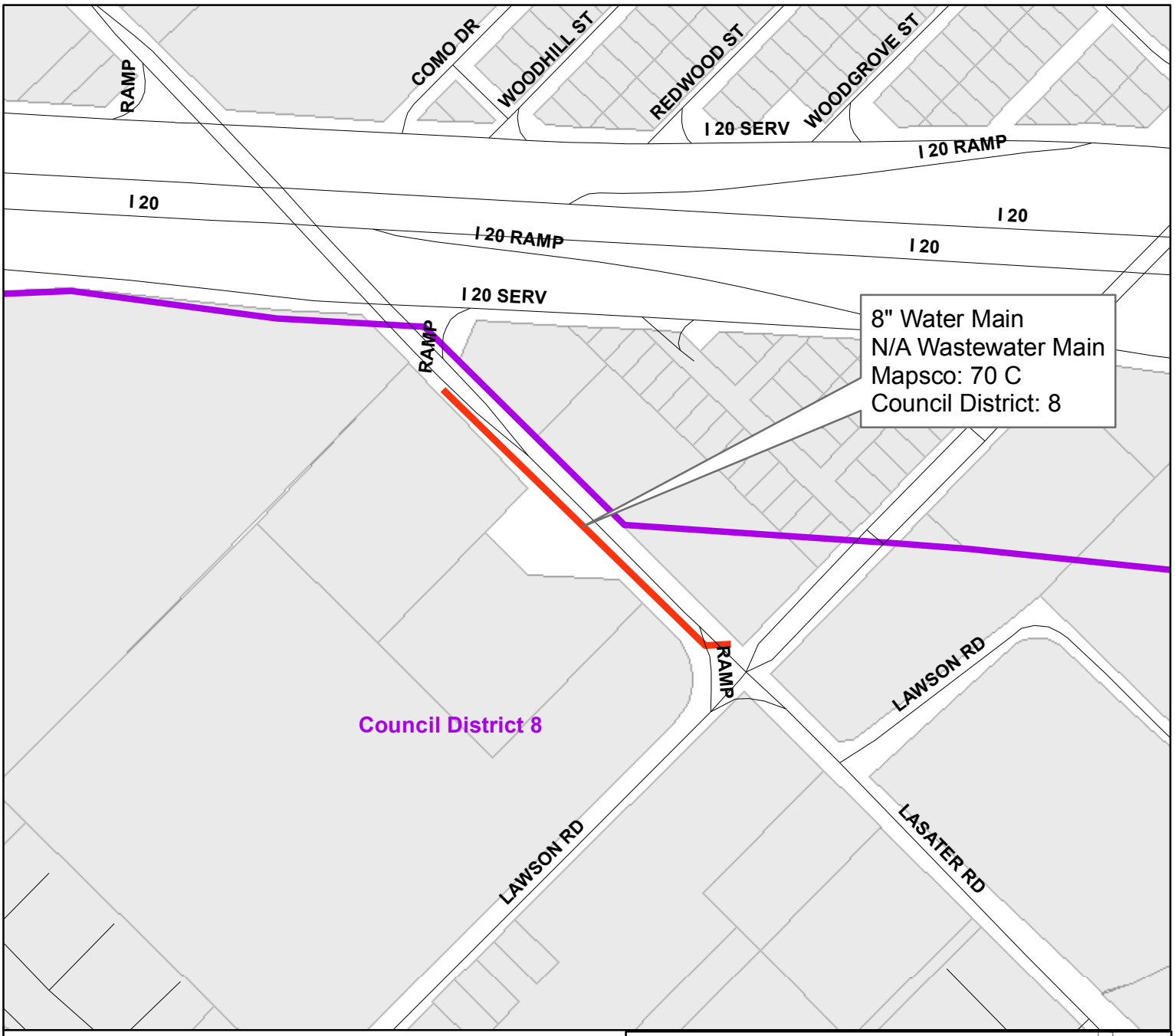
Dowdy Ferry Road
from Rylie Road north



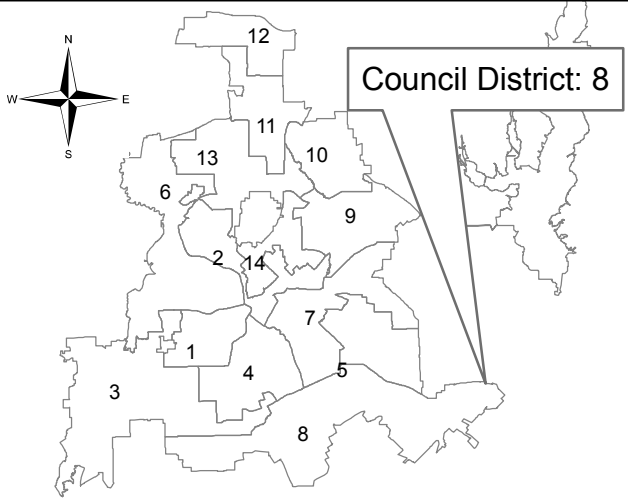
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5871

Segment 24 of 27



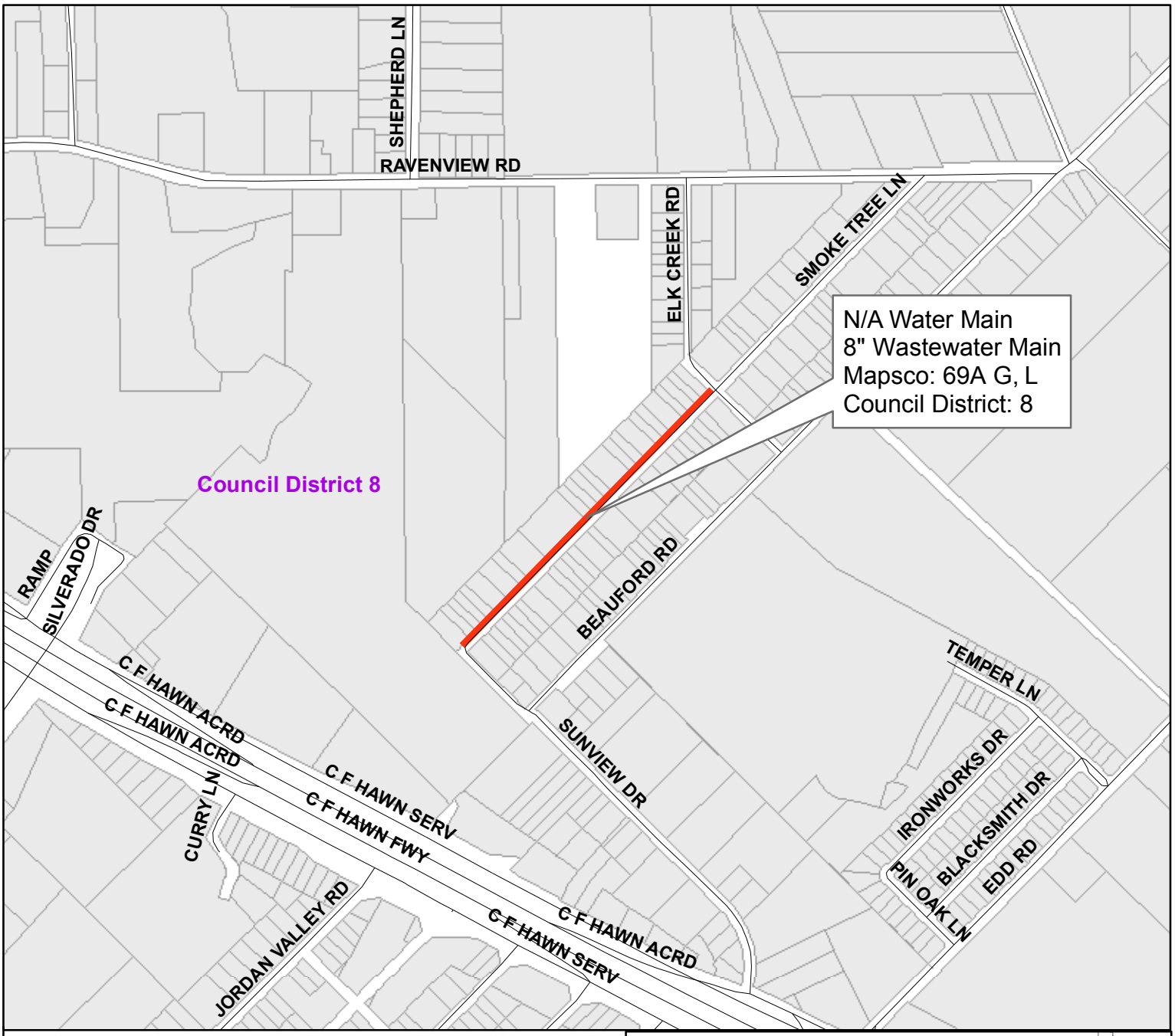
Lasater Road
from Lawson Road northwest



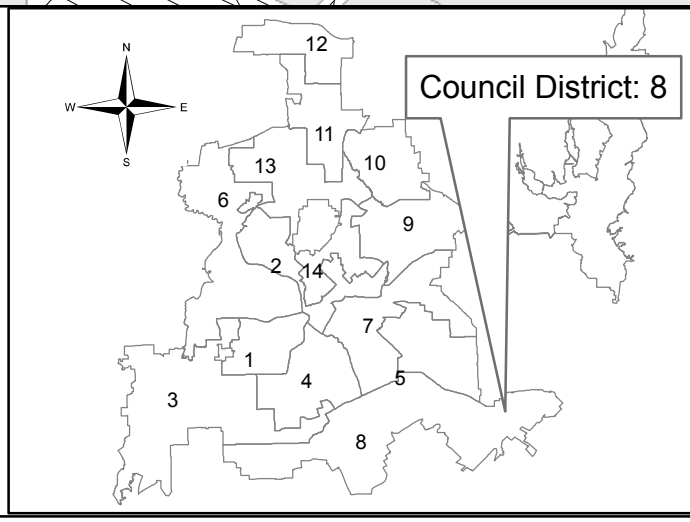
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5805

Segment 25 of 27



Smoke Tree Lane
from Elk Creek Road to Sunview Drive



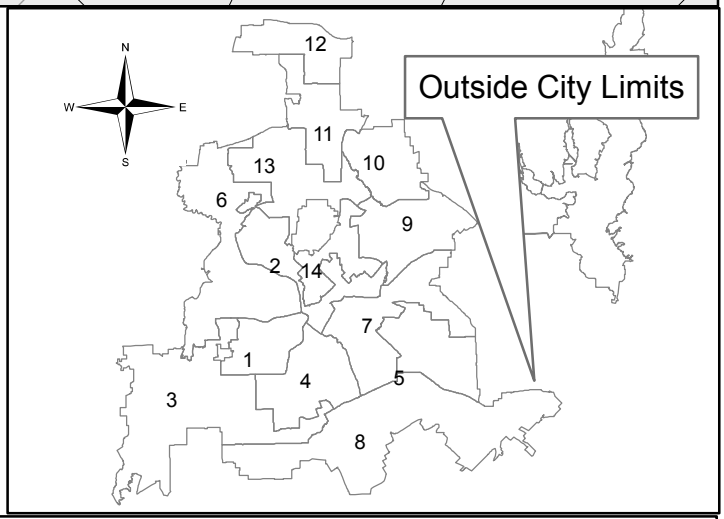
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5949

Segment 26 of 27



Easement between Stanfield Street and Cochran Street from Lasater Road to Travis Street



Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

PID: 5884

Segment 27 of 27

September 28, 2016

WHEREAS, this action consists of providing engineering design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services at various locations for in-house design of water and wastewater main replacement projects; and,

WHEREAS, deteriorated water and wastewater mains require excessive maintenance; and,

WHEREAS, engineering services are required for the design, survey, and construction administration to replace deteriorated water mains, and replace and rehabilitate deteriorated wastewater mains; and,

WHEREAS, Lim & Associates, Inc., 1112 North Zang Boulevard, Suite 200, Dallas, Texas 75203, has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

Section 1. That the proposal submitted by Lim & Associates, Inc. in the amount of $1,186,852.00 be approved and the consultant be authorized to perform the required engineering services.

Section 2. That the City Manager is hereby authorized to enter into a contract with Lim & Associates, Inc. in the amount of $1,186,852.00, to provide engineering design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services for in-house design of water and wastewater main replacement projects, after having approval of the contract documents by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,186,852.00 from the Water Capital Improvement Fund and Wastewater Construction Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
3115	DWU	PW40	4111	716355	CT-DWU716355CP	514273

Lim & Associates, Inc. - (Contract No. 16-355E) - $911,512.00

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
0103	DWU	CS40	4111	716356	CT-DWU716356EN	514273

Lim & Associates, Inc. - (Contract No. 16-356E) - $275,340.00

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

AGENDA ITEM # 47

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: 56 J

SUBJECT

Authorize an engineering contract with MWH Americas, Inc. to provide engineering services for major maintenance and rehabilitation improvements at the Central Wastewater Treatment Plant - Not to exceed $1,768,000 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of providing engineering services associated with major maintenance and rehabilitation improvements at the Central Wastewater Treatment Plant. These services include preparation of a design report, detailed design plans and specifications, and construction administration services associated with the improvements. This project was recommended in the 2010 Wastewater Treatment Facilities Strategic Plan.

This action includes replacement of various mechanical infrastructure throughout the plant, such as gates, valves and pumps that have reached the end of their service life. This work also includes replacement of various electrical equipment, such as motors, actuators and switchgear to decrease maintenance costs, increase reliability and improve worker safety. Also included are concrete repairs at the White Rock Headworks wet well to extend the service life of the structure.

The estimated construction cost associated with this design project is $13,000,000.

ESTIMATED SCHEDULE OF PROJECT

Begin Study/Design	October 2016
Complete Study/Design	October 2017
Begin Construction	November 2017
Complete Construction	November 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

$1,768,000.00 - Water Utilities Capital Improvement Funds

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

MWH Americas, Inc.

Hispanic Female	1	Hispanic Male	2
Black Female	0	Black Male	0
White Female	3	White Male	7
Other Female	1	Other Male	1

OWNER

MWH Americas, Inc.

Chris Young, P.E., Vice President and Regional Manager

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an engineering contract with MWH Americas, Inc. to provide engineering services for major maintenance and rehabilitation improvements at the Central Wastewater Treatment Plant - Not to exceed $1,768,000 - Financing: Water Utilities Capital Improvement Funds

MWH Americas, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.
PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$1,768,000.00	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$1,768,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

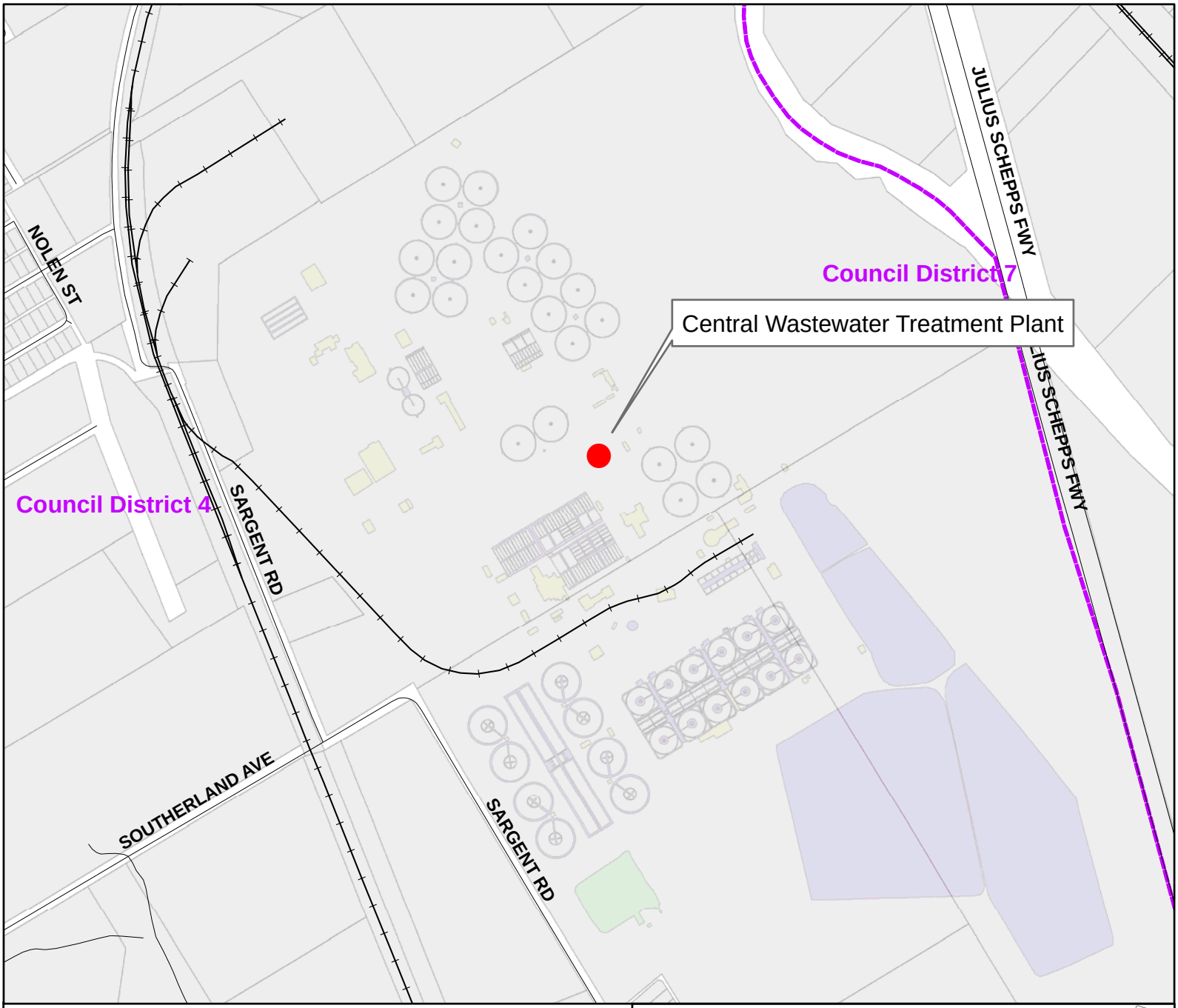
Local	Certification	Amount	Percent
Mbroh Engineering, Inc.	BMDB12885Y0417	$357,960.00	20.25%
JQ Infrastructure, Inc.	IMDB36707Y0717	$115,000.00	6.50%
2M Associates, Inc.	IMDB92754Y0717	$96,271.00	5.45%
Total Minority - Local		$569,231.00	32.20%

Non-Local Contractors / Sub-Contractors

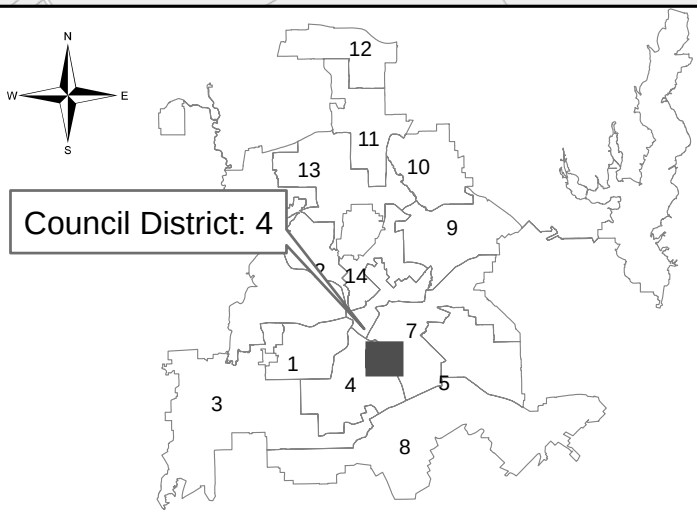
None

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$357,960.00	20.25%	$357,960.00	20.25%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$211,271.00	11.95%	$211,271.00	11.95%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$569,231.00	32.20%	$569,231.00	32.20%



Mapsco: 56 J



Dallas Water Utilities
Contract No. 15-148E
Central Wastewater Treatment Plant
Major Maintenance and Rehabilitation Improvements

September 28, 2016

WHEREAS, major maintenance and rehabilitation improvements are required throughout the Central Wastewater Treatment Plant; and,

WHEREAS, engineering services are required for the preparation of a design report, detailed design plans and specifications, and construction administration services associated with these major maintenance and rehabilitation improvements; and,

WHEREAS, MWH Americas, Inc., 10000 North Central Expressway, Suite 1140, Dallas, Texas 75231, has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

Section 1. That the proposal submitted by MWH Americas, Inc. in the amount of $1,768,000.00 be approved and the consultant be authorized to perform the required engineering services.

Section 2. That the City Manager is hereby authorized to enter into a contract with MWH Americas, Inc. in the amount of $1,768,000.00, to provide engineering services for major maintenance improvements at the Central Wastewater Treatment Plant, after approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,768,000.00 from the Wastewater Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS30	4111	715148	CT-DWU715148CP	VS0000001965

MWH Americas, Inc. - (Contract No. 15-148E) - $1,768,000.00

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

AGENDA ITEM # 48

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 5, 7, 11, 13, 14

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: Various

SUBJECT

Authorize a contract for the installation of water and wastewater mains at 13 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of three - Not to exceed $17,170,000 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the installation of approximately 44,380 feet of water and wastewater mains. This includes the installation of approximately 50 feet of 4-inch, 450 feet of 6-inch, 3,650 feet of 8-inch, and 14,450 feet of 12-inch water mains, and approximately 9,270 feet of 8-inch, 450 feet of 10-inch, 4,920 feet of 12-inch, 1,090 feet of 16-inch, 2,020 feet of 20-inch, 1,910 feet of 21-inch, and 6,120 of 24-inch wastewater mains.

The existing water and wastewater mains were built between 1930 and 1970. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

John Burns Construction Company of Texas, Inc. completed contractual activities in the past three years:

	PBW	DWU	PKR
Projects Completed	0	4	0
Change Orders	0	3	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2013
Completed Design	May 2016
Begin Construction	October 2016
Complete Construction	March 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Arredondo, Zepeda & Brunz, Inc. to provide engineering services for the design to replace water mains and rehabilitate wastewater mains in various locations on April 14, 2004, by Resolution No. 04-1161.

Authorized Supplemental Agreement No. 1 to the professional services contract with Arredondo, Zepeda & Brunz, Inc. for additional engineering services for the replacement of water and wastewater main improvements to include study, design, surveying and construction administration at five locations on April 27, 2005, by Resolution No. 05-1317.

Authorized Supplemental Agreement No. 2 to the professional services contract with Arredondo, Zepeda & Brunz, Inc. to provide additional engineering services for the renewal of water and wastewater mains to include the study, design, surveying, and construction administration at two locations on August 26, 2009, by Resolution No. 09-2106.

Authorized a professional services contract with BDS Technologies, Inc. to provide engineering services for the replacement and rehabilitation of water mains and wastewater mains at 38 locations on September 11, 2013, by Resolution No. 13-1582.

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

$17,170,000.00 - Water Utilities Capital Improvement Funds

Design	$ 1,479,647.00
Construction (this action)	$17,170,000.00
Total Project Cost	$18,649,647.00

FISCAL INFORMATION (Continued)

Council District	Amount
5	$ 7,910,383.46
7	$ 550,757.26
11	$ 579,317.39
13	$ 6,551,723.95
14	$ 1,577,817.94
Total	$17,170,000.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

John Burns Construction Company of Texas, Inc.

Hispanic Female	0	Hispanic Male	47
Black Female	0	Black Male	0
White Female	3	White Male	25
Other Female	0	Other Male	0

BID INFORMATION

The following bids with quotes were opened on July 1, 2016:

*Denotes successful bidder

Bidders	Bid Amount
*John Burns Construction Company of Texas, Inc. 655 East Main Street Lewisville, Texas 75067	$17,170,000.00
Atkins Brothers Equipment Company, Inc.	$22,169,286.00
Thalle Construction Co., Inc.	$23,247,061.50

OWNER

John Burns Construction Company of Texas, Inc.

William B. O'Malley, Owner

MAPS

Attached

Renewal of Water and Wastewater Mains

District 5

Loop 12 (Buckner Boulevard) from State Highway 175 (C.F. Hawn Freeway) to Dell Garden Avenue

District 7

St. Clair Street from Carlton Garrett Street to Sunday Street

District 11

*Easement west of Camellia Drive from State Highway 289 (Preston Road) northeast

District 13

Douglas Avenue from Walnut Hill Lane to Joyce Way
Easement northwest of Skillman Street from Eastridge Drive to Larmanda Street
Easement south of Orchid Lane from State Highway 289 (Preston Road) east
Easement west of Pemberton Drive from south of Orchid Lane south
State Highway 289 (Preston Road) from Walnut Hill Lane to Royal Lane
*Easement northwest of Skillman Street from south of Southwestern Boulevard north
*(Easement west of Camellia Drive from State Highway 289 (Preston Road) northeast)
(See District 11)

District 14

Alley south of Henderson Avenue from Milam Street northwest
Henderson Avenue from Willis Avenue to Milam Street
Milam Street from Henderson Avenue southwest
Willis Avenue from Henderson Avenue west
*(Easement northwest of Skillman Street from south of Southwestern Boulevard north)
(See District 13)

*Project limits in more than one Council District

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the installation of water and wastewater mains at 13 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of three - Not to exceed $17,170,000 - Financing: Water Utilities Capital Improvement Funds

John Burns Construction Company of Texas, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$11,717,533.92	68.24%
Total non-local contracts	$5,452,466.08	31.76%
TOTAL CONTRACT	$17,170,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Bussey Trucking, Inc.	BMMB48511Y0818	$448,078.00	3.82%
Partnering for Success	HFMB42467Y0618	$8,400.00	0.07%
Rocha Trucking, Inc.	HMDB98160Y0817	$448,077.00	3.82%
Supreme Sawing & Seal	HMDB15304Y0816	$253,193.20	2.16%
Reyes Group	HMMB45079Y0818	$215,264.00	1.84%
Magnum Manhole & Utility, Inc.	WFDB06880Y0617	$48,102.50	0.41%
Total Minority - Local		$1,421,114.70	12.13%

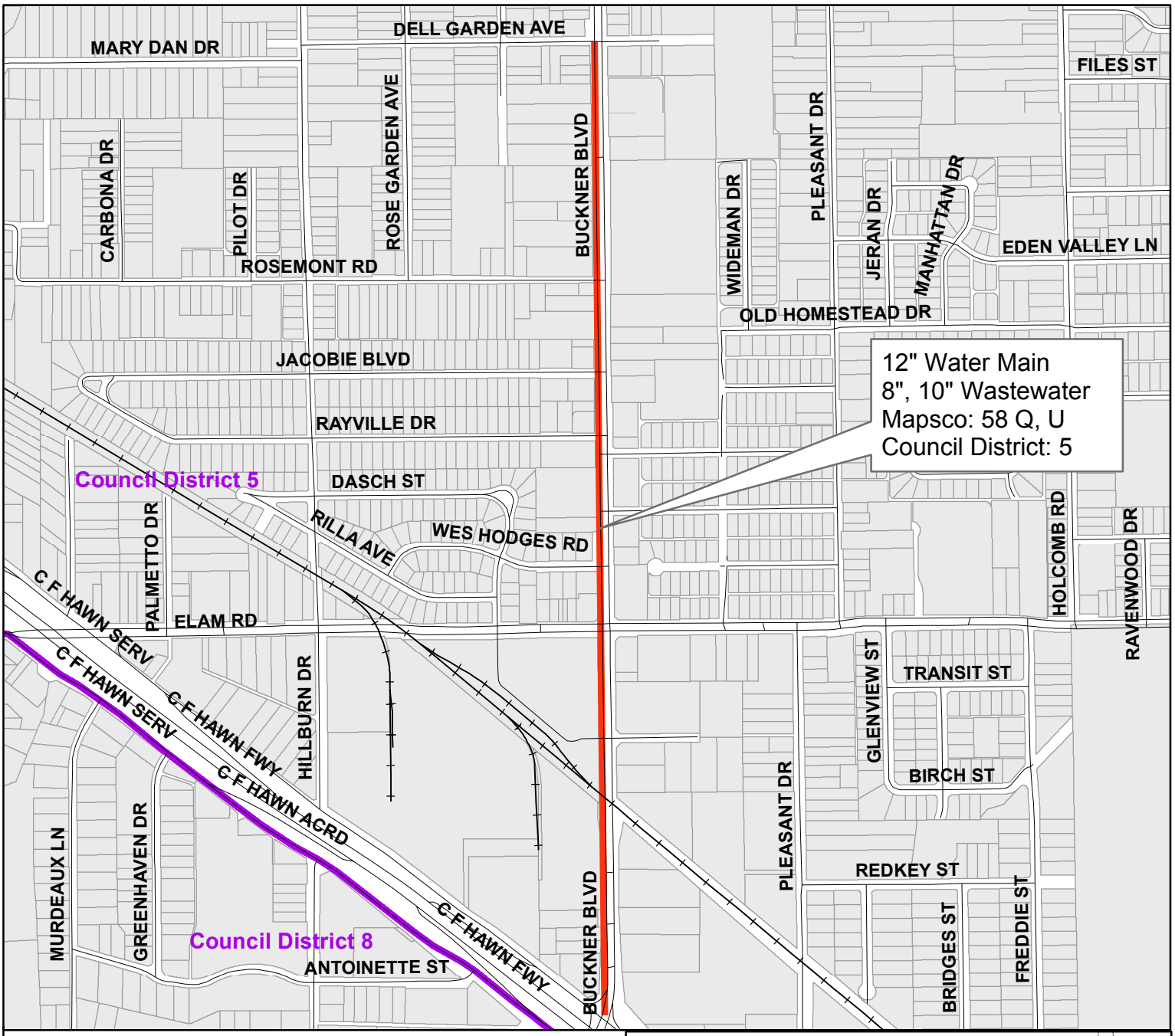
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Gomez Brothers Construction, Inc.	HMDB15710Y0817	$2,460,926.00	45.13%
LB Transportation	WFWB63580N1116	$352,190.00	6.46%
Buyers Barricades	WFDB52135Y0617	$58,270.00	1.07%
Total Minority - Non-local		$2,871,386.00	52.66%

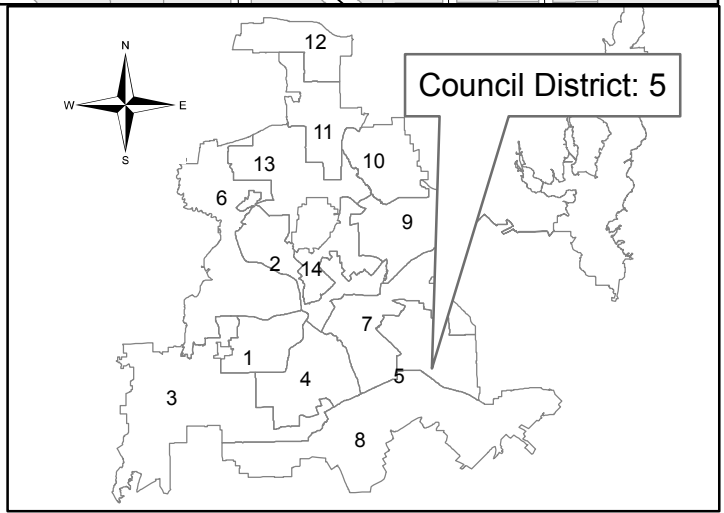
BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$448,078.00	3.82%	$448,078.00	2.61%
Hispanic American	$924,934.20	7.89%	$3,385,860.20	19.72%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$48,102.50	0.41%	$458,562.50	2.67%
Total	$1,421,114.70	12.13%	$4,292,500.70	25.00%



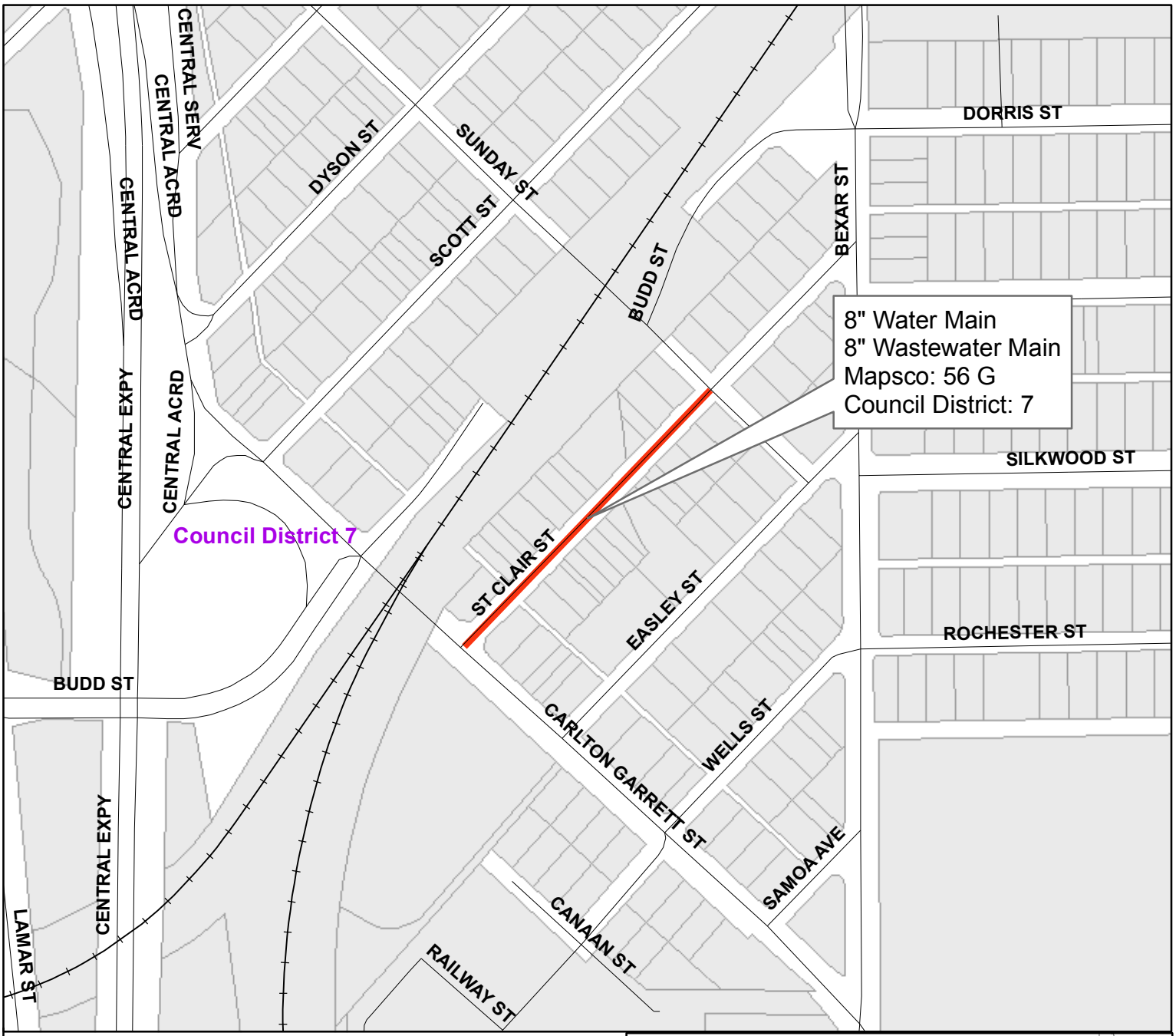
Loop 12 (Buckner Boulevard)
from State Highway 175 (C.F. Hawn Freeway)
to Dell Garden Avenue



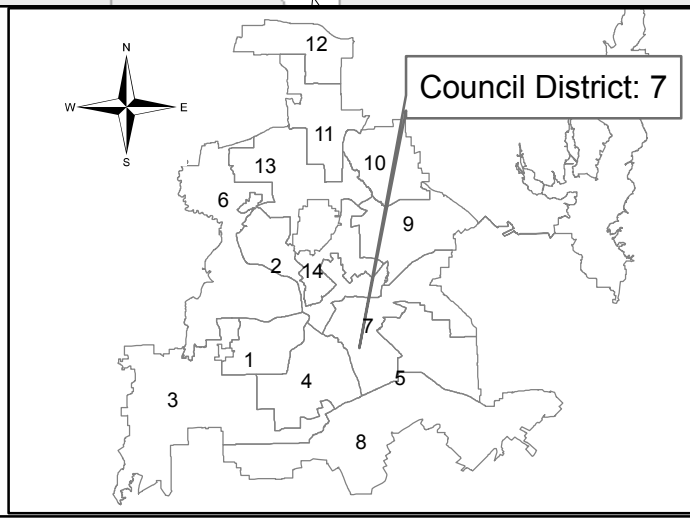
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 766

Segment 1 of 13



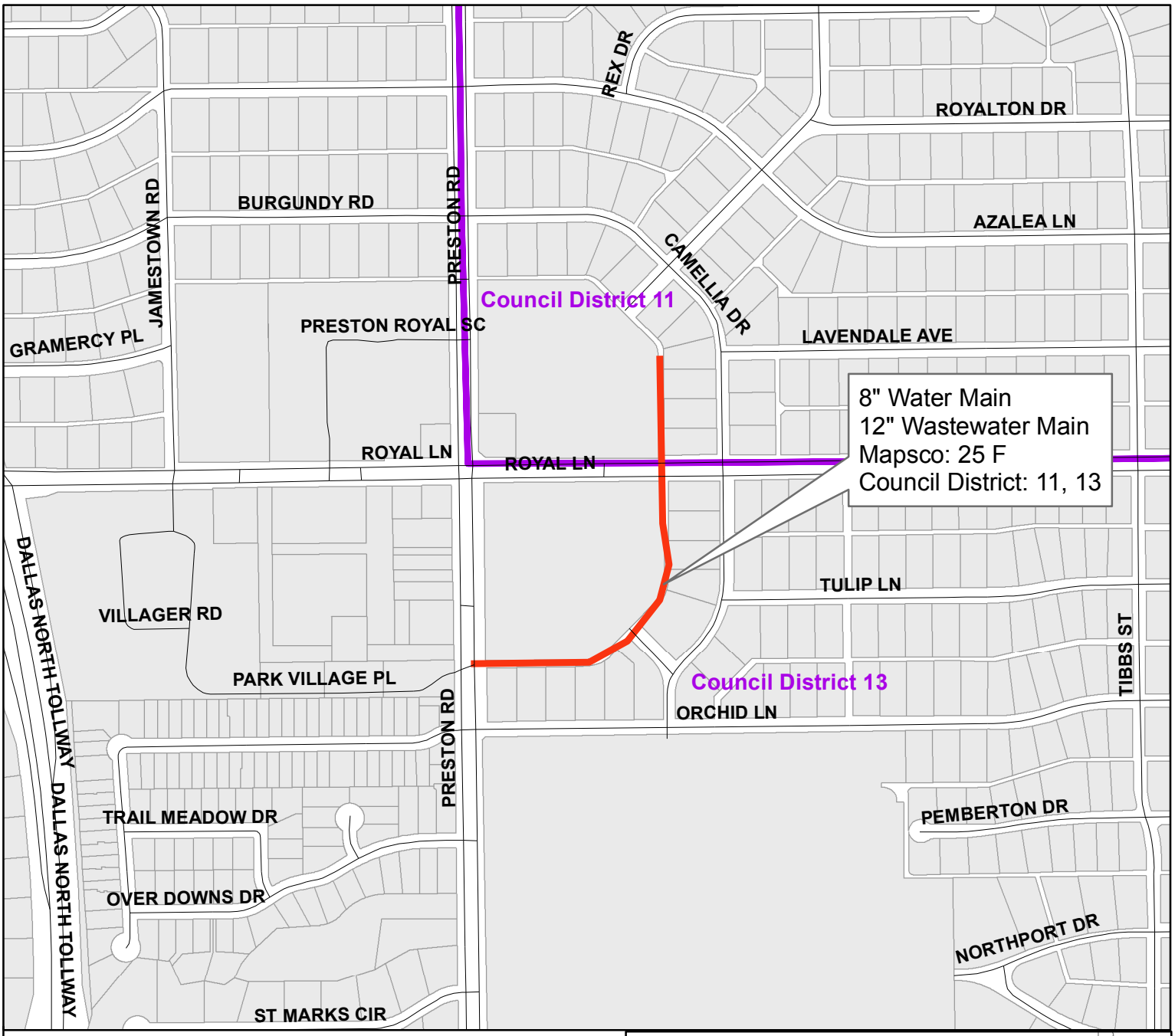
St. Clair Street
from Carlton Garrett Street to Sunday Street



Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

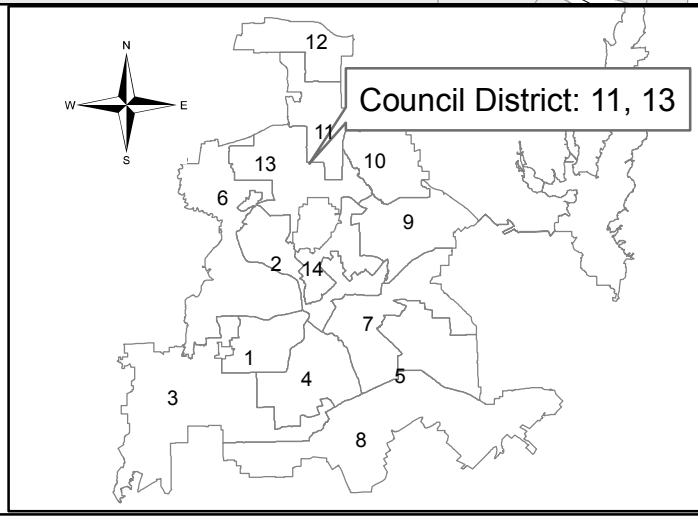
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Segment 2 of 13



Easement west of Camellia Drive

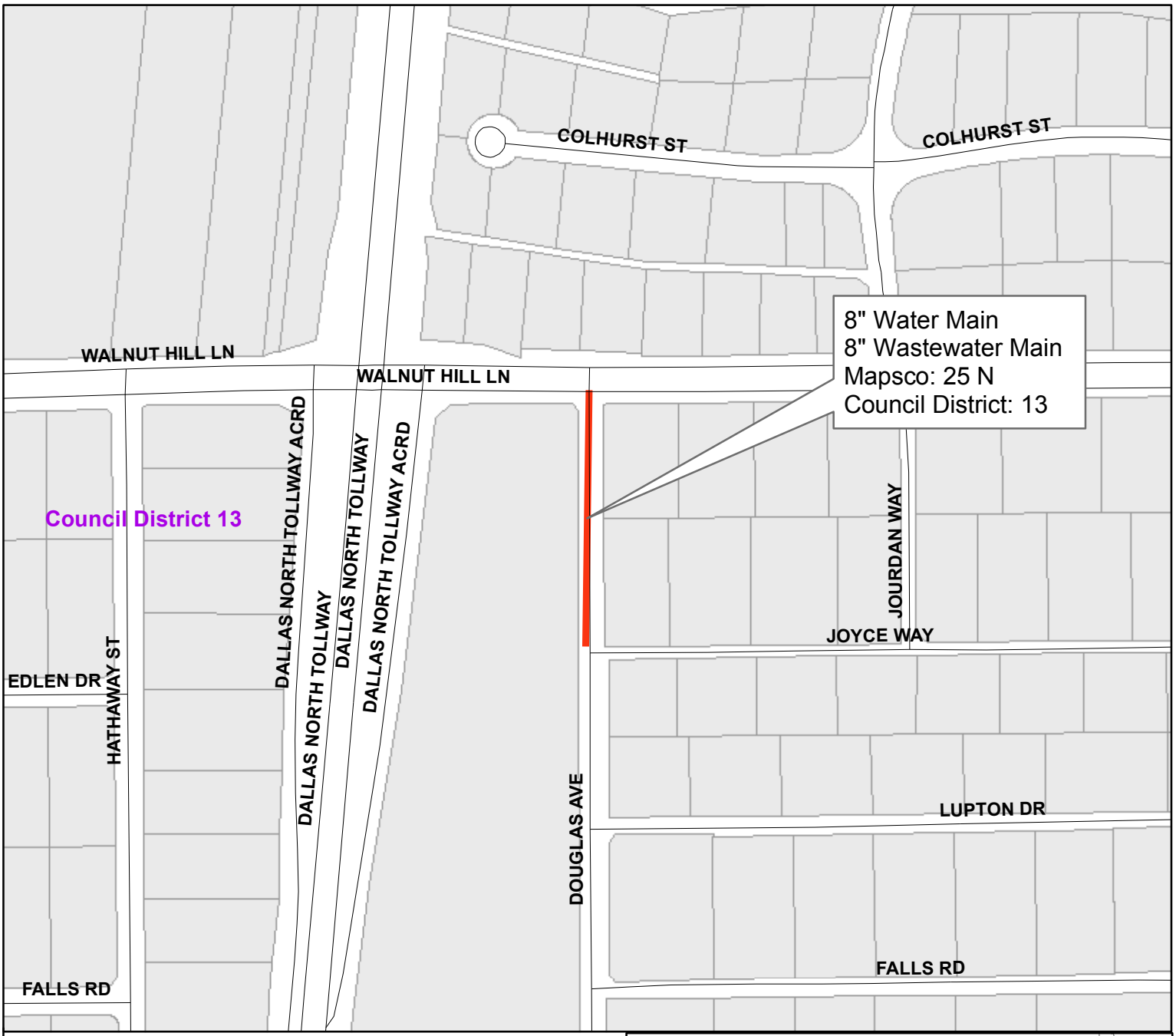
from State Highway 289 (Preston Road) northeast



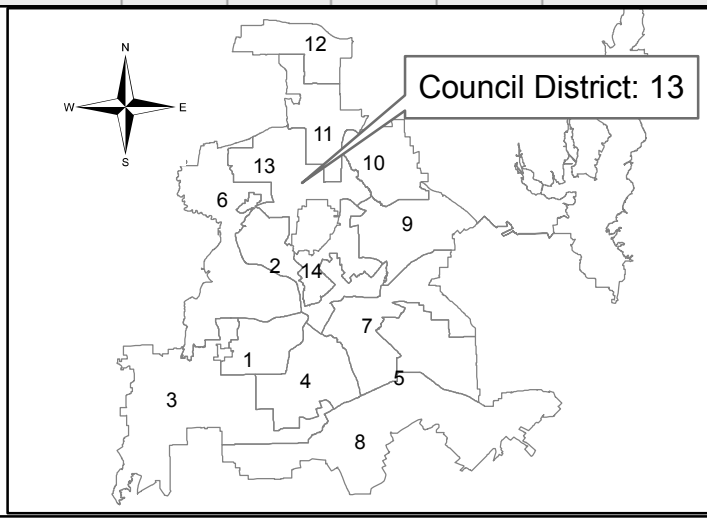
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 4954

Segment 3 of 13



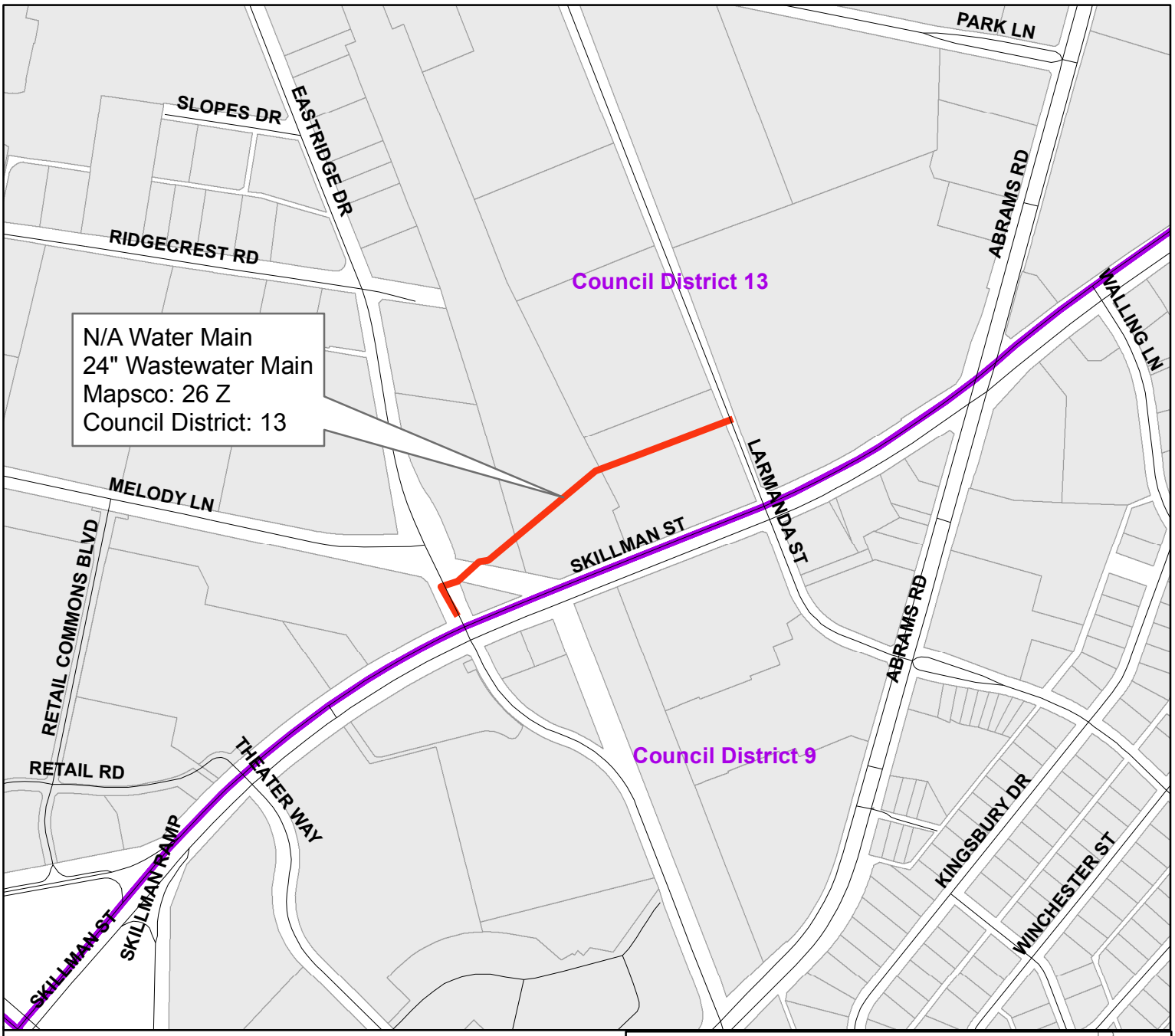
Douglas Avenue
from Walnut Hill Lane to Joyce Way



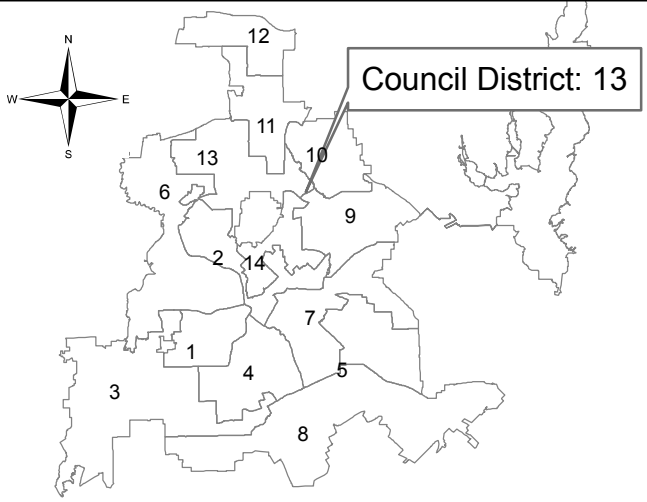
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 4956

Segment 4 of 13



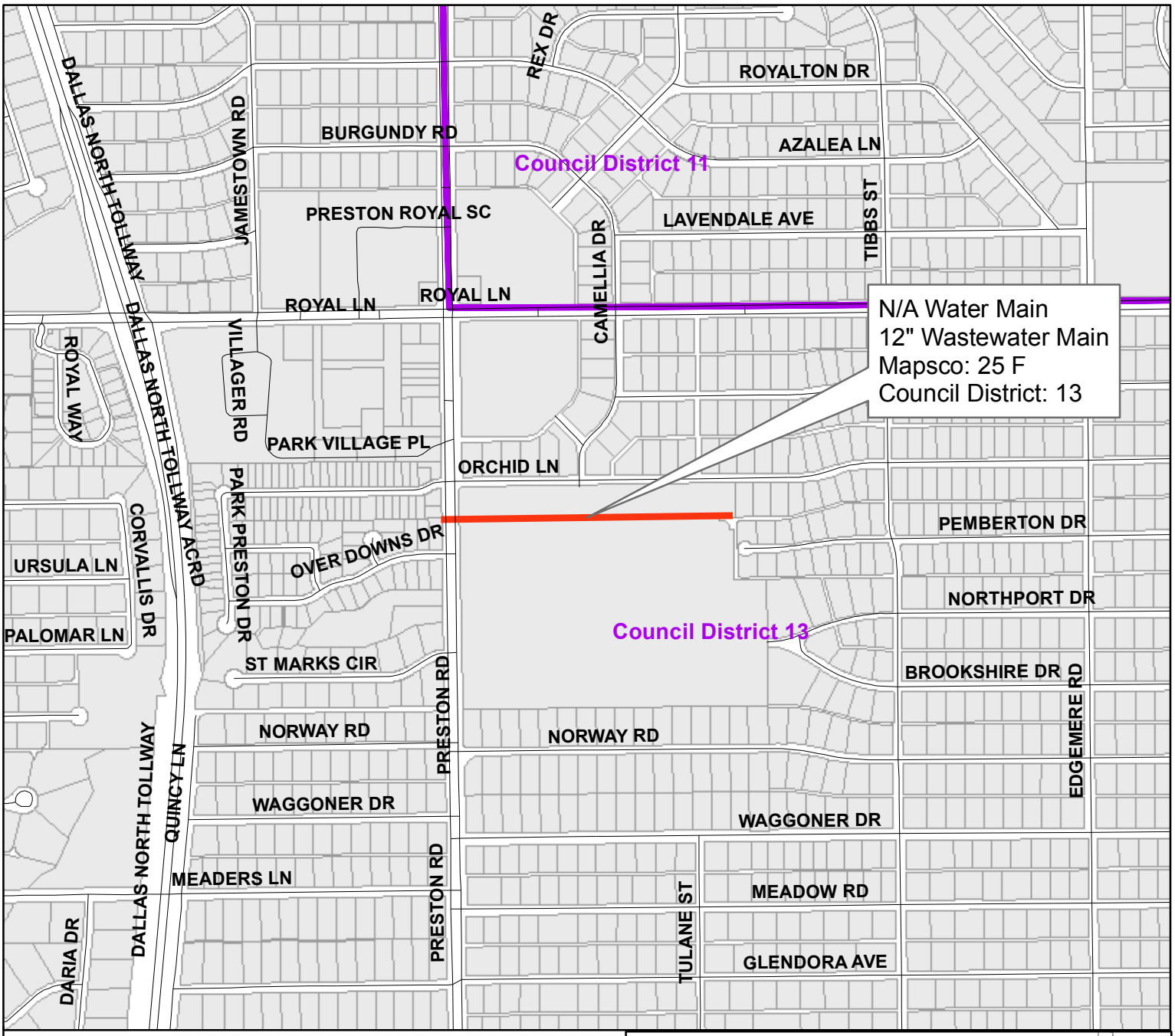
Easement northwest of Skillman Street
from Eastridge Drive to Larmanda Street



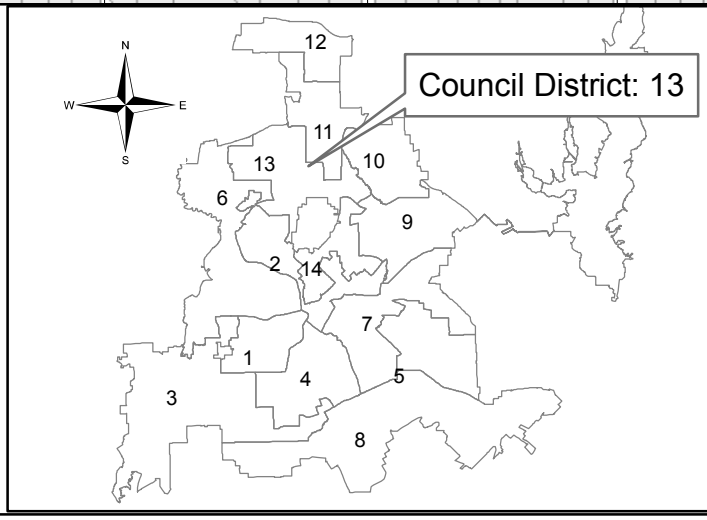
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 4925

Segment 5 of 13



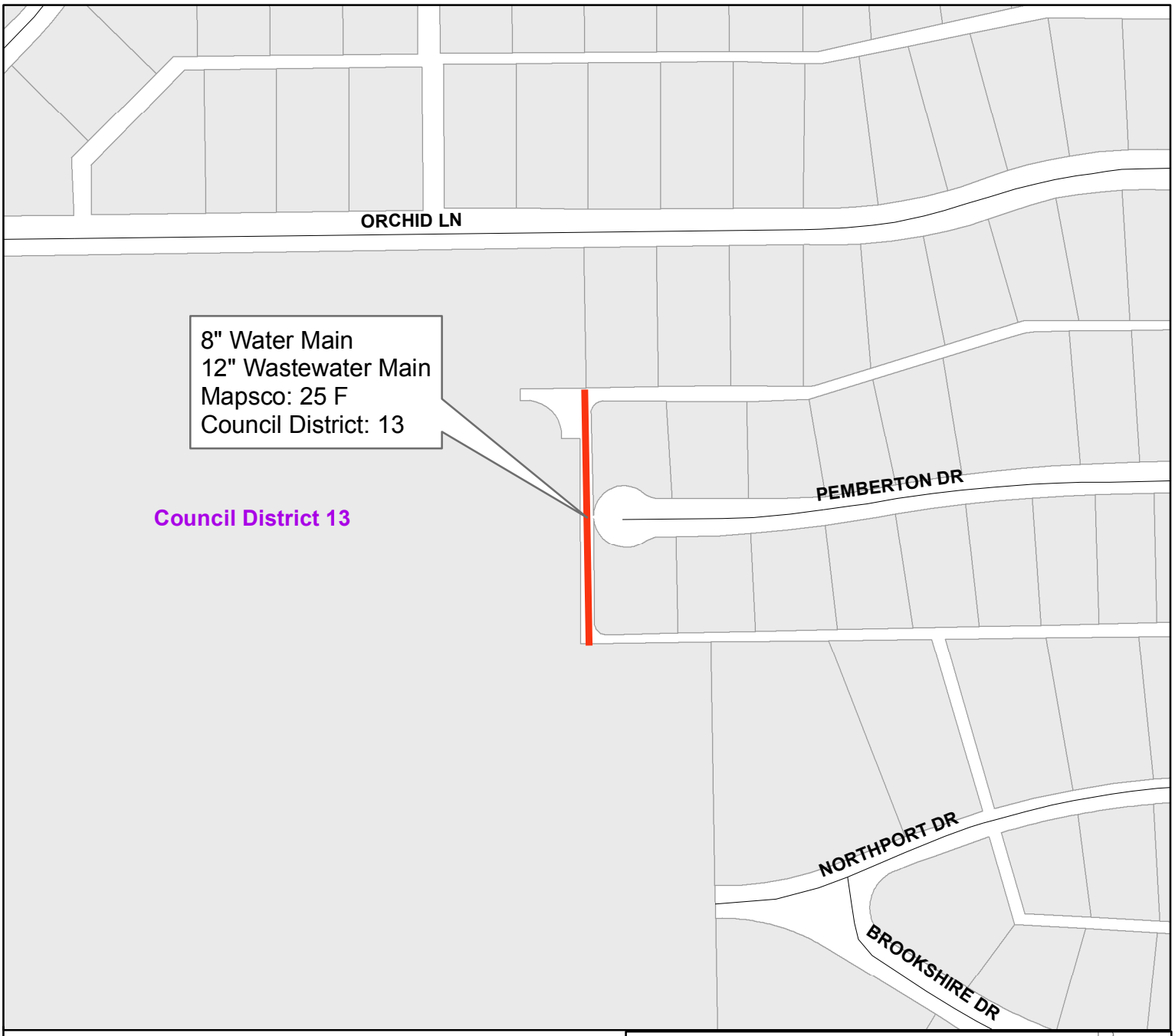
Easement south of Orchid Lane
from State Highway 289 (Preston Road) east



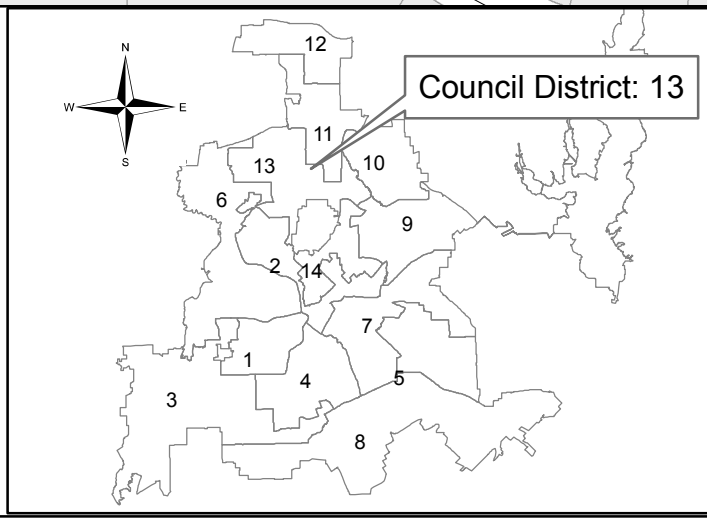
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 4957

Segment 6 of 13



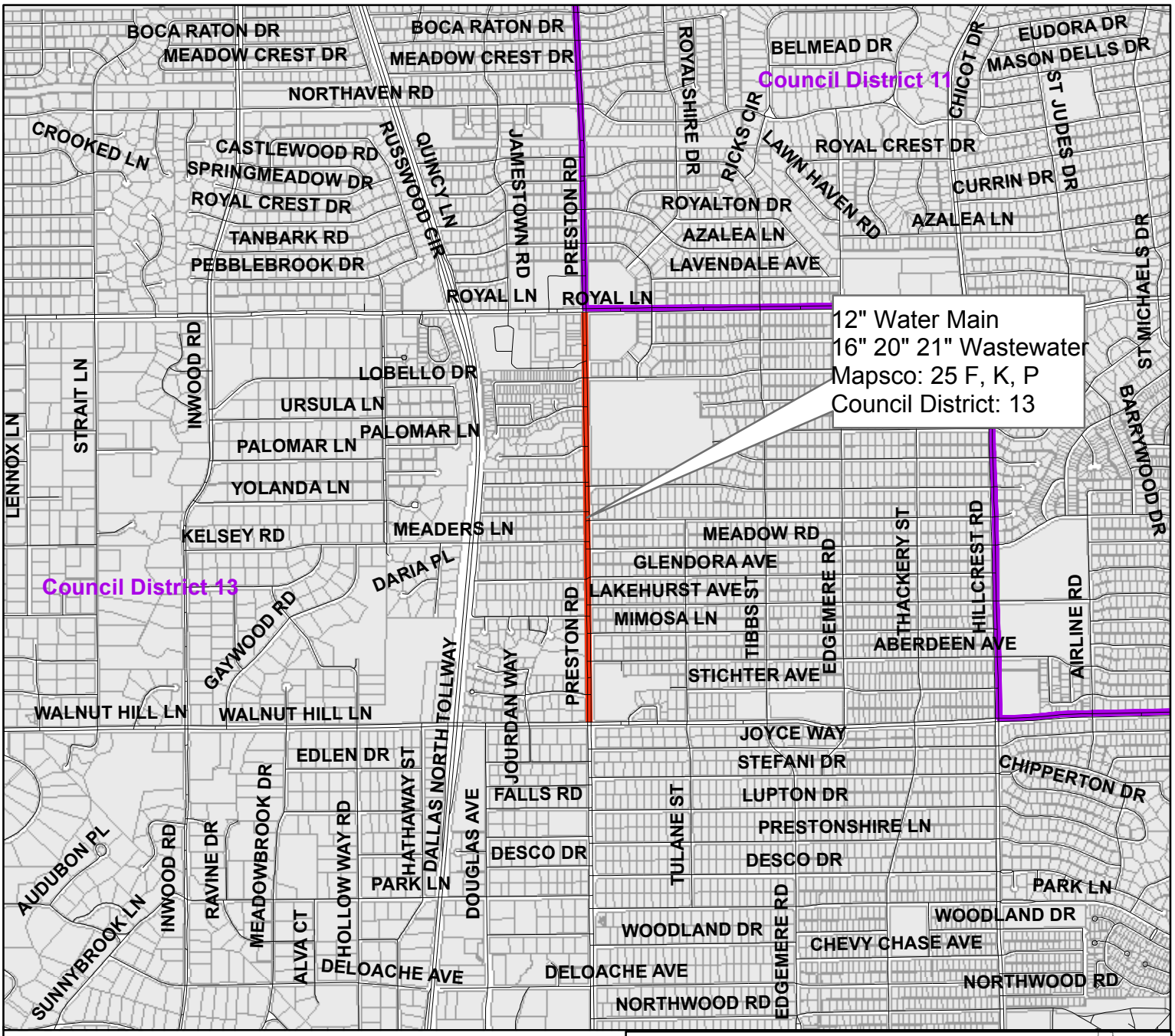
Easement west of Pemberton Drive
from south of Orchid Lane south



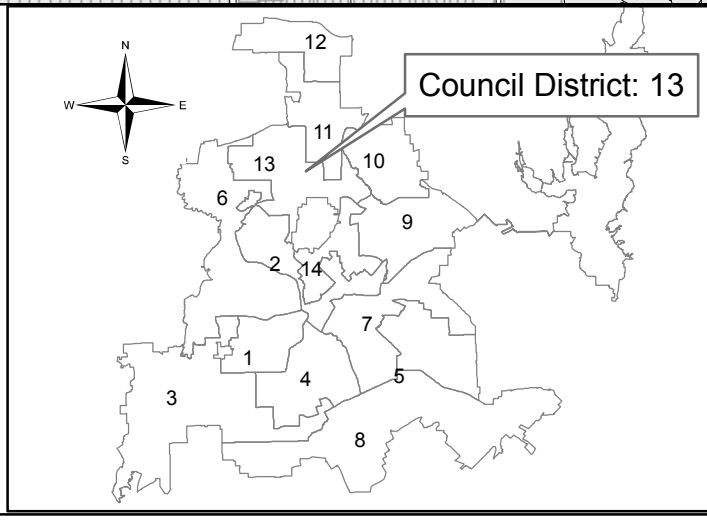
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 4958

Segment 7 of 13



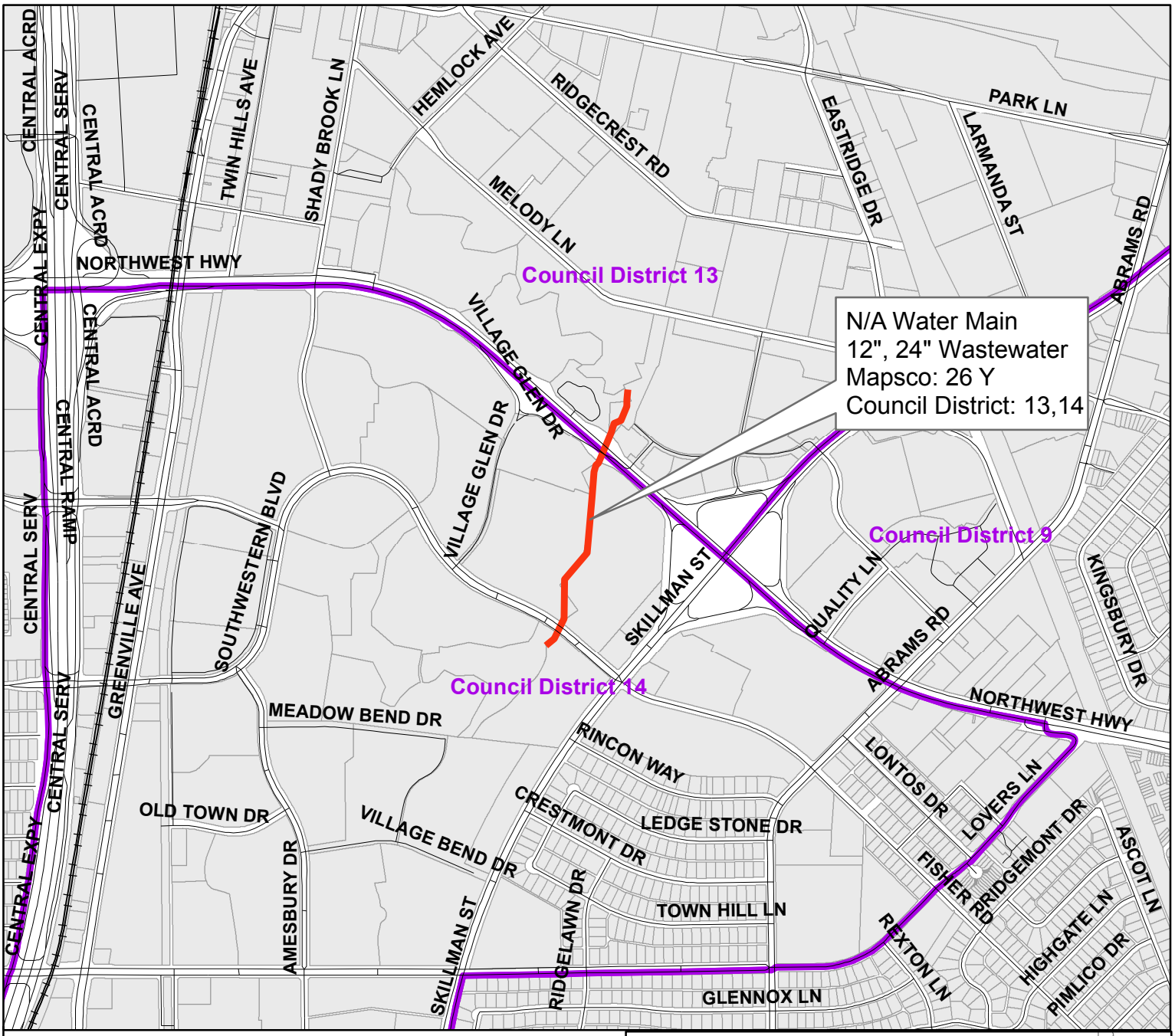
State Highway 289 (Preston Road)
from Walnut Hill Lane to Royal Lane



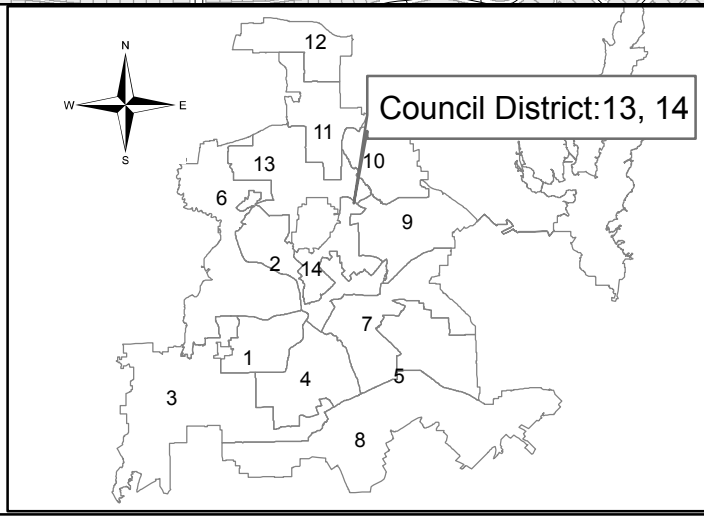
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 4953

Segment 8 of 13



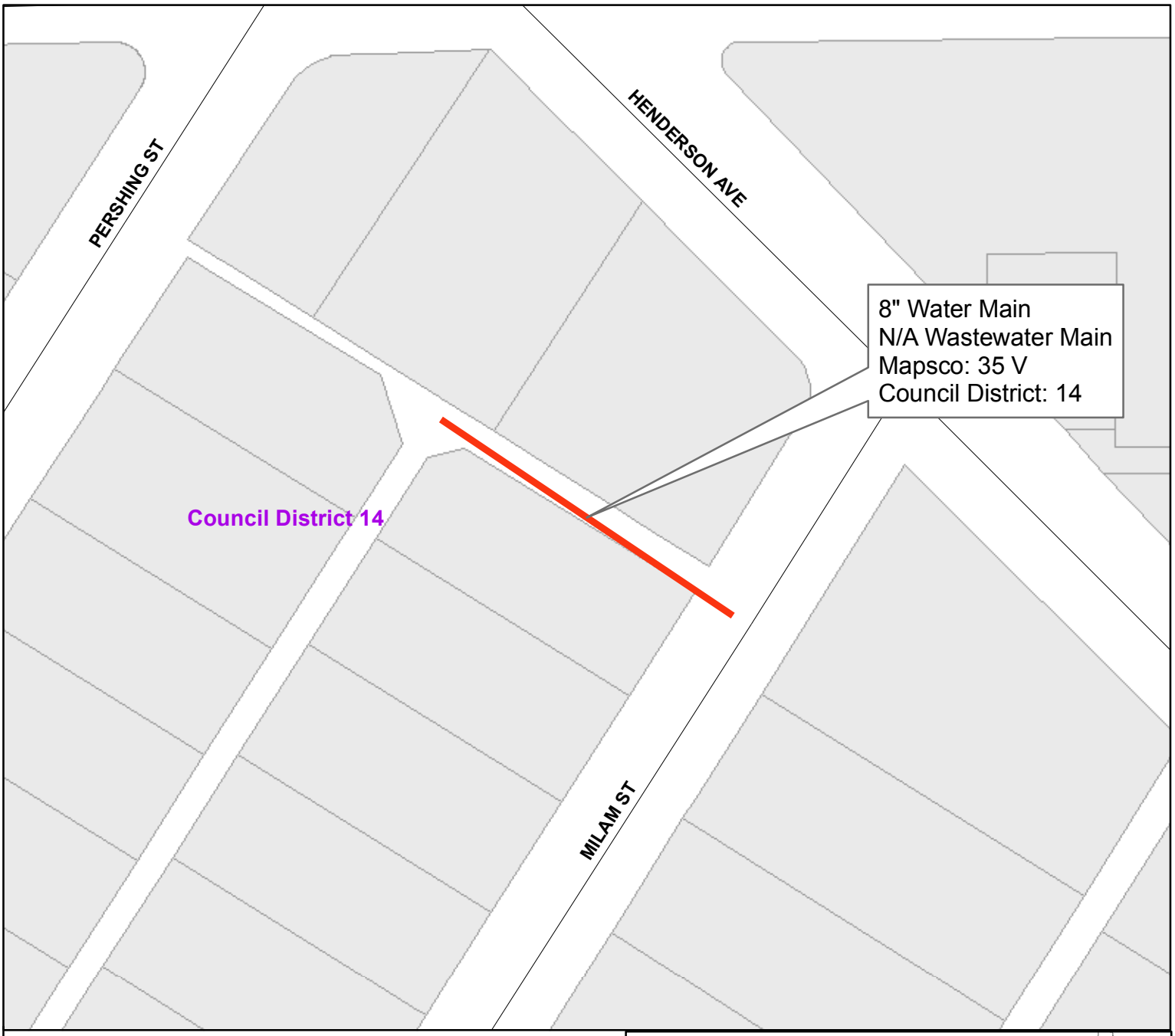
Easement northwest of Skillman Street
from south of Southwestern Boulevard north



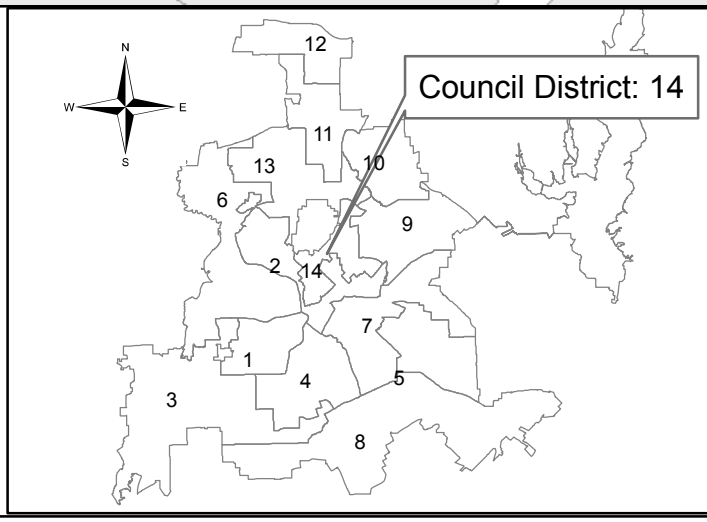
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 4923

Segment 9 of 13



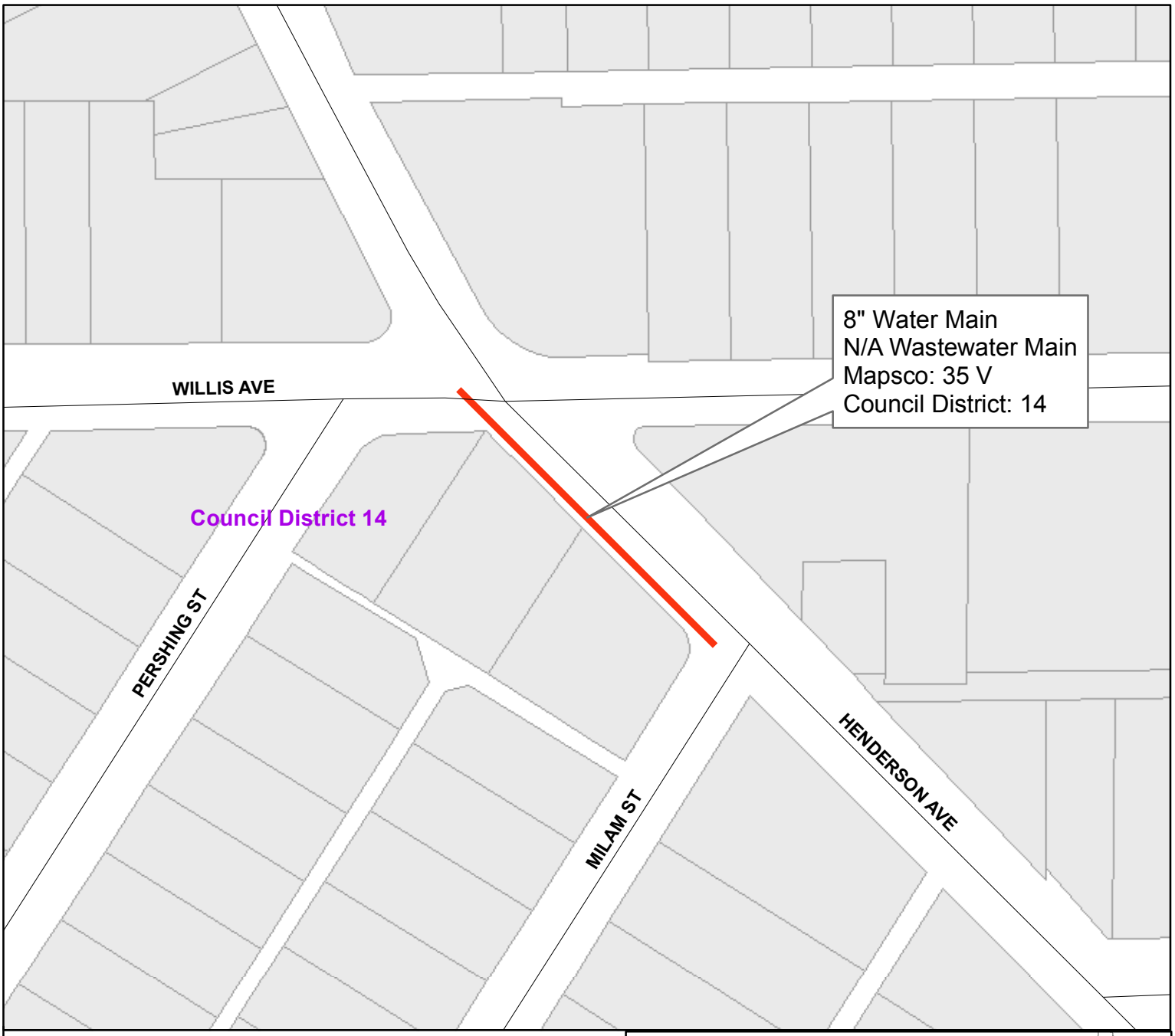
Alley south of Henderson Avenue
from Milam Street northwest



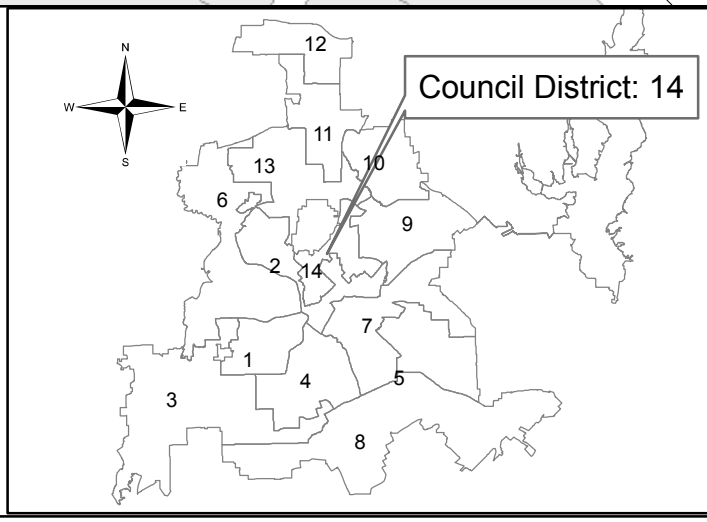
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 3774

Segment 10 of 13



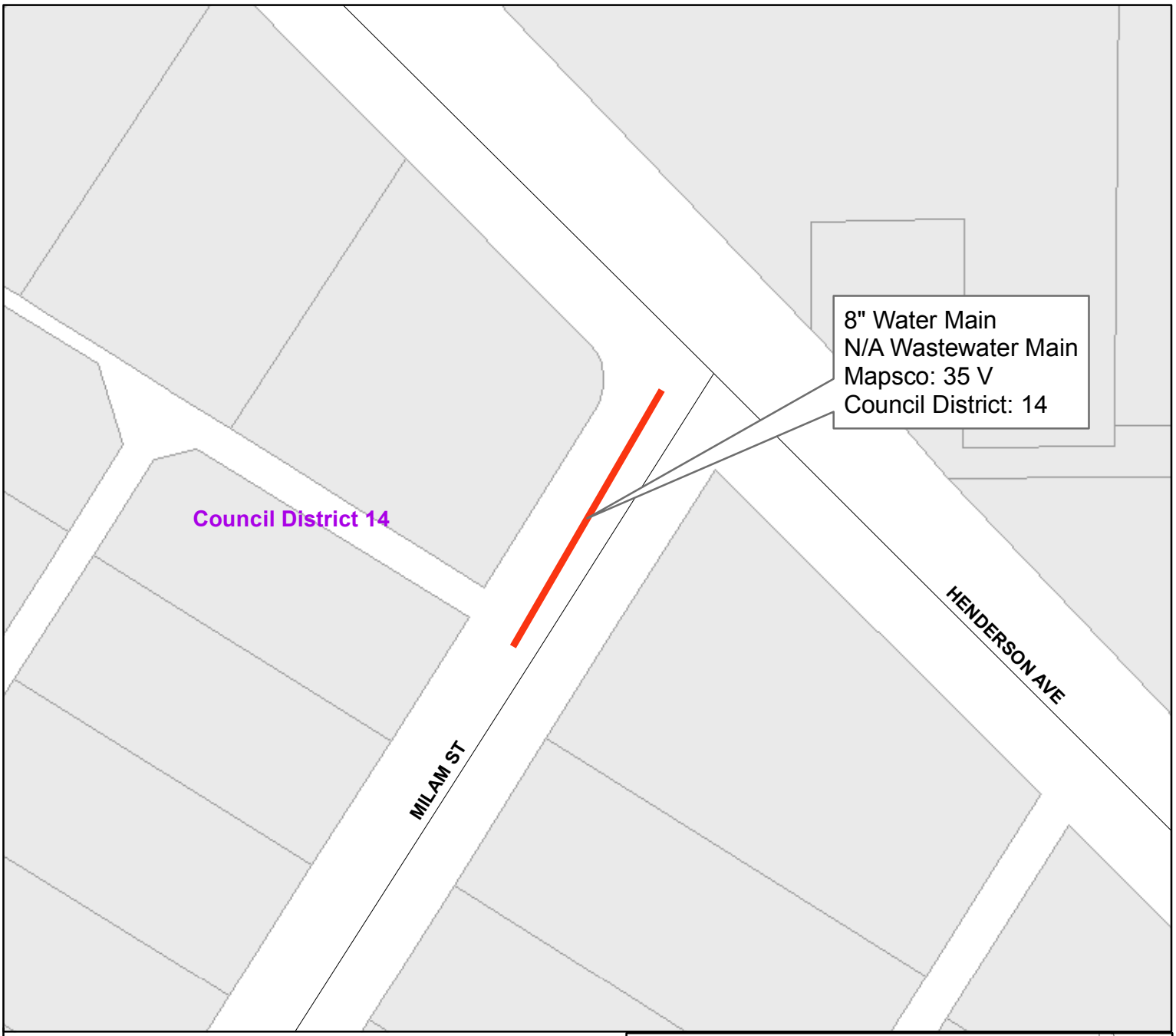
Henderson Avenue
from Willis Avenue to Milam Street



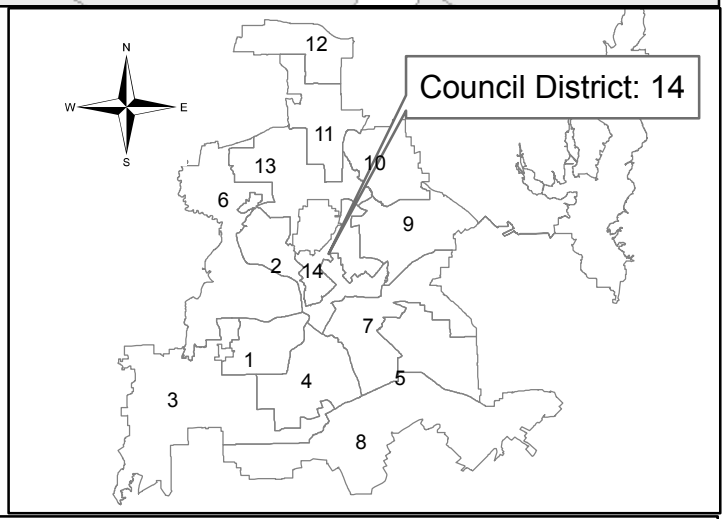
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 3772

Segment 11 of 13



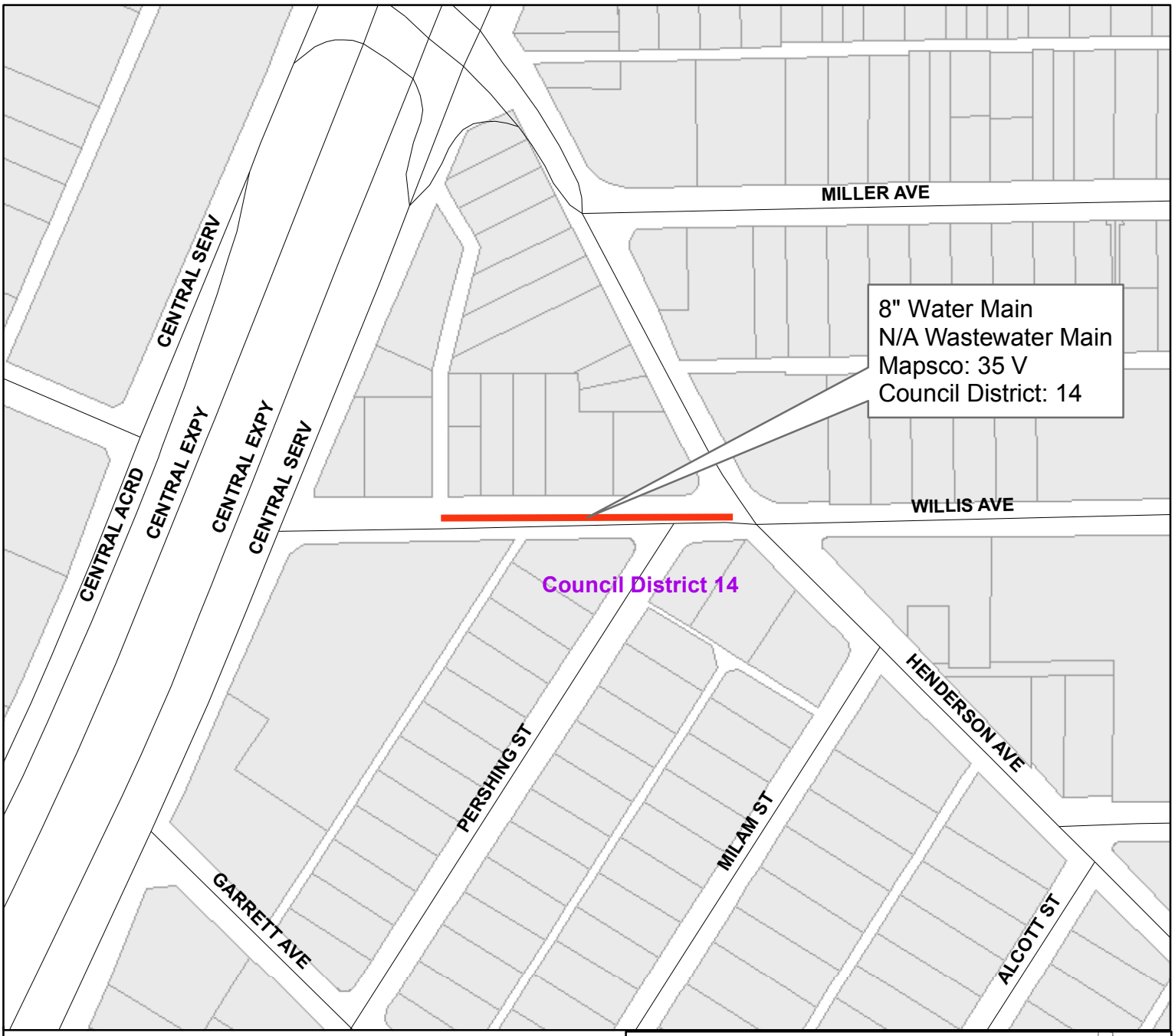
Milam Street
from Henderson Avenue southwest



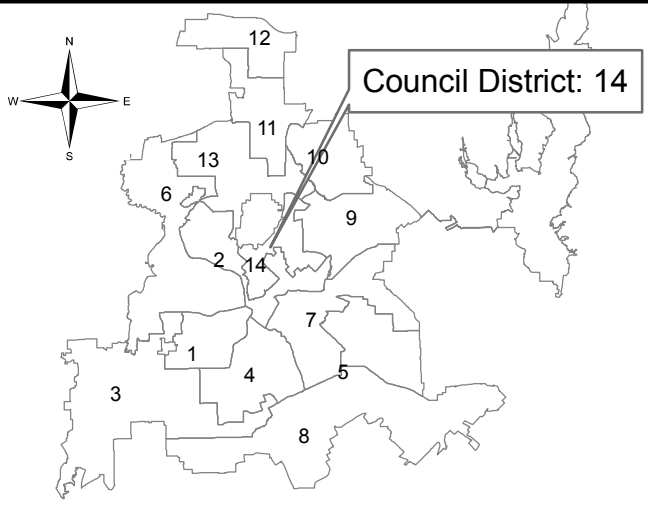
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 3773

Segment 12 of 13



Willis Avenue
from Henderson Avenue west



Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations

PID: 2310

Segment 13 of 13

September 28, 2016

WHEREAS, bids were received on July 1, 2016 for the installation of water and wastewater mains at 13 locations, Contract No. 16-155/156, listed as follows:

BIDDERS	**BID AMOUNT**
John Burns Construction Company of Texas, Inc.	$17,170,000.00
Atkins Brothers Equipment Company, Inc.	$22,169,286.00
Thalle Construction Co., Inc.	$23,247,061.50

WHEREAS, the bid submitted by John Burns Construction Company of Texas, Inc., 655 East Main Street, Lewisville, Texas 75057, in the amount of $17,170,000.00, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by John Burns Construction Company of Texas, Inc. in the amount of $17,170,000.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 16-155/156, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with John Burns Construction Company of Texas, Inc. in the amount of $17,170,000.00, for the installation of water and wastewater mains at 13 locations, after approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $17,170,000.00 from the Water Capital Improvement Fund and Wastewater Capital Improvement Fund as follows:

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
3115	DWU	PW40	4550	716155	CT-DWU716155CP	199054

John Burns Construction Company of Texas, Inc. - $7,658,000.00

FUND	DEPT	UNIT	OBJ	PRO	ENCUMBRANCE	VENDOR
2116	DWU	PS40	4560	716156	CT-DWU716156CP	199054

John Burns Construction Company of Texas, Inc. - $9,512,000.00

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

AGENDA ITEM # 50

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize the first of four twelve-month renewal options to the grant agreement with the World Affairs Council of Dallas/Fort Worth for economic development and protocol services for the period October 1, 2016 through September 30, 2017 - Not to exceed $250,000 - Financing: Public/Private Partnership Funds ($200,000) (subject to appropriations) and Current Funds ($50,000) (subject to appropriations)

BACKGROUND

Since February 2003, the City has entered into a series of grant agreements with the World Affairs Council of Dallas/Fort Worth to provide professional support related to the operations of the City's International Protocol Services, with a new emphasis on assistance with marketing and promotion (including event planning) of Dallas and DFW as an international destination for business and tourism, and fundraising to support these efforts. The World Affairs Council of Dallas/Fort Worth's responsibilities include:

- Work with the Office of the Mayor, City officials, the diplomatic corps and other international stakeholders to continue expanding trade and consular representation in Dallas.
- Assist in establishing a global identity for DFW. This includes scheduling opportunities for the Mayor to deliver an international message, convening a Global Summit for DFW business leaders (hosted by mayors), identifying/creating an annual global conference or event, and crafting a consistent message for major speaking events
- Support the Office of Economic Development and assist in the promotion and attraction of foreign companies and trade delegations to Dallas. This includes maintaining office space at City Hall, co-sponsoring programs with the City, providing logistical support to visiting international trade and business delegations, engaging Consular Corps to promote the region, and leveraging outside resources to offset operating expenses, including foreign travel.

BACKGROUND (Continued)

- Leverage relationships with existing DFW businesses, regional partners, and current foreign partners to heighten awareness of DFW as a global destination. Specific items may include hosting emerging and established global leaders to experience DFW, partnering with foreign governments to bring cultural and business events to the region, and providing international learning opportunities for students and teachers
- Manage the Sister Cities International (SCI) (see sister-cities.org for more information) program and support the City of Dallas Economic Development team and other City departments in the development of global city partnership programs
- Provide Protocol and Logistical Support for International delegations visiting Dallas, including serving as the point of contact for diplomatic matters with the Consular Corps, the Office of the Texas Assistant Secretary of State and the U.S. Department of State.
- Develop fundraising initiatives to support international activities as described in previous tasks above.

During the past year, major accomplishments by the World Affairs Council included the following:

- Arranged for Mayor Rawlings to speak to an audience of 500 at the annual Global Ties conference in Washington, D.C., which is a gathering of the leadership of the State Departments' International Visitor Leadership program. The crowd was from all over the U.S. and the world. The Mayor also met with officials from the State Department; the mission was to promote the Dallas region on the global stage.
- Coordinated the Mission to Mexico City led by Mayor Rawlings, Mayor Price and Mayor Pro Tem Alonzo. 50 companies and individuals with strong ties to Mexico participated in this multifaceted mission, which encompassed 5 strategic pillars – business, diplomacy, arts & culture, aviation & tourism and education. The trip to Mexico City was a tremendous public relations success receiving 103 Spanish media hits and 100 English media hits thanks to the in-kind support of Hill + Knowlton Strategies.
- Hosted 11 State Department international visitor delegations from 35 different countries, including a student delegation from Cuba.
- Raised over $20,000 with an additional $50,000 of in-kind support for the Mission to Mexico City in June.
- Serve at the Secretariat of the Consular Corps of DFW and assisted in the installation of Sara Wilshaw Consul General of Canada as the new Dean of the group.

For the past thirteen years, the World Affairs Council of Dallas/Fort Worth has received annual grants from the City to fund the City of Dallas Protocol office.

BACKGROUND (Continued)

The grant agreements stipulated funding to pay for salaries of two full time persons to work exclusively for the City of Dallas, plus a portion of the salaries and overhead of the executive staff of the World Affairs Council of Dallas/Fort Worth.

The grant agreement with the World Affairs Council of Dallas/Fort Worth is currently managed by the Office of Economic Development. The first term of the contract, with four renewal options, will expire on September 30, 2016.

The renewal amount for FY 2016 -17 is $250,000 which is appropriated in the Capital Budget, Economic Development, Public/Private Partnership.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 8, 2010, City Council authorized a nine-month Chapter 380 grant agreement with four one-year renewals for the period January 1, 2011 through September 30, 2011, by Resolution No. 10-3037.

On September 14, 2011, City Council authorized the first of four twelve-month renewal terms to the grant agreement for the period October 1, 2011 through September 30, 2012, by Resolution No. 11-2425.

On September 16, 2012, City Council authorized the second of four twelve-month renewal terms to the grant agreement for the period October 1, 2012 through September 30, 2013, by Resolution No. 12-2286.

On September 25, 2013, City Council authorized the third of four twelve-month renewal terms to the grant agreement for the period October 1, 2013 through September 30, 2014, by Resolution No. 13-1708.

On September 24, 2014, City Council authorized the fourth of four twelve-month renewal terms to the grant agreement for the period October 1, 2014 through September 30, 2015, by Resolution No. 14-1630.

On September 22, 2015, City Council authorized the execution of a three-month extension to the grant agreement for the period October 1, 2015 through December 31, 2015, by Resolution No. 15-1797.

On January 13, 2016, City Council authorized a nine-month Chapter 380 grant agreement, with four one-year renewal options, for economic development and protocol services by Resolution No. 16-0133.

Information about this item will be provided to the Economic Development Committee on September 19, 2016.

FISCAL INFORMATION

$200,000 - Public/Private Partnership Funds (subject to appropriations)
$ 50,000 - Current Funds (subject to appropriations)

September 28, 2016

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

WHEREAS, Chapter 380 of the Texas Local Government Code allows the governing body of a municipality to partner with a nonprofit organization to administer a program to promote local economic development and stimulate business and commercial activity in the municipality; and

WHEREAS, the City now desires to authorize the execution of the first of four 12-month renewal terms to the grant agreement with the World Affairs Council of Dallas/Fort Worth for services relating to business development and protocol for the period October 1, 2016 through September 30, 2017.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to enter into the first of four twelve-month renewal options to the grant agreement with the World Affairs Council of Dallas/Fort Worth (509630) for economic development and protocol services for the period October 1, 2015 through September 30, 2017 and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to set aside and disburse funds not to exceed $250,000 (subject to annual appropriations) from Service Contract MASC BKZ1533-1:

Fund 0352, Department ECO, Unit P476, Object 3016, Activity PPPF, in an amount not to exceed $200,000; and

Fund 0001, Department ECO, Unit 1192, Object 3072, Activity EC08, in the amount not to exceed $50,000.

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

AGENDA ITEM # 51

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 3

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 63 U

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and an ordinance granting a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road

Recommendation of Staff and CPC: Approval of a CR Community Retail District and approval of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions

Z156-154(SM)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 28, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-154(SM) **DATE FILED:** December 2, 2015

LOCATION: Northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road

COUNCIL DISTRICT: 3 **MAPSCO:** 63U

SIZE OF REQUEST: Approx. 7.581 acres **CENSUS TRACT:** 109.04

OWNER/APPLICANT: Jose Garcia

REPRESENTATIVE: Anna Mojica

REQUEST: An application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District.

SUMMARY: The purpose of this request is to allow for an approximately 4,500 square foot commercial amusement (inside) use with a 700 square foot dance floor area.

CPC RECOMMENDATION: **Approval** of a CR Community Retail District and **approval** of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** of a CR Community Retail District and **approval** of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The property is situated adjacent to a freeway, a mini-warehouse, the rear of a church property, and a City-owned park. It is uniquely suited to not be incompatible with surrounding properties.

2. *Traffic impact* – Because the only access to the property is by utilizing Marvin D. Love Freeway, it is not foreseen to cause an adverse impact on traffic.

3. *Comprehensive Plan or Area Plan Conformance* – The current MF-1(A) zoning is somewhat consistent with the Residential Neighborhood Building Block as it fronts along a designated highway and could be seen as allowing a medium density residential area to buffer low density residential from the highway. However, residential zoning on this large piece of land that is separated by floodplain, park land, mini-warehouse, and a highway is not consistent with the goals of *forward*Dallas which include offering connections with residential neighborhoods to surrounding areas by multi-modal means of transportation. Because this site is situated with the existing challenges of the surrounding land uses, the request can be supported.

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The dance hall use is compatible with surrounding uses as it is particularly isolated from other residential properties.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Allowing a small dance hall to operate at the proposed location provides secluded entertainment for the surrounding properties.

3. *Not a detriment to the public health, safety, or general welfare* – Staff does not anticipate that the proposed dance hall use will be a detriment to the surrounding properties.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request meets all other aspects to applicable zoning regulations and standards.

Zoning History: There has been one recent zoning case in the vicinity in the last five years.

1. **Z112-212:** On August 8, 2012, the City Council approved an application for an amendment to Planned Development District No. 103, subject to a development plan and conditions

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Marvin D Love Freeway	US Highway	Variable widths (125' – 170')

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

The current MF-1(A) zoning is somewhat consistent with the Residential Neighborhood Building Block as it fronts along a designated highway and could be seen as allowing a medium density residential area to buffer low density residential from the highway. However, residential zoning on this large piece of land that is separated by floodplain, park land, mini-warehouse, and a highway is not consistent with the goals of *forward*Dallas! which include offering connections with residential neighborhoods to surrounding areas by multi-modal means of transportation. Because this site is situated with the existing challenges of the surrounding land uses, the request can be supported.

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-1(A)	Vacant
North	IR, SUP No. 169	Boulder Park
South	RR, SUP No. 1298	Mini-warehouse
West	PD No. 103	Flood Plain and church
East	R-10(A), NO(A), and LI	Freeway and undeveloped

Land Use Compatibility:

The 7.581 acres of land in the request remain largely undeveloped since the time of annexation. The southwestern portion of the request contains an old ranch-style structure that was expanded and permits were issued for a single family structure. The owner's plans to construct and occupy the house were thwarted when the future occupant visited the site and decided the area had too much ambient noise from the vehicles passing by on the adjacent freeway. The owner therefore abandoned the desire to occupy the structure with a residence and decided it was a location where he wanted to open an event center instead.

The surrounding land uses could support either residential or nonresidential uses due to the size and isolation of the general property. However, due to the underlying noise from the adjacent freeway, staff recognizes that the placement of the site is sometimes difficult to access for residential use and may be more suitable for nonresidential development. The site is however adjacent to uses that are not residential and would not be adversely impacted if nonresidential uses occupied the request site. Therefore, staff recommends the request be approved because the land uses allowed by the zoning change and the specific use permit requested are foreseen to be compatible with the surrounding land uses.

In the CR District, a general commercial amusement (inside) use is allowed by right. However, the specific specialization of the dance hall, or dance floor area, within a commercial amusement (inside) use requires a specific use permit. The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the

health, safety, morals, and general welfare of the city. Staff recommends approval of the request for a specific use permit for the dance hall.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-1(A) Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed							
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

A commercial amusement (inside) use requires one parking space per 100 square feet of floor area. If a dance hall, or dance floor area, is provided within a commercial amusement (inside) use, the dance floor area requires one parking space per 25 square feet of dance floor area and the remainder of the use is parked at one space per 100 square feet. The commercial amusement is proposed in a 4,300 square foot structure and contains a 700 square foot dance floor. Pursuant to the Dallas Development Code, the proposal would require 66 parking spaces; 78 parking spaces are proposed.

Landscaping:

Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

CPC Action – June 16, 2016:

Motion: In considering an application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road, it was moved to **hold** this case under advisement until August 4, 2016.

Maker: Houston
Second: Davis
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Abtahi
Vacancy: 0

Notices: Area: 400 Mailed: 27
Replies: For: 0 Against: 2

Speakers: None

CPC Action – August 4, 2016:

Motion: In considering an application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road, it was moved to **hold** this case under advisement until August 18, 2016.

Maker: Houston
Second: Haney
Result: Carried: 13 to 0

For: 13 - Anglin, Reives, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Schultz
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 27
Replies: For: 6 Against: 2

Speakers: For: Jose Garcia, 3204 Monte Carlo St., Dallas, TX, 75224
Anna Mojica, 2506 Woodlawn Dr., Ennis, TX, 75119
Against: None

CPC Action - August 18, 2016:

Motion: It was moved to recommend **approval** of a CR Community Retail District and **approval** of a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road.

Maker: Houston
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 27
Replies: For: 6 Against: 2

Speakers: For (Did not speak): Anna Mojica, 2506 Woodlawn Dr., Ennis, TX, 75119
Against: None

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (three-years from the passage of this ordinance).

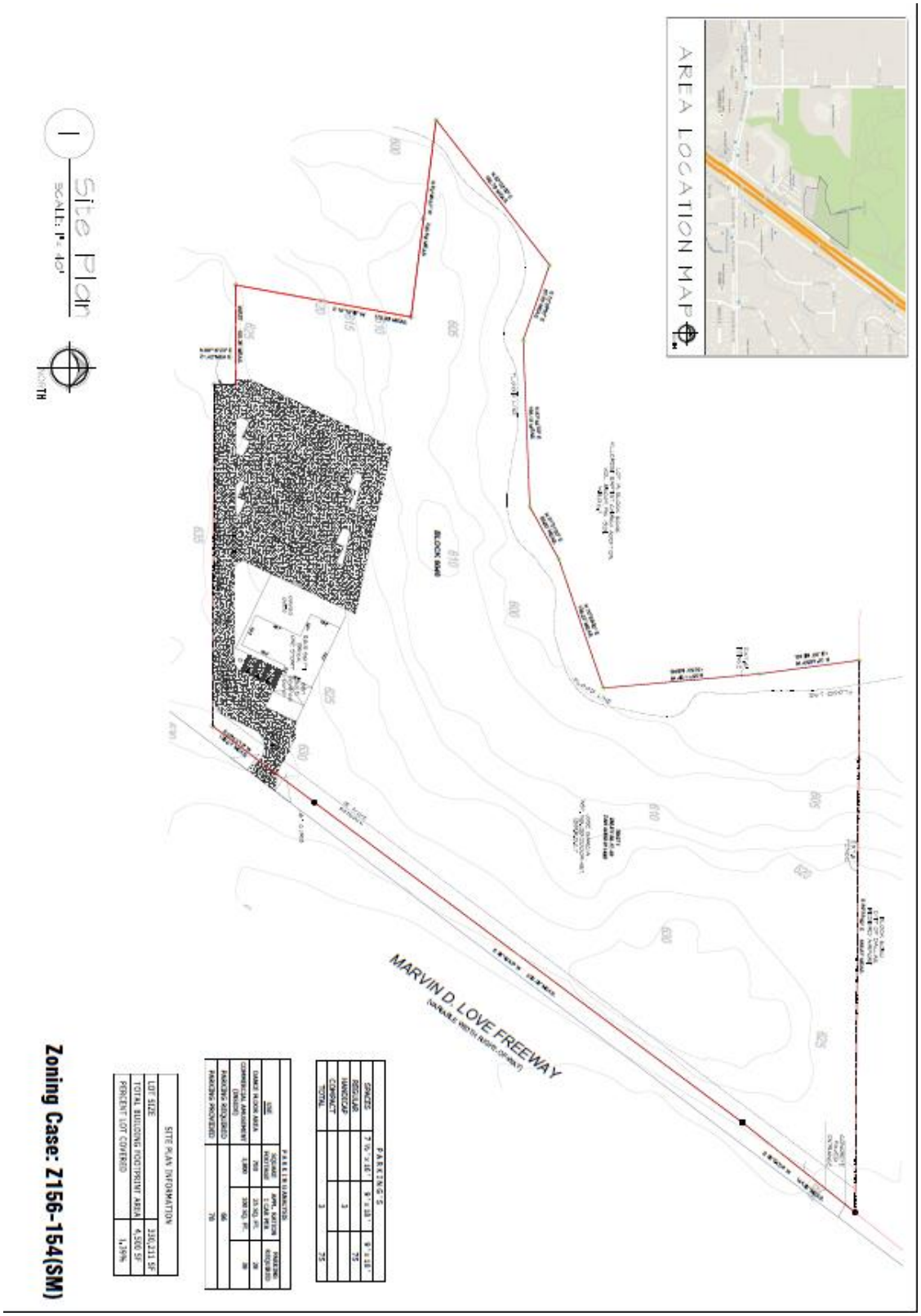
4. FLOOR AREA: The maximum floor area for a dance floor is 700 square feet.

5. HOURS OF OPERATION: The commercial amusement (inside) use limited to a dance hall may only operate between 10:00 a.m. and 6:00 p.m., Monday through Thursday; 4:00 p.m. and 2:00 a.m. (the next day), Friday and Saturday; and 10:00 a.m. and 3:00 p.m. on Sunday.

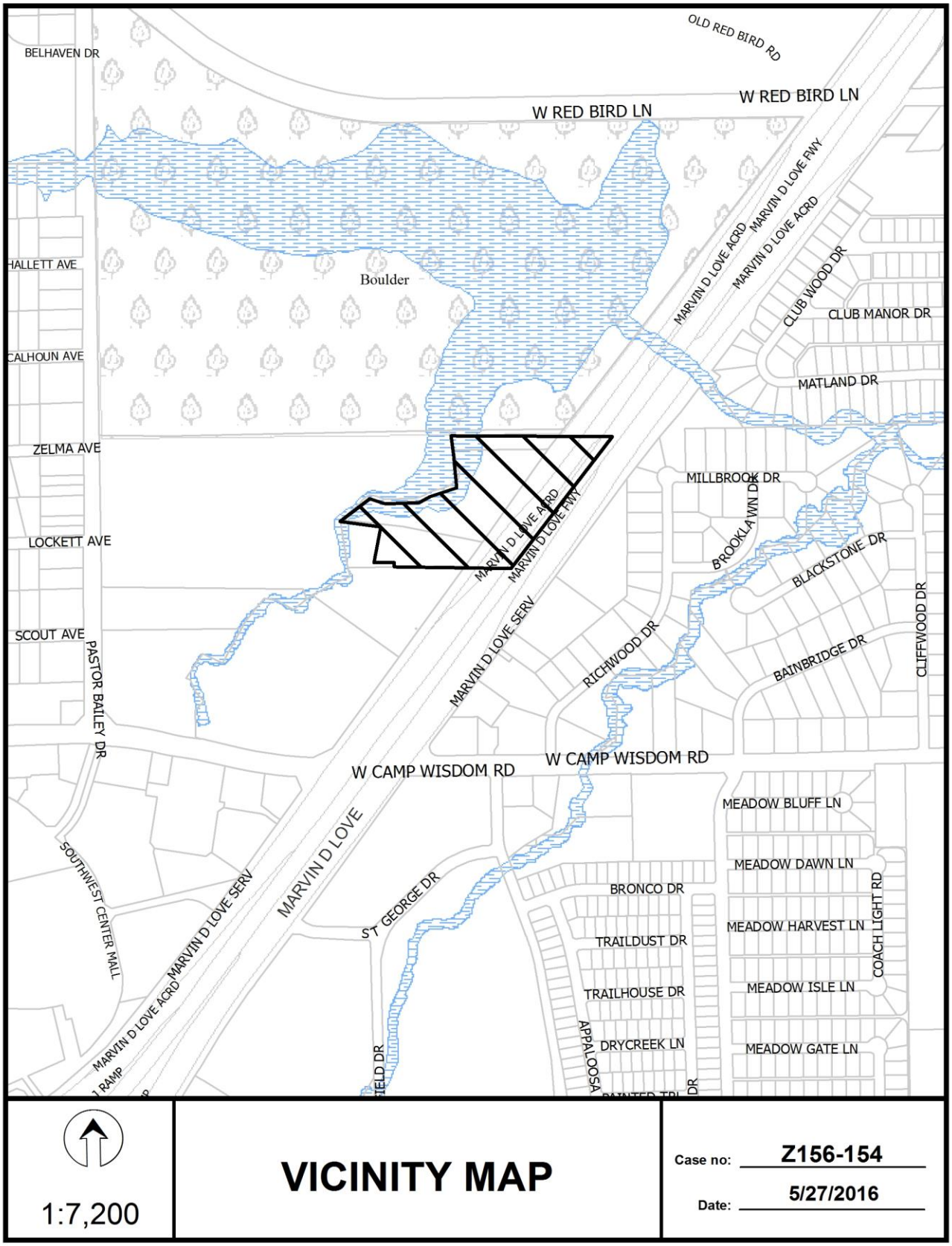
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

PROPOSED SUP SITE PLAN




PROPOSED ENLARGED
SUP SITE PLAN
BLOCK 6046
630
625
635
CONCRETE PAVED
S 36°53'15" W
128.37' MEAS.
687 sq ft covered porch
3,813 SQ FT BRICK ONE STORY
paved patio
3
10
ASPHALT
ASPHALT
CONCRETE PAVED
CONCRETE PAVED
S 89°43'37" E 344.42' MEAS.
24
20
5



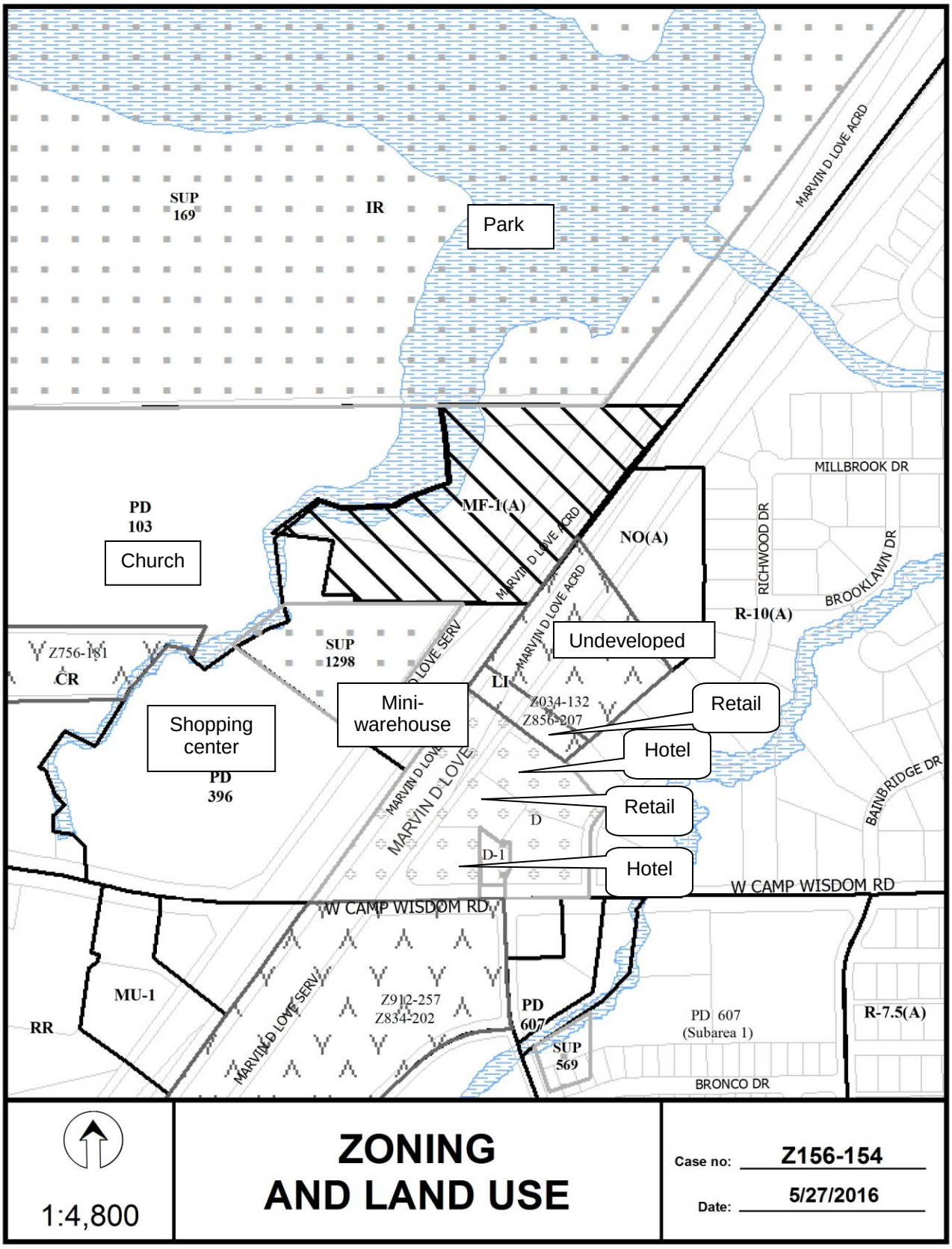
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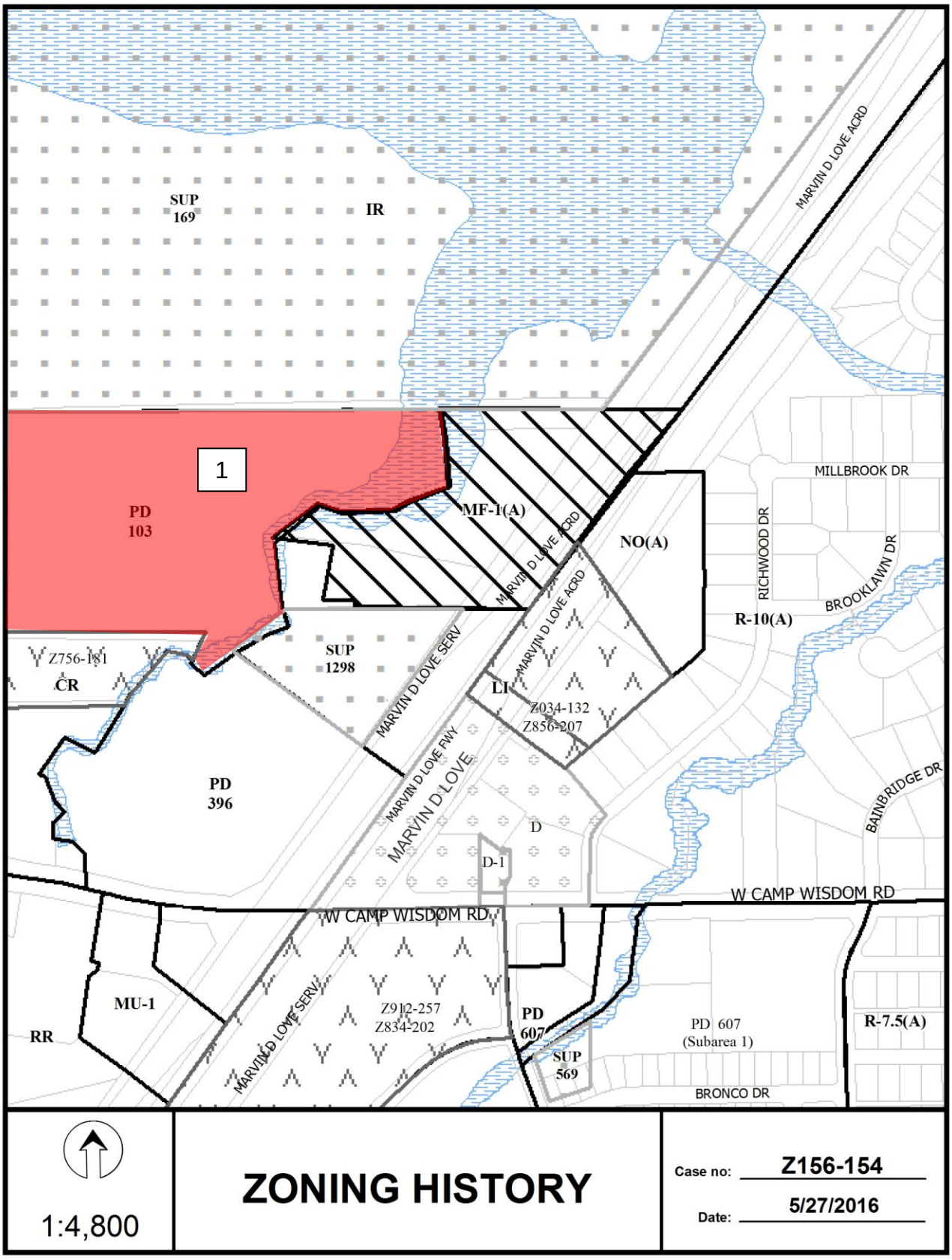
VICINITY MAP

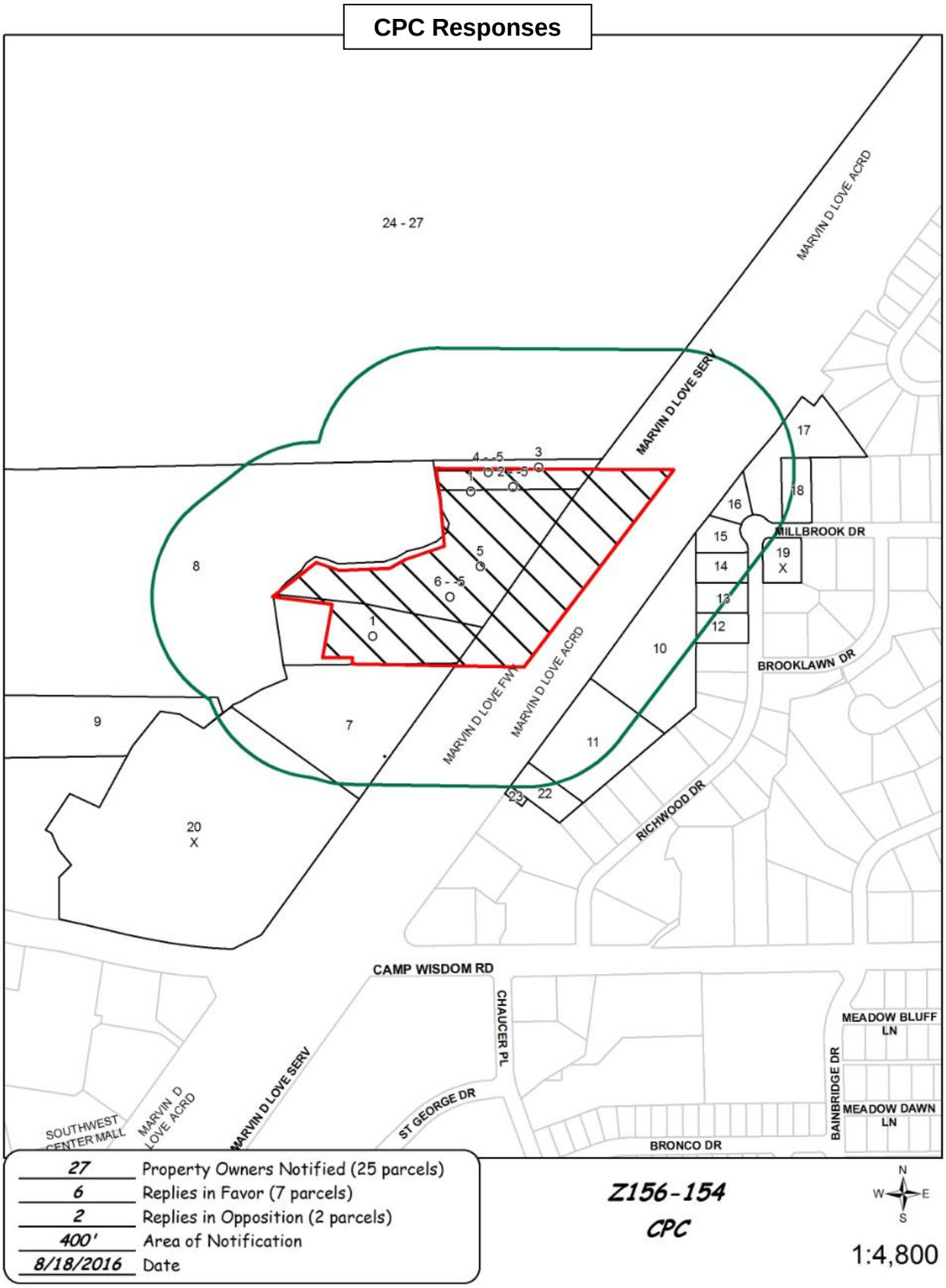
Case no: Z156-154

Date: 5/27/2016


MARVIN D LOVE ACRD
MARVIN D LOVE ACRD
MILLBROOK DR
RICHWOOD DR
BROOKLAWN DR
MARVIN D LOVE ACRD
MARVIN D LOVE ACRD
MARVIN D LOVE SERV
MARVIN D LOVE FWY
MARYIN D LOVE
MARVIN D LOVE SERV
W CAMP WISDOM RD
W CAMP WISDOM RD
MEADOW BLUFF LN
MEADOW DAWN LN
BRONCO DR
SOUTHWEST CENTER MALL
1:4,800
AERIAL MAP
Case no: Z156-154
Date: 5/27/2016


SUP 169
IR
Park
MARVIN D LOVE ACRD
PD 103
Church
MF-1(A)
NO(A)
MILLBROOK DR
RICHWOOD DR
BROOKLAWN DR
R-10(A)
Undeveloped
SUP 1298
Z756-181
CR
LI
Z034-132
Z856-207
Retail
Hotel
Mini-warehouse
Shopping center
PD 396
MARVIN D LOVE
Retail
BAINBRIDGE DR
D
D-1
Hotel
W CAMP WISDOM RD
W CAMP WISDOM RD
MU-1
RR
Z912-257
Z834-202
PD 607
SUP 569
PD 607 (Subarea 1)
R-7.5(A)
BRONCO DR
1:4,800
ZONING AND LAND USE
Case no: Z156-154
Date: 5/27/2016


SUP 169
IR
MARVIN D LOVE ACRD
1
PD 103
MF-1(A)
NO(A)
MILLBROOK DR
RICHWOOD DR
BROOKLAWN DR
R-10(A)
Z756-181
CR
SUP 1298
MARVIN D LOVE SERV
LI
Z034-132
Z856-207
PD 396
MARVIN D LOVE FWY
MARVIN D LOVE
D
D-1
BAINBRIDGE DR
W CAMP WISDOM RD
MU-1
RR
Z912-257
Z834-202
PD 607
PD 607 (Subarea 1)
R-7.5(A)
SUP 569
BRONCO DR
1:4,800
ZONING HISTORY
Case no: Z156-154
Date: 5/27/2016


CPC Responses
24 - 27
MARVIN D LOVE ACRD
MARVIN D LOVE SERV
MILLBROOK DR
BROOKLAWN DR
MARVIN D LOVE FWY
MARVIN D LOVE ACRD
RICHWOOD DR
CAMP WISDOM RD
CHAUCER PL
ST GEORGE DR
MARVIN D LOVE SERV
SOUTHWEST CENTER MALL
MARVIN D LOVE ACRD
BRONCO DR
BAINBRIDGE DR
MEADOW BLUFF LN
MEADOW DAWN LN
27 Property Owners Notified (25 parcels)
6 Replies in Favor (7 parcels)
2 Replies in Opposition (2 parcels)
400' Area of Notification
8/18/2016 Date
Z156-154
CPC
N
W
E
S
1:4,800

08/17/2016

Reply List of Property Owners

Z156-154

27 Property Owners Notified ***6 Property Owners in Favor*** ***2 Property Owners Opposed***

Reply	*Label #*		*Address*	*Owner*
O	1	6711	MARVIN D LOVE FWY	GARCIA JOSE
O	2	6711	MARVIN D LOVE FWY	GARCIA JOSE
O	3	6715	MARVIN D LOVE FWY	GARCIA JOSE
O	4	6715	MARVIN D LOVE FWY	GARCIA JOSE
O	5	6721	MARVIN D LOVE FWY	GARCIA JOSE
O	6	6721	MARVIN D LOVE FWY	GARCIA JOSE
	7	7011	MARVIN D LOVE FWY	ALAMO SELF STOR PTNRS II
	8	6808	PASTOR BAILEY DR	CONCORD MISSIONARY
	9	6908	PASTOR BAILEY DR	CONCORD MISSIONARY BAPTIST
	10	6714	MARVIN D LOVE FWY	SIMMONDS CHARITY T
	11	6830	MARVIN D LOVE FWY	TEXAS MEZZANINE FUND INC
	12	6735	RICHWOOD DR	PEREZ HUMBERTO & MARIA
	13	6719	RICHWOOD DR	GARZA BIANCA ELIZABETH
	14	6711	RICHWOOD DR	LOPEZ DANIEL P & FRANCES
	15	6705	RICHWOOD DR	JIMENEZ LINDA
	16	6703	RICHWOOD DR	EDWARDS VICTOR L
	17	2829	MILLBROOK DR	DICKSON MORGAN
	18	2823	MILLBROOK DR	MURRAY EMORY P JR &
X	19	2826	MILLBROOK DR	HERNANDEZ SANTANA &
X	20	3199	W CAMP WISDOM RD	BONIUK INTERESTS LTD
	21	7000	MARVIN D LOVE FWY	OUTDOOR SYSTEMS INC
	22	6940	MARVIN D LOVE FWY	ESHEL PROPERTY LLC
	23	6948	MARVIN D LOVE FWY	AMIT INVESTMENTS INC
	24	5787	S HAMPTON RD	OXLEY LEASING NORTH LOOP
	25	4831	S HAMPTON RD	SERVION
	26	4831	S HAMPTON RD	MODERN AERO OF TEXAS
	27	4831	S HAMPTON RD	J C

AGENDA ITEM # 52

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 43 L; Q

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for single family uses on property zoned Tract 12 within Planned Development District No. 508, on the north side of Singleton Boulevard, east of Westmoreland Road

Recommendation of Staff and CPC: Approval for a permanent period, subject to a site plan and conditions

Z156-264(SH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 28, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-264(SH) **DATE FILED:** May 10, 2016

LOCATION: North side of Singleton Boulevard, east of Westmoreland Road

COUNCIL DISTRICT: 6 **MAPSCO:** 43L, Q

SIZE OF REQUEST: Approx. 18.25 acres **CENSUS TRACT:** 205.00

APPLICANT / REPRESENTATIVE: Victor Toledo

OWNER: Greenleaf Ventures LLC

REQUEST: An application for a Specific Use Permit for single family uses on property zoned Tract 12 within Planned Development District No. 508.

SUMMARY: The applicant proposes to develop the site with a single family residential development consisting of a maximum of 104 dwelling units with primary access to the site from Singleton Boulevard.

CPC RECOMMENDATION: **Approval** for a permanent period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a permanent period, subject to a site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – There is another SUP for single family uses adjoining the subject site to the north, as well as established residential communities in the immediate vicinity. As a result, the proposed single family development will be consistent with the character of the neighborhood and will not have an adverse impact on the surrounding zoning and land uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Additional traffic should be anticipated from this use. However, the scale of the development and minimal access points will help facilitate traffic patterns and limit the impact on adjacent roadway systems.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed use of the site is not anticipated to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use will comply with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- On June 28, 2006, the City Council approved Specific Use Permit No. 1636 for multifamily uses for a permanent time period on the subject site. The site was never improved with a multifamily use so the subject property remains undeveloped.

- The applicant's current request to obtain an SUP is to allow for the construction of a single family development as stipulated in Tract 12 of PDD No. 508.

- The applicant is proposing to construct a maximum of 104 single family dwelling units with designated common areas and primary access to the site from Singleton Boulevard.

Zoning History: There have been no recent zoning cases in the vicinity in the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	100 ft.	100 ft.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the surrounding roadway system can accommodate the request.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan does not make a specific land use recommendation as related to the request; however, it is comprised of a series of Building Blocks. Void of well-defined boundaries, these Building Blocks depict generalized land use patterns that indicate where certain types and densities of development might logically occur. The *forwardDallas! Comprehensive Plan* identifies the request site as being within the Urban Neighborhood Building Block.

Although predominately residential, the Urban Neighborhood Building Block is distinguished from other neighborhoods by the wide variety of housing options it provides and easy access to public transit. Housing choices should include single family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process.

Land Uses:

	Zoning	Land Use
Site		Undeveloped
North	Tract 12 w/SUP No. 1407 within PDD No. 508	Multi-family
South	IR	Jr. High School
East	Tracts 11 & 13 within PDD No. 508	Multi-family & Single family attached
West	Tract 12 within PDD No. 508	Goodwill Industries

Land Use Compatibility:

The approximate 18.25-acre request site, which is located along the north line of Singleton Boulevard, east of Westmoreland Boulevard, is irregular in shape and is currently undeveloped. The site is currently located almost wholly within Tract 12, a mixed use district within Planned Development District No. 508. A small portion of land along the eastern boundary of the subject property extends into Tract 13, which is a multi-family district within PDD No. 508. While residential uses are permitted by right in Tract 13, an SUP is required for these uses in Tract 12. As such, the applicant is requesting an SUP to allow for the construction of a single family residential development on the subject site. The proposed development will be contiguous to multi-family uses (Tract 11) and single family attached uses (Tract 13) to the east, multi-family uses to the north, and a light industrial use (Goodwill Facilities) to the west. South of the proposed development, across Singleton Boulevard, is the Thomas Edison Middle School.

Tract 12 within PDD No. 508 is a mixed use district that allows a maximum density of 35 dwelling units per acre and a total of 1,770 dwelling units. There is no density requirement within Tract 13. The applicant is proposing to construct no more than 104 single family dwelling units with an average lot size of 3,200 square feet. Dedicated open space areas will be located internal to the development and primary access to the site will be from Singleton Boulevard. A minimum eight foot high solid masonry fence will be provided along the western boundary of the site, thus buffering the proposed residential uses from the adjacent light industrial use, Goodwill Industries.

The applicant intends to meet all other development standards as outlined in PDD No. 508. A development plan will have to be approved by the City Plan Commission prior to the issuance of a building permit for any construction activity within this phase.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Lot Size	PRIMARY Uses
	Front	Side/Rear					
PD 508 (Tr 12) Mixed use	15’	0’ 20’ adjacent to resident.	35 dua	50’	80%	No minimum	Single family residential
PD 508 (Tr 13) Multi-family	15’	0’	No maximum	36’	60%	1,000 sq. ft.	Single family residential

Landscaping: All landscaping on the site will be in accordance with Article X requirements, as amended.

CPC Action – August 18, 2016

Motion: It was moved to recommend **approval** of a Specific Use Permit for single family use for a permanent period, subject to a site plan and conditions on property zoned Tracts 12 and 13 within Planned Development District No. 508 on the north side of Singleton Boulevard, east of Westmoreland Road.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 400 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Victor Toledo, 3030 Bickers St., Dallas, TX
Against: None

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is single family residential.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan subject to any changes during the City of Dallas review and approval process.

3. TIME LIMIT: This specific use permit is for a permanent time period.

4. LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

5. DENSITY: The maximum number of dwelling units is 104.

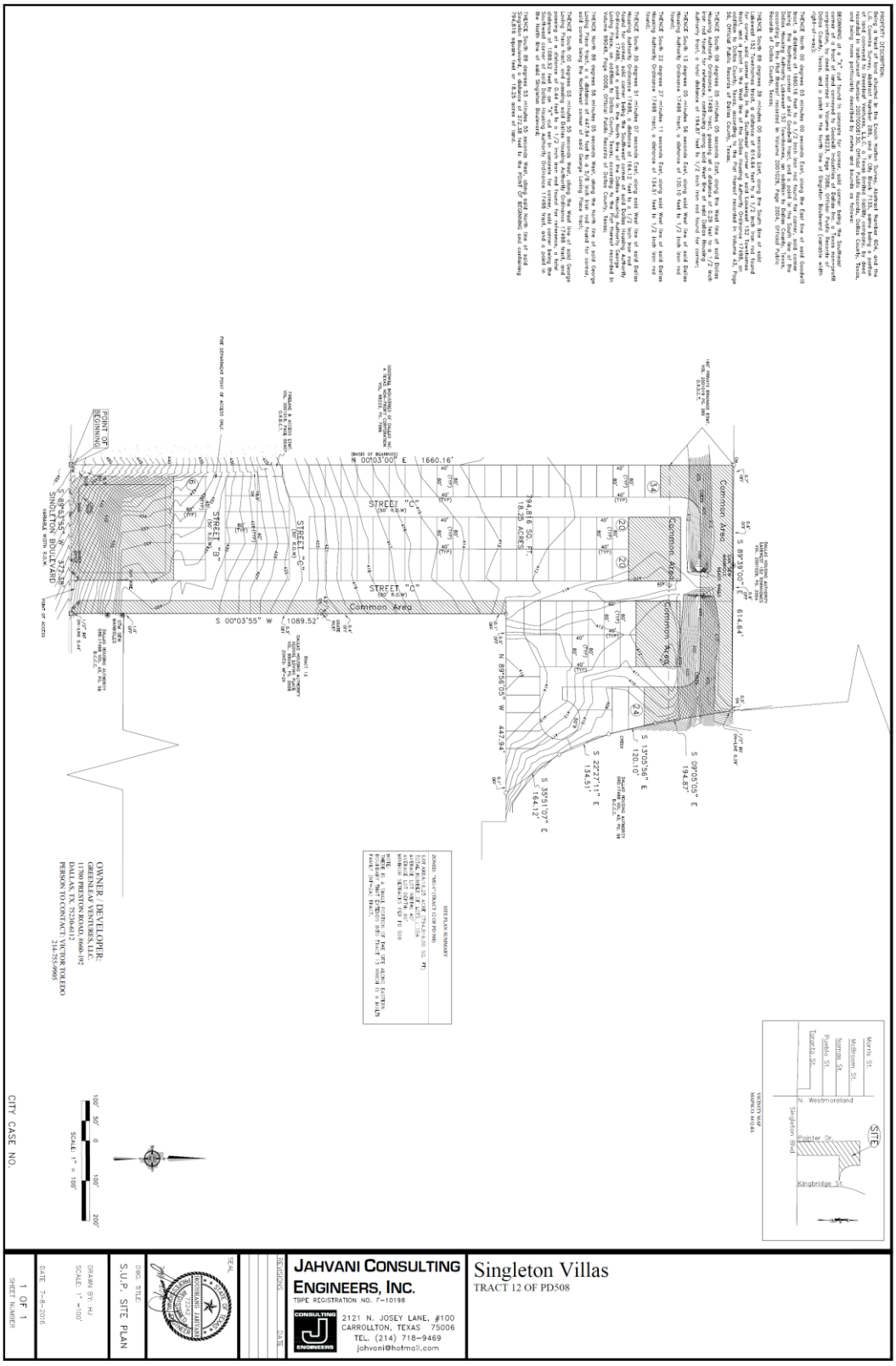
6. INGRES AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan, subject to any changed during the City of Dallas review and approval process.

7. SCREENING: A minimum eight foot high solid masonry fence must be provided along the western boundary of the Property (except where existing pavement is located).

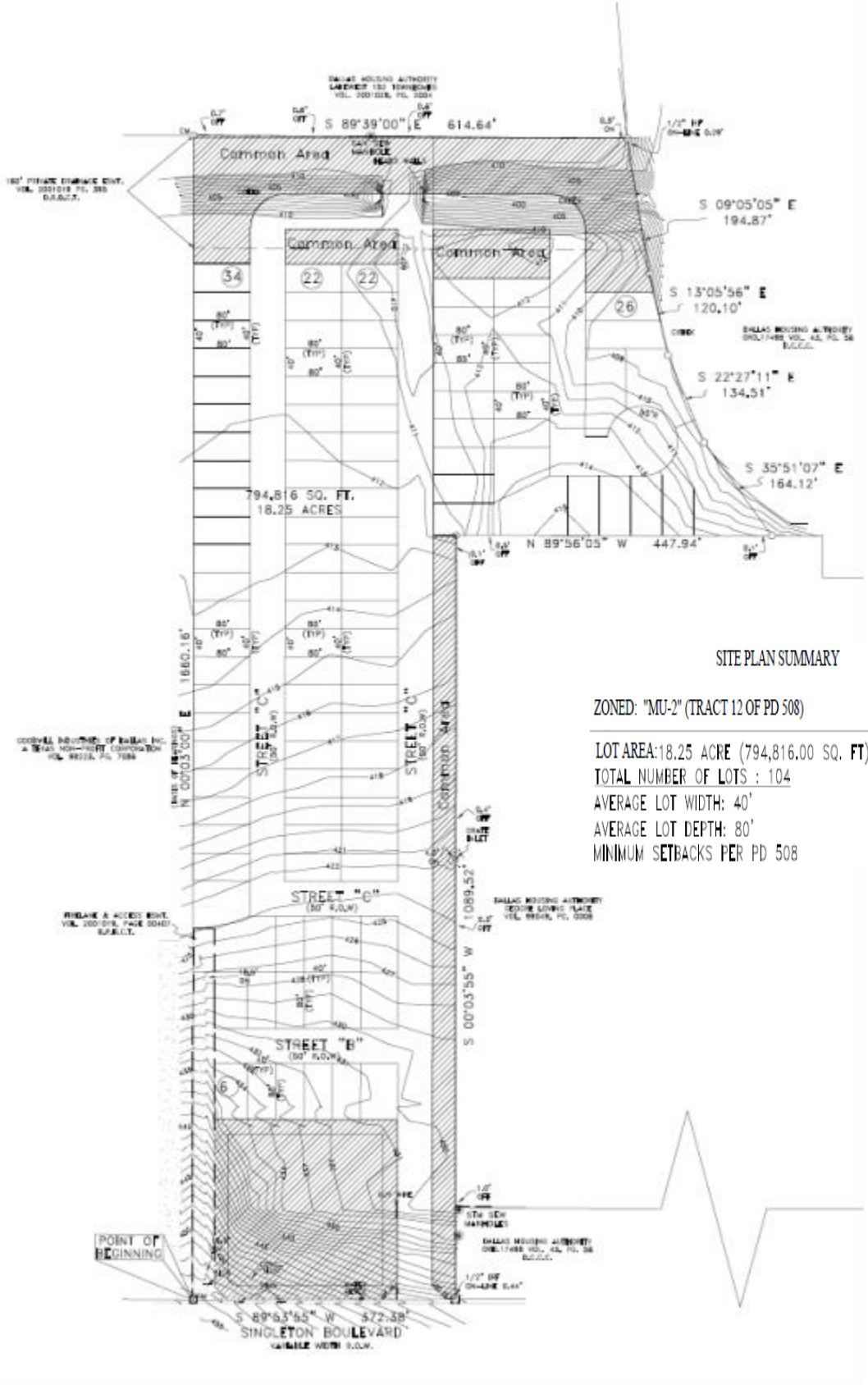
8. MAINTENANCE: The Property must be maintained in a state of good repair and neat appearance.

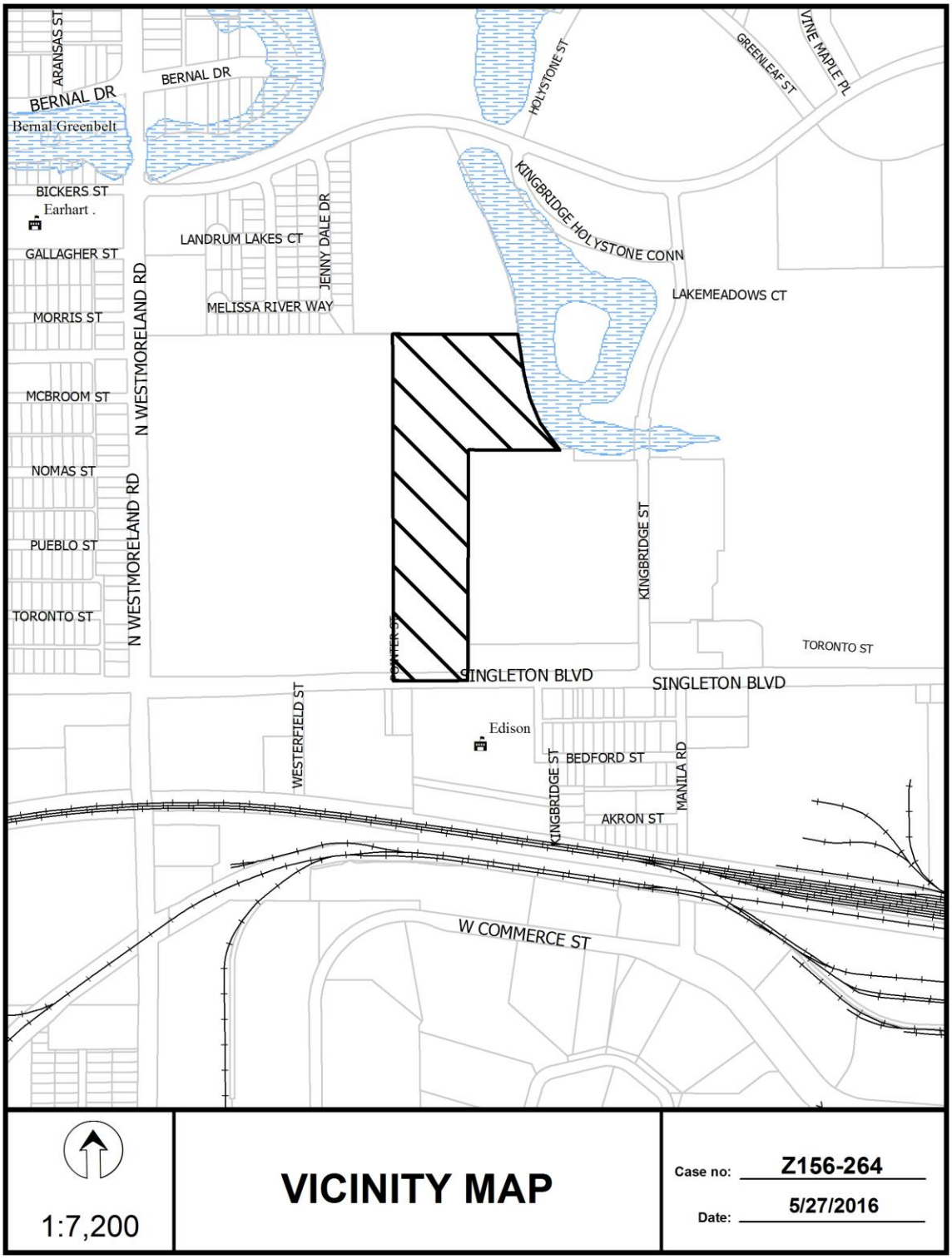
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

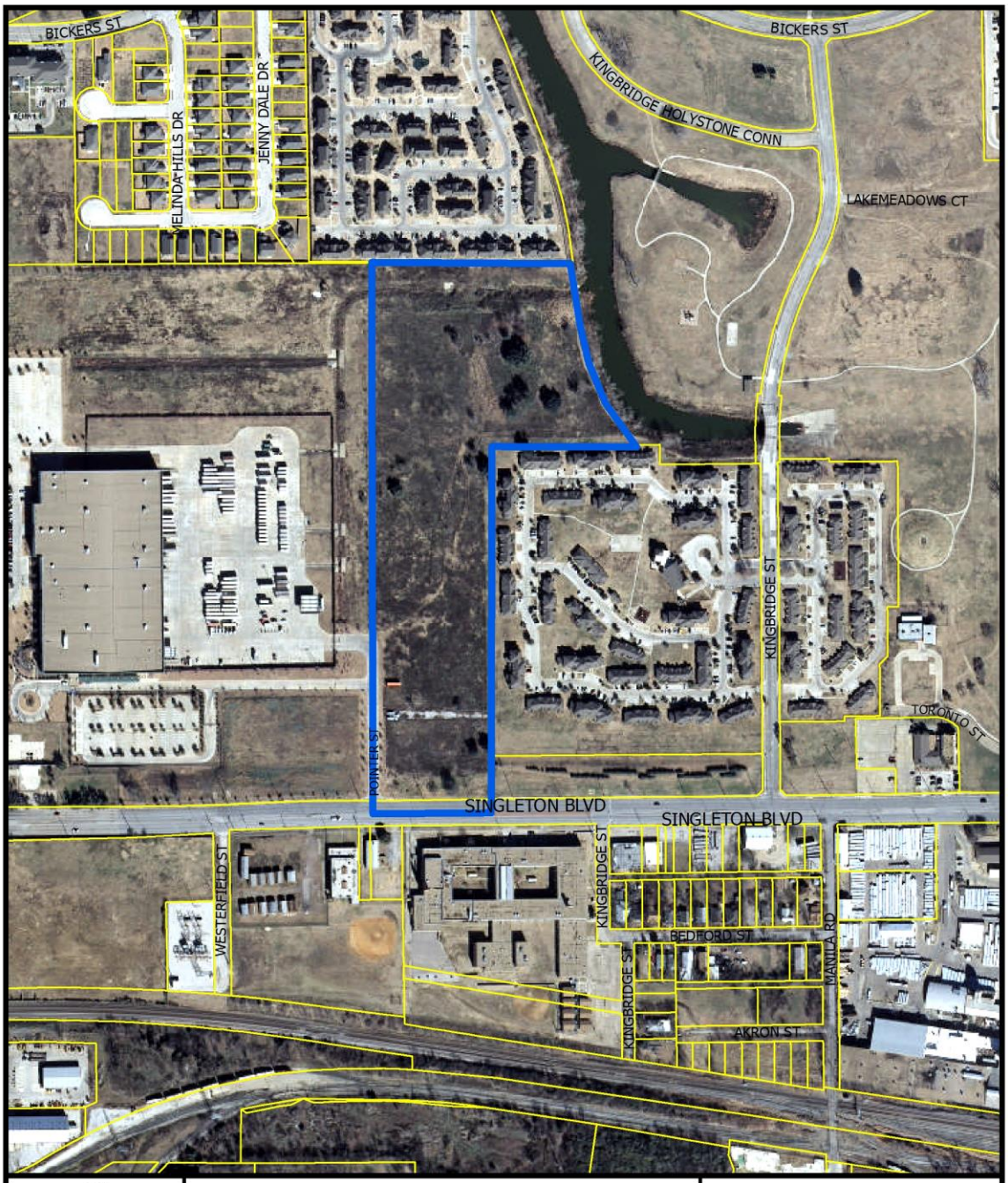
PROPOSED SITE PLAN

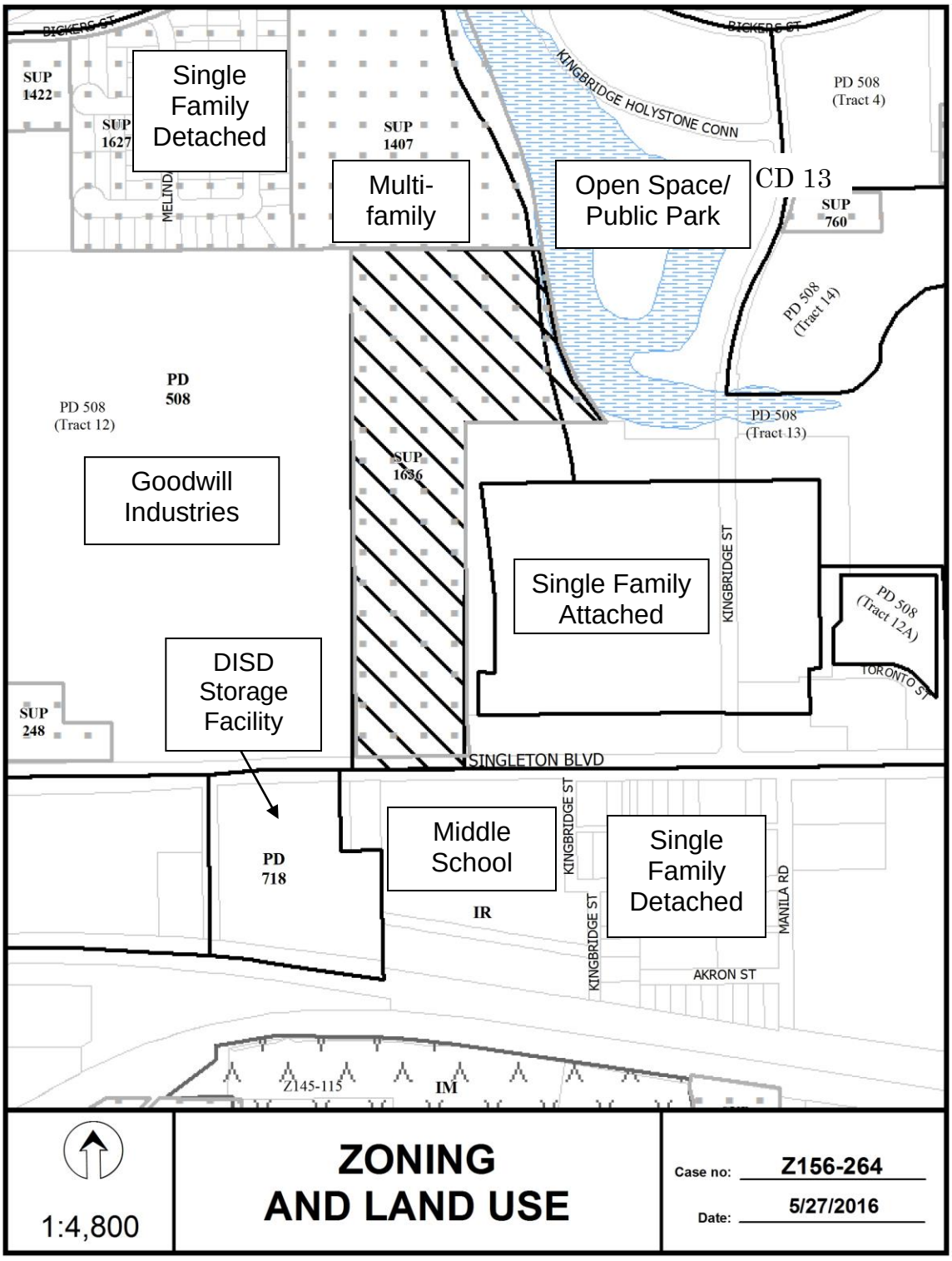


ENLARGED SITE AREA

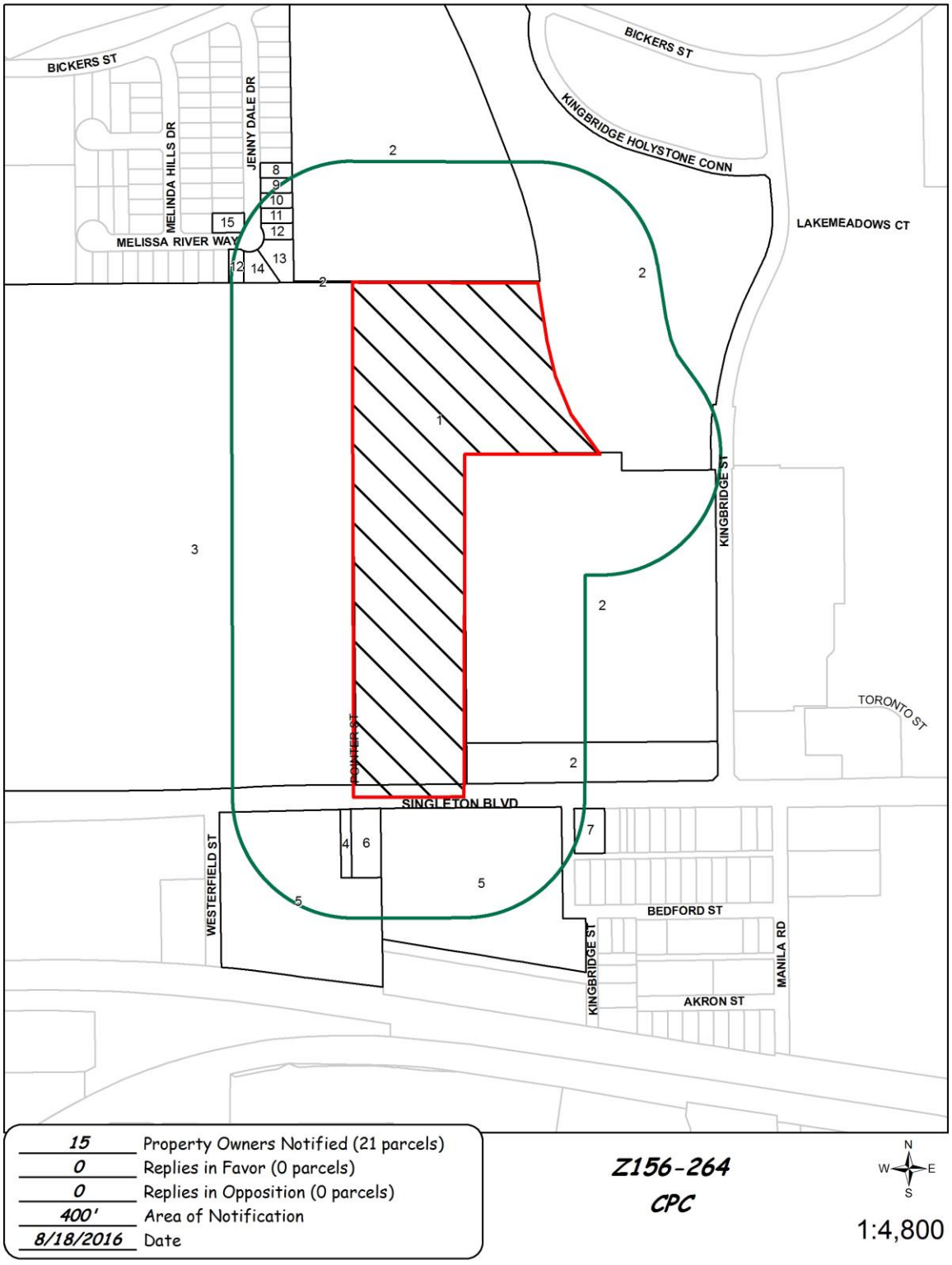



ARANSAS ST
BERNAL DR
BERNAL DR
Bernal Greenbelt
BICKERS ST
Earhart .
GALLAGHER ST
MORRIS ST
MCBROOM ST
NOMAS ST
PUEBLO ST
TORONTO ST
N WESTMORELAND RD
N WESTMORELAND RD
LANDRUM LAKES CT
JENNY DALE DR
MELISSA RIVER WAY
HOLYSTONE ST
GREENLEAF ST
VINE MAPLE PL
KINGBRIDGE HOLYSTONE CONN
LAKEMEADOWS CT
KINGBRIDGE ST
TORONTO ST
SINGLETON BLVD
SINGLETON BLVD
WESTERFIELD ST
Edison
BEDFORD ST
KINGBRIDGE ST
MANILA RD
AKRON ST
W COMMERCE ST
1:7,200
VICINITY MAP
Case no: Z156-264
Date: 5/27/2016


BICKERS ST
BICKERS ST
KINGBRIDGE HOLYSTONE CONN
MELINDA HILLS DR
JENNY DALE DR
LAKEMEADOWS CT
KINGBRIDGE ST
TORONTO ST
POINTER ST
SINGLETON BLVD
SINGLETON BLVD
WESTERFIELD ST
KINGBRIDGE ST
BEDFORD ST
MAINTA RD
KINGBRIDGE ST
AKRON ST
1:4,800
AERIAL MAP
Case no: Z156-264
Date: 5/27/2016


Single Family Detached
Multi-family
Open Space/ Public Park
CD 13
Goodwill Industries
Single Family Attached
DISD Storage Facility
Middle School
Single Family Detached
BICKERS ST
KINGBRIDGE HOLYSTONE CONN
PD 508 (Tract 4)
SUP 1422
SUP 1627
SUP 1407
MELINDA
SUP 760
PD 508 (Tract 14)
PD 508
PD 508 (Tract 12)
PD 508 (Tract 13)
SUP 1636
KINGBRIDGE ST
PD 508 (Tract 12A)
TORONTO ST
SUP 248
SINGLETON BLVD
PD 718
IR
MANILA RD
AKRON ST
Z145-115
IM
1:4,800
ZONING AND LAND USE
Case no: Z156-264
Date: 5/27/2016

CPC Responses



08/17/2016

Reply List of Property Owners

Z156-264

15 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3020	BICKERS ST	GREENLEAF VENTURES LLC
	2	3020	BICKERS ST	DALLAS HOUSING AUTHORITY
	3	3020	N WESTMORELAND	GOODWILL INDUSTRIES OF
	4	2950	SINGLETON BLVD	REDEEMER BAPTIST CHURCH
	5	3002	SINGLETON BLVD	Dallas ISD
	6	2948	SINGLETON BLVD	REDEEMER BAPTIST CHURCH
	7	2850	SINGLETON BLVD	KATIE LITTLE ANGEL DAY CARE
	8	3520	JENNY DALE DR	ODA HAREGEWOIN
	9	3516	JENNY DALE DR	HARRINGTON DONNA
	10	3512	JENNY DALE DR	FELEKE DANIEL & W KIRKOS RAHEL
	11	3508	JENNY DALE DR	FEYE TESFAYE & EMEBET GEBRETSADIK
	12	3504	JENNY DALE DR	DALLAS AREA HABITAT FOR HUMANITY
	13	3502	JENNY DALE DR	ESTALA BRYAN
	14	3106	MELISSA RIVER WAY	ASHRAF MUHAMMAD
	15	3507	JENNY DALE DR	FERNANDEZ ADELAIDE &

AGENDA ITEM # 53

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 33 V; 34 S

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for IM Industrial Manufacturing District uses on property zoned an IR Industrial Research District, an IM Industrial Manufacturing District, and an MU-3 Mixed Use District, on the northwest corner of Record Crossing Road and Wyche Boulevard

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

Z156-271(OTH)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016

ACM: Ryan S. Evans

FILE NUMBER: Z156-271(OTH) **DATE FILED:** January 13, 2015

LOCATION: On the northwest corner of Record Crossing Road and Wyche Boulevard.

COUNCIL DISTRICT: 2 **MAPSCO:** 33 - V & 34 - S

SIZE OF REQUEST: Approx. 3.9 acres **CENSUS TRACT:** 100.00

APPLICANT/OWNER: Ben E. Keith Company

REPRESENTATIVE: Barry Knight & Laura Hoffman

REQUEST: An application for a Planned Development District for IM Industrial Manufacturing District uses on property zoned an IR Industrial Research District, an IM Industrial Manufacturing District, and an MU-3 Mixed Use District.

SUMMARY: The applicant is proposing to create a new Planned Development District for industrial uses. The applicant proposes to construct a new building of approximately 30,000 square feet. The applicant is requesting a PD with the following changes: 1) no minimum front yard setback is required; and 2) no street frontage requirements will apply to the property.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. ***Performance impacts upon surrounding property –*** The proposed zoning will be consistent with the existing development of the property. There are several existing structures which will remain. An additional structure is being proposed on a portion of the property that was formerly utilized for surface parking. The applicant is proposing to build a new structure on the lot for industrial manufacturing purposes, offices, storage and warehouse uses. The proposed structure will be compatible with existing structures on the property and surrounding uses in the area such as industrial, surface parking and warehouse uses.

2. ***Traffic impact –*** The proposed development will not have negative impact on the existing street system. The existing infrastructure is sufficient to carry the traffic generated by the proposed development.

3. ***Comprehensive Plan or Area Plan Conformance*** – The *forwardDallas!* Comprehensive Plan identifies the area as being in a Campus District Building Block. The Campus District Building Block calls for development that supports medical centers and districts and that often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. The requested zoning district and proposed development is considered a business facility outside downtown and is consistent with the Campus District Building Block.

Zoning History: There have not been any zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Record Crossing Road	Collector	80 feet
Hinton Street	Local	60 feet
Riverside Drive	Local	60 feet
Wyche Boulevard	Local	60 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	IR, IM & MU-3	Industrial manufacturing, offices, surface parking
North	MU-3 & IM	Industrial and surface parking
East	MU-3, IR, IM	University campus and industrial
South	PD No. 465, Area 4	Industrial, surface parking, undeveloped
West	MU-3 , IR	Undeveloped, Industrial use

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as a Campus District Building Block.

The Campus Building Block focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a "university town" feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

The proposed development and use of the property do not comply with the intent of the *forwardDallas! Comprehensive Plan* Vision Illustration and Campus District Building Block.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Area Plan: Trinity River Corridor Study Area:

The Trinity River Corridor Study area was adopted on March 9, 2005. The plan envisions the area to be developed with office uses. The plan's land use recommendation is for regional office uses envisioned to provide office space for professional services and clients seeking multi-story office spaces. The proposed use of the property is compatible with the Trinity River Corridor Study Area.

Land Use Compatibility:

The request site is approximately 3.9 acres of land and is currently developed with several large structures housing offices and warehouses and surface parking for office. The existing zoning of the property is IM and MU-3 on the northern half of the property and MU-3 and IR on the southern portion of the property. The property is surrounded by industrial and surface parking uses to the north; university campus and industrial uses to the east; industrial, surface parking, and undeveloped uses to the south; and undeveloped and industrial uses to the west.

The owner applied for a building permit to construct a 28,000 square feet building for warehouse uses. During the revisions of the proposed plan, Building Inspections staff informed the applicant that the minimum required setback was 15 feet plus an additional setback of 20 feet for the structure above 45 feet to a maximum of a 30 feet setback. MU-3 District requires this urban form setback. The portion of the property where the building will be located is zoned an MU-3 Mixed Use District. The applicant

also indicated that the current zoning districts have caused the existing structures to be nonconforming and would like to have uniform zoning on the whole property.

Parking:

The applicant will comply with off-street parking and loading requirements in accordance with Section 51A-4.200 and Section 51A-4.300.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
	Front	**Side/Rear**					
IR Industrial research	15’	30’ adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200’ 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
IM Industrial manufacturing	15’ 0’ on minor	30’ adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110’ 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
MU-3 Mixed use-3	15’	20’ adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270’ 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
Proposed							
PDD for IM Industrial manufacturing uses	0’	30’ adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110’ 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

CPC ACTION:
August 18, 2016

Motion: It was moved to recommend **approval** of a Planned Development District for IM Industrial Manufacturing District uses, subject to a development plan and conditions on property zoned an IR Industrial Research District, an IM Industrial Manufacturing District, and an MU-3 Mixed Use District, on the northwest corner of Record Crossing Road and Wyche Boulevard.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley
Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 68
Replies: For: 7 Against: 1

Speakers: For: Myron E. Curry, 1608 Chattanoga Pl., Dallas, TX, 75235
Against (Did not speak): Eustolia H. Jennings, 5715 Riverside Dr., Dallas, TX, 75235
Melvin H. Jennings, 5715 Riverside Dr., Dallas, TX, 75235

List of Partners

OFFICERS AND DIRECTORS

BEN E. KEITH

Directors	Robert Hallam, Chairman Howard Hallam, Vice Chairman John H. Hallam Robert Hallam, Jr. John C. Hallam James Hallam Kevin Bartholomew Mike Sweet Gordon Crow Craig Woodcook
Chief Executive Officer	Robert Hallam
President and Chief Operating Officer	John H. Hallam
Executive Vice President	Howard Hallam
Executive Vice President	Robert Hallam, Jr.
Executive Vice President	Kevin Bartholomew
Executive Vice President	Mike Sweet
Treasurer and Chief Financial Officer	Gordon Crow
Corporate Secretary	Craig Woodcook
Assistant Secretary	Gordon Crow
General Counsel and Vice President for Legal Affairs	Craig Woodcook

CPC CONDTIONS
Z156-271

ARTICLE ___.

PD ___.

SEC. 51P-___.101. LEGISLATIVE HISTORY.

PD ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-___.102. PROPERTY LOCATION AND SIZE.

PD ___ is established on property located at the intersection of the north line of Record Crossing Road and the west line of Wyche Boulevard. The size of PD ___ is approximately 13.648 acres.

SEC. 51P-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-___.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-___.105. **MAIN USES PERMITTED.**

The only uses permitted in this district are those uses permitted in the industrial manufacturing (IM) district, subject to the same conditions applicable in the IM district. For example, a use permitted only by specific use permit (SUP) in the IM district is permitted only by SUP in this district, and a use subject to development impact review (DIR) in the IM district is subject to DIR in this district.

SEC. 51P-___.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are

subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the _____ District apply

(b) Front yard.

(1) No minimum front yard setback is required.

(2) The block face requirement in Section 51A-4.401(a)(6) does not apply in this district.

(3) For all existing structures, setbacks must comply as shown in the development plan.

SEC. 51P-___.109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. The off-street parking reduction regulations (Division 51A-4.310 et seq.) apply in this district.

(b) The Director is authorized to grant an administrative parking reduction pursuant to Section 51A-4.313.

SEC. 51P-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.111. LANDSCAPING.

See Article X.

SEC. 51P-___.111. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII.

SEC. 51P-___.113. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

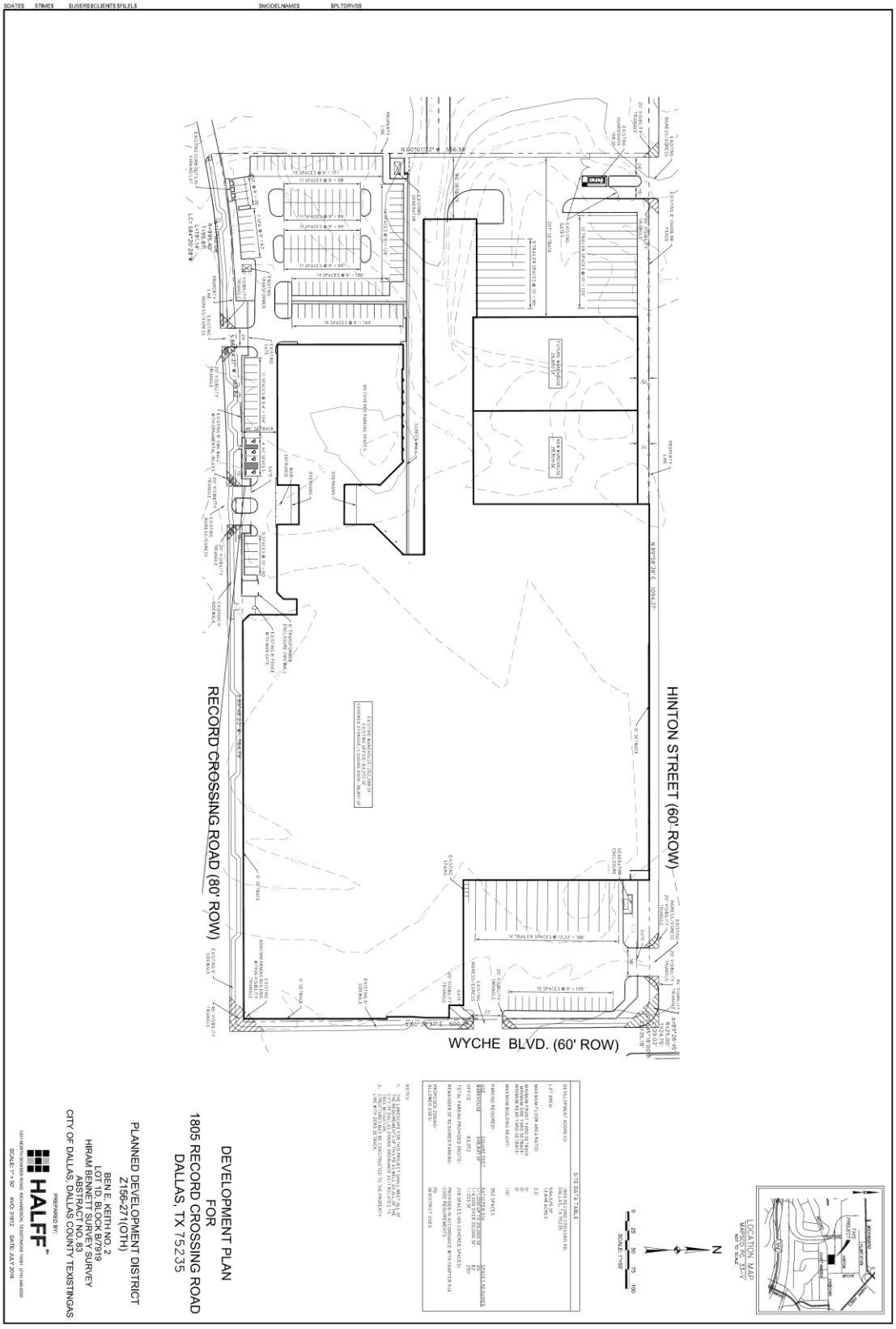
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

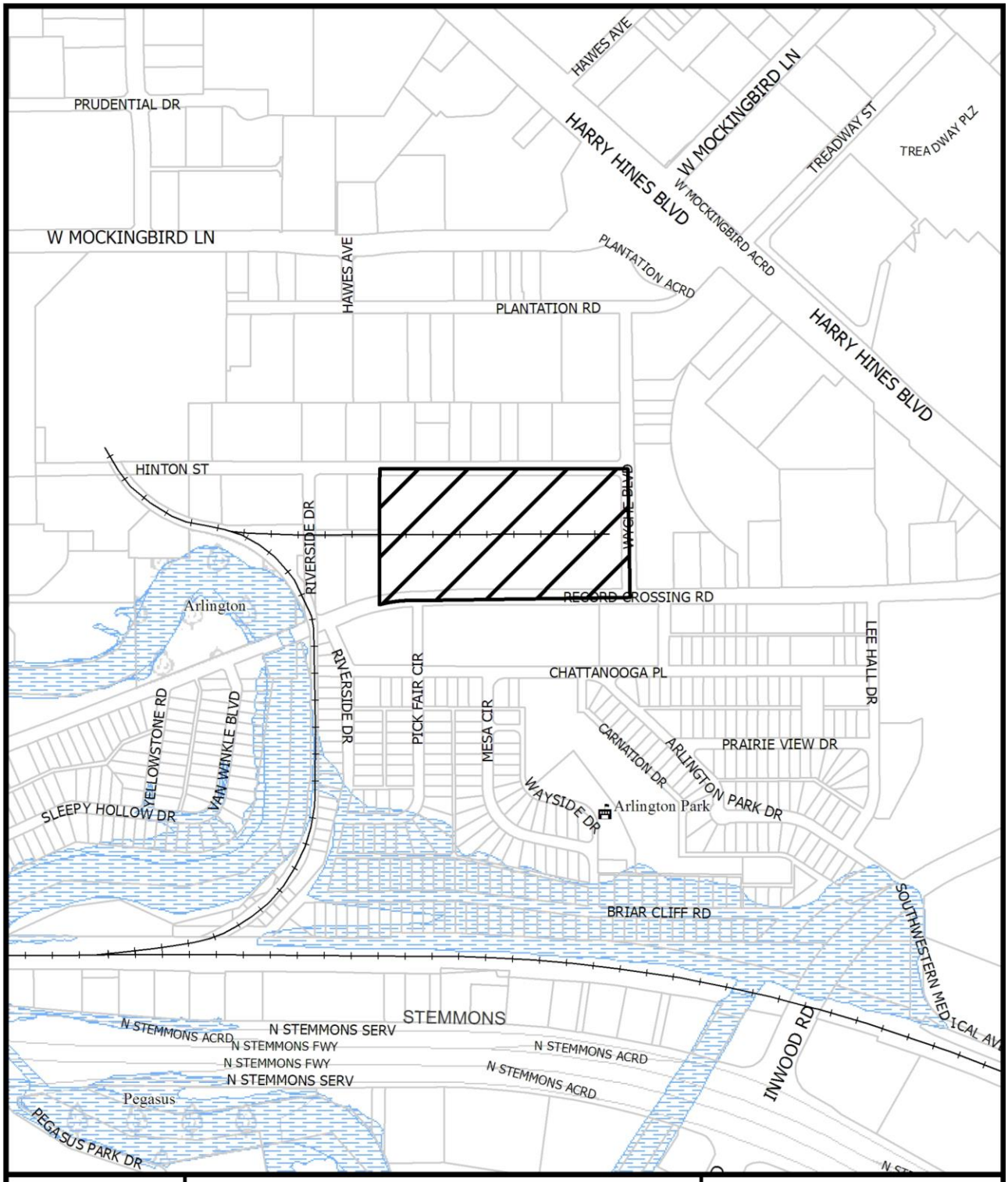
SEC. 51P-___.114. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN





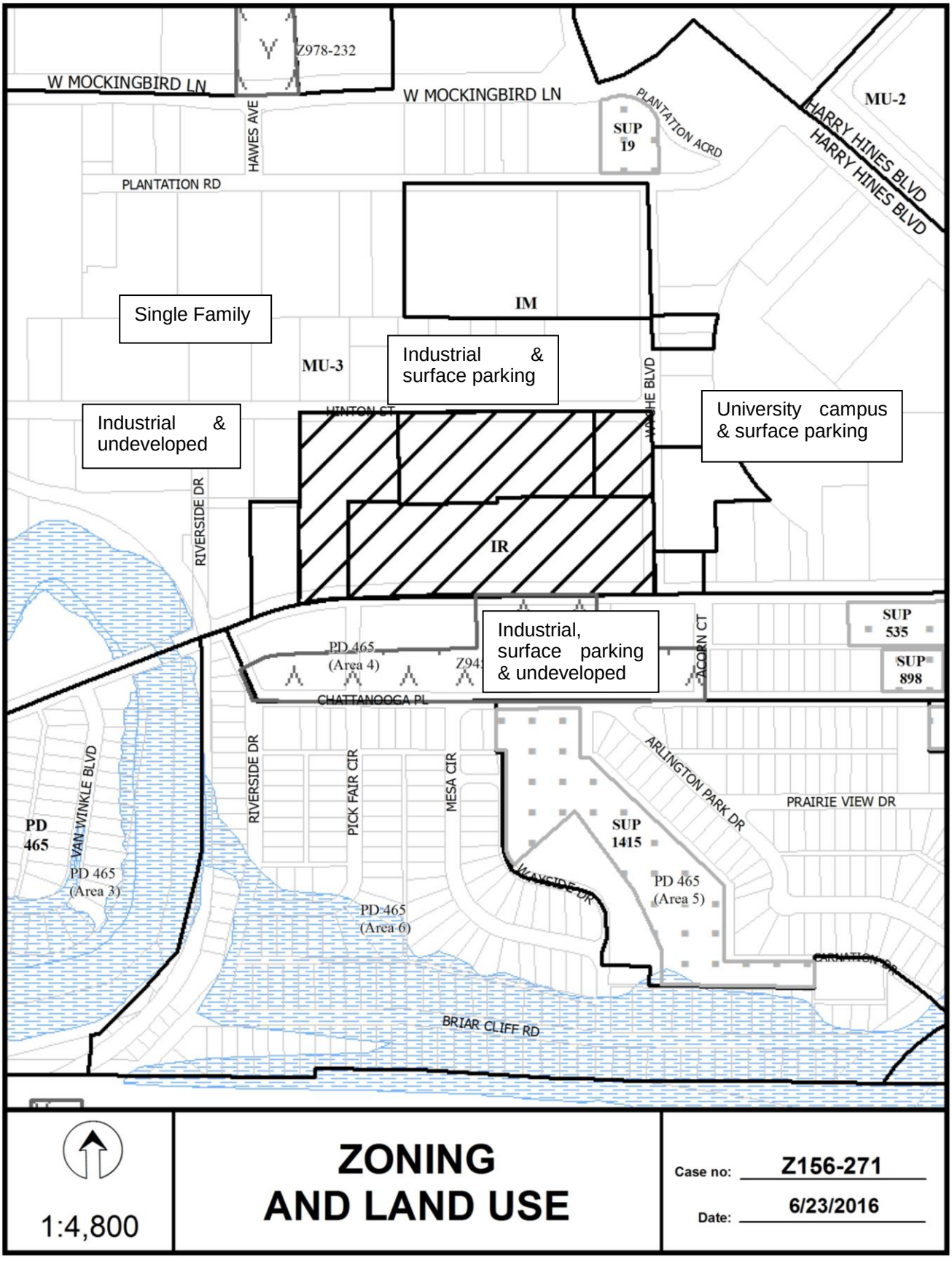
1:7,200

VICINITY MAP

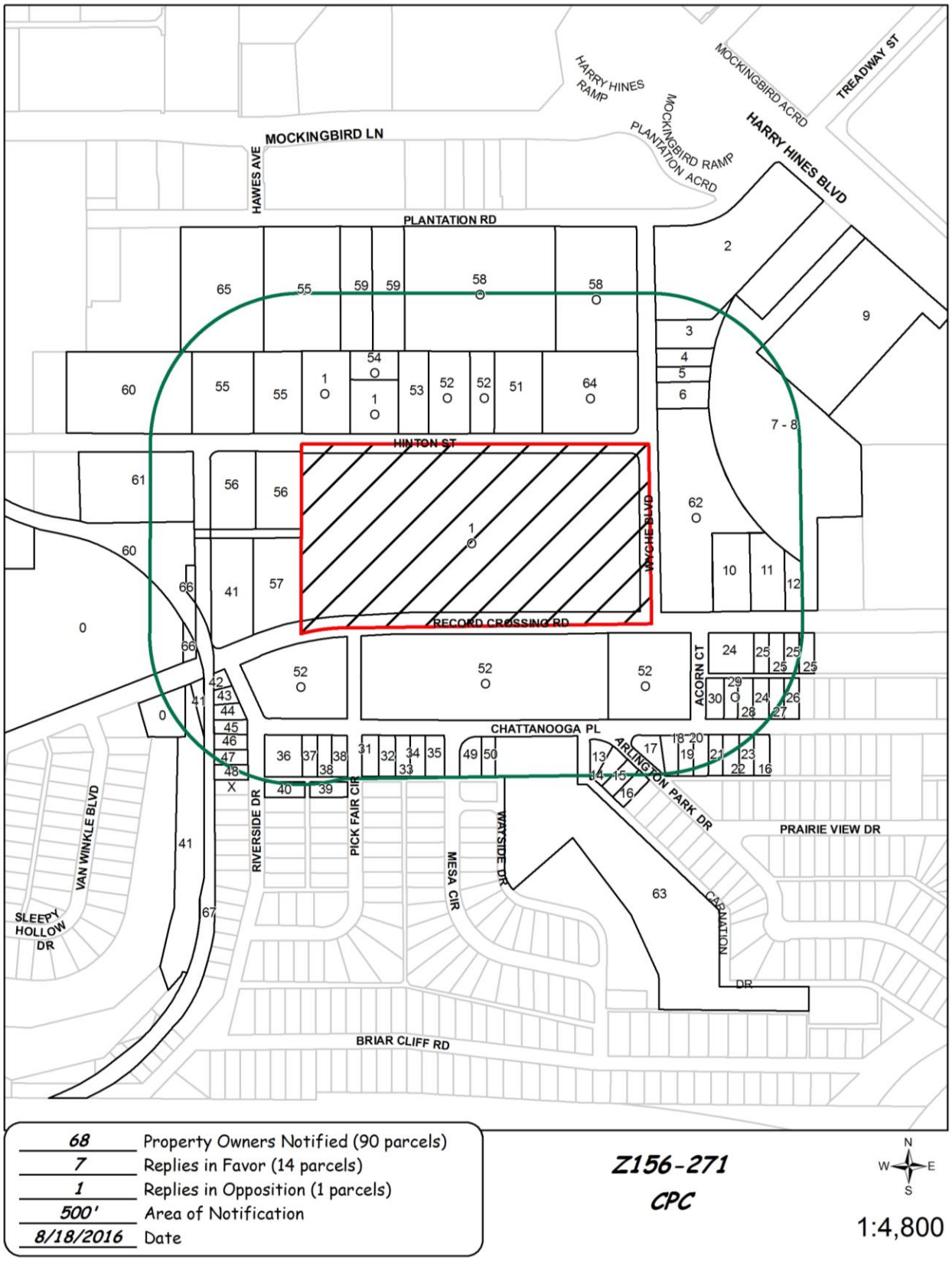
Case no: Z156-271

Date: 6/23/2016


HARRY HINES RAMP
W MOCKINGBIRD LN
W MOCKINGBIRD LN
HAWES AVE
PLANTATION ACRD
HARRY HINES BLVD
HARRY HINES BLVD
PLANTATION RD
WYCHE BLVD
HINTON ST
RIVERSIDE DR
RECORD CROSSING RD
ACORN CT
CHATTANOOGA PL
PICK FAIR CIR
RIVERSIDE DR
MESA CIR
ARLINGTON PARK DR
CARNATION DR
PRAIRIE VIEW DR
WAYSIDE DR
VANWINKLE BLVD
BRIAR CLIFF RD
1:4,800
AERIAL MAP
Case no: Z156-271
Date: 6/23/2016


Z978-232
W MOCKINGBIRD LN
W MOCKINGBIRD LN
HAWES AVE
PLANTATION ACRD
SUP 19
MU-2
HARRY HINES BLVD
HARRY HINES BLVD
PLANTATION RD
IM
Single Family
MU-3
Industrial & surface parking
HINTON CT
WESTMORELAND BLVD
University campus & surface parking
Industrial & undeveloped
RIVERSIDE DR
IR
Industrial, surface parking & undeveloped
SUP 535
SUP 898
PD 465 (Area 4)
ACORN CT
CHATTANOOGA PL
RIVERSIDE DR
PICK FAIR CIR
MESA CIR
ARLINGTON PARK DR
PRAIRIE VIEW DR
VAN WINKLE BLVD
PD 465
PD 465 (Area 3)
SUP 1415
WAYSIDE DR
PD 465 (Area 5)
PD 465 (Area 6)
CARNATION DR
BRIAR CLIFF RD
1:4,800
ZONING AND LAND USE
Case no: Z156-271
Date: 6/23/2016

CPC RESPONSES



08/17/2016

Reply List of Property Owners

Z156-271

68 Property Owners Notified ***7 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	1707	HINTON ST	KEITH BEN E CO
	2	6411	HARRY HINES BLVD	BOARD OF REGENTS OF THE
	3	6126	WYCHE BLVD	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
	4	6124	WYCHE BLVD	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS
	5	6114	WYCHE BLVD	BOARD OF REGENTS
	6	6110	WYCHE BLVD	BOARD OF REGENTS OF THE
	7	6333	HARRY HINES BLVD	BOARD OF REGENTS OF THE
	8	6333	HARRY HINES BLVD	BOARD OF REGENTS OF THE
	9	6303	HARRY HINES BLVD	BOARD OF REGENTS OF THE
	10	1919	RECORD CROSSING RD	HONG GUN H
	11	1921	RECORD CROSSING RD	MASAR HOLDING LTD
	12	1929	RECORD CROSSING RD	BOARD OF REGENTS OF THE UNIVERSITY
	13	5773	ARLINGTON PARK DR	WARE JOHN H JR
	14	5767	ARLINGTON PARK DR	GUTIERREZ ARTURO
	15	5763	ARLINGTON PARK DR	ROBERSON ERNESTINE EST OF
	16	5759	ARLINGTON PARK DR	MALOUF B J
	17	1802	CHATTANOOGA PL	SAVAGE MILDRED H
	18	1810	CHATTANOOGA PL	LARA JORGE &
	19	1814	CHATTANOOGA PL	BROWNING JANICE NELSON
	20	1818	CHATTANOOGA PL	CURRY ROBERT E
	21	1822	CHATTANOOGA PL	ARCHER JAY &
	22	1826	CHATTANOOGA PL	NGUYEN NGUYEN T & HUNG NGOC DO
	23	1830	CHATTANOOGA PL	WILLIAMS JANICE L
	24	1902	RECORD CROSSING RD	FIVE HANS

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	25	1916	RECORD CROSSING RD	MPT OF DALLAS LTACH LP
	26	1851	CHATTANOOGA PL	BRIONES FERMIN &
	27	1847	CHATTANOOGA PL	SANTAMARIA DANIEL SR &
	28	1839	CHATTANOOGA PL	HARRIS DREW
O	29	1835	CHATTANOOGA PL	STANTON ERMA EST OF
	30	1831	CHATTANOOGA PL	HENDERSON SAMUEL
	31	1630	CHATTANOOGA PL	MALOUF B J
	32	1634	CHATTANOOGA PL	MITCHELL LEVI
	33	1638	CHATTANOOGA PL	YOUNG WILLIE
	34	1642	CHATTANOOGA PL	DOUGLAS JAMES D III
	35	1646	CHATTANOOGA PL	POLITE JODY BERRY
	36	1608	CHATTANOOGA PL	CURRY ROBERT E LIFE ESTATE
	37	1612	CHATTANOOGA PL	MENDOZA ROSA
	38	1616	CHATTANOOGA PL	CHANG MAO SHUNG
	39	5711	PICKFAIR CIR	TURPIN BARBARA ANN &
	40	5710	RIVERSIDE DR	VAZQUEZ JORGE EST OF
	41	1530	RECORD CROSSING RD	TEXAS UTILITIES ELEC CO
	42	5811	RIVERSIDE DR	S & T PROP PS
	43	5807	RIVERSIDE DR	S & T PROP PS
	44	5803	RIVERSIDE DR	EASTER AVAN SR &
	45	5727	RIVERSIDE DR	WUNDERLICK GEORGE M
	46	5723	RIVERSIDE DR	LOPEZ MARIA DEL CARMEN
	47	5719	RIVERSIDE DR	PINEDA JOSE R
X	48	5717	RIVERSIDE DR	JENNINGS EUSTIOLIA
	49	1702	CHATTANOOGA PL	MALOUF BEDDER J
	50	1708	CHATTANOOGA PL	LOFTEN THELMA
	51	1823	HINTON ST	WORRALL CO
O	52	1819	HINTON ST	KEITH BEN E COMPANY
	53	1747	HINTON ST	STECK NO 2 LIMIT PS
O	54	1707	HINTON ST	STECK NO 2 LTD PS
	55	1625	HINTON ST	DALE FAMILY LTD PS THE
	56	1606	HINTON ST	PAPER TUBES & SALES INC

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	57	1621	RECORD CROSSING RD	SOUTHWESTERN BELL
O	58	1840	PLANTATION RD	BEN E KEITH COMPANY
	59	1722	PLANTATION RD	DALLAS FOUNDATION
	60	1525	HINTON ST	SOUTHERN LEASING INC
	61	1550	HINTON ST	PAPER TUBES & SALES CO
O	62	5920	WYCHE BLVD	KEITH BEN E COMPANY
	63	1716	CHATTANOOGA PL	CHATTANOOGA HOUSING LP
O	64	6101	WYCHE BLVD	BEN E KEITH COMPANY
	65	1608	PLANTATION RD	1608 PLANTATION LLC
	66	1552	HINTON ST	PAPER TUBES & SALES CO A
	67	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
	68	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH

AGENDA ITEM # 54

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 49 N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and North Prairie Creek Road
Recommendation of Staff and CPC: Approval
Z156-234(JM)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016

ACM: Ryan S. Evans

FILE NUMBER: Z156-234(JM) **DATE FILED:** March 15, 2016

LOCATION: Southwest corner of Forney Road and North Prairie Creek Road

COUNCIL DISTRICT: 7 **MAPSCO:** 49-N

SIZE OF REQUEST: ±2.4496 acres **CENSUS TRACT:** 121.00

APPLICANT/OWNER: West Texas Rebar Placers, Inc.

REPRESENTATIVE: Marco A. Hernandez

REQUEST: An application for a CS Commercial Service District on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is requesting the zoning change in order to operate a contractor maintenance yard. The intent is to store heavy equipment on-site, and do necessary maintenance and repairs to that equipment. An office is intended to be on-site, as well.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district allows uses that are similar, but with greater restrictions for height. The Commercial Service District adds 18 uses, primarily in the retail and personal services, and wholesale, distribution, and storage uses categories. More information is provided under Development Standards and Land Use Comparison sections of this report.

2. Development on this block is similar to the requested use, but not allowed. The property is not currently in use, although there is some machinery being stored pending the outcome of this case.

3. *Traffic impact* – The proposed zoning will not have a negative impact on the existing street system.

4. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Business Center or Corridor Building Block. While the proposed district is inconsistent with this building block, it generally supports economic goals within the comprehensive plan. Additionally, the proposed district and use are consistent with surrounding land use patterns.

Zoning History: There have been no recent zoning cases in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Forney Road	Community Collector (S-4-D)	80 feet
Prairie Creek Road	Principal Arterial (M-6-D(A))	100 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Business Center or Corridor*. This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the NorthPark Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. Business Centers are usually at major intersections or along highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

The proposed CS Commercial Service District is described as being for the development of commercial and business serving uses that may involve outside storage, service, or display. This district ultimately supports the intended Building Block and is a less intensive industrial-type of zoning.

Finally, the proposed zoning request meets the following goals and objectives of the comprehensive plan:

Vision: Embrace all types of land use. Workshop participants were interested in having a wide range of land use options and scale in Dallas. While some land use types reflect a definite nod toward autos, others focused more heavily on walking and bicycling. Variety is the key in what workshop participants wanted for land use types throughout the city, recognizing differences in appropriateness and scale from place to place.

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS
A business friendly environment is essential for Dallas to maintain competitiveness in the regional and global marketplace.

Land Use Compatibility:

	Zoning	Land Use
Site	LI w/D-1 Overlay	Vacant (storage of equipment)
North	LI w/D-1 Overlay	Vacant land, warehouse & distribution centers (freight terminal)
East	LI w/D-1 Overlay	Tool or equipment rental
South	LI w/D-1 Overlay	Cell tower, railroad, vacant land
West	LI w/D-1 Overlay	Tool or equipment rental

The request site is ± 2.5 acres situated between several industrial parks and business centers. Immediately adjacent zoning is Light Industrial. Surrounding land uses are of an industrial nature. Many have outside storage of semi-trucks and trailers. The proposed CS Commercial Service District and contractor's maintenance yard use seems compatible with the area.

The request to rezone is to allow for a contractor's maintenance yard use, which includes the outside storage of equipment. This will require screening of the entire site. The screening will provide a transitional buffer as the area continues to change over time. While an industrial zoning district like CS Commercial Service is not typically a zoning district that is envisioned for Business Center or Corridor Building Blocks, given that LI is the existing zoning on the property, and because the site and surrounding area are being commercially utilized for industrial uses, the request can be supported. The subject site is adjacent to industrial and business parks on the fringe of Dallas city limits and Mesquite city limits.

Development Standards:

DISTRICT	Setbacks		FAR	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing						
LI Light Industrial	15'	0'	0.5 to 1.0	70'	80%	Commercial & business service, wholesale, distribution & storage, retail & personal service, office, and utility and public service uses. A few industrial uses.
Proposed						
CS Commercial Service	0'	0'	0.75 to 1.0	45'	80%	Commercial & business service, wholesale, distribution & storage, retail & personal service, office, and utility and public service uses. A few industrial uses.

Land Use Comparison:

	Proposed	Existing
Use	**CS**	**LI**
Vehicle or engine repair or maintenance.	**RAR**	**X**
Alcoholic beverage manufacturing.		**RAR**
Inside industrial.		**RAR**
Temporary concrete or asphalt batching plant.		**By CBO authorization**
Convent or monastery.	**X**	
Public School.	**RAR**	**SUP**
College dormitory, fraternity, or sorority house.	**X**	
Ambulance service.	**RAR**	
Animal shelter or clinic without outside run.	**RAR**	**X**
Alcoholic beverage establishments*	**SUP**	**Check Use**
Commercial amusement (outside).	**DIR**	
Convenience store with drive-through.	**SUP**	
Drive-in theater.	**SUP**	
General merchandise or food store greater than 3,500 square feet.	**X**	
Liquefied natural gas fueling station.	**SUP**	**Check Use**
Liquor store.	**X**	
Mortuary, funeral home, or commercial wedding chapel.	**X**	
Nursery, garden shop, or plant sales.	**X**	
Use	**CS**	**LI**
Outside sales.	**SUP**	
Pawn shop.	**X**	
Swap or buy shop.	**SUP**	
Auto auction.	**SUP**	
Building mover's temporary storage yard.	**SUP**	
Contractor's maintenance yard.	**RAR**	
Petroleum product storage and wholesale.	**SUP**	

Sand, gravel, or earth sales and storage.	**SUP**	
Vehicle storage lot.	**SUP**	
Accessory pathological waste incinerator.	**X**	

X *indicates permitted by right.*
SUP *indicates permitted with a Specific Use Permit.*
RAR *indicates permitted, but subject to Residential Adjacency Review.*
DIR *indicates permitted, but subject to Development Impact Review.*
Check Use *indicates permitted, but that the use must conform to specific regulations in different districts, as outlined in the Development Code.*
By CBO Authorization *indicates that the use may be allowed with permission from the Chief Building Official.*

WEST TEXAS REBAR PLACERS, INC.

10209 Plano Rd. Suite 101
Dallas, Texas 75238

PHONE: (214) 221-1333
FAX: (214) 221-1303

Marco A. Hernandez – President

Magno A. Hernandez – Vice-President

Z156-234

CPC Action:
September 1, 2016

Motion: It was moved to recommend **approval** of a CS Commercial Service District on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and North Prairie Creek Road.

Maker: Anantasomboon
Second: Davis
Result: Carried: 14 to 0

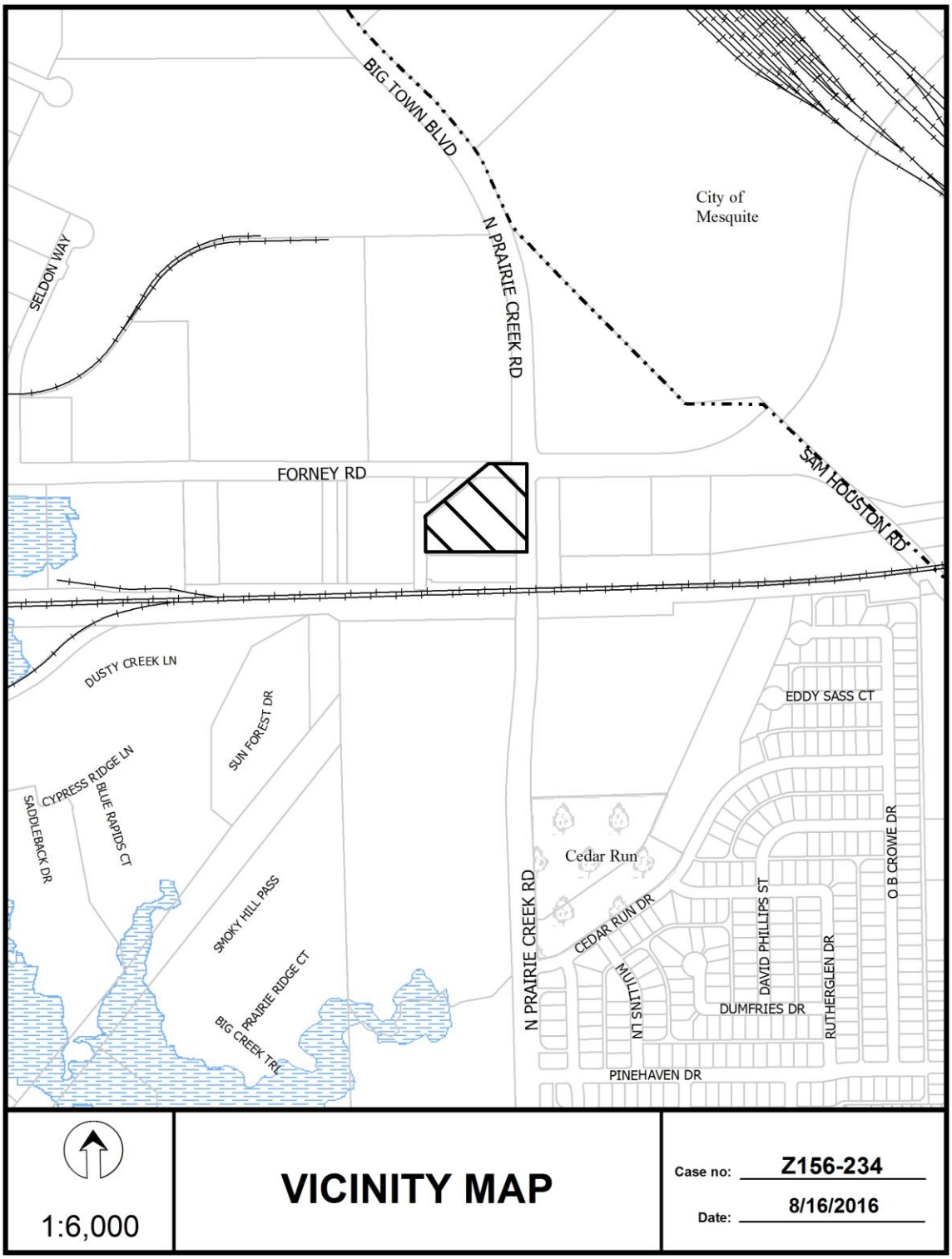
For: 14 - Anglin, Rieves, Houston, Davis, Shidid*, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

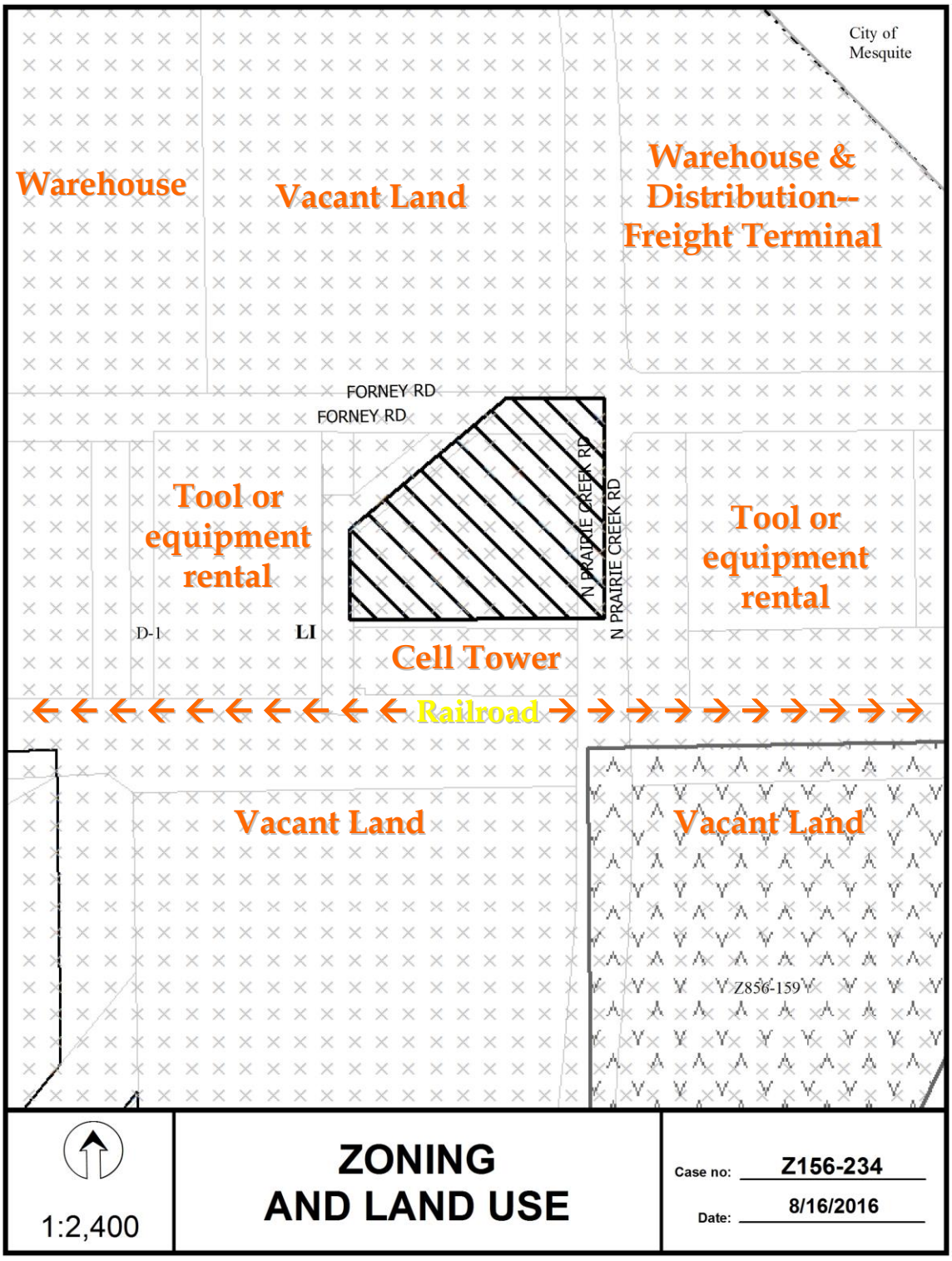
*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 14
Replies: For: 4 Against: 1

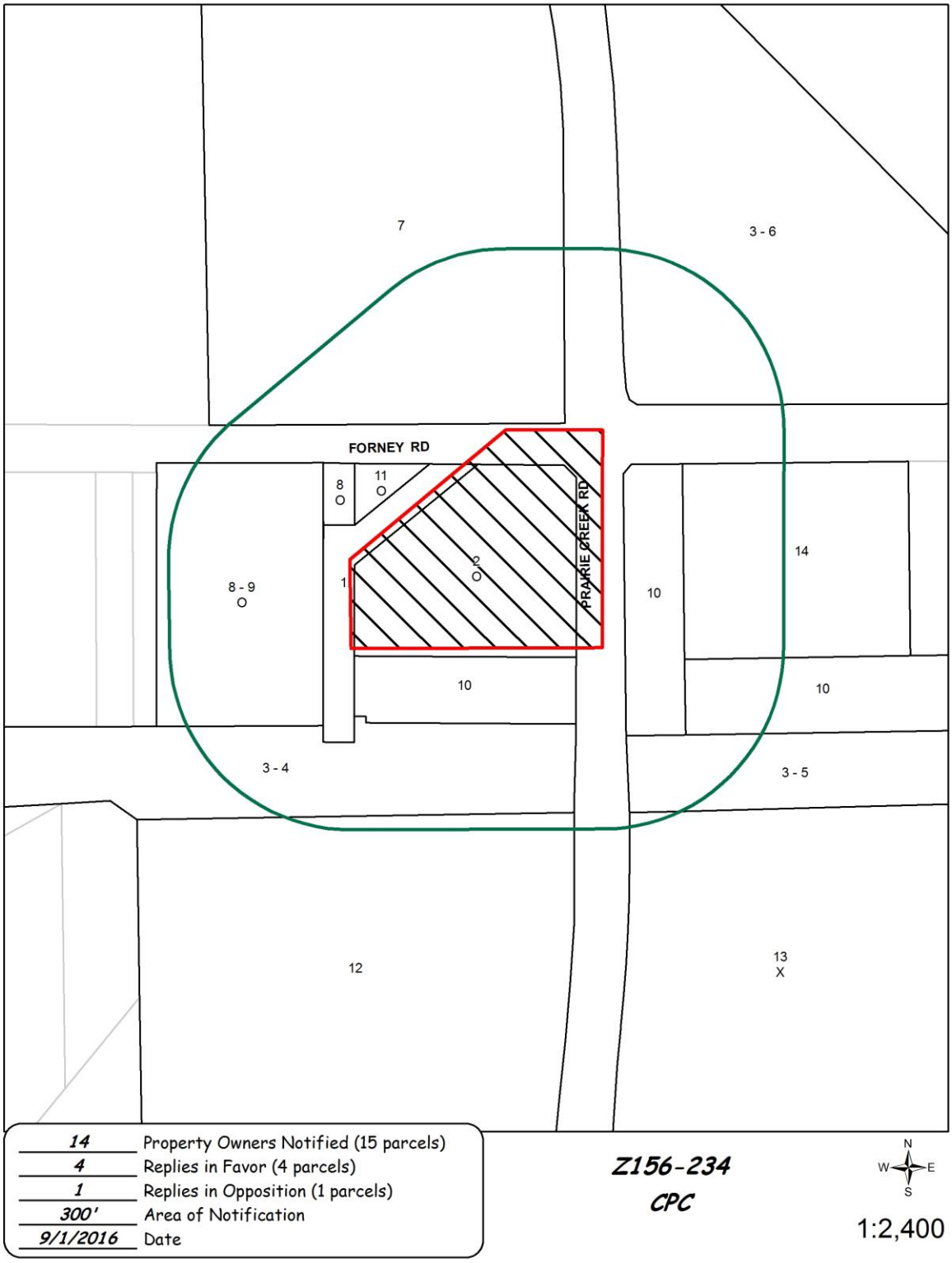
Speakers: None


BIG TOWN BLVD
City of Mesquite
SELDON WAY
N PRAIRIE CREEK RD
FORNEY RD
SAM HOUSTON RD
DUSTY CREEK LN
SUN FOREST DR
CYPRESS RIDGE LN
BLUE RAPIDS CT
SADDLEBACK DR
SMOKY HILL PASS
BIG PRAIRIE RIDGE CT
BIG CREEK TRL
EDDY SASS CT
Cedar Run
N PRAIRIE CREEK RD
CEDAR RUN DR
MULLINS LN
DAVID PHILLIPS ST
DUMFRIES DR
RUTHERGLEN DR
O B CROWE DR
PINEHAVEN DR
1:6,000
VICINITY MAP
Case no: Z156-234
Date: 8/16/2016


City of Mesquite
FORNEY RD
FORNEY RD
N PRAIRIE CREEK RD
N PRAIRIE CREEK RD
1:2,400
AERIAL MAP
Case no: Z156-234
Date: 8/16/2016


City of Mesquite
Warehouse
Vacant Land
Warehouse & Distribution-- Freight Terminal
FORNEY RD
FORNEY RD
N PRAIRIE CREEK RD
N PRAIRIE CREEK RD
Tool or equipment rental
Tool or equipment rental
D-1
LI
Cell Tower
Railroad
Vacant Land
Vacant Land
Z856-159
1:2,400
ZONING AND LAND USE
Case no: Z156-234
Date: 8/16/2016

CPC RESPONSES



08/31/2016

Reply List of Property Owners

Z156-234

14 Property Owners Notified 4 Property Owners in Favor 1 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	9202	FORNEY RD	COUNTY OF DALLAS
O	2	9124	FORNEY RD	WEST TEXAS REBAR PLACERS INC
	3	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	4	9999	NO NAME ST	UNION PACIFIC RR CO
	5	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	6	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	7	1201	BIG TOWN BLVD	BAPTIST FOUNDATION OF TX
O	8	9090	FORNEY RD	GILLIS EDWARD T &
O	9	9090	FORNEY RD	GILLIS EDDIE
	10	4501	PRAIRIE CREEK RD	TEXAS UTILITIES ELEC CO
O	11	9124	FORNEY RD	GILLIS EDWARD TRAVIS & DEBORAH KAY GILLIS
	12	4401	PRAIRIE CREEK RD	DAL TILE CORP
X	13	4400	N PRAIRIE CREEK RD	DWL REAL ESTATE INC
	14	9208	FORNEY RD	BERRY MARK W &

AGENDA ITEM # 55

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 M

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a renewal of, and an amendment to, Specific Use Permit No. 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern with the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, at the northeast corner of Elm Street and South Good Latimer Expressway

Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions

Z156-293(LE)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 28, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-293(LE) **DATE FILED:** June 28, 2015

LOCATION: Northeast corner of Elm Street and South Good Latimer Expressway

COUNCIL DISTRICT: 2 **MAPSCO:** 45-M

SIZE OF REQUEST: ± .11 acres **CENSUS TRACT:** 204.00

APPLICANT: Eleven Entertainment, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER: Westdale Properties America I LTD

REQUEST: An application to renew and amend Specific Use Permit 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern with the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of the request is to operate a bar, lounge or tavern use with live music venue on the subject site [Louie's Piano Bar]. The subject site is an original structure built in 1952. The request site comprises +5,985 square feet of floor area. The first floor contains +4,545 square feet and the interior second floor mezzanine contains +1,440 square feet. The applicant is not requesting a rooftop patio, outdoor speakers, or a dance floor as part of this application.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to conditions

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to conditions

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The requested use is compatible and complements the restaurant and personal service uses. The use should not impact the surrounding area negatively from a land use perspective. The primary uses in PDD No. 269 consist of a mix of alcoholic beverage establishments, restaurant, personal service and office uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use would not present a positive nor negative contribution to the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

Background:

- SUP No. 2150 was adopted by City Council on June 17, 2015. It was approved for a two-year period.

- The existing site plan is in compliance and no changes are being made

.

- The site is currently operating as a piano bar and would like to be able to operate with live music without restrictions on the number of days they can have live music.

Zoning History: There have been no recent zoning change requests to the subject site within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Elm Street	Local	70 ft.
Good Latimer Expressway	Principal Arterial	M-6-D(A)

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested renewal and determined it will not significantly impact the surrounding street system.

Land Use:

	Zoning	Land Use
Site	PDD No. 269, SUP No. 2150	Bar, lounge, or tavern
North	PDD No. 269	Vacant, DART rail line
South	PDD No. 269	Retail, surface parking, & restaurants
East	PDD No. 269	Restaurants & retail
West	PDD No. 269	Vacant structures

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request, and it identifies the request site as being in an Urban Mixed Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

STAFF ANALYSIS:

Land Use Compatibility:

The applicant's request is for a renewal of Specific Use Permit No. 2150 to permit the continued operation of a bar, lounge or tavern and an inside commercial amusement

limited to a live music venue use within the existing structure. The site plan is not changing from the previously approved renewal of Specific Use Permit No. 2150. The request is for approval of a two-year period as the venue with the current owner has been in operation for a little over a year.

Land uses immediately north of the site is a vacant parcel; to the east, south and west are restaurants, vacant structures, office, retail and personal service uses. The site is within walking distance to the DART station.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Parking:

In PDD No. 269, there is a provision that no parking is required for the first 2,500 square feet of an original building. Based on the total square footage of 5,985 square feet, less 2,500 square feet of floor waiver as an original building, one space is required for every 100 square feet of 3,485 square feet for a total of 35 spaces. With proximity to a DART station, the use also qualifies for a reduction of 10% or six spaces; hence, a total of 29 off-street parking spaces are required.

The PDD allows for remote parking on a separate lot that is within walking distance of the use served. Per a Remote Parking Agreement, all 29 required off-street parking spaces will be provided at 2505 Elm Street and 2603 Main Street.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed.

Police Report:

There have been two incidents at this site since the SUP was approved in June 2015.

UCR Offense	Count
CRIMINAL TRESPASS	1
VANDALISM & CRIM MISCHIEF	1
Grand Total	**2**

List of Partners/Principals/Officers
Owner:

Westdale Properties America I, Ltd., a Texas limited partnership

Officers of Westdale Properties America I, Ltd.
Joseph G. Beard, President
Ken Carlson, Vice President
Chuck Hixson, Vice President

JGB Ventures 1, Ltd., a Texas corporation, General Partner

Officers of JGB Ventures, Inc.
Joseph G. Beard, President
Ken Carlson, Vice President

JGB Holdings, Inc., a Texas corporation, General Partner

Joseph G. Beard, President

Applicant:

Eleven Entertainment, LLC
Ron Wilson, Managing Member and Director

CPC Action
September 1, 2016

Motion: It was moved to recommend **approval** of the renewal of, and an amendment to Specific Use Permit No. 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern with the addition of an inside commercial amusement limited to a live music venue for a two-year period, subject to conditions on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, at the northeast corner or Elm Street and South Good Latimer Expressway.

Maker: Anantasomboon
Second: Davis
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid*, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 13
Replies: For: 7 Against: 0

Speakers: None

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is ~~an alcoholic beverage establishment limited to~~ a bar, lounge or tavern and an inside commercial amusement limited to a live music venue.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit has an expiration date of two years from the passage of this ordinance.

4. FLOOR AREA: The maximum floor area ~~for a bar, lounge or tavern~~ is 5,985 square feet in the location as shown on the attached site plan.

5. HOURS OF OPERATION: The ~~hours of operation are~~bar, lounge, or tavern and inside commercial amusement limited to a live music venue may only operate between ~~from~~ 4:00 p.m. to 2:00 a.m. (the next day), Monday through Friday, and 12:00 p.m. to 2:00 a.m. (the next day), Saturday and Sunday.

~~6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.~~

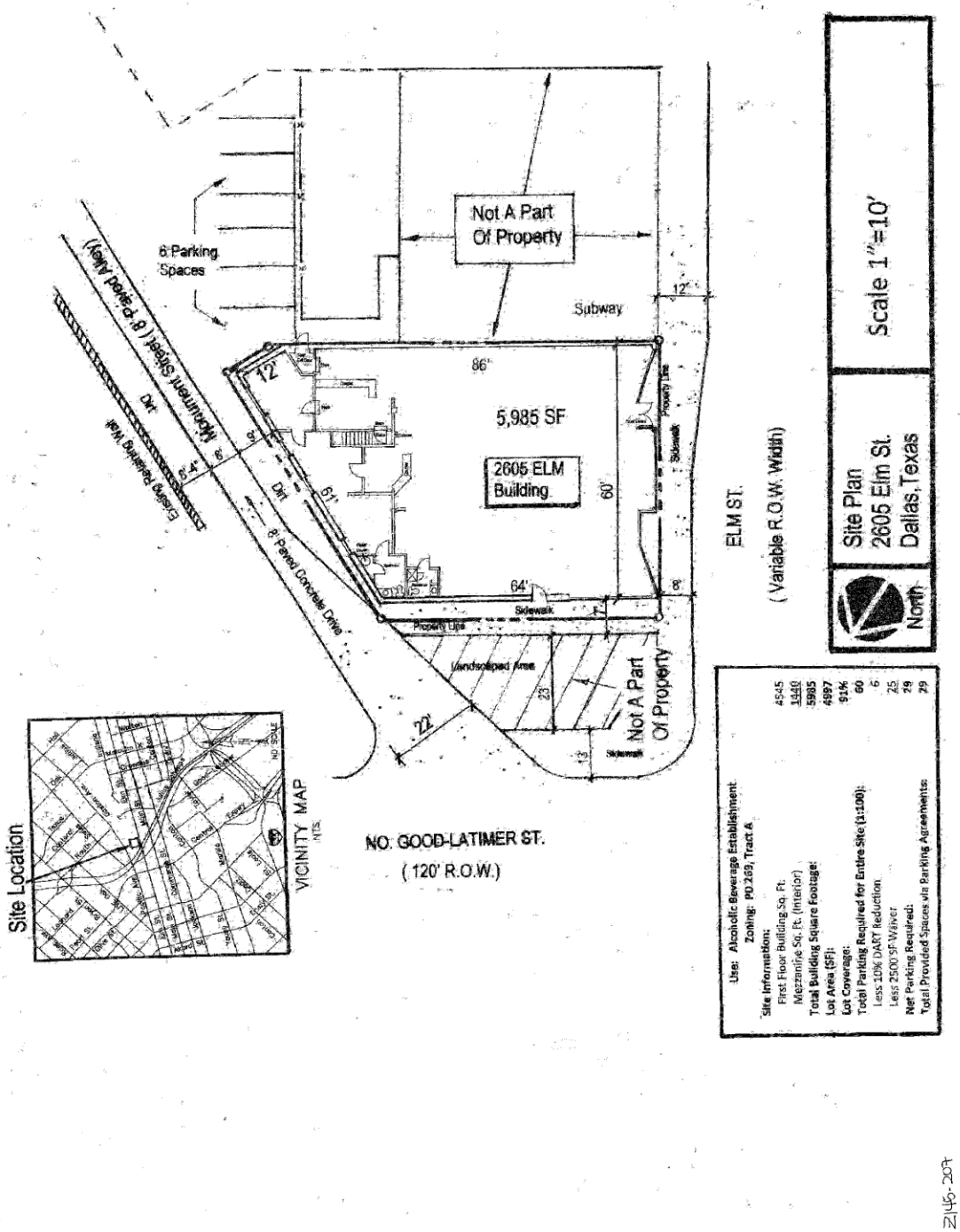
~~7~~6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.

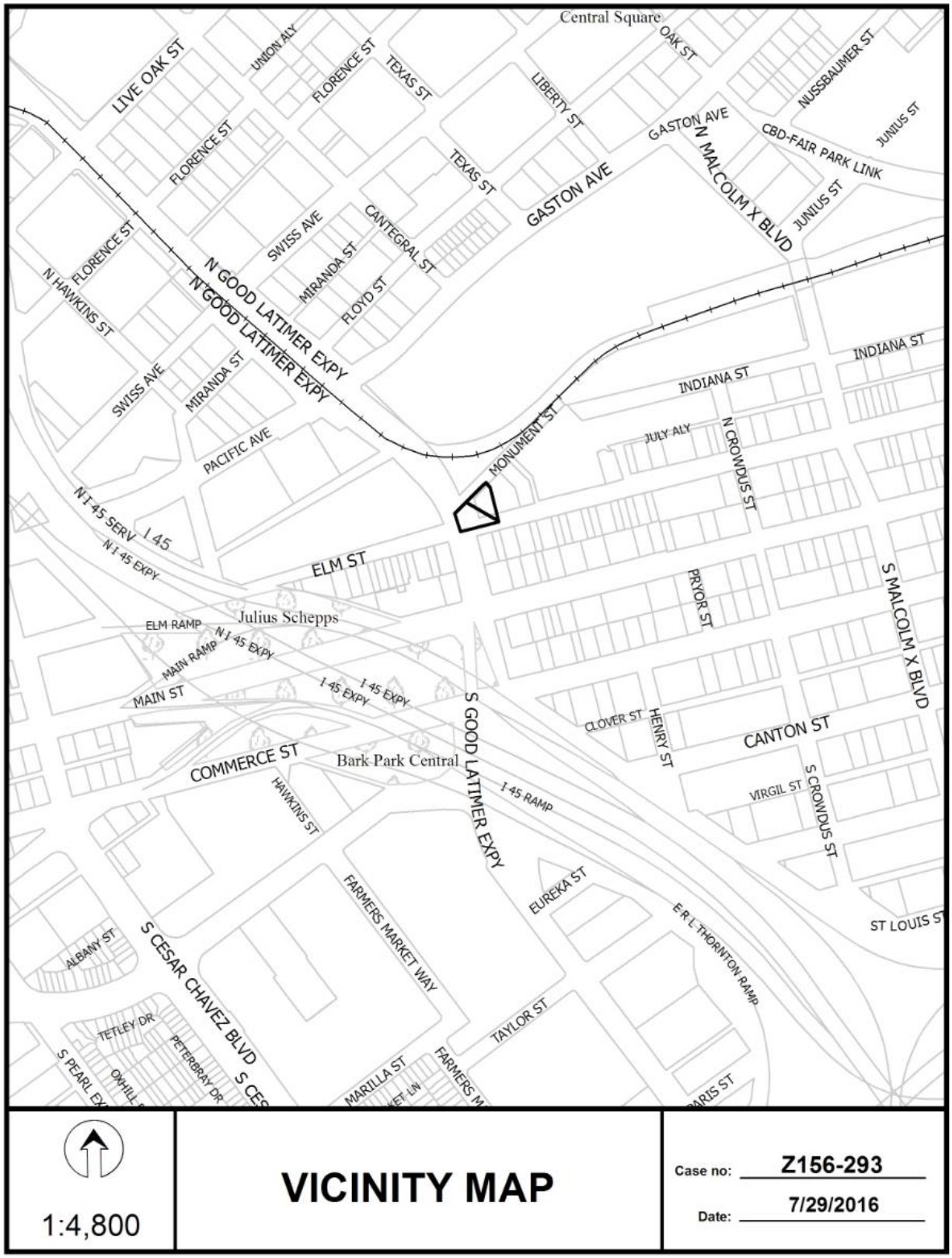
~~5~~8. MAINTENANCE: The ~~p~~Property must be properly maintained in a state of good repair and neat appearance.

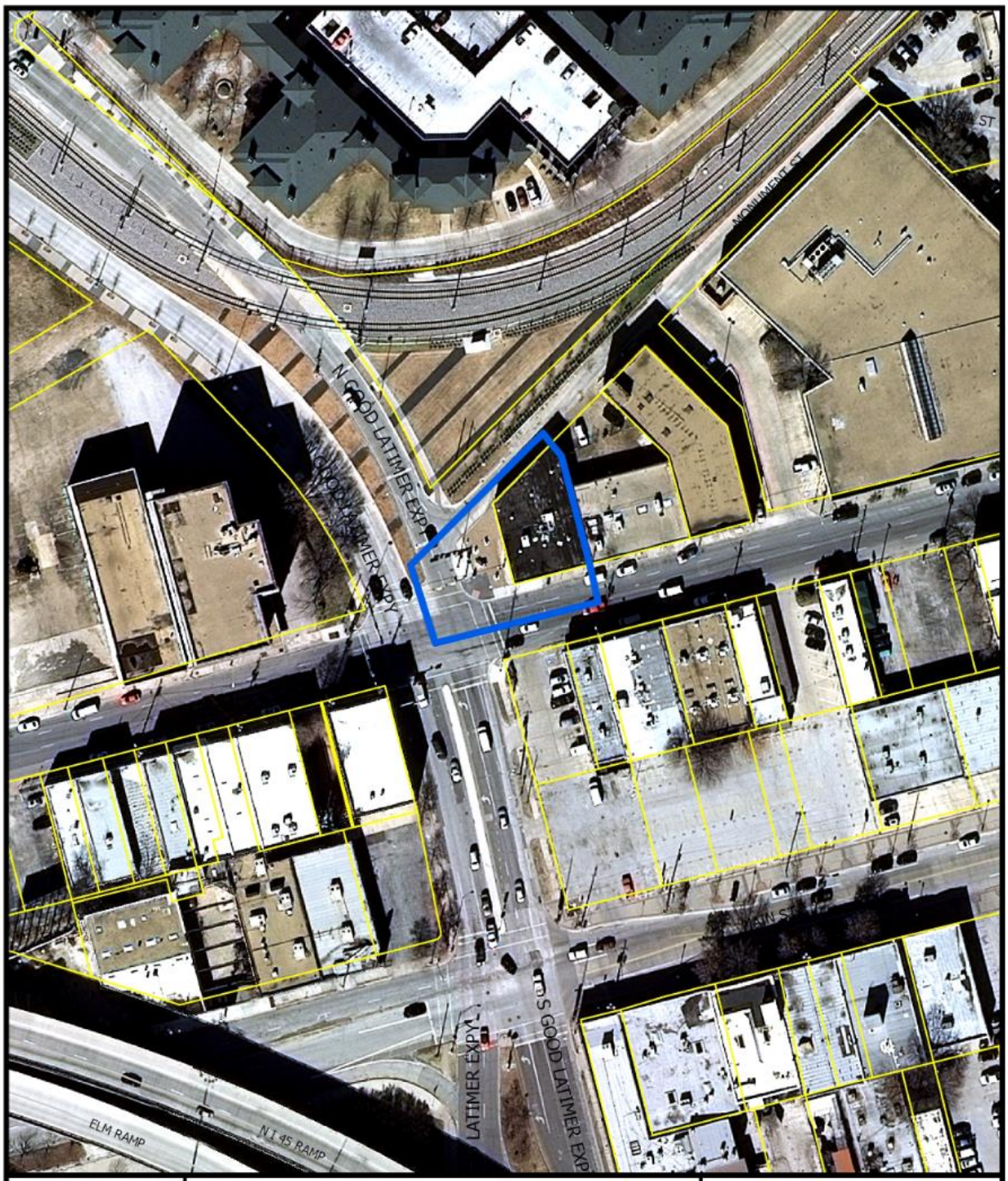
~~6~~9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all conditions, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



Z156-293


Central Square
LIVE OAK ST
UNION ALY
FLORENCE ST
TEXAS ST
LIBERTY ST
OAK ST
NUSSBAUMER ST
GASTON AVE
CBD-FAIR PARK LINK
JUNIUS ST
N MALCOLM X BLVD
CANTEGRAL ST
SWISS AVE
MIRANDA ST
FLOYD ST
N HAWKINS ST
N GOOD LATIMER EXPY
INDIANA ST
JULY ALY
N CROWDUS ST
MONUMENT ST
PACIFIC AVE
N I-45 SERV
I 45
N I 45 EXPY
ELM ST
PRYOR ST
S MALCOLM X BLVD
ELM RAMP
Julius Schepps
MAIN RAMP
MAIN ST
I 45 EXPY
S GOOD LATIMER EXPY
CLOVER ST
HENRY ST
CANTON ST
COMMERCE ST
Bark Park Central
HAWKINS ST
I 45 RAMP
VIRGIL ST
S CROWDUS ST
FARMERS MARKET WAY
EUREKA ST
E R L THORNTON RAMP
ST LOUIS ST
ALBANY ST
S CESAR CHAVEZ BLVD
TETLEY DR
PETERBRAY DR
TAYLOR ST
MARILLA ST
PARIS ST
1:4,800
VICINITY MAP
Case no: Z156-293
Date: 7/29/2016

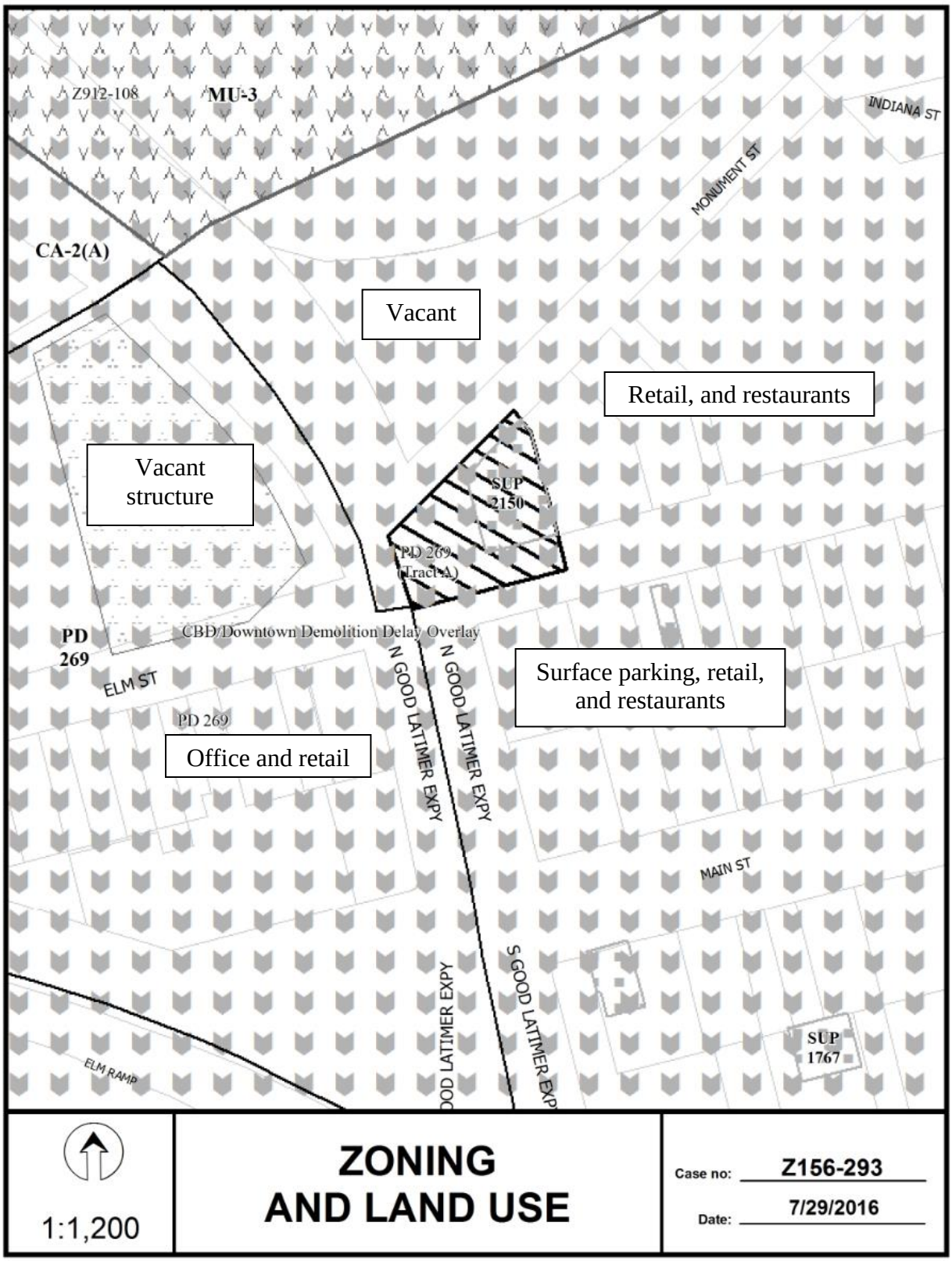


1:1,200

AERIAL MAP

Case no: Z156-293

Date: 7/29/2016


Z912-108
MU-3
INDIANA ST
MONUMENT ST
CA-2(A)
Vacant
Retail, and restaurants
Vacant structure
SUP 2150
PD 269 (Tract A)
PD 269
CBD/Downtown Demolition Delay Overlay
N GOOD LATIMER EXPY
N GOOD LATIMER EXPY
Surface parking, retail, and restaurants
ELM ST
PD 269
Office and retail
MAIN ST
S GOOD LATIMER EXPY
SUP 1767
ELM RAMP
1:1,200
ZONING AND LAND USE
Case no: Z156-293
Date: 7/29/2016

CPC RESPONSES



08/31/2016

Reply List of Property Owners

Z156-293

13 Property Owners Notified 7 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*		*Address*	*Owner*
O	1	2605	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
O	2	2511	MAIN ST	ELM STREET LOFTS LTD
O	3	2509	MAIN ST	WESTDALE MAIN LTD
	4	2604	ELM ST	SEJ ASSET MGMT & INVESTMENT CO
O	5	2610	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
	6	2621	MAIN ST	42 DEEP ELLUM LP
	7	2614	ELM ST	42 DEEP ELLUM LP
O	8	2603	MAIN ST	PARKIN ART JOINT VENTURE
O	9	2551	ELM ST	WESTDALE PROPERTIES
	10	2625	ELM ST	UPLIFT EDUCATION
O	11	2615	ELM ST	WESTDALE PPTIES AMERICA I LTD
	12	2600	MONUMENT ST	DALLAS AREA RAPID TRANSIT
	13	2752	GASTON AVE	DEEP ELLUM MARQUIS LP

AGENDA ITEM # 56

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 A

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the north side of Mississippi Avenue, between Gretna Street and Algiers Street
Recommendation of Staff and CPC: Approval
Z156-298(ND)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 28, 2016**

ACM: Ryan S. Evans

FILE NUMBER:	Z156-298(ND)	**DATE FILED:**	June 30, 2016
LOCATION:	North side of Mississippi Avenue, between Gretna Street and Algiers Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	44A
SIZE OF REQUEST:	Approx. 0.61acres	**CENSUS TRACT:**	100.00

APPLICANT / OWNER: Jarrett Ouellette

REPRESENTATIVE: Audra Buckley

REQUEST: An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to allow the conversion of the existing building into three live/work units with an office showroom/warehouse element.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND:

- The site contains a 6,600 square foot warehouse building, surface parking lot, an undeveloped portion.

- The property was issued a Certificate of Occupancy an office/showroom/warehouse in 1987.

Zoning History: There have been two zoning case in the area over the past five years.

1. Z156-138 - On March 23, 2016, the City Council approved an MU-3 Mixed Use District on property zoned an IR Industrial Research District south on the northeast corner of Burgess Boulevard and Iberia Avenue.

2. Z134-331 - On November 12, 2014, the City Council approved an MU-3 Mixed Use District on property zoned an IR Industrial Research District south of Lupo Drive, between Memphis Street and Vicksburg Street (not shown on map).

Thoroughfares/Streets:

Thoroughfare/ Street	Type	Existing ROW	Proposed ROW
Mississippi Avenue	Local	50 ft.	50 ft.
Gretna Street	Local	50 ft.	50 ft.
Algiers Street	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within an Urban Mixed-Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area.

Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

AREA PLAN:

Stemmons Corridor-Southwestern Medical District Area: The request site is located within the Urban Mixed Use – Medium designation of the Stemmons Corridor-Southwestern Medical District. The report recommends the following type of mix developments that could be developed in the general area: residential, office, retail, and moderate density developments. In addition, the plan emphasize pedestrian and bike friendly development. Integrating residential uses in this area is consistent with the projections for the area.

Land Use:

	Zoning	Land Use
Site	IR	Vacant
North	IR	Warehouse, vacant
South	IR	Vacant, office, warehouse
East	IR	Office, undeveloped, vacant
West	IR	Office/showroom/warehouse

Land Use Compatibility: The property consists of a vacant building with surface parking and an undeveloped portion. Uses surrounding the property primarily consist of industrial and warehouse uses with a several vacant buildings.

The addition of live/work units in the area should not have a negative impact on the surrounding uses. The streets in the area dead end into Mississippi Avenue, which parallels the levee.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR- existing Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MU-3 –. proposed Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

Landscaping: Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

CPC Action – August 18, 2016

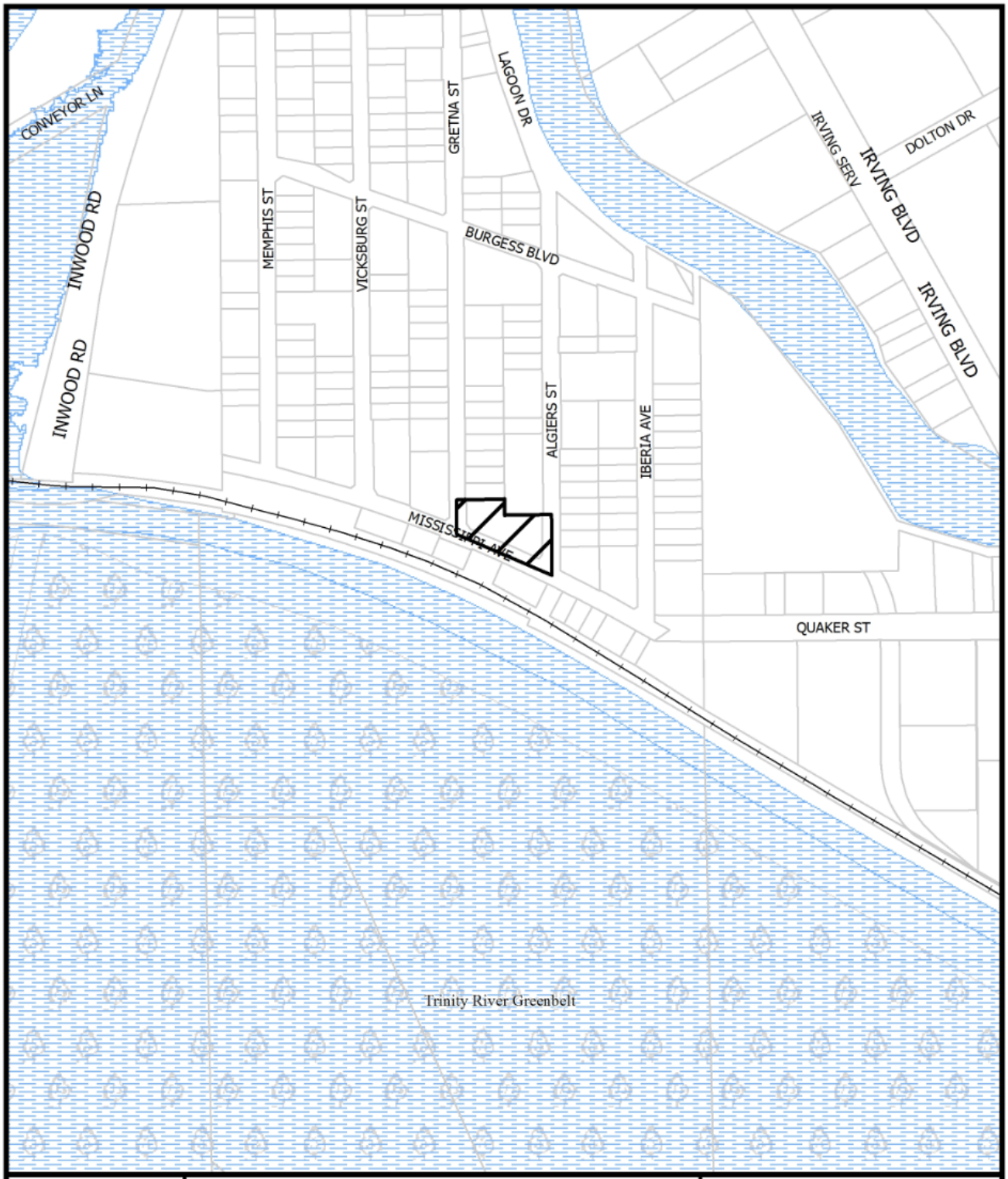
Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the north side of Mississippi Avenue, between Gretna Street and Algiers Street.

Maker: Rieves
Second: Houston
Result: Carried: 14 to 0
For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 0

Speakers: None



1:4,800

VICINITY MAP

Case no: Z156-298

Date: 7/22/2016

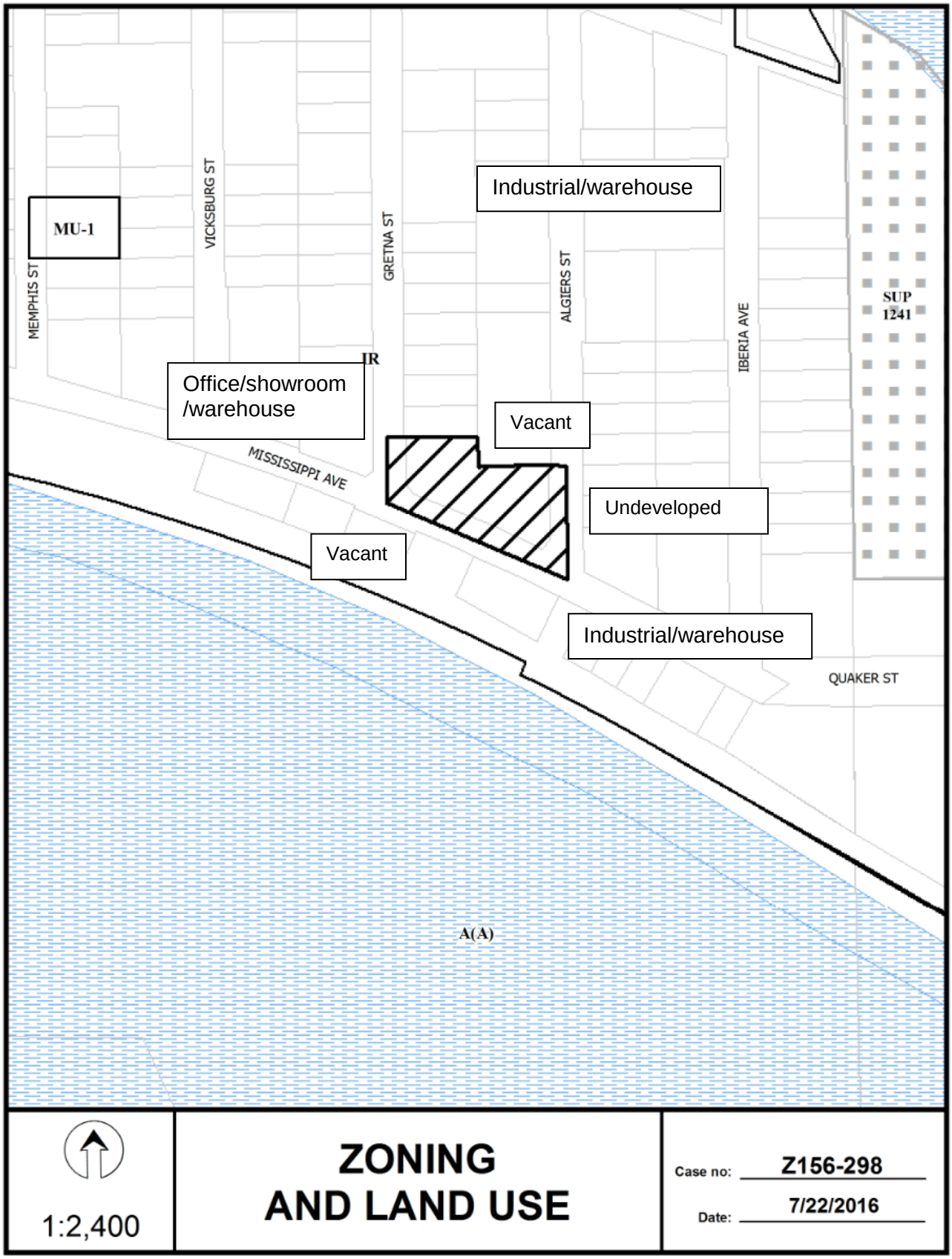


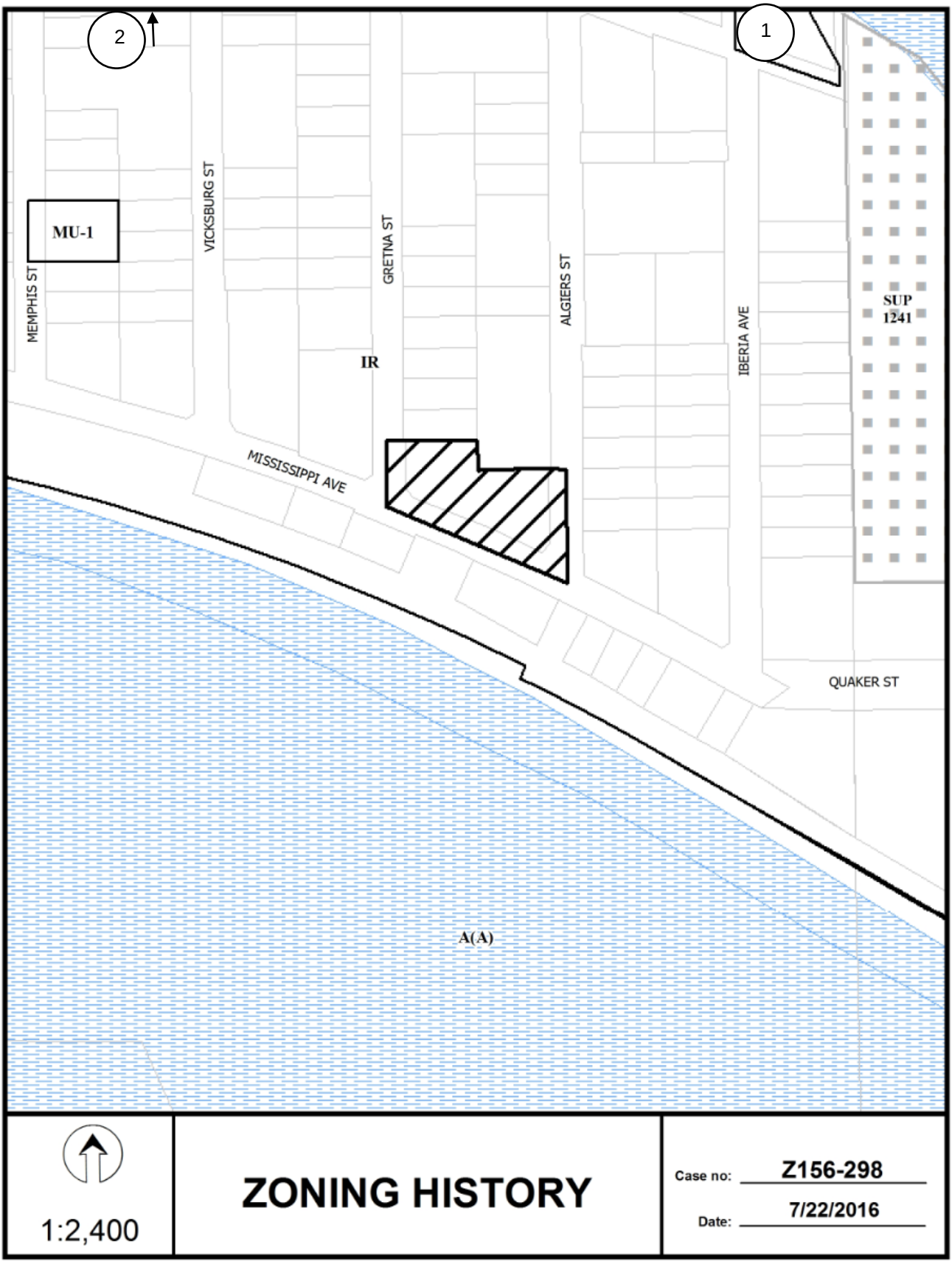
1:2,400

AERIAL MAP

Case no: Z156-298

Date: 7/22/2016


MU-1
VICKSBURG ST
MEMPHIS ST
GRETNA ST
ALGIERS ST
IBERIA AVE
SUP 1241
IR
Industrial/warehouse
Office/showroom /warehouse
Vacant
MISSISSIPPI AVE
Undeveloped
Vacant
Industrial/warehouse
QUAKER ST
A(A)
1:2,400
ZONING AND LAND USE
Case no: Z156-298
Date: 7/22/2016


2
1
MU-1
VICKSBURG ST
GRETNA ST
ALGIERS ST
IBERIA AVE
MEMPHIS ST
SUP 1241
IR
MISSISSIPPI AVE
QUAKER ST
A(A)
1:2,400
ZONING HISTORY
Case no: Z156-298
Date: 7/22/2016

CPC Responses



08/17/2016

Reply List of Property Owners

Z156-298

18 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*		*Address*	*Owner*
	1	1167	MISSISSIPPI AVE	ITSWAG LLC
	2	1136	MISSISSIPPI AVE	PRESCOTT INTERESTS LTD
	3	1148	MISSISSIPPI AVE	BATES JOINT VENTURE II
	4	1176	MISSISSIPPI AVE	LADERA INVESTMENTS LLC
	5	1202	MISSISSIPPI AVE	TEXAS UTILITIES ELEC CO
	6	4715	GRETNA ST	GRETNA PROPERTIES LLC
	7	4737	GRETNA ST	FOSTER NOLAN CONSTRUCTION
	8	4714	GRETNA ST	BATES JV II
	9	4731	ALGIERS ST	METCALF ROY
	10	4700	ALGIERS ST	ROBINSON JOHN R
	11	4708	ALGIERS ST	FERGUSON WILLIAM
	12	4708	ALGIERS ST	FERGUSON WILLIAM
	13	4716	ALGIERS ST	FERGUSON WILLIAM
	14	4720	ALGIERS ST	RAMIREZ MARIO F &
	15	4719	IBERIA AVE	DALLAS BULLDOG MARKETING LLC
	16	1156	MISSISSIPPI AVE	TWO RIVERS PROPERTIES LLC
O	17	4708	VICKSBURG ST	HORIZON CONSOLIDATED HOLDINGS LLC
	18	4715	IBERIA AVE	PANNELL ASSET DEV LLC

AGENDA ITEM # 57

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 13

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 26 Q

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive

Recommendation of Staff: Approval for a three-year period, subject to a revised site plan and conditions

Recommendation of CPC: Approval for a two-year period, subject to a revised site plan and conditions

Z145-320(OTH)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016

ACM: Ryan S. Evans

FILE NUMBER: Z145-320(OTH) **DATE FILED:** August 7, 2015

LOCATION: Northeast corner of Greenville Avenue and Pineland Drive

COUNCIL DISTRICT: 13 **MAPSCO:** 26-Q

SIZE OF REQUEST: Approx. 4.433 acres **CENSUS TRACT:** 78.15

OWNER: Manucher Nazarian

APPLICANT: Don Booker

REPRESENTATIVE: Peter Kavanaugh, Zone Systems, Inc.

REQUEST: An application for the amendment of Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85.

SUMMARY: The purpose of this request is to continue the operation of a bar, lounge or tavern [Heroes] in an existing multi-tenant building, Suite No. 230. This SUP was initially granted on December 9, 2009 for a three-year period with eligibility for automatic renewals for two additional three-year periods. The first automatic renewal was granted for this use in 2012. Upon submittal of the application for the second automatic renewal in August 2015, property owners within 200 feet of the subject site were notified per Code requirements. The owners of 31 percent of the land within 200 feet submitted opposition to the automatic renewal. Therefore, the renewal must be considered by the City Plan Commission and City Council. (A minimum of 20 percent opposition triggers taking the application to City Plan Commission.)

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a revised site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The use is compatible in scale with the surrounding area. The conditions for the use of the suite help mitigate any potential impacts to the surroundings.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use neither contributes nor deters the surrounding area. The use is compatible with the surrounding development. The applicant obtained a dance hall license so the business patrons will be able to dance.

3. *Not a detriment to the public health, safety, or general welfare* – The use is not a detriment to the area. The applicant is not requesting any changes to the existing use.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The existing land use complies with the site plan as revised. The site plan has been revised to include the existing deck located at the back of the building.

Zoning History:

There has been one zoning change in the area during the last five years.

1. Z145-198 On August 12, 2015, the City Council approved Specific Use Permit No. 2101 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service for a period of three years on the subject property. The SUP expires on August 12, 2017. (request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Principal Arterial	Variable width
Pineland Drive	Local	57 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the use has not had a negative impact on the surrounding street system.

STAFF ANALYSIS

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request; however, the *forwardDallas!* Vision Illustration is comprised of a series of Building Blocks that show general land use patterns. They are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site lies within an Urban Mixed-Use Building Block. This Building Block provides for a healthy balance of housing, job, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses. As such, the bar, lounge or tavern use is appropriate at certain locations taking into consideration certain mitigating conditions to ensure compatibility.

Land Use:

	Zoning	Land Use
Site	PD No. 85, SUP No. 1785 & SUP No. 2101	Retail, Restaurant, Bar, unoccupied
North	PD No. 85	Retail, personal service, restaurant & vacant parcels
East	PD No. 85	Vacant office
South	PD No. 85 & PD No. 96	Office & related uses, Multifamily
West	PD No. 453	Hospital & related uses, Vacant

Land Use Compatibility:

In January 1993, Planned Development District No. 85 was amended to require an SUP for any use if the sale or service of alcohol is part of the operation of the use. The request site is located in a multi-tenant shopping center. The proposed use is located in Suite 230. The suite is surrounded by various businesses including another bar,

lounge, or tavern, offices, restaurant and some unoccupied suites. The property is adjacent to Calloway's Nursery to the north, office and multifamily uses to the south, and office uses to the east. West of the site, across Greenville Avenue are a hospital and related uses [Presbyterian Hospital, Dallas].

The site plan has been revised to include the existing deck located at the back of the building.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD No. 85 Shopping ctr., Office and Multiple Family	Per plan	Per plan	Per plan	48'	Per plan	Proximity Slope Visual Intrusion	Retail, office & Restaurant uses

Parking:

The off-street parking requirement for a bar, lounge or tavern use is one space per 100 square feet of floor area. This use [Heroes] is 4,200 square feet. The use requires 42 parking spaces. The site plan depicts 314 spaces available for the current uses in the property, of which 42 space are for the bar's use.

Landscaping:

Landscaping is required in accordance with Planned Development District No. 85. However, the applicant's request will not trigger any landscape requirements, as no new construction is proposed on the site.

Police Report:

Staff obtained reported offenses for the period of January 2009 through August 20, 2015. Please note that the records reflect all the police calls to the shopping center, and not specifically to the business in question. The list of offenses is provided on the following pages.

2009 Part 1

Offense	Date	Address	Beat
AGG ASSAULT	1/18/2009	07402 GREENVILLE AVE	212
AGG ASSAULT	1/18/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	2/22/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	4/16/2009	07402 GREENVILLE AVE	212
ROBBERY-BUSINESS	9/3/2009	07402 GREENVILLE AVE	212
UUMV	10/22/2009	07402 GREENVILLE AVE	212
ROBBERY-INDIVIDUAL	11/6/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	12/5/2009	07402 GREENVILLE AVE	212

2009 Part 2

Offense	Date	Address	Beat
ASSAULT	1/1/2009	07402 GREENVILLE AVE	212
VANDALISM & CRIMINAL MISCHIEF	1/1/2009	07402 GREENVILLE AVE	212
OTHERS	1/4/2009	07402 GREENVILLE AVE	212
TRAFFIC NON HAZARDOUS	6/13/2009	07402 GREENVILLE AVE	212
FOUND	6/21/2009	07402 GREENVILLE AVE	212
ASSAULT	8/15/2009	07402 GREENVILLE AVE	212

2010 Part 1

Offense	Date	Address	Beat
BURGLARY-BUSINESS	1/17/2010	07402 GREENVILLE AVE	212
BURGLARY-BUSINESS	4/30/2010	07402 GREENVILLE AVE	212
THEFT/BMV	5/30/2010	07402 GREENVILLE AVE	212
THEFT/BMV	7/11/2010	07402 GREENVILLE AVE	212
BURGLARY-BUSINESS	10/11/2010	07402 GREENVILLE AVE	212

2010 Part 2

Offense	Date	Address	Beat
ASSAULT	1/3/2010	07402 GREENVILLE AVE	212
ASSAULT	1/28/2010	07402 GREENVILLE AVE	212
ASSAULT	10/16/2010	07402 GREENVILLE AVE	212
ASSAULT	10/30/2010	07402 GREENVILLE AVE	212

2009 Part 1

Offense	Date	Address	Beat
AGG ASSAULT	1/18/2009	07402 GREENVILLE AVE	212
AGG ASSAULT	1/18/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	2/22/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	4/16/2009	07402 GREENVILLE AVE	212
ROBBERY-BUSINESS	9/3/2009	07402 GREENVILLE AVE	212
UUMV	10/22/2009	07402 GREENVILLE AVE	212
ROBBERY-INDIVIDUAL	11/6/2009	07402 GREENVILLE AVE	212
OTHER THEFTS	12/5/2009	07402 GREENVILLE AVE	212

2009 Part 2

Offense	Date	Address	Beat
ASSAULT	1/1/2009	07402 GREENVILLE AVE	212
VANDALISM & CRIMINAL MISCHIEF	1/1/2009	07402 GREENVILLE AVE	212
OTHERS	1/4/2009	07402 GREENVILLE AVE	212
TRAFFIC NON HAZARDOUS	6/13/2009	07402 GREENVILLE AVE	212
FOUND	6/21/2009	07402 GREENVILLE AVE	212
ASSAULT	8/15/2009	07402 GREENVILLE AVE	212

2010 Part 1

Offense	Date	Address	Beat
BURGLARY-BUSINESS	1/17/2010	07402 GREENVILLE AVE	212
BURGLARY-BUSINESS	4/30/2010	07402 GREENVILLE AVE	212
THEFT/BMV	5/30/2010	07402 GREENVILLE AVE	212
THEFT/BMV	7/11/2010	07402 GREENVILLE AVE	212
BURGLARY-BUSINESS	10/11/2010	07402 GREENVILLE AVE	212

2010 Part 2

Offense	Date	Address	Beat
ASSAULT	1/3/2010	07402 GREENVILLE AVE	212
ASSAULT	1/28/2010	07402 GREENVILLE AVE	212
ASSAULT	10/16/2010	07402 GREENVILLE AVE	212
ASSAULT	10/30/2010	07402 GREENVILLE AVE	212

2011 Part 1

Offense	Date	Address	Beat
THEFT/BMV	11/8/2011	07402 GREENVILLE AVE	212
THEFT/BMV	12/21/2011	07402 GREENVILLE AVE	212

2011 Part 2

Offense	Date	Address	Beat
ASSAULT	4/14/2011	07402 GREENVILLE AVE	212
VANDALISM & CRIMINAL MISCHIEF	5/5/2011	07402 GREENVILLE AVE	212

2012 Part 1

Offense	Date	Address	Beat
OTHER THEFTS	2/12/2011	07402 GREENVILLE AVE	212
THEFT/BMV	7/28/2012	07402 GREENVILLE AVE	212
THEFT/BMV	9/22/2012	07402 GREENVILLE AVE	212
THEFT/BMV	10/7/2012	07402 GREENVILLE AVE	212

2012 Part 2

Offense	Date	Address	Beat
VANDALISM & CRIMINAL MISCHIEF	1/15/2012	07402 GREENVILLE AVE	212

2013 Part 1

Offense	Date	Address	Beat
ROBBERY-INDIVIDUAL	2/14/2013	07402 GREENVILLE AVE	212
THEFT/BMV	3/9/2013	07402 GREENVILLE AVE	212
UUMV	3/20/2013	07402 GREENVILLE AVE	212
THEFT/BMV	7/14/2013	07402 GREENVILLE AVE	212
BURGLARY-BUSINESS	7/21/2013	07402 GREENVILLE AVE	212

2013 Part 2

Offense	Date	Address	Beat
ASSAULT	7/20/2013	07402 GREENVILLE AVE	212
ASSAULT	7/21/2013	07402 GREENVILLE AVE	212
VANDALISM & CRIMINAL MISCHIEF	10/20/2013	07402 GREENVILLE AVE	212

2014 Part 1

Offense	Date	Address	Beat
UUMV	3/2/2014	07402 GREENVILLE AVE	212
THEFT/BMV	8/17/2014	7402 GREENVILLE AVE	212
THEFT/BMV	10/19/2014	7402 GREENVILLE AVE	212
BURGLARY-BUSINESS	11/12/2014	7402 GREENVILLE AVE	212
THEFT/BMV	12/6/2014	7402 GREENVILLE AVE	212
BURGLARY-BUSINESS	12/19/2014	7402 GREENVILLE AVE	212
THEFT/BMV	12/22/2014	7402 GREENVILLE AVE	212

2014 Part 2

Offense	Date	Address	Beat
INJURY (PUBLIC ACCIDENT)	2/23/2014	07402 GREENVILLE AVE	212
ACCIDENT MV	12/21/2014	7402 GREENVILLE AVE	212

2015 Part 1

Offense	Date	Address	Beat
THEFT/BMV	3/22/2015	7402 GREENVILLE AVE	212
THEFT/BMV	4/5/2015	7402 GREENVILLE AVE	212

2015 Part 2

Offense	Date	Address	Beat
VANDALISM & CRIM MISCHIEF	6/21/2015	7402 GREENVILLE AVE	212

CPC ACTION:
August 18, 2016

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period, subject to a revised site plan and conditions on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive.

Maker: Murphy
Second: Shidid
Result: Carried: 12 to 2

For: 12 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung*, Schultz, Peadon, Murphy, Tarpley

Against: 2 - Housewright, Ridley
Absent: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

CPC CONDITIONS
SUP No. 1785

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment use for a bar, lounge or tavern.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit expires on two years from the date of approval. ~~December 9, 2012, but is eligible for automatic renewal for two additional three-year periods, pursuant to Section 51A-4.219 of CHAPTER 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced)~~

Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on three years from the date of approval. ~~December 9, 2012, but is eligible for automatic renewal for two additional three-year periods, pursuant to Section 51A-4.219 of CHAPTER 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced)~~

4. MAXIMUM FLOOR AREA: The maximum floor area for an Alcoholic beverage establishment use for a bar, lounge or tavern is 4,200 square feet.

5. HOURS OF OPERATION: The hours of operation are from 11:00 a.m. to 2:00 a.m., Monday through Sunday.

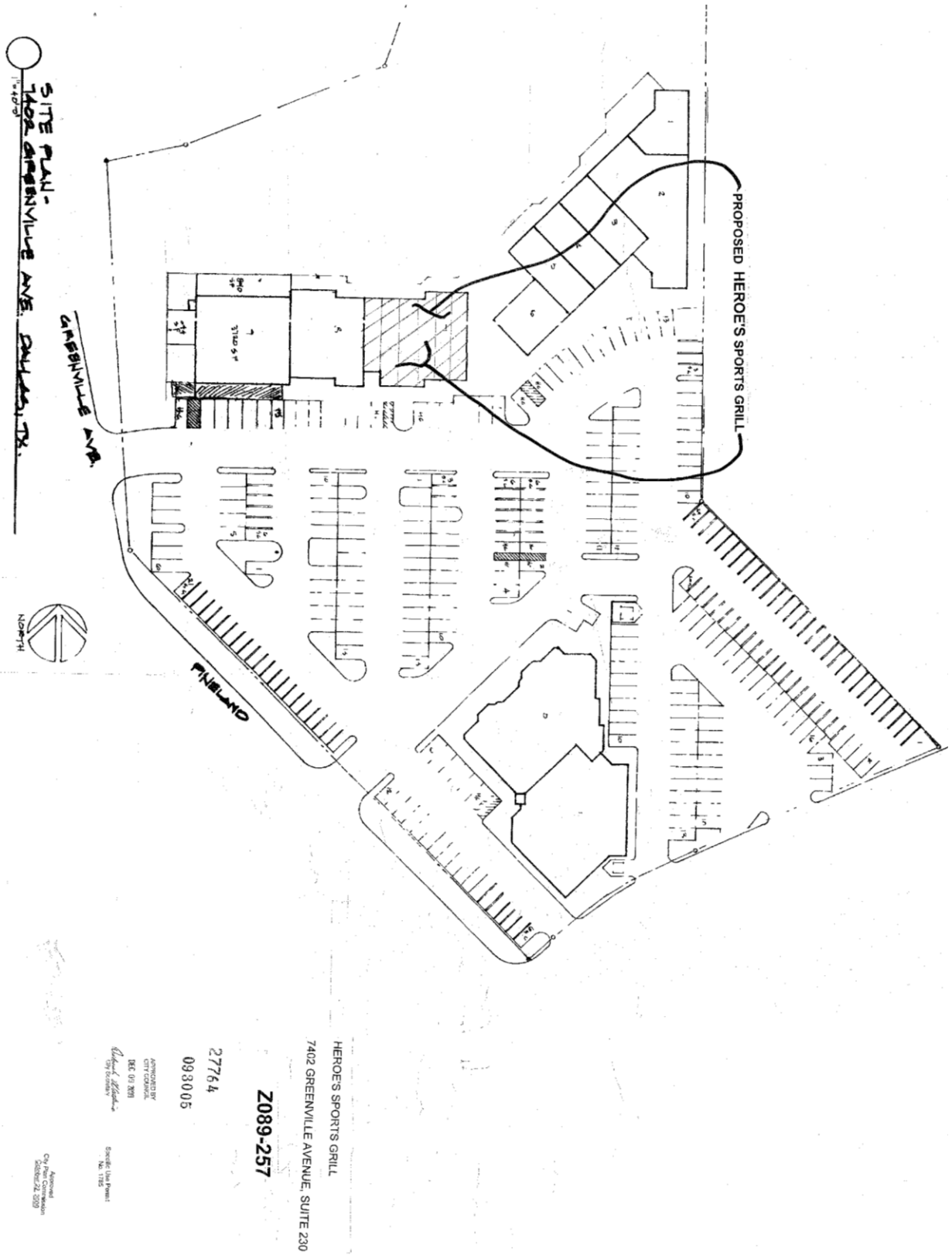
6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.

7. LANDSCAPING: Landscape must comply with the landscape requirements in Planned Development District No. 85.

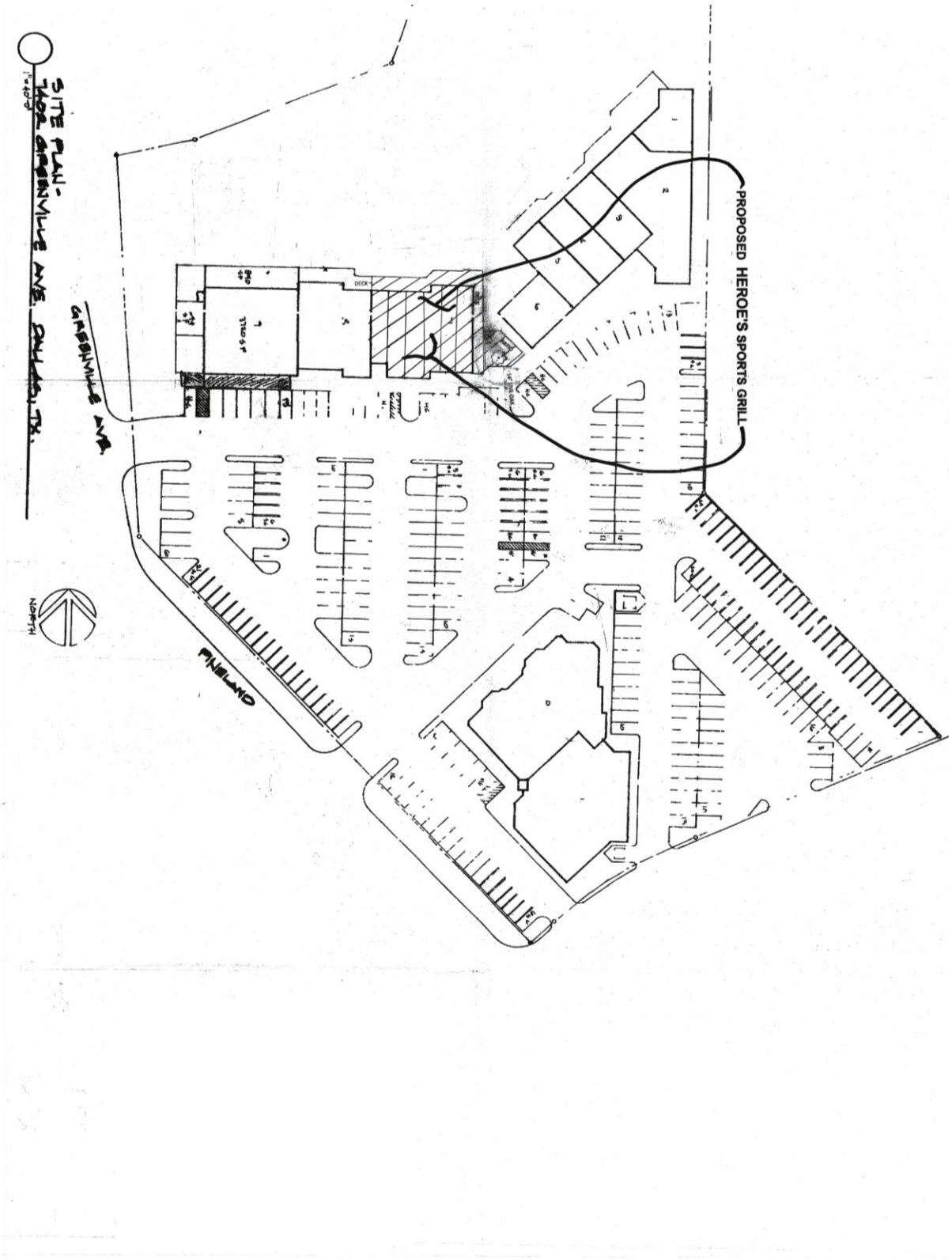
8. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

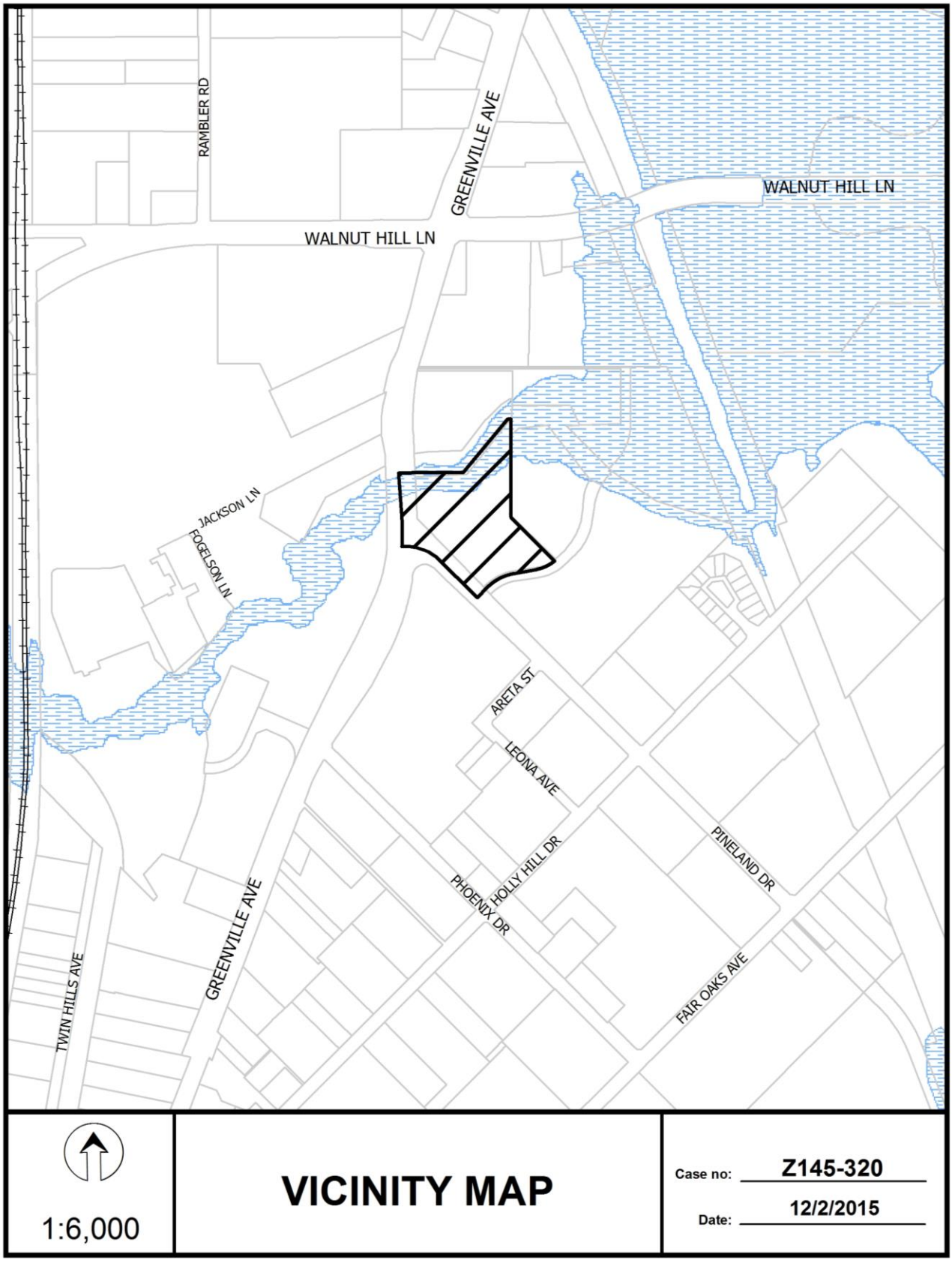
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

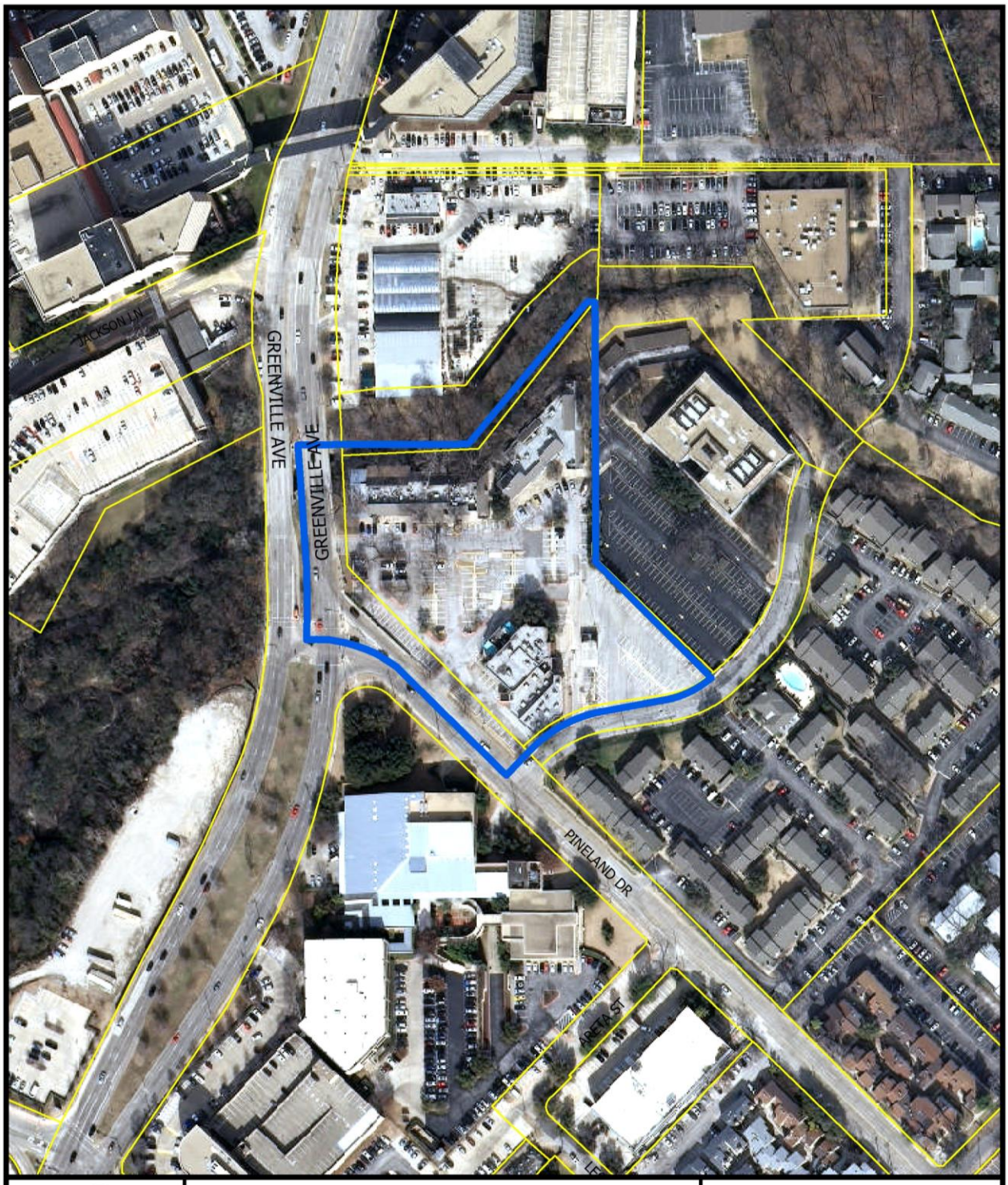
EXISTING SITE PLAN



Revised Site Plan




RAMBLER RD
GREENVILLE AVE
WALNUT HILL LN
WALNUT HILL LN
JACKSON LN
FOGELSON LN
ARETA ST
LEONA AVE
HOLLY HILL DR
PHOENIX DR
PINELAND DR
GREENVILLE AVE
TWIN HILLS AVE
FAIR OAKS AVE
1:6,000
VICINITY MAP
Case no: Z145-320
Date: 12/2/2015

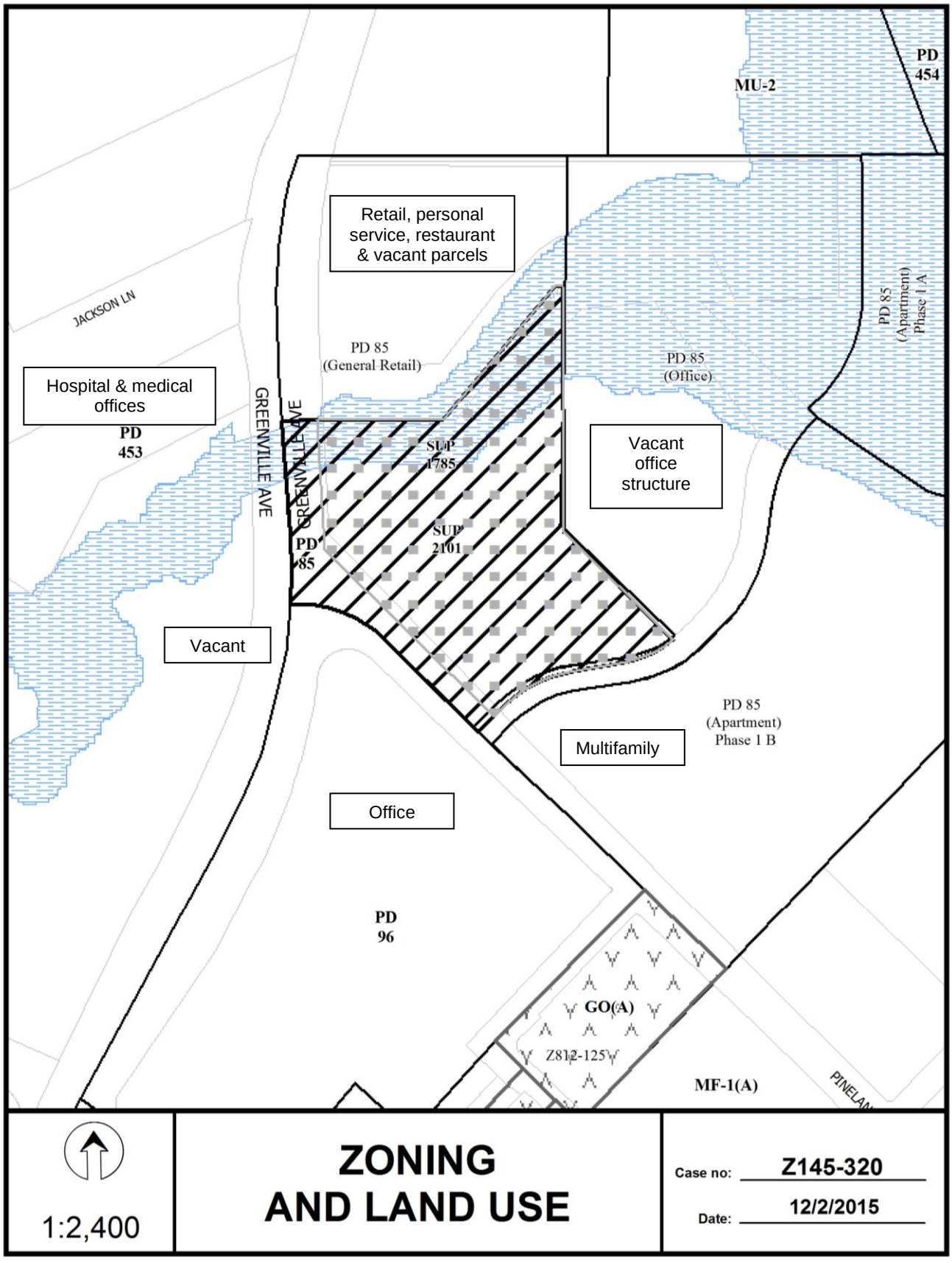


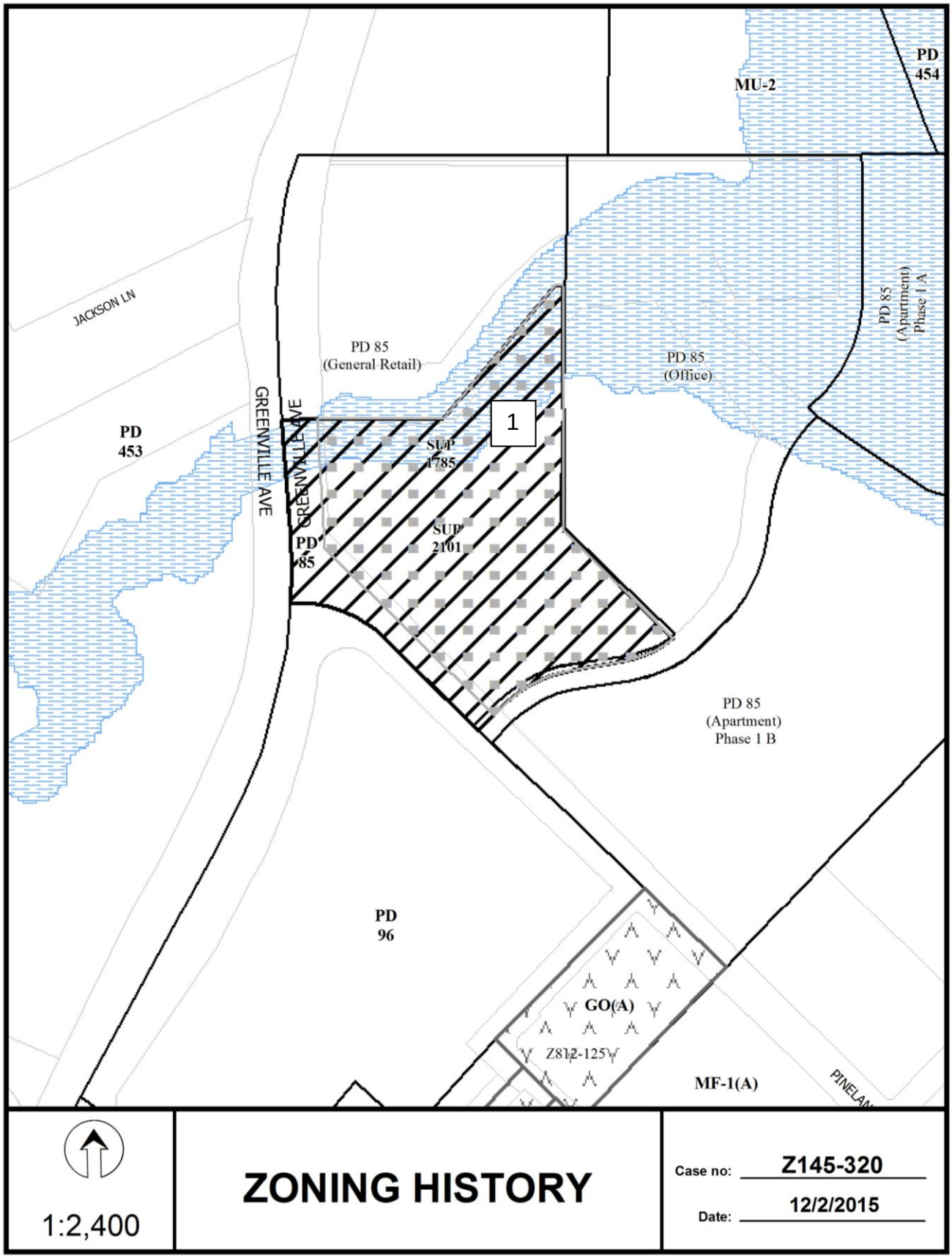
1:2,400

AERIAL MAP

Case no: Z145-320

Date: 12/2/2015


MU-2
PD 454
Retail, personal service, restaurant & vacant parcels
JACKSON LN
PD 85 (General Retail)
PD 85 (Office)
PD 85 (Apartment) Phase 1 A
Hospital & medical offices
PD 453
GREENVILLE AVE
SUP 1785
SUP 2101
PD 85
Vacant office structure
Vacant
PD 85 (Apartment) Phase 1 B
Multifamily
Office
PD 96
GO(A)
Z812-125
MF-1(A)
PINELAN
1:2,400
ZONING AND LAND USE
Case no: Z145-320
Date: 12/2/2015


MU-2
PD 454
JACKSON LN
PD 85 (General Retail)
PD 85 (Office)
PD 85 (Apartment) Phase I A
GREENVILLE AVE
PD 453
1
SUP 1785
SUP 2101
PD 85
PD 85 (Apartment) Phase 1 B
PD 96
GO(A)
Z812-125
MF-1(A)
1:2,400
ZONING HISTORY
Case no: Z145-320
Date: 12/2/2015

CPC RESPONSES



08/17/2016

Reply List of Property Owners

Z145-320

15 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	7402	GREENVILLE AVE	NAZARIAN MANUCHER
	2	7400	GREENVILLE AVE	3 HOMBRES LP
	3	5735	PINELAND DR	VICKERY MEADOW REA ESTATE
	4	8200	WALNUT HILL LN	PRESBYTERIAN HEALTHCARE
	5	8200	WALNUT HILL LN	TEXAS HEALTH RESOURCES
	6	8230	WALNUT HILL LN	PRESBYTERIAN HOSP OF DAL
	7	7448	GREENVILLE AVE	SOKOL ZIZKA SCHOOL
	8	5759	PINELAND DR	KV11 FOXFIRE LLC
	9	7424	GREENVILLE AVE	PLANNED PARENTHOOD OF
	10	7424	GREENVILLE AVE	DORCHESTER DEV CORP
	11	7430	GREENVILLE AVE	ST JOSEPH HELPERS OF DALLAS TEXAS INC
	12	7410	GREENVILLE AVE	3 HOMBRES LP
	13	7424	GREENVILLE AVE	PLANNED PARENTHOOD OF
	14	7320	GREENVILLE AVE	PRESBYTERIAN MEDICAL
	15	7450	GREENVILLE AVE	PRESBYTERIAN HEALTHCARE

AGENDA ITEM # 58

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 9

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 38 N

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-10(A) Single Family District uses and a small business incubator center on property zoned an R-10(A) Single Family District, an R-7.5(A) Single Family District, an NS(A) Neighborhood Service District, and Specific Use Permit No. 2154 for a child-care facility on a portion on the north line of Oldgate Lane, west of San Saba Drive with consideration being given to including an R-7.5(A) Single Family District Subarea within the Planned Development District
Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions
Recommendation of CPC: Approval, subject to a development plan and conditions
Z156-194(WE)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016
ACM: Ryan S. Evans

FILE NUMBER:	Z156-194(WE)	**DATE FILED:**	January 29, 2016
LOCATION:	North line of Oldgate Lane, west of San Saba Drive		
COUNCIL DISTRICT:	9	**MAPSCO:**	38N
SIZE OF REQUEST:	Approx. 3.21 acres	**CENSUS TRACT:**	81.00

APPLICANT / OWNER: White Rock Lake United Methodist Church

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Planned Development District for R-10(A) Single Family District uses and a small business incubator center on property zoned an R-10(A) Single Family District, an R-7.5(A) Single Family District, an NS(A) Neighborhood Service District, and Specific Use Permit No. 2154 for a child-care facility on a portion with consideration being given to including an R-7.5(A) Single Family District Subarea within the PDD.

SUMMARY: The purpose of this request is to allow for a small business incubator center to operate within an existing church [White Rock Lake United Methodist Church].

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and staff's recommended conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

1. *Performance impacts upon surrounding property* – Establishing a small business incubator center within an existing church should not have an impact on the surrounding properties. The proposed business will operate as part of the church ministry. As such, the small business incubator center will "provide space for co-working offices, art or craft production, catering, small scale electronic service and research/professional development." Participants of the small business incubator center will use the space and equipment provided within the church basement on a membership basis.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block. The request is in compliance with the Comprehensive Plan.

4. *Justification for PD Planned Development District* as opposed to a straight zoning district. – The request for a Planned Development District is to allow for a small business incubator center to operate within an existing church. The Dallas Development Code does not currently define or have a zoning classification for this use. The proposed PPD will comply with development standards that govern the R-10(A) Single Family District. In addition, the conditions will define a parking ratio for the use.

   However, staff's recommendation includes no changes to the underlying residential zoning districts. The only proposed change to the PDD is to create a Subarea within the Planned Development District for R-7.5(A) Single Family District uses. The Subarea will include the addition of the "small incubation center" as a main use and change a portion of the NS(A) District to an R-7.5(A) Single Family District. The Subarea within the PDD District will be governed by the R-7.5(A) Single Family District development standards and regulations.

BACKGROUND INFORMATION:

- The site is developed with a church.

- On September 9, 2015, the City Council approved Specific Use Permit No. 2154 for a child-care facility for a five year period with eligibility for automatic renewals for additional five year periods (request site).

- On November 19, 2015, the City Plan Commission approved a waiver of the two year waiting period. The approval permitted the applicant to submit an application for a Planned Development District for a small business incubator center.

- In 1961, the Board of Adjustment approved a special exception to the parking regulations to allow for additional off-street parking on four residential lots. The lots are located on the south side of Oldgate Lane. Based on the Board of Adjustment actions, conditions were established as it relates to screening the lots. In review of the Board's action, staff does not believe that the church is in compliance with the conditions.

- Staff is in the process of retrieving the site plan that was approved by the Board of Adjustment.

Zoning History: There has been one zoning change in the surrounding area in the last five years.

1. Z145-219 On September 9, 2015, the City Council approved Specific Use Permit No. 2154 for a child-care facility for a five year period with eligibility for automatic renewals for additional five year periods (request site).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Oldgate Lane	Local	50 ft.	50 ft.
San Saba Drive	Local	50 ft.	0 ft.

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being in a Residential Building Block. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan.*

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	R-7.5(A) w/ SUP No. 2154, R-10(A), NS(A)	Church, Office, Child-care facility
Northeast	R-10(A)	Single Family, Church
Southwest	R-7.5(A)	Single Family
Southeast	SUP No. 1642, R-7.5(A), NS(A)	Single Family, Church w/ child-care
Northwest	R-7.5(A)	Single Family

Land Use Compatibility:

The 3.21-acre site is developed with a church and child-care center and is surrounded by predominately residential uses. A portion of the north parking lot is being used as an urban garden. The applicant's request for a Planned Development District will permit a small business incubator center as a main use. Various entrepreneurs will use a portion of the church basement as an incubator to establish their businesses. The businesses will be membership only and will not conflict with the church services during the week. In addition, the amount of space that will be used by for the incubator space is 14,000 space feet.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
R-10(A) - existing Single Family	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family
NS(A) - existing Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
PDD – Applicant's proposal small business incubator	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family, Public school, small business Incubator
PDD – staff's rec. small business incubator	R-10(A) 30' R-7.5(A) Subarea 25'	6' 5'	1 Dwelling Unit/ 10,000 sq. ft. (Subarea) 1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family, Public school, small business Incubator

Landscaping: Landscaping must be provided in accordance with Article X.

Parking: The Dallas Development Code does not have a use for a small business incubator center. Staff is recommending a parking ratio of one space per 200 space feet of floor. Staff believes that the proposed use will not generate a large amount of traffic and may be classified as an office related use, even though other type of business will use the church space.

Additional parking for the Church Parking - Board of Adjustment: On March 28, 1961, the Board of Adjustment granted a special exception to the parking regulations for the White Rock Methodist Church to permit off-street parking on four residential lots. The Board of Adjustment recommended the following actions:

- a six-foot solid fence, either wood or chain link with solid inserts or masonry wall be provide on the west property line from the building line setback on Diceman Drive to the building line setback on Santa Clara Drive.

- Parking is not to be allowed in the front yard area on Diceman Drive or Santa Clara Drive, these areas should be sodded and maintained as a lawn for front yard.

- A four-foot solid fence will be provided along the building line on Santa Clara Drive with openings for driveway, entrance and exits from Santa Clara Drive; gates be provided and closed when the lot is not used by the church.

- The church will be given one year in which to obtain permit and execute this work and understand that the lot will be paved and striped in accordance with the plans presented to the Board altering by eliminating parking in the front yard on Diceman Drive and Santa Clara Drive.

PDD Conditions: The City Plan Commission recommended a Planned Development District for R-10(A) Single Family District as the main permitted uses. The Commission compared the development standards for both the R-7.5(A) Single Family District and the R-10(A) Single Family District to determine if there were major differences between the two districts. There are no major differences between the R-7.5(A) Single Family District and the R-10(A) Single Family District.

CPC Action (August 18, 2016)

Motion: It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District uses and a small business incubator center, subject to a revised development plan and applicant's recommended conditions on property zoned an R-10(A) Single Family District, an R-7.5(A) Single Family District, an NS(A) Neighborhood Service District, and Specific Use Permit No. 2154 for a child-care facility on a portion on the north line of Oldgate Lane, west of San Saba Drive.

Maker: Jung
Second: Shidid
Result: Carried: 13 to 1

For: 13 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Tarpley

Against: 1- Ridley
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 93
Replies: For: 3 Against: 2

Speakers: None

LIST OF OFFICERS

White Rock United Methodist Church

Jeb Honeyman, Lay Leader / Chair
John Stanford, Trustees Representative
Kevin Vowell, Trustees Representative
Leah Bouas, Staff-Parish Representative
John Burnett, Staff-Parish Representative
Mike Nurre, Finance Representative
Sharon Johnson, Finance Representative
Bruce Anton, Foundation Representative
Leila James, UMW President / At Large Representative
Mitchell Boone, Pastor
Neil Moseley, Ex Officio

CPC PROPOSED PDD CONDITIONS

SEC. 51P-___.101. LEGISLATIVE HISTORY.

PD was established by Ordinance No. , passed by the Dallas City Council on

.

SEC. 51P-___.102. PROPERTY LOCATION AND SIZE.

PD ___ is established on property located on the north line of Oldgate Lane, west of San Saba Drive. The size of PD ___ is approximately 3.21 acres.

SEC. 51P-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.

(b) SMALL BUSINESS means any combination of office, professional, catering, art or craft production, small scale electronic service and research. A small business does not include a retail sales dealing directly with customer on-site.

(c) SMALL BUSINESS INCUBATOR means a unique and highly flexible combination of business development processes, infrastructure and people designed to nurture small businesses by helping them to survive and grow through the difficult and vulnerable early stages of development. A small business incubator center may only operate within the church building during non-peak hours.

(d) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(f) This district is considered to be a residential zoning district.

SEC. 51P-___.104. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit ___A: development plan.

SEC. 51P- ___.105. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit ____). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site

analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-___.106. MAIN USES PERMITTED.

Tract 1.

(a) The uses permitted in this district are the same as those uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-10(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this planned development district; etc.

CPC Recommendation

Tract 2.

~~(b) The uses permitted in this district are the same as those uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district; etc.~~

Staff's Recommendation

Tract 2.

(b) The uses permitted in this district are the same as those uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district; etc.

(c) Small business incubator center is permitted by right.

SEC. 51P-___.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Division 51A-4.400. In the event of a conflict, between this section and Division 51A-4.400, this section controls.

In general.

(a) Tract 1. The yard, lot, and space regulations for the R-10(A) Single Family District apply.

CPC Recommendation

(b) [~~Tract 2. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.~~]

Staff's Recommendation

(b) Tract 2. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(c) Floor area. Maximum floor area for the incubator center is 14,000 square feet.

SEC. 51P-___.109. OFF-STREET PARKING AND LOADING.

In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(a) Small business incubator center. The off-street parking ratio for a small business incubator center is one space per 200 square feet of floor area.

SEC. 51P-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.111. LANDSCAPING.

(a) Except as otherwise provided in this district, landscaping must be provided in accordance with Article X, as amended:

(b) All plant materials must be maintained in a healthy, growing condition.

SEC. 51P-___.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-___.113. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

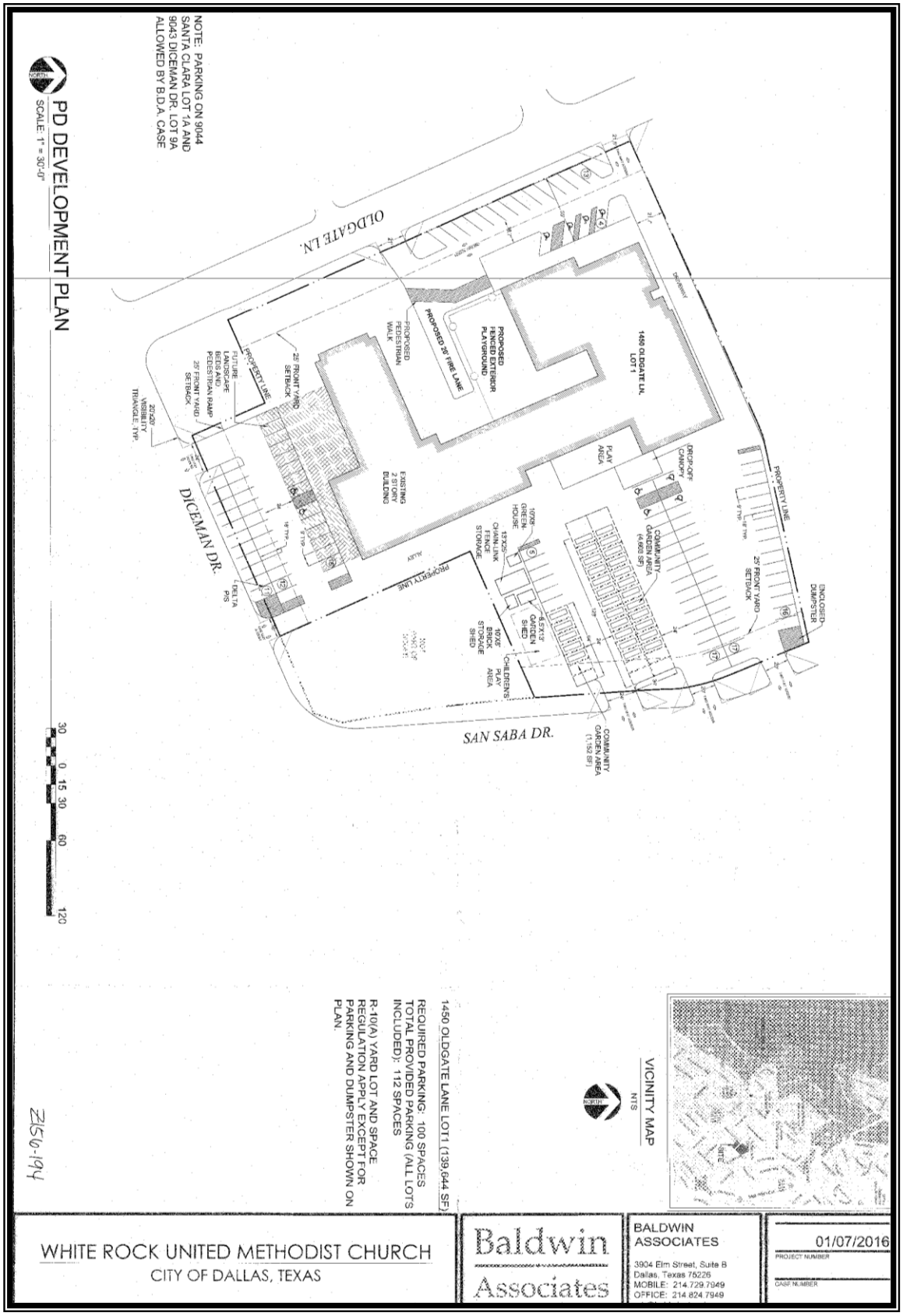
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

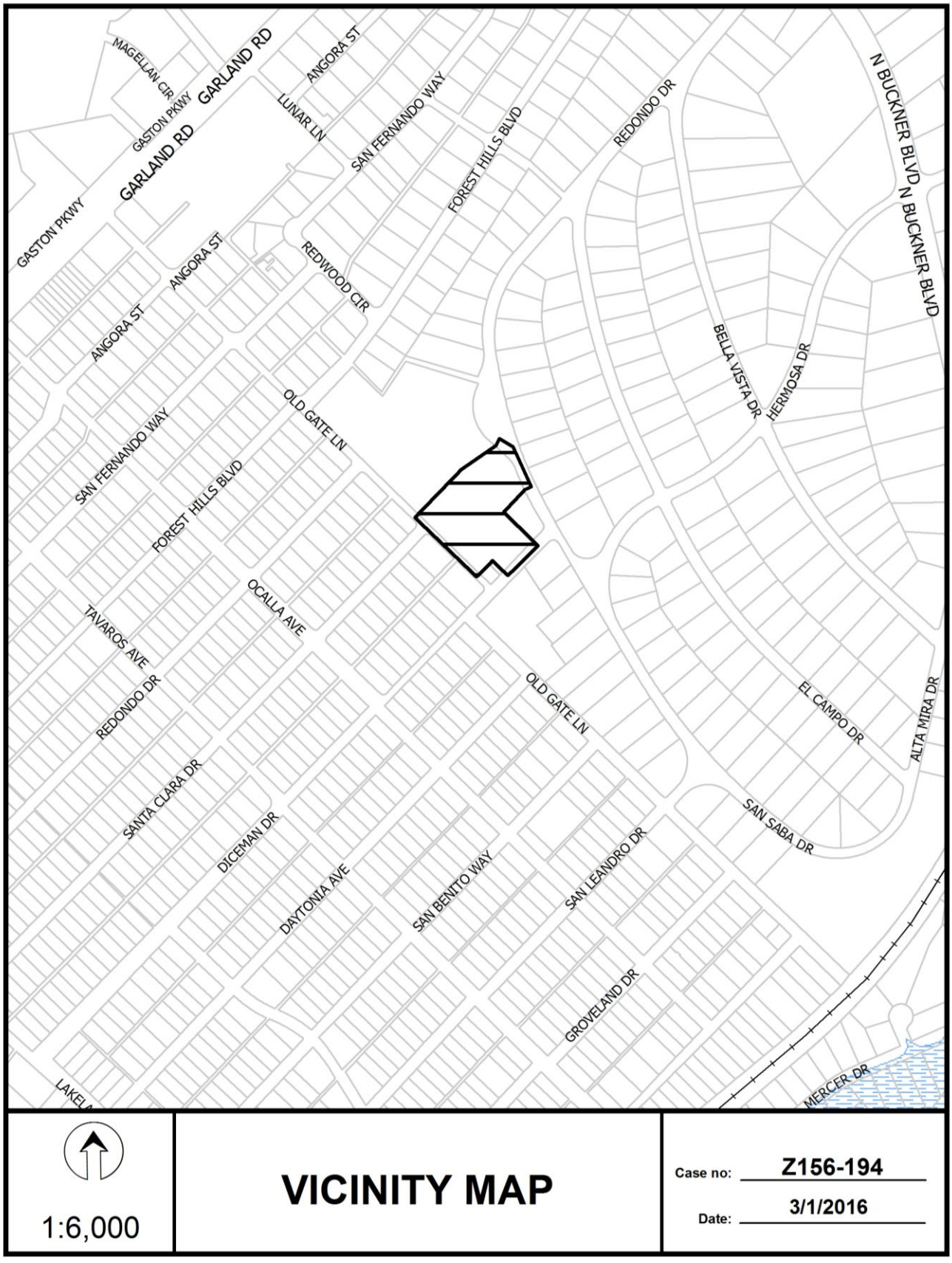
SEC. 51P-___.114 COMPLIANCE WITH CONDITIONS.

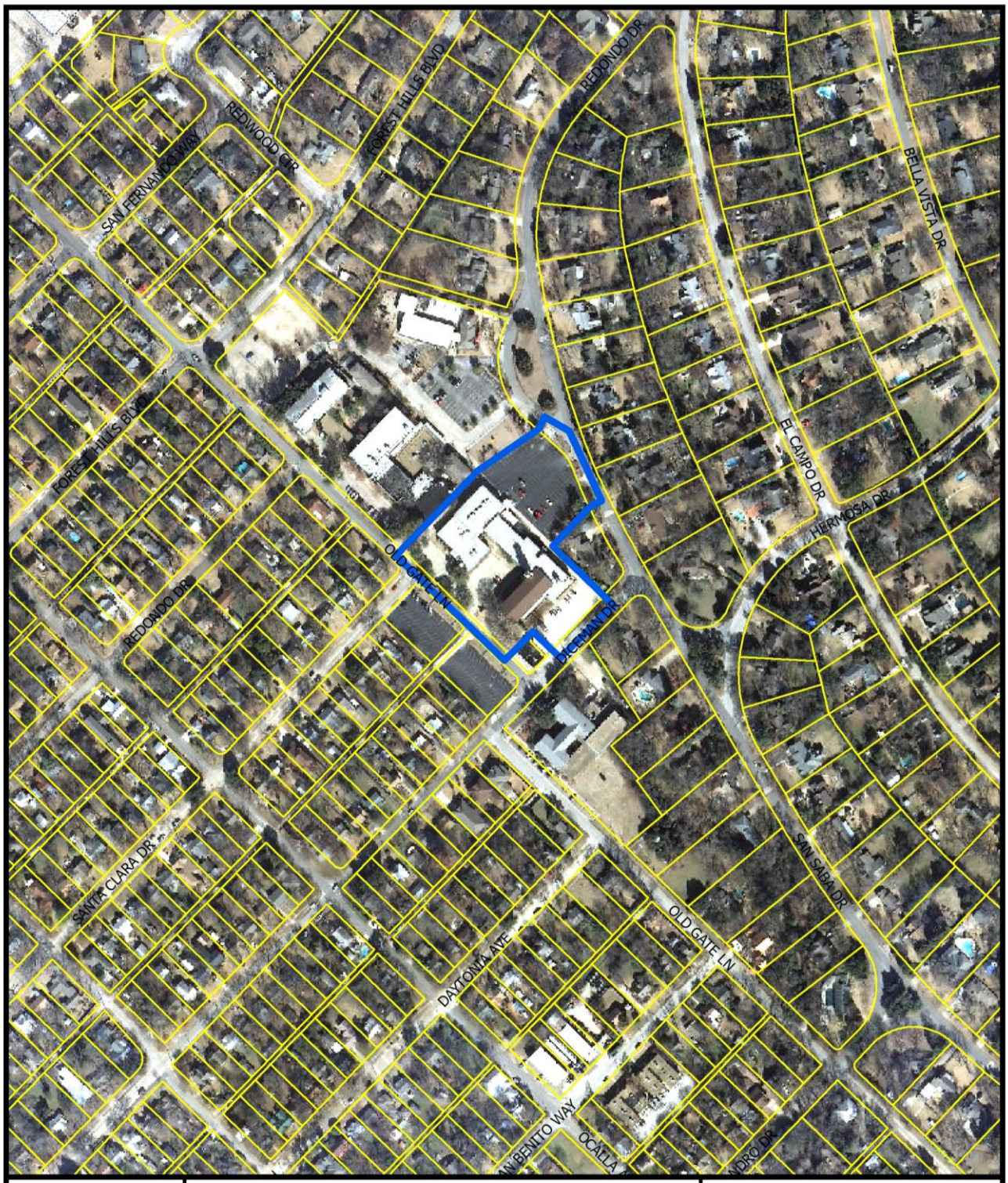
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN




MAGELLAN CIR
GASTON PKWY
GARLAND RD
GARLAND RD
ANGORA ST
LUNAR LN
SAN FERNANDO WAY
FOREST HILLS BLVD
REDONDO DR
N BUCKNER BLVD
N BUCKNER BLVD
GASTON PKWY
ANGORA ST
ANGORA ST
REDWOOD CIR
BELLA VISTA DR
HERMOSA DR
OLD GATE LN
SAN FERNANDO WAY
FOREST HILLS BLVD
OCALLA AVE
TAVAROS AVE
REDONDO DR
OLD GATE LN
EL CAMPO DR
ALTA MIRA DR
SANTA CLARA DR
DICEMAN DR
SAN SABA DR
DAYTONIA AVE
SAN BENITO WAY
SAN LEANDRO DR
GROVELAND DR
MERCER DR
LAKELA
1:6,000
VICINITY MAP
Case no: Z156-194
Date: 3/1/2016

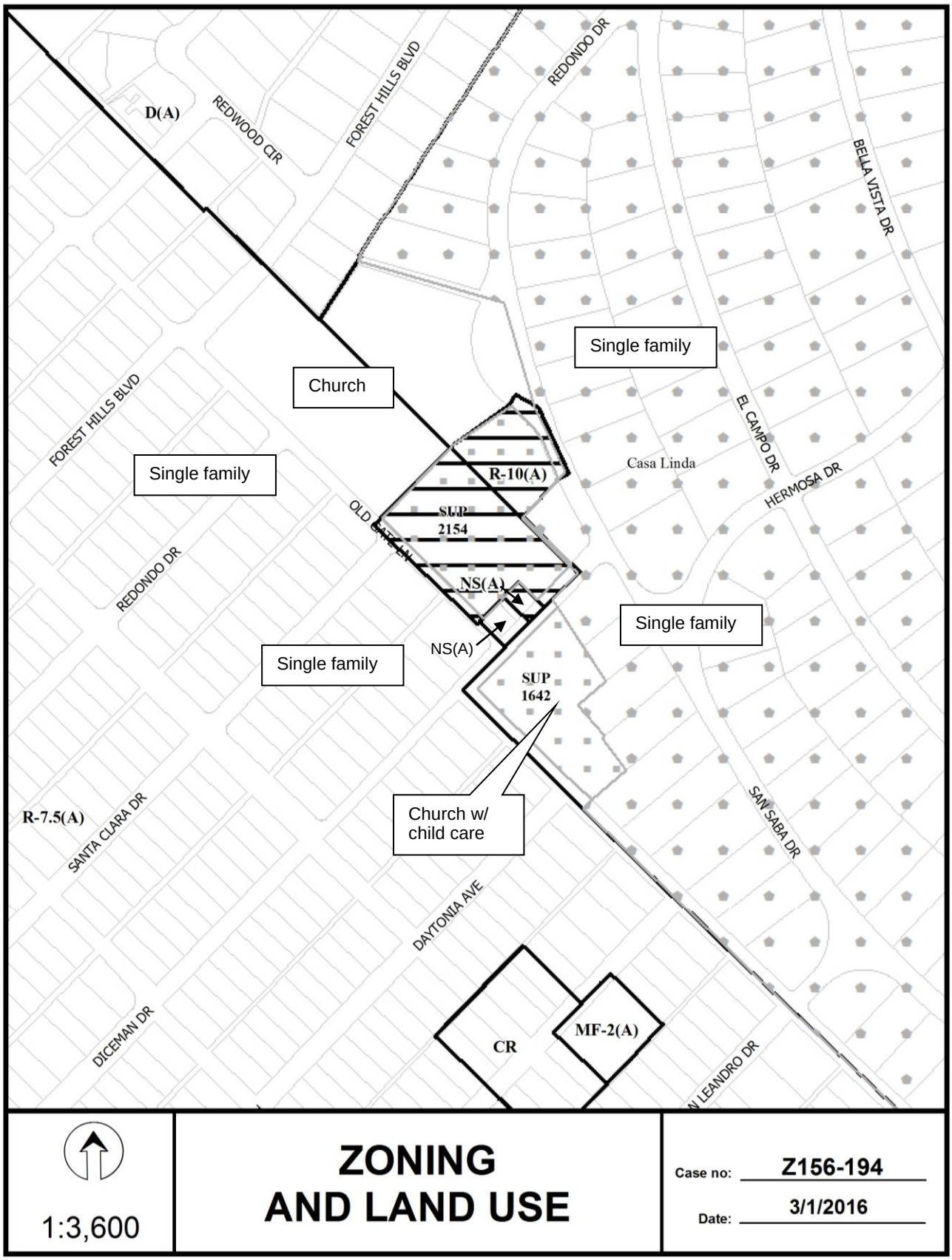


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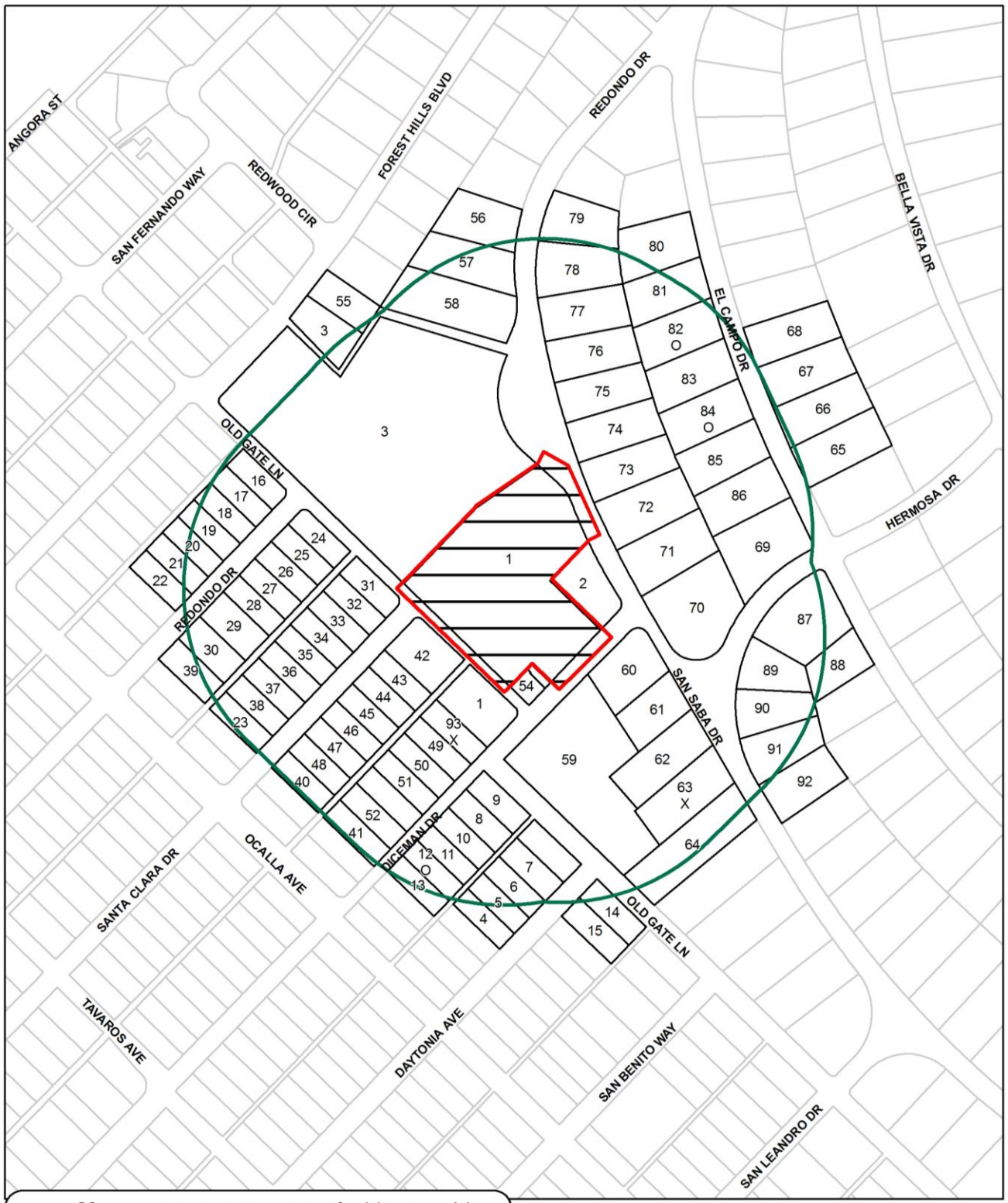
AERIAL MAP

Case no: Z156-194

Date: 3/1/2016


D(A)
REDWOOD CIR
FOREST HILLS BLVD
REDONDO DR
BELLA VISTA DR
Single family
Church
FOREST HILLS BLVD
Single family
R-10(A)
Casa Linda
EL CAMPO DR
HERMOSA DR
SUP 2154
OLD GATE LN
REDONDO DR
NS(A)
NS(A)
Single family
Single family
SUP 1642
Church w/ child care
R-7.5(A)
SANTA CLARA DR
SAN SABA DR
DAYTONIA AVE
DICEMAN DR
CR
MF-2(A)
N LEANDRO DR
1:3,600
ZONING AND LAND USE
Case no: Z156-194
Date: 3/1/2016

CPC RESPONSES



93	Property Owners Notified (97 parcels)
3	Replies in Favor (3 parcels)
2	Replies in Opposition (2 parcels)
500'	Area of Notification
8/18/2016	Date

Z156-194
CPC

N
W E
S

1:3,600

Notification List of Property Owners

Z156-194

93 Property Owners Notified 3 Property Owners in Favor 2 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	1450	OLDGATE LN	WHITE ROCK METHODIST CH
	2	1445	SAN SABA DR	JELEN JASON
	3	9122	FOREST HILLS BLVD	ROMAN CATH DIOCESE DALLAS
	4	9019	DAYTONIA AVE	RYAN DEBORAH ANN
	5	9023	DAYTONIA AVE	PIN SOBHARAKSHA
	6	9027	DAYTONIA AVE	GILES ANGELA
	7	9031	DAYTONIA AVE	GALLIA DONALD WAYNE &
	8	9030	DICEMAN DR	SMAARDYK SARAH &
	9	9034	DICEMAN DR	FUDGE JAMES DURHAM &
	10	9026	DICEMAN DR	MELSHEIMER LAWRENCE A
	11	9022	DICEMAN DR	DUKE CHARLES W
O	12	9018	DICEMAN DR	TUCKER RICHARD ALLEN &
	13	9012	DICEMAN DR	ALVARADO RUBEN & JILL
	14	9034	DAYTONIA AVE	JAROSZ CHRISTINE M
	15	9030	DAYTONIA AVE	BLEVENS CATHERINE & SPENCER
	16	9047	REDONDO DR	MARLEY ELISABETH A
	17	9043	REDONDO DR	BERRELLS NUALA
	18	9039	REDONDO DR	WILLIAMS KIMBERLY A
	19	9035	REDONDO DR	MARTIN VALARIE L
	20	9029	REDONDO DR	HULCY DOUGLAS &
	21	9025	REDONDO DR	QUEST IRA INC FBO
	22	9021	REDONDO DR	CANO CHRIS
	23	9011	SANTA CLARA DR	CONWAY CHRISTOPHER BRIAN &
	24	9046	REDONDO DR	HURN KATHRYN MARIE
	25	9042	REDONDO DR	HOWARD JOEY L &
	26	9038	REDONDO DR	BASS BURGUNDY SUE

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	27	9034	REDONDO DR	DAVIDSON LARRY
	28	9028	REDONDO DR	MCCOY GARY RANDEL
	29	9024	REDONDO DR	MARTINEZ FELIPE R
	30	9016	REDONDO DR	HANNAH MICHAEL BAKER
	31	9047	SANTA CLARA DR	HELMS PAULA
	32	9043	SANTA CLARA DR	FREYER TIMOTHY C &
	33	9039	SANTA CLARA DR	KAM CAROL M
	34	9035	SANTA CLARA DR	YOUNGBLOOD GARY K & TR
	35	9029	SANTA CLARA DR	KILLINGSWORTH KIMBERLY S
	36	9025	SANTA CLARA DR	RANEY WILLIAM J & EMILY L
	37	9021	SANTA CLARA DR	MORSE NATALEE S
	38	9017	SANTA CLARA DR	COMPTON KATHERINE
	39	9010	REDONDO DR	WELLS KAITLIN & OEHLER MATHEW
	40	9012	SANTA CLARA DR	ROBERTS KEVIN W & TAMRA E
	41	9011	DICEMAN DR	ORTEGA MARY
	42	9044	SANTA CLARA DR	WHITE ROCK METHODIST CHUR
	43	9038	SANTA CLARA DR	RASH MARJORIE L &
	44	9034	SANTA CLARA DR	HEINEMAN LEE ANN
	45	9028	SANTA CLARA DR	WETZEL TOMMY W LIFE ESTATE
	46	9024	SANTA CLARA DR	MONROE JOWANNA
	47	9018	SANTA CLARA DR	WARHEIT JENNIFER S
	48	9016	SANTA CLARA DR	DANDRIDGE FRANCES G
	49	9035	DICEMAN DR	SELF DAVID & DEBORAH H
	50	9029	DICEMAN DR	WATT NEILL H
	51	9023	DICEMAN DR	HARGROVE RICHARD D
	52	9017	DICEMAN DR	MAULDIN TIFFANI
	53	9105	DICEMAN DR	JEHLE STEPHANIE
	54	9103	DICEMAN DR	WHITE ROCK UNITED
	55	9128	FOREST HILLS BLVD	SNYDER RAY L & TEODORA G
	56	1411	SAN SABA DR	ONEY DARR K &
	57	1415	SAN SABA DR	MEIN PHILIP J & JOEN

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	58	1419	SAN SABA DR	GANTER FAMILY TRUST
	59	1600	OLDGATE LN	ALLEN CHUCK M & LORI M
	60	1503	SAN SABA DR	GAROUTTE NANCY ALICE
	61	1507	SAN SABA DR	PETERS JULIA M
	62	1511	SAN SABA DR	VAN PELT BARBARA
X	63	1515	SAN SABA DR	TURNER MYLES C &
	64	1519	SAN SABA DR	HOOKER CHARLES R &
	65	1440	EL CAMPO DR	MITCHELL GARY R & SHERI
	66	1436	EL CAMPO DR	HOLLAS CHRISTOPHER DEAN &
	67	1432	EL CAMPO DR	DRYDEN MELVIN L &
	68	1428	EL CAMPO DR	MCCORMICK JEFFREY J &
	69	1441	EL CAMPO DR	HUGHES JAMES F & KELLY D
	70	1446	SAN SABA DR	GLICK MICHAEL A
	71	1440	SAN SABA DR	HOOD WILLIAM C &
	72	1436	SAN SABA DR	HOFFMAN DAVID M & CAMERON ABIGAIL
	73	1432	SAN SABA DR	SILVERS STACY K & JENNA F
	74	1428	SAN SABA DR	YOUNG BETH L
	75	1424	SAN SABA DR	DELEON TERESA RENE
	76	1420	SAN SABA DR	PADDEN AIMEE J
	77	1416	SAN SABA DR	FOSS TINA LOUISE
	78	1412	SAN SABA DR	MILLER CHRISTOPHER L &
	79	1408	SAN SABA DR	FREDRICKSON PAUL G &
	80	1413	EL CAMPO DR	MCCARTHY MATT JOSEPH &
	81	1417	EL CAMPO DR	SAROKHANIAN NICHOLAS
O	82	1421	EL CAMPO DR	SCHMALZER DANIEL J
	83	1425	EL CAMPO DR	SAWYER STEPHEN TYLER &
O	84	1429	EL CAMPO DR	DORMAN CORALIE
	85	1433	EL CAMPO DR	CARTWRIGHT BRET M &
	86	1437	EL CAMPO DR	BURT KEVIN & LO ANN QUINN
	87	1505	EL CAMPO DR	ELLIOTT ROBERT W &
	88	1509	EL CAMPO DR	COLCOTT THOMAS HUTSON

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	89	9204	HERMOSA DR	KEMPER THOMAS J &
	90	1504	SAN SABA DR	LOPEZ MARK
	91	1508	SAN SABA DR	SWAYZE ROBERT L JR & MARY LYNN
	92	1512	SAN SABA DR	ZITMORE MILES & ESTHER
X	93	9039	DICEMAN DR	WEGREN JANNA

AGENDA ITEM # 59

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 43 H; M

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private recreation center, club, or area on property zoned Tracts 7 and 10 within Planned Development District No. 508, on the northwest corner of Hampton Road and Bickers Street

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

Z156-236(JM)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016

ACM: Ryan S. Evans

FILE NUMBER: Z156-236(JM) **DATE FILED:** April 25, 2016

LOCATION: Northwest corner of Hampton Road and Bickers Street

COUNCIL DISTRICT: 6 **MAPSCO:** 43-H, M

SIZE OF REQUEST: ±7.901 acres **CENSUS TRACT:** 205

APPLICANT/OWNER: Mercy Street; Dallas Housing Authority

REPRESENTATIVE: Cliff Spruill, AIA

REQUEST: An application for a Specific Use Permit for a private recreation center, club, or area on property zoned Tracts 7 & 10 within Planned Development District No. 508.

SUMMARY: The applicant proposes to operate a private recreation facility which requires a Specific Use Permit, as designated by the Planned Development District. The two-story facility will be approximately 38,250 square feet in size. Additionally, there will be a collegiate baseball field outside.

CPC RECOMMENDATION: **Approval** for a six-year period with eligibility for automatic renewals for additional six-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a six-year period with eligibility for automatic renewals for additional six-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The area currently has a ball field which will be converted to a collegiate field with the new private recreational facility for training purposes. To the south are additional new baseball fields. Surrounding areas contain a YMCA, retail, park and community center, office, and residential (multi and single family). The use will be compatible with these surrounding uses subject to special consideration of lighting and screening requirements as required by code. Existing sports lights are 60 feet tall.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The requested use will complement the surrounding uses by expanding the sports-oriented theme in the region. Additionally, the programs planned will offer services for youth in the surrounding residential areas.

3. *Not a detriment to the public health, safety, or general welfare* – The request is not foreseen to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request does not require any modifications to the applicable zoning regulations.

Zoning History:

- Z156-266: Request to create a new subdistrict, Tract 7A, and to amend the conditions for Tracts 2 and 7A to allow for sports lighting up to 80' in height. *Case approved at CPC 9/1/16. Pending CC on 9/28/16.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bickers Street	Community Collector (M-4-U)	60 feet
Hampton Road	Principal Arterial (M-6D(A))	100 feet

Traffic:

The Engineering Section of the Sustainable Development and Construction Department requires a traffic management plan per the proposed PD conditions on case Z156-266. The plan provided for that case, which includes this request area, has been determined not have a negative impact on the existing street system. To ensure the traffic management is working, staff has requested a two-year review as part of the PD conditions. At that time, staff will assess whether the area must make changes to the traffic management plan. These requirements are not part of the SUP under review. They will be required along with the PD amendment case being heard separately, on the same agenda.

Development Standards:

DISTRICT	Base Zoning	SETBACKS		Density	FAR	Height	Lot Coverage	Special Standards	PRIMARY Uses
		Front	Side/Rear						
PDD No. 508, Tracts 7	MF-2(A)	15' min	0' or 10' Side 0', 10', or 15' Rear	Per plan	None	36' RPS	50% or 60%	Residential Proximity Slope	Institutional, Recreational, Residential, Transportation, Utility Uses, & Wholesale, Distribution, and Storage
PDD No. 508, Tracts 10	LO-1(A)	15' min	0' or 20'Side or Rear	Per plan	None	36' RPS	80%	Residential Proximity Slope	Commercial, Business Services, Institutional, Office, Recreational, Residential, Retail, Transportation, Utility Uses, & Wholesale, Distribution, and Storage

STAFF ANALYSIS:

On June 10, 1998, the City Council passed Ordinance No. 23536, which established PDD No. 508, a district that provided for certain commercial and business service uses, CH Clustered Housing District uses, MF-2(A) Multifamily District uses, LO-1 Limited Office District uses, and MU-1 Mixed Use District uses. Tracts 2, 12, and 12A are considered Mixed Use (MU-1) tracts. The zoning was granted as a PDD with a conceptual plan and requires that the City Plan Commission approve a development plan for each phase of development before the issuance of a building permit for each phase. An SUP requires its own site plan, to which the development plan must conform. A development plan will be submitted after the SUP request. A building permit will not be issued until a development plan is approved by CPC.

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns.

Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is located in a Multi-modal corridor (includes Transit centers, while not at this site) which supports a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit (located at this intersection). Examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 508, Tracts 7 & 10	Baseball field
North	PDD No. 508, Tracts1, 7, & 10	Multifamily, Office, & School
East	R-5(A) & SUP No. 772	Park and Community Center & Single Family
South	PDD No. 508, Tracts 2, 3, & 9; CR	Senior Living, Community Center, Baseball Fields, Retail
West	PDD No. 508, Tracts 1, 10, & SUP No. 1516	Multifamily & Private Recreation Center, Club, or Area

The SUP request site is ±7.901 acres. There is an existing youth baseball field with existing sports lighting that are approximately 60 feet high. These lights would not be allowed under the new regulations for the area. An amendment to the PD is being requested separately to allow for new sports lighting up to 80 feet high. Additionally, hours of operation for sports lighting and amplified sound for this area and adjacent

sports fields on Tract 2 will be imposed with the amended PD conditions. The purpose of including them on the PD conditions rather than on this SUP is so that operations for both sets of fields will be the same and manageable through one set of conditions rather than two. The SUP only covers a part of the fields, since Tract 2 doesn't require an SUP for private recreation areas.

This request is for an SUP to allow for the renovation of the site. The plan is to upgrade the existing field to a collegiate field and install an indoor facility to serve as a youth baseball training site. Multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Development at these intersections should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access.

After much consideration of how best to serve the area while making development simpler, certain requirements have been written into the PD conditions proposed for case Z156-266. By including one set on the PD conditions and not mirroring those requirements in the SUP conditions, staff is ensuring that the amendment process in the future will be less confusing and only require one amendment (to PD) rather than to both the SUP and PD. The proposed standards in the PD for athletic fields within Tracts 2 and the new Tract should help to mitigate any potential negative impact and help the proposed use compliment the surrounding uses/neighborhoods. The pending case to amend the PD will further detail the conditions necessary to ensure the proposed use will limit potential negative impact. The conditions refer to the hours of operation for sports lighting and amplified sound, as well as requiring a traffic management plan and two-year update to ensure effectiveness and address any issues that may have arisen during those first years of operation.

LIST OF DHA BOARD COMMISSIONERS

Commissioners and Officers

The Housing Authority of the City of Dallas, Texas

Board of Commissioners

Mr. Albert Black, Chairman

Mr. Victor Vital, Vice Chairman

Ms. Teresa Flores, Commissioner

Ms. Debra Culberson, Commissioner

Mr. James Garner, Commissioner

Officers

Ms. MaryAnn Russ, President/CEO

Mr. Troy Broussard, Senior Vice President/COO

Ms. Chetana Chaphekar, CFO

Mr. Greg Mays, General Counsel

Ms. Brooke Etie, Vice President Voucher Programs

Mr. Timothy Lott, Vice President Capital Programs

Z156-236

LIST OF MERCY STREET OFFICERS

Mercy Street Board of Directors

Scott Aston, Chairman
Robert Dobrient, Vice-Chairman
Stacy Burke, Secretary
Bill Farrell, Treasurer
Erin Mitchell Pope
Trey Hill
Matt VanBeber
Nate Eubanks

Z156-266

Mentorship | Discipleship | Leadership
3801 Holystone Street, Dallas, Texas 75212 | 214-905-1042 | 972-707-2986 fax | www.mercystreetdallas.org
MERCY STREET

CPC Action:
September 1, 2016

Motion: It was moved to recommend **approval** of a Specific Use Permit for a private recreation center, club, or area for a six-year period with eligibility for automatic renewals for additional six-year periods, subject to a site plan and conditions on property zoned Planned Development District 508, Tracts 7 & 10, at the northwest corner of Hampton Road and Bickers Street.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 60
Replies: For: 3 Against: 3

Speakers: For: Trey Hill, 3801 Holystone St., Dallas, TX, 75212
Against: Ronnie Mestes, 3215 Rutz St., Dallas, TX, 75212

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a private recreation center.

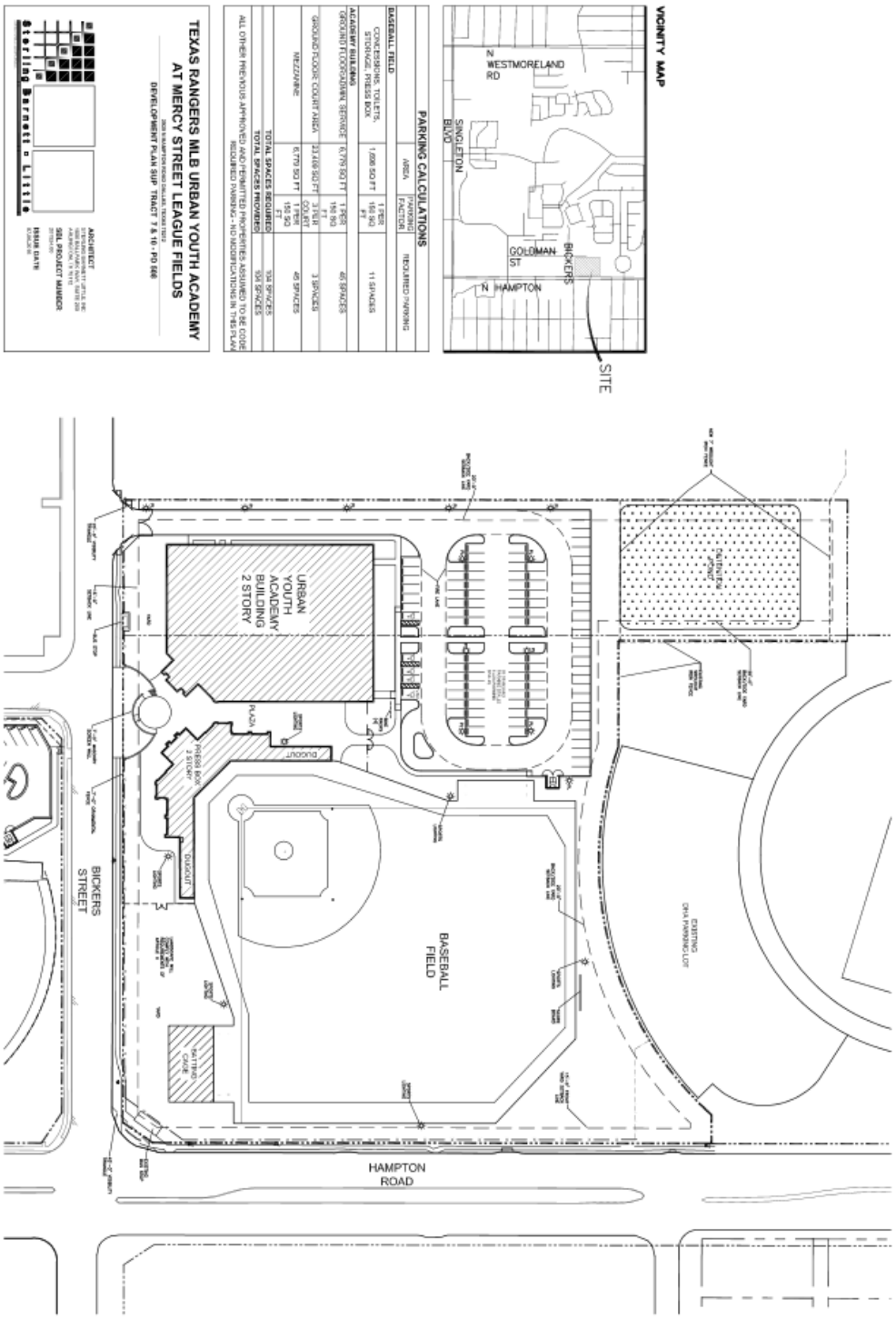
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _6_ years from passage of this ordinance (date), but is eligible for automatic renewal for additional _6_ year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

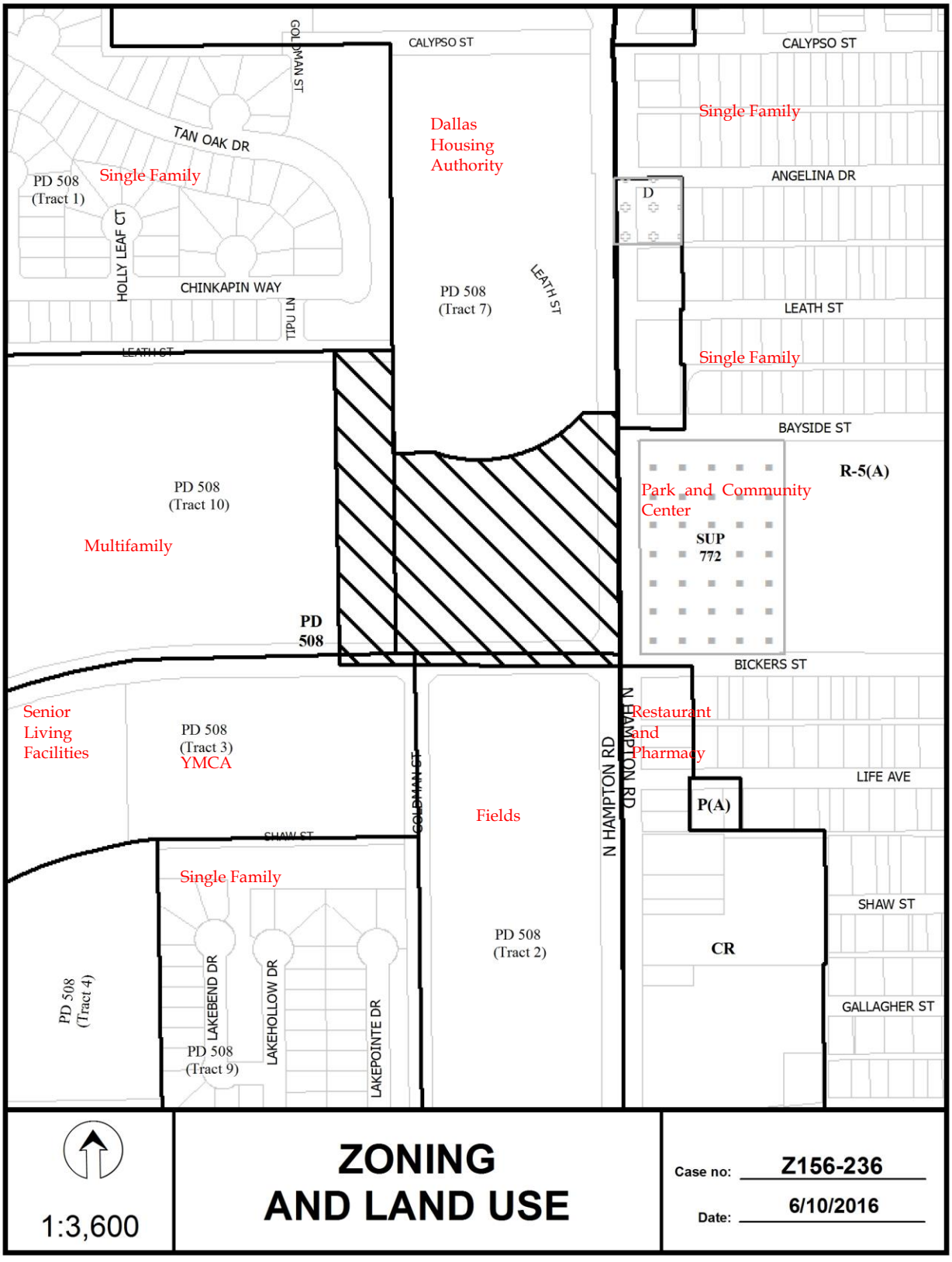
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

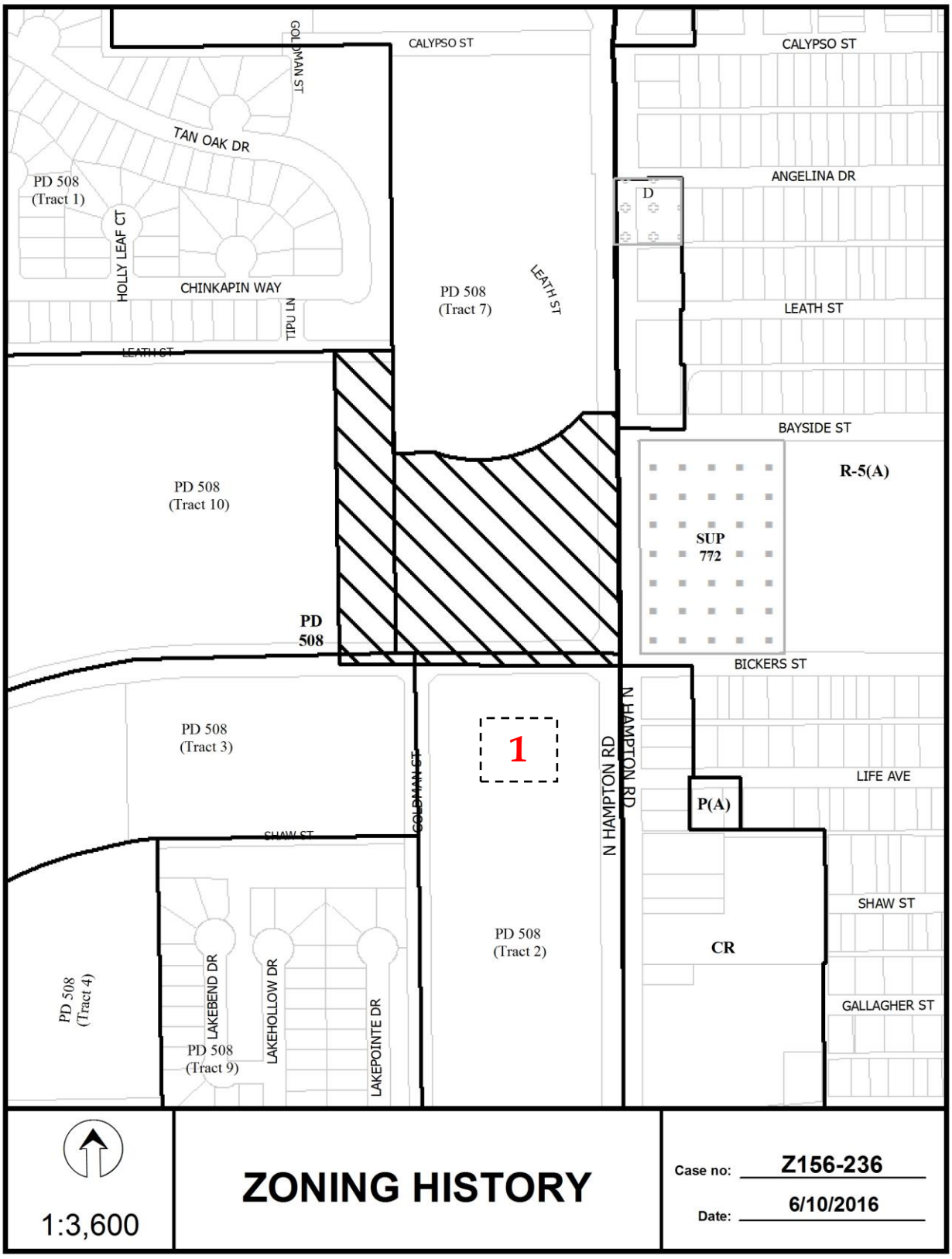
SUP SITE PLAN



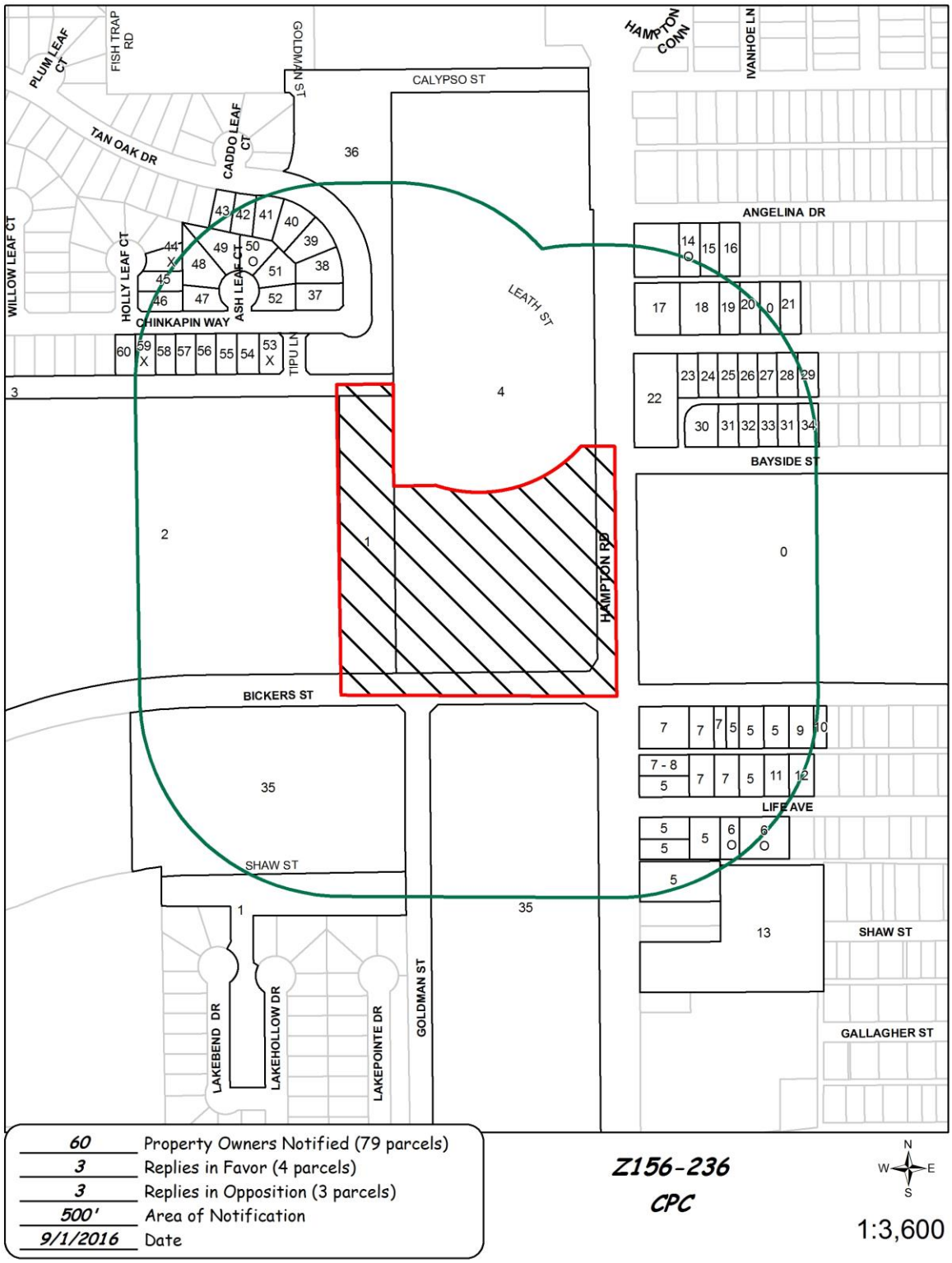

Trinity River Greenbelt
CANADA DR
CANADA CONN
CANADA DR
POINCIANA PL
TAN OAK DR
FISH TRAP RD
GOLDMAN ST
CALYPSO ST
IVANHOE LN
BRUNDRETTE ST
PUGET ST
DARIEN ST
FINIS ST
CALYPSO ST
BLUE MYRTLE WAY
GRAY OAK PL
CHINA ELM DR
VINE MAPLE PL
CEDAR ELM LN
CHINKAPIN WAY
LEATH ST
TIPU LN
LEATH ST
ANGELINA DR
LEATH ST
BAYSIDE ST
N HAMPTON RD
Nash/Davis
Carr
DARIEN ST
HOMELAND ST
BICKERS ST
GREENLEAF ST
LIFE AVE
SHAW ST
SHAW ST
PUGET ST
GALLAGHER ST
LAKEMEADOWS CT
La Reunion Cemetery
LAKEBEND DR
LAKEHOLLOW DR
LAKEPOINTE DR
GOLDMAN ST
N HAMPTON RD
KRAFT ST
HARSTON ST
MORRIS ST
MCBROOM ST
FISH TRAP RD
DENNISON ST
Pinkston
NOMAS ST
PUEBLO ST
1:7,200
VICINITY MAP
Case no: Z156-236
Date: 6/9/2016


CALYPSO ST
CALYPSO ST
TAN OAK DR
GOLDMAN ST
ANGELINA DR
HOLLY LEAF CT
CHINKAPIN WAY
TIPU LN
LEATH ST
LEATH ST
LEATH ST
BAYSIDE ST
BICKERS ST
GOLDMAN ST
N HAMPTON RD
LIFE AVE
SHAW ST
SHAW ST
LAKEBEND DR
LAKEHOLLOW DR
N HAMPTON RD
GALLAGHER ST
1:3,600
AERIAL MAP
Case no: Z156-236
Date: 6/9/2016


CALYPSO ST
CALYPSO ST
GOLDMAN ST
TAN OAK DR
Dallas Housing Authority
Single Family
PD 508 (Tract 1)
Single Family
ANGELINA DR
D
HOLLY LEAF CT
CHINKAPIN WAY
TIPU LN
PD 508 (Tract 7)
LEATH ST
LEATH ST
LEATH ST
Single Family
BAYSIDE ST
R-5(A)
PD 508 (Tract 10)
Park and Community Center
Multifamily
SUP 772
PD 508
BICKERS ST
Senior Living Facilities
PD 508 (Tract 3)
YMCA
Restaurant and Pharmacy
N HAMPTON RD
LIFE AVE
P(A)
COLEMAN CT
Fields
SHAW ST
Single Family
SHAW ST
PD 508 (Tract 2)
CR
PD 508 (Tract 4)
LAKEBEND DR
LAKEHOLLOW DR
LAKEPOINTE DR
PD 508 (Tract 9)
GALLAGHER ST
1:3,600
ZONING AND LAND USE
Case no: Z156-236
Date: 6/10/2016


CALYPSO ST
CALYPSO ST
GOLDMAN ST
TAN OAK DR
PD 508
(Tract 1)
HOLLY LEAF CT
CHINKAPIN WAY
TIPU LN
PD 508
(Tract 7)
LEATH ST
ANGELINA DR
D
LEATH ST
LEATH ST
BAYSIDE ST
R-5(A)
PD 508
(Tract 10)
SUP
772
PD
508
BICKERS ST
PD 508
(Tract 3)
1
N HAMPTON RD
LIFE AVE
P(A)
GOLDMAN ST
SHAW ST
SHAW ST
PD 508
(Tract 2)
CR
PD 508
(Tract 4)
LAKEBEND DR
LAKEHOLLOW DR
LAKEPOINTE DR
PD 508
(Tract 9)
GALLAGHER ST
1:3,600
ZONING HISTORY
Case no: Z156-236
Date: 6/10/2016

CPC RESPONSES



08/31/2016

Reply List of Property Owners

Z156-236

60 Property Owners Notified 3 Property Owners in Favor 3 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	2600	BICKERS ST	DALLAS HOUSING AUTHORITY
	2	2425	BICKERS ST	DALLAS HOUSING AUTHORITY
	3	1	LEATH ST	GREENLEAF VILLAGE HOA INC
	4	3939	N HAMPTON RD	DALLAS HOUSING AUTHORITY
	5	3534	N HAMPTON RD	KOKB MEDICAL PROPERTIES
O	6	2052	LIFE AVE	DALLAS WEST CH OF CHRIST
	7	3616	N HAMPTON RD	RODRIGUEZ MARY LOU
	8	3616	N HAMPTON RD	RODRIGUEZ MARY LOU
	9	2036	BICKERS ST	HERNANDEZ EDUARDO
	10	2032	BICKERS ST	AVILES ELISARDO
	11	2041	LIFE AVE	NIHOBANTEGEYE ALEXANDRE &
	12	2039	LIFE AVE	SMITH STACIE L
	13	3400	N HAMPTON RD	DALLAS WEST CHURCH
O	14	2058	ANGELINA DR	MARTINEZ CESAR
	15	2054	ANGELINA DR	MEDINA FELIX V
	16	2050	ANGELINA DR	MORENO FRANCISCO SOSA
	17	3900	N HAMPTON RD	LUCKYS PROPERTY CO JV
	18	2055	LEATH ST	HARDAWAY JOHN ETTA
	19	2051	LEATH ST	JOHNSON ALMOND JR
	20	2047	LEATH ST	LOCKHART JOYCE A
	21	2039	LEATH ST	ALVARADO JOSE E &
	22	3818	N HAMPTON RD	OGBAZGI SEMERE GELAI &
	23	2058	LEATH ST	MIRELES ADAN &
	24	2054	LEATH ST	HARRIS IRENE
	25	2050	LEATH ST	HARRIS AMANDA MARIE
	26	2046	LEATH ST	ALLEN JERRY W

08/31/2016

Reply	*Label #*	*Address*		*Owner*
	27	2042	LEATH ST	JOHNSON BILLY
	28	2038	LEATH ST	CHEN FAN
	29	2034	LEATH ST	ALMENDARIZ ELIAS & AGUSTINA
	30	2055	BAYSIDE ST	SMITH DARRYL LARONE
	31	2051	BAYSIDE ST	HMK LTD
	32	2047	BAYSIDE ST	MULLEN SAM
	33	2043	BAYSIDE ST	STALLWORTH DENEE YVETTE
	34	2035	BAYSIDE ST	CARROLL LAURETTA & ET AL
	35	3737	GOLDMAN ST	DALLAS HOUSING AUTHORITY
	36	1	TAN OAK DR	GREENLEAF VILLAGE HOA INC
	37	2310	TAN OAK DR	LANDRUM RODNEY
	38	2314	TAN OAK DR	PIMENTEL HECTOR M &
	39	2318	TAN OAK DR	ALONSO LEONEL
	40	2322	TAN OAK DR	CASTILLO ERIKA & JOEL
	41	2326	TAN OAK DR	BAEZ ROBERTO & ANA LILIA
	42	2330	TAN OAK DR	CLARADY NATHANIEL P &
	43	2334	TAN OAK DR	GREENLEAF VILLAGE HOA INC
X	44	4030	HOLLY LEAF CT	REYES ASHLEY R
	45	4026	HOLLY LEAF CT	AMH 2015 1 BORROWER LLC
	46	4022	HOLLY LEAF CT	VASQUEZ KEVIN J &
	47	4019	ASH LEAF CT	HERRON BARBARA J
	48	4023	ASH LEAF CT	DAVIS FRED JR & INCHA
	49	4027	ASH LEAF CT	VANDERMOLEN BRETT A
O	50	4028	ASH LEAF CT	PHILIP CHRISTO & MELISSA &
	51	4024	ASH LEAF CT	BERRIOS CARLOS F &
	52	4020	ASH LEAF CT	LABA FREDDY N
X	53	2314	CHINKAPIN WAY	WALLING WILLIAM R
	54	2318	CHINKAPIN WAY	HENRY VALENCIA
	55	2322	CHINKAPIN WAY	WEIRICH JUNE M
	56	2326	CHINKAPIN WAY	JONES GREGORY D &
	57	2330	CHINKAPIN WAY	FRANCO REYNALDO JR

08/31/2016

Reply	*Label #*	*Address*		*Owner*
	58	2334	CHINKAPIN WAY	SMITH DAVID
X	59	2338	CHINKAPIN WAY	CRUZ ALFREDO
	60	2416	CHINKAPIN WAY	WOLDETSADIK SEBSIEB &

AGENDA ITEM # 60

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 37 X

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808, on the southwest side of Gaston Avenue and the northwest side of East Grand Avenue

Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions

Z156-287(JM)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016

ACM: Ryan S. Evans

FILE NUMBER: Z156-287(JM) **DATE FILED:** June 15, 2016

LOCATION: On the southwest side of Gaston Avenue and the northwest side of East Grand Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 37-X

SIZE OF REQUEST: Approx. 4.27 acres **CENSUS TRACT:** 001.00

APPLICANT / OWNER: On Rotation Brewhouse (Craft Brew Labs, Inc.); 7324 Gaston Avenue LTD

REPRESENTATIVE: Lindsay Sloan % On Rotation Brewhouse (Craft Brew Labs, Inc.)

REQUEST: An application for the renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808.

SUMMARY: The applicant would like to continue to operate an alcoholic beverage establishment with an onsite microbrewery (On Rotation Brewhouse). The location has +/- 3,200 sq. ft. of which 2619 sq. ft. is a bar area, and 581 sq. ft. is used for small scale beer manufacturing.

CPC RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed use is compatible with the intent of Planned Development District No. 808 to accommodate a variety of commercial and business service, industrial, retail and personal service, and wholesale, distribution, and storage uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The overall land use pattern provides for a concentration of shops and offices at this intersection providing services and job opportunities within walking distance of residences. A bar, lounge, or tavern will serve to enhance the experience of the shopping plaza by helping to create a destination location for the surrounding neighborhoods.

3. *Not a detriment to the public health, safety, or general welfare* – The request is not foreseen to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request does not require any modifications to the applicable zoning regulations.

Zoning History:

1. Z112-255(MW) On August 22, 2012, the City Council approved an application for a Specific Use Permit for a community service center on property zoned Planned Development District No. 808 on the southwest side of Gaston Avenue and the northwest side of East Grand Avenue. SUP No. 1985 expired on August 22, 2015.

2. Z145-216(SM) On June 4, 2015, the City Council denied an application to create a new Planned Development District to allow a mini-warehouse use by right and increase floor area ratio on property generally located on the east line of East Grand Avenue south of Gaston Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Gaston Avenue	Collector	Variable
East Grand Avenue	Collector	Variable
Tucker Street	Local	53 feet

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 808; Base of CR: Community Retail	Shown on Con. Plan	20' If across from res	Max: 400 if mixed use	Max. 85'	85%	RPS; Min. Lot: 1,000 sq. ft.	Mixed Use

PDD No. 808 was established by Ordinance No. 27575, passed by the Dallas City Council on June 24, 2009. The base zoning is a CR Community Retail District.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan designates the area of request in the Urban Neighborhood Building Block.

The Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measure 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

The site area is a prime example of an Urban Neighborhood, located in a densely retail corridor, yet adjacent to single family homes and nearby multifamily developments which are all relatively new. The mix of uses provides for transit-friendly and walkable means of shopping and working. This facility is consistent with these goals of the comprehensive plan.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 808, SUP No. 2119	Restaurants, a gym, dry cleaners, medical office, UPS, veterinarian, etc.
North	CR & CR w/ Deed Restrictions	Retail and restaurants
East	MU-1 w/ Deed Restrictions	Liquor Store, pawn shop, and restaurant
South	R-7.5(A) & CR	Single family homes, restaurant
West	MF-2(A), R-7.5(A)	Multifamily units, single family homes

The continued operation of the use is consistent with the commercial uses within the immediate area. They have been in operation for one year and nine months with limited incidents.

No changes are being proposed to the site plan. The applicant plans to operate in the same manner. The existing SUP conditions describe the use as an alcoholic beverage establishment limited to a bar, lounge or tavern. No identification of the 581 sq. ft. small scale beer manufacturing is made, nor is it required. A microbrewery, micro-distillery, or winery uses and accessory alcoholic beverage manufacturing uses may not occupy more than 40 percent of the total floor area of the main use (51A-4.217(a)(5). The requested area which they would like to continue to use and occupy in this manner represents a total of less than 20 percent of the overall square footage (3,200 sq. ft.).

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character

of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended.

Police Report:

Staff obtained reported offenses for the most recent two-year period during which the use has operated under SUP No. 2119. The list of offenses is provided below:

DPD REPORT

IncidentNum	Watch	Date1	Time1	Address	UCR_Offense	ZipCode
082342-2016	2	4/7/2016	14:50	7328 GASTON AVE	OTHER THEFTS	75214
284241-2015	1	12/7/2015	0:50	7328 GASTON AVE	BURGLARY-BUSINESS	75214

PARTNERS/OFFICERS

List of Partners/Principals/Officers

CRAFT BREW LABS, INC. dba On Rotation Brewhouse

Jacob L Sloan, President and Secretary

Lindsay G Sloan, Director

Nancy H Greer, Director

David E Greer Jr, Director

7324 GASTON AVENUE, LTD.

LO/GP 7324 Gaston Avenue, Inc.

Mack A Pogue, Chairman, Director

William C Dovall, President

Nancy A Davis, Vice President, Secretary, Treasurer

Gregory S Courtwright, Vice President

Steve Seitz, Vice President

Robert Dozier, Vice President

Leigh Ann Everett, Assistant Secretary

CPC Action:
August 18, 2016

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a three-year period, subject to staff's recommended conditions on property zoned Planned Development District No. 808, on the southwest side of Gaston Avenue and the northwest side of East Grand Avenue.

Maker: Ridley
Second: Murphy
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston*, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 97
Replies: For: 4 Against: 0

Speakers: For (Did not speak): Lindsay Sloan, 7320 Gaston Ave., TX, 75204
Against: None

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit expires on ~~November 12, 2016~~ (3 years)_____, (three years from the passage of this ordinance)

Applicant's Request:

3. TIME LIMIT: This specific use permit expires on on ~~November 12, 2016~~ THREE YEARS, but is eligible for automatic renewal for additional TWO-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

3. FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to a bar, lounge or tavern is 3,200 square feet.

4. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge or tavern use may only operate between 12:00 p.m. (noon) and 10:00 p.m., Sunday through Thursday, and between 12:00 p.m. (noon) and 12:00 a.m. (midnight), Friday through Saturday.

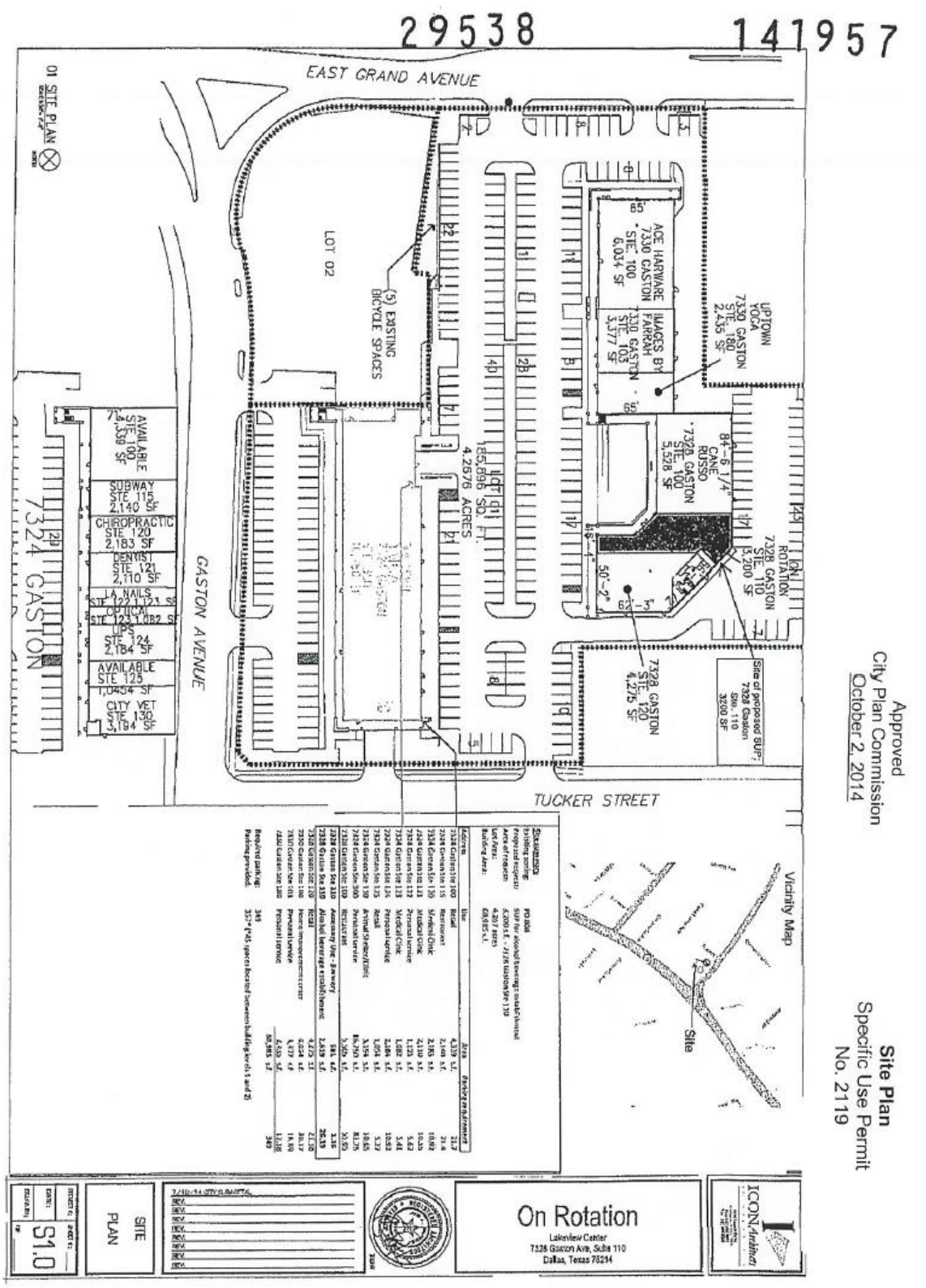
5. OUTSIDE SPEAKERS: Outdoor speakers are prohibited.

6. OUTSIDE STORAGE: Outside storage of silos or containers of spent grain is not permitted.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

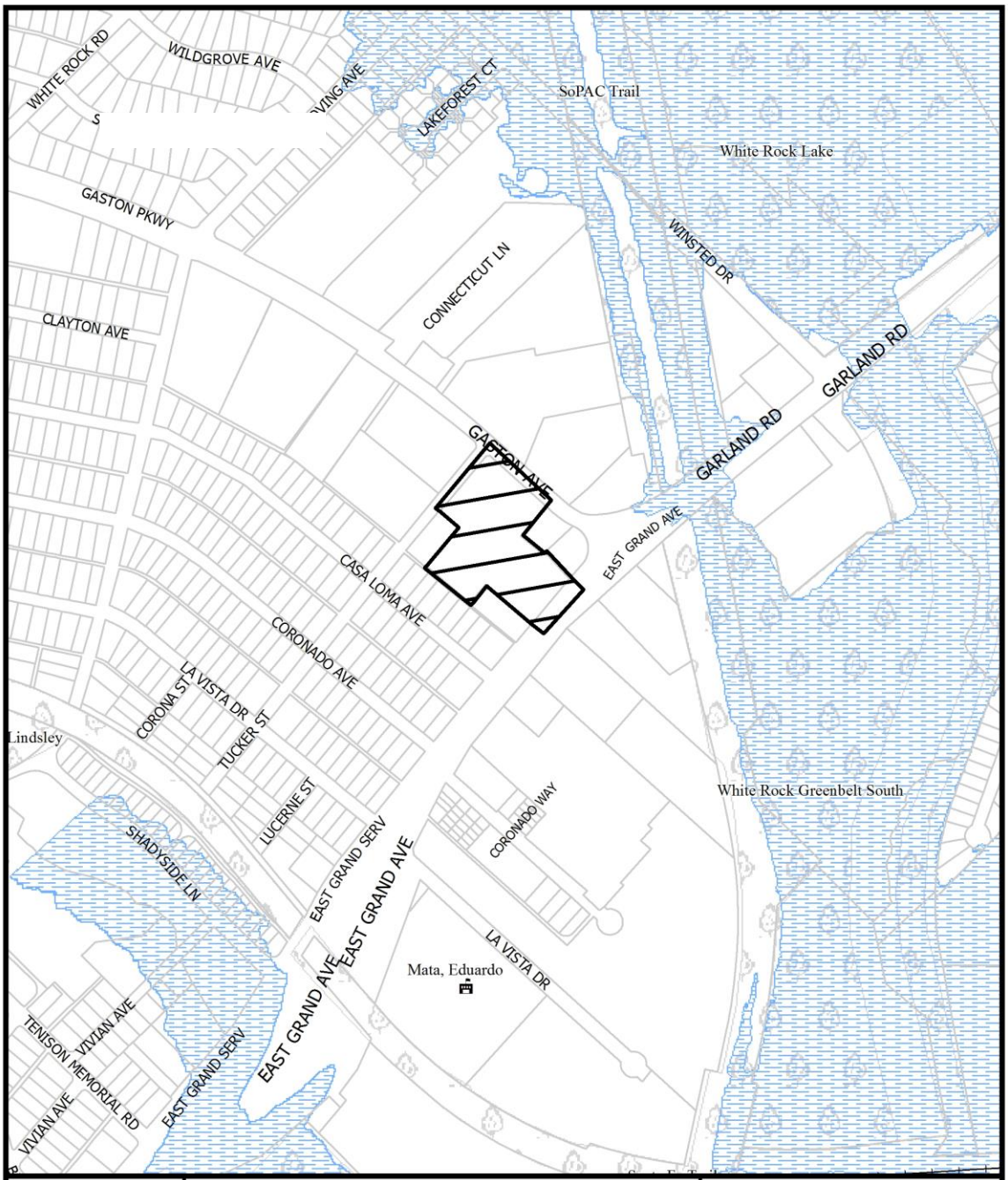
EXISTING SITE PLAN



Approved
City Plan Commission
October 2, 2014

Site Plan
Specific Use Permit
No. 2119

Z156-287


WHITE ROCK RD
WILDGROVE AVE
LAKEFOREST CT
SoPAC Trail
White Rock Lake
GASTON PKWY
WINSTED DR
CONNECTICUT LN
CLAYTON AVE
GARLAND RD
GARLAND RD
GASTON AVE
EAST GRAND AVE
CASA LOMA AVE
CORONADO AVE
CORONA ST
LA VISTA DR
TUCKER ST
Lindsley
LUCERNE ST
SHADYSIDE LN
EAST GRAND SERV
EAST GRAND AVE
CORONADO WAY
White Rock Greenbelt South
LA VISTA DR
Mata, Eduardo
EAST GRAND AVE
TENISON MEMORIAL RD
VIVIAN AVE
EAST GRAND SERV
VIVIAN AVE
1:6,000
VICINITY MAP
Case no: Z156-287
Date: 7/15/2016

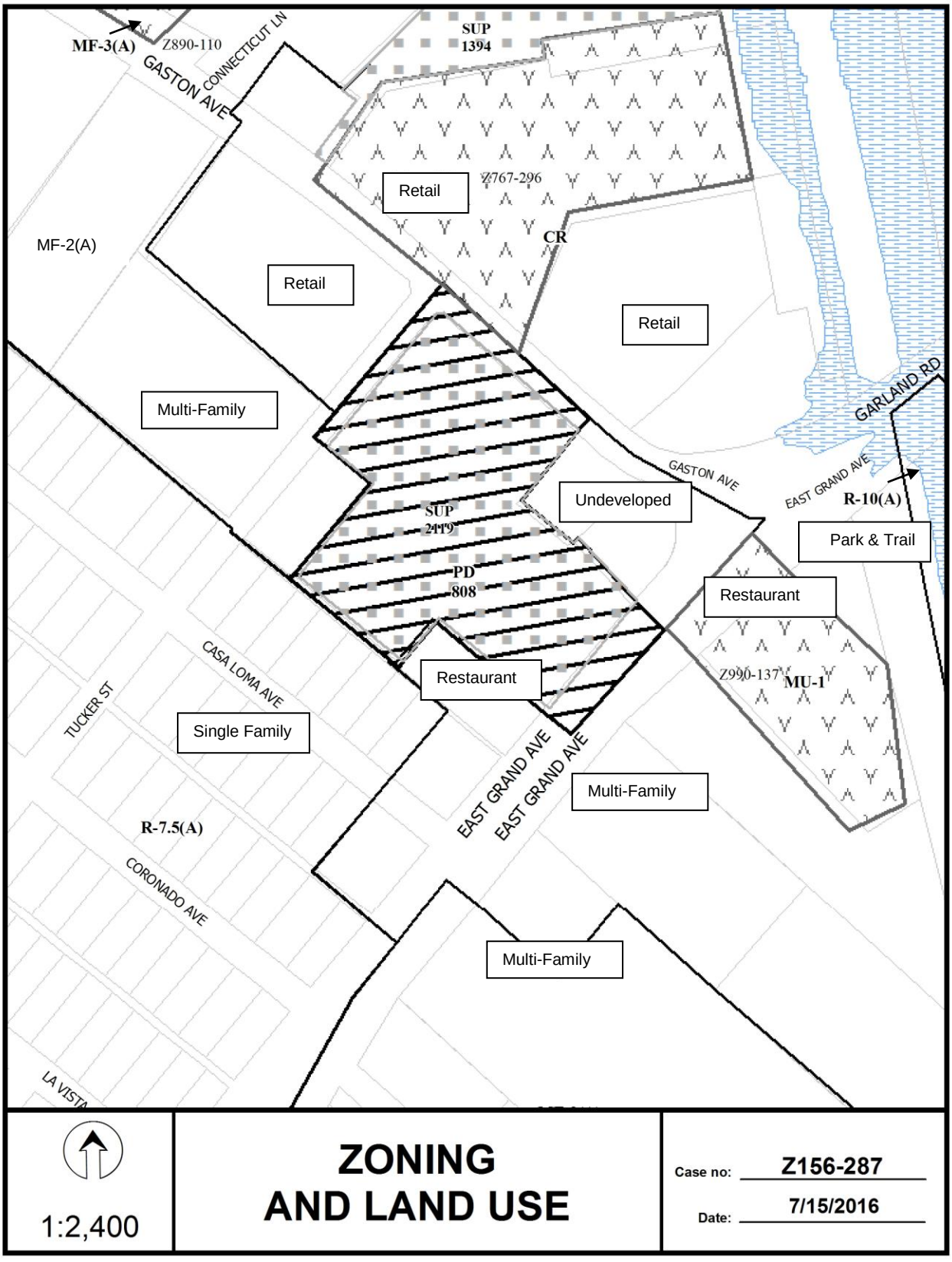


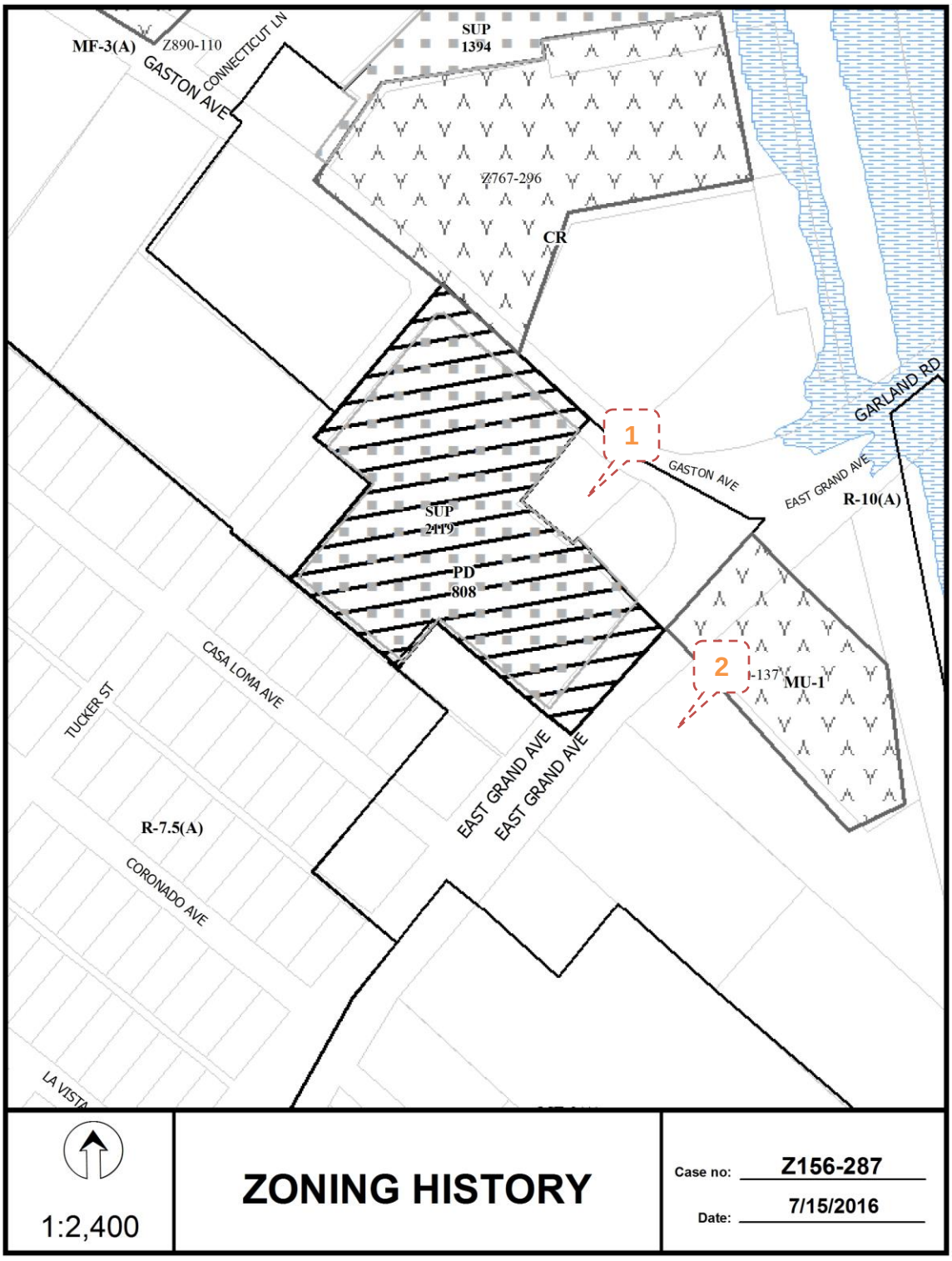
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AERIAL MAP

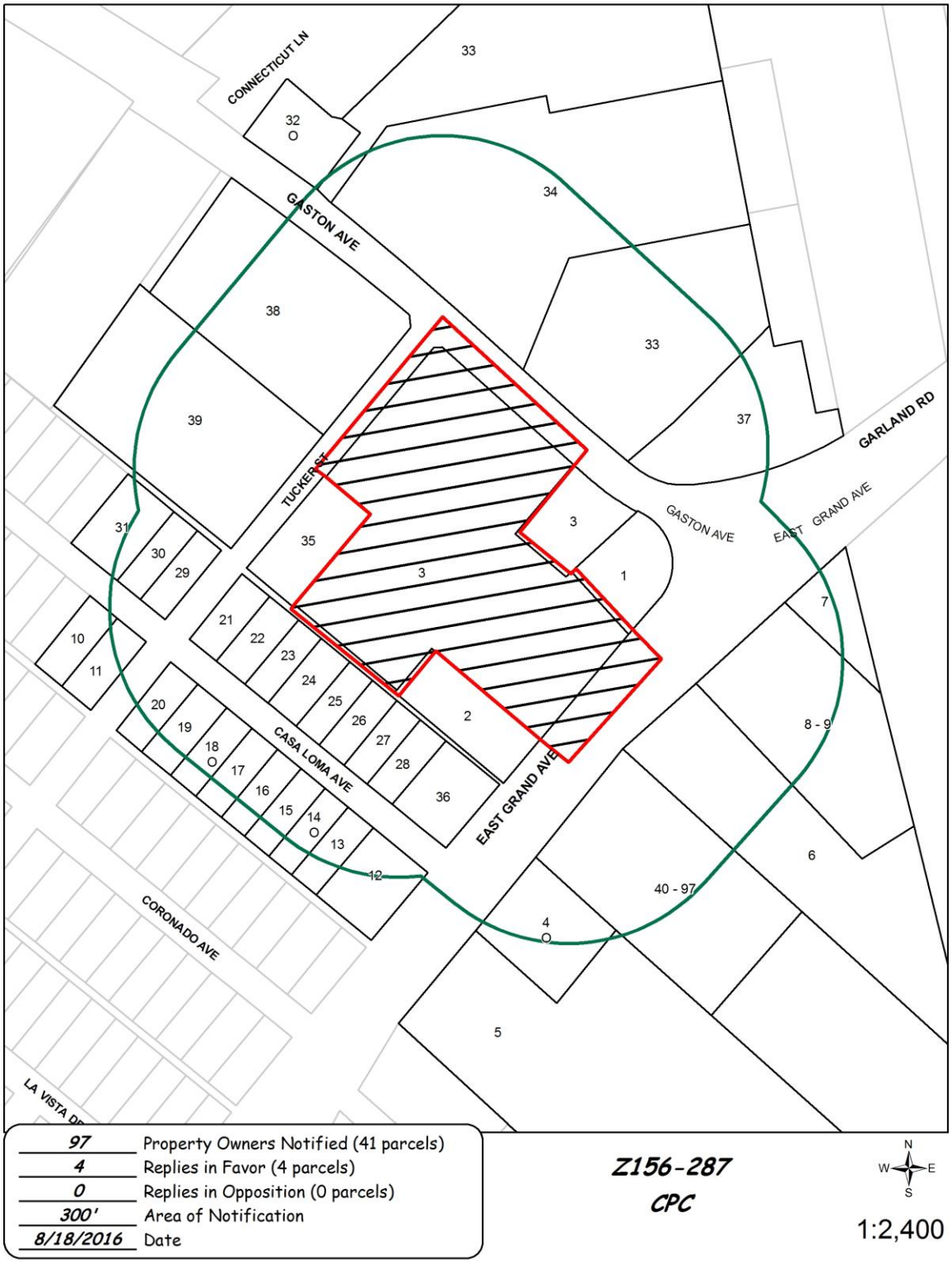
Case no: Z156-287

Date: 7/15/2016


MF-3(A)
Z890-110
GASTON AVE
CONNECTICUT LN
SUP 1394
Z767-296
CR
Retail
Retail
Retail
MF-2(A)
Multi-Family
GARLAND RD
GASTON AVE
EAST GRAND AVE
R-10(A)
Undeveloped
Park & Trail
SUP 2119
PD 808
Restaurant
Restaurant
Z990-137
MU-1
CASA LOMA AVE
TUCKER ST
Single Family
EAST GRAND AVE
EAST GRAND AVE
Multi-Family
R-7.5(A)
CORONADO AVE
Multi-Family
LA VISTA
1:2,400
ZONING AND LAND USE
Case no: Z156-287
Date: 7/15/2016


MF-3(A)
Z890-110
CONNECTICUT LN
GASTON AVE
SUP
1394
Z767-296
CR
GARLAND RD
1
GASTON AVE
EAST GRAND AVE
R-10(A)
SUP
2119
PD
808
2
-137
MU-1
CASA LOMA AVE
TUCKER ST
EAST GRAND AVE
EAST GRAND AVE
R-7.5(A)
CORONADO AVE
LA VISTA
1:2,400
ZONING HISTORY
Case no: Z156-287
Date: 7/15/2016

CPC RESPONSES



08/17/2016

Reply List of Property Owners

Z156-287

97 Property Owners Notified ***4 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	7340	GASTON AVE	7324 GASTON AVENUE LTD
	2	7515	EAST GRAND AVE	SALES MEXICO LINDO
	3	7330	GASTON AVE	7324 GASTON AVE LTD
O	4	7446	EAST GRAND AVE	J & K INVESTMENTS LLC
	5	7414	EAST GRAND AVE	WHITE ROCK CORONADO
	6	7522	EAST GRAND AVE	COHEN SANDRA BETH &
	7	7540	EAST GRAND AVE	FAIREY JEFF
	8	7530	EAST GRAND AVE	WRSM NO 1 LP
	9	7530	EAST GRAND AVE	WRSM NO 1 LP
	10	7234	CASA LOMA AVE	BURROWS JANICE & JARRETT
	11	7238	CASA LOMA AVE	KNIGHT ELIZABETH O
	12	7334	CASA LOMA AVE	C WASH INC
	13	7330	CASA LOMA AVE	CHAPMAN JONATHAN &
O	14	7326	CASA LOMA AVE	CAMPAGNA ANTHONY J
	15	7322	CASA LOMA AVE	MORRIS ALAN W &
	16	7318	CASA LOMA AVE	PYRON MARTHA ANN
	17	7314	CASA LOMA AVE	REID BRADLEY MD
O	18	7310	CASA LOMA AVE	CAMPAGNA ANTHONY J SR
	19	7306	CASA LOMA AVE	ALLEN DANA L & CHRISTINE E
	20	7302	CASA LOMA AVE	KONIG MAURER LLC
	21	7303	CASA LOMA AVE	M & D EMPIRE HOLDINGS LLC
	22	7307	CASA LOMA AVE	BORN MARK W &
	23	7311	CASA LOMA AVE	RATCLIFF KIMBERLY SUE
	24	7315	CASA LOMA AVE	DAVIS BLAIR WILLIAM
	25	7319	CASA LOMA AVE	CULLIVAN MARISSA T
	26	7323	CASA LOMA AVE	LAMBERT LISA SHIPPEE

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	27	7327	CASA LOMA AVE	POLISHED PROPERTIES LLC
	28	7331	CASA LOMA AVE	MITROFF TWILA J
	29	7243	CASA LOMA AVE	POWERS ACQUISITIONS LLC
	30	7239	CASA LOMA AVE	7239 CASA LOMA LLC
	31	7231	CASA LOMA AVE	GORDY JUDITH FOWLER &
O	32	7233	GASTON AVE	TMT INC
	33	7331	GASTON AVE	GASTON GRAND LTD
	34	7325	GASTON AVE	GASTON GRAND LTD
	35	2114	TUCKER ST	SHELTON SYLVIA KIRKWOOD
	36	7335	CASA LOMA AVE	SALES MEXICO LINDO
	37	7347	GASTON AVE	GASTON EAST LTD
	38	7230	GASTON AVE	BROWN ARTHUR LUTHER ET AL
	39	2115	TUCKER ST	MPC LAKEWOOD LLC
	40	7510	EAST GRAND AVE	FLW BLUFFS LTD
	41	7510	EAST GRAND AVE	ALVAREZ BEATRICE
	42	7510	EAST GRAND AVE	WILSON MAYDAY LLC
	43	7510	EAST GRAND AVE	KOPSA DAVID & JACKLYN
	44	7510	EAST GRAND AVE	ALLEN WALTER
	45	7510	EAST GRAND AVE	GUY DARRELL
	46	7510	EAST GRAND AVE	CATES JASON & SIDNEY CATES
	47	7510	EAST GRAND AVE	WATSON LAWRENCE E
	48	7510	EAST GRAND AVE	HARTMANN MELANIE TRUSTEE
	49	7510	EAST GRAND AVE	DELAY ROY E III
	50	7510	EAST GRAND AVE	OFFUTT MARVIN & GEORGIA
	51	7510	EAST GRAND AVE	ROGAN ELIZABETH S &
	52	7510	EAST GRAND AVE	AMOY LLC
	53	7510	EAST GRAND AVE	SPRADLING CHERYL
	54	7510	EAST GRAND AVE	OFFUTT MARVIN & GEORGIA
	55	7510	EAST GRAND AVE	BRENING JOHN E
	56	7510	EAST GRAND AVE	KOPSA DAVID & JACKLYN
	57	7510	EAST GRAND AVE	HICKEY DARLENE

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	58	7510	EAST GRAND AVE	ROHRMAN ELIZABETH
	59	7510	EAST GRAND AVE	CHUA AY HUA
	60	7510	EAST GRAND AVE	BOGAN TRUST
	61	7510	EAST GRAND AVE	WHITE MARLO Y
	62	7510	EAST GRAND AVE	COX RAYMOND F
	63	7510	EAST GRAND AVE	HILDRETH ALLEN
	64	7510	EAST GRAND AVE	ARDON RUTH J
	65	7510	EAST GRAND AVE	KING K MICHAEL
	66	7510	EAST GRAND AVE	SPRADLING CHERYL
	67	7510	EAST GRAND AVE	KING MARK ANDREW
	68	7510	EAST GRAND AVE	CARLTON ROBERT MARK
	69	7510	EAST GRAND AVE	ALEJOS JOSEFINA GONZALEZ
	70	7510	EAST GRAND AVE	GONZALEZ FERNANDO &
	71	7510	EAST GRAND AVE	MARTINDALE JOHN H & SUSAN E
	72	7510	EAST GRAND AVE	BORN MARK W &
	73	7510	EAST GRAND AVE	HARTMAN ROBERT
	74	7510	EAST GRAND AVE	HARRIS JAMES B & DIANE B
	75	7510	EAST GRAND AVE	BORRETT BRUCE
	76	7510	EAST GRAND AVE	MORENO BARBARA
	77	7510	EAST GRAND AVE	MURAD SHADI &
	78	7510	EAST GRAND AVE	JAGOTA BRAHM D
	79	7510	EAST GRAND AVE	BADER GREG
	80	7510	EAST GRAND AVE	HENRY LOUIS W
	81	7510	EAST GRAND AVE	ADRIAN LEWIS G
	82	7510	EAST GRAND AVE	MOREHOUSE JON S
	83	7510	EAST GRAND AVE	BLW BLUFFS LTD
	84	7510	EAST GRAND AVE	BONDS ROBERT ALIN
	85	7510	EAST GRAND AVE	GRAY NANCY E
	86	7510	EAST GRAND AVE	BONDS ROBERT & JEAN
	87	7510	EAST GRAND AVE	HERNANDEZ EDELMIRO C &
	88	7510	EAST GRAND AVE	HOWARD JOHN

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	89	7510	EAST GRAND AVE	GULENG EMERSON E JR
	90	7510	EAST GRAND AVE	MEYERS KAREN
	91	7510	EAST GRAND AVE	WARBINGTON RICK
	92	7510	EAST GRAND AVE	CHUA AY HUA
	93	7510	EAST GRAND AVE	CAREENAS ALEJANDRO
	94	7510	EAST GRAND AVE	RATLIFFE HARVEY LOCKE &
	95	7510	EAST GRAND AVE	DEAN ROGER
	96	7510	EAST GRAND AVE	SILVA MICHAEL R
	97	7510	EAST GRAND AVE	FLW BLUFFS LTD

AGENDA ITEM # 61

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 46 E

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District, on the west corner of North Haskell Avenue and Worth Street
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z156-268(AR)
Note: This item was considered by the City Council at a public hearing on September 14, 2016, and was deferred until September 28, 2016, with the public hearing open

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016

ACM: Ryan S. Evans

FILE NUMBER: Z156-268(AR) **DATE FILED:** May 26, 2016

LOCATION: West corner of North Haskell Avenue and Worth Street

COUNCIL DISTRICT: 2 **MAPSCO:** 46 E

SIZE OF REQUEST: 0.257 acres **CENSUS TRACT:** 22.00

APPLICANT: Owen Malloy Investments

OWNER: Owen Malloy Investments

REPRESENTATIVE: Viggo Ulrich

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District.

SUMMARY: The purpose of this request is to accommodate a restaurant use in the current structures located on the premises. The deed restrictions will limit the following uses: auto service center, car wash, dry cleaning or laundry store, general merchandise or food store 3,500 square feet or less, general merchandise store greater than 3,500 square feet, liquor store, motor vehicle fueling station, pawn shop, and tower or antenna for cellular communication. The deed restrictions will also limit the hours of allowed outside amplification.

CPC RECOMMENDATION: **Approval,** subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed CR Community Retail District will remain consistent with the existing commercial and office uses in the surrounding area. The proposed zoning will match the existing CR District located southeast of the site.

2. *Traffic impact* – The proposed zoning change is located on a principal arterial street and will not have a negative impact on the existing street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in the Campus District Building Block. The proposed use is consistent with this Building Block by providing a service to "support the major campus employer and area residents."

BACKGROUND INFORMATION:

- The current business operating on the site is classified as a "Business School" for the culinary arts. A CO (Certificate of Occupancy) was issued for Vestals Culinary Arts Center on October 28, 2015.

- This site has received CO's for various catering and restaurant uses dating back to 1983.

- The applicant proposes to add a restaurant element to the existing use.

Zoning History: There have not been any recent zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Haskell Ave	Principal Arterial	50 ft.
Worth St	Local	50 ft.

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being within a Campus District Building Block.

The Campus Building Block focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other

examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents.

The proposed zoning change complies with the intent of the Campus District Building Block established in the *forwardDallas!* Comprehensive Plan.

Surrounding Land Use:

	Zoning	Land Use
Site	LO-3	Business School
Northeast	LO-3	Office
Southeast	CR	Commercial
Southwest	LO-3	Undeveloped
Northwest	LO-3	Office

Land Use Compatibility: The request site is approximately 0.257 acres of land and is currently partially developed with a 1,540 square foot occupied structure operating as a business school for the catering industry. The northern parcel on the site is currently undeveloped. The adjacent land use surrounding the request site consists of office uses to the northeast, a commercial auto repair shop to the southeast, undeveloped land to the southwest, and office uses to the northwest. A parking lot in an MC-3 District exists to the east of the site.

The purpose of the CR District is to accommodate a restaurant use in the current structure located on the site. The restaurant use will provide the applicant the opportunity to expand the existing business to provide retail service for the surrounding area. The applicant has volunteered deed restrictions to limit the following uses: dry cleaning or laundry store, motor vehicle fueling station, tower or antenna for cellular communications, auto service center, car wash, liquor store, and pawn shop in the event of a change in use of the site.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
LO-3 - existing Limited Office	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope Visual Intrusion	Office
CR – applicant's proposal Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: All landscaping must comply with the requirements of Article X.

Partners

Owner:

Owen Malloy Investments, LLC
6326 Prospect Ave
Dallas, TX 75214

Robert Heidger, President

DEED RESTRICTIONS

THE STATE OF TEXAS)

) KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DALLAS)

I.

The undersigned, Owen Malloy Investments, LLC ("the Owner"), is the owner of the following described property ("the Property"), Being a portion of Lots 9 and 10, in Block 790, of W.B. Miller's Revised Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 84, Page 597, Map Records, Dallas County, Texas, same being that tract of land conveyed to Owen Malloy Investments LLC, a Texas limited liability company, by deed recorded in Instrument No. 201600100943, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the intersection of the Southeast corner of N. Haskell Avenue (public right-of-way), and being the Northwest corner of Worth Street (public right-of-way);

THENCE South 45 degrees 00 minutes 00 seconds West, along the Northwest line of said Worth Street, a distance of 85.00 feet to a point for corner;

THENCE North 45 degrees 52 minutes 40 seconds West, along the Southwest line of herein described tract, a distance of 130.35 feet to a point for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, along the Southeast line of herein described tract, a distance of 85.00 feet to a point for corner;

THENCE South 45 degrees 52 minutes 40 seconds East, along the Southwest line of herein described tract, a distance of 130.35 feet to the POINT OF BEGINNING and containing 11,078 square feet or 0.25 acres of land.

II.

The owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. The following main use is not permitted:
   - Auto service center.
   - Car wash.

- Dry cleaning or laundry store.
- General merchandise or food store 3,500 square feet or less
- General merchandise or food store greater than 3,500 square feet
- Liquor store.
- Motor vehicle fueling station.
- Pawn shop.
- Tower or antenna for cellular communication.

2. Outside amplification is limited to the hours of 8:00 AM to 10:00 PM, Sunday through Thursday and 8:00 AM to 12:00 AM, Friday and Saturday.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

CPC ACTION - August 4, 2016:

Motion: It was moved to recommend **approval** of a CR Community Retail District with deed restriction volunteered by the applicant, subject to revised deed restrictions volunteered by the applicant (as briefed) on property zoned an LO-3 Limited Office District, on the western corner of North Haskell Avenue and Worth Street.

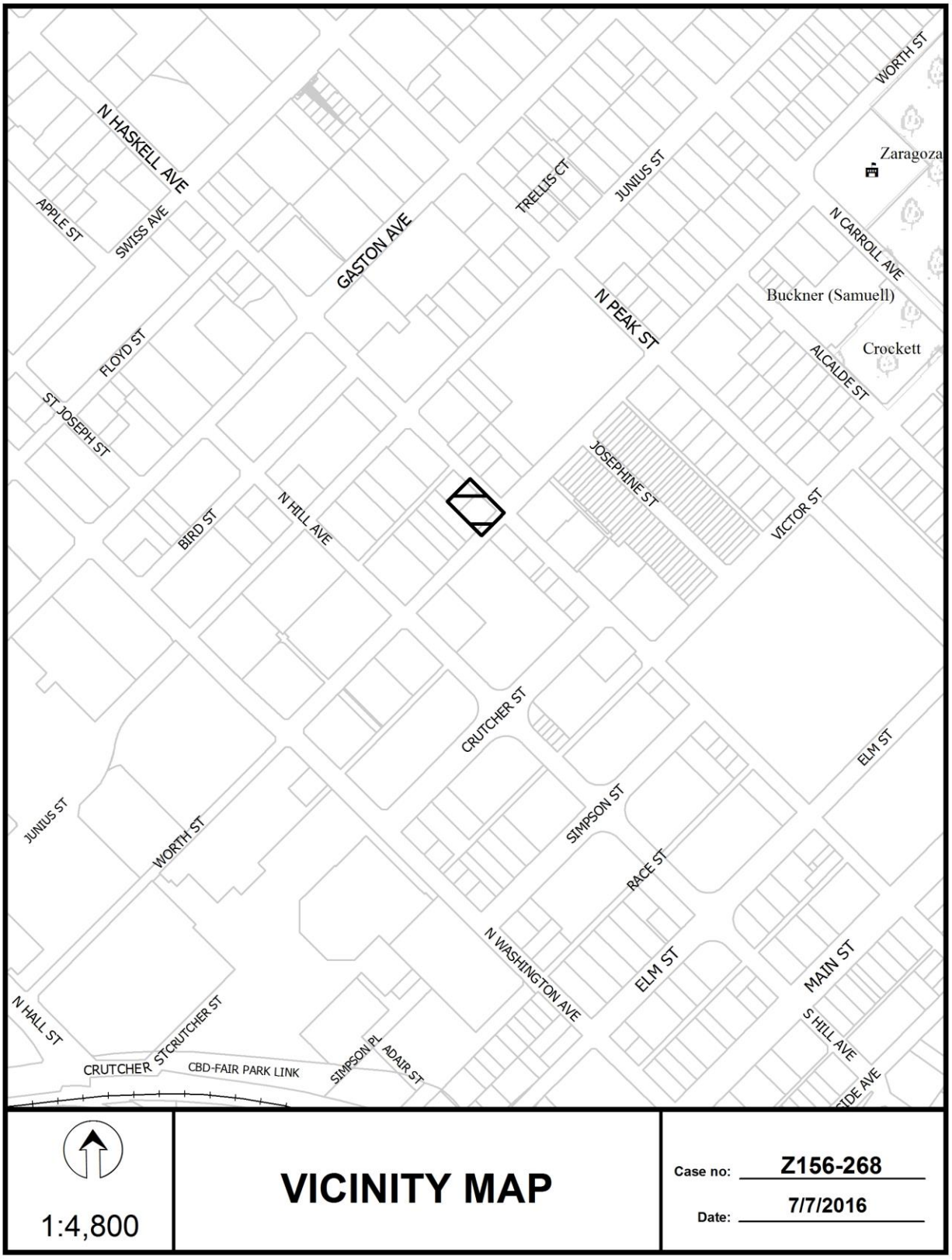
Maker: Rieves
Second: Anglin
Result: Carried: 13 to 0
For: 13 - Anglin, Reives, Houston, Davis, Shidid, Anantasomboon, Haney*, Jung, Housewright, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Schultz
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 0

Speakers: For: Viggo Ulrich, 2801 Lawing Ln., Rowlett, TX, 75088
Against: None


WORTH ST
Zaragoza
N HASKELL AVE
APPLE ST
SWISS AVE
GASTON AVE
TRELLIS CT
JUNIUS ST
N CARROLL AVE
Buckner (Samuell)
N PEAK ST
Crockett
FLOYD ST
ALCALDE ST
ST JOSEPH ST
JOSEPHINE ST
BIRD ST
N HILL AVE
VICTOR ST
CRUTCHER ST
ELM ST
JUNIUS ST
WORTH ST
SIMPSON ST
RACE ST
N WASHINGTON AVE
ELM ST
MAIN ST
N HALL ST
CRUTCHER ST
CBD-FAIR PARK LINK
SIMPSON PL
ADAIR ST
S HILL AVE
1:4,800
VICINITY MAP
Case no: Z156-268
Date: 7/7/2016

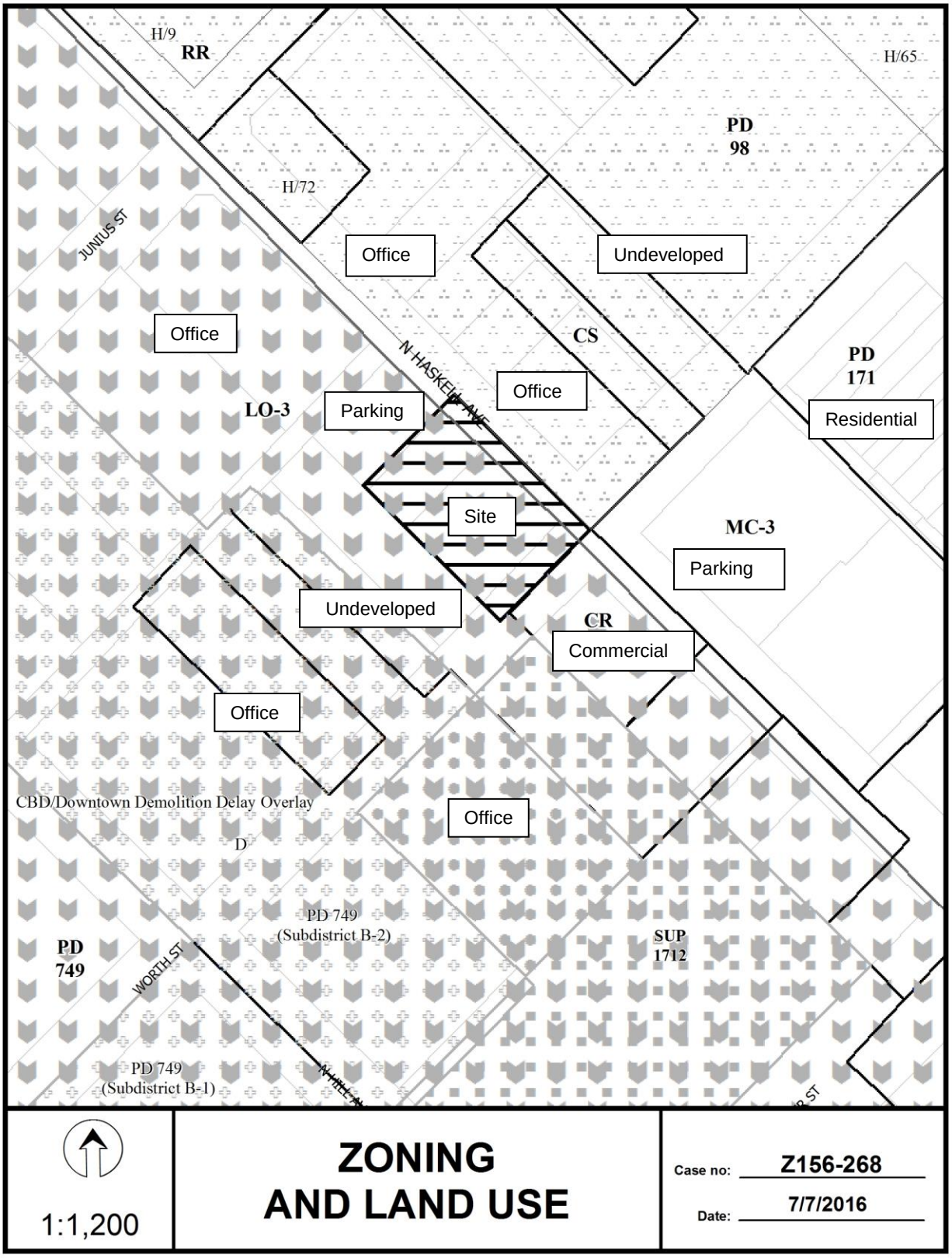


1:1,200

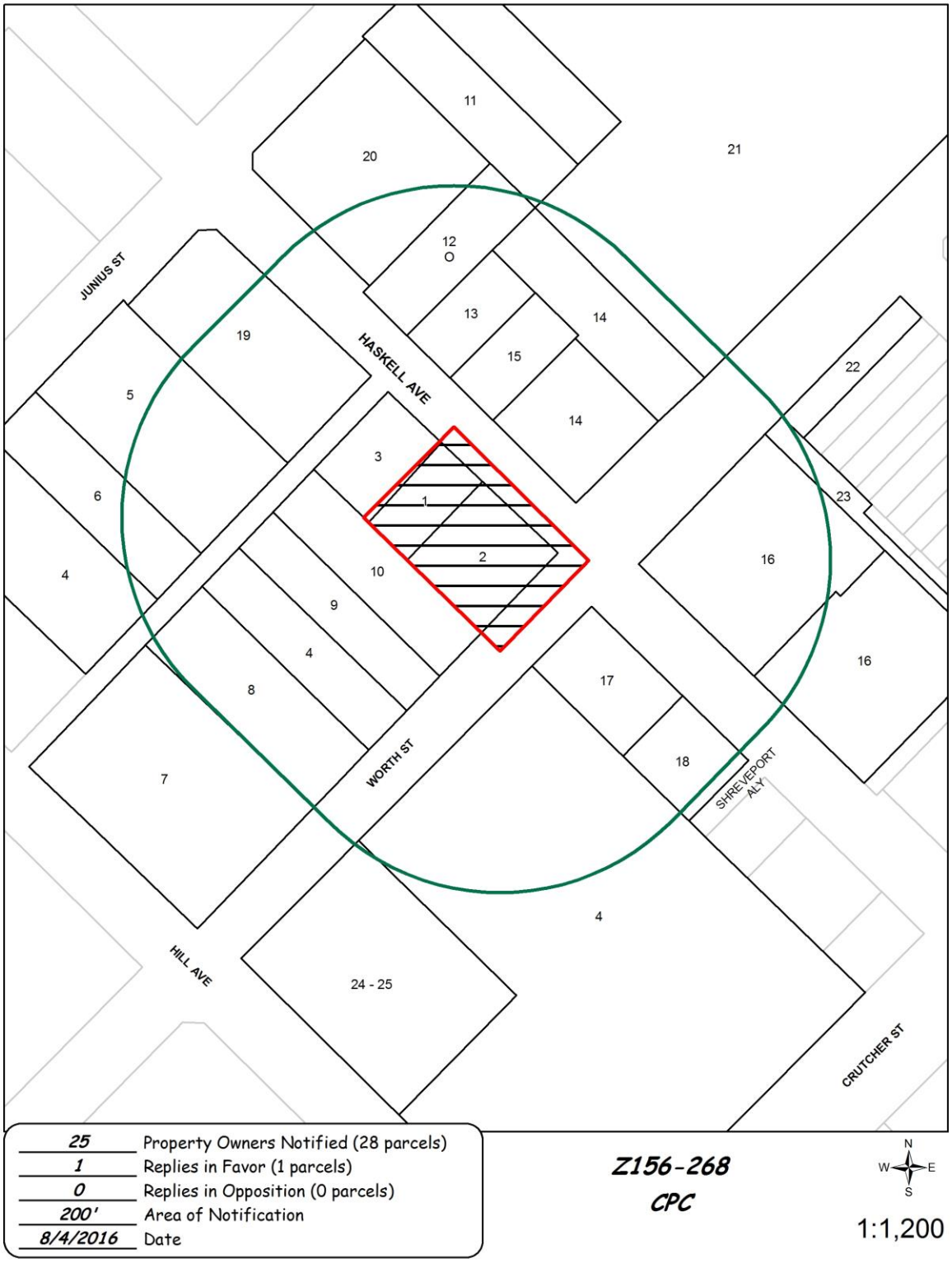
AERIAL MAP

Case no: Z156-268

Date: 7/7/2016


H/9
RR
H/65
PD
98
H/72
JUNIUS ST
Office
Undeveloped
Office
CS
N HASKELL AVE
PD
171
Office
LO-3
Parking
Residential
Site
MC-3
Parking
Undeveloped
CR
Commercial
Office
CBD/Downtown Demolition Delay Overlay
D
Office
PD 749
(Subdistrict B-2)
SUP
1712
PD
749
WORTH ST
PD 749
(Subdistrict B-1)
1:1,200
ZONING
AND LAND USE
Case no: Z156-268
Date: 7/7/2016

CPC Responses



08/03/2016

Reply List of Property Owners

Z156-268

25 Property Owners Notified ***1 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	607	N HASKELL AVE	COLEMAN JAMES E JR
	2	601	N HASKELL AVE	MARSON INVESTMENTS LLC
	3	613	N HASKELL AVE	OWENS FRED D MD &
	4	4008	JUNIUS ST	BAYLOR HEALTH CARE SYSTEM
	5	4020	JUNIUS ST	BAYLOR HEALTH CARE SYSTEM
	6	4016	JUNIUS ST	BAYLOR UNIVERSITY MED CTR
	7	4001	WORTH ST	BAYLOR HEALTH CARE SYSTEM
	8	4015	WORTH ST	INCA MANAGEMENT LLC
	9	4021	WORTH ST	BAYLOR HEALTH CARE SYS I
	10	4025	WORTH ST	BAYLOR HEALTH CARE SYSTEM
	11	4112	JUNIUS ST	DUJKA PAUL JR &
O	12	618	N HASKELL AVE	THOMI MARK S
	13	612	N HASKELL AVE	OWENS FRED D &
	14	4107	WORTH ST	KHADIVI KAMBIZ
	15	608	N HASKELL AVE	OWENS FRED D MD & ROBERT M OWENS MD
	16	520	N HASKELL AVE	Dallas ISD
	17	527	N HASKELL AVE	ANGEL RANGEL V
	18	517	N HASKELL AVE	METZ DENNIS P
	19	4026	JUNIUS ST	BAYLOR HEALTH CARE SYSTEM
	20	4104	JUNIUS ST	FRED D OWNES MD & ROBERT
	21	629	N PEAK ST	EAST DALLAS CHRISTIAN
	22	571	JOSEPHINE ST	MURPHY LOYCE
	23	9011	WORTH ST	DTS ASSOC LTD
	24	4004	WORTH ST	BAYLOR HEALTH CARE SYSTEM
	25	4004	WORTH ST	HRT PROPERTIES OF TX LTD

AGENDA ITEM # 62

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 C

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for Multiple Family Subdistrict uses on property zoned a GR General Retail Subdistrict and an MF-2 Multiple Family Subdistrict within Planned Development Subdistrict No. 193, the Oak Lawn Special Purpose District, on the east corner of Howell Street and North Hall Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z156-251(OTH)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 28, 2016**

ACM: Ryan S. Evans

FILE NUMBER: Z156-251 (OTH) **DATE FILED:** April 25, 2016

LOCATION: On the east corner of Howell Street and North Hall Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-C

SIZE OF REQUEST: Approx. 1.169 acres **CENSUS TRACT:** 17.03

REPRESENTATIVE: Jackson Walker L.L.P., Jonathan Vinson, Susan Mead

APPLICANT: MCRT Investments, LLC

OWNER: Multiple owners (see attached)

REQUEST: An application for a Planned Development Subdistrict for Multiple Family Subdistrict uses on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development Subdistrict No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to develop the property with 205 multiple family units and requesting the following: a maximum height of 85 feet, no additional elements or structures are allowed above 85 feet; no additional setback above the 36 feet structure height as required by PD No. 193, alternative landscaping, and an alternative size for the courtyard.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning should have no negative impacts upon surrounding property in the area. The proposed use is for a multiple-family development. The surrounding area is comprised of single family to the northwest and cemetery uses to the northeast, east, southeast and southwest.

2. *Traffic impact* – The rezoning of this property will not have a significant impact on the existing roadway system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan identifies the area as an Urban Neighborhood Building Block. The proposed development is consistent with the Urban Neighborhood Building Block.

Zoning History:

1. Z156-278 An application for an amendment to and an expansion of PDS No. 111 for LC Light Commercial Subdistrict uses within PDD No. 193, the Oak Lawn Special Purpose District, located on the northwest side of McKinney Avenue, northeast of Bowen Street. The case has not been scheduled for CPC.

2. Z134-280 On January 28, 2015, the City Council approved a Planned Development Subdistrict for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property located on the northwest side of McKinney Avenue.

3. Z134-241 On October 8, 2014, the City Council approved Planned Development Subdistrict No. 108 for multiple family uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Lemmon Avenue and Oak Grove Avenue, west corner.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
North Hall Street	Collector	Variable ROW (Approx. 42 ft. at the narrowest point along the property)
Howell Street	Local	50 feet

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as an Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The following Goals and Policies support staff's recommendation:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

HOUSING ELEMENT

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Area Plan:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes, which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The proposed development supports objective numbers 1, 2, 3, 4, 5, 6 & 7. The applicant complies with objective 1 by designing the building in an urban form by providing access to the units, on-street parking, sidewalks and landscaping along

Howell Street. Providing sidewalks and attractive landscaping along both street fronts supports Objective 2. By placing the off-street parking underground, Objective 3 is met. Objective 4 is met by building the structure with design that will appeal to the existing residential development. Encouraging residential development in a commercial zoned property supports Objective 5. The applicant is making every effort for the development to mimic the development across from Howell Street and to provide a design and layout that will have a minimum impact to the existing development in the area; thus supporting Objective 6. Objective 7 is met by promoting a walkable environment along the street fronts.

Land Use Compatibility:

The request site currently has seven single family units, three of which face Howell Street. The property on the corner of North Hall Street and Howell Street is currently undeveloped. The proposed development is for 205 multiple-family units. The surrounding uses are single family to the northwest; a cemetery to the northeast, southeast and southwest. Surrounding land uses are residential, office, medical offices.

The request site is zoned a GR General Retail Subdistrict and an MF-2 Subdistrict within Planned Development Subdistrict No. 193, the Oak Lawn Special Purpose District.

The applicant's proposed development includes:

1. 205 multiple-family units;
2. Underground off-street parking;
3. A maximum total height of 85 feet. No additional elements or structures are allowed above 85 feet;
4. A smaller courtyard than required by PD No. 193. Sec. 51P-193.107(a)(3)(E)(iv) for a multiple-family dwellings over 36 feet in height, an inner court that has one or more walls with opening for access, light, or air must have a minimum dimension in length and in width equal to the height of the building enclosing the inner court, up to a maximum width and length of 100 feet. The required courtyard for the proposed development is 85' by 85' per PD No. 193. The applicant is proposing a 50' by 70' courtyard.
5. No additional setback on the side of the property immediately across single family residential development. The applicant is proposing to provide an additional 10 foot setback in lieu of the required 24.5' additional setback required along Howell Street above the 36 feet structure height.
6. An alternative landscape plan that meets the spirit of PD No. 193 landscape requirements.
7. Design standards that will mimic townhome façade along Howell Street with street entrance for individual units.

The following table shows a comparison table for the GR General Retail and MF-2 Multifamily District within PD No. 193:

	GR	**MF-2**	**Proposed**
Front Yard	10' *	15'*	10' N Hall Street 15 & 25 Howell St.
Side	10' *	10' *	10' *
Density	None	35 efficiency units @ 800 sq. ft.; 28 one bedroom units @ 1000 sq. ft.;	205 units
Min. Lot Area	NA	800 for efficiency; 100 for 1 bedroom; 1,200 for 2 bedroom	None
Max. Lot Coverage	80%	60%	80%
Max. Structure Height	120'	36'	85'
FAR	2.0:1	NA	NA
Area in sq. ft.	23,000	28,379	50,934
Parking	In accordance with Section 51P-193-113	In accordance with Section 51P-193-113	Underground parking in accordance with Section 51P-193-113
*** Additional setbacks required**			

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Development Services and the Streets Department reviewed the proposed development and determined the proposal will not have a significant impact on the street system.

Parking:

The applicant is not requesting changes for parking requirements for the proposed Subdistrict. Parking requirements must comply with Section 51P-193.113 of PDD No. 193. OFF-STREET PARKING REGULATIONS. The applicant is proposing on-street parking spaces; however, these spaces will not count towards the parking requirements for the proposed development. The applicant is providing all the parking underground.

Landscaping:

The applicant is proposing an alternate landscape plan that meets the intent of PD No. 193 landscape requirements. The following are the changes the applicant proposes:

1. No sidewalk along Marie Street. This street functions as an alley and will have vehicular access only.
2. No trees will be planted along Marie Street.

The City Arborist does not have an issue with the proposed landscaping.

CPC Recommendation:

The City Plan Commission at its August 18, 2016 hearing recommended the following changes.

- Reduce maximum density from 205 units to 190.
- Each floor level dwelling unit facing Howell Street must have a separate entry from the street.

CPC ACTION:
August 18, 2016

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for Multiple Family Subdistrict uses, subject to a development plan and conditions with the following revisions: 1) Under SEC. S-__.108, YARD, LOT, AND SPACE REGULATIONS., (b)(2), Density, reduce the maximum number of dwelling units from 205 to 190, and 2) Under SEC. S-___.109, DESIGN ELEMENTS., (b) clarify language to require that each of the Howell Street fronting units have separate unit entries on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development Subdistrict No. 193, the Oak Lawn Special Purpose District, on the east corner of Howell Street and North Hall Street.

Maker: Ridley
Second: Anantasomboon
Result: Carried: 9 to 5

For: 9 - Anglin, Rieves, Shidid, Anantasomboon, Jung, Housewright, Peadon, Ridley, Tarpley

Against: 5 - Houston, Davis, Haney, Schultz, Murphy
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 84
Replies: For: 9 Against: 9

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Rick Perdue, 2001 Bryan St., Dallas, TX, 75201
Will Duncan, Address not given
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Against: Maxie Duran Hardin, 3405 Howell St., Dallas, TX, 75204
Jennifer Verville, 3405 Howell St., Dallas, TX, 75204
Paula Lambert, 5 Marie St., Dallas, TX, 75204
Against (Did not speak): Augusto Flores, 3405 N. Howell St., Dallas, TX, 75204
Thomas Timbol, 3405 N. Howell St., Dallas, TX, 75204
Joseph Michael Sanders, 3405 N. Howell St., Dallas, TX, 75204
Robert Van Amburgh, 3405 N. Howell St., Dallas, TX, 75204

Partners and Principles

Property Owners (all properties except Block 1/635, Lot 4):

Paula S. Lambert, an individual

Paula Stephens Lambert Charitable Remainder Trust, Paula S. Lambert, Trustee

James Ernest Lambert, Paula S. Lambert, Trustee

Property Owner (Block 1/635, Lot 4):

TKNPA Properties, L.P.

General Partner: TKNPA Investments, LLC

Kristy K. Bowen: President, Managing Member

Taylor P. Bowen: Managing Member

TKNPA Management Trust: Managing Member

MCRT Investments LLC

Mill Creek Residential Trust, LLC, Governing Person,

Charles R. Brindell: Chairman and Chief Executive Officer

Mark R. Dempsey: Executive Managing Director, Acquisitions

Broderick A. Perdue: Managing Director

CPC RECOMMENDED CONDTIONS

Division S-_____. Subdistrict _____.

SEC. S-___.101 LEGISLATIVE HISTORY.

PD Subdistrict _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2016.

SEC. S-___.102 PROPERTY LOCATION AND SIZE.

PD Subdistrict _____ is established on property generally fronting on the north line of Hall Street and the east line of Howell Street (the "Property"). The size of PD Subdistrict _____ is approximately 1.16 acres.

SEC. S-___.103 DEFINITIONS AND INTERPRETATIONS.

Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

In this division:

(1) STOOP means a small porch leading to the entrance of a residence.

(2) SUBDISTRICT means a subdistrict of PD 193.

Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(3) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-___.104 EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-___A: development plan.

SEC. S-___.105 DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit S-_____A). If there is a conflict between the text of this division and development plan, the text of this division controls.

(b) Balconies, patios, and raised porches and stoops are not required to be shown on the development plan.

SEC. S-___.106 MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-___.107 ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) In this subdistrict, the following accessory uses are not permitted:

-- Private stable
-- Amateur communication tower
-- Open storage

SEC. S-___.108 YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations of the MF-2 Multiple Family Subdistrict apply to this subdistrict.

(b) Multiple-family uses.

(1) Setbacks. Minimum setbacks must be provided as shown on the development plan.

(A) A minimum of 15 foot front yard setback is required along Howell Street. An additional 10 feet must be provided along Howell Street for any portion of the structure above 36 feet in height.

(B) A minimum of 10 foot front yard setback must be provided along North Hall Street.

(C) A minimum of 10 foot side yard setback must be provided.

(D) The area fronting Marie Street is considered a side yard.

(E) Utility facilities are permitted within setbacks.

(2) Density. Maximum number of dwelling units is 190.

(3) Height. Maximum structure height is 85 feet. No additional projections above 85 feet are permitted.

(4) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. S-___.109 DESIGN ELEMENTS.

(a) The first 36 feet in height of the exterior wall materials on the Howell Street and Hall Street facades must be 100 percent masonry.

(b) In order to resemble three-story townhomes, the Howell Street facade must have street access unit entries, multiple materials, and varying roof articulation.

(c) Each street level dwelling unit along Hall Street must have individual street access.

(d) Balconies may not face Howell Street.

(e) Balconies and common walls separating balconies may project up to five feet into a front yard or a side yard.

(f) Patios and raised porches/stoops not exceeding four feet in height may extend up to five feet into the required front yard.

(g) Parallel parking along Howell Street must be recessed behind the existing curb line as shown on the development plan.

(h) Trash storage must be located within the structure.

(i) Notwithstanding the provisions of Sec. 51P-193.107(a)(3)(E), minimum dimensions for the inner court are as shown on the development plan.

SEC. S-___.110. OFF STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a multiple-family use:

(1) All off-street parking will be located below grade.

(2) One medium loading space must be provided in the location shown in the development plan.

SEC.S-___.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.112. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Part I of this article.

(2) Plant materials must be maintained in a healthy, growing condition.

(b) Sidewalks.

Along Howell Street and Hall Street, sidewalks must be a minimum of six feet wide and must be located in that area parallel to and between five and 12 feet from back of curb.

No sidewalk is required along Marie Street.

(c) Trees.

(1) Street trees installed along Howell Street and North Hall Street must be spaced no more than 40 feet apart.

(2) No trees are required along Marie Street.

SEC. S-___.113. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. S-___.114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

Except as provided in this division or shown on the development plan, development and use of the Property must comply with Part I of this article.

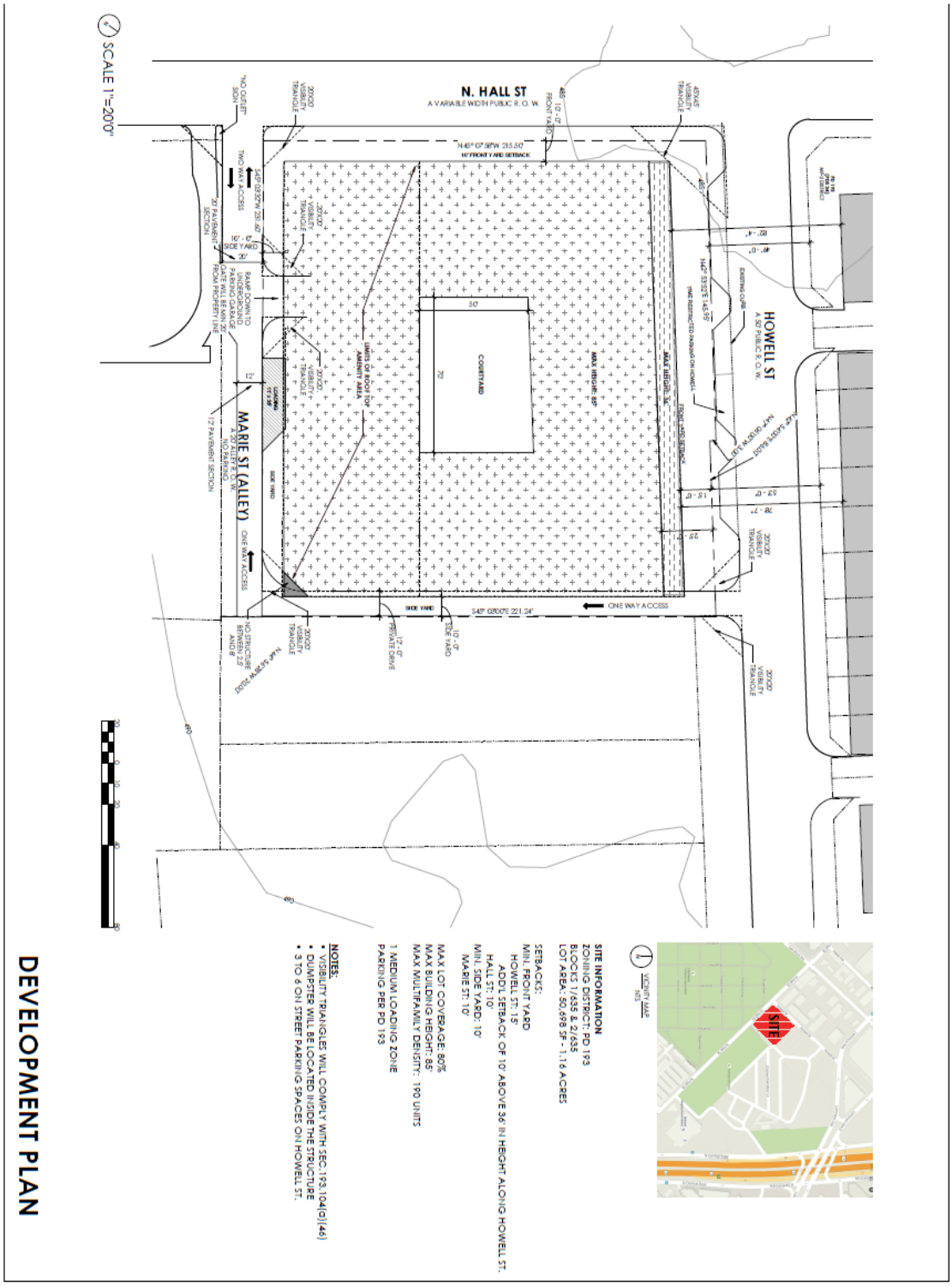
SEC. S-___.115. COMPLIANCE WITH CONDITIONS.

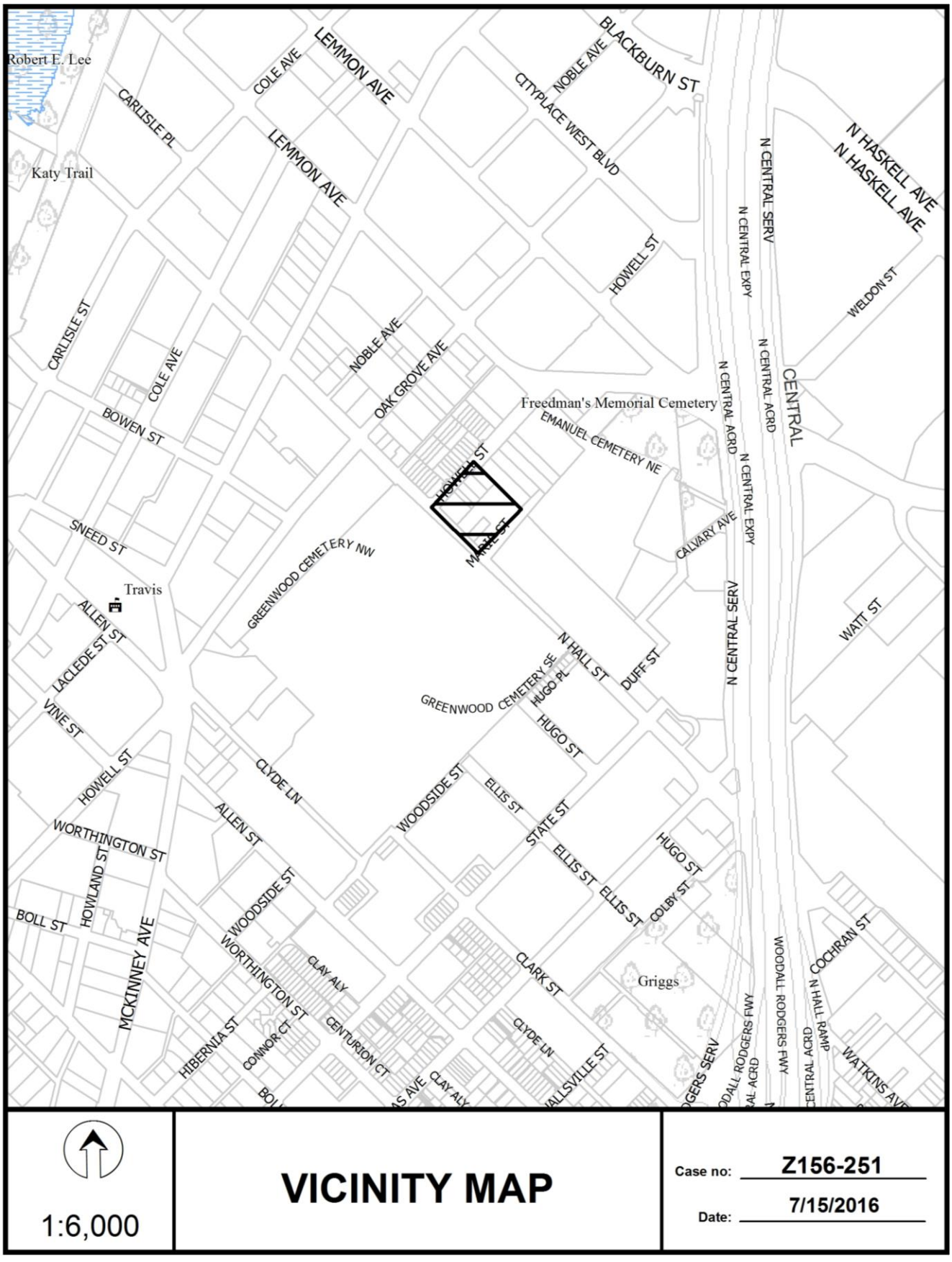
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been

full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN




Robert E. Lee
Katy Trail
CARLISLE PL
COLE AVE
LEMMON AVE
LEMMON AVE
BLACKBURN ST
NOBLE AVE
CITYPLACE WEST BLVD
N HASKELL AVE
N HASKELL AVE
N CENTRAL SERV
N CENTRAL EXPY
HOWELL ST
WELDON ST
CARLISLE ST
COLE AVE
NOBLE AVE
OAK GROVE AVE
Freedman's Memorial Cemetery
EMANUEL CEMETERY NE
N CENTRAL ACRD
N CENTRAL EXPY
CENTRAL
BOWEN ST
HOWELL ST
MAPLE ST
CALVARY AVE
SNEED ST
GREENWOOD CEMETERY NW
Travis
ALLEN ST
LACLEDE ST
N HALL ST
DUFF ST
WATT ST
GREENWOOD CEMETERY SE
HUGO PL
HUGO ST
VINE ST
HOWELL ST
CLYDE LN
WOODSIDE ST
ELLIS ST
STATE ST
ALLEN ST
WORTHINGTON ST
HOWLAND ST
HUGO ST
COLBY ST
BOLL ST
MCKINNEY AVE
WOODSIDE ST
WORTHINGTON ST
CLAY ALY
CLARK ST
Griggs
COCHRAN ST
N HALL RAMP
WOODALL RODGERS FWY
HIBERNIA ST
CONNOR CT
CENTURION CT
CLYDE LN
WALLSVILLE ST
CLAY ALY
WATKINS AVE
1:6,000
VICINITY MAP
Case no: Z156-251
Date: 7/15/2016

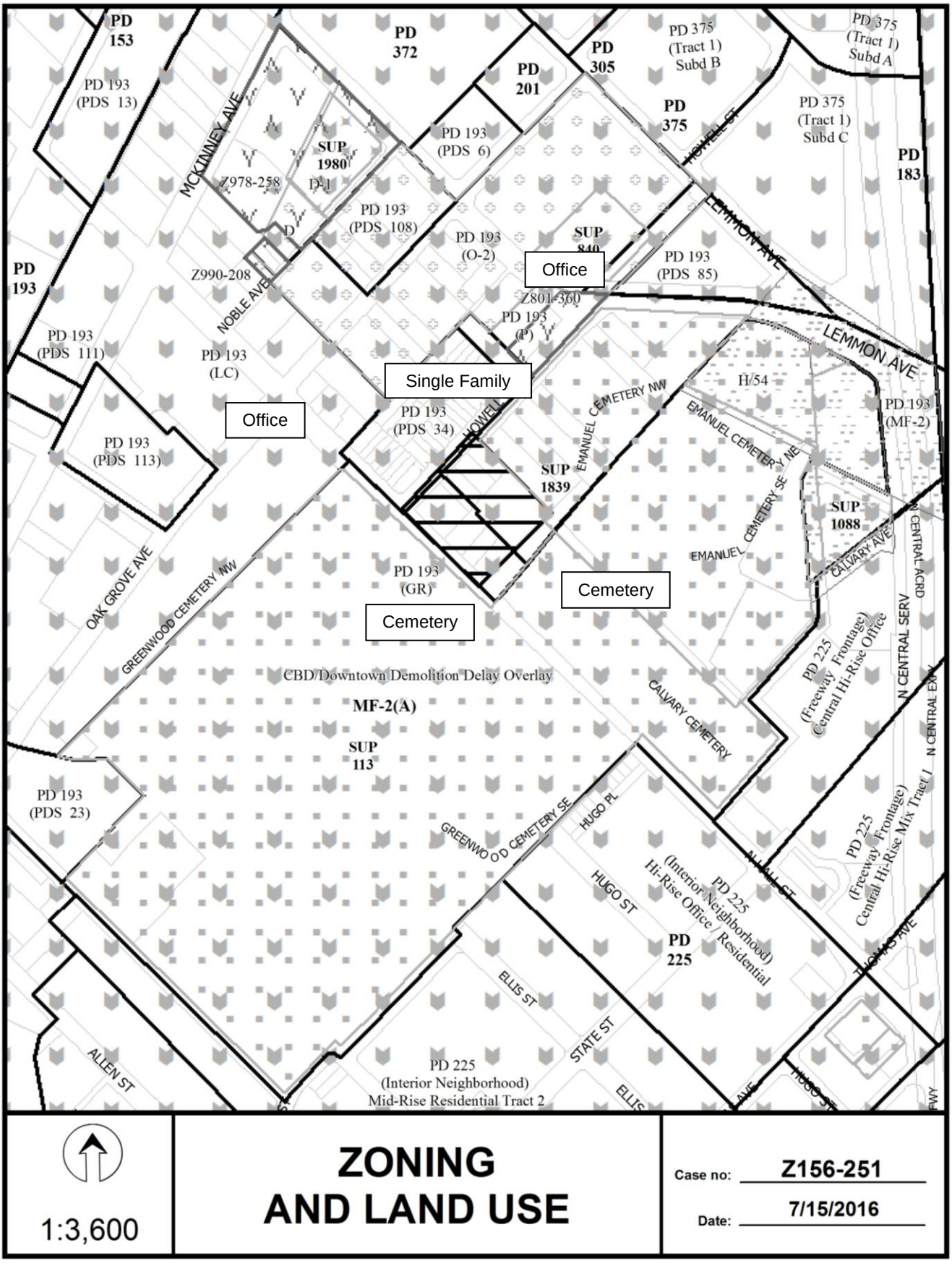


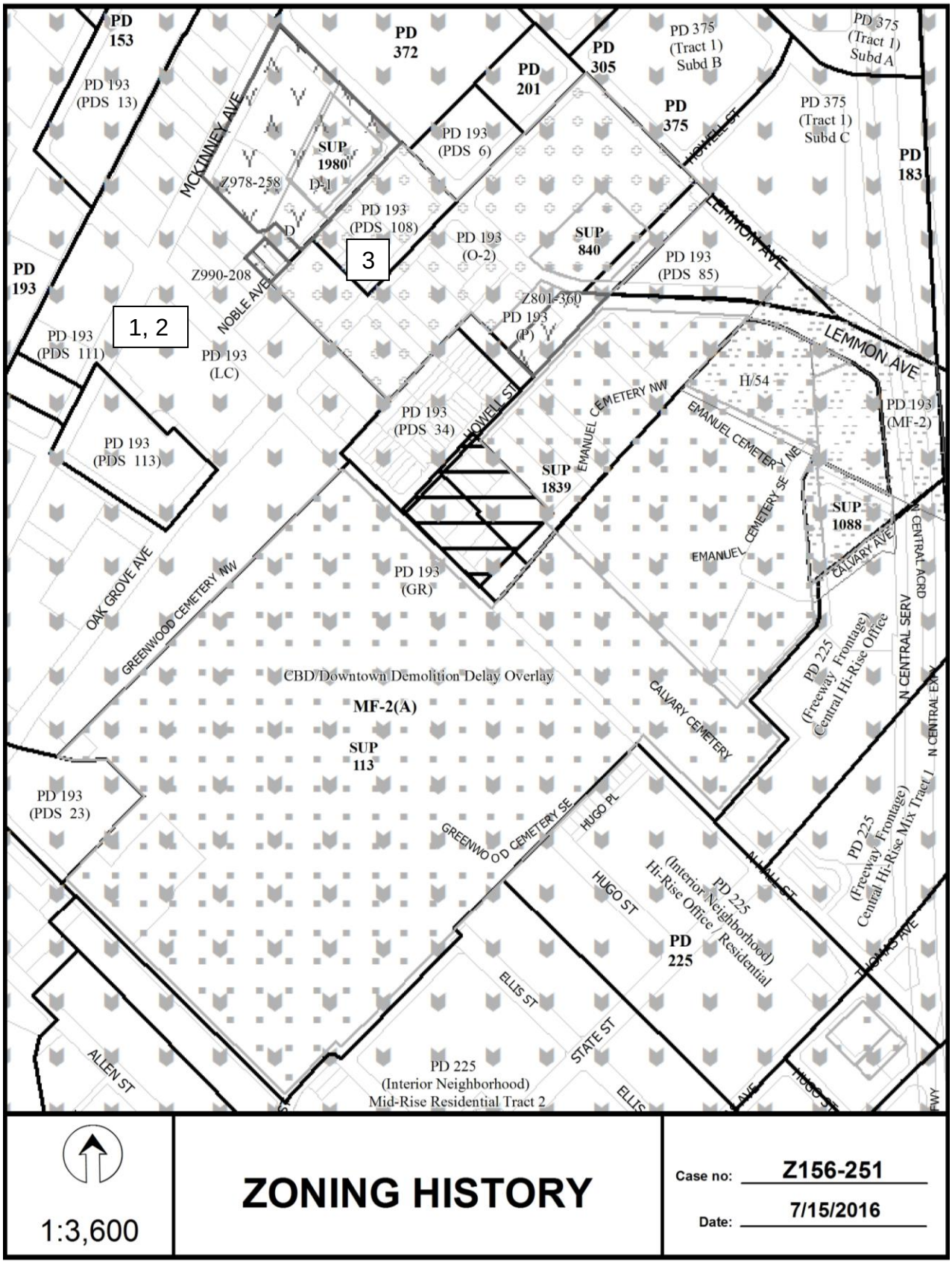
1:3,600

AERIAL MAP

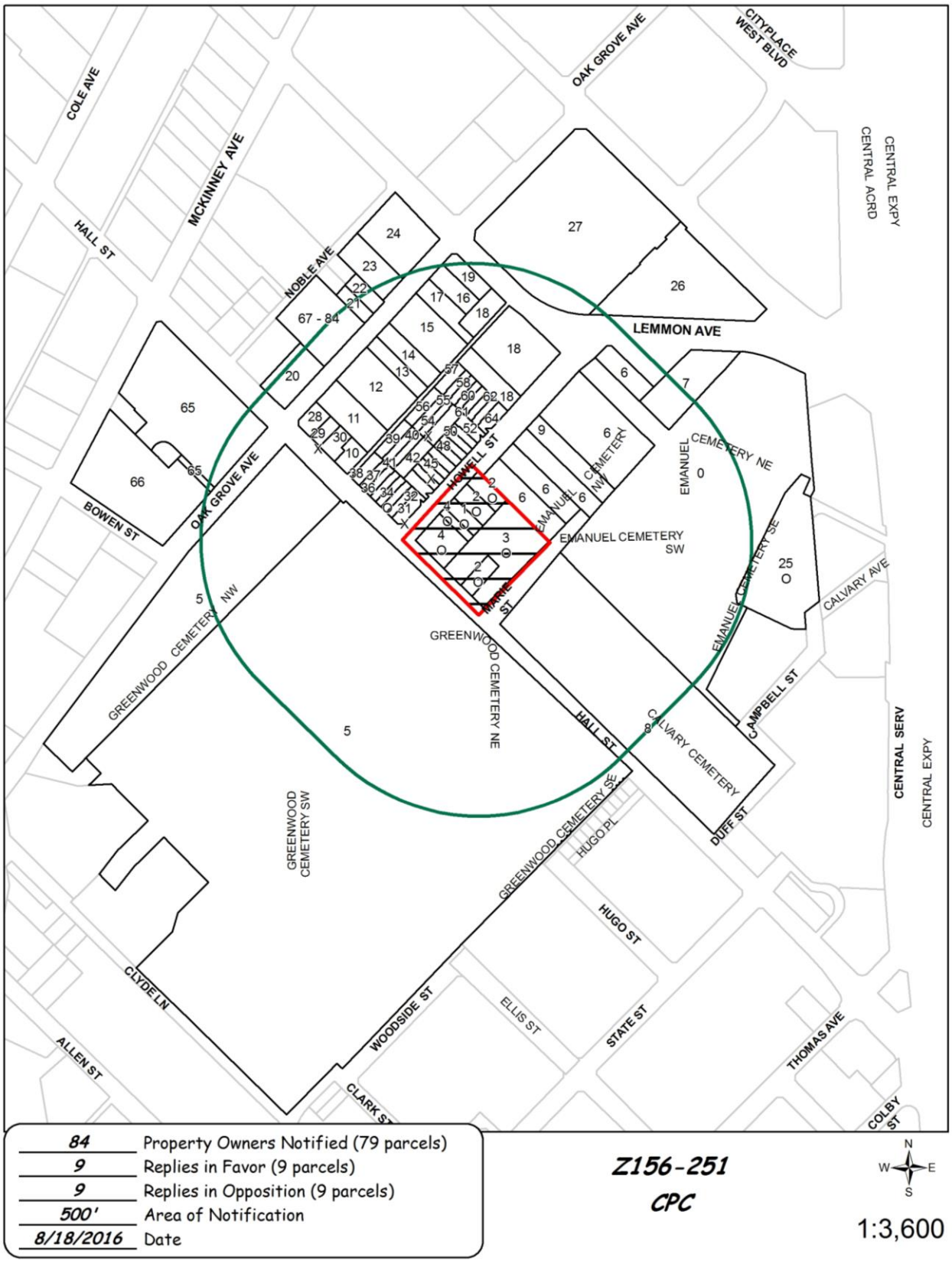
Case no: Z156-251

Date: 7/15/2016


PD 153
PD 193 (PDS 13)
PD 372
PD 201
PD 305
PD 375 (Tract 1) Subd B
PD 375 (Tract 1) Subd A
PD 375
PD 375 (Tract 1) Subd C
PD 183
MCKINNEY AVE
SUP 1980
Z978-258
D-1
PD 193 (PDS 6)
HOWELL ST
LEMMON AVE
PD 193 (PDS 108)
D
PD 193 (O-2)
SUP 840
Office
PD 193 (PDS 85)
PD 193
Z990-208
NOBLE AVE
Z801-360
PD 193 (P)
PD 193 (PDS 111)
PD 193 (LC)
Single Family
H/54
PD 193 (MF-2)
Office
PD 193 (PDS 34)
HOWELL
EMANUEL CEMETERY NW
EMANUEL CEMETERY NE
EMANUEL CEMETERY SE
PD 193 (PDS 113)
SUP 1839
SUP 1088
CALVARY AVE
CENTRAL EXPY
OAK GROVE AVE
GREENWOOD CEMETERY NW
PD 193 (GR)
Cemetery
Cemetery
CBD/Downtown Demolition Delay Overlay
MF-2(A)
SUP 113
CALVARY CEMETERY
PD 225 (Freeway Frontage) Central Hi-Rise Office
N CENTRAL SERV
PD 193 (PDS 23)
GREENWOOD CEMETERY SE
HUGO PL
HUGO ST
PD 225 (Interior Neighborhood) Hi-Rise Office / Residential
PD 225
PD 225 (Freeway Frontage) Central Hi-Rise Mix Tract 1
ELLIS ST
STATE ST
ALLEN ST
PD 225 (Interior Neighborhood) Mid-Rise Residential Tract 2
1:3,600
ZONING AND LAND USE
Case no: Z156-251
Date: 7/15/2016


PD 153
PD 193 (PDS 13)
PD 372
PD 201
PD 305
PD 375 (Tract 1) Subd B
PD 375 (Tract 1) Subd A
PD 375
PD 375 (Tract 1) Subd C
PD 183
MCKINNEY AVE
SUP 1980
Z978-258
D-1
PD 193 (PDS 6)
HOWELL ST
LEMMON AVE
PD 193 (PDS 108)
D
3
PD 193 (O-2)
SUP 840
PD 193 (PDS 85)
PD 193
Z990-208
NOBLE AVE
Z801-360
PD 193 (P)
1, 2
PD 193 (PDS 111)
PD 193 (LC)
H/54
PD 193 (MF-2)
PD 193 (PDS 34)
EMANUEL CEMETERY NW
EMANUEL CEMETERY NE
EMANUEL CEMETERY SE
PD 193 (PDS 113)
SUP 1839
SUP 1088
CALVARY AVE
N CENTRAL ACRD
N CENTRAL SERV
OAK GROVE AVE
GREENWOOD CEMETERY NW
PD 193 (GR)
CBD/Downtown Demolition Delay Overlay
MF-2(A)
SUP 113
CALVARY CEMETERY
PD 225 (Freeway Frontage) Central Hi-Rise Office
PD 193 (PDS 23)
GREENWOOD CEMETERY SE
HUGO PL
HUGO ST
PD 225 (Interior Neighborhood) Hi-Rise Office / Residential
PD 225 (Freeway Frontage) Central Hi-Rise Mix Tract 1
N CENTRAL EXPY
ALLEN ST
PD 225
ELLIS ST
STATE ST
THOMAS AVE
PD 225 (Interior Neighborhood) Mid-Rise Residential Tract 2
1:3,600
ZONING HISTORY
Case no: Z156-251
Date: 7/15/2016

CPC RESPONSES



08/17/2016

Reply List of Property Owners

Z156-251

84 Property Owners Notified ***9 Property Owners in Favor*** ***9 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	3406	HOWELL ST	TKNPA PPTIES LP
O	2	2704	N HALL ST	LAMBERT PAULA S &
O	3	5	MARIE ST	LAMBERT PAULA S
O	4	3402	HOWELL ST	LAMBERT PAULA STEPHENS
	5	2501	S HALL ST	GREENWOOD CEMETERY ASSN
	6	3502	HOWELL ST	CONGREGATION EMANU EL
	7	2700	LEMMON AVE	TEMPLE EMANU EL
	8	2400	N HALL ST	CALVARY HILL CEMETERY
	9	3430	HOWELL ST	CONGREGATION EMANUEL
	10	2816	N HALL ST	MCKINNEY AVENUE
	11	3308	OAK GROVE AVE	PRIDE & JOY CAPITAL LP
	12	3316	OAK GROVE AVE	OAK GROVE PARTNERS LTD
	13	3316	OAK GROVE AVE	GTK PARTNERS LTD
	14	3320	OAK GROVE AVE	TEXAS ENGERY HOLDINGS INC
	15	3402	OAK GROVE AVE	GRTW BUILDING CORP LLC
	16	3416	OAK GROVE AVE	TWS & K REALTY LLP
	17	3414	OAK GROVE AVE	TWS&K REALTY LLP
	18	2817	LEMMON AVE	2801 INVESTMENTS LTD
	19	3420	OAK GROVE AVE	ANTONETTI & VEGA LTD LP
	20	3301	OAK GROVE AVE	GIBON MCCROREY HOLDINGS LLC
	21	3401	OAK GROVE AVE	LG LEMON OAK GROVE LLC
	22	3405	OAK GROVE AVE	LG LEMMON OAK GROVE LLC
	23	3409	OAK GROVE AVE	LG LEMMON OAK GROVE LLC
	24	2909	LEMMON AVE	LG LEMMON OAK GROVE LLC
O	25	3491	CAMPBELL ST	TEMPLE EMANUEL CONGREGATION
	26	2727	E LEMMON AVE	HC 2727 E LEMMON AVENUE LLC

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	27	3515	HOWELL ST	CWS LEMMON RESOURCES LP
	28	2828	N HALL ST	DENNING JEREMY & DEANNA
X	29	2824	N HALL ST	HENDERSON ROBERT J &
	30	2820	N HALL ST	NELSON WILLIAM & LINDA E
X	31	2800	N HALL ST	MCMINN WOODROW T & MARINDA J
	32	2800	N HALL ST	MCNEW KIRK E &
	33	2800	N HALL ST	RIVERA FRANK
O	34	2800	N HALL ST	GOETZ GEOFFREY & MARILYN
	35	2800	N HALL ST	RICHIE CHRISTOPHER R & JULIE K
	36	2800	N HALL ST	LAGERSTEDT STIG R & DENISE C
	37	2800	N HALL ST	WEAVER LINDSAY D
	38	2800	N HALL ST	ANTIL JERRY & PAMELA B
	39	3405	HOWELL ST	KO JASON B
	40	3405	HOWELL ST	FALB HARRIS BENTSEN &
	41	3405	HOWELL ST	DAIGLE CHASE H
	42	3405	HOWELL ST	SMIALEK KYLE
X	43	3405	HOWELL ST	SANDERS JULIA E & JOSEPH M SANDERS
	44	3405	HOWELL ST	MARTINEZ ALEXIS
X	45	3405	HOWELL ST	REAM ROBERT J TR
X	46	3405	HOWELL ST	ROLAND SHANNON K
X	47	3405	HOWELL ST	HARDIN MAXIE DURAN
	48	3405	HOWELL ST	KINGHAM RICHARD G
X	49	3405	HOWELL ST	TIMBOL THOMAS G
	50	3405	HOWELL ST	LYSAUGHT JEFFREY P & KATHLEEN A REV TRUST
	51	3405	HOWELL ST	VANAMBURGH ROBERT W & SHARON S
	52	3405	HOWELL ST	WROS JAMES C MITCHELL &
	53	3405	HOWELL ST	VAZQUEZ KEVIN M RIVERA & JENNIFER VERVILLE
X	54	3405	HOWELL ST	DOWNS JASON &
	55	3405	HOWELL ST	WERNER FAMILY TRUST

08/17/2016

Reply	*Label #*	*Address*		*Owner*
	56	3405	HOWELL ST	SULLIVAN BRIAN J
	57	3405	HOWELL ST	WEEKS JAMES JUSTIN
	58	3405	HOWELL ST	REMICK KARL V
X	59	3405	HOWELL ST	COWLISHAW WILLIAM T
	60	3405	HOWELL ST	BARBER RICHARD WRIGHT &
	61	3405	HOWELL ST	HORNE EDWARD A
	62	3405	HOWELL ST	LAMBERTI ABIGAIL
	63	3405	HOWELL ST	EGGERICHS JAMES G
	64	3405	HOWELL ST	MCALISTER JAMES B &
	65	3232	MCKINNEY AVE	GAEDEKE HOLDINGS II LTD
	66	3230	MCKINNEY AVE	LISAR INC
	67	3321	OAK GROVE AVE	DEARING GEORGE C
	68	3321	OAK GROVE AVE	GAY DONNA BERNARD
	69	3321	OAK GROVE AVE	LAMB MICHAEL D
	70	3321	OAK GROVE AVE	MANRIQUE RAUL E CUBILLAS
	71	3321	OAK GROVE AVE	GODFREY DANIEL E
	72	3321	OAK GROVE AVE	HUTCHINSON JEFFREY KEITH
	73	3321	OAK GROVE AVE	MAHMALKIS REAL ESTATE & INVESTMENTS LLC
	74	3321	OAK GROVE AVE	CONNER CRAIG
	75	3321	OAK GROVE AVE	SHACKLETT SUZY
	76	3321	OAK GROVE AVE	PERRY BRIAN
	77	3321	OAK GROVE AVE	NOBLE JEFFREY S
	78	3321	OAK GROVE AVE	REDINGER SARA J
	79	3321	OAK GROVE AVE	MAHMALKIS REAL ESTATE INVESTMENTS LLC
	80	3321	OAK GROVE AVE	JERNIGAN BRUCE ALLLEN
	81	3321	OAK GROVE AVE	MCMAHON NENA L
	82	3321	OAK GROVE AVE	BORG STEPHEN W
	83	3321	OAK GROVE AVE	MINTER STEVEN S
	84	3321	OAK GROVE AVE	GOODING BRAD E
O	A1	3412	HOWELL ST	LAMBERT PAULA S &
O	A2	3404	HOWELL ST	LAMBERT PAULA STEPHENS

08/17/2016

Reply	*Label #*	*Address*		*Owner*
O	A3	3416	HOWELL ST	LAMBERT PAULA S &

AGENDA ITEM # 63

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 43 M

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a new Tract and amending Tract 2 within Planned Development District No. 508, on property zoned Tracts 2 and 7 within Planned Development District No. 508, on the northwest and southwest corners of Hampton Road and Bickers Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, traffic management plan and conditions
Z156-266(JM)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016

ACM: Ryan S. Evans

FILE NUMBER: Z156-266(JM) **DATE FILED:** May 20, 2016

LOCATION: Northwest and southwest corners of Hampton Road and Bickers Street

COUNCIL DISTRICT: 6 **MAPSCO:** 43-M

SIZE OF REQUEST: ±27.439 acres **CENSUS TRACT:** 205

APPLICANT/OWNER: Mercy Street; Dallas Housing Authority

REPRESENTATIVE: Cliff Spruill, AIA

REQUEST: An application to create a new Tract and amend Tract 2 within Planned Development District No. 508, on property zoned Tracts 2 and 7 within Planned Development District No. 508.

SUMMARY: The applicant proposes to remove 6.775 acres from Tract 7 to create the new tract. The new Tract and Tract 2 will have sports fields lighting above current height regulations. Tract 7 currently allows up to 36 feet. Tract 2 currently allows up to 50 feet. Both tracts are subject to residential proximity slope regulations further restricting height at a 1:3 ratio. The applicant has requested to allow sports lighting for these fields up to 80 feet in height. Existing lighting on site is already up to 60-80 feet in height (installed prior to adoption of PDD No. 508 height regulations).

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan, traffic management plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, traffic management plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Performance impacts upon surrounding property* – The area currently has ball fields with existing sports lights which are approximately 60 feet tall. The applicant is seeking to convert one field into a collegiate field with a new private recreational facility for training purposes. At the south end of this request, they are providing several new playing fields (already have approved development plan for an existing baseball field, and the following: t-ball, baseball, two large soccer, and two small soccer fields). Surrounding areas contain a YMCA, retail, park and community center, office, and residential (multi and single family). The uses will continue to be compatible with these surrounding uses, even offering the opportunity to provide special consideration of hours of operation, lighting, traffic controls, and screening requirements as now required by code (not when they installed first fields) via the SUP process for some uses, and the newly revised PD conditions.

2. *Traffic impact* – The request will generate traffic and has been reviewed by the Engineering Department. Traffic control measures have been taken into consideration with the development of the private recreation center to the northwest of Bickers and Hampton. A TMP was approved, but does not include the Tract 2 fields' traffic generation and control.

3. *Comprehensive Plan or Area Plan Conformance* – The request is along a Multi-modal corridor and within an Urban Neighborhood area. Multi-modal corridors encourage a mixed-use theme with special sensitivity to residential areas along the outskirts. The Urban Neighborhood area also encourages mixed-use, with a higher rate of residential uses with immediate access to private and public resources. The addition of these fields and services should add to the spectrum of mixed-uses for the residential community, so long as measures are taken to account for traffic management, aesthetic maintenance through landscaping and adequate screening, and consideration of time of use for lighting and amplified sound. These items are addressed by SUP and PD conditions.

4. *Justification for Planned Development District Zoning as opposed to a straight zoning district* – The site is already a PDD; however, they are requesting to create a new tract within the PD with special provisions for the use. The request is complex and unable to be satisfied by one zoning district. Taking the different elements and the potential impact on surrounding properties into account, the only way to satisfy the desire to redevelop the area along with respecting existing residential developments that surround the site is by providing an amendment to the existing planned development district. There is no increase in acreage or enlargement of the existing PDD.

Zoning History:

- Z156-236: Request for a Specific Use Permit to allow a private recreation center, club, or area on property zoned Tracts 7 & 10 within Planned Development District No. 508. *Case approved at CPC 9/1/16. Pending CC on 9/28/16.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bickers Street	Community Collector (M-4-U)	60 feet
Hampton Road	Principal Arterial (M-6D(A))	100 feet
Goldman Street	Local	56 Feet
Dennison Street	Local	50 Feet

Traffic:

The Engineering Section of the Sustainable Development and Construction Department reviewed the proposed amendment to the PD and determined it will not have a negative impact on the existing street system. Traffic concerns generated by the SUP case to the northwest were initially proposed to be addressed by an approved traffic management plan. After CPC on August 14, 2016, CPC requested to include Tract 2 in the TMP area. A TMP has been reviewed and approved by staff (attached to this case report).

Development Standards:

DISTRICT	Base Zoning	SETBACKS		Density	FAR	Height	Lot Coverage	Special Standards	PRIMARY Uses
		Front	Side/Rear						
PDD No. 508, Tract 7 (and new Tract)	MF-2(A)	15' min	0' or 10' Side 0', 10', or 15' Rear	Per plan	None	36' RPS	50% or 60%	Residential Proximity Slope	Institutional, Recreational, Residential, Transportation, Utility Uses, & Wholesale, Distribution, and Storage
PDD No. 508, Tract 2	MU-1	15' min	0' or 20' Side 0'or 20' Rear	Varies	Varies	50' RPS	80%	Residential Proximity Slope; Urban Form Setback; Tower Spacing	Commercial & Business Service, Institutional, Lodging, Office, Recreational, Residential, Retail & Personal Service, Transportation, Utility Uses, & Wholesale, Distribution, and Storage

Only the development standards related to height restrictions are being amended. The request is to provide relief from the residential proximity slope and height restrictions to allow sports lighting up to 80 feet in height within the new tract and existing Tract 2.

STAFF ANALYSIS:

On June 10, 1998, the City Council passed Ordinance No. 23536, which established PDD No. 508, a district that provided for certain commercial and business service uses, CH Clustered Housing District uses, MF-2(A) Multifamily District uses, LO-1 Limited Office District uses, and MU-1 Mixed Use District uses. Tracts 2, 12, and 12A are considered Mixed Use (MU-1) tracts. The zoning was granted as a PDD with a conceptual plan and requires that the City Plan Commission approves a development plan for each phase of development before the issuance of a building permit for each phase. Modifying the original configuration of the conceptual plan requires an amended conceptual plan for the PDD. This has been provided.

If an SUP is required, the development plan must conform to the approved SUP site plan. A development plan can only be submitted after an SUP request. A building permit will not be issued until a development plan is approved by CPC.

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is located along a Multi-modal corridor (includes Transit centers, while not at this site) which supports a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit (located at this intersection). Examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

The request site is located within an Urban Neighborhood. The Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they

provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

Land Use Compatibility:

	Zoning	Land Use
Site	PDD No. 508, Tracts 7 & 2	Baseball fields
North	PDD No. 508, Tract 7	Office
East	R-5(A), SUP No. 772, & CR	Park and Community Center, Single Family, Retail,Restaurant, & Dental Office
South	CR	School, Retail, Fire Station, Health Center
West	PDD No. 508, Tracts 10, 3, & 9	Single Family, Multifamily & Private Recreation Center, Club, or Area

The request site is ±27.439 acres. The applicant would like to amend the PD conditions to allow for the renovation of the site across a portion of Tract 7 (new tract), and all of Tract 2. There are existing sports lights from 60'-80' tall, approximately. These would not be allowed under current PD conditions due to height restrictions. The applicant is seeking to allow 80' sports lights within these two tracts, surpassing the residential proximity slope, as well.

Several recreational fields currently exist and there are a few under construction/rehabilitation on-site. A development plan was approved for Tract 2 on March 27, 2008, allowing for the construction of two baseball fields, one T-ball field, natural grass football and soccer fields, and two artificial turf soccer fields. These are in addition to the existing baseball field which remained. Two parking areas were approved with a total of 177 parking spaces. As lights were permitted and installed (up to 80' in height), the applicant came in to complete an amendment for Oates Field renovations and discovered that the height was not allowed. For this reason, they've included Tract 2 in this request (to legitimize the permitted lights and planned lights as the project progresses).

The new tract is being requested to allow for the renovation of the existing Oates Field. The plan is to upgrade the existing field to a collegiate field and install an indoor facility to serve as a youth baseball training site. As with Tract 7, an SUP is required for a private recreation facility, field, or area. Considering the different legal description for that request, the applicant submitted a different case for that part of the requirement. Finally, a development plan will be required after the SUP and PD amendment, before a building permit will be issued for the new tract/SUP area of request (case Z156-236 also on this agenda).

Multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Development at these intersections should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access.

A combination of proposed PD and SUP conditions should help to mitigate any potential negative impact and help the proposed use compliment the surrounding uses/neighborhoods. Major concerns include the use of the sports lighting, amplified sound, and traffic. Staff has worked with the applicant to provide specific hours of use for the sports lighting and amplified sound. Tract 2 does not require an SUP for private fields. For this reason, staff proposes to limit hours of operation for lighting and amplified sound for the new tract and Tract 2 through this PD amendment. We have also added the traffic management plan provision into the PD conditions for both tracts. The revised TMP assesses the impact and procedures for efficient traffic control due to the development of both tracts. This will become a requirement including Tract 2, if this case is approved.

At both sites, the development will be consistent with Article X for landscaping requirements.

LIST OF DHA BOARD COMMISSIONERS

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Ms. Debra Culberson, Commissioner

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Z156-266

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3801 Holystone Street, Dallas, Texas 75212 | 214-905-1042 | 972-707-2986 fax | www.mercystreetdallas.org
MERCY STREET

CPC Action:
September 1, 2016

Motion: It was moved to recommend **approval** of a new Tract and amend Tract 2 within Planned Development District No. 508, subject to a conceptual plan, traffic management plan, and conditions on property zoned Planned Development District No. 508, Tracts 7 & 2, and at the northwest and southwest corners of Hampton Road and Bickers Street.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

Notices: Area: 500 Mailed: 37
Replies: For: 2 Against: 1

Speakers: None

SPORTS LIGHTING ASSESSMENT

me | engineers

ME Engineers, Inc.
1825 Market Center Blvd, Suite 415
Dallas TX 75207
Office. 214 741 1589
me-engineers.com

June 8, 2016

Ms. Jennifer Munoz
City of Dallas
1500 Marilla St, Room 5BN
Dallas, Texas 75201

Re: Competitive Athletic Field Lighting

Jennifer,

Below are our recommendations for the PD Subdistrict and SUP guidelines for the athletic field lighting.

Athletic field lighting shall meet the following requirements.

1. Field lighting standards shall not exceed 75'-0" to the top of the standard as measured from the playing field.

2. Field lighting shall be provided with internal or external glare control or shielding to reduce glare to adjacent properties and roadways.

3. The maximum allowable illumination contribution of the Athletic Field Lighting shall be 0.5fc measured horizontally at 3'-0" above grade as measured at the opposite side of adjacent roadways or 15'-0" beyond the property line of adjacent properties.

4. All field lighting shall be aimed at a point within the property as measured by the maximum center-beam-candlepower.

Sincerely,

ME ENGINEERS, INC.
Dallas Office

Andrew Shivley, P.E.
Principal

Cc: Cliff Spruill – Sterling Barnett Little, Inc.

PROPOSED PD CONDITIONS

ARTICLE 508.

PD 508.

SEC. 51P-508.101. LEGISLATIVE HISTORY.

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

SEC. 51P-508.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article
.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area. (Ord. Nos. 23536; 25982; 26042; 27771)

SEC. 51P-508.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 508A: conceptual plan.

(2) Exhibit 508B: development plan for Tract 12A.

(3) Exhibit 508C: development plan for a portion of Tract 3.

(4) Exhibit 508D: development plan for a portion of Tract 14.

(5) Exhibit 508E: development plan for a portion of Tract 12. (Ord. Nos. 28758; 30024)

(6) Exhibit 508F: development plan for Tract 7A. (Ord. No. _____)

SEC. 51P-508.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23536; 25982; 26042; 27175)

SEC. 51P-508.105. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.

(b) A development plan for Tract 12A is labeled Exhibit 508B.

(c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.

(d) A development plan for a portion of Tract 14 is labeled Exhibit 508D. (Ord. Nos. 23536; 24655; 25982; 26042; 27785; 28758)

SEC. 51P-508.106. CREATION OF TRACTS.

This district is divided into 16 tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 10, 11, 12, 12A, 13, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. In the event of a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042)

SEC. 51P-508.107. TRACT REGULATIONS.

(a) Tracts 1 and 9 [CLUSTERED HOUSING (CH) Tracts].

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
-- Convent or monastery. *[SUP]*
-- Foster home. *[SUP]*
-- Library, art gallery, or museum. *[SUP]*
-- Public or private school. *[SUP]*

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- None permitted.

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.
-- Single family.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

(J) Retail and personal service uses.

-- None permitted.

(K) Transportation uses.

-- Private street or alley. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities.
-- Police or fire station. *[SUP]*

-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

(2) Accessory uses.

(A) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this district:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(C) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.)

(A) Front yard. Minimum front yard is:

(i) 15 feet where adjacent to an expressway or a thoroughfare; and

(ii) no minimum in all other cases.

(B) Side and rear yard. No minimum side and rear yard.

(C) Dwelling unit density. Maximum dwelling unit density is 18 dwelling units per acre.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (E)(i), maximum structure height is 36 feet.

(F) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. Minimum lot area per dwelling unit is 2,000 square feet.

(H) Stories. No maximum number of stories.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(5) Environmental performance standards. See Article VI.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Limit on attached dwelling units. No group of attached dwelling units may exceed eight in number.

(b) Tracts 4, 8, 10, 11, and 13 (MULTI-FAMILY [MF-2(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery. *[SUP]*
-- Foster home. *[SUP]*
-- Hospital. *[SUP]*
-- Library, art gallery, or museum. *[SUP]*

-- Public or private school. *[SUP]*
-- Cemetery or mausoleum.

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- None permitted.

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

-- Multifamily.
-- Single family.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Retirement housing. *[Tract 4 only.]*

(J) Retail and personal service uses.

-- None permitted. *[Tracts 4, 8, 10, 11 only.]*
-- Commercial amusement cable ski park and recreation area. *[Tract 13 only.]*

(K) Transportation uses.

-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container.

-- Recycling drop-off for special occasion collection.

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory uses are not permitted in this district:

-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(B) The following accessory use is permitted by SUP only:

-- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.401. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.)

(A) Front yard.

(i) Tract 4. Minimum front yard is 50 feet.

(ii) Tracts 8, 10, 11, and 13. Minimum front yard is 15 feet.

(B) Side and rear yard.

(i) Tract 4. Minimum side and rear yard is 50 feet.

(ii) Tracts 8, 10, 11, and 13.

(aa) No minimum side and rear yard for single family structures.

(bb) Minimum side yard for other permitted structures is 10 Feet
.

(cc) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys,

structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(i) Maximum height. Unless further restricted under Subparagraph (E)(i) and except as provided in this paragraph, maximum structure height is 36 feet. In Tract 4, maximum structure height is 50 feet. In Tract 13, maximum height for towers for a commercial amusement cable ski park and recreation area is 60 feet.

(F) Lot coverage.

(i) Maximum lot coverage is:

(aa) 60 percent for residential structures; and

(bb) 50 percent for nonresidential structures.

(ii) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. Minimum lot area per dwelling unit is as follows:

Type of Structure	Minimum Lot Area Per Dwelling Unit
Single family	1,000 s[~~S~~]q. ft.
Multifamily:	
No separate bedroom	800 sq. ft.
One bedroom	1,000 sq. ft.
Two bedroom	1,200 sq. ft.
More than two bedrooms	150 sq. ft. (Add this amount for each bedroom over two)

(H) Stories. No maximum number of stories.

(4) Off-street parking and loading.

(A) Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off- street parking must be provided at or below ground level.

(B) A commercial amusement cable ski park and recreation area is required to provide 150 parking spaces. The parking must be paved or of a surface approved by the Building Official.

(5) Environmental performance standards.

(A) Except as provided in this paragraph, ~~s~~[S]ee Article VI.

(B) All of the following are required for a commercial amusement cable ski

park and recreation area in Tract 13:

(i) A plan and design to preserve and enhance the water quality of the lake prepared by a Certified Professional Wetland Scientist by the Society of Wetland Scientists must be submitted with the development plan for City Plan Commission approval. The plan must show the location and type of aquatic vegetation.

(ii) Aquatic vegetation must be planted adjacent to all storm water outfalls

(iii) The wetland buffer must be an area shown on the development plan with a minimum of 7,000 square feet adjacent to the outfall at the southeast corner of Fish Trap Lake. Native wetland plants suitable for planting include, but are not limited to:

(aa) Grasses:
-- Sedges (Carex, Eleocharis sp.)
-- Rushes (Juncus sp.)
-- Bulrushes (Schoenoplecturs, Scirpus sp.)

(bb) Herbs:
-- Sweetflag (Acorus sp.)
-- Cannas (Canna sp.)
-- Horsetails (Equisetum sp.)
-- Irises (Iris sp.)
-- Arrowheads (Sagittaria sp.)
-- Lilies (Nymphaea sp.)

(iv) Sediment discharge from the storm water outfalls shall be removed annually for the duration of the commercial amusement cable ski park and recreation area use.

(v) A person operating a commercial amusement cable ski park and recreation area must test the water in Fish Trap Lake on a quarterly basis using the current state standard for contact water sports. The test results must be made available to the Building Inspector and the Director of Storm Water Management, upon request.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(B) Access to a commercial amusement cable ski park and recreation area in Tract 13 must be off Toronto Street as shown in the traffic management plan (Exhibit 508C).

(c) Tracts 3, 5, 6, 7, 7A, and 14 (LIMITED OFFICE [LO-1(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

-- Catering service. *[L]*
-- Medical or scientific laboratory.

(C) Industrial uses.

None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[L]*
-- Child-care facility. *[L]*
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convent or monastery.
-- Library, art gallery, or museum.
-- Public or private school.
-- Convalescent and nursing homes, hospice care and related institutions *[Tract 3 only and limited to 120 beds. Tract 14 only, limited to 130 beds, and 26 feet in height.]*

(E) Lodging uses.

None permitted.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

-- Business school.

-- Dry cleaning or laundry store. *[L]*
-- General merchandise or food store 3,500 square feet or less. *[L]*
-- Personal service uses. *[L]*
-- Restaurant with or without drive-in or drive-through service. *[L]*

(K) Transportation uses.

-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(L) Utility and public service uses.

-- Commercial radio or television transmitting station. *[SUP]*
-- Electrical substation. *[SUP]*
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Post office. *[SUP]*
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection.

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory uses are not permitted in this district:

-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(B) The following accessory use is permitted by SUP only:

-- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard. Minimum front yard is 15 feet.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley

from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(bb) no minimum in all other cases.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exceptions: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Sports lighting standards are exempt from this requirement in Tract 7A only.

(ii) Maximum height.

(a) Unless further restricted under Subparagraph (E)(i), maximum structure height is 36 feet;

(b) 80 feet for Sports lighting standards. (Tract 7A only)

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is three.

(4) Off-street parking and loading.

(A) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Special off-street loading provisions.

(i) In these tracts, off-street loading spaces may not be located in the required front yard.

(ii) In these tracts, off-street loading spaces may be located in the front yard behind the setback line if they are screened from the street. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3).

(5) Environmental performance standards. See Article VI.

(6) Landscaping.

(A) Tract 3.

(i) For the portion of Tract 3 shown in the landscape plan (Exhibit 508D), landscaping must be provided as shown on the landscape plan.

(ii) For all other portions of Tracts 3, landscaping must be provided in compliance with the requirements of Article X.

(B) Tracts 5, 6, 7, 7A, and 14. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this provision, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Garbage collection and mechanical equipment areas. Garbage collection and mechanical equipment areas may not be located closer than 20 feet to the nearest building site in an R, R(A), D, D(A), TH, TH(A), or CH district, or that portion of a planned development district restricted to single family and duplex uses.

(C) Screening surface parking lots from street. In these tracts, all off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding requirement, see Section 51A-4.301.

(D) Screening side and rear yards from residential districts. In these tracts, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across the adjoining alley from an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, any portion of the building site directly across from that district must be screened from that district.

(d) Tracts 2, 12, and 12A [MIXED USE (MU-1) Tracts].

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Catering service.
-- Custom business service.
-- Electronics service center.
-- Labor hall. *[SUP]*
-- Medical or scientific laboratory. *[SUP]*
-- Custom woodworking, furniture construction or repair.
[Permitted on Tract 12 only.]
-- Commercial cleaning or laundry plant. *[Permitted on Tract 12 only.]*

-- Machinery, heavy equipment or truck sales and service. *[Permitted on Tract 12 only.]*

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church
-- College, university, or seminary. *[SUP]*
-- Community service center, Tracts 2 and 12. *[SUP]*
-- Community service center, Tract 12A.
-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
-- Foster home. *[SUP]*
-- Hospital. *[SUP]*
-- Library, art gallery, or museum. *[SUP]*
-- Public or private school.

(E) Lodging uses.

-- Hotel or motel. *[SUP]*

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(G) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(H) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex. *[SUP]*
-- Group residential facility. *[SUP]*
-- Handicapped group dwelling unit. *[SUP]*
-- Residential hotel. *[SUP]*
-- Retirement housing. *[SUP]*

-- Single family. *[SUP]*
-- Multifamily. *[SUP]*

(J) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Auto service center.
-- Business school.
-- Car wash.
-- Commercial amusement (inside). *[SUP]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[DIR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Theater.

(K) Transportation uses.

-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(L) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[Use is permitted on these tracts as if the tracts were located in an MU-1 Mixed Use District; see Section 51A-4.212(10.1).]*
-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Recycling buy-back center. *[SUP]*
-- Recycling collection center. *[SUP]*
-- Recycling drop-off container. *[SUP]*
-- Recycling drop-off for special occasion collection. *[SUP]*
-- Warehouse. *[Permitted on Tract 12 only.]*

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory use is not permitted in this district:

-- Private stable.

(B) The accessory helistop use is permitted by SUP only.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard.

(i) Minimum front yard is 15 feet.

(ii) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(bb) no minimum in all other cases.

(ii) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(C) Dwelling unit density.

(i) Tract 2. Maximum dwelling unit density in Tract 2 varies depending on whether the development is a "mixed use project" as follows:

	Maximum Dwelling Unit Density (dwelling units per net acre)		
	Base (No MUP)	**MUP with Mix of 2 Categories**	**MUP with Mix of 3 or More Categories**
	15	**20**	**25**

(ii) Tract 12. Maximum dwelling unit density in Tract 12 is 35 units per acre. Maximum number of residential dwelling units permitted in Tract 12 is 1770.

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a "mixed use project" as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is "residential." The third column (MUP=2/with Res) is the FAR for an MUP with a mix of "residential" plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is "residential." The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of "residential" plus two or more other use categories.]

Maximum Floor Area Ratio

Use Categories	**Base (no MUP)**	**MUP=2 (no Res)**	**MUP=2 (with Res)**	**MUP=3 (no Res)**	**MUP=3 (with Res)**
Lodging	**0.8**	**0.85**	**0.9**	**0.85**	**0.95**
Office	**0.8**	**0.85**	**0.9**	**0.85**	**0.95**
Residential	**0.8**	**-----**	**0.95**	**-----**	**0.95**
Retail and personal service	**0.4**	**0.5**	**0.5**	**0.6**	**0.6**
TOTAL DEVELOPMENT	**0.8**	**0.9**	**1.0**	**1.0**	**1.1**

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exceptions: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Sports lighting standards are exempt from this requirement in Tract 2 only.

(ii) Maximum height.

(a) Unless further restricted under Subparagraph (E)(i), maximum structure height is 50 feet;
(b) 80 feet for Sports lighting standards. (Tract 2 only)

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is four.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. For the community service center in Tract 12A, off-street parking must be provided as shown on the development plan for Tract 12A.

(5) Environmental performance standards. See Article VI.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this provision, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Creation of a building site on Tract 12 A. The building official may issue a certificate of occupancy or building permit for a building site on Tract 12A if the building permit that authorized the existing structure was issued on or before August 1, 1984, and the proposed work will not increase the floor area of the structure by more than 80 percent. The total floor area of the proposed work must not exceed 10,000 square feet. No certificate of occupancy or building permit may be issued for a single family or duplex use in Tract 12A.

(8) Screening.

(A) The provisions for off-street parking contained in Section 51A-4.301(f) apply to this PD except as provided in this Subparagraph (B).

(B) Screening of off-street parking on Tract 12 may be a wrought iron fence that is not less than six feet in height in combination with evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed. (Ord. Nos. 23536; 24076; 24374; 24655; 24725; 25982; 26042; 27175; 27771; 27785; 28758)

SEC. 51P-508.108. SIGNS.

Signs must comply with the following regulations:

(1) For Tracts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, and 14, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(2) For Tracts 2, 7A, 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042)

SEC. 51P-508.109. ADDITIONAL PROVISIONS FOR ATHLETIC FIELDS.

Athletic fields located in Tracts 2 and 7A must comply with the following regulations:

(1) LIGHTING: The maximum allowable illumination contribution of the illuminated athletic field shall be 0.5fc measured horizontally at 3'-0" above grade as measured at the opposite side of adjacent roadways or 15'-0" beyond the property line of adjacent properties.

(A) Lighting is permitted from 5:00 p.m. to 10:00 p.m., Sunday through Thursday and from 5:00 p.m. to 10:30 p.m. on Friday and Saturday.

(2) SOUND:

(B) Loudspeakers and other forms of amplification are permitted from 10:00 a.m. to 9:30 p.m., Monday through Thursday, from 10:00 a.m. to 10:00 p.m. on Friday, from 8:00 a.m. to 10:00 p.m. on Saturday, and from 9:00 a.m. to 9:30 p.m. on Sunday.

(3) TRAFFIC MANAGEMENT PLAN:

(A) In general. The operation of the uses must comply with the attached traffic management plan.

(B) Queuing is only permitted inside the Property. Participant drop-off and pick-up are not permitted within city rights-of-way.

(C) Traffic study.

(i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by (2 years from approval date).

(ii) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different days of the week at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

a. ingress and egress points;
b. queue lengths;
c. drop-off and pick-up locations; and,
d. circulation.

(iii) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(D) Amendment process.

(i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(ii) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P-508.10. ADDITIONAL PROVISIONS.

(a) The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

(b) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23536; 25982; 26042)

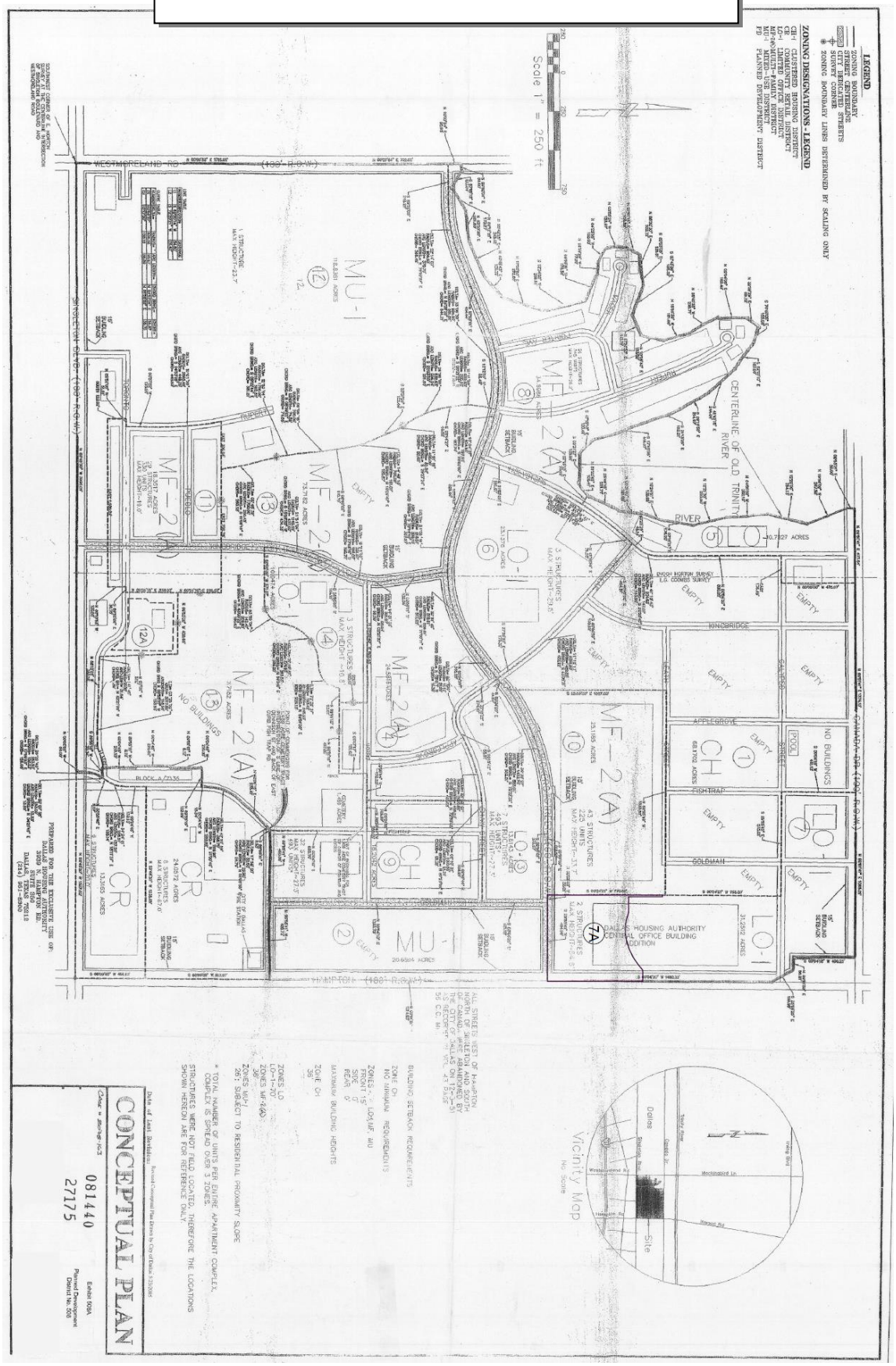
SEC. 51P-508.11. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 24655; 26042)

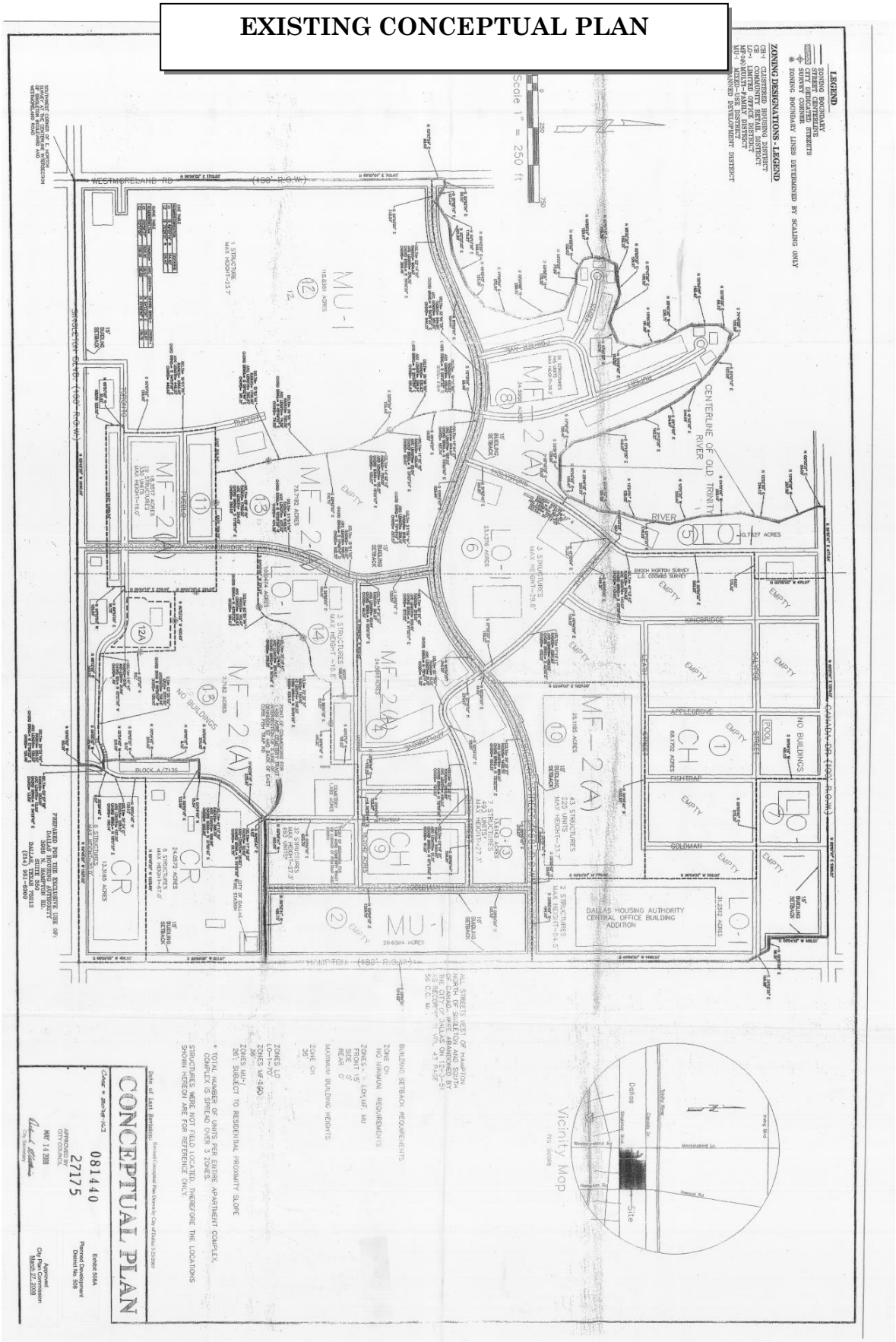
SEC. 51P-508.12. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24655; 26042)

PROPOSED CONCEPTUAL PLAN



EXISTING CONCEPTUAL PLAN



PROPOSED TMP

August 19, 2016
PK# 2067-16.120
Z156-236

TRAFFIC MANAGEMENT PLAN

Project:
Texas Rangers MLB Urban Youth Academy
In Dallas, Texas

Prepared for:
City of Dallas

On behalf of:
Texas Rangers Baseball Foundation

STATE OF TEXAS
STEVE E. STONER
84824
LICENSED PROFESSIONAL ENGINEER
Steve E. Stoner
8/19/16

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Pacheco Koch

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Table 1. Event Summary
Table 2. Inventory and Recommendations Summary

Exhibit 1. "TMP Exhibit"

Pacheco Koch

INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by **Sterling Barnett Little, Inc.**, on behalf of **Texas Rangers Baseball Foundation**, to prepare a Traffic Management Plan (TMP) for the Texas Rangers MLB Urban Youth Academy generally located at 3701 N. Hampton Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with normal athletic events at the site.

Texas Rangers Baseball Foundation (the "Event Organizer") is seeking SUP application from the City of Dallas (the "Approving Agency") to facilitate development of the Project. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of the Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The northern section of the site currently consists of a youth baseball field that is used for Little League baseball and t-ball games on weekends and practices on weekday evening and Saturday afternoon. All events are seasonal (i.e., during the summer months). The site currently does not provide any off-street parking.

The section of the site between Bickers Street and Dennison Street previously consisted of an existing baseball field and a futsal field. All of the remaining portion is undeveloped. (All prior facilities have been removed and the site is now under construction with the proposed uses.)

The proposed development on the north side of Bickers Street consists of a renovated, collegiate-sized Johnny Oates Youth Ballpark with 750-person seating capacity; construction of a new, year-round training facility building that will house a full-sized, indoor turf infield, indoor batting/pitching cages, classrooms, and a weight room; and a 104-space parking lot. The baseball field will continue to be used for youth baseball leagues. For south of Bickers Street, the proposed development consists of two baseball fields, a T-ball field, a football field, two futsol fields, and a soccer field. Also, this development will include a 90-space parking lot and an 82-space parking lot.

A proposed site plan for the Texas Rangers MLB Urban Youth Academy (prepared by Sterling Barnett Little, Inc.), and a "TMP Exhibit" (**Exhibit 1**) are provided at the end of this report. A summary of recommendations is contained in **Table 2** and in the "TMP Exhibit".

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity,

and travel by all other modes during peak demand conditions for a planned event. The "objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:

Terms are used in this report:

"Event" – a planned event(s), recurring or non-recurring, for which this TMP is being prepared

"Event Organizer" – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the Event Organizer to implement the TMP (also see additional tasks in the *Expectations* section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the Event Organizer

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the Event Organizer)

"TMP Objectives" – (see *TMP Objectives* section)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs.

Recommendations TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

PK was not involved with site selection, site design, or the operations for this project.

PK is not responsible for the **implementation** of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the Event Organizer (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO EVENT ORGANIZER: By submittal of a TMP to the Approving Agency, the Event Organizer is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by the Approving Agency and any associated conditions the Approving Agency may impose. It is also inferred that the Event Organizer agrees to be self-accountable for these

actions until and unless the Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the Event Organizer.

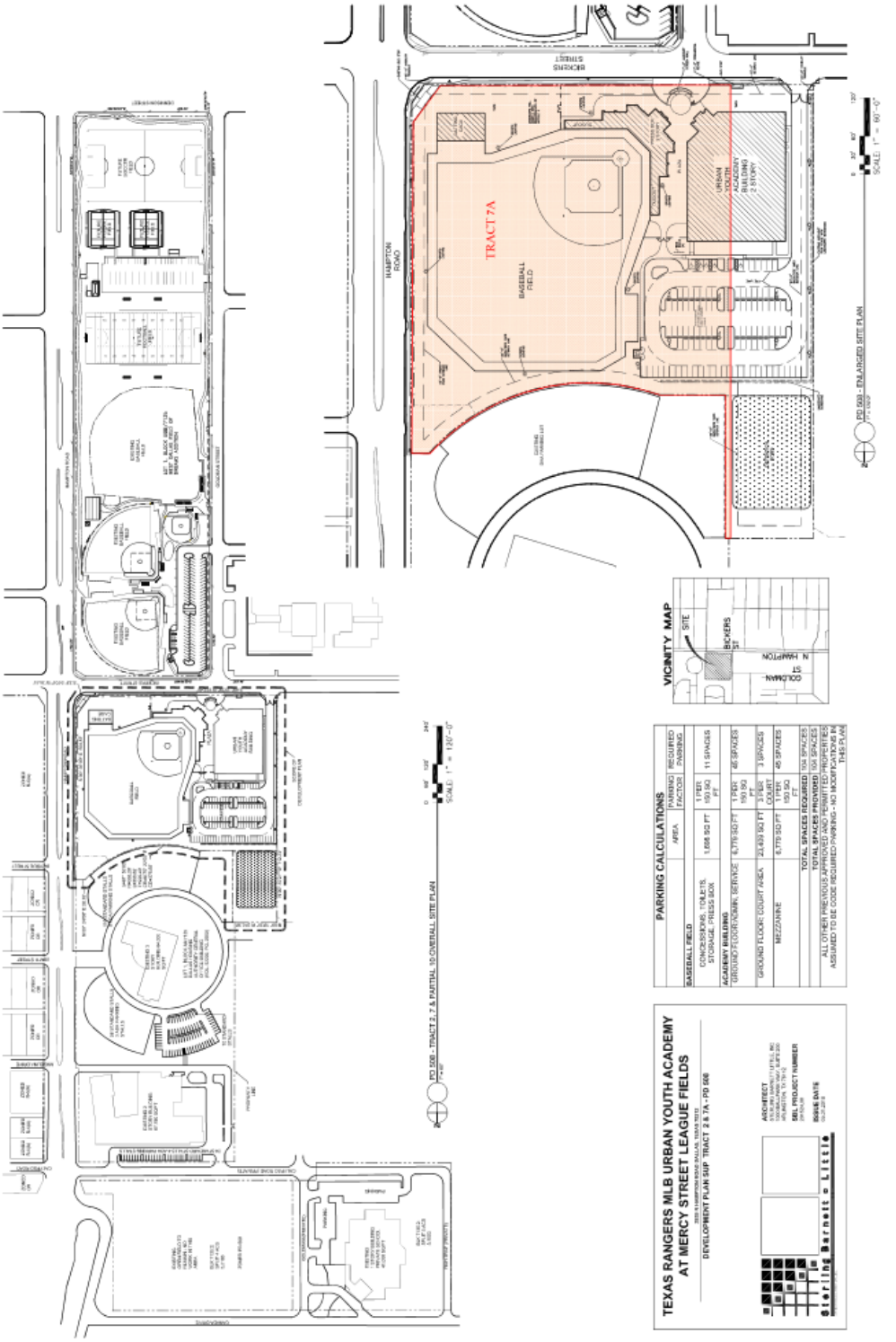
To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the Event Organizer appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "*TMP Objectives*"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand, which is described herein (see **Table 1**). For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the Event Organizer if those changes are prudent and do not compromise the TMP Objectives. It is recommended that any changes implemented under such circumstances be documented and retained by the Event Organizer for future reference or upon request.


TRACT 7A
BASEBALL FIELD
HAMPTON ROAD
BICKERS STREET
URBAN ACADEMY BUILDING 2 STORY
PD 968 - ENLARGED SITE PLAN
SCALE: 1" = 60'-0"
PD 968 - TRACT 2 / 7 & PARTIAL 10 OVERALL SITE PLAN
SCALE: 1" = 120'-0"
VICINITY MAP
SITE
BICKERS ST
COLEMAN ST
N HAMPTON
PARKING CALCULATIONS
AREA
PARKING FACTOR
REQUIRED PARKING
BASEBALL FIELD
CONCESSIONS, TOILETS, STORAGE, PRESS BOX
1,656 SQ FT
1 PER 150 SQ FT
11 SPACES
ACADEMY BUILDING
GROUND FLOOR/CLASSROOMS, SERVICE
6,779 SQ FT
1 PER 150 SQ FT
45 SPACES
GROUND FLOOR: COURT AREA
24,839 SQ FT
3 PER COURT
3 SPACES
MEZZANINE
6,779 SQ FT
1 PER 150 SQ FT
45 SPACES
TOTAL SPACES REQUIRED
104 SPACES
TOTAL SPACES PROVIDED
104 SPACES
ALL OTHER PREVIOUS APPROVED SITE PLANS FOR THESE PROPERTIES ASSIGNED TO BE CODE REQUIRED PARKING - NO MODIFICATIONS IN THIS PLAN
TEXAS RANGERS MLB URBAN YOUTH ACADEMY AT MERCY STREET LEAGUE FIELDS
DEVELOPMENT PLAN SUP TRACT 2 & 7A - PD 968
ARCHITECT
SEL PROJECT NUMBER
ISSUE DATE
Sterling Barnett + Little

Pacheco Koch

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the Event Organizer to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

The following tables and exhibits summarize the findings and recommendations of this TMP.

NOTE: For any high-capacity, special events, it is incumbent upon the Event Organizer to develop and implement special traffic management strategies to minimize traffic impacts. Such measures may include, but are not limited to, use of buses and/or traffic control officers. Advanced coordination with the City of Dallas may be required.

Table 1. Summary of Planned Event

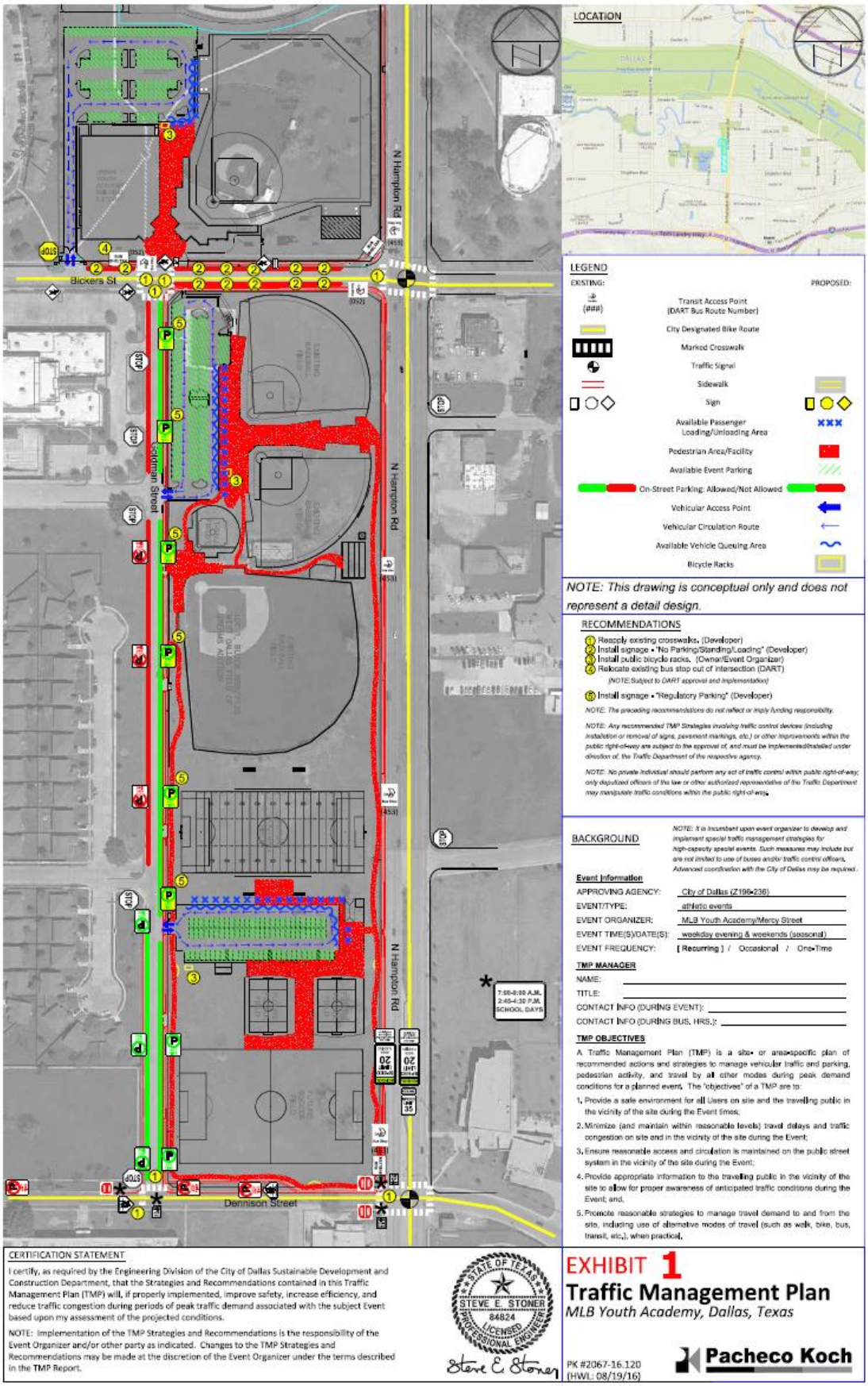
EVENT CHARACTERISTIC	EXISTING CONDITIONS	PROJECTED CONDITIONS
Type of Event:	Athletic (youth baseball/t-ball games and practices)	Athletic (youth baseball games and practices)*
Frequency:	Recurring Weekly (seasonal) weekday evening & all-day Saturday	Recurring Weekly (seasonal) weekday evening & all-day Saturday
Time of Event:	Start: after 6:00 PM on weekdays, after noon on Saturdays games start every 90 minutes	Start: after 6:00 PM on weekdays, all-day on Saturdays games start every 2 hours
	End: typical game takes 45 - 60 minutes	End: typical game takes 60-90 minutes
Attendance/ Enrollment:	10-15 players/team x 2 teams = up to 30 participants Ages from 4 - 13 TOTAL:	10-15 players/team x 2 teams = up to 30 participants Ages from 13 - 18 TOTAL:
Estimated Mode Split:	Drop-off/Pick-up: 80% Self Driving: 0% Transit: 5% Bus/Shuttle: 0% Walk: 15% Bike: 0% TOTAL: 100%	Drop-off/Pick-up: 80% Self Driving: 0% Transit: 5% Bus/Shuttle: 0% Walk: 10% Bike: 5% TOTAL: 100%
Anticipated Duration, Time, and Scale of Potential Traffic Effect:	on-street parking and passenger loading/unloading occurs before, during, and after games and practices local (potential risk of some perceptible traffic congestion within public right-of-way in vicinity of site)	parking and passenger loading/unloading will occur on-site before, during, and after games and practices internal only (low risk of any perceptible traffic congestion within public right-of-way)

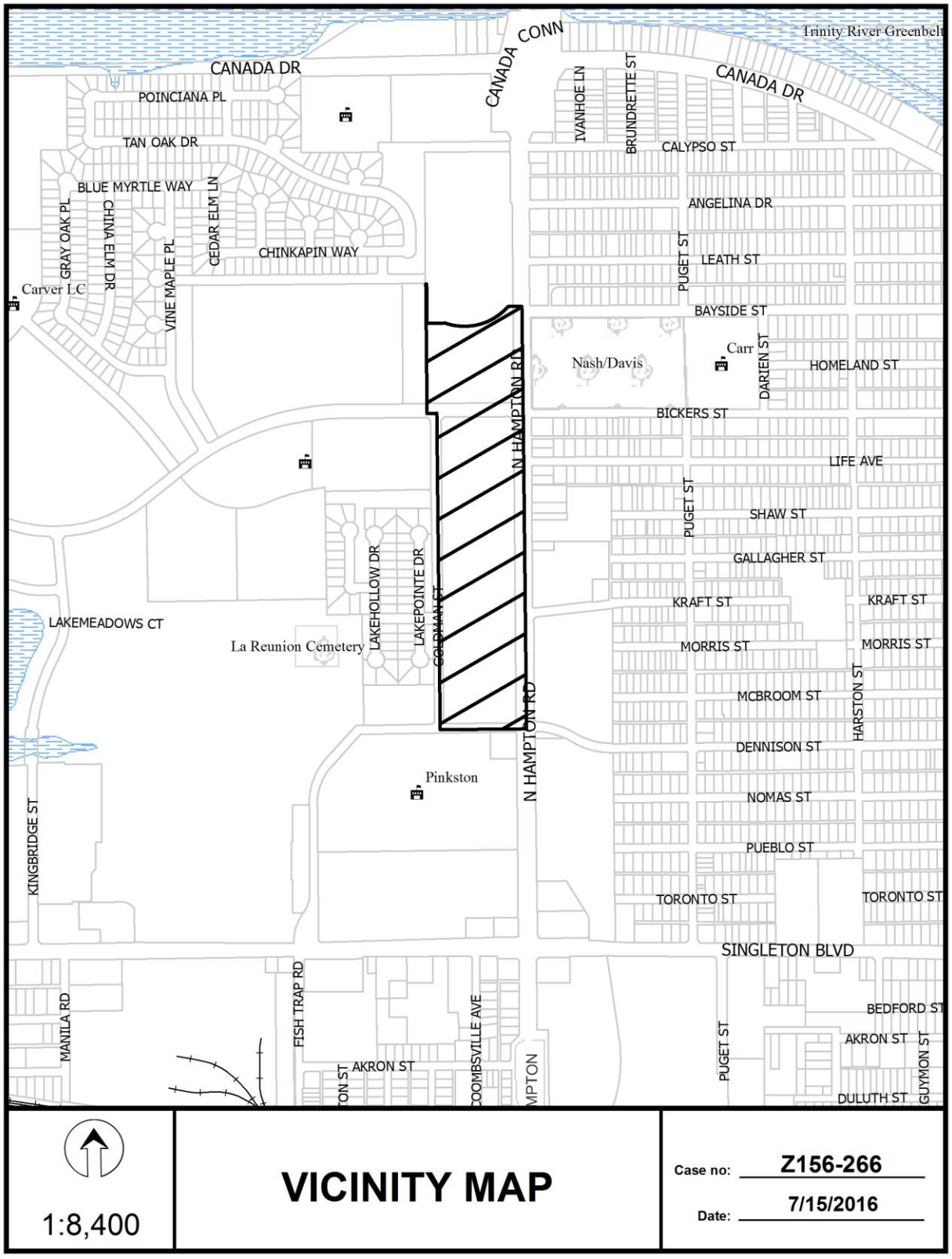
* Also, the Urban Youth Academy building will be open year-round for training. However, for purposes of this analysis, the facility is not anticipated to generate significant additional traffic during game times.

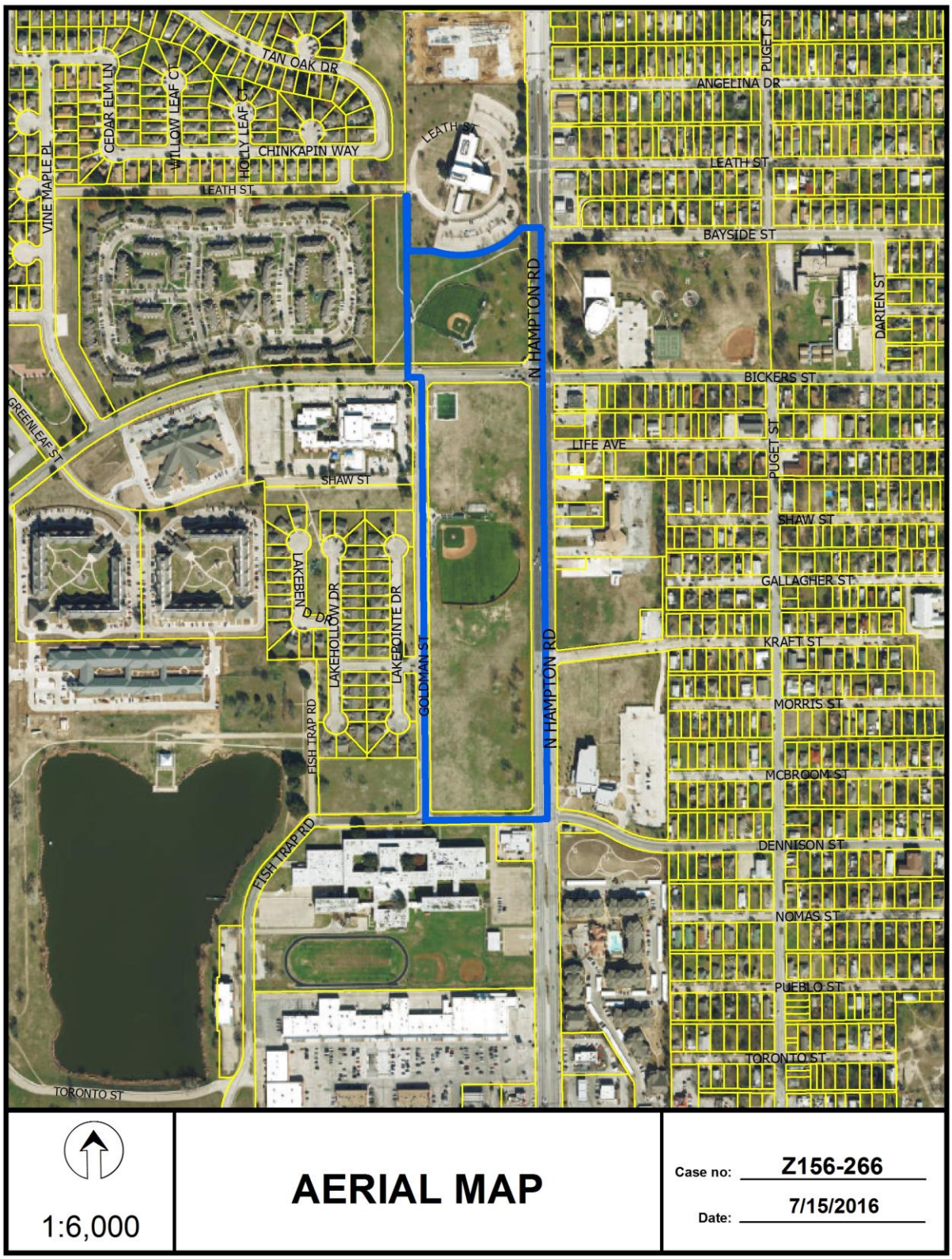
Table 2. Inventory and Recommendations Summary

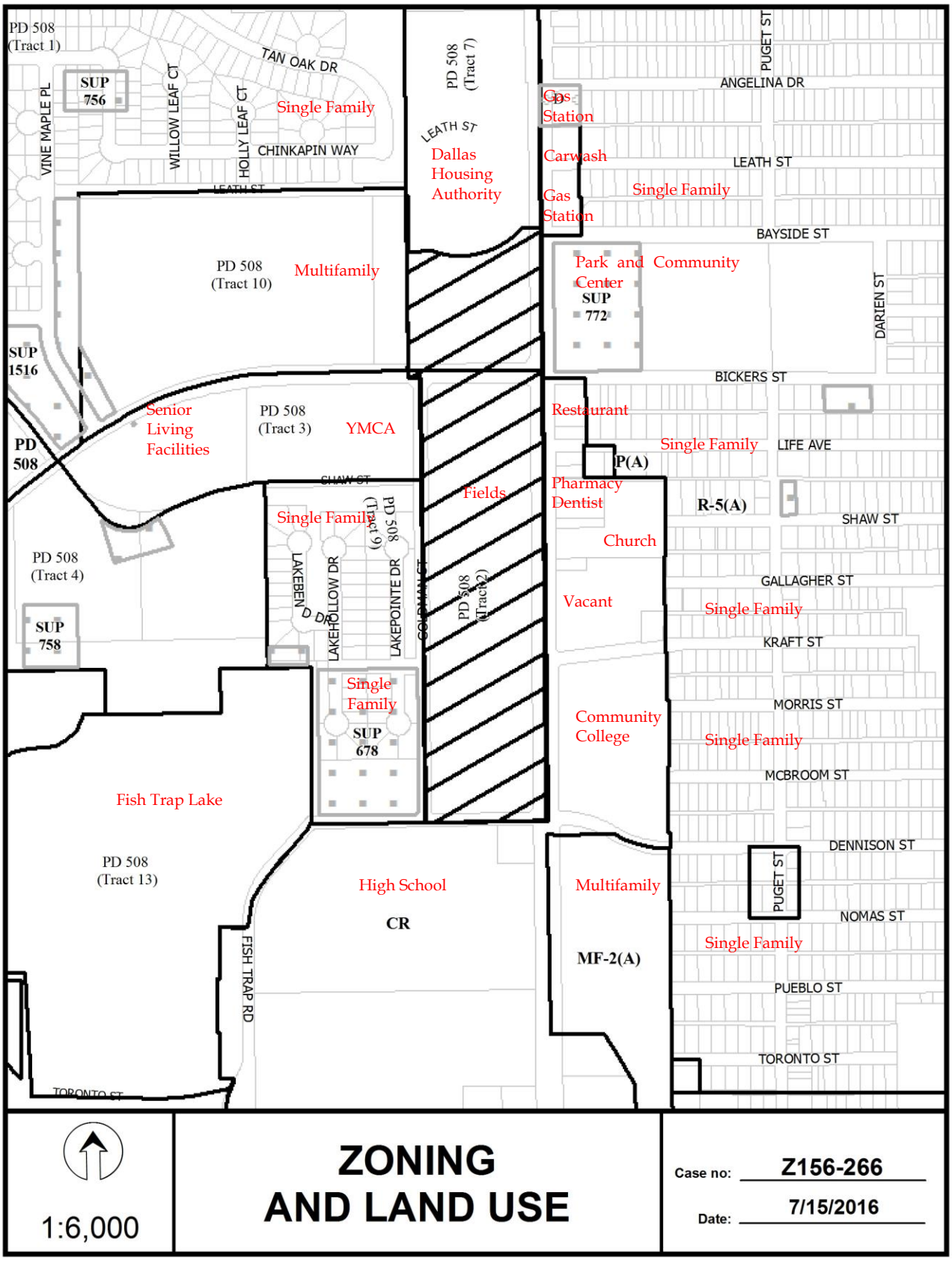
[On-Site Observations conducted on April 23, 2016]

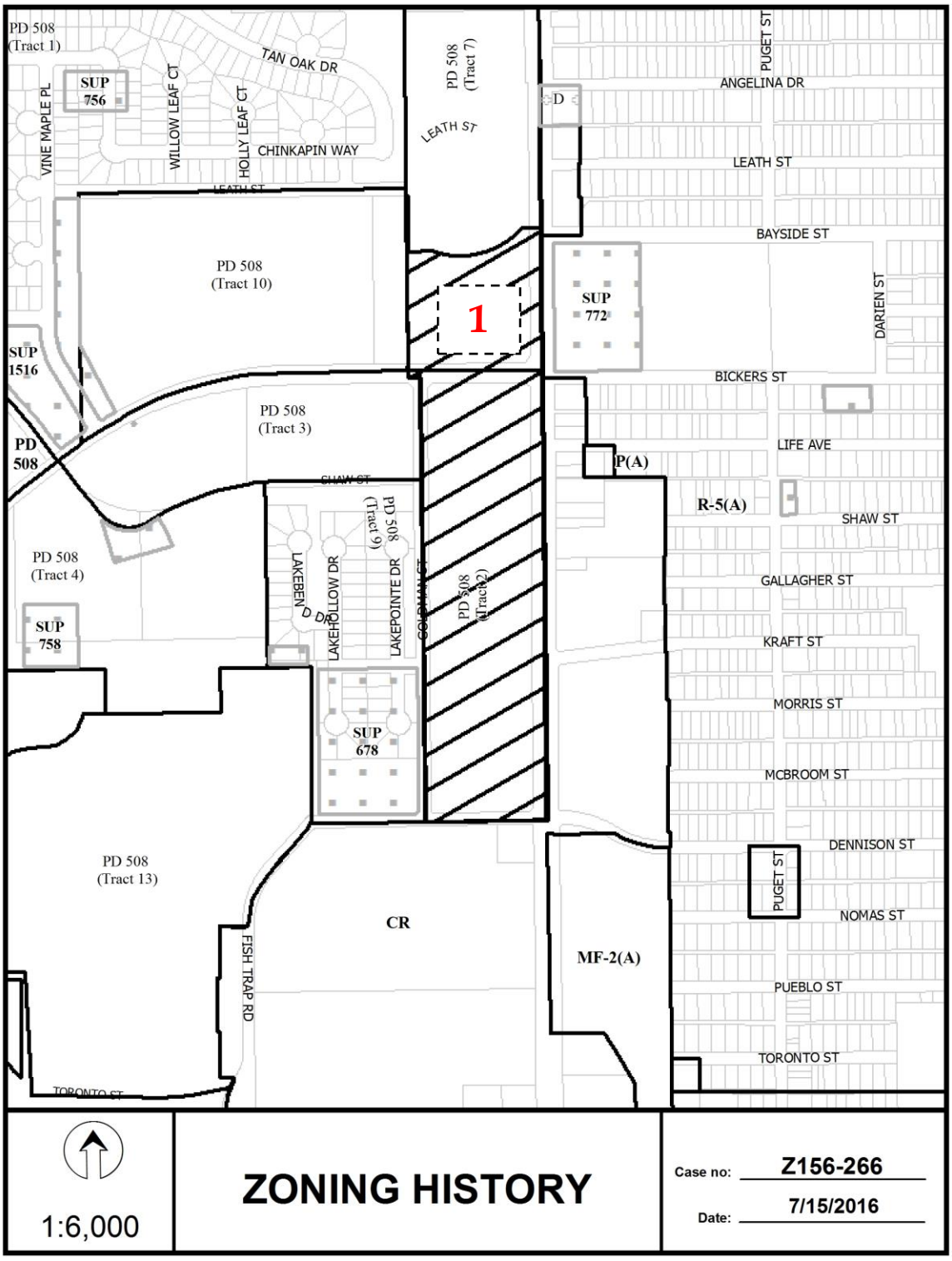
CATEGORY	EXISTING CONDITIONS / INVENTORY	FUTURE CONDITIONS / RECOMMENDATIONS
Vehicle Access & Circulation	all vehicular activity occurs on street	see TMP Exhibit for recommended vehicular circulation, parking, and passenger loading/unloading recommendations
Pedestrian	see TMP Exhibit for existing sidewalks and pedestrian crosswalk locations	❖ see TMP Exhibit for recommended locations to reapply of existing crosswalks
Bicycle	see TMP Exhibit for existing, designated bike routes (on-street)	❖ provide bicycle parking facilities and promote bicycle use
Transit	see TMP Exhibit for existing DART bus routes/stops	❖ relocate existing bus stop on Bickers Street to be outside of intersection
Travel Demand Management		
Traffic Control Devices	see TMP Exhibit for existing warning signs	❖ create No Parking/No Passenger Loading Zones along property frontage on Bickers Street ❖ create Parking Zones along property frontage on Goldman St


LOCATION
LEGEND
EXISTING:
PROPOSED:
Transit Access Point (DART Bus Route Number)
City Designated Bike Route
Marked Crosswalk
Traffic Signal
Sidewalk
Sign
Available Passenger Loading/Unloading Area
Pedestrian Area/Facility
Available Event Parking
On-Street Parking: Allowed/Not Allowed
Vehicular Access Point
Vehicular Circulation Route
Available Vehicle Queuing Area
Bicycle Racks
NOTE: This drawing is conceptual only and does not represent a detail design.
RECOMMENDATIONS
1 Reapply existing crosswalks. (Developer)
2 Install signage - "No Parking/Standing/Loading" (Developer)
3 Install public bicycle racks. (Owner/Event Organizer)
4 Relocate existing bus stop out of intersection (DART)
(NOTE: Subject to DART approval and implementation)
5 Install signage - "Regulatory Parking" (Developer)
NOTE: The preceding recommendations do not reflect or imply funding responsibility.
NOTE: Any recommended TMP Strategies involving traffic control devices (including installation or removal of signs, pavement markings, etc.) or other improvements within the public right-of-way are subject to the approval of, and must be implemented/installed under direction of, the Traffic Department of the respective agency.
NOTE: No private individual should perform any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representative of the Traffic Department may manipulate traffic conditions within the public right-of-way.
BACKGROUND
NOTE: It is incumbent upon event organizer to develop and implement special traffic management strategies for high-capacity special events. Such measures may include but are not limited to use of buses and/or traffic control officers. Advanced coordination with the City of Dallas may be required.
Event Information
APPROVING AGENCY: City of Dallas (Z156-236)
EVENT/TYPE: athletic events
EVENT ORGANIZER: MLB Youth Academy/Mercy Street
EVENT TIME(S)/DATE(S): weekday evening & weekends (seasonal)
EVENT FREQUENCY: [Recurring] / Occasional / One-Time
TMP MANAGER
NAME:
TITLE:
CONTACT INFO (DURING EVENT):
CONTACT INFO (DURING BUS. HRS.):
TMP OBJECTIVES
A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "objectives" of a TMP are to:
1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.
N Hampton Rd
Bickers St
Goldman Street
Dennison Street
7:00-9:00 A.M.
2:45-4:30 P.M.
SCHOOL DAYS
CERTIFICATION STATEMENT
I certify, as required by the Engineering Division of the City of Dallas Sustainable Development and Construction Department, that the Strategies and Recommendations contained in this Traffic Management Plan (TMP) will, if properly implemented, improve safety, increase efficiency, and reduce traffic congestion during periods of peak traffic demand associated with the subject Event based upon my assessment of the projected conditions.
NOTE: Implementation of the TMP Strategies and Recommendations is the responsibility of the Event Organizer and/or other party as indicated. Changes to the TMP Strategies and Recommendations may be made at the discretion of the Event Organizer under the terms described in the TMP Report.
STATE OF TEXAS
STEVE E. STONER
84824
LICENSED
PROFESSIONAL ENGINEER
Steve E. Stoner
EXHIBIT 1
Traffic Management Plan
MLB Youth Academy, Dallas, Texas
PK #2067-16.120
(HWL: 08/19/16)
Pacheco Koch

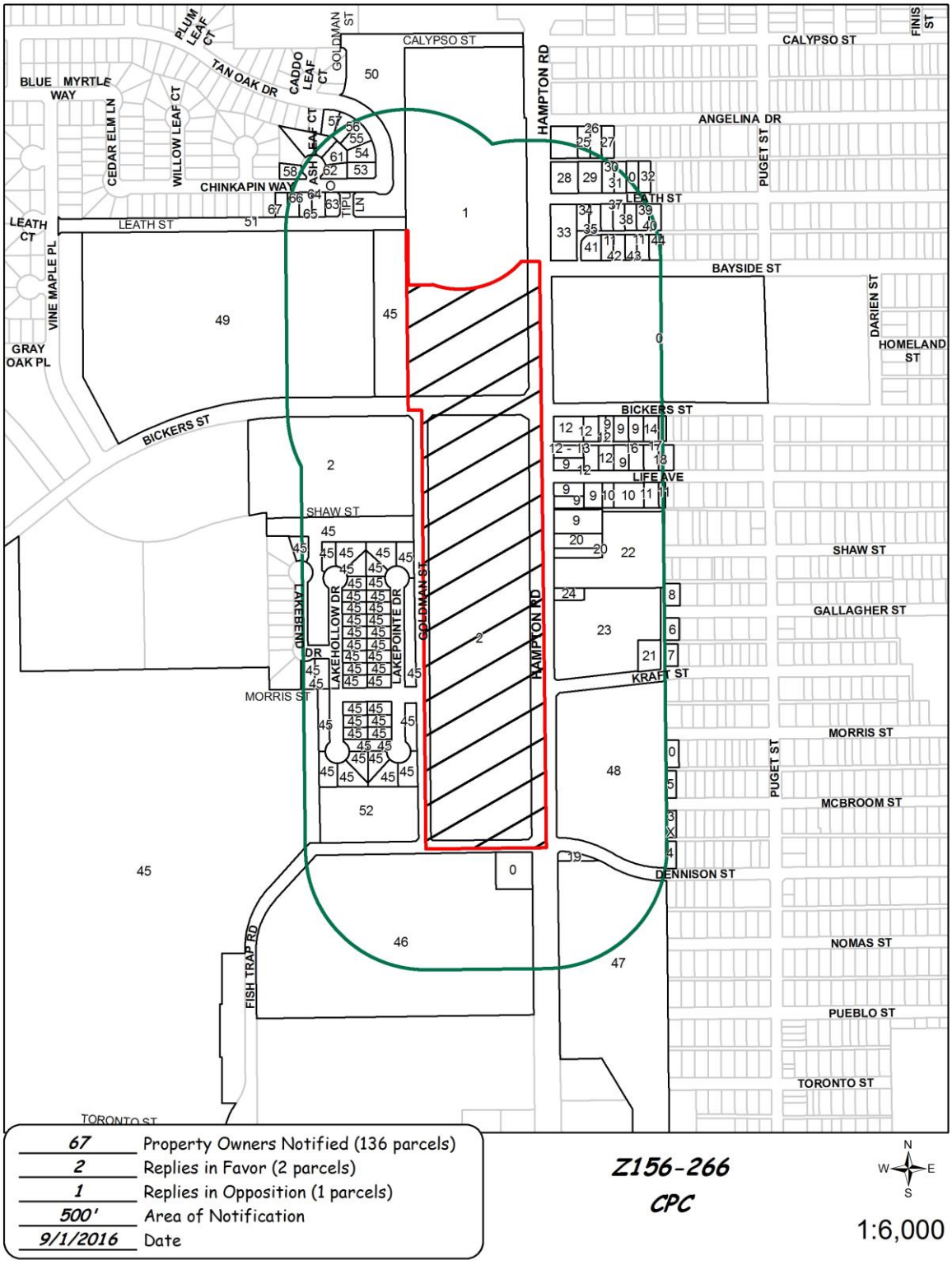

Trinity River Greenbelt
CANADA DR
CANADA CONN
CANADA DR
POINCIANA PL
TAN OAK DR
BLUE MYRTLE WAY
GRAY OAK PL
CHINA ELM DR
VINE MAPLE PL
CEDAR ELM LN
CHINKAPIN WAY
Carver LC
IVANHOE LN
BRUNDRETTE ST
CALYPSO ST
ANGELINA DR
PUGET ST
LEATH ST
BAYSIDE ST
Nash/Davis
Carr
DARIEN ST
HOMELAND ST
BICKERS ST
N HAMPTON RD
LIFE AVE
PUGET ST
SHAW ST
GALLAGHER ST
KRAFT ST
KRAFT ST
LAKEMEADOWS CT
La Reunion Cemetery
LAKEHOLLOW DR
LAKEPOINTE DR
GOLDMAN CT
MORRIS ST
MORRIS ST
MCBROOM ST
HARSTON ST
DENNISON ST
Pinkston
N HAMPTON RD
NOMAS ST
PUEBLO ST
KINGBRIDGE ST
TORONTO ST
TORONTO ST
SINGLETON BLVD
FISH TRAP RD
MANILA RD
BEDFORD ST
AKRON ST
AKRON ST
COOMBSVILLE AVE
PUGET ST
GUYMON ST
DULUTH ST
1:8,400
VICINITY MAP
Case no: Z156-266
Date: 7/15/2016


TAN OAK DR
CEDAR ELM LN
WILLOW LEAF CT
HOLLY LEAF CT
CHINKAPIN WAY
VINE MAPLE PL
LEATH ST
ANGELINA DR
PUGET ST
BAYSIDE ST
N HAMPTON RD
DARIEN ST
BICKERS ST
GREENLEAF ST
LIFE AVE
SHAW ST
LAKEBEND DR
LAKEHOLLOW DR
LAKEPOINTE DR
GOLDMAN ST
GALLAGHER ST
KRAFT ST
MORRIS ST
MCBROOM ST
DENNISON ST
NOMAS ST
PUEBLO ST
TORONTO ST
FISH TRAP RD
1:6,000
AERIAL MAP
Case no: Z156-266
Date: 7/15/2016


PD 508 (Tract 1)
SUP 756
VINE MAPLE PL
WILLOW LEAF CT
HOLLY LEAF CT
TAN OAK DR
CHINKAPIN WAY
Single Family
LEATH ST
PD 508 (Tract 7)
Dallas Housing Authority
Gas Station
Carwash
Gas Station
PUGET ST
ANGELINA DR
LEATH ST
Single Family
BAYSIDE ST
PD 508 (Tract 10)
Multifamily
Park and Center
Community
SUP 772
DARIEN ST
SUP 1516
BICKERS ST
Senior Living Facilities
PD 508 (Tract 3)
YMCA
Restaurant
Single Family
LIFE AVE
P(A)
PD 508
Pharmacy
Dentist
R-5(A)
SHAW ST
Fields
SHAW ST
Single Family
PD 508 (Tract 9)
Church
PD 508 (Tract 4)
LAKEBEND DR
LAKEHOLLOW DR
LAKEPOINTE DR
COLEMAN CT
PD 508 (Tract 2)
GALLAGHER ST
Vacant
Single Family
SUP 758
KRAFT ST
Single Family
SUP 678
MORRIS ST
Community College
Single Family
MCBROOM ST
Fish Trap Lake
DENNISON ST
PD 508 (Tract 13)
High School
CR
Multifamily
PUGET ST
NOMAS ST
Single Family
MF-2(A)
FISH TRAP RD
PUEBLO ST
TORONTO ST
TORONTO ST
1:6,000
ZONING AND LAND USE
Case no: Z156-266
Date: 7/15/2016


PD 508 (Tract 1)
SUP 756
TAN OAK DR
VINE MAPLE PL
WILLOW LEAF CT
HOLLY LEAF CT
CHINKAPIN WAY
LEATH ST
PD 508 (Tract 7)
PUGET ST
ANGELINA DR
D
LEATH ST
BAYSIDE ST
PD 508 (Tract 10)
1
SUP 772
DARIEN ST
SUP 1516
BICKERS ST
PD 508 (Tract 3)
PD 508
LIFE AVE
P(A)
SHAW ST
R-5(A)
PD 508 (Tract 4)
PD 508 (Tract 9)
LAKEBEND DR
LAKEHOLLOW DR
LAKEPOINTE DR
COLONIAL CT
PD 508 (Tract 2)
SHAW ST
GALLAGHER ST
SUP 758
KRAFT ST
MORRIS ST
SUP 678
MCBROOM ST
DENNISON ST
PUGET ST
PD 508 (Tract 13)
CR
NOMAS ST
MF-2(A)
FISH TRAP RD
PUEBLO ST
TORONTO ST
TORONTO ST
1:6,000
ZONING HISTORY
Case no: Z156-266
Date: 7/15/2016

CPC RESPONSES



08/31/2016

Reply List of Property Owners

Z156-266

67 Property Owners Notified ***2 Property Owners in Favor*** ***1 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	3939	N HAMPTON RD	DALLAS HOUSING AUTHORITY
	2	3737	GOLDMAN ST	DALLAS HOUSING AUTHORITY
X	3	2030	MCBROOM ST	JOHNSON EARTHALINE
	4	2031	DENNISON ST	CABRERA JUAN S &
	5	2031	MCBROOM ST	WEST DALLAS NEIGHBORHOOD
	6	2030	GALLAGHER ST	HEROD MARVIN S ESTATE OF
	7	2031	KRAFT ST	HALL FLORENCE JESSIE
	8	2031	GALLAGHER ST	HERRERA FERNANDO
	9	3534	N HAMPTON RD	KOKB MEDICAL PROPERTIES
	10	2052	LIFE AVE	DALLAS WEST CH OF CHRIST
	11	2034	LIFE AVE	HMK LTD
	12	3616	N HAMPTON RD	RODRIGUEZ MARY LOU
	13	3616	N HAMPTON RD	RODRIGUEZ MARY LOU
	14	2036	BICKERS ST	HERNANDEZ EDUARDO
	15	2032	BICKERS ST	AVILES ELISARDO
	16	2041	LIFE AVE	NIHOBANTEGEYE ALEXANDRE &
	17	2039	LIFE AVE	SMITH STACIE L
	18	2033	LIFE AVE	VILLAGRAN AMANDA
	19	3240	N HAMPTON RD	MARSHALL PHEBIA
	20	3520	N HAMPTON RD	LEWIS R H JR
	21	2043	KRAFT ST	HERNANDEZ MIGUEL & MARIA
	22	3400	N HAMPTON RD	DALLAS WEST CHURCH
	23	3500	N HAMPTON RD	DALLAS W CHURCH OF CHRIST
	24	3502	N HAMPTON RD	DALLAS WEST CH OF CHRIST
	25	2058	ANGELINA DR	MARTINEZ CESAR
	26	2054	ANGELINA DR	MEDINA FELIX V

08/31/2016

Reply	*Label #*	*Address*		*Owner*
	27	2050	ANGELINA DR	MORENO FRANCISCO SOSA
	28	3900	N HAMPTON RD	LUCKYS PROPERTY CO JV
	29	2055	LEATH ST	HARDAWAY JOHN ETTA
	30	2051	LEATH ST	JOHNSON ALMOND JR
	31	2047	LEATH ST	LOCKHART JOYCE A
	32	2039	LEATH ST	ALVARADO JOSE E &
	33	3818	N HAMPTON RD	OGBAZGI SEMERE GELAI &
	34	2058	LEATH ST	MIRELES ADAN &
	35	2054	LEATH ST	HARRIS IRENE
	36	2050	LEATH ST	HARRIS AMANDA MARIE
	37	2046	LEATH ST	ALLEN JERRY W
	38	2042	LEATH ST	JOHNSON BILLY
	39	2038	LEATH ST	CHEN FAN
	40	2034	LEATH ST	ALMENDARIZ ELIAS & AGUSTINA
	41	2055	BAYSIDE ST	SMITH DARRYL LARONE
	42	2047	BAYSIDE ST	MULLEN SAM
	43	2043	BAYSIDE ST	STALLWORTH DENEE YVETTE
	44	2035	BAYSIDE ST	CARROLL LAURETTA & ET AL
	45	3130	KINGBRIDGE ST	DALLAS HOUSING AUTHORITY
	46	2200	DENNISON ST	Dallas ISD
	47	3030	N HAMPTON RD	ARBOR WOODS HOUSING LP
	48	3330	N HAMPTON RD	DALLAS COUNTY COMMUNITY
	49	2425	BICKERS ST	DALLAS HOUSING AUTHORITY
	50	1	TAN OAK DR	GREENLEAF VILLAGE HOA INC
	51	1	LEATH ST	GREENLEAF VILLAGE HOA INC
	52	1	DENNISON ST	HORIZONS DEV CORP
	53	2310	TAN OAK DR	LANDRUM RODNEY
	54	2314	TAN OAK DR	PIMENTEL HECTOR M &
	55	2318	TAN OAK DR	ALONSO LEONEL
	56	2322	TAN OAK DR	CASTILLO ERIKA & JOEL
	57	2326	TAN OAK DR	BAEZ ROBERTO & ANA LILIA

08/31/2016

Reply	*Label #*	*Address*		*Owner*
	58	4019	ASH LEAF CT	HERRON BARBARA J
	59	4027	ASH LEAF CT	VANDERMOLEN BRETT A
O	60	4028	ASH LEAF CT	PHILIP CHRISTO & MELISSA &
	61	4024	ASH LEAF CT	BERRIOS CARLOS F &
O	62	4020	ASH LEAF CT	LABA FREDDY N
	63	2314	CHINKAPIN WAY	WALLING WILLIAM R
	64	2318	CHINKAPIN WAY	HENRY VALENCIA
	65	2322	CHINKAPIN WAY	WEIRICH JUNE M
	66	2326	CHINKAPIN WAY	JONES GREGORY D &
	67	2330	CHINKAPIN WAY	FRANCO REYNALDO JR

AGENDA ITEM # 64

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 11A E; F; G; H; J; K; L; M; N; P; Q; R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting 1) the creation of Subarea A within Planned Development District No. 741 by combining Subareas A-1, A-2, and H; 2) an expansion of Subarea A within Planned Development District No. 741 by adding approximately 36.984 acres of land that were reclaimed from North Lake on property zoned an A(A) Agricultural District; and 3) the changing of 36.984 acres of land generally along the edges of North Lake in Subarea A within Planned Development District No. 741 to an A(A) Agricultural District on property generally on the north side of Ranch Trail, east of Belt Line Road
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan and conditions
Z156-296(SH)

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 28, 2016

ACM: Ryan S. Evans

FILE NUMBER:	Z156-296(SH)	**DATE FILED:**	June 30, 2016
LOCATION:	North side of Ranch Trail, east of Belt Line Road		
COUNCIL DISTRICT:	6	**MAPSCO:**	11A E, F, G, H, J, K, L, M, N, P, Q, R
SIZE OF REQUEST:	Approx. 1,036 acres	**CENSUS TRACT:**	141.27

APPLICANT: Billingsley Company

OWNER: See attached list of owners and officers

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application to 1) create Subarea A within Planned Development District No. 741 by combining Subareas A-1, A-2, and H; 2) expand Subarea A within Planned Development District No. 741 by adding approximately 36.984 acres of land that were reclaimed from North Lake on property zoned an A(A) Agricultural District; and 3) change 36.984 acres of land generally located along the edges of North Lake in Subarea A within Planned Development District No. 741 to an A(A) Agricultural District.

SUMMARY: Approximately 36.984 acres of land will be removed from Subarea A within PDD No. 741. At the same time, approximately 36.984 acres of land that were reclaimed from North Lake will be incorporated into Subarea A within PDD No. 741. Consequently, the overall size of PDD No. 741 will remain the same. In addition, Subareas A-1, A-2, and H will be combined together to create Subarea A.

No other changes to the development rights are being requested with this application.

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval is based upon:

1. *Performance impacts upon surrounding property* – The proposed rezoning is compatible with the surrounding land uses as the tracts of land that will be incorporated into Subarea A will be regulated by the same PDD conditions and development standards that currently exist.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have any negative impact on the adjacent street system.

3. *Comprehensive Plan or Area Plan Conformance* – The subject site is in a transitional area of the forwardDallas! Plan of Urban Neighborhood and Business Center or Corridor. The proposed rezoning is consistent with the plan.

BACKGROUND INFORMATION:

- PD No. 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006.

- On October 8, 2014, the City Council approved an expansion of Subareas A-1 and A-2 of Planned Development District No. 741 onto property zoned an A(A) Agricultural District, to incorporate Subareas F and G into Subarea A-2 of Planned Development District No. 741, and to terminate Specific Use Permit No. 1806 for gas drilling and production. Subsequent to that request, on February 24, 2016, the City Council also approved an amendment to the development and landscape plans on property zoned Subarea A-2 of Planned Development District No. 741.

- On July, 21, 2016, the City Plan Commission approved a request to waive the two-year waiting period to allow for the submittal of this current rezoning request.

- The current request is proposing to expand Subarea A by incorporating 36.984 acres of land reclaimed from North Lake and all four acres of Subarea H (see map on page 8).

Thoroughfares/Streets:

The nearest primary access points for this property are provided along Belt Line Road and Ranch Trail. Internal streets under construction will serve the site.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Comprehensive Plan:

The *forwardDallas!* Plan designates this area in a transitional area of the Business Center or Corridor Building Block and Urban Neighborhood.

The Business Centers or Corridors Building Block represents major employment or shopping destinations outside of Downtown. Business Centers are usually at major intersections or along highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments.

The following Goals and Policies support staff's recommendation:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.3 Review and improve regulatory strategies and tools to achieve the Vision.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

ENVIRONMENTAL ELEMENT

GOAL 6.4 IDENTIFY, PROTECT AND RESTORE OPEN SPACE

Policy 6.4.3 Acquire natural areas.

Land Use:

	Zoning	Land Use
Site	PDD No. 741, A(A)	Mixed-Use Development (Cypress Waters), North Lake
North	City of Coppell	Commercial
East	City of Irving	Single Family
South	City of Irving	Multifamily and Retail
West	City of Coppell	Warehouse

The proposed amendment to PDD No. 741 includes combining Subareas A-1 (182.05 acres), A-2 (748.13 acres) and H (4.00 acres) into Subarea A.

The proposed mixed-use development will be compatible with the varied land uses that currently surround the site.

CPC ACTION – September 1, 2016:

Motion: It was moved to recommend **approval** of an expansion of Subarea A within Planned Development District No. 741 by adding approximately 36.984 acres of land that were reclaimed from North Lake, subject to a revised conceptual plan and conditions on property zoned an A(A) Agricultural District, and the change of 36.984 acres of land generally along the edges of North Lake in Subarea A within Planned Development District No. 741 to an A(A) Agricultural District on property generally on the north side of Ranch Trail, east of Belt Line Road.

Maker: Anantasomboon
Second: Davis
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid*, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 473
Replies: For: 26 Against: 7

Speakers: None

LIST OF OFFICERS

Owners List and List of Officers

- City of Coppell
  - Karen Hunt, Mayor
  - Cliff Long, Councilperson
  - Brianna Hinojosa-Flores, Councilperson
  - Wes Mays, Mayor Pro Tem
  - Gary Roden, Councilperson
  - Nancy Yingling, Councilperson
  - Marvin Franklin, Councilperson
  - Mark Hill, Councilperson

- Coppell ISD
  - Board of Trustees
    - Anthony Hill, President
    - Tracy Fisher, Vice President
    - Judy Barbo, Secretary
    - Leigh Walker, Member
    - Thom Hulme, Member
    - Jill Popelka, Member
    - Amy Dungan, Member

- Billingsley Company
  - Lucy Billingsley, President
  - Kenneth Mabry Senior Vice President
  - Kimberly Meyer, Senior Vice President

- Cypress Water Land A LTD
- Cypress Water Land B LTD
- Cypress Water Land C LTD
- CWO2 Land, Ltd
- CWO3 Land, Ltd
- CWO4 Land, Ltd
- CWNS Land, Ltd
- CWNS NO. 2 Land, Ltd
- Logic Land, Ltd
- CWTH Land, Ltd
- CW Parson's Green, Ltd
- CW MF1 Land, Ltd
- Crow-Billingsley 635 Beltline, Ltd
- CW Shoreline Land, LTD
  - Billingsley 380 North GP, LLC
    - Lucy Billingsley, President
    - Kenneth Mabry Senior Vice President

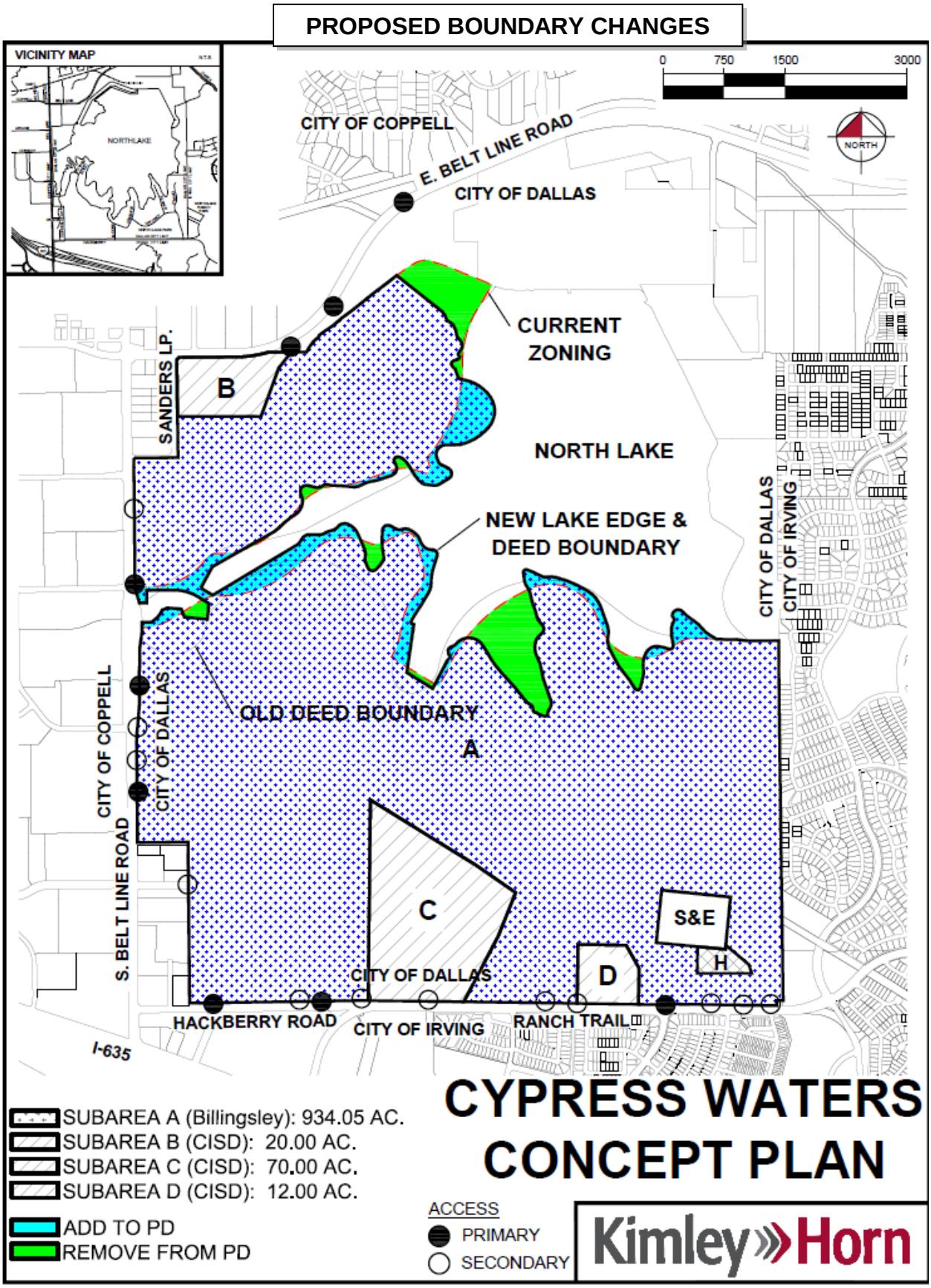
Kimberly Meyer, Senior Vice President

- Trammel Crow Company No. 43, Ltd
  - Lucy Billingsley, President
  - Kenneth Mabry Senior Vice President
  - Kimberly Meyer, Senior Vice President

- The Neighborhoods at Cypress Waters No. 1, Ltd
  - CW GP No. 1, LLC
    - Lucy Billingsley, President
    - Kenneth Mabry Senior Vice President
    - Kimberly Meyer, Senior Vice President

- CB/Tittle, Ltd
  - CB-CCM, Inc
    - Lucy Billingsley, President
    - Kenneth Mabry Senior Vice President
    - Kimberly Meyer, Senior Vice President

- AR1 Land, Ltd
  - AR1 Land GP, LLC
    - Lucy Billingsley, President
    - Kenneth Mabry Senior Vice President
    - Kimberly Meyer, Senior Vice President


PROPOSED BOUNDARY CHANGES
VICINITY MAP
0
750
1500
3000
NORTH
CITY OF COPPELL
E. BELT LINE ROAD
CITY OF DALLAS
CURRENT ZONING
NORTH LAKE
NEW LAKE EDGE & DEED BOUNDARY
OLD DEED BOUNDARY
SANDERS LP.
B
A
C
D
S&E
H
CITY OF DALLAS
CITY OF IRVING
CITY OF COPPELL
CITY OF DALLAS
S. BELT LINE ROAD
HACKBERRY ROAD
CITY OF DALLAS
CITY OF IRVING
RANCH TRAIL
I-635
SUBAREA A (Billingsley): 934.05 AC.
SUBAREA B (CISD): 20.00 AC.
SUBAREA C (CISD): 70.00 AC.
SUBAREA D (CISD): 12.00 AC.
ADD TO PD
REMOVE FROM PD
ACCESS
PRIMARY
SECONDARY
CYPRESS WATERS
CONCEPT PLAN
Kimley»Horn

CPC RECOMMENDED AMENDING CONDITIONS

ARTICLE 741.

PD 741.

SEC. 51P-741.101. LEGISLATIVE HISTORY.

PD 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006. (Ord. Nos. 26233; 27915)

SEC. 51P-741.102. PROPERTY LOCATION AND SIZE.

PD 741 is established on property located on the north side of Hackberry Road, east of Belt Line Road. The size of PD 741 is approximately 1,036.18 acres. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) A-FRAME SIGN means a self-supported A-shaped sign with two visible sides that are located on or adjacent to a sidewalk.

(2) AWNING means a fabric or vinyl surface supported by a metal structure that is applied to the face of a building.

(3) AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

(4) BANNER means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.

(5) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft fabric materials.

(6) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(7) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devices.

(8) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the identification of the district.

(9) KIOSK SIGN means a multi-sided structure for the display of signage for uses within this district, way-finding maps, artwork, and special events.

(10) LIGHT MANUFACTURING means a facility where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, food, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.

(11) MANUFACTURED HOUSING means a dwelling unit contained in a manufactured home.

(12) PEDESTRIAN CONNECTION means an unobstructed area a minimum of six feet in width and illuminated to allow for pedestrian traffic.

(13) TANDEM PARKING means one parking space in front of another parking space.

(14) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of the total facade area by story.

(15) TREE PLANTING ZONE means the area parallel to and between two-and-one-half and nine feet from the back of the projected street curb.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Subareas A~~-1, A-2~~, B, C, and D are considered to be nonresidential zoning districts.

~~(d) Subarea H is considered to be a residential zoning district.~~ (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 741A: conceptual plan.

(2) Exhibit 741B: mixed use development (MUD) parking chart.

(3) Exhibit 741C: tree list.

(4) Exhibit 741D: tree preserve area.

(5) Exhibit 741E: lighting.

(6) Exhibit 741F: typical street sections.

(7) Exhibit 741G: development plan for a portion of Subarea A~~-2.~~

(8) Exhibit 741H: landscape plan for a portion of Subarea A~~-2.~~ (Ord. Nos. 27915; 30027)

SEC. 51P-741.103.2. SUBAREAS.

This district is divided into ~~six~~ four subareas: Subareas A~~-1, A-2~~, B, C, and D~~, and H,~~ as depicted on the conceptual plan. (Ord. Nos. 27915; 29504)

SEC. 51P-741.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 741A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. In Subareas A~~-1, A-2~~, B, C, and D, minor adjustments to the final street alignments and locations are permitted at the time of platting without requiring an amendment to the conceptual plan. (Ord. Nos. 26233; 27915)

SEC. 51P-741.105. DEVELOPMENT PLAN.

(a) In Subareas A~~-1, A-2~~, B, C, and D, a development plan must be approved by the city plan commission before issuance of any building permit to authorize work in these subareas other than paving, grading, installation of infrastructure improvements, tree removal, irrigation improvements, or fill operations.

~~(b) In Subarea H, a development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this subarea. A preliminary plat may serve as the development plan for development of single family uses. The development plan or preliminary plat must comply with the conceptual plan, development agreement, and conditions of this district.~~

(c) In Subareas A~~-1, A-2~~, B, C, and D, the provision of Section 51A-4.702 requiring submission of a development plan within six months after the city council's approval of these subareas does not apply.

(d) A development plan is not required to reflect the entire district or an entire subarea and may include only a portion of the district or a subarea. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.106. MAIN USES PERMITTED.

(a) Subareas A ~~-1, A-2,~~ B, C, and D in general. Except as provided in this section, the only main uses permitted in Subareas A ~~-1, A-2~~, B, C, and D are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in these subareas only by SUP, and a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in these subareas.

(b) Uses in Subareas A ~~-1, A-2~~, B, C, and D not requiring residential adjacency review. The following uses are allowed by right without residential adjacency review:

-- Animal shelter or clinic without outside runs.
-- Auto service center.
-- Car wash.
-- Commercial parking lot or garage.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Hospital.
-- Hotel or motel.
-- Manufactured housing. *[A maximum of five dwelling units may be constructed in these subareas until a certificate of occupancy is issued or final inspection is performed for another residential use in these subareas. All manufactured housing must be removed within 90 days of the issuance of a certificate of occupancy or final inspection of another residential use.]*
-- Public school other than an open-enrollment charter school.
-- Restaurant without drive-in or drive-through service.

(c) Main uses permitted by right in Subareas A ~~-1, A-2~~, B, C, and D. The following main uses are permitted by right:

(1) Industrial uses.

-- Data center.
-- Light manufacturing.

(2) Miscellaneous uses.

-- Placement of fill material.

(3) Residential uses.

-- Handicapped group dwelling unit.
-- Single family.

(4) Retail and personal service uses.

-- Ambulance service.
-- Surface parking.

(5) Transportation uses.

-- Commercial bus station and terminal.
-- Private street or alley.
-- Transit passenger station or transfer center.

~~(d) Subarea H. The only main uses permitted in Subarea H are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse District only by specific use permit (SUP) is permitted in these subareas only by SUP, and a use subject to development impact review (DIR) in the TH-3(A) Townhouse District is subject to DIR in this subareas. (Ord. Nos. 26233; 27915; 29504)~~

SEC. 51P-741.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 26233; 27915)

SEC. 51P-741.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subareas ~~A-1, A-2,~~ B, C, and D.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the MU-3 Mixed Use District apply.

(2) Front yard.

(A) Minimum front yard is five feet.

(B) No urban form setback is required.

(C) Temporary structures such as tables, chairs, and related items for sidewalk dining may be located in the front yard.

(D) Windows sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required front yard.

(3) Side and rear yard.

(A) Except as provided in this subsection, no minimum side or rear yard is required.

(B) For all uses other than single-family, minimum side and rear yard is five feet if a lot is adjacent to a public alley that borders a single-family use.

(C) No tower spacing is required.

(D) Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required side or rear yard.

(E) Unenclosed balconies, unenclosed patios, stoops, and signs may project up to five feet into a required side or rear yard.

(4) Density. Maximum number of dwelling units is 10,000.

(5) Floor area. All of Subareas A~~-1 and A-2~~ are considered one lot.

(6) Height.

(A) Habitable structures within 300 feet of the eastern boundary of the district are limited to 70 feet in height.

(B) The residential proximity slope provisions do not apply.

(7) Lot coverage.

(A) Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(B) All of Subareas A-~~1 and A-2~~ are considered one lot.

(8) Lot size. For single-family uses, minimum lot size is 2,000 square feet.

(9) Mixed use project. Subareas A-~~1 and A-2~~ are considered a mixed use project.

(b) Subareas G ~~and H~~. Except as provided in this subsection, the yard, lot, and space regulations for the TH-1(A), TH-2(A), and TH-3(A) districts apply. Maximum dwelling unit density is 12 dwelling units per acre. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Subareas A-~~1, A-2~~, B, C, and D.

(1) On-street parking spaces that are adjacent to a lot, or if adjacent to open space, within 80 feet of a lot as measured in a straight line without regard for intervening structures, may be counted toward the required parking for that lot.

(2) For multifamily uses, 1.3 parking spaces per dwelling unit.

(3) Tandem parking is allowed for single family uses.

(4) Parking that requires maneuvering within the proposed Cypress Waters Boulevard right-of-way may be counted toward required parking for the adjacent lot.

(5) For children's amusement center, commercial amusement (outside), dry cleaning or laundry store, general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, general merchandise or food store 100,000 square feet or more, household equipment and appliance repair, liquor store, personal service, skating rink, and swap or buy shop uses, one parking space per 250 square feet of floor area is required.

(6) For a data center, one parking space per 5,000 square feet of floor area, except that one parking space per 333 square feet is required for any floor area used for office space. Handicapped parking must be provided pursuant to Section 51A-4.305. No loading space is required the first 50,000 square feet of floor area. One loading space is required for the first 150,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 150,000 square feet.

(7) For light manufacturing, one parking space per 600 square feet of floor area. Handicapped parking must be provided pursuant to Section 51A-4.305. One loading space is required the first 50,000 square feet of floor area. Two loading spaces are required for the first 100,000 square feet of floor area. One additional loading space is required for each additional 100,000 square feet of floor area or fraction thereof above the initial 100,000 square feet.

(8) Parking reductions for proximity to DART light rail stations.

(A) Parking for all uses, except residential uses, located within a quarter mile of an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent.

(B) Parking for all uses, except residential uses, located more than a quarter mile but less than half a mile from an existing DART light rail station, or a future rail station as indicated on an adopted service plan, may be reduced by 20 percent provided there is a pedestrian connection to the DART light rail station.

(9) Mixed use development parking reduction.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 741B).

(B) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

(C) The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) Finally, the "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(10) Seven-and-a-half-foot-wide parking stalls may constitute up to 35 percent of the required parking spaces for any use.

(11) For purposes of this subsection, each subarea is considered a lot.
(Ord. Nos. 26233; 27915)

SEC. 51P-741.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 26233; 27915)

SEC. 51P-741.111. LANDSCAPING.

(a) Subareas A ~~-1 and A-2~~.

(1) Landscape plan.

(A) Except as provided in this subsection, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this subarea. No landscape plan is required for:

(i) a public park;

(ii) the repair of existing structures;

(iii) demolition;

(iv) grading;

(v) the installation of fencing or other structures for security purposes;

(vi) work associated with a temporary use;

(vii) work intended to provide for the irrigation or maintenance of landscaping; or

(viii) the reconstruction or restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind if that reconstruction or restoration does not increase:

(aa) the number of buildings on the lot;

(bb) the number of stories in a building on the lot;

(cc) the floor area of any building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(dd) the nonpermeable coverage of the lot by more than 10,000 square feet.

(B) Except as provided in this subsection, landscape plans must adhere to either the requirements of this article or Article X. Submitted landscape plans must indicate which set of standards apply.

(C) A landscape plan must contain the following information:

(i) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(ii) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(iii) Approximate centerlines of existing water courses and the location of the 100-year flood plain, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(iv) Project name, street address, and lot and block description.

(v) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(vi) Locations and dimensions of proposed landscape buffer strips.

(vii) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(viii) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(ix) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(x) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(xi) A description of proposed watering methods.

(xii) Location of visibility triangles on the lot.

(xiii) Tabulation of design standard points earned by the plan.

(xiv) Impervious area and front yard landscape area.

(xv) Total quantity of pedestrian facilities, special amenities, and enhanced pavement each.

(xvi) The total tree mitigation for the district as a running total and the total of proposed tree replacement plantings and alternate tree mitigation methods for that landscape plan. Each landscape plan should subtract tree mitigation credit after a landscape plan has been approved by city plan commission.

(xvii) The adjacent parkway area and any landscaping within the parkway area.

(D) The city plan commission may approve a landscape plan that does not comply with the requirements of this subsection if:

(i) strict compliance with this subsection is impractical due to site constraints or the location of protected trees, or would result in substantial hardship;

(ii) the landscape plan complies with the spirit and intent of this subsection; and

(iii) the variation or exception from this subsection will not adversely affect surrounding properties.

(2) Tree planting zone.

(A) In general. Trees must be planted no closer than 2.5 feet on center from any curb or paved roadway. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet from another large tree.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage, exclusive of driveways and visibility triangles, by 30. Fractions are rounded to the nearest whole number,

with 0.5 being rounded up to the next higher whole number. Trees must have a minimum caliper of two inches at the time of planting.

(C) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 50 feet of another required tree.

(3) Surface parking area trees. All required parking spaces within a surface parking area must be within 100 feet of a large canopy tree.

(4) Landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this subsection.

(B) In satisfying the landscaping requirements of this subsection, the use of high quality, hardy, and drought tolerant plant materials is encouraged.

(C) In addition to those trees listed in Article X, the trees listed in Exhibit 741C may be used to satisfy the requirements of this article.

(5) Soil requirements.

(A) Except as provided in this paragraph, landscape planting areas must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 24 inches deep with a surface area of at least 16 square feet (total of 32 cubic feet).

(ii) Each large tree must be planted in soil that is at least 36 inches deep with a surface area of at least 25 square feet (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 30 inches deep with a surface area of at least 25 square feet (total of 62.5 cubic feet).

(ii) Each large tree must be planted in soil that is at least 40 inches deep with a surface area of at least 36 square feet (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the proposed plant materials.

(6) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(7) Sidewalks and paving.

(A) Sidewalks must have a minimum width of five feet, unless otherwise depicted on the typical street sections exhibit (Exhibit 741F).

(B) Public sidewalks occurring outside of the street right-of-way must be contained within an identified easement.

(C) Alternative paving materials including, but not limited to, pavers, colored concrete, and stamped concrete are allowable materials to be used in the right-of-way. Cement-stabilized sand base can be used for pedestrian walkways. Cement-concrete base must be used for pavers and drive areas.

(8) Design standards. All landscape plans must earn a minimum of 20 points. Points are earned for the use of design standards only when landscaping is provided in the front yard. For purposes of this subsection, a front yard may include those areas of public right-of-way located behind the curb utilized for streetscape.

(A) Points for landscaping in front yard. One point is awarded for each three percent of the total front yard area provided as landscape area to a maximum of 15 points if the landscape area:

(i) is at least 50 square feet;

(ii) is planted with grass or other plant material as ground cover; and

(iii) is planted with at least one of the following for every 100 square feet of landscape area, or fraction thereof:

(aa) one large canopy tree;

(bb) two small trees;

(cc) one small tree and two large shrubs; or

(dd) three shrubs.

(B) Parking concealment for providing parking in a structure. Five points are awarded for providing parking in structures in which facades which face the right-of-way are:

(i) architecturally complimentary to the main building;

(ii) concealed by a green screen or other vegetation within three years after planting; or

(iii) located 50 percent below grade.

(C) Parking concealment for surface parking. Three points are awarded for providing surface parking that is screened from a street using one or more of the following materials:

(i) A three-foot-high earthen berm planted with turf grass or ground cover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(ii) A minimum three-foot-high solid masonry wall.

(iii) Hedge-like evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(iv) A combination of (i), (ii), and (iii).

(D) Existing tree credits. Existing healthy trees are categorized in accordance with the definitions of this section and credited toward meeting the design standards as follows:

(i) One point is awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large tree is allowed.

(ii) Two points are awarded for each tree retained in or relocated to the front yard of the building site or the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large trees is allowed.

(iii) Three points are awarded for each tree retained in or relocated to the front yard of the building site, the parkway, or within any of the subareas having a caliper equal to or greater than 12 inches, a credit of three required large trees is allowed.

(E) Special amenities.

(i) Enhanced pavement material.

(aa) Three points are awarded when enhanced pavement is used in crosswalks, raised intersections, and other traffic-calming devices in and adjacent to

the public right of way. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code.)

(bb) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area in the front yard consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the building official.)

(ii) Pedestrian facilities.

(aa) One point is awarded for each publicly accessible special pedestrian feature such as a plaza, covered walkway, fountain, lake/pond, outdoor recreation facility, hike and bike path, and each work of public art up to a maximum of five points.

(bb) One point is awarded for a pedestrian street furniture ensemble included in the front yard consisting of a cluster of at least two benches, one bicycle rack, and a trash receptacle. Maximum of three points.

(F) Sustainable materials and methods. One point is awarded per each sustainable strategy successfully implemented as listed below:

(i) Modular pavers or recycled brick on cement-stabilized sand base.

(ii) Vegetated bio-swales for stormwater treatment, infiltration, or retention.

(iii) Dedicated bike lane in the fronting right-of-way.

(iv) Public transit stop.

(v) A minimum of 50 percent pedestrian or vehicular paving with a pervious paving material.

(vi) Planting area that is adjacent to or part of a larger restored habitat or riparian condition (not limited to front yard).

(9) When landscaping must be completed.

(A) All landscaping located within the parkway or right-of-way must be installed before the issuance of a final certificate of occupancy for any building on the adjacent lot.

(B) For a lot with one building, all other landscaping must be installed before the issuance of a final certificate of occupancy for the building on the lot.

(C) For a lot with multiple buildings, all other landscaping must be installed before the issuance of a final certificate of occupancy for the final building on the lot.

(D) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete landscaping during the six-month period. For purposes of this subsection, "documented assurance" means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period, or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restriction must:

(i) expressly provide that it may be enforced by the city;

(ii) be approved as to form by the city attorney; and

(iii) be filed in the deed records of the county in which the land is located.

(10) Irrigation requirements. Except as otherwise provided in this paragraph, required plant materials must be located within 100 feet of a verifiable water supply.

(A) The lake, as indicated on the conceptual plan, is an acceptable source for water to be used in irrigation.

(B) Proposed watering methods must be indicated on the landscape plan; and adequate to maintain the plant materials in a healthy, growing condition at all times.

(C) Drought tolerant planting may be temporarily irrigated as allowed by the director.

(11) Landscaping and public art within public right-of-way. Landscaping and public art located within the public right-of-way must be installed at the time of construction on the property adjacent to the right-of-way. Landscaping and public art within a right-of-way must be indicated on the development plan.

(12) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subarea for the exclusive purposes of authorizing compliance with the parkway landscaping requirements of this article and the temporary placement for intervals of time less than 24 consecutive hours of A-frame signs, tables, chairs, and associated improvements for dining within the right-of-way. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this

license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping, dining equipment, and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(13) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(D) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(14) General maintenance. Required landscaping must be maintained in a healthy, growing condition. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings, as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(b) Subareas B, C, and D~~, and H~~. Landscaping must be provided in accordance with Article X.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.111.1. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) In general. Except as provided in this section, tree preservation must be provided in accordance with Article X.

(b) Subareas A~~-1 and A-2~~.

(1) Subareas A~~-1 and A-2~~ are considered one lot for purposes of tree mitigation and removal.

(2) Total mitigation required is 19,998 caliper inches.

(c) Subareas B, C, and D.

(1) Subareas B, C, and D are considered one lot for tree mitigation and removal.

(2) Total mitigation required is 2,543 caliper inches.

(d) Tree inventory and replacement for Subareas A ~~1, A 2~~, B, C, and D.

(1) Trees planted within the right-of-way or designated open space may be counted as required and site trees and used for mitigation. Trees removed from an existing or proposed right-of-way do not have to be mitigated.

(2) Trees that are preserved or relocated to a park, conservation easement, designated open space, or area shown on a development plan will receive a five-to-one caliper inch credit for purposes of satisfying tree mitigation requirements.

(3) Mitigation of trees removed pursuant to a tree removal permit must be completed in accordance with the following schedule:

(A) 25 percent of mitigation complete within five years after the issuance of the tree removal permit;

(B) 50 percent of mitigation complete within 10 years after the issuance of the tree removal permit;

(C) 75 percent of mitigation complete within 15 years after the issuance of the tree removal permit;

(D) 100 percent of mitigation complete within 20 years after the issuance of the tree removal permit.

(4) A minimum 17-acre tree preserve area must be maintained as shown on Exhibit 741D until such time as 75 percent of required mitigation is complete. (Ord. 27915)

SEC. 51P-741.111.2. LIGHTING IN SUBAREAS A ~~1, A 2~~, B, C, AND D.

(a) Decorative street lighting may be placed within the right-of-way.

(b) Temporary string lighting may be affixed to buildings, light standards within the right-of-way, and landscaping within the right-of-way.

(c) In addition to standard city fixtures and poles, fixtures and poles ranging in height from 12 feet to 25 feet and in general conformance with the design criteria outlined in the lighting exhibit (Exhibit 741E) are allowed on the Property and within the right-of-way.

(d) The location, number, and type of light fixtures must be determined when a development plan is submitted. Exceptions to city standards may be granted in order to achieve comprehensive and integrated urban design in relation to building elevations, locations, and orientations.

(e) Athletic field lighting is permitted by right with a maximum height of 120 feet. (Ord. 27915)

SEC. 51P-741.111.3. STORM DRAINAGE DESIGN IN SUBAREAS A~~-1, A-2,~~ B, C, AND D.

Lots using the lake, as shown on the conceptual plan, as a drainage source are not required to provide detention on the lot. (Ord. 27915)

SEC. 51P-741.111.4. STREET SECTIONS AND DESIGN IN SUBAREAS A~~-1, A-2,~~ B, C, AND D.

(a) Streets must be one of the following street types, more particularly described in the typical street sections exhibit:

(1) Park street.

(2) Town center street.

(3) Office and mixed-use street.

(4) Boulevard.

(5) Water street.

(6) Avenue.

(7) Residential street.

(b) All development plans for Subareas A~~-1, A-2~~, B, C, and D must clearly identify which of the street types will be constructed and dedicated adjacent to the area depicted on the development plan.

(c) Right-of-way dedications must be in accordance with the attached street sections.

(d) Minor adjustments to final street right-of-way dedications and locations are permitted at the time of platting without requiring an amendment to Exhibit 741F. (Ord. 27915)

SEC. 51P-741.111.5. TRANSPARENCY.

In Subareas A~~-1, A-2~~, B, C, and D, any building with a front yard setback of less than 15 feet must meet the following minimum ground story transparency requirements.

(a) For a building with two or more types of uses, front yard facades must have a minimum transparency of 50 percent, and side yard facades must have a minimum transparency of 25 percent.

(b) For retail, personal service, commercial and business service, institutional and community service, lodging, and multifamily uses, front yard facades must have a minimum transparency of 30 percent, and side yard facades must have a minimum transparency of 25 percent.

(c) For single-family uses, front and side yard facades must have a minimum transparency of 20 percent. (Ord. 27915)

SEC. 51P-741.111.6. VISUAL OBSTRUCTION REGULATIONS.

(a) In Subareas A~~-1, A-2~~, B, C, and D, the definition of "visibility triangle" in Section 51A-4.602 for central area districts applies.

(b) In Subareas A~~-1, A-2~~, B, C, and D, a conceptual street plan and street section exhibit acceptable to the director of public works and transportation must be included with the development plan submitted to the commission for approval.

(c) In interpreting and enforcing the paving and drainage design manual, Subareas A~~-1 and A-2~~ are considered a special area. (Ord. 27915)

SEC. 51P-741.112. SIGNS.

(a) <u>In general</u>. Except as provided in this section, signs in Subareas A~~-1, A-2~~, B, C, and D must comply with the provisions for business zoning districts in Article VII. Signs in Subarea H must comply with the provisions for non-business zoning districts in Article VII.

(b) <u>Subareas A~~-1 and A-2~~</u>.

(1) The effective area for signs includes the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. Supporting structures, walls, and architectural features are not included in the calculation of effective area.

(2) For all signs other than district identification signs and attached signs, maximum effective area is 200 square feet.

(3) Detached signs.

(A) All detached signs must advertise uses, tenants, or events within the district but do not have to be located on the same lot as the use, tenant, or event being advertised. The exact location of the sign must be shown on the development plan.

(B) No minimum setback exists for detached signs, except that a minimum of three feet of unobstructed sidewalk must be maintained.

(C) For detached signs other than district identification signs and kiosk signs, one sign is allowed for every 450 feet of frontage. For purposes of this calculation, temporary signs, seasonal banners, and A-frame signs are excluded.

(D) For detached signs other than district identification signs and kiosk signs, the setback-to-height slope is 0.5:1 with a maximum height of 35 feet.

(E) Pole signs are prohibited.

(4) District identification signs, and A-frame signs may be located within the right-of-way, including medians. When a sign is located on a sidewalk, a minimum of three feet of unobstructed sidewalk area must be maintained.

(5) Multiple tenants or landowners may be advertised on any sign.

(6) Signs may be attached to light standards within the right-of-way.

(7) In addition to the types of signs allowed in Article VII, the following types of signs are allowed, subject to the conditions listed below:

(A) A-frame signs with a maximum height of four feet and maximum effective area of 12 square feet per side;

(B) Awning signs;

(C) Banner signs;

(D) Blade signs with a maximum effective area of 30 square feet;

(E) Canopy signs;

(F) District identification signs; and

(G) Kiosk signs (prohibited in rights-of-ways).

(8) District identification signs:

(A) May include the name and logo of the district, or the name, logo, and address of any destination located within the district;

(B) Must be a detached sign;

(C) Must not exceed 200 square feet in effective area;

(D) May not exceed 40 feet in height;

(E) May be located in a public right-of-way;

(F) Except as provided in this paragraph, may be erected anywhere as long as they do not create a visual obstruction;

(G) May be located over the public sidewalk or traffic lanes of a public street, providing that a minimum of 14 feet of vertical clearance is provided.

(H) Maximum number of signs is 20.

(I) May not be located within 100 feet of any detached sign located on the same frontage.

(9) Kiosk signs:

(A) May not provide advertising for uses or events outside the district.

(B) May not exceed 40 square feet in total signage area (not including structure).

(C) Maximum number of signs is 20.

(D) May not be located within 50 feet of any detached sign located on the same frontage.

(E) May not be located in rights-of-way.

(c) Public schools. For any public school, other than an open-enrollment charter school, the following sign regulations apply:

(1) Signs may include the school name, logo of the school, and address of the school;

(2) Signage may be either attached or detached;

(3) Detached signs may not exceed 200 square feet in effective area;

(4) Detached signs may not exceed 40 feet in height;

(5) Electronic messages may only be displayed between 6:30 a.m. and 8:30 p.m. Monday through Friday. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.113. ADDITIONAL PROVISIONS.

~~(a) In Subarea H, a development plan, landscape plan, or preliminary plat may not be submitted until:~~

~~(1) A Traffic Impact Analysis (TIA) has been approved by the director of sustainable development and construction.~~

~~(2) A development agreement has been approved by the city council that details infrastructure and service provisions and phasing, and assigns cost responsibilities for the provision of emergency services, water, waste water, and recreational services and facilities.~~

(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(d) The lake, as shown on the conceptual plan, is considered a legal building site for purposes of installing retaining walls and public amenities for pedestrian usage or community activities such as concerts.

(e) All of Subareas A~~-1 and A-2~~ are considered a legal building site for establishing a manufactured housing use. (Ord. Nos. 26233; 27915; 29504)

SEC. 51P-741.114. COMPLIANCE WITH CONDITIONS.

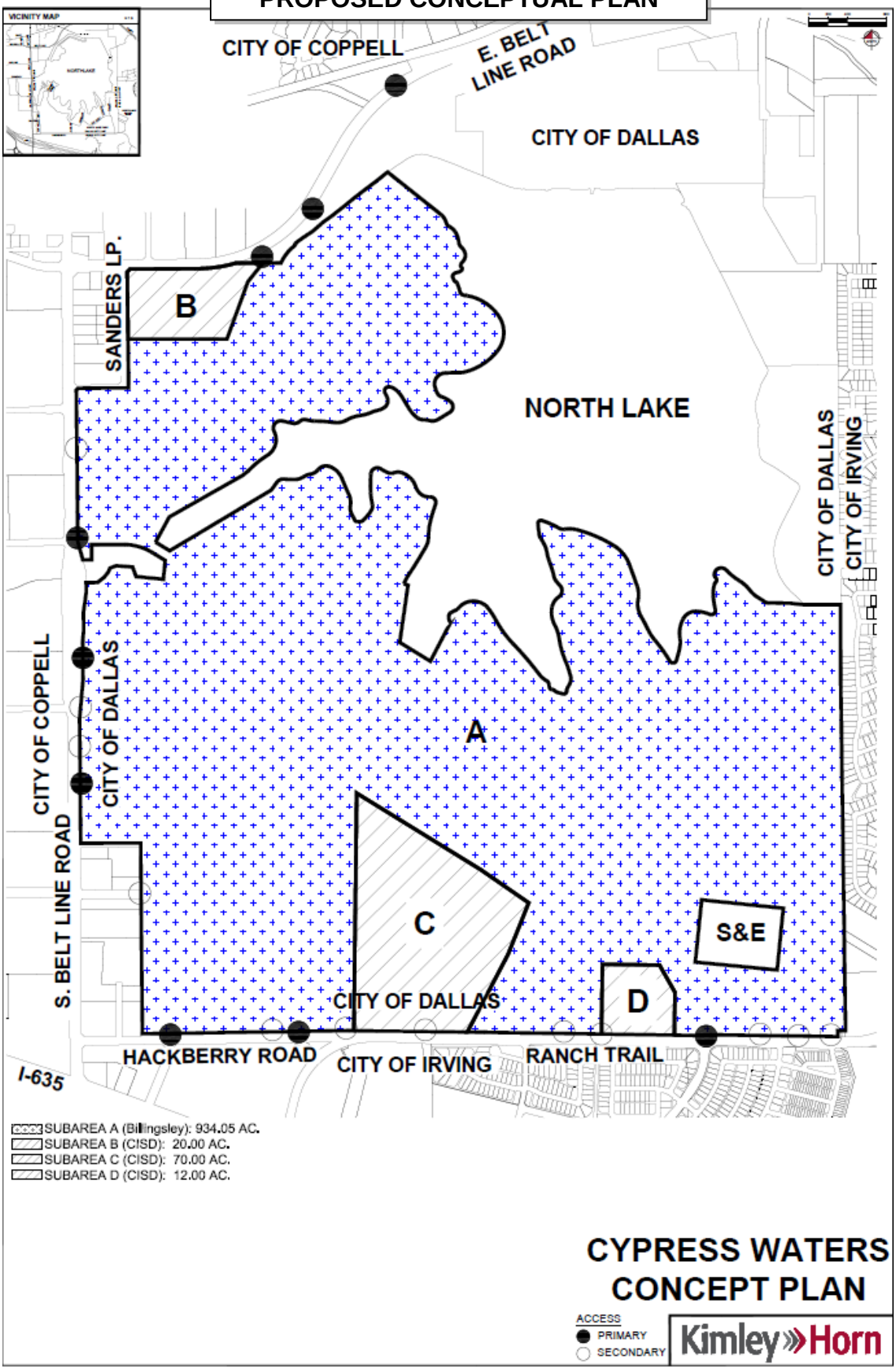
(a) Except as provided in this article, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

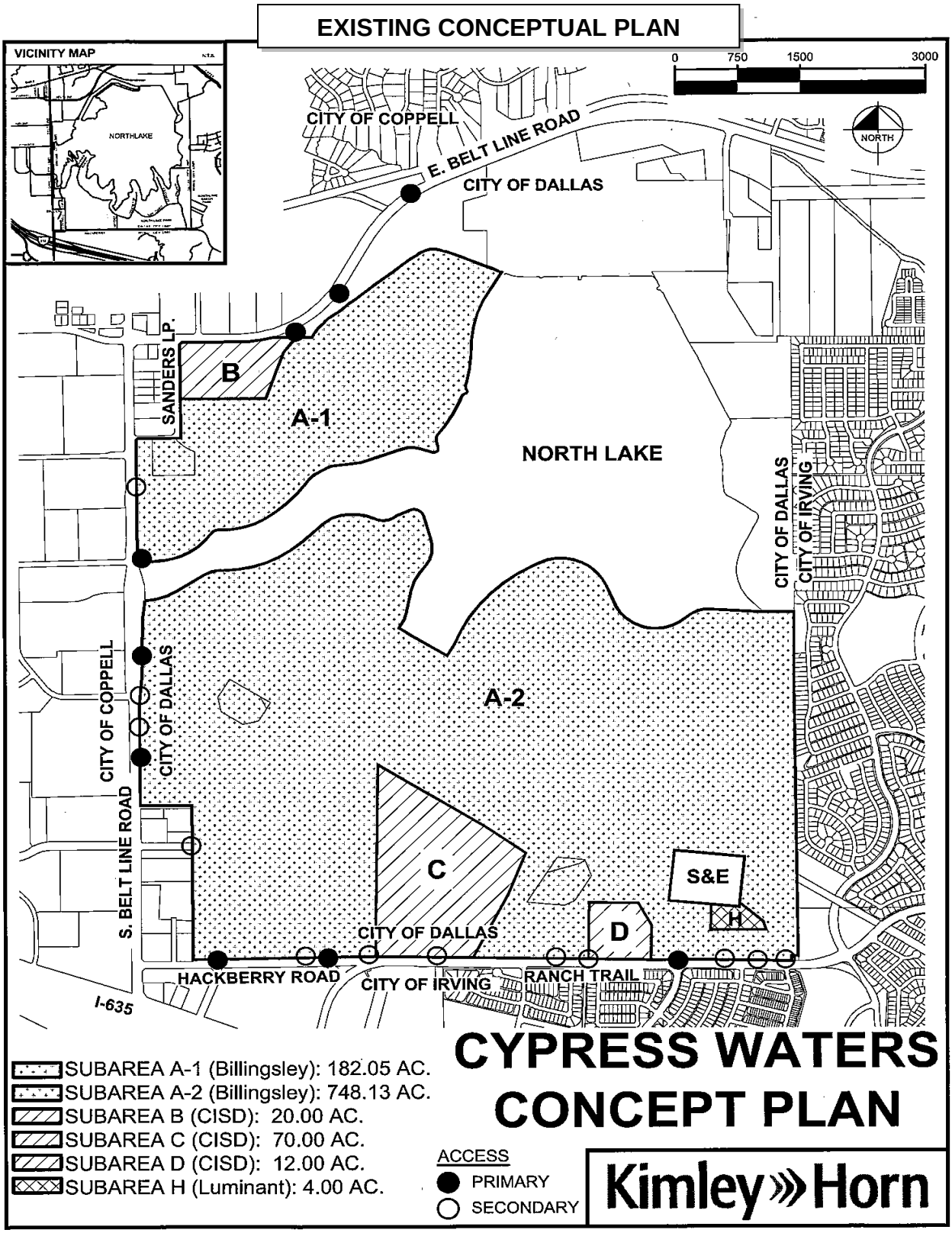
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 26233; 27915)

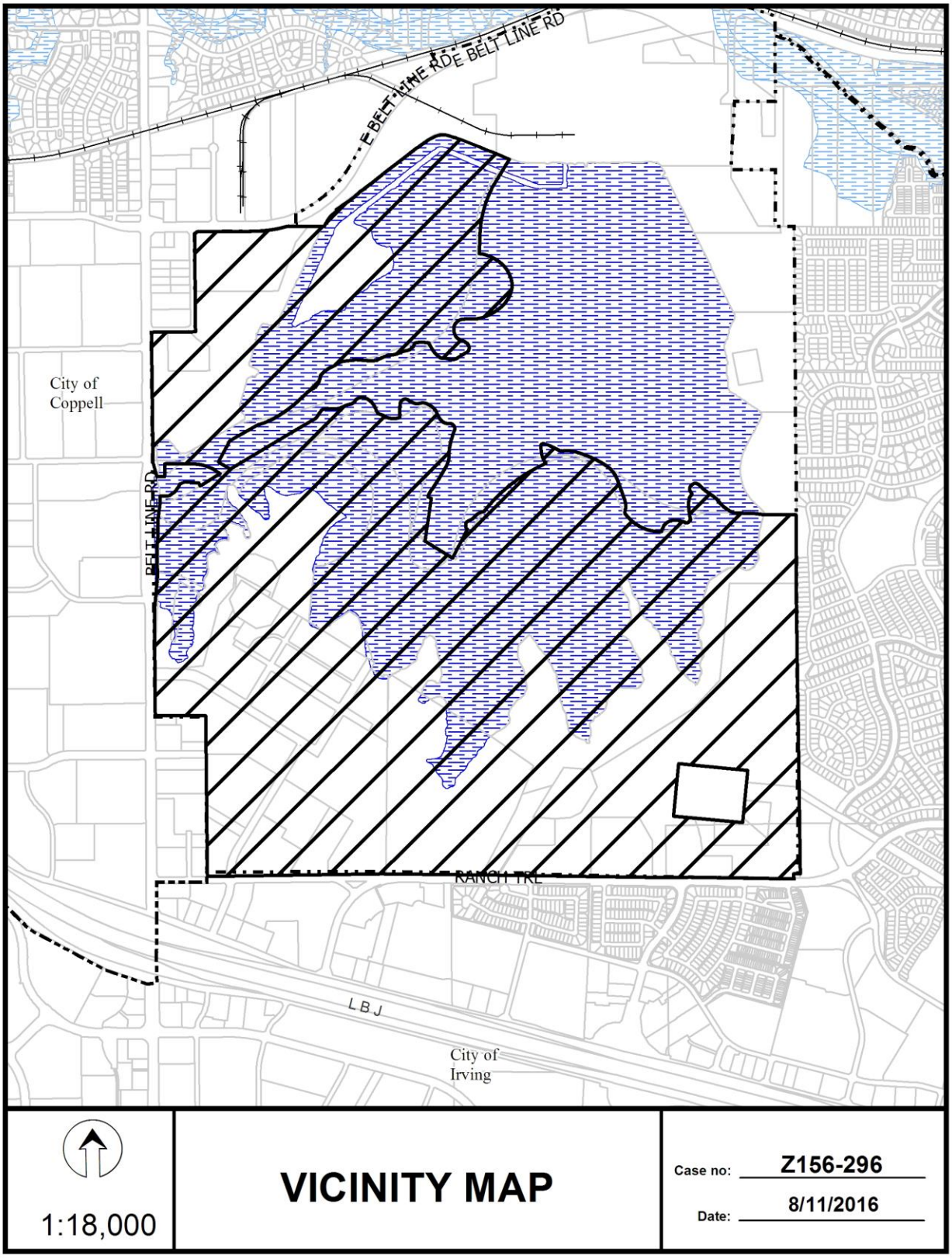
~~**SEC. 51P-741.115. ZONING MAP.**~~

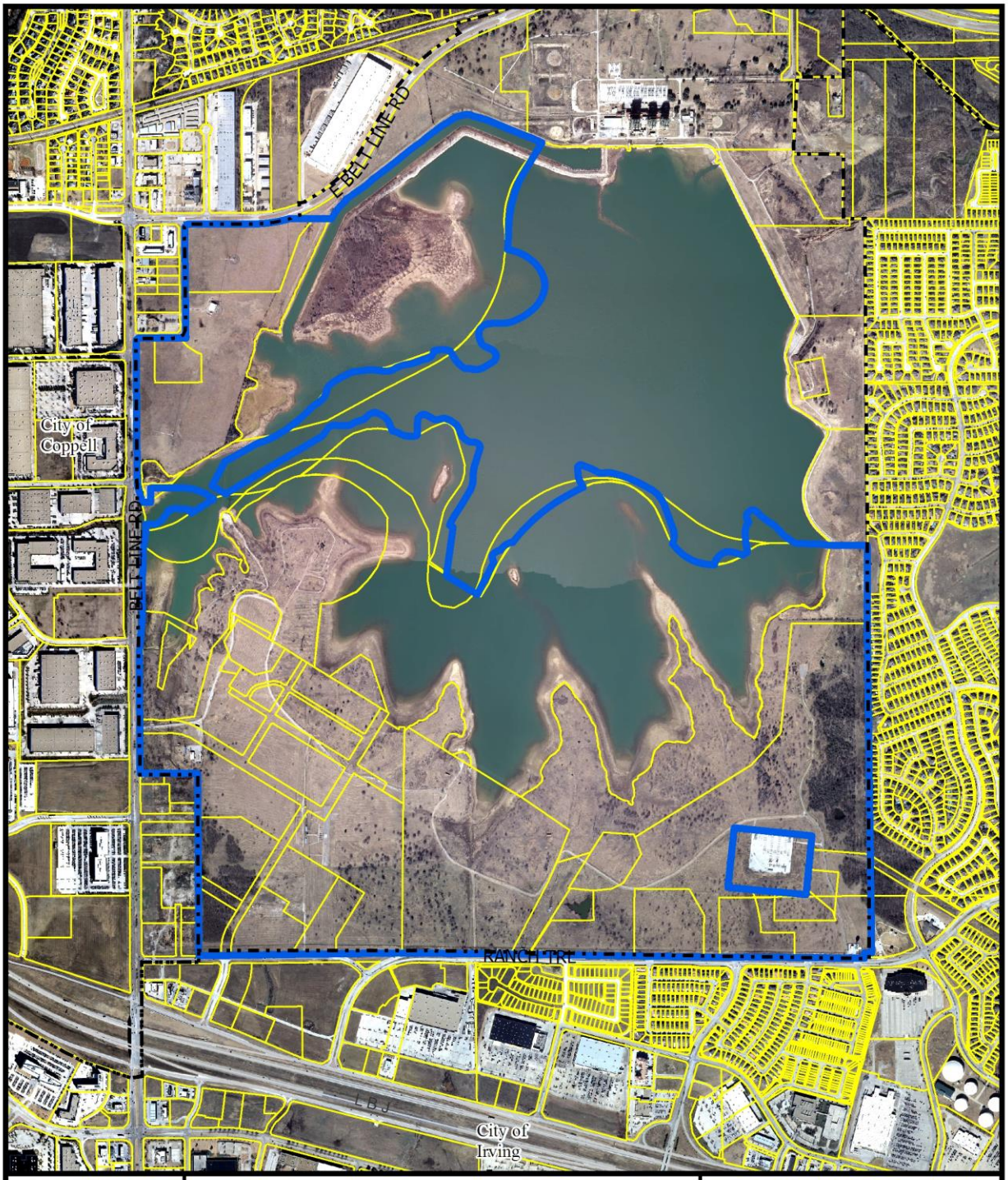
~~PD 741 is located on Zoning Map Nos. C-2, C-3, D-2, and D-3. (Ord. Nos. 26233; 27915)~~

PROPOSED CONCEPTUAL PLAN




EXISTING CONCEPTUAL PLAN
VICINITY MAP
NORTHLAKE
0 750 1500 3000
NORTH
CITY OF COPPELL
E. BELT LINE ROAD
CITY OF DALLAS
SANDERS LP.
B
A-1
NORTH LAKE
CITY OF DALLAS
CITY OF IRVING
A-2
CITY OF COPPELL
CITY OF DALLAS
S. BELT LINE ROAD
C
S&E
H
D
CITY OF DALLAS
HACKBERRY ROAD
CITY OF IRVING
RANCH TRAIL
I-635
SUBAREA A-1 (Billingsley): 182.05 AC.
SUBAREA A-2 (Billingsley): 748.13 AC.
SUBAREA B (CISD): 20.00 AC.
SUBAREA C (CISD): 70.00 AC.
SUBAREA D (CISD): 12.00 AC.
SUBAREA H (Luminant): 4.00 AC.
ACCESS
PRIMARY
SECONDARY
CYPRESS WATERS
CONCEPT PLAN
Kimley»Horn


E BELT LINE RD
BELT LINE RD
City of
Coppell
BELT LINE RD
RANCH TRL
L B J
City of
Irving
1:18,000
VICINITY MAP
Case no: Z156-296
Date: 8/11/2016

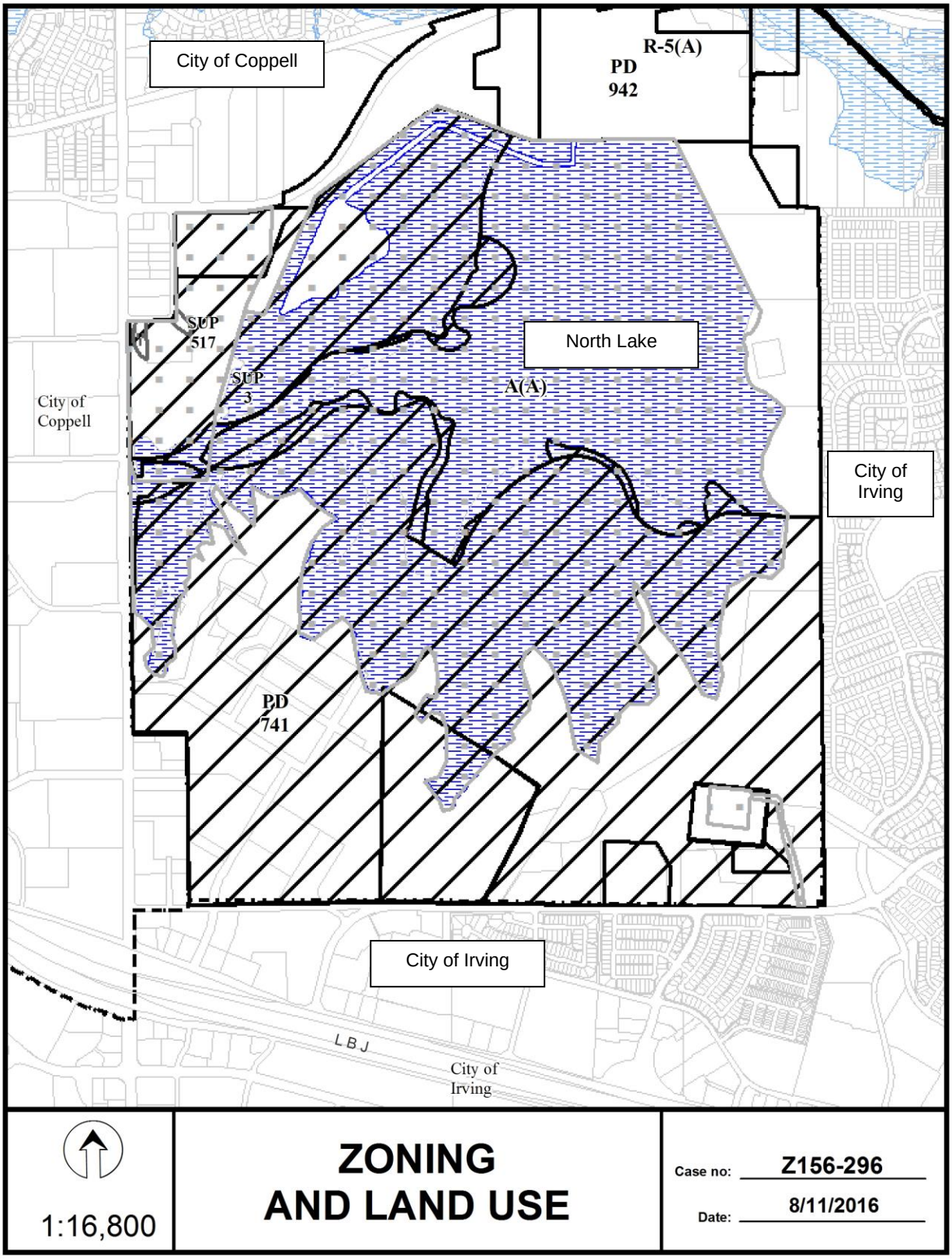


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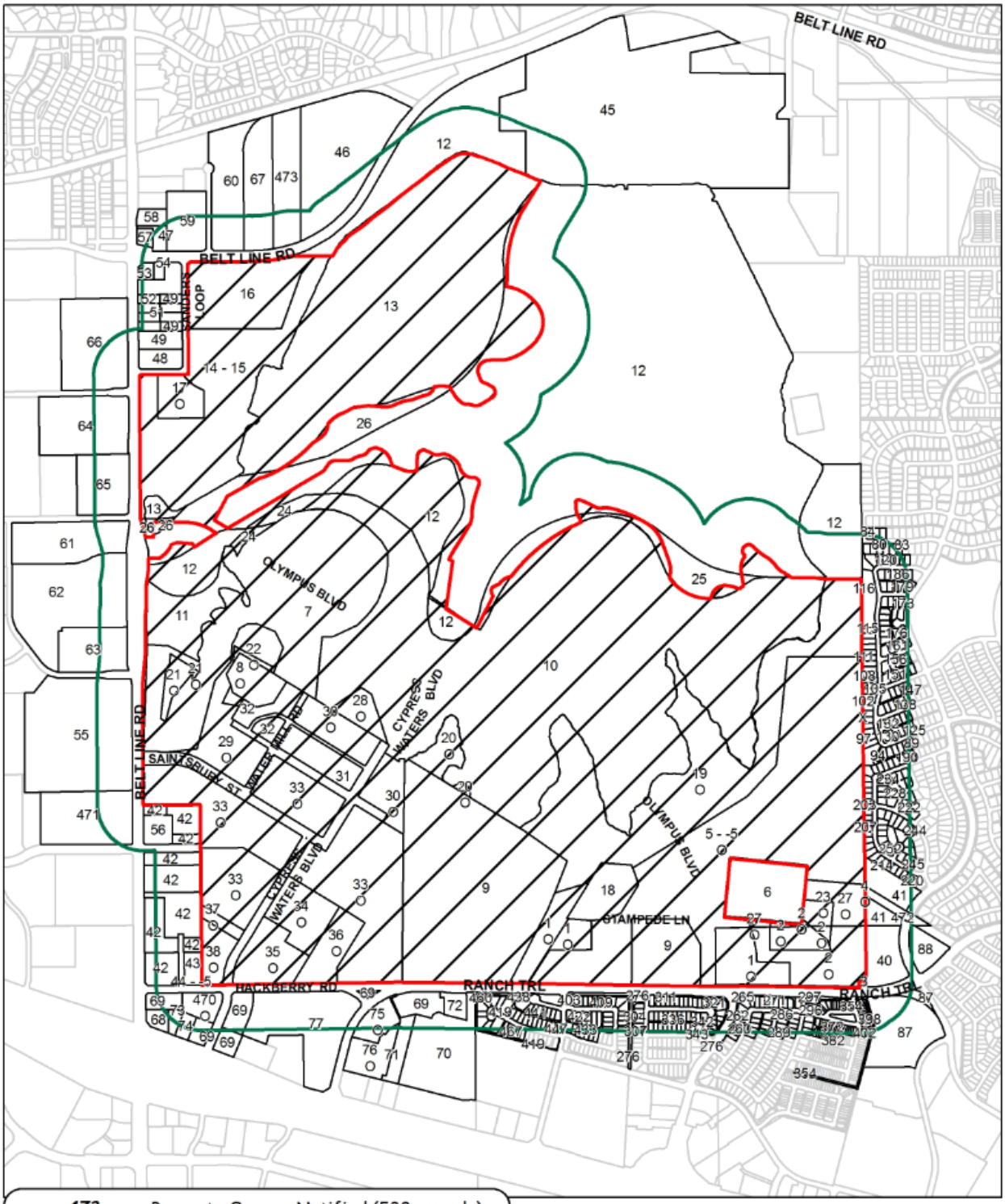
AERIAL MAP

Case no: Z156-296

Date: 8/11/2016


City of Coppell
R-5(A)
PD
942
SUP
517
SUP
3
North Lake
A(A)
City of
Coppell
City of
Irving
PD
741
City of Irving
LBJ
City of
Irving
1:16,800
ZONING
AND LAND USE
Case no: Z156-296
Date: 8/11/2016

CPC Responses



473	Property Owners Notified (538 parcels)
26	Replies in Favor (39 parcels)
7	Replies in Opposition (7 parcels)
500'	Area of Notification
9/1/2016	Date

Z156-296
CPC

N
W E
S

1:16,800

Reply List of Property Owners

Z156-296

473 Property Owners Notified ***26 Property Owners in Favor*** ***7 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	751	HACKBERRY RD	TRAMMELL CROW CO #43 LTD
O	2	751	HACKBERRY RD	CB TITTLE LTD &
	3	903	HACKBERRY RD	ENSERCH CORP
O	4	2545	RANCH TRAIL	TRAMMELL CROW CO #43 LTD
O	5	2545	RANCH TRAIL	TRAMMELL CROW CO #43 LTD
	6	9000	DYNAMO DR	LUMINANT GENERATION CO LLC
	7	9000	VAN ZANDT DR	CW SHORELINE LAND LTD
O	8	9000	HACKBERRY RD	CWTH LAND LTD
	9	2601	RANCH TRAIL	COPPELL ISD
	10	9000	DYNAMO DR	CYPRESS WATER LAND A LTD
	11	1220	S BELTLINE RD	CYPRESS WATERS LAND A LTD
	12	704	E BELT LINE RD	COPPELL CITY OF
	13	9000	DYNAMO DR	CYPRESS WATERS LAND B LTD
	14	14320	SANDERS LOOP	CYPRESS WATERS LAND B LTD
	15	1002	SANDERS LOOP DR	KLIF CO
	16	14300	SANDERS LOOP	COPPELL ISD
O	17	9000	DYNAMO DR	TRAMMELL CROW CO NO 43 LTD
	18	2505	RANCH TRAIL	TRAMMELL CROW COMPANY NO 43 LTD
O	19	9000	DYNAMO DR	CW SHORELINE LAND LTD
O	20	9000	DYNAMO DR	CROW-BILLINGSLEY 635 BELT
O	21	2801	RANCH TRAIL	CWTH LAND LTD
O	22	2805	RANCH TRAIL	TRAMMELL CROW CO 43 LTD
O	23	9000	RANCH TRAIL	CW PSF LLC &
	24	9000	DYNAMO DR	CYPRESS WATER LAND A LTD
	25	9000	DYNAMO DR	CYPRESS WATER LAND A LTD
	26	9000	DYNAMO DR	CYPRESS WATERS LAND B LTD

08/31/2016

Reply	*Label #*	*Address*		*Owner*
O	27	2545	RANCH TRAIL	CB TITTLE LTD &
O	28	9000	VAN ZANDT DR	CROW-BILLINGSLEY 635 BELT
O	29	1111111	SAINTSBURY ST	CW MFI LAND LTD
O	30	9240	CYPRESS WATERS BLVD	NEIGHBORHOODS AT CYPRESS WATERS 1 LTD
	31	3155	CHAPEL OAKS DR	NEIGHBORHOODS AT CYPRESS
	32	1111111	WATER MILL RD	CW PARSONS GREEN LTD
O	33	2701	RANCH TRAIL	TRAMMELL CROW CO #43 LTD
O	34	8950	CYPRESS WATERS BLVD	CWNS LAND LTD
O	35	8840	CYPRESS WATERS BLVD	CWNS LAND NO 2 LTD
O	36	8950	CYPRESS WATERS BLVD	CW1C LAND LTD
O	37	8041	CYPRESS WATERS BLVD	CWNS LAND LTD
O	38	1	CYPRESS WATERS BLVD	CWNS LAND NO 2 LTD
	39	11111	CYPRESS WATERS BLVD	CYPRESS WATERS - DALLAS TIF ZONE 991
	40	2000	HACKBERRY RD	IRVING CITY OF
	41	8800	RANCHVIEW DR	IRVING CITY OF
	42	1800	S BELTLINE RD	HACKBELT 27 PARTNERS LP
	43	8500	S BELTLINE RD	HACKBELT 27 PARTNERS LP
	44	8500	S BELTLINE RD	HACKBELT 27 PARTNERS LP
	45	14901	NORTH LAKE RD	LUMINANT GENERATION CO LLC
	46	346	E BELTLINE RD	INDUSTRIAL NORTH AMERICAN PPTIES V LLC
	47	136	E BELT LINE RD	COLAGA INVESTMENTS LLC
	48	1000	S BELT LINE RD	FIRST SECURITY BK COPPELL
	49	1000	S BELT LINE RD	COPPELL LAKE BREEZE LLC
	50	932	S BELT LINE RD	HOUSEHUNTING GROUP LP
	51	928	S BELT LINE RD	ZVELS INC
	52	924	S BELT LINE RD	COPPELL LAKE BREEZE LLC
	53	101	E BELT LINE RD	FOOD MART INC
	54	920	S BELT LINE RD	S&P WORLDWIDE LLC
	55	1421	S BELTLINE RD	COLUMBIA TEXAS BELTLINE INDUSTRIAL LLC

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	56	1484	S BELTLINE RD	DB TEXAS QT II LLC
	57	890	S DENTON TAP RD	FIRST GLOBAL GROUP INC
	58	878	S DENTON TAP RD	878 DENTON TAP RD
	59	150	E BELT LINE RD	RIVERSIDE CHURCH OF
	60	850	NORTH LAKE DR	ICON OWNER POOL L TEXAS LLC
	61	1201	S BELTLINE RD	BUCKHEAD COPPELL IND LP
	62	1221	S BELT LINE RD	COLUMBIA TEXAS LAKESHORE INDUSTRIAL LLC
	63	1315	S BELT LINE RD	COLUMBIA TEXAS LAKESHORE II INDUSTRIAL LLC
	64	1177	S BELTLINE RD	COPPELL ASSOCIATES
	65	1199	S BELTLINE RD	DBSI LAKEVIEW SOJOURN & ETAL
	66	1025	S BELT LINE RD	NM MAJESTIC HOLDINGS LLC
	67	200	E BELT LINE RD	INGLE REAL EST LTD PS
	68	8665	CYPRESS WATERS	AMEGY BANK NATIONAL ASSN
	69	3200	HACKBERRY RD	CROW BILLINGSLEY 635
	70	2700	RANCH TRAIL	CYPRESS WATER RETAIL #1
	71	2800	RANCH TRAIL	CYPRESS WATER RETAIL 2 LLC
	72	2750	RANCH TRAIL	ILM LAS COLINAS INC
	73	8655	CYPRESS WATERS	CYPRESS WATERS RETAIL 3 LLC
	74	8645	CYPRESS WATERS	CYPRESS WATERS RETAIL 3 LLC
O	75	2900	RANCH TRAIL	CHED LAND LTD
O	76	2700	RANCH TRAIL	LPB LAND LTD
	77	3200	HACKBERRY RD	EPC FRED LLC
O	78	9500	WINDY HOLLOW DR	WANG SHIH WEI ALLEN
	79	9502	WINDY HOLLOW DR	NOVACEK TONY L &
	80	9504	WINDY HOLLOW DR	KRISHNAMURTHY KARTHIK &
	81	9506	WINDY HOLLOW DR	MUKKA SWAROOP &
	82	9508	WINDY HOLLOW DR	LIMAYE ARUN S
	83	9510	WINDY HOLLOW DR	AGASHE VINAYAK S & ANAGHA
	84	9501	WINDY HOLLOW DR	DENG LING
X	85	9503	WINDY HOLLOW DR	WALL JIMMY F & MAVON E
	86	9505	WINDY HOLLOW DR	FARES FARID S

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	87	8505	WALTON BLVD	BRE DDR MACARTHUR MARKETPLACE LLC
	88	1201	RANCH TRAIL	SHANTI NIKETAN LLC
	89	9313	VISTA CIR	SAMUDRALA NAGA V & RENUKA
	90	9315	VISTA CIR	OMOGAH NKECHI EMELIA
	91	9317	VISTA CIR	OTAKE THOMAS K &
	92	9319	VISTA CIR	RICHARDS MIKEL A &
	93	9321	VISTA CIR	HARIHARAN SIVARAMKRISHNAN
	94	9323	VISTA CIR	GREEN DARRYL L &
	95	9325	VISTA CIR	BOROYEVICH DUSHAN & MILIA
	96	9327	VISTA CIR	COUCH JONATHAN R &
	97	9329	VISTA CIR	PEEVY KIMBERLY
	98	9331	VISTA CIR	HEHAR GURDEV S & PARMINDER K
	99	9333	VISTA CIR	MATHAI SAMUEL & ELSAMMA S
X	100	9401	VISTA CIR	KIM EVELYN
	101	9403	VISTA CIR	SIMAIL SAFWAT Y &
X	102	9405	VISTA CIR	DUONG HONG CAM
	103	9407	VISTA CIR	TOOLS DEPOT LLC
	104	9409	VISTA CIR	RAGHU SRINIVAS R
	105	9411	VISTA CIR	MILLER DONNA M
	106	9413	VISTA CIR	SHAH PANKAJ & NITA
	107	9415	VISTA CIR	SINGHEE KAMAL RAJ
	108	9417	VISTA CIR	RADJA JAKISA
	109	9419	VISTA CIR	LINDSTEDT JOUNI & MILLA
	110	9421	VISTA CIR	HUFF CHONG
	111	9423	VISTA CIR	BHATTACHARYYA MADHUMITA & SUDIP
	112	9425	VISTA CIR	SMITH RANDY A
	113	9429	VISTA CIR	KOTA NARASIMHAM V
	114	9431	VISTA CIR	RAHEEM ABDUL & ISHRATH JAHAN
	115	9433	VISTA CIR	NGUYEN TIEN DUC &
	116	9435	VISTA CIR	VALLEY RANCH MASTER ASSN
	117	9501	VISTA CIR	BRET MARY E &
	118	9503	VISTA CIR	TALATHI RAJESH

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	119	9505	VISTA CIR	KADA VENKATSATYA M & GAYATRI
	120	9507	VISTA CIR	GONZALEZ GEORGE C &
	121	9509	VISTA CIR	KANAPARTHI DASA & GANGURI VASAVI
	122	9511	VISTA CIR	BLEVINS THOMAS S &
	123	9513	VISTA CIR	HUANG POTSANG &
	124	9515	VISTA CIR	FAMKAR BRIAN G
	125	9310	VISTA CIR	KANNEGANTI RAMESH &
	126	9312	VISTA CIR	DOPPALAPUDI SASIDHAR &
	127	9314	VISTA CIR	JUAREZ HENRY
	128	9316	VISTA CIR	CARELOCK JANA S
	129	9318	VISTA CIR	APPEL ROY D & JANELL V
	130	9320	VISTA CIR	MERCHANT ZUBEDA
	131	1442	RANCH HILL DR	KORE SANTOSH KUMAR &
	132	1438	RANCH HILL DR	PHILLIPS LINDA G
	133	1434	RANCH HILL DR	GOVINDASAMY RAMAMOORTHY &
	134	1430	RANCH HILL DR	BANK OF NEW YORK MELLON THE
	135	1426	RANCH HILL DR	SINGH AMANPREET
	136	1422	RANCH HILL DR	RAMARAO SRINIVAS &
	137	1419	RANCH HILL DR	OLIVARES JULIAN J & NANCY D
	138	1423	RANCH HILL DR	CONOVER WILLIAM G & YUNG
	139	1427	RANCH HILL DR	SUSANTIO FAMILY REVOCABLE TRUST
	140	1431	RANCH HILL DR	ISLAMRAJA MAZHAR &
	141	1435	RANCH HILL DR	MONTGOMERY GLENN ALLEN
	142	1439	RANCH HILL DR	HA JUNG N
	143	1430	SANTA FE TRL	COOPER CHRISTINE R &
	144	1426	SANTA FE TRL	GUNNABATHULA SASTRY
	145	1422	SANTA FE TRL	GOYAL VISHNU
	146	1418	SANTA FE TRL	KUMAR AJAI &
	147	1414	SANTA FE TRL	HAN HYUNG S & SUZIE S
	148	1405	SANTA FE TRL	ZUBAIR FARRUKH R &

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	149	1409	SANTA FE TRL	KADIRI MARUTHI SIVA & SAVITHRI MAMILLA
	150	1415	SANTA FE TRL	ESCOBAR JUAN C
	151	1419	SANTA FE TRL	AGARWAL ANKUR & PRIYANKA
	152	1423	SANTA FE TRL	NEIDINGER LISA
	153	1427	SANTA FE TRL	PATHAK ALOK
	154	1420	VALLEY TRL	KUMSIRAVINDER JAYATHIRTH & POOJA KUMSI
	155	1416	VALLEY TRL	SARATHY ASHOK & ANDURADHA
	156	1412	VALLEY TRL	KONNATH VIKAS KRISHNA KALLALATHIL &
	157	1408	VALLEY TRL	PULUGURTA RATNAKAR &
	158	1404	VALLEY TRL	KIM HEUNG NAM & YUN JUNG
	159	1401	VALLEY TRL	CHEN DANNY &
	160	1405	VALLEY TRL	LAWRENCE MITCHELL D &
	161	1409	VALLEY TRL	JACOB NISSY & ROBIN
	162	1415	VALLEY TRL	NAKTODE PURUSHOTTAM
	163	1419	VALLEY TRL	CLEMENS KATHLEEN GREGSON
	164	9430	VISTA CIR	DUNHAM JERRY M &
	165	9432	VISTA CIR	GIBBS PHILLIP LYNN
	166	9434	VISTA CIR	MORRIS JOHN D & DALTA J MORRIS
	167	9436	VISTA CIR	FULTZ A HOWARD & DONNA J
	168	9438	VISTA CIR	VERMA SANDEEP & NEELAM
	169	9440	VISTA CIR	DARISIPUDI SUBBARAYUDU & ANURADHA
	170	1418	MEADOW DR	CHEN EARNEST &
	171	1412	MEADOW DR	HAIDER SALEHA &
X	172	1406	MEADOW DR	KIM DAVID K & SOOK CHIN
	173	1400	MEADOW DR	ALAM PARWAIZ & SALEHA HAIDER
	174	1401	LEDBETTER CT	MALLAMPATI SIRISHA
	175	1405	LEDBETTER CT	CHEN HONG & CHAO LI
	176	1404	LEDBETTER CT	RAVAL ANAND G & RANNA A
	177	1400	LEDBETTER CT	CITIMORTGAGE INC

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	178	1401	MEADOW DR	DUNN CYNTHIA B
	179	1405	MEADOW DR	VERTREES MAYRA J
	180	1409	MEADOW DR	CHOI JONG HYUNG
	181	1417	MEADOW DR	HIRTH JOHN C & SARA
	182	1421	MEADOW DR	ALAM MEER MAHFUZUL & HAFIZA
	183	9506	VISTA CIR	MUBEEN MOHAMMED A & SHAFAQ AFROZE
	184	9508	VISTA CIR	VICENS MIGUEL &
	185	9510	VISTA CIR	KUMAMARU ATUSHI & AYA
	186	9512	VISTA CIR	MUKKOTIPURAM RAMACHARYULU S
	187	9514	VISTA CIR	CLARK GREGORY W &
	188	9516	VISTA CIR	PRAKASH ARPAN
	189	9239	JASMINE LN	ELLAPULLI GANESH SUBRAMANIAM
	190	9235	JASMINE LN	MENG QIANG
	191	9231	JASMINE LN	ABHISHEK ALLAUKIK & SAXENA SWATI
	192	9227	JASMINE LN	DESHMUKH PUSHKAR &
	193	9223	JASMINE LN	FRAZIER JOHN A JR
	194	9219	JASMINE LN	MURKOTH JEEVAN CHODAPARAMBIL &
	195	9215	JASMINE LN	BOROYEVICH MILOSH
	196	9207	JASMINE LN	JAIN VINOD KUMAR
	197	9203	JASMINE LN	ESPINOZA HERLINDA G &
	198	9137	JASMINE LN	KESHRI RAHUL &
	199	9135	JASMINE LN	JOSEPH LEENA
	200	9131	JASMINE LN	ALI SHABBIR & QUDSIA
	201	9127	JASMINE LN	BAWEJA ATMA S &
	202	9123	JASMINE LN	SUBRAMANIAN GOKUL &
	203	9119	JASMINE LN	PATEL KALPANA & MANISH KUMAR
	204	9115	JASMINE LN	MANKAL VINAYAK

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	205	9109	JASMINE LN	PENTRALA RAJANI &
	206	9105	JASMINE LN	GOETZE JOSEPH J & JAMI O
	207	9057	JASMINE LN	GARCIA ALVIN V & SALLY
	208	9053	JASMINE LN	COHEN CHRISTINE L
	209	9049	JASMINE LN	VAN HO THANG &
	210	9045	JASMINE LN	RUDRANGI PRAGATHI & SATEESH
	211	9041	JASMINE LN	SHETTY ANUPKUMAR & MALINI
	212	9037	JASMINE LN	RAGURAMAN RAMANATHAN &
	213	9033	JASMINE LN	PARVATANENI SRILAKSHMI
	214	9027	JASMINE LN	NAG DEB KUMAR &
	215	9023	JASMINE LN	METTA SYAM B &
	216	9019	JASMINE LN	DABAWALA MURTAZA & TASNEEM
	217	9015	JASMINE LN	RAJAPPA SURESH &
	218	9011	JASMINE LN	NAGULAPALLI ESWARA PRASAD &
	219	9009	JASMINE LN	CHANDA ASHOK G &
	220	9005	JASMINE LN	PATHAK FALGUNI J
	221	9107	COTONEASTER CT	LOZANO MARIA
	222	9112	OLEANDER WAY	ALLURI SATISH
X	223	9116	OLEANDER WAY	SHARYALA GANGADHAR
	224	9124	OLEANDER WAY	NAQVI RAHUL &
	225	9133	OLEANDER WAY	MAESHIMA YOSHI &
	226	9129	OLEANDER WAY	RAMAKRISHNAN RANGARAJAN &
	227	9125	OLEANDER WAY	KRISHNASWAMY VELMURUGAN &
	228	9117	OLEANDER WAY	KUMBUM THIRUMALA R &
	229	9111	OLEANDER WAY	VASIREDDY SREEDHAR &
	230	9122	JASMINE LN	BLODGETT ALLAN &
	231	9126	JASMINE LN	DO LAM & CHRISTINE
	232	9130	JASMINE LN	SRIVASTAVA SATYENDRA KUMAR
	233	9134	JASMINE LN	KANG SUNG W
	234	9218	JASMINE LN	TYAGI RAHUL & MANJIT KAUR
	235	9222	JASMINE LN	HARWOOD DAVID W
	236	9226	JASMINE LN	SHAH SUNIT &
	237	9230	JASMINE LN	THOTAKURA SRIDHAR

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	238	1460	GARDENIA ST	DUDHYALA MALLESHWAR &
	239	1456	GARDENIA ST	MANDERWAD SRILAKSHMI & SUDHIR
	240	1452	GARDENIA ST	TODI SANJAY
	241	1448	GARDENIA ST	PENTYALA JHANSI
X	242	1444	GARDENIA ST	CHENNUPATI SUBBA RAO &
	243	1440	GARDENIA ST	BHAKTA VIMAL & HETAL
	244	1436	GARDENIA ST	ABERCROMBIE KENT D &
	245	9010	JASMINE LN	MATHEW REJI & SUSAN
	246	9016	JASMINE LN	THYAGARAJAN VENKATESH &
	247	9020	JASMINE LN	RAMAKRISHNAN SUBRAMANIAN
	248	9048	GUAVA CT	GORE HEMANT &
	249	9052	GUAVA CT	VASHISHTA NITISH &
	250	9051	GUAVA CT	BASINSKI WILLIAM V &
	251	9047	GUAVA CT	RAODEE REVOCABLE LIVING TRUST THE
	252	9038	JASMINE LN	RANGANATHAN VIJAY &
	253	9042	JASMINE LN	VARGHESE GEORGE &
	254	9046	JASMINE LN	POTTOORE STEPHEN JOSEPH &
	255	9050	JASMINE LN	CHACKO RAKESH
	256	9054	JASMINE LN	JOSEPH DEEPA S
	257	9100	JASMINE LN	YANEZ DANIEL
	258	8715	LAUREL CANYON RD	POWERS ERRON C & EUGENIA
	259	8719	LAUREL CANYON RD	POSANPALLI RAJA REDDY & PREMSHREE
	260	8723	LAUREL CANYON RD	VELAYUDHAN SHIBU &
	261	8727	LAUREL CANYON RD	KUMAR UDHAY N & KIRTHI R
	262	8731	LAUREL CANYON RD	HAQ MOHAMMED A & FARIDA
	263	8735	LAUREL CANYON RD	KANTAMSETTY SRIDHAR &
	264	8739	LAUREL CANYON RD	RANKINS SHULONDA L
	265	2043	LOMA ALTA DR	PATEL RAKHEE
	266	2039	LOMA ALTA DR	AHLUWALIA RAMAN
	267	2035	LOMA ALTA DR	PATEL HERSH

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	268	2031	LOMA ALTA DR	JOHN ANIL P & MEENU
	269	2027	LOMA ALTA DR	MADAVARAPU RAVI K
	270	2023	LOMA ALTA DR	BUI THOMAS T & MARY HUE
	271	2019	LOMA ALTA DR	ZEPEDA DANNY & VILAILUK JANE
	272	2015	LOMA ALTA DR	MOTIWALA ADIB
	273	2009	LOMA ALTA DR	AHLUWALIA SIMERAT &
	274	2005	LOMA ALTA DR	UDDIN MOHAMMAD A
	275	2001	LOMA ALTA DR	JAYASWAL KEYUR N & SUNITA K JAISWAL
	276	22	LOMA ALTA DR	IRVING EMERALD VALLEY HOMEOWNERS ASSN INC
	277	8740	LAUREL CANYON RD	SANDHU KULJINDER S
	278	8736	LAUREL CANYON RD	KATANGURU SANJAY & RAJANI BEERAM
	279	8732	LAUREL CANYON RD	HUYNH VAN THANLE & LIEM T
	280	8728	LAUREL CANYON RD	OSIFEKUN JIDE O & DIONNE WALKER
	281	8724	LAUREL CANYON RD	MATHEW JOSEPH &
	282	8719	LINDENWOOD LN	BHATT ANAND D & PURVI
	283	8723	LINDENWOOD LN	DESAI SAMIR S & SONAL S
	284	8727	LINDENWOOD LN	NAGIREDDY DARAGE & ANITHA
	285	8731	LINDENWOOD LN	VYAS YOGESH & CHITRA
	286	8736	LINDENWOOD LN	KADAR SHAIKH A & SHARMEEN
O	287	8732	LINDENWOOD LN	PATEL VIMAL A & HIRAL V
	288	8728	LINDENWOOD LN	DUONG KELVIN & IRIS W
	289	8724	LINDENWOOD LN	KANAKAMETI VIDYA S
	290	8720	LINDENWOOD LN	MATHEW PUTHENPURACKAL &
	291	8719	LOHR VALLEY RD	KRISHNA HEMALATHA
	292	8723	LOHR VALLEY RD	SAWANT YOGESH S & SHOURYA
	293	8727	LOHR VALLEY RD	NARANI RAMESH &
	294	8731	LOHR VALLEY RD	CHITTIMALLA RAGHU P &
	295	8735	LOHR VALLEY RD	KALAVAGUNTA RAVI &
	296	8740	LOHR VALLEY RD	VAIDYA DARPAN

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	297	8744	LOHR VALLEY RD	TAYLOR SHARON
	298	8726	LOHR VALLEY RD	MALIK AKRAM M
	299	8730	LOHR VALLEY RD	HONG HYUNKI
	300	8734	LOHR VALLEY RD	IGNACIO OFELIA & STANLEY
	301	8727	LOST CANYON RD	THAMARAN LINEESH
	302	8723	LOST CANYON RD	PHATAK AMOL
	303	8719	LOST CANYON RD	SAVULGAY ANAND &
	304	8715	LOST CANYON RD	MARAMRAJU SRINIVASRAO
	305	8711	LOST CANYON RD	MOGILI PRASAD &
	306	8707	LOST CANYON RD	ANAND SUMIT & PUJA
	307	8703	LOST CANYON RD	RAMALINGAM VINOD
	308	2255	LONGVIEW RD	DUONG DUNG LE PHUONG &
	309	2251	LONGVIEW RD	NERELLA ARVINDA S &
	310	2247	LONGVIEW RD	VARDHINENI SRINIVASA &
	311	2243	LONGVIEW RD	WON CARY
	312	2239	LONGVIEW RD	PATEL JAYESH
	313	2235	LONGVIEW RD	PEREIRA MELCHIADES
	314	2231	LONGVIEW RD	PATEL RAJKUMAR
	315	2227	LONGVIEW RD	DAKSHINAMURTHY RAVI & SWAMA RAVIKUMAR
	316	2223	LONGVIEW RD	VARANASI SOMANATH
	317	2219	LONGVIEW RD	WAHID MUHAMMAD
	318	2215	LONGVIEW RD	MISHRA SANJEEV & REKHA
	319	2211	LONGVIEW RD	THIRUGNANA MURUGAPPAN &
	320	2207	LONGVIEW RD	KALLIDAIKURCHI RAMAKRISHNAN
	321	2203	LONGVIEW RD	SADEQ ABU
	322	8728	LANDOVER PL	SUGGS JAMES M & ROXANNE B
	323	8728	LANDOVER PL	SUGGS JAMES M & ROXANNE B SUGGS
	324	8724	LANDOVER PL	LALAPET RAGHAVAN & ARCHANA
	325	8724	LANDOVER PL	LALAPET RAGHAVAN &
	326	8720	LANDOVER PL	UPPU VINODBABU &
	327	8716	LANDOVER PL	VENGATTERY SANTHOSH

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	328	8712	LANDOVER PL	MIYAPURAM SUBBARAO & DEEPTHI
	329	8708	LANDOVER PL	HATLE SHRIPRAKASH B
	330	22	OLYMPUS BLVD	IRVING EMERALD VALLEY HOMEWOWNERS ASSN INC
	331	2254	LONGVIEW RD	VOJJALA RAGHUVEER & PRIYADARSHINI RENIGUNTA
	332	2250	LONGVIEW RD	MANTAN MUKESH &
	333	2246	LONGVIEW RD	GAIKWAD SUDHAKAR
	334	2242	LONGVIEW RD	ASHAR SEEMA & SAMIR
	335	2238	LONGVIEW RD	JAGANNATHAN ELANGO &
	336	2234	LONGVIEW RD	PUNNAM SATEESH &
	337	2230	LONGVIEW RD	ADHYAPAK ABHIJIT & BHAKTI
	338	2226	LONGVIEW RD	DESAI PARTHASARATHI R
	339	2222	LONGVIEW RD	YADAV CHETAN &
	340	2218	LONGVIEW RD	MAKAM CHETHAN K & ASHA
	341	2214	LONGVIEW RD	TALAGADADEEVI SURESH KUMAR &
	342	2210	LONGVIEW RD	PALAVALA BABU & VIJAYALAKSHMI B VUYYURU
	343	2215	LEGACY TRL	EPIE KAMIL A JAMES & SUKI C
	344	2219	LEGACY TRL	SINGIRIKONDA VAMSHI KRISHNA & SMITA
	345	2223	LEGACY TRL	SINGHAL MANISH & GEETA
	346	2227	LEGACY TRL	UNNI DEEPA & GIRISH RAMACHANDRAN
	347	2231	LEGACY TRL	BANERJEE ADITI & KRAM MARTIN
	348	2235	LEGACY TRL	PILLAI SIVA S &
	349	2239	LEGACY TRL	KIM YONG JU
	350	2243	LEGACY TRL	KHOSLA MANISH &
	351	2247	LEGACY TRL	LAHOTI RAJESH K &
	352	2251	LEGACY TRL	PINNAMANENI SIRISHA &
	353	2255	LEGACY TRL	PATEL SHAILESH R & SMITA S

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	354	42	LANTANA LN	EMERALD VALLEY VILLAS HOMEOWNERS ASSN INC
	355	1947	LONGMEADOW HILL DR	EADULA SANDEEP REDDY &
	356	1943	LONGMEADOW HILL DR	PATEL KINNARY B & MADHU SARANGAM
	357	1939	LONGMEADOW HILL DR	LOPEZ URSULA PATRICIA DIAZ
	358	1935	LONGMEADOW HILL DR	JOHNSON RODNEY V JR &
	359	1931	LONGMEADOW HILL DR	NARAYANA PRAVEEN
	360	1927	LONGMEADOW HILL DR	SHAH TASVIR & AMAR T
	361	1923	LONGMEADOW HILL DR	MOSES JAN J
	362	1919	LONGMEADOW HILL DR	CABRERA MARA JOSEPHINE &
	363	1959	LONGMEADOW HILL DR	USMAN FAIEZ & MARIUM HAQ
	364	1955	LONGMEADOW HILL DR	SIHOTA ONKAR S & DEEPTI
	365	1951	LONGMEADOW HILL DR	KARIM KAMRUDDIN HASHIM & ZAIBUNESSA
	366	1962	LOMA ALTA DR	PARAMESWARAN SAMPATHKUMAR &
	367	1958	LOMA ALTA DR	SIVASANKAR JAYARADHA & RAVI RASAPPAN
	368	1954	LOMA ALTA DR	MOORTHY VISHNU VENKATACHALA &
	369	1950	LOMA ALTA DR	SUTANTRI INDRAWAN J
	370	1946	LOMA ALTA DR	MUGALA SATISH KUMAR &
	371	1942	LOMA ALTA DR	AJANI ANWAR
	372	1938	LOMA ALTA DR	MATHUR NITIN
	373	1934	LOMA ALTA DR	CASTELLON SARAH I &
	374	1930	LOMA ALTA DR	BUKKA SHYAM
	375	1926	LOMA ALTA DR	TAUREAN EAST LLC
	376	1922	LOMA ALTA DR	AGARWAL VIVEK & VANDANA
	377	1918	LOMA ALTA DR	GURUMURUTHY MANISHA
	378	1914	LOMA ALTA DR	COPPOM KEVIN J
	379	1910	LOMA ALTA DR	CHANG THOMAS
	380	1906	LOMA ALTA DR	MCCURRY BRYAN M & EMILY J

08/31/2016

Reply	*Label #*	*Address*		*Owner*
	381	1902	LOMA ALTA DR	SHAH CHIRAG
	382	1931	LOMA LINDA DR	PATINO JUAN C
	383	1935	LOMA LINDA DR	MORAR PRAKASH & BHAWNA
	384	1939	LOMA LINDA DR	WU BIHSIA PATRICIA
	385	1943	LOMA LINDA DR	KUTHY JAMES A & PATRICIA A
	386	1947	LOMA LINDA DR	PHUONG HY K
	387	1951	LOMA LINDA DR	RODRIGUEZ JULIAN M &
	388	1955	LOMA LINDA DR	POPLI ANSHUL
	389	1959	LOMA LINDA DR	TUMMAPALA KAMESWARA RAO & SWAPNA
	390	1963	LOMA LINDA DR	SAYA SAUD Y
	391	8776	IRON HORSE DR	ASMUSSEN CRISTI SANCHEZ
	392	8772	IRON HORSE DR	HRNCIR TAYLOR L
	393	8768	IRON HORSE DR	KHALIL MUHAMMAD S &
	394	8764	IRON HORSE DR	BOEALIAH ADAKOU ELLA LAWSON &
	395	8760	IRON HORSE DR	CHOI SOON KYU & KWON SOOK
	396	8756	IRON HORSE DR	VISWANATHAN RAMESH BABU DHURVAS &
	397	8752	IRON HORSE DR	RHA SUN A
	398	8748	IRON HORSE DR	BROWN HERSCHEL C JR
	399	8744	IRON HORSE DR	CARPENTER SANDRA D
	400	8740	IRON HORSE DR	KOBUSZEWSKI DENISE E
	401	8732	IRON HORSE DR	SONG JOHN J
	402	8728	IRON HORSE DR	BROWN LESVIA
	403	2443	NEWCASTLE BND	RIZVI SAYEED HASAN & SAMIN ISLAM
	404	2439	NEWCASTLE BND	SHIVASHANKAR HARSHA &
	405	2435	NEWCASTLE BND	GEORGE MANJU & DIAS KURIAN
	406	2431	NEWCASTLE BND	SHAH MITULKUMAR K & BIJAL M
	407	2427	NEWCASTLE BND	DANDU RAJU & LAKSHMI
	408	2423	NEWCASTLE BND	VARGHESE SHINEY & VINOJ M THOMAS

Reply	*Label #*	*Address*		*Owner*
	409	2419	NEWCASTLE BND	KAMTAM RAVINDRA L
	410	2415	NEWCASTLE BND	RAJPUT DHRUV
	411	2409	NEWCASTLE BND	BOPPANA SRINIVAS
	412	2405	NEWCASTLE BND	ARUMALLA PRADEEP
	413	2401	NEWCASTLE BND	KUMAR ARUN & PUSHPA
	414	8722	NEWCASTLE BND	MOHITE MAHESH & CHANDANA M
	415	8718	NEWCASTLE BND	GEORGE JOHNSON S
	416	8714	NEWCASTLE BND	RAMANATHAN KANNAN C
	417	8710	NEWCASTLE BND	KOKALA NARENDER & MADHAVI
	418	8620	NEWCASTLE BND	JAGTAP AJIT P
	419	1	RANCH TRAIL RD	VILLAS AT EMERALD PARK HOMEOWNERS ASSN
	420	2446	NEWCASTLE BND	GURRAM SURESH NAGA V & SRILEKHA DAITA
	421	2442	NEWCASTLE BND	WONG KA LEUNG &
	422	2438	NEWCASTLE BND	KRISHNA C
	423	2434	NEWCASTLE BND	YOHANNAN AJIT &
	424	2430	NEWCASTLE BND	BRAHMA ANURADHA
	425	2426	NEWCASTLE BND	GABRI CHETAN ANAND L & SREELATHA GUTHALA
	426	2422	NEWCASTLE BND	PATEL RAVISHANKER & JAYASREE
	427	8715	NEWCASTLE BND	RAMAMOORTHY MURALIDHARAN &
	428	8711	NEWCASTLE BND	BUYYANAPRAGADA SRINIVASA R & RADHIKA
	429	8707	NEWCASTLE BND	SONI VIRENDRAKUMAR B & ALKABEN
	430	8621	NEWCASTLE BND	PALAKALA AMARNATH & ROJARANI NAKKA
	431	2419	LISMORE LN	SIVAPRAKASAM UMASANKARAN
	432	2423	LISMORE LN	RAY RAJA & SANGITA
	433	2427	LISMORE LN	JALORI MOHIT
	434	2431	LISMORE LN	BALASUBRAMANIAN GANESAN &

Reply	*Label #*	*Address*		*Owner*
	435	2435	LISMORE LN	AGIWAL ANAND &
	436	2439	LISMORE LN	KHATRI GAURAV & KINNARI P
	437	2443	LISMORE LN	CYRILJOSEPH ELIGIUS VINOTH &
	438	2534	BAILEY CT	SRIKRISHNAN SREENATH &
	439	2530	BAILEY CT	SUBRAHMANYAM SUSARLA &
	440	2526	BAILEY CT	RASTOGI GAURAV
	441	2522	BAILEY CT	CHANNAVEERAPPA NATARAJU D
	442	2518	BAILEY CT	KATRAGADDA SUDHARANI &
	443	2514	BAILEY CT	ABBARAJU RAMASESHA
	444	2510	BAILEY CT	MALLIDI KODANDA R &
	445	2506	BAILEY CT	BOINDALA DEVA & SARITHA
	446	2502	BAILEY CT	VERMA RAM S & ANJU
	447	2501	TURNBERRY CT	FAROOQ MOHAMMAD A &
	448	2505	TURNBERRY CT	VIJAYRAGHAVAN ARUN &
	449	2509	TURNBERRY CT	VENUGOPALAN VINODH
	450	2515	TURNBERRY CT	LARI MOHAMMAD
	451	2519	TURNBERRY CT	ADAVALLI NATARAJ & MADHAVI
X	452	2523	TURNBERRY CT	HAH HITEN J & RACHANA K
	453	2527	TURNBERRY CT	MAHAJAN ASHISH
	454	2531	TURNBERRY CT	TATIPAMULA VIDYADHAR & SREERAMA
	455	2535	TURNBERRY CT	VENKATESWARAN SRINIVASAN & RAJALAKSHMI
	456	2539	TURNBERRY CT	PARNAPALLI UMAMAHESWARA & VANI
	457	2543	TURNBERRY CT	KATTA SRIDEVI
	458	2551	TURNBERRY CT	AKASAPU LAKSHMANA RAO
	459	2555	TURNBERRY CT	QUADRI SYED GHULAM ARIF
	460	2559	TURNBERRY CT	HARINARTHINI SIRISHA
	461	2563	TURNBERRY CT	HITEN PATEL
	462	2560	TURNBERRY CT	SINGH PREM & PARMINDER KAUR
	463	2556	TURNBERRY CT	SANAGALA SIVANAGI R

08/31/2016

Reply	*Label #*	*Address*		*Owner*
	464	2552	TURNBERRY CT	CHITAGI NEELESH
	465	2544	TURNBERRY CT	BALAN MOHANA SUNDAR &
	466	2540	TURNBERRY CT	GHANTA SRINIVASA R & SOUJANYA
	467	2536	TURNBERRY CT	KUMAR EESHA & RENUKA
	468	2532	TURNBERRY CT	PAULRAJ SELVAKUMAR
	469	2528	TURNBERRY CT	LINGINENI SURESH KUMAR
O	470	8701	CYPRESS WATERS	CWR1 LAND LTD
	471	120	DIVIDEND DR	DUKE REALTY LTD PS
	472	6	N MACARTHUR BLVD	TEXAS UTILITIES ELEC CO
	473	413	E BELT LINE RD	SHAMS REAL ESTATE PTRS

AGENDA ITEM # 65

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 44 Q; R

SUBJECT

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and an IR Industrial Research District with consideration given to expanding the Planned Development District, in an area generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval, subject to a revised Area Regulating Plan and conditions

Z156-302(PT)

HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 28, 2016**

ACM: Ryan Evans

FILE NUMBER: Z156-302(PT) **DATE INITIATED:** June 30, 2016

LOCATION: Property generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44 Q and 44-R

SIZE OF REQUEST: Approx. 43 acres **CENSUS TRACT:** 43

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and an IR Industrial Research District with consideration given to expanding the Planned Development District.

SUMMARY: The purpose of the authorized hearing is to incorporate eight areas currently zoned an IR Industrial Research District into Planned Development District No. 891. In an IR Industrial Research district, only non-residential uses are allowed, such as warehouses, machine shops, auto service, stores, and light manufacturing. PD No. 891 allows uses that are generally similar to current IR uses, but it also allows residential, a wider variety of retail, restaurants, live/work units, etc. No changes to the conditions of PD No. 891 are requested with this request.

CPC RECOMMENDATION: **Approval**, subject to a revised Area Regulating Plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised Area Regulating Plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the planned development district based upon:

1. *Performance impacts upon surrounding property* – The proposed additions to the PD will allow implementation of the West Dallas Urban Structure. Staff does not foresee that the proposed development will negatively impact surrounding properties. The property is surrounded by restaurant, retail, auto service, and single family to the north, an electric power station to the east, single family homes and vehicle service to the south, and restaurant, single family, office showroom/warehouse, and industrial (inside) to the west.

2. *Traffic impact* – Trip generations, while increasing with the anticipation of additional development, will be consistent with existing and anticipated demands that will be served by existing and planned roadways.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – Incorporating these eight areas into PD No. 891 helps to fulfill the West Dallas Urban Structure and Guidelines area plan.

BACKGROUND INFORMATION:

- On June 19, 2013, Council approved PD No. 891 by Ordinance No. 29043, providing the beginning of incremental zoning changes in general compliance with the West Dallas Urban Structure and Guidelines area plan.

- The current proposal removes eight save and except areas from PD No. 891, creating a contiguous area that allows the envisioned development to occur. This development will be postured to benefit from significant public infrastructure improvements that will serve the immediate area. The only proposed changes to PD No. 891 are the change in total acreage in Section 102 and the updated boundary in Exhibit A. The additional acreage affects the application of the buildable maximums in Section 111, but no changes to the maximums are proposed. See highlighted areas in proposed ordinance.

- The eight save and except areas are partially developed with certain uses permitted by the underlying IR District zoning and partially developed with nonconforming single family uses generally located along the southern portion of the request area.

- On June 19, 2013, City Council approved Ordinance No. 29045 for a Thoroughfare Plan amendment to: 1) change Singleton Boulevard from Sylvan Avenue to Canada Drive from a six-lane divided to a special four lane divided

roadway with bicycle lanes; 2) add Bataan Street from Singleton Boulevard to Commerce Street; 3) add Herbert Street from Singleton Boulevard to Commerce Street; and 4) add Amonette Street from Singleton Boulevard to Commerce Street.

Zoning History:

Zoning cases within 500' of the area of request over the past five years are summarized below:

1. **Z112-319**: On June 19, 2013, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District. At the time of approval, several areas within the external perimeter of the PD were left out of the new PD. Eight of these areas are now being proposed to be added to the PD.
2. **Z145-115:** On June 10, 2015, Council approved Ordinance No. 29765, which changed the zoning from IR Industrial Research to IM Industrial Manufacturing on the north side of West Commerce Street east of North Westmoreland Road. This change will allow the concrete batch plant currently at 240 Singleton Boulevard to move to that new location west of the district.
3. **Z112-220:** On September 12, 2012, Council approved a Neighborhood Stabilization Overlay (NSO No. 13) on property zoned an R-5(A) Single Family District generally bounded by Canada Drive, Gulden Lane, Toronto Street, and Sylvan Avenue.

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within an area designated Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons/Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop, and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

GOAL 1.1 Align land use strategies with economic development priorities

Policy 1.1.1 Implement the Trinity River Corridor Plan.
Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

GOAL 1.4 Coordinate planning activities to balance transportation, land use, infrastructure and the environment.

Policy 1.4.1 Coordinate development and planning activities.
Policy 1.4.2 Develop a multi-modal transportation network.

Area Plan: On March 9, 2011, Council approved the West Dallas Urban Structure and Guidelines area plan (the Structure) by Ordinance No. 28146. This document provides a template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH-30, and Sylvan Avenue; and it envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors. This expansion of the planned development district helps to implement the West Dallas Urban Structure and Guidelines.

The Structure was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed discussion and interaction with the applicant in order to reach a consensus around the vision for the area.

The three primary objectives of the Structure are to enhance and protect La Bajada, encourage incremental development, and foster new development that complies with the vision. The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from La Bajada and concentrating the opportunities for density along a newly-established Herbert Street spine that runs from Singleton to West Commerce Street. As an investment in this key move to reformat the built environment in the area, the City of Dallas included $34 million in the 2012 Bond Program to design and construct underpasses under the existing Union Pacific Railroad. This improved connectivity places the target for growth south of Singleton Boulevard; however, its success hinges on concentrating growth in a manner that establishes Herbert Street as the central spine street that includes key development nodes and high density.

The Structure supports the overall vision of high-density, mixed-use development on the property. Including the former 'leave out' areas into the PD allows for more orderly implementation of the Structure and the 2012 Bond Program projects.

Land Use Compatibility: The site consists of new construction in compliance with the PD, a mix of other uses, and undeveloped parcels. West Dallas L.P. was the applicant for the original creation of the PD and was an active participant in crafting the adopted plan for the area, the West Dallas Urban Structure and Guidelines. When the PD was originally approved, multiple 'leave-out' parcels remained zoned IR, with an aggregate land area of approximately 2.0 acres, plus right of way. Eight of these 'leave-out' parcels are now being proposed to be added to the PD.

The predominant land use surrounding the request site consists of a mix of commercial and industrial uses. Additionally, there are some legally nonconforming single family uses within the southern portion of the request area as well as west of the site. The majority of the development north of the site, across Singleton Boulevard, consists of a mix of retail and commercial uses, with the La Bajada neighborhood farther north. Beckley Avenue, the Margaret Hill Hunt Bridge, and an electrical substation define the eastern adjacency, with the Union Pacific Railroad right-of-way (much of it elevated through its linear adjacency) framing the site to the south.

Staff has determined that a mixed use development without 'leave out' areas is appropriate at this location. The PD conditions are in general compliance with the West Dallas Urban Structure and Guidelines.

	Zoning	Land Use
Site	PD No. 891 and IR	Industrial outside (concrete plant), multifamily, office showroom/warehouse
North	IR, CR, CS, and R-5(A)	Crop production, institutional, restaurant, retail, auto service center, and single family
East	IR	Utility installation (electric power station)
South	PD No. 714	Single family homes; machinery, heavy equipment, or truck sales and service; office showroom/warehouse, multifamily, personal service use; vehicle display, sales and service
West	IR	Restaurant, single family, office showroom/warehouse, industrial (inside), vehicle or engine repair, recycling collection center

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not significantly impact the street system.

Below are the listed streets on the adopted Thoroughfare Plan:

Thoroughfare	**Existing & Proposed ROW**
Singleton Boulevard	Special four lane divided with bicycle lanes; 88' ROW
Bataan Street	Special two lane undivided collector; 54' ROW with on-street parking
Herbert Street	Special two lane undivided collector; 56' ROW with on-street parking
Amonette Street	Special two lane undivided collector; 54' ROW

Thoroughfare and Regulating Plans: The Structure calls for an enhanced street grid that prioritizes pedestrians, bicycles, and transit over movement of goods and services and the automobile. The City of Dallas Thoroughfare Plan was amended June 19, 2013 to provide for this connected grid. The current request allows for contiguous zoning in the area which will, in turn, allow for re-platting necessary to fully implement the Thoroughfare Plan.

As recommended in the West Dallas Urban Structure and Guidelines, Herbert Street, Amonette Street and Bataan Street, not previously designated on the City's Thoroughfare Plan, are now designated as two lane undivided roadways with parking on each side and parkways wide enough to accommodate landscaping and sidewalks. In addition, Singleton Boulevard from Sylvan Avenue to Canada Drive is now designated as a special four lane divided roadway with bicycle lanes within 88 feet of right of way. These links, in conjunction with the city's bond program to provide three north/south thoroughfares under the Union Pacific Railroad right-of-way, will enhance connectivity for this portion of West Dallas to other areas of the city.

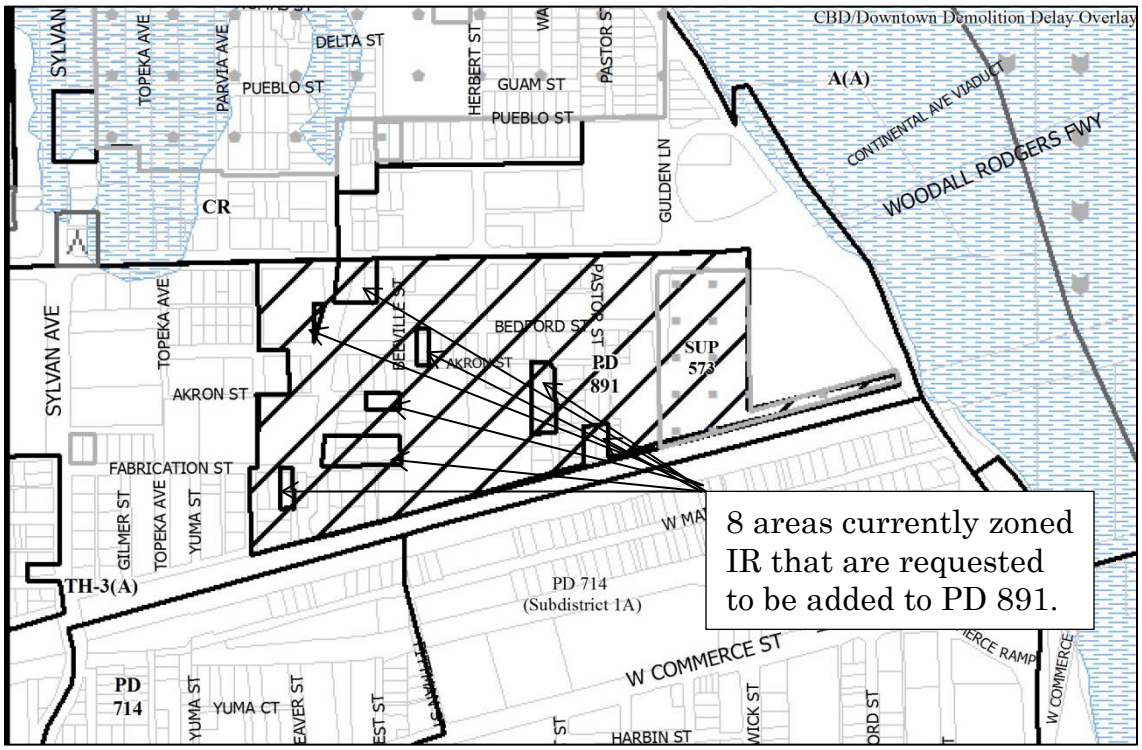
The proposed revised Area Regulating Plan provides for implementation of these new street segments and designations.

Comparison between IR and PD 891

The chart below shows examples of the differences between the existing IR zoning district and PD No. 891.

COMPARATIVE REVIEW OF DEVELOPMENT STANDARDS/REGULATIONS		
EXISTING IR DISTRICT		**PROPOSED PD 891**
USES	• Only non-residential uses are allowed, such as warehouses, machine shops, auto service, stores, and light manufacturing	• Allows renovation, remodel, expansion, and change of use for existing legally nonconforming structures. • Allows uses that are generally similar to current IR uses, but also allows residential, a wider variety of retail, restaurants, live/work units, etc.
CREATION OF A BUILDING SITE	• Building site required to be established per 51A-4.600 (normal process)	• Plat required only for new construction; provides for combined existing building sites subject to certain criteria to allow for expansions. • Allows flexibility for incremental expansion of existing uses.
AREA REGULATING PLAN	• N/A	• Development and use must comply with an area regulating plan that shows the location of thoroughfares, minor streets, open space, and proposed transit stations.
OFF-STREET, UNDERGROUND AND BICYCLE PARKING	• Off street: based on use; special parking subject to parking agreements and limited walking distances from use • Underground and bicycle: N/A	• Various uses have revised parking ratios; district is considered one lot for all parking; no parking agreements required when special parking located in the district; reductions provided for proximity to mass transit; board of adjustment may grant a special exception to required parking; user may charge for required parking when it is located in a structure • Underground structure may extend across lot lines • Bicycle parking required per Dallas city code 51A-4.330
SIDEWALKS	• Per Dallas city code	• Except as provided for in streetscape standards exhibits, minimum unobstructed width of four feet.
LANDSCAPING	• Article X plus specific streetscape, planting areas	• Spirit of Article X is retained, with specific deviations to accommodate pedestrian friendly, high density development
DEVELOPMENT STANDARDS	• Height: max 200 feet • Front yard: 15 feet min • No design standards • Floor to area ratio (FAR) limited by site and use	• Height: no max, except within residential proximity slope • Front yard: varies by street from 0 to 20 feet • Includes off-street parking standards; and block, street, and sidewalk standards • Total density for entire PD limited to 9 million square feet maximum

MAP OF AREAS TO BE ADDED



CPC ACTION – September 1, 2016

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and an IR Industrial Research District with consideration given to expanding the Planned Development District, subject to a revised Area Regulating Plan and conditions in an area generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue.

Maker: Anantasomboon
Second: Davis
Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid*, Anantasomboon, Haney, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 1 - District 7

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 175
Replies: For: 35 Against: 0

Speakers: None

CPC/STAFF RECOMMENDED CONDITIONS

ARTICLE 891.

PD 891.

SEC. 51P-891.101. LEGISLATIVE HISTORY.

PD 891 was established by Ordinance No. 29043, passed by the Dallas City Council on June 19, 2013. (Ord. 29043)

SEC. 51P-891.102. PROPERTY LOCATION AND SIZE.

PD 891 is established on property generally bounded by Singleton Boulevard, Amonette Street, the Union Pacific Railroad, and Parvia Avenue. The size of PD 891 is approximately ~~39.9~~ 44.1 acres. (Ord. 29043)

SEC. 51P-891.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

(1) ALTERNATIVE ENERGY PLANT means a plant creating power from alternative energy sources using solar panels, turbines, and other power creating means which then returns the newly created power to the energy grid off-site.

(2) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or items and decorations that have value and significance as a result of age, design, or sentiment.

(3) AQUARIUM means an establishment where aquatic animals and plants are kept and exhibited.

(4) AREA REGULATING PLAN means a planning document that sets forth policies and programs regulating development in a local area.

(5) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(6) ART OR CRAFT PRODUCTION FACILITY means a facility for the production and sale of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking.

(7) CONVENIENCE STORE WITHOUT DRIVE-THROUGH means a business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, that has less than 10,000 square feet of floor area.

(8) BULB-OUT means location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing pedestrian space.

(9) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, display, and sale of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

(10) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including theatrical, musical, and dramatic performances; professional or amateur sporting events; and meetings and assemblages.

(11) FACADE means the exterior wall of a building, facing or oriented to a public street, park, or public open space.

(12) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and which may also allow customers in motor vehicles to pick-up food for off-premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.

(13) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(14) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a frontage on a public street or public space.

(15) LIVE/WORK UNIT means an interior space that combines a residential and an office or retail and personal service use, exclusive of an alcoholic beverage establishment or a restaurant use. A live/work unit is considered a nonresidential use.

(16) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by the Texas Occupation Code 455, as amended.

(17) MEWS means the public or private right-of-way for pedestrians and/or vehicles within a block that provides access to the building, serves as a small street, and may provide access to vehicle parking.

(18) MIXED USE DEVELOPMENT means a development containing a mix of any two categories of main uses listed in Section 51P-891.109 on a building site.

(19) MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(20) NEW CONSTRUCTION means an application for a building permit to expand floor area, excluding uncovered porches and uncovered patios, if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects.

(21) PROJECT ANNOUNCEMENT SIGN means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face that announces a project, tenant, or activity in the district.

(22) STREETSCAPE means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards and other elements.

(23) STREETWALL means a building facade or collection of building facades that faces the street.

(24) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(25) TOWER DIMENSION means the measurement taken along the longest axis of that portion of the structure subject to tower orientation regulations.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are references to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

(d) If there is a conflict between the text of this article and any charts, guidelines, exhibits, graphic displays, or maps, the text of this article controls.

(e) If there is a conflict between the text of this article and the West Dallas Urban Structure and Guidelines, the text of this article controls. The West Dallas Urban Structure and Guidelines are to be used as a guide and is conceptual in nature. (Ord. 29043)

SEC. 51P-891.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 891A: area regulating plan.

(2) Exhibit 891B: table of development standards.

(3) Exhibit 891C: CBD view control map.

(4) Exhibit 891D: high-rise tower floor plate proportion and orientation diagram.

(5) Exhibit 891E: mixed use development parking chart.

(6) Exhibit 891F: streetscape standards.

(7) Exhibit 891G: master parking plan and floor area plan supplement.

(8) Exhibit 891H: mixed income housing guidelines.

(9) Exhibit 891I: tower floor plate proportion diagram.

(10) Exhibit 891J: site plan development table. (Ord. 29043)

SEC.51P-891.105. AREA REGULATING PLAN.

(a) Development and use of the Property must comply with the area regulating plan (Exhibit 891A). If there is a conflict between the text of this article and the area regulating plan, the text of this article controls.

(b) An area regulating plan must show:

(1) District boundaries.

(2) Location of existing thoroughfares and general location of proposed thoroughfares. If a proposed thoroughfare differs from the thoroughfare plan, an amendment to the thoroughfare plan is required.

(3) Location of existing minor streets and general location of proposed minor streets.

(4) Location of existing public open space and general location of proposed open space.

(5) Location of any proposed rail transit station or trolley station.

(c) The city plan commission may approve minor amendments to the area regulating plan by following the development plan approval process when:

(1) the city alters a street alignment for Amonette Street, Herbert Street, or Bataan Street, or

(2) the applicant requests to alter a street alignment by no more than 100 feet. (Ord. 29043)

SEC.51P-891.106. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

No conceptual plan or development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 29043)

SEC.51P-891.107. SITE PLAN.

(a) A site plan must accompany any application for a building permit that provides for new floor area within the district.

(b) Each site plan must comply with the requirements for a development plan listed in Section 51A-4.702(e)(1) and (e)(2), and must include:

(1) a tabulation box consisting of the proposed floor area, number of dwelling units, structure height, lot coverage, and number of required and provided off-street parking associated with the building permit;

(2) existing floor area or number of dwelling units, if applicable;

(3) existing floor area for the district; and

(4) cumulative floor area for the district.

(c) An example of the format for Subsection (b) may be found on the site plan development table (Exhibit 891J). (Ord. 29043)

SEC.51P-891.108. CREATION OF A BUILDING SITE.

(a) In general. In addition to Subsection (b), the provisions of Section 51A-4.601 apply.

(b) Combined building site. A building site may be established by agreement between two adjacent lots or building sites if:

(1) the area of the combined building site may not exceed one acre;

(2) only one combined building site may be created per block (for purposes of this section, block is an area surrounded on all sides by a street, alley, or railroad right-of-way);

(3) the proposed work is an addition to an existing structure for which a building permit was authorized for development of the existing structure;

(4) the proposed work does not increase the floor area of the existing structure by more than 50 percent; and

(5) the proposed work is for a ground level addition of no greater than one story. (Ord. 29043)

SEC.51P-891.109. MAIN USES PERMITTED.

(a) In general. Unless further restricted on street level along Herbert Street in Subsection (b) or on street level along Akron Street in Subsection (c), the following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production *[Limited to community gardens.]*

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*
-- Catering service.
-- Commercial cleaning or laundry plant. *[SUP]*
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. *[RAR]*
-- Labor hall. *[SUP]*
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental. *[SUP required if use is operated outside, otherwise by right.]*

(3) Industrial uses.

-- Alcoholic beverage manufacturing.
-- Industrial (inside). *[RAR]*
-- Industrial (inside) for light manufacturing.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convent or monastery.
-- Halfway house. *[SUP]*
-- Hospital. *[RAR]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school other than open-enrollment charter school. *[SUP]*

(5) Lodging uses.

-- Extended stay hotel or motel *[SUP. Limited to internal entry guest rooms only. Interior courtyard-entry guest rooms are*

permitted. Guest rooms with direct access to the street or parking area are prohibited.]

-- Hotel or motel. *[RAR]*
-- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Live/work unit.
-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[SUP]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house. *[SUP]*
-- Duplex.
-- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(b)(3) is not met. Permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District.]*
-- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met. Permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District.]*
-- Multifamily.
-- Retirement housing.
-- Single family.

(10) Retail and personal service uses.

-- Aquarium.
-- Alcoholic beverage establishments. *[By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other uses with a maximum floor area of 6,000 square feet. Otherwise by SUP.]*
-- Ambulance service. *[RAR]*
-- Animal shelter or clinic without outside runs. *[RAR]*
-- Animal shelter or clinic with outside runs. *[SUP]*

-- Antique shop.
-- Aquarium.
-- Art gallery. *[May include outside display.]*
-- Art or craft production facility. *[May include outside display.]*
-- Auto service center. *[SUP]*
-- Business school.
-- Car wash. *[Tunnel-type only.]*
-- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[SUP required for commercial parking lot.]*
-- Convenience store without drive-through.
-- Convenience store with drive-through. *[SUP]*
-- Custom vehicle shop.
-- Dry cleaning or laundry store.
-- Entertainment complex. *[Allowed by right up to 500 seats; otherwise by SUP only.]*
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less. *[May include outside display.]*
-- General merchandise or food store greater than 3,500 square feet.
-- Gourmet marketplace.
-- Home improvement center, lumber, brick, or building materials sales yard. *[By SUP only if greater than 10,000 square feet; otherwise by right.]*
-- Household equipment and appliance repair.
-- Liquor store.
-- Massage establishment. *[SUP]*
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station. *[SUP]*
-- Mobile food establishment.
-- Nursery, garden shop, or plant sales.
-- Outside sales.
-- Personal service uses. *[Excluding tattoo or body piercing studio.]*
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. *[SUP]*
-- Swap or buy shop. *[SUP]*
-- Taxidermist.
-- Tattoo or body piercing studio. *[SUP]*
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service. *[SUP]*

(11) <u>Transportation uses.</u>

-- Heliport. *[SUP]*
-- Helistop. *[SUP]*
-- Private street or alley. *[SUP]*
-- Railroad passenger station.
-- Transit passenger shelter.
-- Transit passenger station or transfer center.

(12) Utility and public service uses.

-- Alternative energy plant. *[SUP]*
-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Auto auction. *[SUP]*
-- Contractor's maintenance yard. *[SUP]*
-- Mini-warehouse. *[SUP]*
-- Office showroom/warehouse.
-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
-- Trade center.
-- Warehouse. *[SUP]*

(b) Street level uses with primary entrances facing Herbert Street. For new construction, the uses listed in this subsection are the only main uses permitted at street level for at least 75 percent of the length of the required streetwall frontage listed in the table of development standards (Exhibit 891B). These uses at street level must have a minimum depth of 20 feet.

(1) Institutional and community service uses.

-- Library, art gallery or museum.

(2) Lodging uses.

-- Hotel or motel. *[RAR]*

(3) Office uses.

-- Financial institution without drive-in window.
-- Office.

(4) Recreation uses.

-- Public park, playground, or golf course.

(5) Retail and personal service uses.

-- Alcoholic beverage establishments. *[By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other uses with a maximum floor area of 6,000 square feet. Otherwise by SUP.]*
-- Antique shop.
-- Aquarium.
-- Art gallery.
-- Art or craft production facility.
-- Commercial amusement (inside). *[SUP]*
-- Convenience store without drive-through.
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Gourmet market place.
-- Liquor store.
-- Mobile food establishments.
-- Nursery, garden shop, or plant sales.
-- Outside sales.
-- Personal service uses. *[Excluding tattoo or body piercing studio.]*
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Theater.

(6) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Post office.

(c) Street level uses with primary entrances facing Akron Street. This subsection is intended to ensure that Herbert Street remains the primary commercial corridor in the district. Retail and personal service uses located at street level and greater than 100 feet from an intersection are limited to 4,000 square feet in size, except that gourmet market place uses or general merchandise or food store greater than 3,500 square feet uses are limited to a maximum of two locations, each of which is limited to 8,000 square feet in size. (Ord. 29043)

SEC.51P-891.110. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are

subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, see Section 51A-4.217.

(b) The following accessory uses are permitted as accessory uses only to an office use or mixed use development:

-- Alternative energy plant.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*
-- Heliport. *[SUP]*
-- Helistop. *[SUP]*

(Ord. 29043)

SEC.51P-891.111. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Any development standards not referenced in this section are referenced in the table of development standards (Exhibit 891B). If there is a conflict between this section and the table of development standards, the table of development standards controls.

(b) Front, side, and rear yard.

(1) See the table of development standards.

(2) Belt courses, cornices, window sills, bay windows, awnings, arcades, fireplace chimneys, unenclosed balconies, enclosed and unenclosed porches and patios, unenclosed stairs, unenclosed ingress-egress ladders, unenclosed mechanical access ladders, stoops, and other architectural features may project a maximum of six feet into a required front, side, or rear yard.

(c) Density.

(1) In general. Except as provided in this subsection, no maximum or minimum density.

(2) Herbert Street.

(A) No minimum multifamily density for a development with a minimum floor area ratio of 2.0.

(B) Minimum density for multifamily uses constructed before completion of the Union Pacific Railroad underpasses on Amonette Street, Herbert Street, and Bataan Street is 70 dwelling units per acre.

(C) Minimum density for multifamily uses constructed after completion of the Union Pacific Railroad underpasses on Amonette Street, Herbert Street, and Bataan Street is 100 dwelling units per acre.

(d) Floor area.

(1) Absolute maximum. Maximum floor area for the district is 9,000,000 square feet.

(2) West of Beeville Street. Maximum floor area west of Beeville Street is 1,000,000 square feet. Projects meeting the mixed income housing guidelines (Exhibit 891H) do not count against the 1,000,000 square foot maximum. Except as limited in Paragraph (1), maximum floor area west of Beeville Street increases to 2,000,000 square feet upon the issuance of certificates of occupancy for all open space located west of Beeville Street as shown on the area regulating plan.

(3) East of McPherson Street. Maximum floor area east of McPherson Street is 1,500,000 square feet. Projects meeting the mixed income housing guidelines do not count against the 1,500,000 square foot maximum. Except as limited in Paragraph (1), maximum floor area east of McPherson Street increases to 3,000,000 square feet upon the issuance of certificates of occupancy for all open space located east of McPherson Street as shown on the area regulating plan.

(4) Between Beeville Street and McPherson Street. Maximum floor area between Beeville Street and McPherson Street is 2,500,000 square feet. Projects meeting the mixed income housing guidelines do not count against the 2,500,000 square foot maximum. Except as limited in Paragraph (1), maximum floor area between Beeville Street and McPherson Street does not apply once certificates of occupancy for all open space located between Beeville Street and McPherson Street as shown on the area regulating plan have been issued.

(e) Height.

(1) In general. Except as provided in this subsection, no maximum structure height.

(2) Residential proximity slope.

(A) Except as provided in this paragraph, if any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope.

(B) The following structures may project a maximum of eight feet above the residential proximity slope provided they do not exceed 25 percent of the roof area:

(i) Elevator penthouse or bulkhead.

(ii) Mechanical equipment room.

(iii) Cooling tower.

(iv) Tank designed to hold liquids.

(v) Ornamental cupola or dome.

(vi) Skylights.

(vii) Clearstory.

(viii) Visual screens that surround roof mounted mechanical equipment.

(ix) Chimney and vent stacks.

(C) Residential proximity slope does not apply to development located 200 feet or more south of Singleton Boulevard between Beeville Street and McPherson Street, or to any development south of Akron Street between McPherson Street and Amonette Street.

(f) Lot coverage. See the table of development standards.

(g) Lot size. No minimum lot size.

(h) Stories. No maximum number of stories. (Ord. 29043)

SEC.51P-891.112. HIGH-RISE TOWER FLOOR PROPORTION AND ORIENTATION.

(a) Tower separation. Minimum tower separation is 70 feet.

(b) Tower floor plate, dimension, and orientation restrictions. Any portion of a building greater than 75 feet in height must comply with the following:

(1) There are no tower dimension or orientation restrictions for a tower with an average floor plate of 12,500 square feet or less.

(2) Towers with an average floor plate greater than 12,500 square feet must comply with the following:

(A) For office uses, the longest tower dimension may not exceed two times the shortest tower dimension.

(B) For all other uses, the longest tower dimension may not exceed three times the shortest tower dimension.

(C) In no case may floor plate dimensions exceed 130 feet by 260 feet.

(3) Towers may not have floor plates greater than 30,000 square feet.

(4) Any portion of a building above 75 feet in height and located within the CBD view control area shown on the CBD view control map (Exhibit 891C) must comply with tower floor plate proportion and orientation requirements (Exhibit 891D). (Ord. 29043)

SEC.51P-891.113. OFF-STREET PARKING AND LOADING.

(a) In general.

(1) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) Except for residential uses, required off-street parking may be located anywhere on the Property, even another building site or lot, without regard to distance. If the required off-street parking is not provided on the Property, a parking agreement in accordance with Division 51A-4.320 is required.

(b) Off-street parking ratios. Off-street parking must be provided at the following ratios:

(1) Alternative energy plant. The parking requirement must be set by SUP conditions.

(2) Antique shop. One space per 600 square feet of floor area.

(3) Aquarium. One space per 600 square feet of floor area.

(4) Art gallery. One space per 600 square feet of floor area.

(5) Art or craft production facility. One space per 1,000 square feet of floor area.

(6) Custom vehicle shop. One space per 500 square feet of floor area and outdoor area, exclusive of parking area.

(7) Entertainment complex. One space for each four seats.

(8) Gourmet marketplace. One space per 220 square feet of floor area.

(9) Live/work unit. One space per live/work unit. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use.

(10) Massage establishment. One space per 200 square feet of floor area.

(11) Mobile food establishment. No required parking. A mobile food establishment may not occupy a required parking space for another main use.

(c) On-street parking.

(1) Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8/24 = one-third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(2) All on-street parking must be approved as to design and construction by the director of public works and transportation. On-street parking must be striped in accordance with standard city specifications.

(d) Master parking plan and floor area plan.

(1) Purpose. Because required off-street parking may be provided in remote locations on the Property without a parking agreement, the master parking plan and floor area plan supplement (Exhibit 891G) calculates the amount of required off-street parking, identifies available off-street parking, and ensures that each use within the district meets the off-street parking requirements.

(2) Master parking plan and floor area plan supplement.

(A) To maintain adequate required off-street parking, a master parking plan and floor area plan supplement must be submitted to and approved by the building official when:

(i) a site plan is submitted;

(ii) required off-street parking spaces are relocated; or

(iii) required off-street parking spaces are added or removed.

(B) A master parking plan and floor area plan supplement must include:

(i) the number of existing required off-street parking spaces;

(ii) the number and location of required off-street parking spaces added, removed, or relocated;

(iii) the number and location of all parking spaces; and

(iv) a revised master parking plan and floor area plan that shows:

(aa) changes to a site plan; and

(bb) other changes to the master parking plan and floor area plan since the last update, including changes to floor area and revisions to streets, alleys, or private drives.

(C) The building official shall maintain a copy of each approved master parking plan and floor area supplement.

(D) The Property owner must deliver a copy of each approved master parking plan and floor area plan supplement to the director within five days after the building official's approval of each supplement.

(e) Public transit parking reduction.

(1) The off-street parking requirement for all uses except restaurant uses and alcoholic beverage establishment uses may be reduced by 10 percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART light rail station at which DART light rail service is available with train headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday), or a DART bus stop at which DART bus service is available with bus headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(2) The off-street parking requirement for an office use may be reduced by three percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART commuter rail station at which DART commuter rail service is available or a DART bus stop where DART bus service is available, during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(3) The total public transit parking reduction for an office use may not exceed 10 percent.

(f) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 891E).

(B) This reduction may be used in combination with other parking reductions, except that the requirement for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) The parking requirements for each of the uses in the mixed use development must be ascertained.

(B) The parking demand for each use is determined for each of the six times of day shown in the mixed use development parking chart by multiplying the standard off-

street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.

(C) The "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these six sums is the adjusted off-street parking requirement for the development.

(D) If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(g) Fees for required parking. Fees may be charged for required parking if the required parking is located within a parking structure.

(h) Below-grade parking structures. Below-grade parking structures may extend to the lot line and across lot lines within this district.

(i) Special exception. The board of adjustment may grant a special exception to reduce the number of required off-street parking spaces required in accordance with Section 51A-4.311. (Ord. 29043)

SEC.51P-891.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29043)

SEC.51P-891.115. LANDSCAPING.

(a) Application. Except as provided in this section, this section applies only to building permits for new construction or surface parking lots of 2,000 square feet or more.

(b) Definitions and standards. Except as provided in this section, the definitions and conditions of Article X apply. Landscaping should conform to the intent of the West Dallas Urban Structure Guidelines. Landscaping must comply with the streetscape standards (Exhibit 891F). If there is a conflict, the text of this section controls.

(c) Board of adjustment. The board of adjustment may grant a special exception to the requirements of this section in accordance with the standard set out in Section 51A-10.110.

(d) Landscape plan. A landscape plan must accompany any building permit for new construction or surface parking lots that are 2,000 square feet or more.

(e) Mandatory landscaping requirements for lots containing a use other than single family, handicapped group dwelling unit, or duplex.

(1) Perimeter landscape buffer strip. A landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists, exclusive of driveways and accessways at points of ingress and egress to and from the lot. The buffer strip must be at least 10 feet wide, except that any portion of the buffer strip adjacent to public street frontage need not exceed 10 percent of the lot depth.

(2) Parking lot buffer. If parking is set back less than 30 feet from the curb, a minimum five-foot-wide landscaped strip must be located along any edge of a surface parking lot or parking structure that is visible at grade level from a street. A minimum two-inch-caliper tree must be located every 20 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip. The parking lot buffer may be included as part of the perimeter landscape buffer strip.

(3) Surface parking lot trees. No required parking space on a surface parking lot may be located more than 75 feet from the trunk of a large tree. No excess parking space on a surface parking lot may be located more than 100 feet from the trunk of a large tree. Each tree must have a caliper of at least two inches and may not be planted closer than two and one-half feet from any pavement. Each large tree must be provided a minimum of 160 square feet of surface area.

(f) Landscape regulations for buildings with residential uses on the ground floor.

(1) Designated landscape areas defined. Required landscape areas for a residential use may not be counted toward open space requirements. For purposes of this section:

(A) LANDSCAPE SITE AREA means an area with permeable and non-permeable areas, alternate planting areas, and pedestrian pavement.

(B) GENERAL PLANTING AREA means an area with shrub, vine, flower, and groundcover beds. Turf grass does not count as a general planting area.

(C) SPECIAL PLANTING AREA means an area containing only vines or shrubs capable of reaching a minimum height of 24 inches within three years.

(D) PARKWAY PLANTING AREA means an area with turf grass, flowers, or groundcover vegetation sufficient to cover a minimum of 75 percent of this area within three years. A parkway planting area may be one contiguous area or multiple non-contiguous areas.

(2) Minimum planting requirements.

(A) At least 10 percent of a lot, including at least 60 percent of the required front yard, must be designated on a landscape plan as landscape site area. The parkway may be included in the landscape site area designation on a landscape plan, in addition to the required front yard, if at least 20 percent of the parkway planting area is landscaped. Street furniture, site/street amenities, public art space, and street lights are allowed in front yard landscape site areas. Landscape site areas may be located in the right-of-way as shown on the streetscape standards.

(B) At least 12 percent of the required front yard must be designated on a landscape plan as general planting area.

(C) At least six percent of the required front yard must be designated on a landscape plan as special planting area. One shrub or vine must be planted for each six square feet of this area.

(g) Street trees.

(1) Definitions.

(a) TREE PLANTING ZONE means an area parallel to the back of street curb and 15 feet from the back of the projected street curb, or if there is no street curb, from the edge of street pavement.

(B) TREE PLANTING STRIP means an area that is a minimum of four-feet-wide and a minimum of 10 feet in length, or that otherwise provides a minimum horizontal root expansion area of 60 square feet.

(2) Number, location, and type of street trees required.

(A) The number of required street trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances, calculated where the entrance crosses the property line, are not included in lot frontage calculations. Each lot must have a minimum of one large tree with its trunk located wholly with the tree planting zone.

(B) Except as otherwise provided in this subsection, required street trees may not be spaced more than 75 feet apart. The city arborist may approve tree spacing between 75 and 100 feet apart as necessary for the health of a tree.

(C) All required street trees must be selected from the list of recommended tree species in Subsection (i).

(D) Except when tree grates are required in sidewalks, street trees must be planted within a tree planting strip.

(E) Tree planting zones and tree planting strips may be located in the right-of-way subject to the city's licensing requirements.

(F) If the property owner is unable to locate a tree within the tree planting zone due to overhead or underground utility conflicts, the owner must locate the tree on the lot as near as practicable to the front lot line.

(3) Spacing. Minimum street tree spacing is determined by the mature size of the tree. Street trees must be spaced as follows:

(A) Small trees. Minimum 15 feet on center.

(B) Large trees. Minimum 30 feet on center.

(4) Minimum clearance above pavement. The property owner shall maintain street trees that are five years of age or older at least 14 feet above street pavement and at least eight feet above a public sidewalk located on public or private property.

(5) Tree grates required in sidewalks. Tree grates must be provided for all trees with trunks located in a sidewalk that are not located within a tree planting strip. Suspended brick, pave stones, or similar materials may be used instead of a grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(6) Alternate street tree requirements.

(A) Lots fronting Singleton Boulevard, Herbert Street, Bedford Street, and Bataan Street. For a maximum of 20 percent of required trees, the property owner may substitute two small trees for one large required tree. A maximum of 50 percent of the small trees may be planted in containers made out of ceramic, concrete, masonry, or other similar material, with a minimum 16 square feet surface area and a minimum depth of 30 inches.

(B) Lots fronting all other streets. For a maximum of 50 percent of required trees, the property owner may substitute two small trees for one large required tree. A maximum of 50 percent of the small trees may be planted in containers made out of ceramic, concrete, masonry, or other similar material, with a minimum 16 square feet surface area and a minimum depth of 30 inches.

(h) Plant requirements. Plants used to satisfy the landscape requirements in Article X must comply with the following requirements:

(1) Except for evergreen shrubs located in a special plating area, a large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Artificial plant materials may not be used.

(3) Any required landscaping that dies must be replaced.

(i) Required tree species. All required site and street trees must be from the following list of Texas native or adapted species:

Scientific name	Common name
Acer sp.	Maple (Bigtooth, Shantung, Summer Red, October Glory)
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Carya illinoinensis	Pecan
Cercis sp.	Redbud (Mexican, Texas, Oklahoma, Eastern)

Scientific name	Common name
Chilopsis linaris	Desert Willow
Fraxinus sp.	Ash (Texas, Urbanite)
Ilex decidua	Deciduous holly
Ilex vomitoria	Yaupon holly
Juniperus virginiana	Eastern red cedar
Lagerstromea indica	Crape Myrtle
Magnolia sp.	Magnolia (Little Gem, D.D. Blanchard, etc)
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus muhhlenbergia	Chinquapin Oak
Quercus shumardii	Shumard red oak
Quercus virginiana	Live Oak
Rhamnus caroliniana	Carolina buckthorn
Rhus copallina	Flameleaf sumac
Rhus virens	Evergreen sumac
Sapindus drummondii	Western soapberry
Sophora affinis	Eve's necklace
Taxodium distichum	Bald cypress
Taxodium ascendens	Pond Cypress
Ulmus americana	American elm
Ulmus crassifolia	Cedar elm
Ulmus parvifolia	Lacebark Elm (Allee, Bosque)
Viburnum rufidulum	Rusty blackhaw viburnum
Vitex agnus castus	Vitex, Chaste Tree

(j) Completion. All landscaping must be completed in accordance with the approved landscape plan before the final certificate of occupancy for the new construction or surface parking lot.

(k) Tree preservation, removal, and replacement.

(1) Except as provided in this subsection, tree preservation, removal and replacement must meet the requirements of Division 51A-10.130.

(2) Replacement trees must also be selected from the list of required tree species in Subsection (i).

(3) Street trees that are not in conflict with the space for a utility may be counted toward tree replacement. (Ord. 29043)

SEC.51P-891.116. SITE DESIGN REQUIREMENTS.

(a) Above-grade off-street parking in general. Parking is permitted on any level of a building. Except for the portions of an above-grade parking structure facing Muncie Street, a mews, or an alley, parking structures must comply with the following:

(1) parking levels must be screened through use of vegetation, metal panels, or other architectural elements to obscure sloping ramps from view; or

(2) parking levels must be concealed in a structure with facade building materials similar in appearance to the main structure's facade; and

(3) liner development must be provided along the street level of the garage in accordance with the table of development standards (Exhibit 891B).

(b) Above-grade off-street parking facing Muncie Street. Above-grade parking structures may not comprise more than 40 percent of the facade length measured linearly along the right-of-way line of Muncie Street.

(c) Highly reflective glass. Highly reflective glass may not be used as an exterior building material for more than 25 percent of a facade on any building or structure. For purposes of this subsection, HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(d) Block standards.

(1) Block layouts must generally conform as shown on the area regulating plan. Additional streets not shown on the regulating plan are allowed if they are needed to meet minimum block standards or create blocks with a block perimeter of less than 1,600 feet. Additional streets must be developed in accordance with one of the street sections identified in the streetscape standards.

(2) Block standards apply during the platting process if the existing parcel of land or block is greater than the block perimeters described in this section.

(3) Except as provided in this paragraph, block perimeters may not exceed 1,600 linear feet as measured along the inner edges of each street right-of-way. The block may be broken by a civic building or open space lot provided the lot containing the civic building or open space is at least 50 feet wide and provides perpetual pedestrian access through the block. Block perimeters may exceed 1,600 feet up to a maximum perimeter of 2,400 feet, if one or more of the following conditions apply:

(A) The block has at least one block face on a street not considered a minor street.

(B) The block has a mid-block mews constructed in accordance with this article that connects to another street.

(C) The block has a pedestrian passage available at all times to the public. The pedestrian passage must comply with the following conditions:

(i) The pedestrian passage has a continuous delineated path that is a minimum of 10-feet wide;

(ii) The pedestrian passage contains lighting at an interval to ensure a minimum illumination on the surface of the path of no less than one-half footcandle; and

(iii) The passage may be partially covered by a structure only if the following conditions are met:

(aa) the total covered portion of each pedestrian passage is not longer than 70 feet;

(bb) the portions of the facade of the structure are treated architecturally the same as the adjoining building through the use of materials, colors and architectural style;

(cc) the portion of the structure covering the pedestrian passage has a minimum setback of 15 feet (the portion of the passage within the setback must comply with the mews cross section as shown in the streetscape standards);

(dd) the portion of the pedestrian passage under the structure has a minimum clearance of 14 feet and contains a clearly demarcated continuous pedestrian passageway; and

(ee) the area between the covered portion of the pedestrian path and the street is treated architecturally like a courtyard through changes in ground surface materials, colors, or textures.

(e) Street standards. Streets and mews must comply with cross-sections in the streetscape standards.

(1) Bulb-outs. Bulb-outs are required at all intersections, except where parking is used as a lane of traffic during peak hours.

(2) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color.

(3) Curb cuts. Curb cuts are limited to a maximum of two per block face, except no curb cuts are allowed on Herbert Street. Maximum width of curb cut is 20 feet. Sidewalk material and level must be maintained across the curb cut in order to create a continuous pedestrian passage.

(4) Building access. Building access must be provided as shown in the table of development standards. Maximum entrance spacing is 150 feet.

(f) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian use.

(2) Location.

(A) For all new construction, sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, sidewalks may be located on private property.

(C) Except for existing buildings that do not have room between the building and the street, sidewalks must be located as show in the streetscape standards. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(3) Width.

(A) Sidewalks must comply with the streetscape standards.

(B) For any required sidewalks not illustrated in the street standards, sidewalks must have a minimum width of four feet, unobstructed by any structures or landscaping except tree grates, utility poles, and service boxes. (Ord. Nos. 29043; 29210)

SEC.51P-891.117. SCREENING REGULATIONS.

(a) Screening of outdoor storage areas. Except for retail and personal service uses, all outdoor storage areas must be screened by an eight-foot-high solid screening fence, vegetative materials consisting of evergreen plant materials, or other alternative deemed appropriate by the building official.

(b) Screening of surface parking from the street. All surface parking must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(1) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(2) Solid wood or masonry fence or wall.

(3) Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on

center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(c) Screening of surface parking from single-family or duplex adjacency. One or more of the three screening methods listed in Subsection (b) must be used to provide screening to separate a surface parking area from an adjacent single family or duplex zoned property. The screening must separately or collectively attain a minimum height of six feet above the parking surface.

(d) Off-street loading and garbage storage area screening.

(1) Off-street loading spaces and garbage storage areas for all uses except single family and duplex uses must be screened from:

(A) a public street that is adjacent to the lot; and

(B) property in a single family or duplex zoned district that is adjacent to or directly across an alley from the lot.

(2) Screening required by this paragraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(3) Required screening must be constructed of:

(A) for off-street loading spaces, any of the materials described in Subsection (b) to separately or collectively attain the minimum height of six feet above the parking surface; and

(B) for garbage storage areas, a solid wood or masonry fence or wall.

(4) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use. (Ord. 29043)

SEC.51P-891.118. OPEN SPACE.

(a) In general.

(1) Open space requirements are intended to create active open spaces within developed areas and provide natural relief to the urban environment.

(2) Active open spaces are those areas that compliment developed areas, include shade structures and other pedestrian amenities, and encourage pedestrian traffic. Active open spaces may be graded to compliment the surrounding development.

(3) A certificate of occupancy for public open space is required for all sites contributing toward meeting the public open space requirements. Open space must be completed within the time periods in Section 51A-10.127.

(4) The Property owner is responsible for development and maintenance of open space.

(b) Required public open space.

(1) In general.

(A) Public open space must be provided in the location and size as shown on the regulating plan, and must be made available to the general public.

(B) Development of open space as shown on the regulating plan must comply with the following development standards.

(i) Height. Maximum height for structures in all public open spaces is 35 feet. Public art may exceed 35 feet, subject to the maximum height restrictions for the district.

(ii) Front yard. Minimum front yard is 10 feet.

(iii) Side and rear yard. Minimum side and rear yard is 10 feet.

(2) Muncie Street Linear Park.

(A) A linear park must be provided adjacent to Muncie Street as shown on the regulating plan and be designed for one or more modes of non-motorized travel such as pedestrian and bicycles.

(B) Minimum width of the linear park is 20 feet, unless restricted by site conditions along railroad embankment. Retaining walls are not required to meet this condition.

(C) The linear park must contain a paved travel way for non-motorized travel that is a minimum 12 feet wide.

(D) The linear park must extend from Beckley Avenue along the entire frontage of Muncie Street through the Property as shown on the regulating plan. If a connection cannot be made between Amonette Street and Beckley Avenue as shown on the regulating plan, an alternate off-street connection must be made from Muncie Street to the intersection of Amonette Street and Singleton Boulevard, subject to approval of the director.

(E) The linear park must intersect Herbert Street, Amonette Street, and Bataan Street at grade. For at-grade street crossings, the paved travel way must be clearly delineated as it crosses the street through changes in materials, color, or other pavement markings. The paved travel way must include trailhead amenities such as water fountains, benches, and landscape areas.

(F) Pedestrian lighting is required along the paved travel way at an interval to ensure a minimum illumination on the surface of the paved travel way of no less than one-half footcandle.

(G) Landscaping must consist of informally arranged trees and shrubs.

(H) Perimeter street trees must be installed in accordance with the streetscape standard in this article.

(I) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of lot area. Each tree must have a caliper of at least two inches at the time of planting.

(J) The linear park must be constructed at the same time Muncie Street is constructed.

(3) Herbert Plaza.

(A) Herbert Plaza is a formal open space defined by building frontages and abutting streets at the intersection of Herbert Street at Muncie Street. The purpose of Herbert Plaza is to serve as a gateway to the area from the proposed underpass, provide a primary trailhead to the linear park along Muncie Street, and serve as a future gateway from a potential commuter rail stop. Herbert Plaza must be located anywhere within the area noted on the regulating plan.

(B) The plaza must be a minimum 5,000 square feet. The plaza may not exceed a maximum of one acre.

(C) The plaza must be furnished with paths, benches, and open shelters.

(D) Trees and shrubs must be planted in formal patterns.

(E) Perimeter street trees and sidewalks must be installed in accordance with the streetscape standard in this article.

(F) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of plaza area. Each tree must have a caliper of at least two inches at the time of planting. Trees may be planted in planters or tree grates.

(G) Lots that share a common lot line with Herbert Plaza must configure development as though the plaza were a primary street.

(H) The trailhead for Muncie Street/Herbert Street bike path must be completed within 18 months after completion of the Herbert Street and Muncie Street intersection. Herbert Plaza must be completed within 18 months after a transit station or as projects are completed adjacent to the proposed plaza, whichever is sooner. A temporary certificate of occupancy may be granted for development on blocks abutting the Herbert Plaza if inclement weather affecting construction or seasonal issues prevents the final installation of plant materials.

(4) Akron Park Blocks.

(A) The Akron Park Blocks are informal open spaces abutting Akron Street as shown on the regulating plan.

(B) Minimum width of the Akron Park Blocks is 40 feet; maximum width of the Akron Park Blocks is 60 feet; and average width of the Akron Park Blocks is 50 feet. Total aggregate area of open space designated as Akron Park Blocks must be a minimum of 55,000 square feet.

(C) Akron Park Blocks may be crossed by minor streets that are not shown on the regulating plan. A street that crosses an Akron Park Block must change in materials, color, or other pavement markings for the entire segment of the street as it crosses the open space to delineate the priority of the pedestrian.

(D) Akron Park Blocks must be furnished with paths and benches.

(E) Landscaping for the Akron Park Blocks must consist of lawn and informally arranged trees and shrubs.

(F) Akron Park Blocks must contain a minimum of 60 percent turf, groundcover, soil, or mulch. The balance of the area may be any paved surface.

(G) Perimeter street trees and sidewalks must be installed in accordance with the streetscape standard in this article.

(H) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of lot area. Each tree must have a caliper of at least two inches at the time of planting. Site tree plantings may be informal.

(I) Lots that share a common lot line with the Akron Park Blocks must configure development as though the green were a primary street.

(J) No certificate of occupancy may be issued for any development on blocks abutting the Akron Park Blocks until a certificate of occupancy has been issued for the Akron Park Blocks abutting that development. A temporary certificate of occupancy may be granted for development on blocks abutting the Akron Street Park if inclement weather affecting construction or seasonal issues prevents the final installation of plant materials.

(c) Additional public open space. Additional public open space is encouraged to be provided on the Property. Any additional public open space is not required to be shown on the regulating plan. (Ord. 29043)

SEC.51P-891.119. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Additional attached premise signs. The following attached premise signs are allowed.

(1) Identification signs.

(A) An SUP is required. In addition to the provisions of Section 51A-4.219 in determining whether or not to grant a specific use permit, the following factors must be considered:

(i) Effect on view corridors into and out of the Property.

(ii) Effect on views to and from area parks and landmarks, including the Trinity River Park and the Margaret Hunt Hill Bridge.

(iii) Effect on public open space and parks.

(iv) Effect on residential uses within the Property.

(B) A maximum of two are allowed.

(C) May project 50 feet above the roof.

(D) Maximum effective area is 5,000 square feet.

(E) May contain a changeable message.

(2) Project announcement signs.

(A) A maximum of ten are allowed.

(B) Maximum effective area is 1,500 square feet.

(C) May contain a changeable message.

(D) May be displayed no more than 90 days before the project or activity in the district commences or the tenant moves in.

(E) Must be removed no more than 90 days after the project or activity in the district is completed or the tenant moves in. (Ord. 29043)

SEC.51P-891.120. ROADWAY IMPROVEMENTS.

(a) Except as provided in this section, before the issuance of a certificate of occupancy for 7,520,000 square feet of floor area, the following roadway improvements must be completed:

(1) A second (one existing) left-turn lane onto Sylvan Avenue from westbound Singleton Boulevard, with design and construction approved by the Department of Sustainable Development and Construction.

(2) A third (two existing) through lane on eastbound Singleton Boulevard at Beckley Avenue, with design and construction approved by the Department of Sustainable Development and Construction.

(b) If a vehicular connection exists between Singleton Boulevard and Commerce Street along the Herbert Street thoroughfare at the time the roadway improvements in this

section become required, the roadway improvements described in Subsection (a) are not required. (Ord. 29043)

SEC. 51P-891.121. ADDITIONAL PROVISIONS.

(a) Frontage on a street. A lot is not required to front upon either a dedicated street or a private street if adequate access is provided by an access easement. A lot is deemed to have adequate access if the access easement is a minimum of 11 feet wide for a one-way access easement, and a minimum of 22 feet wide for a two-way access easement. The design and construction of the access easement must be approved by the director of public works and transportation in accordance with standard city rules and specifications.

(b) Use of conveyance as a building. Except as provided in this subsection, use of a conveyance as a building must comply with Section 51A-4.603.

(1) Use of a conveyance may be a main use and is not required to be associated with another use on the property.

(2) Electrical service is not limited to temporary pole service.

(3) Signs are limited to an aggregate of 120 square feet of effective area, per facade, per conveyance.

(c) Live/work unit. The occupant of a live/work unit may:

(1) Not employ more than four persons on the premises other than the occupants.

(2) Only have customers and material deliveries and pick-ups on the premises between 8:00 a.m. and 6:00 p.m.

(3) Conduct work-related activities on the premises only if conducted entirely within the live/work unit.

(4) Only have one sign. The sign must be affixed to the live/work unit and have a maximum effective area of 10 feet.

(d) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(e) Maintenance. The Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner. (Ord. 29043)

SEC. 51P-891.122. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29043)

EXHIBIT 891A

Existing Area Regulating Plan

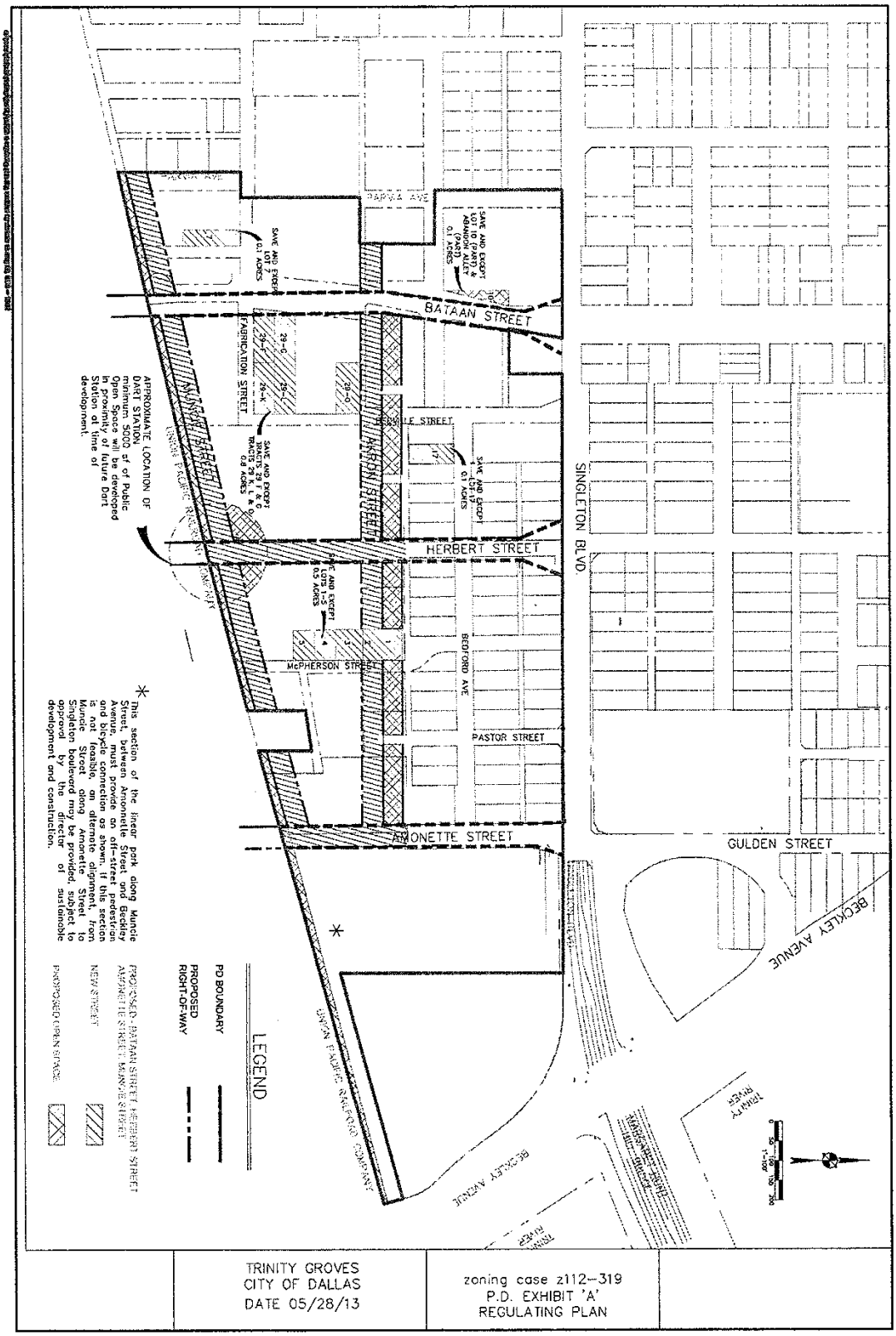


EXHIBIT 891A
Proposed Area Regulating Plan

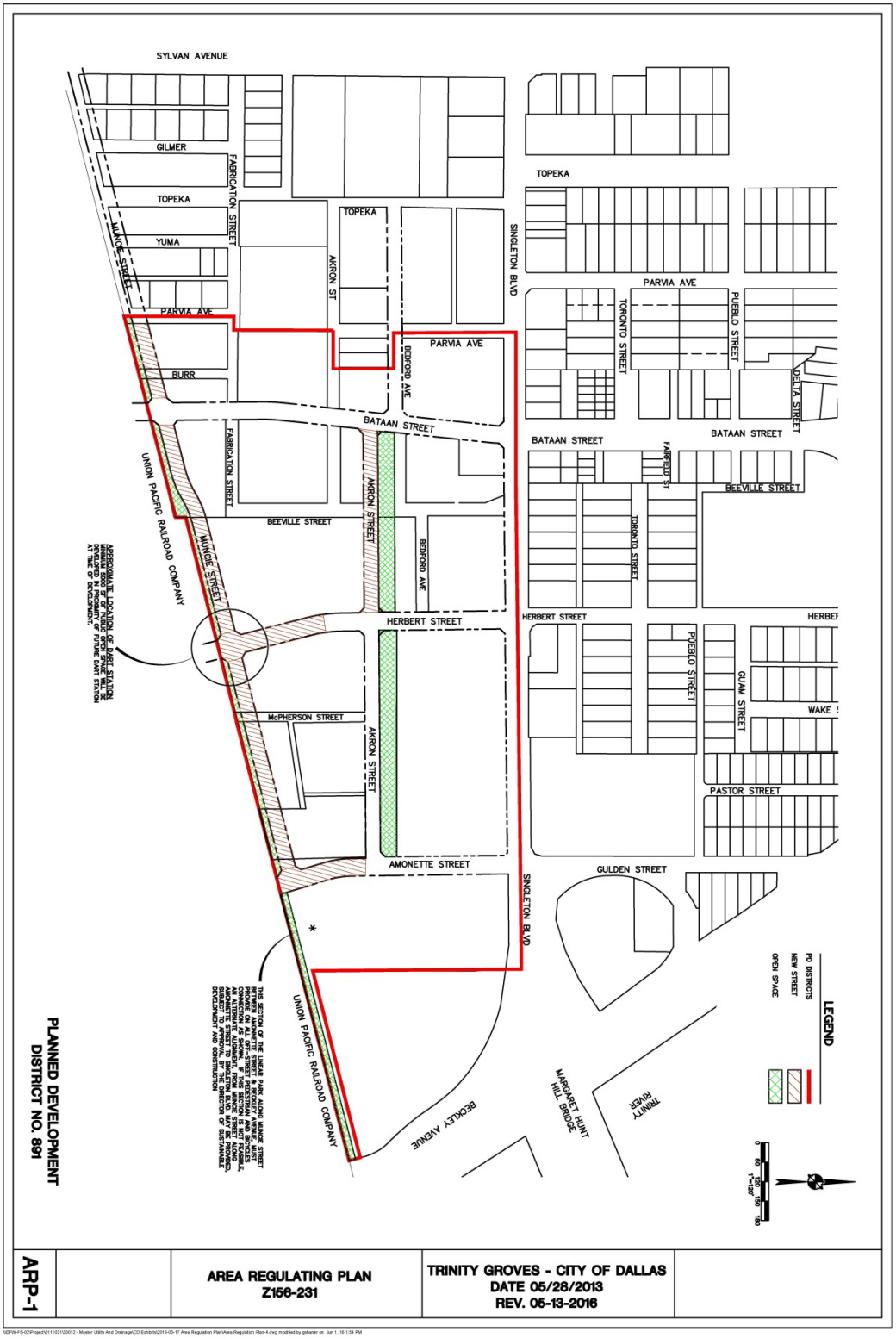


EXHIBIT 891B
Existing Table of Development Standards

	Herbert Street (retail street)	**Singleton**	**Commerce**	**Park Drive** (south/north side)	**Beckley** (section a)	**Beckley** (section b)	**Sylvan** (section a)	**Sylvan** (section b)	**Local Street** (mixed-use)	Bataan, Amonette, Akron and Muncie	**Local Street** (single family)	**Mews**
LOT												
Area per building (max sf)	none	none	NA	none	NA	NA	NA	NA	none	none	2,000	none
Width (max)	none	none	NA	none	NA	NA	NA	NA	none	none	none	none
Lot coverage (max)	100%	80%	NA	80%	NA	NA	NA	NA	80%	100%	45%	none
BLDG. FRONT SETBACK AREA												
Primary street (min/max)	8/8	6/10	NA	6/12 20	NA	NA	NA	NA	6/12	6/12	15/none	none/0
REQUIRED STREETWALL FRONTAGE												
Primary street (min)	80%	80%	NA	70%	NA	NA	NA	NA	70%	70%	none	80%
PARKING SETBACK (GROUND FLOOR)												
From primary street (min ft)	30	30	NA	30	NA	NA	NA	NA	30	30	20	5
Abutting single family (min ft)	NA	10	NA	NA	NA	NA	NA	NA	10	NA	none	10
BLDG. SIDE SETBACK												
Abutting single family (min ft)	NA	15	NA	NA	NA	NA	NA	NA	15	NA	5	15
Abutting multi-family (min ft)	0	0	NA	0	NA	NA	NA	NA	0	0	5	0
BLDG. REAR SETBACK												
Abutting single family (min ft)	NA	15	NA	NA	NA	NA	NA	NA	15	NA	5	15
Abutting multi-family (min ft)	5	5	NA	5	NA	NA	NA	NA	5	5	5	5
PODIUM HEIGHT												
Target Streetwall Height (min stories)	4	2	NA	NA	NA	NA	NA	NA	varies	2	NA	NA
GROUND FLOOR TRANSPARENCY												
Primary street façade (min)	75%	60%	NA	50%	NA	NA	NA	NA	50%	60%	30%	20%
ENTRANCE												
Primary street entrance	required	required	NA	required	NA	NA	NA	NA	required	required	required	allowed

EXHIBIT 891C
CBD View Control Map

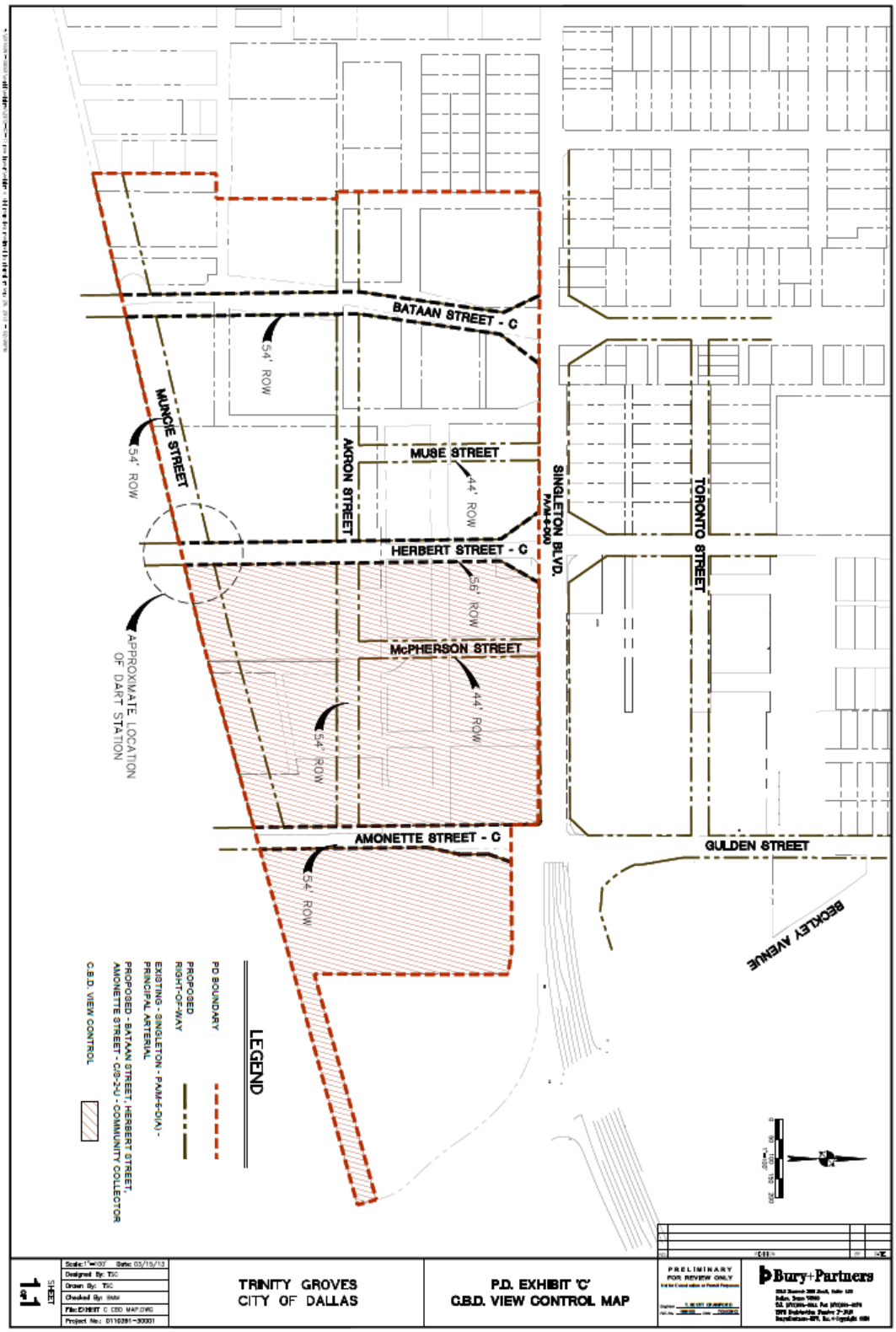


EXHIBIT 891D

High-rise Tower Floor Plate Proportion and Orientation Diagram

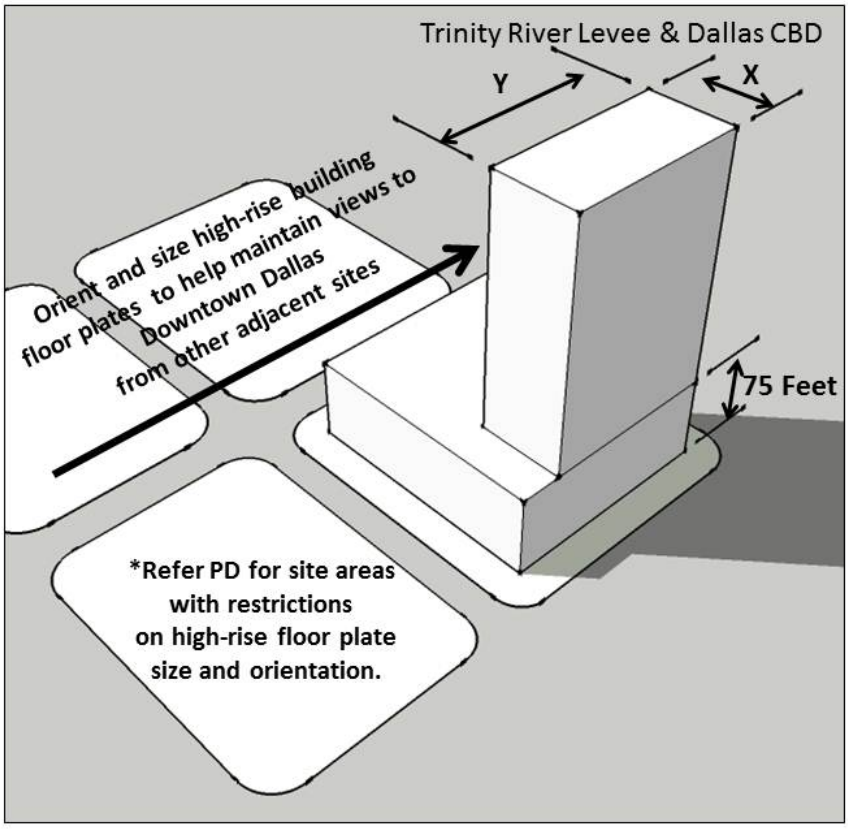


EXHIBIT 891E
Mixed Use Development Parking Chart
(for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After-noon	Late After Noon	Evening
Residential Uses (excluding multi-family)	per Code	80%	60%	60%	70%	100%
Multifamily Uses	1 space/unit	80%	60%	60%	70%	100%
Office Uses	per Code	100%	80%	100%	85%	35%
Retail & Personal Service Uses	per Code	60%	75%	70%	65%	70%
Bar & Restaurant Uses	per Code	20%	100%	30%	30%	100%
Any other use	per Code	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirements for the development are the largest of the five “time of day” column sums.

Note: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development

EXHIBIT 891F (Page 1 of 8)
Streetscape Standards

SINGLETON BOULEVARD

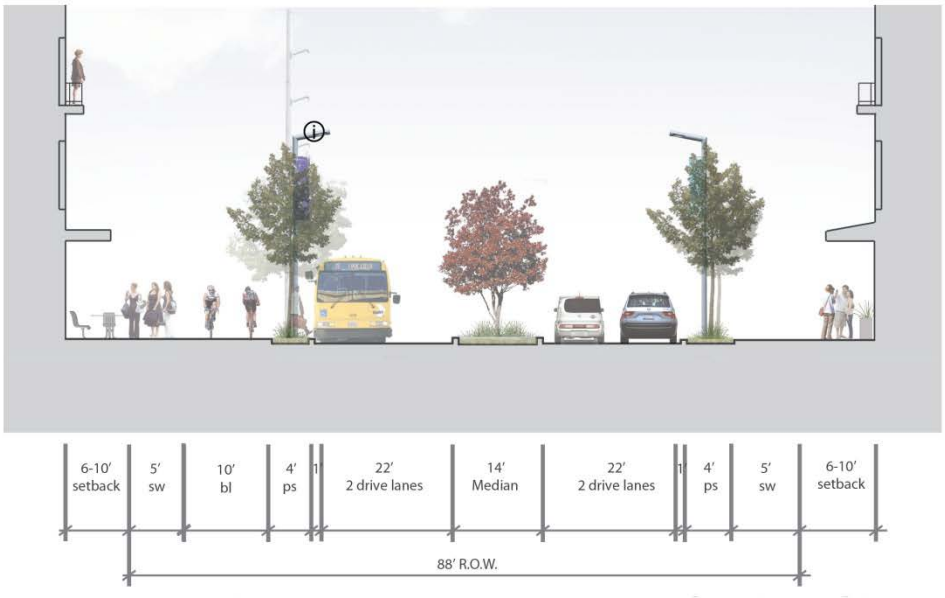
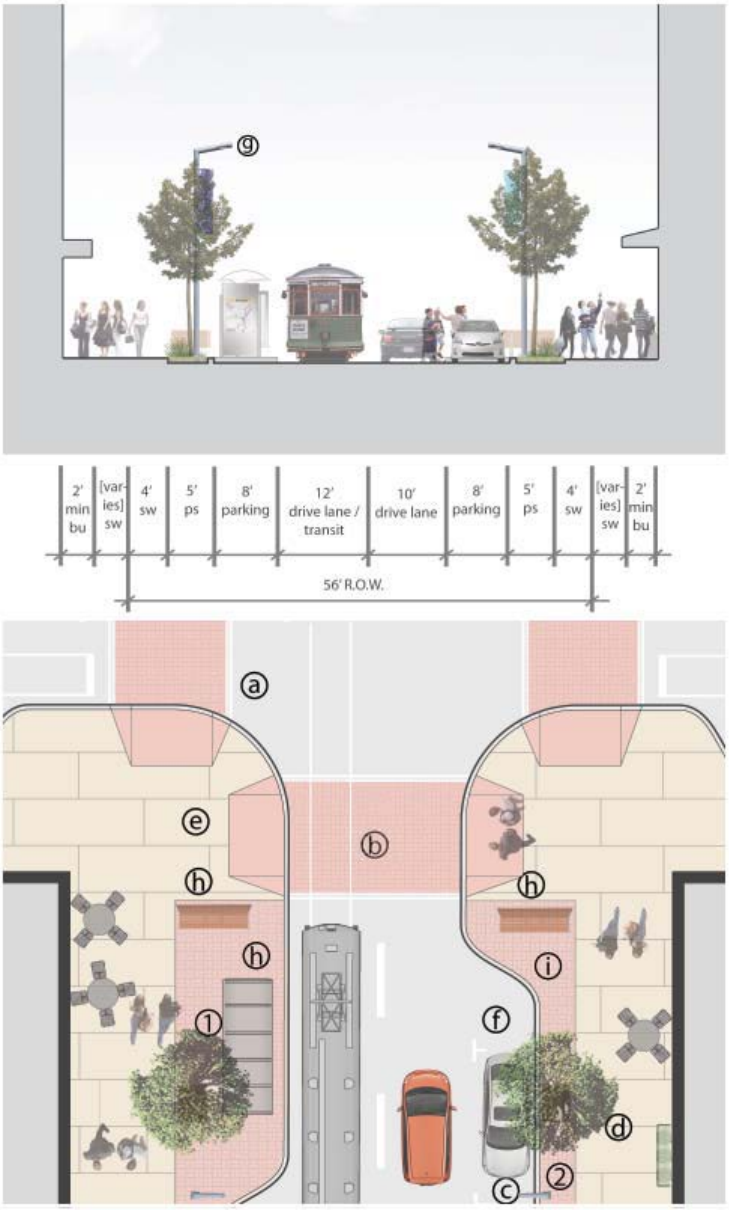


EXHIBIT 891F (Page 2 of 8)
Streetscape Standards

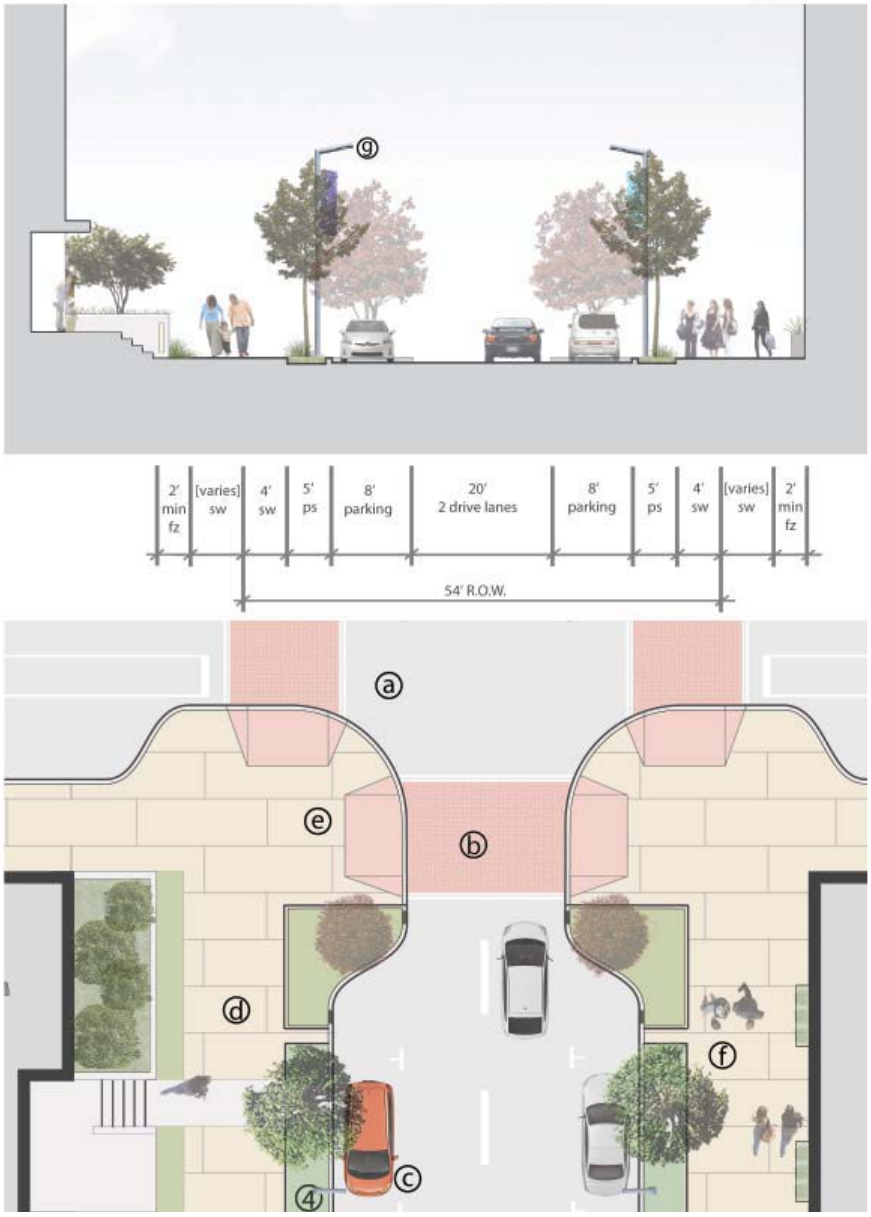
HERBERT STREET



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891F (Page 3 of 8)
Streetscape Standards

LOCAL STREET (Amonette, Bataan)



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891F (Page 4 of 8)
Streetscape Standards

AKRON STREET



EXHIBIT 891F (Page 5 of 8)
Streetscape Standards

MUNCIE AVENUE

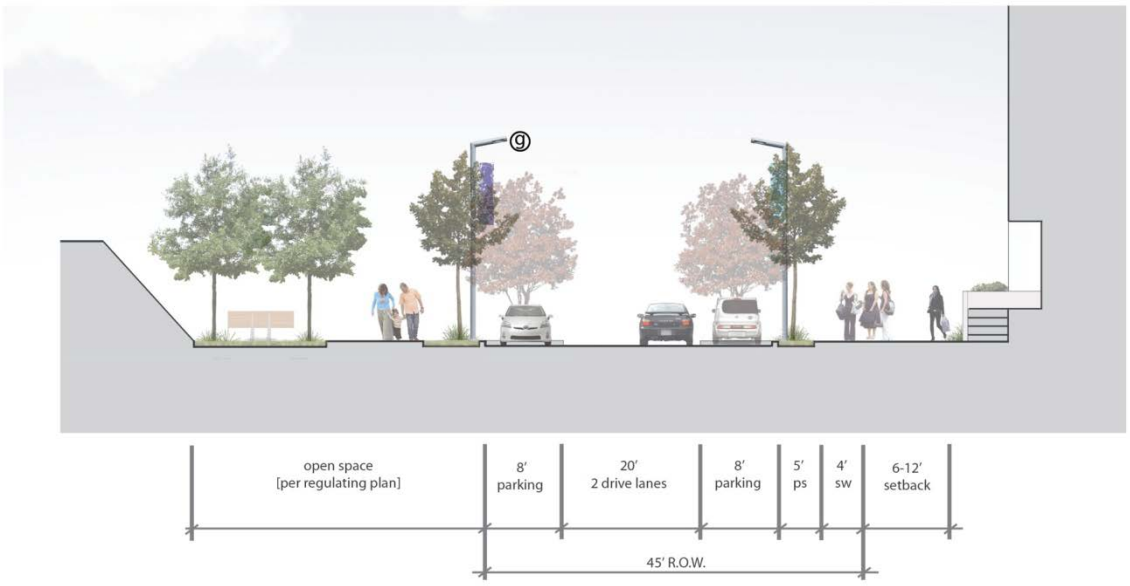
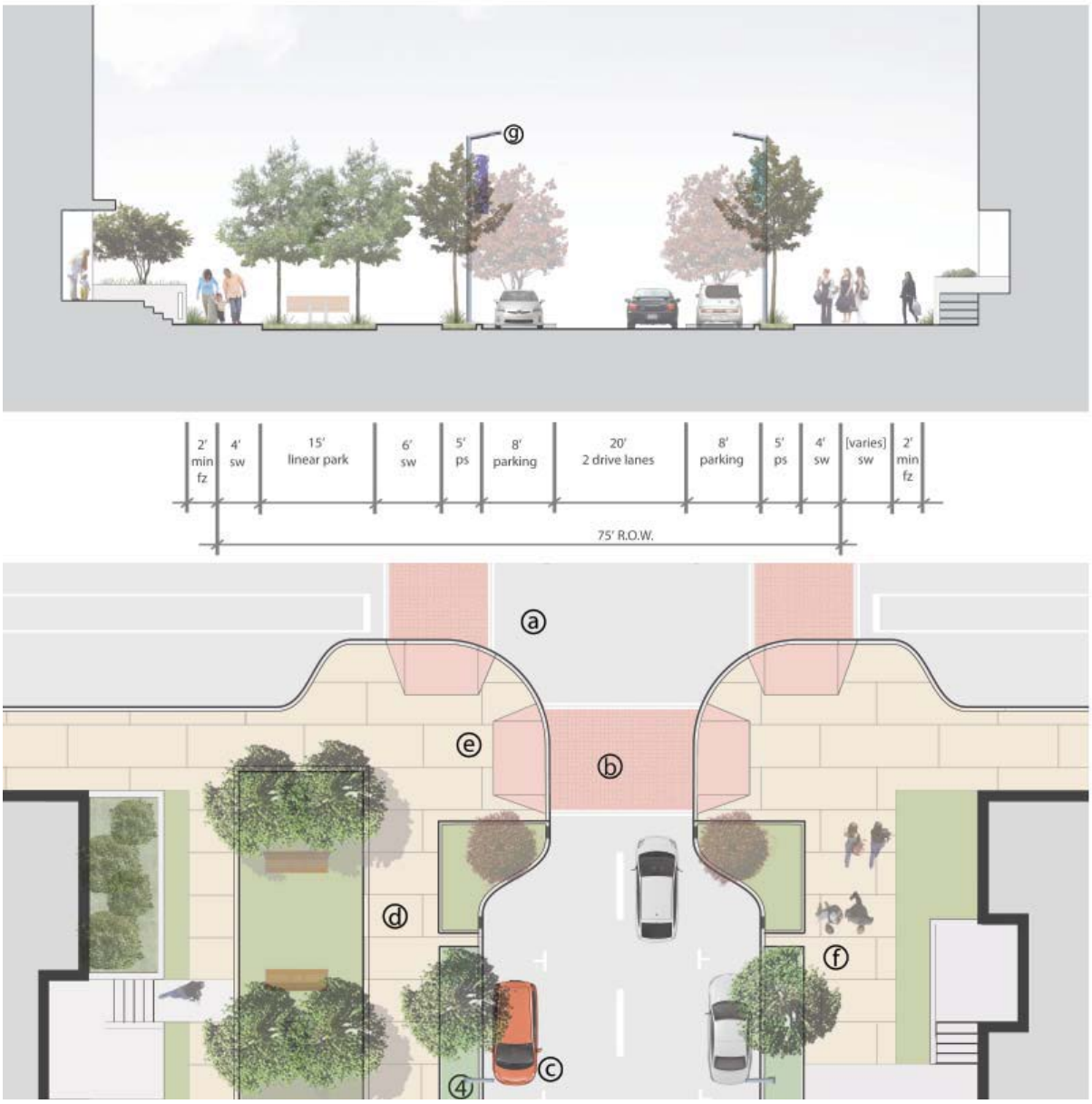


EXHIBIT 891F (Page 6 of 8)
Streetscape Standards

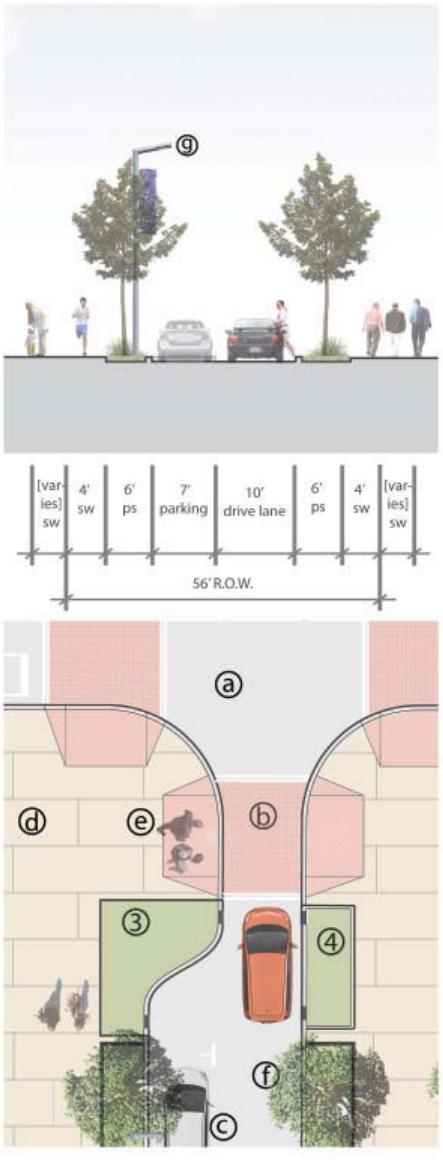
LOCAL STREET (with linear green)



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891F (Page 7 of 8)
Streetscape Standards

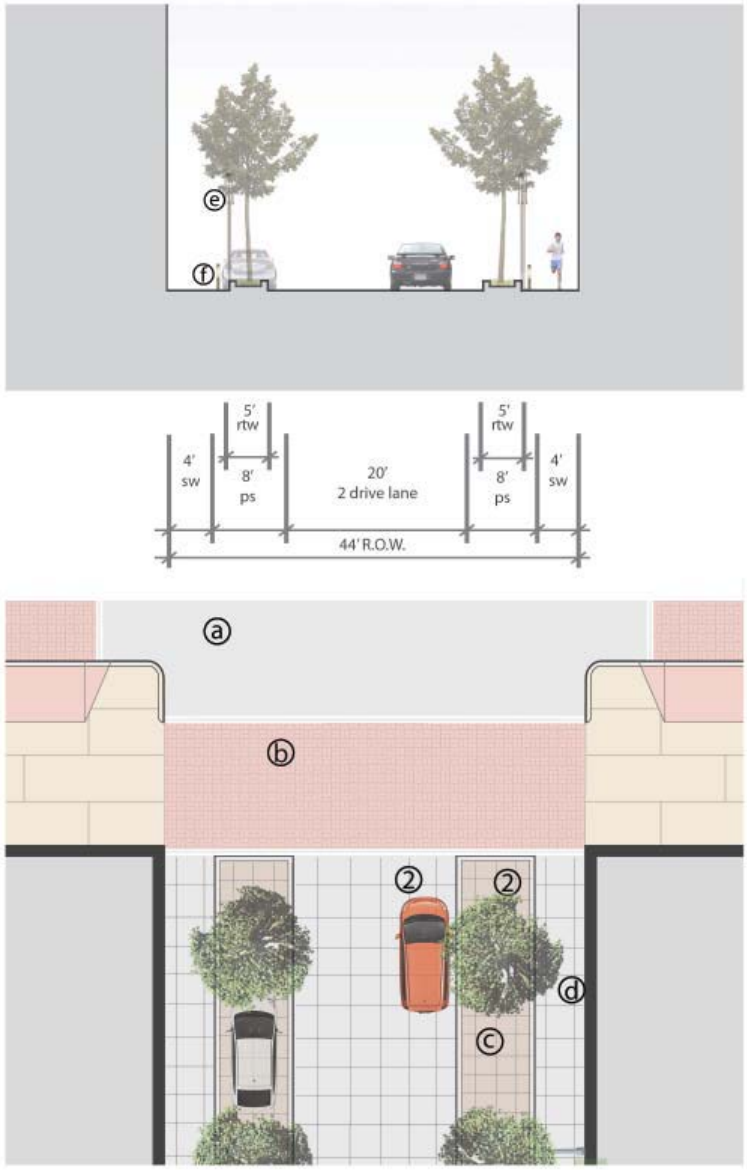
COUPLET



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891F (Page 8 of 8)
Streetscape Standards

MEWS



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT 891G

Master Parking and Floor Area Plan Supplement

Date: ____
Number: ____

Before processing this supplement, the building inspection file for PDD No. __ must be checked in order to ensure that the most recent current totals are being used.

Supplement to Master Parking and Floor Area Plan No. ____.

For Master Parking and Floor Area Plan tracking purposes, this supplement must be submitted to the building official if: (i) a site plan is approved that adds or removes floor area in the district; (ii) the location of required parking spaces are relocated; or, (iii) special parking spaces are added or removed.

Supplements must be numbered sequentially in order to track all previous applications. The Master Parking and Floor Area Plan supplement must be stamped as received by the building official to accurately reflect the receipt of the supplement and a copy of the supplement must be provided for filling with PDD No. __ in the offices of the building official.

Parking Calculation

1. Required Parking:

A. Existing required parking (as of last Master Parking and Floor Area Plan or supplement) _____

i. Existing shared parking spaces _____
ii. Existing remote parking spaces (outside of PDD No. __) _____
iii. Existing packed parking spaces _____

B. Increase or reduction in required parking spaces by a site plan or minor Amendment (Date approved: ____) _____

i. Shared parking spaces _____
ii. Remote parking spaces (outside of PDD No. __) _____
iii. Packed parking spaces _____

C. New total required parking _____

2. Provided Parking

A. Existing provided parking (as of last Master Parking and Floor Area Plan supplement) _____

B. Increase or reduction in provided parking spaces _____

C. New total provided parking _____

3. Required parking spaces to be relocated _____

A. Current location and number of spaces _____
_____

B. New location and number of spaces _____
_____

4. New or relocated special parking

A. Shared parking spaces*

i. New shared parking spaces _____

Recipient use A _____
Floor area _____
Required parking _____

Provider use B _____
Floor area _____
Required parking _____
Location of required parking _____

ii. Revised location of shared parking spaces
_____

Recipient use A _____
Location _____
Floor area _____
Required parking _____

Provider use B _____
Location _____
Floor area _____
Required parking _____
New location of required parking _____

*Excludes residential uses if not located on the same lot as the residential use

B. Remote parking spaces (Excludes residential uses)

i. New remote parking spaces _____

Location of remote parking
_____
Location of use _____
Number of spaces _____
Walking distance _____

Provider use B _____
Floor area _____
Required parking _____
Location of required parking _____

ii. Revised location of remote parking spaces

Existing location of remote parking
_____

New location of remote parking
_____
Location of use _____
Number of spaces _____
Walking distance _____

C. Packed parking spaces

i. New packed parking spaces _____
(Operational plan must be approved by the building official)

ii. Revised location of packed parking spaces
(Operational plan must be approved by the building official)
_____

Received by: _____
Comments: _____
Date: _____

EXHIBIT 891H

TIF Mixed Income Housing Guidelines

TIF Program Purpose

The purpose of the City of Dallas' TIF program is to promote development in underutilized and vacant areas through the use of public investment to attract private investment. The goals for the districts include improving the infrastructure within the districts and adding apartments, single family homes, retail and commercial space, and office and professional space. Promoting housing for individuals and families at a variety of income levels is one of many policy considerations for the districts.

General definitions

Mixed income housing requires a minimum of 10% of all units to meet affordable housing standards.

Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas Area.

The 10% affordability requirement applies to both rental units and to units that are for sale. Requirements for for-sale units will be handled on a case-by-case basis. These guidelines primarily pertain to rental housing.

Affordability period and rent rates

Rental units must be affordable for a period of at least fifteen years, beginning from the date the project is complete per the development agreement.

Income levels and *maximum* rent will vary each year and are based on HUD's calculations for Area Median Family Income (AMFI), utility expenses, and Market Rent for the Dallas Area. Maximum rents are set each year at 30% of 80% of AMFI, including a utility allowance. Information pertaining to the maximum affordable rent and income levels that are currently in effect can be obtained from the Office of Economic Development.

Affordable units

A minimum of 10% of all occupied units shall be rented to qualifying households.

The developer may choose to offer any available unit to qualifying households. The 10% total requirement thus may be satisfied by any combination of units and need not apply to units of all sizes.

Affordable units shall be comparable in size and finish quality to market rate units and shall be dispersed throughout the development. Affordable units shall not be segregated into a particular section of the development and shall be a minimum of 500 square feet.

Qualifying households

A qualifying household is defined as a household making 80% or less of the AMFI.
Developers may include wages, salaries, tips, commissions, social security income, etc. to certify a household's income. The method used to determine income should be the same for qualifying and market rate households.

Lease terms

Households that qualify at the beginning of a lease will be assumed to qualify for the entirety of the term of that lease. Recertification is therefore only necessary during lease renewal.

At the end of the lease, the new lease rates will be set based on the household's current income at the time of renewal.

If the household no longer qualifies for an affordable unit, the lease may be renewed at market rate and another unit made available for a qualifying household in order to maintain the 10% affordability requirement.

Fees and leasing requirements

In general, all leasing requirements and all fees, utility charges, assessments, fines, etc. charged by the apartment community must be applied uniformly to qualifying households and market rate households, with the exception that the developer may choose to waive or reduce fees for qualifying households and the developer may choose to set specific lease lengths for affordable units.

Reporting Requirements

Adequate reporting by developer, owner, or property manager shall be required to ensure that the City can appropriately monitor compliance with the guidelines. Projects receiving affordable housing funding under federal or state programs may choose to submit copies of compliance reports specific to the federal or state program in lieu of the TIF program report. Specific reporting requirements will be updated as necessary.

Compliance

The developer assumes all liability for compliance with these requirements and with all applicable laws. By participating in the City's TIF program, the developer agrees to report all information accurately and on time. At the City's request, the developer agrees to produce necessary documentation for determining full compliance with this program.

The affordability period shall be extended by six months for any number of units by which the affordable housing provided during a semi-annual period falls short of the number of units required to meet the affordable housing requirements. Noncompliance may result in termination of the development agreement, a reduction in TIF reimbursement, or other action as determined by the Office of Economic Development.

Request for waiver or minor modification of these requirements shall be submitted to the Office of Economic Development and will be negotiated on a project by project basis with the City and the County.

The City may consider retaining a percentage of TIF funding to ensure that in the event that the property is sold prior to the end of the 15 year compliance period, all subsequent owners will be required to provide affordable housing for the remainder of the affordability period.

The TIF program does not alter, modify, or reduce any affordable housing requirements, duties, or obligations imposed on the developer because of receipt of funds or other assistance from other programs or persons.

Alternative Methods

A developer may propose alternative methods of meeting the requirements such as providing equivalent affordable housing units in a comparable location within or adjacent to the TIF district. All proposed alternative methods will be considered on a case by case basis and must be approved by both the City and Dallas County.

Affirmative Fair Housing Marketing Plan

An affirmative fair housing marketing plan is required for all projects with a residential component that are supported with TIF funding. This requirement is detailed in each project's development agreement. Each project will be evaluated individually to ensure that it furthers affirmative fair housing goals.

Effective Date

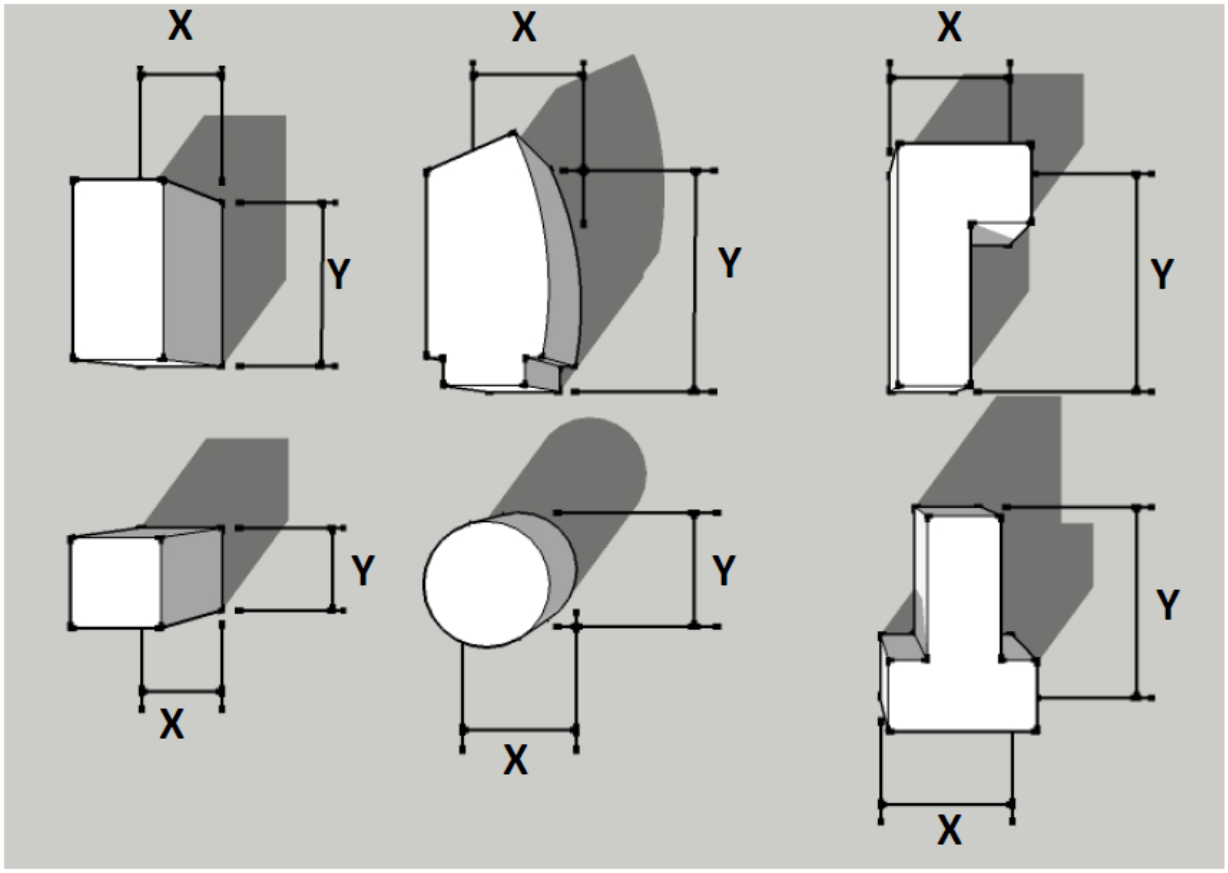
These guidelines are effective in each district as of the date they are approved by that district's TIF board. The guidelines apply to developments with first occupancy on October 1, 2011 or later. These guidelines will not alter the terms of development agreements authorized prior to the approval of this document.

Guideline Modifications

As needed, the City may make modifications or corrections to these guidelines to increase their effectiveness. Where these guidelines may conflict with a district's Final Plan language concerning housing provisions, the Director of the Office of Economic Development will make a final determination of project requirements.

EXHIBIT 891I

Tower Floor Plate Proportion Diagram



COMPLIANT FLOOR PLATE PROPORTION & PROPER MEASUREMENT

EXHIBIT 891J

Site Plan Development Table

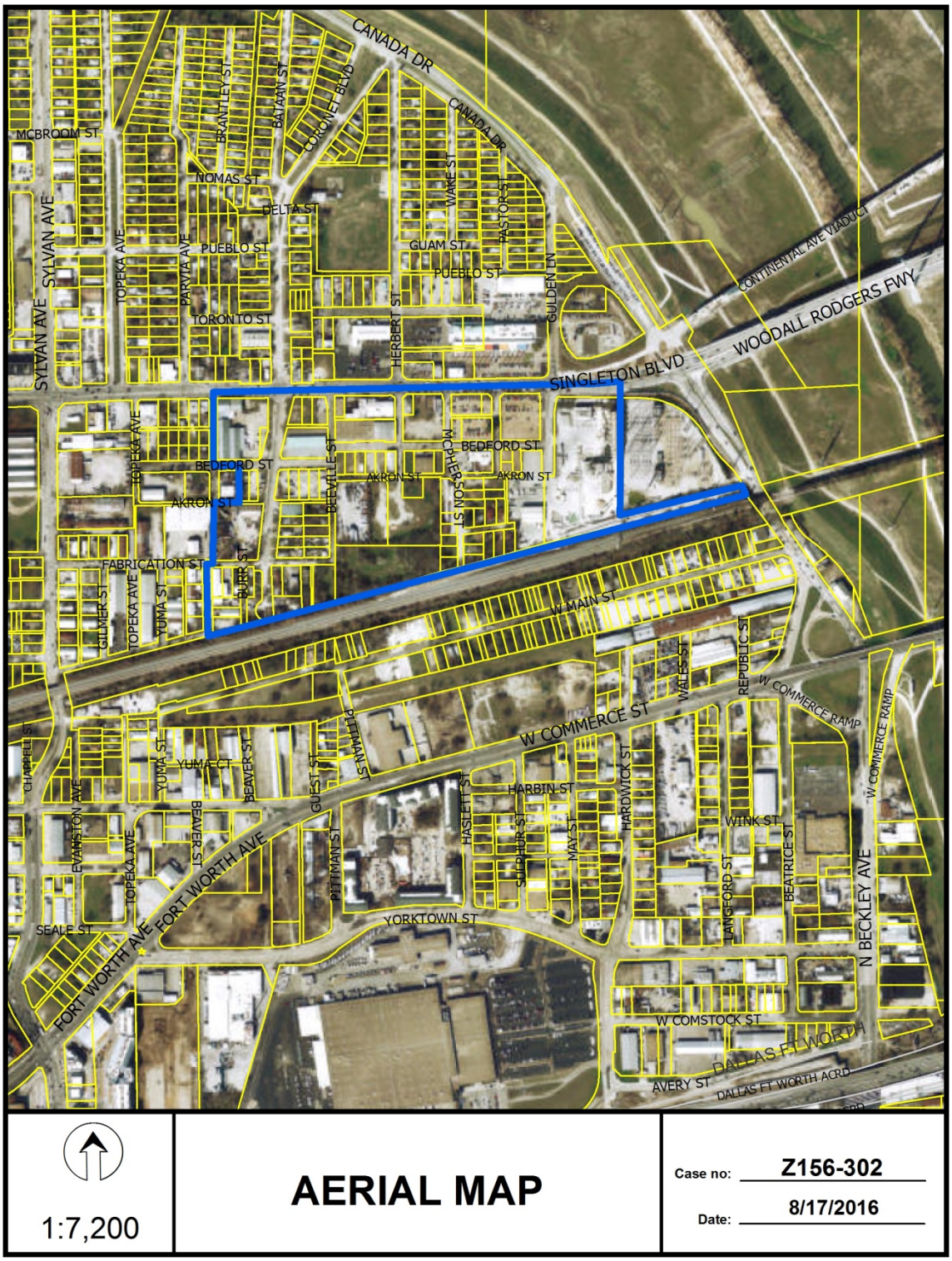
Provision	Proposed Development	Existing Development (if applicable)	Cumulative Development (district-wide)	Remaining Development Rights
Floor area (sf)				
Density (no. of dwelling units)				
Lot coverage (total for site)				
Structure height				

Off-street Parking for Proposed Development*

Use(s)**	Floor Area/Dwelling Units	Parking Ratio	Required Parking	Provided Parking

*Each site plan must include a Master Parking Plan and Floor Area Plan Supplement (Exhibit G)

**All proposed and existing on site

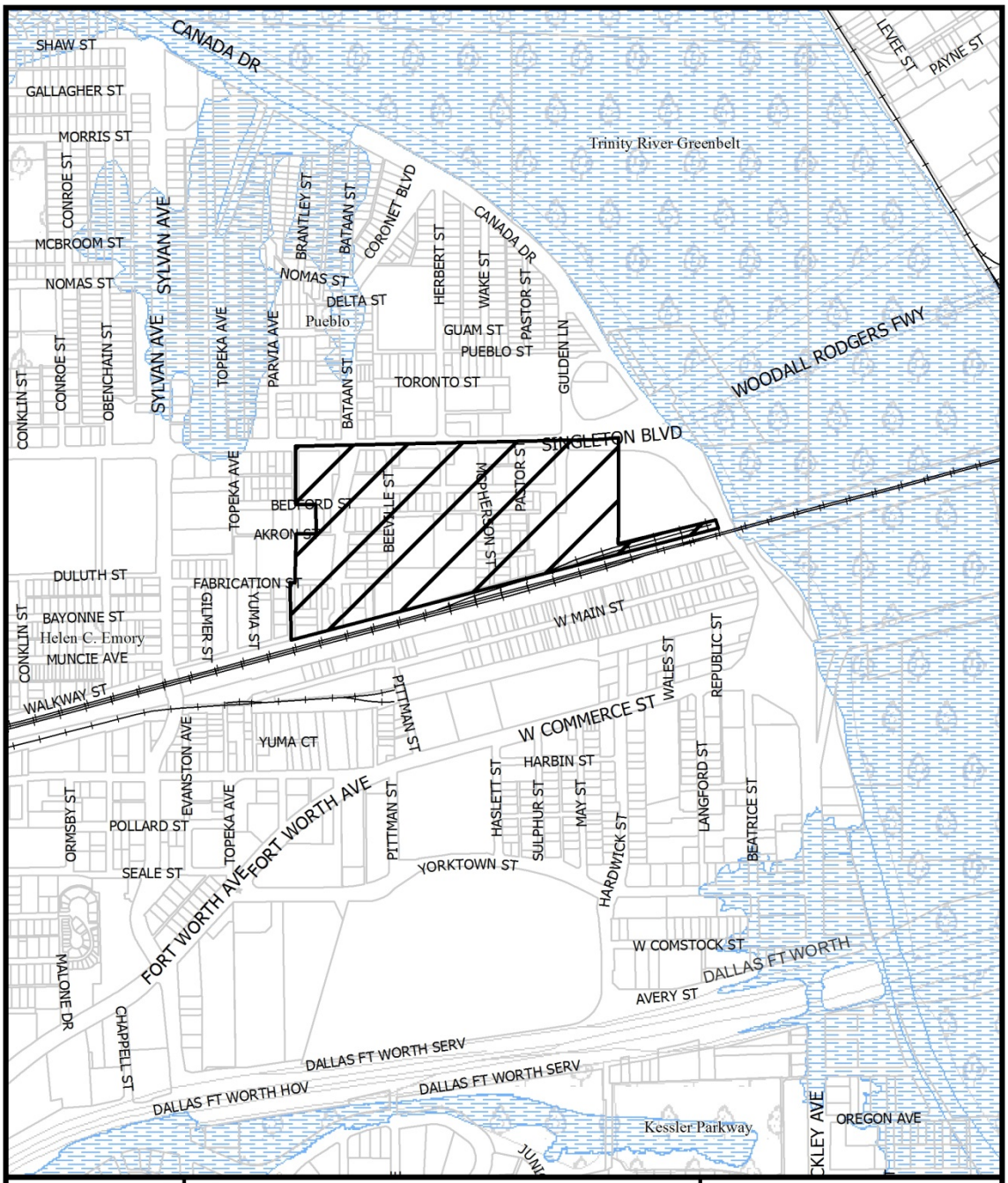


1:7,200

AERIAL MAP

Case no: Z156-302

Date: 8/17/2016

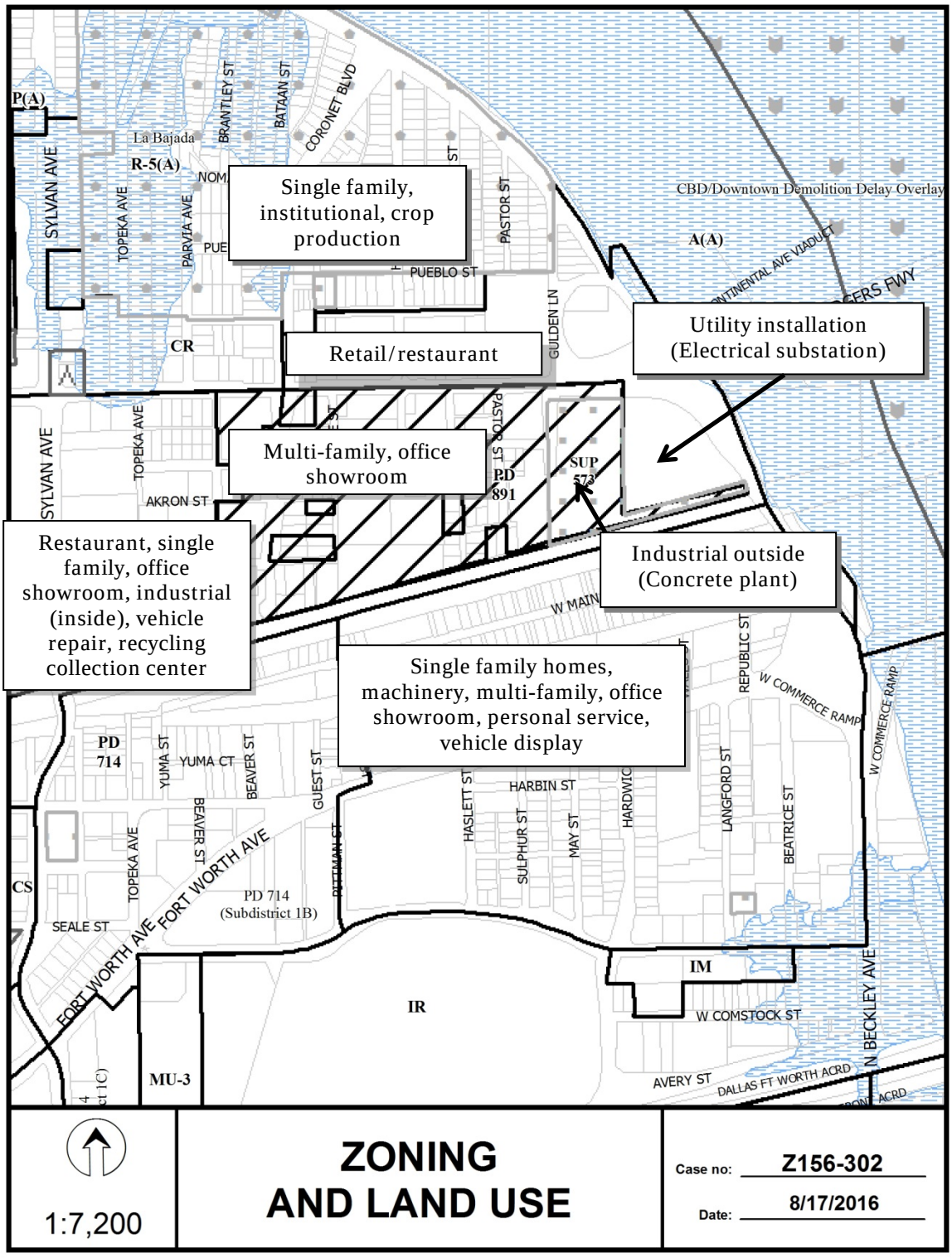


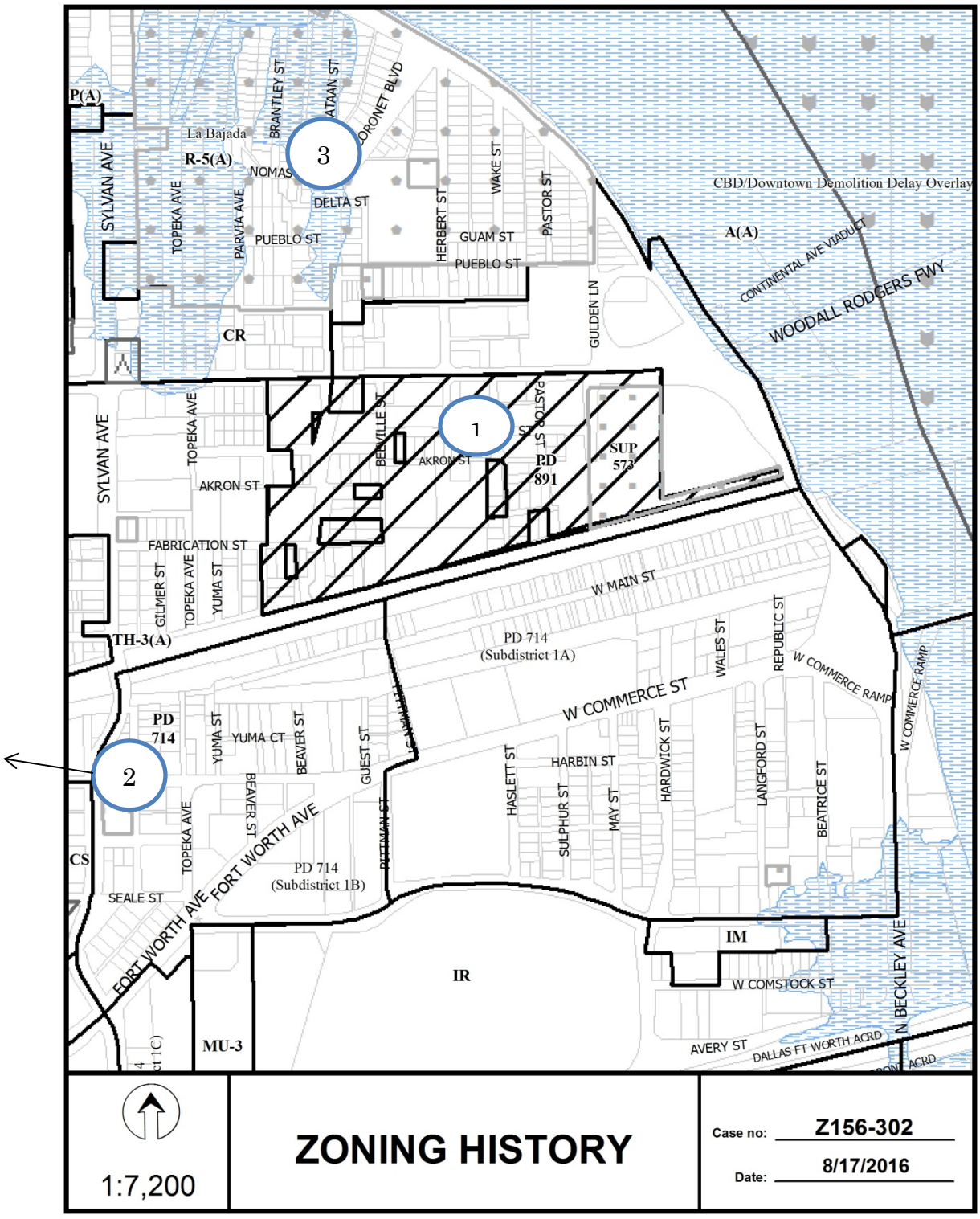
1:9,600

VICINITY MAP

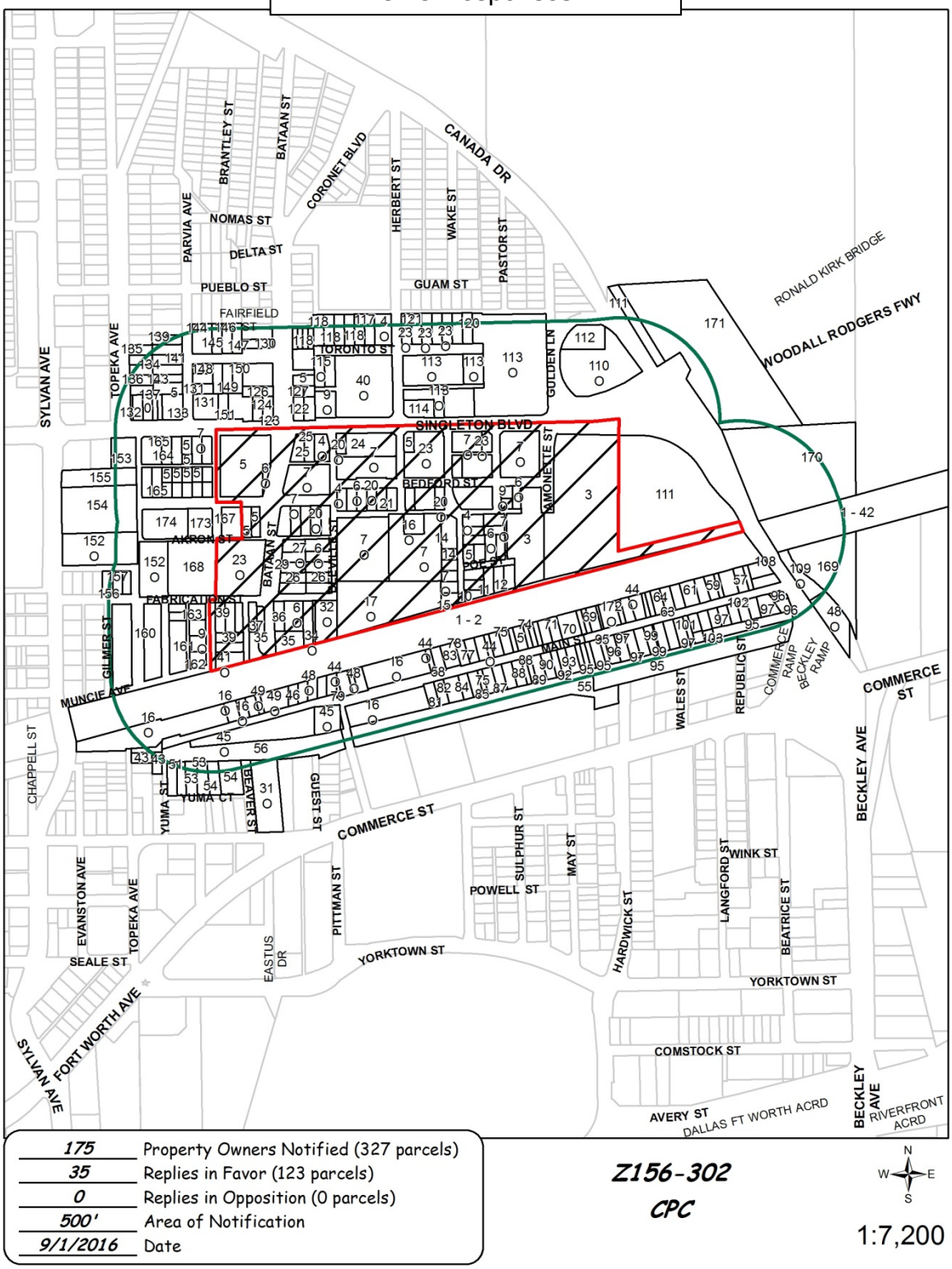
Case no: Z156-302

Date: 8/17/2016


Single family, institutional, crop production
Retail/restaurant
Utility installation (Electrical substation)
Multi-family, office showroom
Restaurant, single family, office showroom, industrial (inside), vehicle repair, recycling collection center
Industrial outside (Concrete plant)
Single family homes, machinery, multi-family, office showroom, personal service, vehicle display
P(A)
R-5(A)
CR
A(A)
CS
IM
IR
MU-3
PD 891
SUP 573
PD 714
PD 714 (Subdistrict 1B)
CBD/Downtown Demolition Delay Overlay
La Bajada
SYLVAN AVE
TOPEKA AVE
PARVIA AVE
BRANTLEY ST
BATAAN ST
CORONET BLVD
PASTOR ST
PUEBLO ST
GULDEN LN
AKRON ST
W MAIN
REPUBLIC ST
W COMMERCE RAMP
YUMA ST
YUMA CT
BEAVER ST
GUEST ST
HARBIN ST
HASLETT ST
SULPHUR ST
MAY ST
LANGFORD ST
BEATRICE ST
SEALE ST
FORT WORTH AVE
W COMSTOCK ST
AVERY ST
DALLAS FT WORTH ACRD
N BECKLEY AVE
1:7,200
ZONING AND LAND USE
Case no: Z156-302
Date: 8/17/2016


P(A)
La Bajada
R-5(A)
NOMAS
BRANTLEY ST
ATAAN ST
CORONET BLVD
SYLVAN AVE
TOPEKA AVE
PARVIA AVE
DELTA ST
PUEBLO ST
HERBERT ST
WAKE ST
PASTOR ST
GUAM ST
PUEBLO ST
CBD/Downtown Demolition Delay Overlay
A(A)
CONTINENTAL AVE VIADUCT
WOODALL RODGERS FWY
GULDEN LN
CR
3
1
2
SYLVAN AVE
TOPEKA AVE
AKRON ST
BERVILLE ST
PASTOR ST
AKRON ST
PD 891
SUP 573
FABRICATION ST
GILMER ST
TOPEKA AVE
YUMA ST
TH-3(A)
W MAIN ST
PD 714
(Subdistrict 1A)
WALES ST
REPUBLIC ST
W COMMERCE RAMP
W COMMERCE ST
PD 714
YUMA ST
YUMA CT
BEAVER ST
GUEST ST
PITTMAN CT
HASLETT ST
HARBIN ST
HARDWICK ST
LANGFORD ST
BEATRICE ST
SULPHUR ST
MAY ST
CS
TOPEKA AVE
BEAVER ST
FORT WORTH AVE
PD 714
(Subdistrict 1B)
SEALE ST
FORT WORTH AVE
IM
IR
W COMSTOCK ST
N BECKLEY AVE
AVERY ST
DALLAS FT WORTH ACRD
MU-3
1:7,200
ZONING HISTORY
Case no: Z156-302
Date: 8/17/2016

CPC Responses



175	Property Owners Notified (327 parcels)
35	Replies in Favor (123 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
9/1/2016	Date

Z156-302
CPC

N W E S

1:7,200

08/31/2016

Reply List of Property Owners

Z156-302

175 Property Owners Notified ***35 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	2	9999	NO NAME ST	UNION PACIFIC RR CO
	3	240	SINGLETON BLVD	CORNERSTONE C & M INC
O	4	2732	MCPHERSON ST	WEST DALLAS INVESTMENTS L
	5	301	W MAIN ST	WEST DALLAS INVESTMENTS LP
O	6	513	W MAIN ST	WEST DALLAS INVESTMENTS LP
O	7	2900	MCPHERSON ST	WEST DALLAS INV LP
O	8	327	POE ST	WEST DALLAS INVESTMENTS L P
O	9	2710	MCPHERSON ST	WEST DALLAS INVESTMENTS
	10	2702	MCPHERSON ST	DELEON JOE D
	11	324	POE ST	ROGERS MARIA
	12	320	POE ST	LOZANO SAMUEL
	13	316	POE ST	CASTRO ANDRES
	14	2731	MCPHERSON ST	2731 MCPROPERTIES CORP
	15	2741	MCPHERSON ST	WEST DALLAS INV
O	16	2340	SYLVAN AVE	COMMERCE PROPERTIES WEST LC
O	17	2704	BEEVILLE ST	EZS TRUCKING INC
O	18	312	BEDFORD ST	WEST DALLAS INVESTMENTS LP
O	19	330	BEDFORD ST	WEST DALLAS INVESTMENT LP
O	20	342	BEDFORD ST	WEST DALLAS INV L P
	21	402	BEDFORD ST	JENSEN DAVID
	22	418	BEDFORD ST	ULLER BESSIE EST
O	23	322	SINGLETON BLVD	WEST DALLAS INVESTMENTS
	24	408	SINGLETON BLVD	MAGID PROPERTIES LLC
	25	434	SINGLETON BLVD	FLOYD WILLIAM R
	26	2703	BEEVILLE ST	CERVANTES RICHARD FLORES &

08/31/2016

Reply	*Label #*	*Address*		*Owner*
O	27	2714	BATAAN ST	CHOVANEC ROBERT H ETAL
O	28	2720	BATAAN ST	WEST DALLAS INVESTMENTS
	29	2710	BATAAN ST	GARCIA ALBERT &
	30	2719	BEEVILLE ST	BINGHAM WILEY ANN B
O	31	511	W COMMERCE ST	COMMERCE PPTIES WEST LC
O	32	402	FABRICATION ST	EZS TRUCKING INC
	33	406	FABRICATION ST	UNKNOWN
O	34	410	FABRICATION ST	WEST DALLAS INV
	35	2606	BATAAN ST	GIBSON LARRY
	36	422	FABRICATION ST	HERNANDEZ FELIPE & MARY LEE C
	37	502	FABRICATION ST	GIBSON LARRY
	38	508	FABRICATION ST	CALVIN DARRELL W
	39	512	FABRICATION ST	SPICER HOLDINGS LLC
O	40	423	SINGLETON BLVD	WEST DALLAS INVESTMENTS L
O	41	2604	PARVIA AVE	EZ TRUCKING LP
	42	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
	43	2330	TOPEKA AVE	MOSTAFAVI LEYLA
O	44	501	W MAIN ST	COMMERCE PPTIES WEST LC
O	45	506	W MAIN ST	COMMERCE PROPERTIES
	46	515	W MAIN ST	SRSR INC
	47	507	W MAIN ST	HUTCHISON MAUREEN &
O	48	509	W MAIN ST	COMMERCE PROPERTIES WEST LC
O	49	521	W MAIN ST	COMMERCE PROP WEST LC
	50	539	W MAIN ST	FLOREY W W
	51	629	YUMA CT	CHAPMAN TRACI SHAWN
	52	625	YUMA CT	CHAPMAN TRACY SHAWN
	53	611	YUMA CT	SEMOS CHARLES TOM
	54	605	YUMA CT	LODOR ENTERPRISES INC
	55	2500	HARDWICK ST	TEXAS OAKS HOLDINGS GROUP
	56	2500	HARDWICK ST	WALKER TRB HOLDINGS LLC
	57	115	W MAIN ST	BACON IRENE B

08/31/2016

Reply	*Label #*	*Address*		*Owner*
	58	129	W MAIN ST	WEST DALLAS INVESTMENTS LP
	59	131	W MAIN ST	RIOS DORA L
	60	133	W MAIN ST	TOPLETZ INVESTMENTS
	61	207	W MAIN ST	JOHNSON WILLIAM L &
	62	211	W MAIN ST	JOHNSON WILLIAM L &
	63	215	W MAIN ST	JOHNSON WILLIAM &
	64	219	W MAIN ST	REYNA PABLO &
O	65	223	W MAIN ST	WEST DALLAS INVESTMENTS LP
O	66	225	W MAIN ST	WEST DALLAS INVESTMENTS LP
O	67	231	W MAIN ST	COMMERCE PROPERTIES WEST LC
	68	235	W MAIN ST	ROGERS TONY GARCIA
	69	247	W MAIN ST	SHERMAN KENNETH E &
	70	253	W MAIN ST	RAMBO CYNTHIA ANN
	71	263	W MAIN ST	NEALY CORINTHIA EST OF
O	72	267	W MAIN ST	COMMERCE PROPERTIES WEST LC
O	73	271	W MAIN ST	COMMERCE PPTIES WEST LLC
	74	273	W MAIN ST	BENITEZ CRISTAL
	75	303	W MAIN ST	BARR JOHN H TR
	76	319	W MAIN ST	LEWIS WILLIE CHARLES &
	77	323	W MAIN ST	LONE STAR MISSIONARY BAPTIST
	78	325	W MAIN ST	LONE STAR MISSION BAPTIST
	79	425	W MAIN ST	PLUMMER EMMERSON L JR
	80	428	W MAIN ST	BEVERS JOE II
	81	338	W MAIN ST	CUNNINGHAM J W
	82	336	W MAIN ST	LYNWOOD SOPORIA
	83	330	W MAIN ST	LONE STAR BAPTIST CHURCH
	84	324	W MAIN ST	SCOTT GEORGE ESTATE
	85	322	W MAIN ST	SCOTT JOE
	86	314	W MAIN ST	BARR JOHN H TRUSTEE
	87	312	W MAIN ST	JOHNSON JOE AND GRACE
	88	302	W MAIN ST	HAWS SCOTT R J ET AL

Reply	*Label #*	*Address*		*Owner*
	89	268	W MAIN ST	CHAMBERS HASKELL J &
	90	266	W MAIN ST	YOUNG SHARON DENISE ETAL
	91	262	W MAIN ST	JACKSON VELNERA J
	92	258	W MAIN ST	HOUSTON ESTELLA ESTATE OF
	93	256	W MAIN ST	LEAVELL S R & DON A
	94	252	W MAIN ST	LEAVELL S R &
	95	250	W MAIN ST	CONTRACTORS IRON
	96	238	W MAIN ST	CONTRACTORS IRON & STEEL
	97	234	W MAIN ST	CONTRACTORS IRON &
	98	228	W MAIN ST	CONTRACTORS IRON & STEEL
	99	224	W MAIN ST	CONTRACTORS IRON STEEL
	100	216	W MAIN ST	LEAVELL S R &
	101	208	W MAIN ST	HUNT JESSIE
	102	204	W MAIN ST	LEAVELL S R & D A
	103	202	W MAIN ST	HINT JESSIE
	104	202	W MAIN ST	LENOV PROPERTIES
	105	132	W MAIN ST	CONTRACTORS IRON
	106	124	W MAIN ST	DAVIS ARTHUR R
O	107	2701	N BECKLEY AVE	COMMERCE PROPERTIES WEST
	108	2709	N BECKLEY AVE	BURLESON ARLENE
O	109	2634	N BECKLEY AVE	MCGREGOR LARRY B
O	110	3016	GULDEN LN	WEST DALLAS INVESTMENT LP
	111	2901	N BECKLEY AVE	TEXAS UTILITIES ELEC CO
	112	3030	GULDEN LN	FLORES EDWARD &
O	113	3011	GULDEN LN	WEST DALLAS INVMTS LP
	114	353	SINGLETON BLVD	HMR INVESTMENT INC
O	115	453	TORONTO ST	WEST DALLAS INVESTMENTS
	116	424	TORONTO ST	ZUNIGA GILBERT
	117	407	TORONTO ST	RAMIREZ JUSTO EST OF
	118	417	TORONTO ST	ZUNIGA GILBERT
	119	421	TORONTO ST	GUZMAN CELESTINO

Reply	*Label #*	*Address*		*Owner*
	120	331	TORONTO ST	NUNCIO MARGARET
	121	351	TORONTO ST	NUNCIO EDWARD
	122	437	SINGLETON BLVD	GARCIA ROSA
	123	3001	BATAAN ST	HUERTA YSIDRO
	124	507	SINGLETON BLVD	MOSESON SAM &
	125	3106	BATAAN ST	IGLESIA DE DIOS MANANTIA
	126	3011	BATAAN ST	MOSESON SAM &
	127	3012	BATAAN ST	CASTILLO NATIVIDAD M &
	128	3106	BATAAN ST	IGLESIA DE DIOS MANATIALE
	129	3115	BATAAN ST	CURZ ARMANDO
	130	3111	BATAAN ST	MARY PADILLA
	131	515	SINGLETON BLVD	MOSESON SAM
	132	3006	TOPEKA AVE	GARCIA EDUARDO F
	133	603	SINGLETON BLVD	MARTINEZ NANCY &
	134	3022	TOPEKA AVE	MEDINA TOMASA
	135	3102	TOPEKA AVE	NARVAEZ ERNESTINA A
	136	3014	TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
	137	3010	TOPEKA AVE	ROMAN JUAN ARNULFO
	138	3018	TOPEKA AVE	GARZA JOSE
	139	3107	PARVIA AVE	SALAZAR CATHERINE EST OF
	140	3101	PARVIA AVE	CAZARES FORTUNATA EST OF
	141	3023	PARVIA AVE	OROZCO AMELIA
	142	3019	PARVIA AVE	HUERTA WALTER A
	143	3015	PARVIA AVE	LUNA PAULA &
	144	531	TORONTO ST	NEW MOUNT CORINTH BAPTIST
	145	523	TORONTO ST	HERRERA ZULEMA
	146	519	TORONTO ST	GARCIA ELVIRA MORALES
	147	515	TORONTO ST	GARCIA MACARIO
	148	3020	PARVIA AVE	MOON MARGARET P LUNA
	149	518	TORONTO ST	GALVAN PASCUAL & LORENZA
	150	514	TORONTO ST	IGLESIA DE DIOS MANANTIA

Reply	*Label #*	*Address*		*Owner*
	151	519	SINGLETON BLVD	SRJ INVESTMENTS
O	152	2720	SYLVAN AVE	WEST DALLAS INVESTS LP
	153	720	SINGLETON BLVD	DURBIN PAMELA LYNN
	154	2816	SYLVAN AVE	BIG D TRUCK & TRAILER
	155	2920	SYLVAN AVE	SALIBA SHUBERT & MCCLURE
	156	711	FABRICATION ST	CARDENAS ROSALIO & MARIA
	157	707	FABRICATION ST	SHERARD M F
	158	703	FABRICATION ST	SHERARD M F
	159	700	FABRICATION ST	DAVIS RALEIGH F JR &
	160	620	FABRICATION ST	RALDAV ENTERPRISES
	161	2626	YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B
	162	2603	PARVIA AVE	BOND BRENDA &SCOTT PARKER
	163	2623	PARVIA AVE	PLEXSTAR INC
	164	618	SINGLETON BLVD	SAN MIGUEL GLORIA E &
	165	626	SINGLETON BLVD	DELGADO TRINIDAD TR
O	166	2903	PARVIA AVE	WEST DALLAS INVESTMENTS LP
	167	516	BEDFORD ST	KELLY ROBERT L &
	168	611	FABRICATION ST	SQUIRIE BROTHERS PPTY LLC
	169	1001	CONTINENTAL ST VIADUCT	DALLAS COUNTY LID
	170	1001	CONTINENTAL ST VIADUCT	DALLAS COUNTY LID
	171	1001	CONTINENTAL ST VIADUCT	DALLAS CITY & COUNTY
O	172	241	W MAIN ST	COMMERCE PROP WEST LC
	173	2805	PARVIA AVE	SALAZAR PLACIDO HUERTA &
	174	620	BEDFORD ST	HUERTA PLACIDO ET AL
	175	2300	AL LIPSCOMB WAY	BNSF RAILWAY

AGENDA ITEM # 66

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 4, 6

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 42H M 54Z 55W

SUBJECT

Authorize a benefit assessment hearing to receive comments on street paving, water and wastewater main improvements for Street Group 12-458; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Jeske Construction Company, lowest responsible bidder of four (list attached) - Not to exceed $5,226,962 - Financing: 2012 Bond Funds ($2,376,101), General Obligation Commercial Paper Funds ($2,137,963) Water Utilities Capital Construction Funds ($62,719) and Water Utilities Capital Improvement Funds ($650,179)

BACKGROUND

Arizona Avenue from Kiest Boulevard to Saner Avenue, McVey Avenue from Seevers Avenue to Marsalis Avenue, and Mican Drive from Schofield Drive to dead-end were approved in the 2012 Bond Program as Target Neighborhood Projects. Professional service contracts for engineering services for these projects were authorized on September 25, 2013 and October 23, 2013, by Resolution No. 13-1731 and Resolution No. 13-1844, respectively. This action will allow the public hearing to be held and will authorize the levying of assessments and contract for construction. The street improvements will consist of upgrading the existing unimproved two-lane asphalt streets with 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction.

BACKGROUND (Continued)

This is the 3rd and final step in the process.

Jeske Construction Company has no completed contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	May 2016
Begin Construction	December 2016
Complete Construction	December 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering services on September 25, 2013, by Resolution No. 13-1731.

Authorized a professional services contract for engineering services on October 23, 2013, by Resolution No. 13-1844.

Authorized street paving improvements and a benefit assessment hearing on August 10, 2016, by Resolution No. 16-1198.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

2012 Bond Funds - $2,376,100.60
2012 Bond Program (General Obligation Commercial Paper Funds) - $2,137,963.00
Water Utilities Capital Construction Funds - $62,719.00
Water Utilities Capital Improvement Funds - $650,179.00

Design	$ 378,980.00
Construction	
Paving (STS)	$4,514,063.60
Water & Wastewater (WTR)	$ 712,898.00
Total Project Cost	$5,605,941.60

FISCAL INFORMATION (Continued)

Council District	Amount
4	$4,038,842.03
6	$1,188,119.57
Total	$5,226,961.60

This project does involve assessments.

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Hispanic Female	0	Hispanic Male	17
African-American Female	0	African-American Male	8
Other Female	0	Other Male	0
White Female	1	White Male	5

BID INFORMATION

The following bids with quotes were received and opened on July 8, 2016

*Denotes successful bidder

BIDDERS	BID AMOUNT
*Jeske Construction Company 2456 Merrell Road, Suite 106 Dallas, Texas 75229	$5,226,961.60
Tiseo Paving Company	$5,453,552.85
Camino Construction LP	$5,486,616.00
Texas Standard Construction	$5,742,788.30
Original estimate: PBW	$3,076,084.00
WTR	$ 688,566.00
Total Project	$3,764,650.00

OWNER

Jeske Construction Company

Steve Jeske, President

MAPS

Attached.

Street Group 12-458

Project	**Limits**	**Council District**
Arizona Avenue	from Kiest Boulevard to Saner Avenue	4
McVey Avenue	from Seevers Avenue to to Marsalis Avenue	4
Mican Drive	from Schofield Drive to dead-end	6

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a benefit assessment hearing to receive comments on street paving, water and wastewater main improvements for Street Group 12-458; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Jeske Construction Company, lowest responsible bidder of four (list attached) - Not to exceed $5,226,962 - Financing: 2012 Bond Funds ($2,376,101), General Obligation Commercial Paper Funds ($2,137,963) Water Utilities Capital Construction Funds ($62,719) and Water Utilities Capital Improvement Funds ($650,179)

Jeske Construction Company is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$5,223,461.60	99.93%
Total non-local contracts	$3,500.00	0.07%
TOTAL CONTRACT	$5,226,961.60	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Logan Trucking	BMMB63584N1116	$50,000.00	0.96%
Flow Line Utilities	HMMB64155N0217	$1,375,675.00	26.34%
Total Minority - Local		$1,425,675.00	27.29%

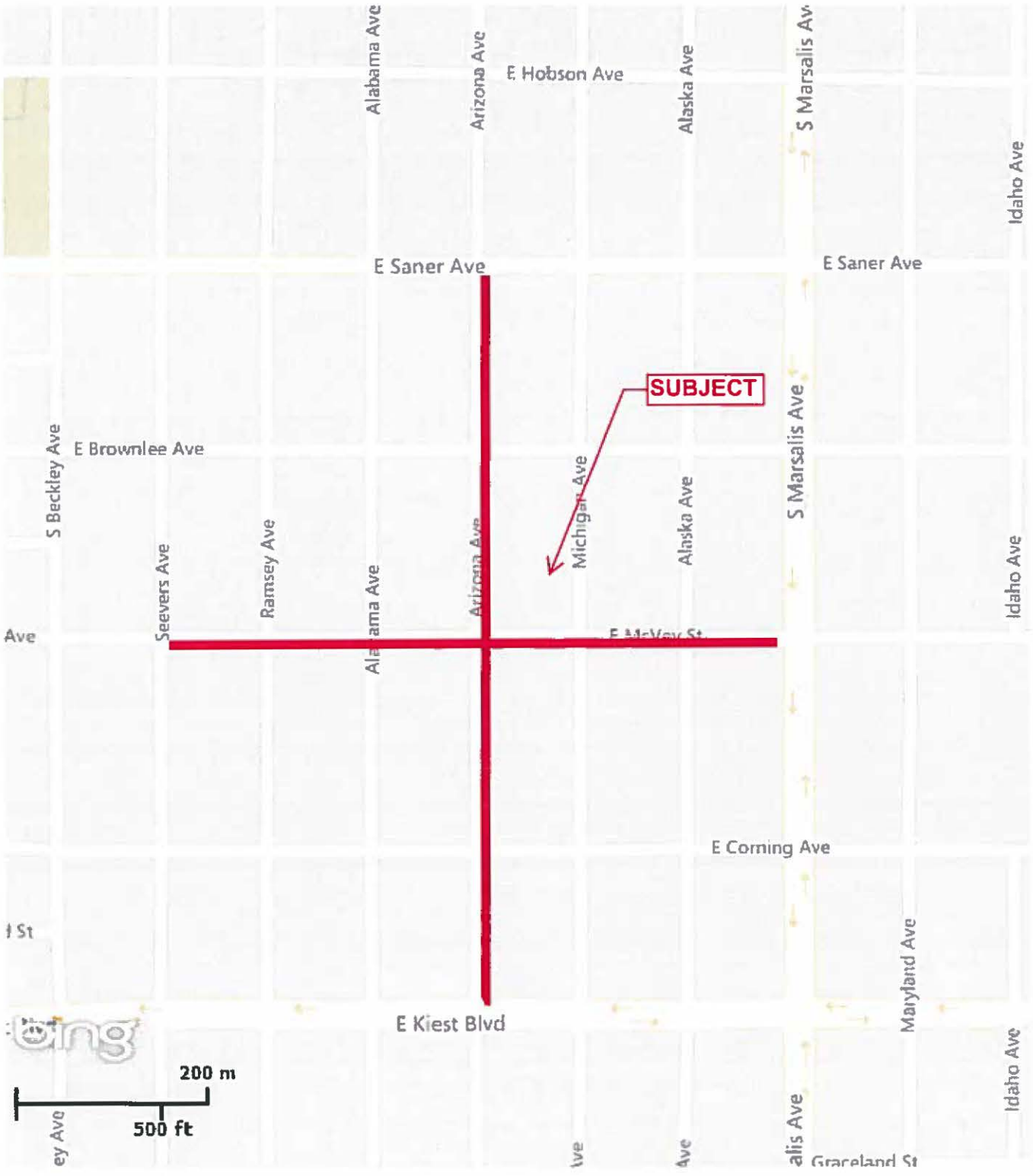
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Buyers Barricades	WFDB52135Y0617	$2,000.00	57.14%
Total Minority - Non-local		$2,000.00	57.14%

TOTAL M/WBE CONTRACT PARTICIPATION

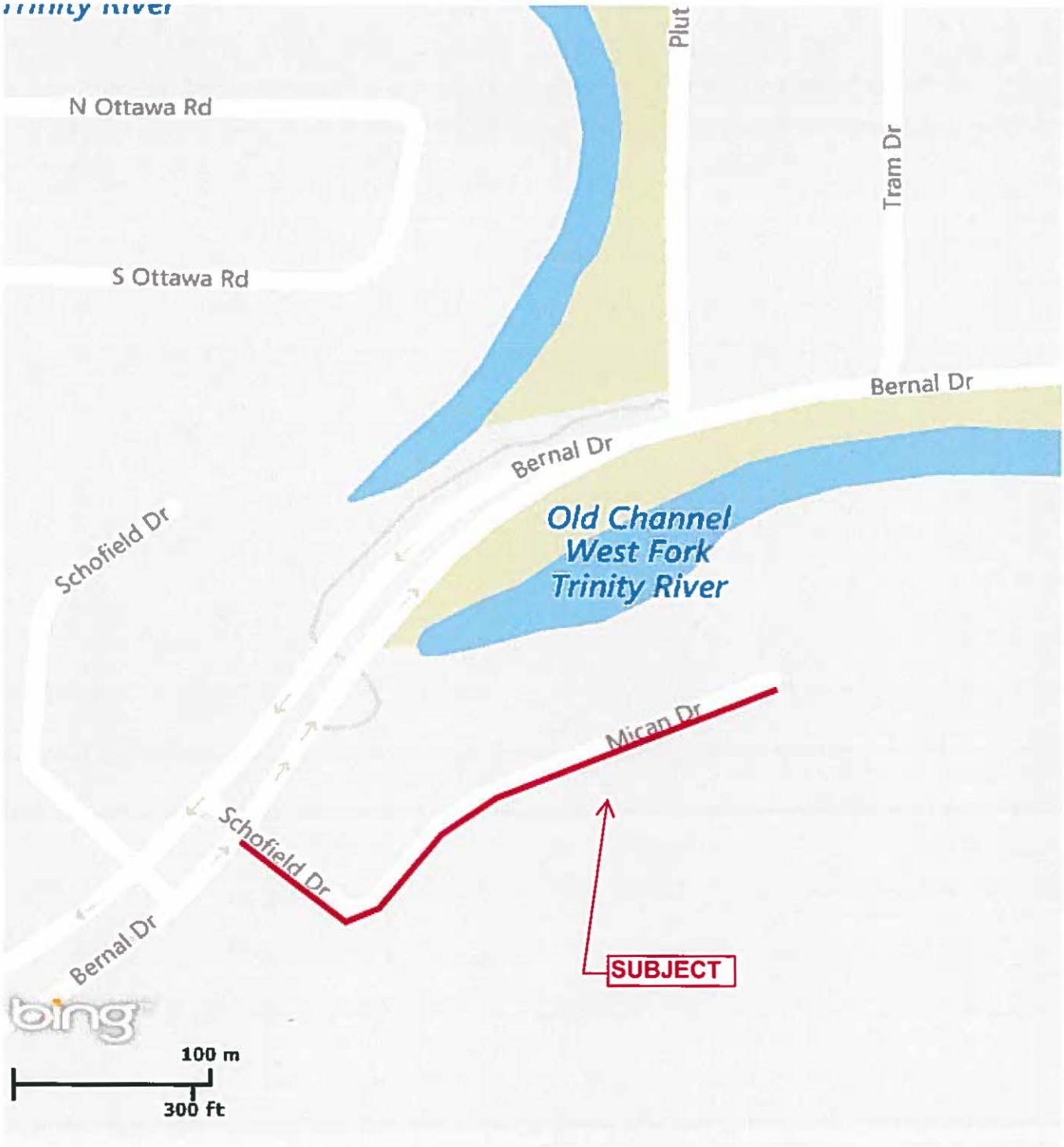
	Local	Percent	Local & Non-Local	Percent
African American	$50,000.00	0.96%	$50,000.00	0.96%
Hispanic American	$1,375,675.00	26.34%	$1,375,675.00	26.32%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$2,000.00	0.04%
Total	$1,425,675.00	27.29%	$1,427,675.00	27.31%

PROJECT GROUP 12-458



MAPSCO 54Z, 55W

PROJECT GROUP 12-458



MAPSCO 42H, M

September 28, 2016

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following streets between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

Street Group 12-458:
1. **Arizona Avenue from Kiest Boulevard to Saner Avenue**
2. **McVey Avenue from Seevers Avenue to Marsalis Avenue**
3. **Mican Drive from Schofield Drive to dead-end**; and,

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and,

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and,

WHEREAS, the said hearing was duly held at said time and place; and,

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Con-Real, LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and,

WHEREAS, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

SECTION 1. That the said hearing held on the 28th day of September A.D. 2016 be and the same is hereby ordered closed.

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the streets hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

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

con-real, lp.

REPORT #16-07

Enhancement Evaluation Study
Project: Street Group 12-458



For: City Of Dallas, Public Works Dept.

Elisa Williams, Project Coordinator
Oak Cliff Municipal Center
320 E. Jefferson Boulevard, Room 307 Dallas,
Texas 75203

By: Con-Real, LP

Troy C. Alley Jr., COO
8150 N. Central Expressway
Suite M1120
Dallas, Texas 75206

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	April 29, 2016
Effective Date of Study:	May 1, 2016
Date of Transmittal:	May 9, 2016
Subject Property:	Various Residential & Land Properties
Location:	Arizona Avenue from Kiest Boulevard to Saner Avenue; Mcvey Avenue from Seevers Avenue to Marsalis Avenue; Mican Drive From Schofield Drive to Dead-end, Dallas, Dallas County, Texas
Zoning Classifications:	Single Family Community Retail District Multifamily District
Current Use:	Single Family Dwellings or Vacant Land
Highest & Best Use:	Residential Uses
Purpose of Study:	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk and driveway improvements that affect the subject properties as of April 29, 2016.
Function of Study:	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas.
Scope of Study:	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. It also includes the collection of macro and micro data pertinent to the assignment. Further, the analysis of data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties.

GENERAL DATA

Description for Street Group 12-458 Project:

Consists of two different areas:

1.) Arizona Avenue from Kiest Boulevard to Saner Avenue, Mcvey Avenue to Marsalis Avenue, Dallas, Dallas County, Texas (Mapsco – **Dallas 54 Z**).

2.) Mican Drive From Schofield Drive to Dead-end, Dallas, Dallas County, Texas (Mapsco – **Dallas 42 M**)

Property Owners: Varied (see tables on pages 30-54)

Street Group Including Streets: Arizona Avenue from Kiest Boulevard to Saner Avenue, Mcvey Avenue to Marsalis.

Area Description: The Oak Cliff area of Dallas; a mix of residential and small commercial developments; East Keist Blvd, East Corning Ave, East McVey, E Brownlee Ave, and East Saner Ave, are the major roadways.

Oak Cliff Area Boundaries: Saner Avenue (North), Kiest Blvd (South), Beckley (West), and Marsalis Avenue

Neighborhood Description: The residential neighborhood with schools, parks, churches, small retail and commercial businesses; level to rolling terrain.

Property Values: $20,000 - $60,000 Residential (typical)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 85% residential; 15% retail, commercial and parks

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family Residences, Community Retail District, and Multifamily District

Highest and Best Use: Residential Uses

Utilities: All available

STREET GROUP INCLUDING STREETS: Mican Drive From Schofield Drive to Dead-end, Dallas, Dallas County, Texas. (Mapsco – **Dallas 42 M**)

STREET GROUP INCLUDING STREETS: Mican Drive From Schofield Drive to Dead-end, Dallas, Dallas County, Texas. (Mapsco – **Dallas 42 M)**

Area Description: The West Dallas area; a mix of residential and small commercial, and industrial developments; Bernal Drive and Singleton Boulevard, are the major roadways.

West Dallas Area Boundaries: Mexicana (North), Singleton Boulevard (South), Hammerly (West), and Norwich (East).

Neighborhood Description: The residential neighborhood with schools, parks, industrial warehouses; level to rolling terrain.

Property Values: $ 20,000 - $70,000 Residential (typical)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 70% residential; 30% industrial warehouses, commercial and parks

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family Residences, Community Retail District,

Highest and Best Use: Residential Uses

Utilities: All available

Easements, Encumbrances, Special Assessments: None noted

FEMA Flood Zone: X500 - No Flood Plain

FEMA Map No.: (Oak Cliff Area- Mapsco Dallas 54 Z) 48113C0480K dated 7/07/2014, (West Dallas-Mapsco Dallas 42 M) 48113C0320J dated 08/23/2001

Known or Apparent Environmental Hazards: No environmental hazards noted.

IMPROVEMENT ANALYSIS

General Description and Use: The project area is generally single family residences.

Size and Shape: Various

Comments: Based only on a cursory inspection, the improvements in the project area appeared to be in fair to poor condition at the time of inspection.

PAVING ENHANCEMENT STUDY

A paving assessment study is a method of allocating assessments for public improvements, to the properties specially benefitted, in proportion to the special benefit derived by each property from the project.

Nearly a century ago, the United States Supreme Court recognized in the case of Norwood v. Baker that the principle underlying special assessments to meet the costs of public improvements is that the property upon which they are imposed is peculiarly benefitted, and therefore, the owners do not, in fact, pay anything in excess of what they receive by reason of such improvement.[1]

Valid recommended assessments from a paving enhancement study prepared for a final assessment roll meet the following two criteria:

> They are equal to or less than the benefit accruing to that particular parcel.
> They are fair and in proportion to the special benefit derived by that parcel and all other parcels due to the project.

Significant variance in the assessment is sometimes noted on adjacent properties. This can result from the influence of factors including, but not limited to, existing building improvements, differences in zoning or projected intensity of use, corner influence, terrain, ratio of frontage to area, or changes in access characteristics. [2]

The question is whether a measurable benefit to properties abutting municipal improvements could be realized in the foreseeable future. In addressing this the Texas Court of Appeals quoted Iowa case law.

> The benefits to be derived in such cases are ordinarily not instant upon the inception or completion of the improvement, but materialize with developments of the future. They are nonetheless benefits because their full fruition is postponed, or because the present use to which the property Is devoted is not of a character to be materially affected by the improvement.[3]

The analyst employed an approach, as outlined in an article authored by *Robert Martin and Nicholas Ordway* as published in *The Appraisal Journal, October 1985*, that has been deem an industry standard for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. This method is the Sales Comparison Method that employs the sales of properties that are located on both unimproved and improved streets in the area, or similar type areas for purposes of comparing the prices paid for properties

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[1] Norwood v. Baker, 172 U.S. 269, 43L. Ed 443, 19 S. Ct. 187 (1898).

[2] Charles R. Macaulay, MAI, SRA "Special Benefit/Proportionate Assessment Funding for Public Improvements" The Appraisal Journal, January 1997

[3] Page v. City of Lockhart, 397 S.W. 2d 113, 119 (1965).

that have and do not have curb/gutters/sidewalks.
In addition to the Sales Comparison method, the analyst conducted a Market Data Analysis and enlisted the advice and counsel of persons knowledgeable in the field of real estate and government officials with experience dealing with paving enhancement operations. Combined, we believe that a fair and reasonable opinion can be concluded.

Market Value:

The price which a property should bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonable adaptable and for which it either is or in all reasonable probability will become available within the reasonable future. (See City of Austin v. Cannizzo, 267 S.W. 2d.808 (Tex. 1954).

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. buyer and seller are typically motivated;

b. both parties are well informed or well advised, and each acting in what he considers his own best interest;

c. a reasonable time is allowed for exposure in the open market;

d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition above is quoted directly from Section 7.3025 of the Office of Comptroller of the Currency, March 1990.

EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks and concrete drives (approaches) where necessary. In the Enhancement Study performed by the City of Dallas, the City calculated a Lineal Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the enhancement was based on $15.75 to $75.52 per lineal foot for the concrete paving, $4.17 to $8.34 per lineal foot for the concrete sidewalks and $43.43 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements enhance the assessed value of the subject, however, there are other ways to analyze the value the sidewalk improvements enhancement the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested another approach that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. The most suitable is the Sales Comparison Method that employs the sales of vacant tracts of land and improved properties in the area or similar type areas for purposes of comparing the prices paid for properties that have and do not have curb/gutters/sidewalks. Concrete driveways do not play an important role in analyzing sales of unimproved properties since the builder/contractor is responsible for constructing a new driveway when building a new structure.

SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales of vacant tracts of land with and without existing curb/gutter/sidewalks and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing curb/gutter/sidewalk improvements over a tract that does not have those improvements.

The subject's area was searched for recent sales of a variety of vacant residential lots and non-residential tracts that were similar in size and location to the subject properties so that a comparative analysis of each type could be performed. This search provided very few sales of properties that did not have curbs/gutters/sidewalks due to the fact that most all of the streets in the area have these features. As such, the search was expanded to areas outside of the subjects immediate area in order to locate a sufficient number of sales of vacant lots/tracts with and without curbs/gutters/sidewalks. Numerous sales were located and examined and from this vast number of sales only a few were found that could be used for comparative analysis purposes. The subject properties employed in the analysis include both vacant residential lots and non-residential lots, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with curbs/gutters/sidewalks and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

1) Residential Sales – Improved Street vs. Unimproved Streets

2) Land Sales - Unimproved Street vs. Improved Streets

RESIDENTIAL LOT "Representation Of Subject Property" (will be employed as the subject lot)



Mapsco:	65 F Dallas
Location:	1607 Waweenoc Ave, Dallas, Texas
Grantor:	Brown Simon & Associates LLC
Grantee:	Kimberly K Ikovie
Date of Sale:	October 28, 2014
Recording Data:	201400276216
County:	Dallas
Size:	828 SF
Shape:	Rectangular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$28,500
Per SF:	$34.42
Terms:	Cash to Seller
Cash Equivalent Consideration:	$28,500
Per SF:	$34.42
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 1



Mapsco:	56Y Dallas
Location:	3810 Le Forge Ave, Dallas, Texas
Grantor:	Thomas W Benjamin Jr.
Grantee:	Janice Faye Price
Date of Sale:	April 4, 2015
Recording Data:	201500091929
County:	Dallas
Size:	696 SF
Shape:	Irregular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$25,000
Per SF:	$35.92
Terms:	Cash to Seller
Cash Equivalent Consideration:	$25,000
Per SF:	$35.92
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane major neighborhood street which **is not** improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 2



Mapsco:	65 G Dallas
Location:	1628 Kingsley Drive, Dallas, Texas
Grantor:	MidFirst Bank
Grantee:	Isabel Starkus
Date of Sale:	April 3, 2015
Recording Data:	201500089683
County:	Dallas
Size:	756 SF
Shape:	Basically Rectangular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$25,090
Per SF:	$33.19
Terms:	Cash to Seller
Cash Equivalent Consideration:	$25,090
Per SF:	$33.19
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is not** improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 3



Mapsco:	55 J Dallas
Location:	2523 Harlandale Ave, Dallas, Texas
Grantor:	JTREO Inc
Grantee:	Mark A & Marcelina Guerrero
Date of Sale:	April 10, 2016
Recording Data:	201500090580
County:	Dallas
Size:	1,150 SF
Shape:	Basically Rectangular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	$49,500
Per SF:	$43.04
Terms:	Cash to Seller
Cash Equivalent Consideration:	$49,500
Per SF:	$43.04
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is not** improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

Residential Lot Sales
Unimproved Street vs. Improved Streets

			
Location	**Representation of Subject Property** 1607 Waweenoc Ave Dallas, Texas	**Sale 1** 3810 Le Forge Ave Dallas, Texas	**Sale 2** 1628 Kingsley DR Dallas, Texas	**Sale 3** 2523 Harlandale Ave Dallas, Texas
Sales Price/ Per Square Foot	$34.42	$35.92	$33.19	$43.04
Eff. Sale Price	$34.42	$35.92	$33.19	$43.04
Size/SF	828 -0-	696 +5%	756 -0-	1,150 -5%
Curbs/Gutters	**Yes**	**No**	**No**	**No**
Location	Average -0-	Similar -0-	Similar -0-	Similiar -0-
Condition	Average -0-	Similiar -0-	Similar -0-	Similar -0-
Percentage Adjustment		(+5%)	0%	(-5%)
Net Adjustment		$1.80	$0.00	$2.15
Adjusted Sale Price	**$34.42**	**$37.72**	**$33.19**	**$40.89**

The Representation of the Subject's Property, at 1607 Waweenoc Avenue is an 828 square foot lot that **did** have curbs/gutters or sidewalks and sold for $34.42 per square foot. The three other sales **did not** have curbs/gutters and sidewalks on their sites and sold at prices ranging from $33.19 to $43.03 per square foot. All of the sales are located within a three-mile radius and each have similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. The main difference between the sales is their respective sizes. Sale 2 had similar features as the subject lot, with the exception of the smaller size. Sale 1 was adjusted upward for its smaller size by 5% and Sales 3 was 5% adjusted downward for its larger size in comparison to the Representation of Subject Property (1607 Waweenoc Avenue). Since Sale 3 is larger in size and similarity to the Representation of the Subject's Property, its adjusted sales price will not be used as a valuable price comparable.

After making any warranted adjustments to the sales comparables, a value range of $33.19 to $37.79 per square foot was derived from Sale 1 & 2. Based on the sales prices of these sales, and taking into account any locational or site differences, it did not appear that there was any great variance in the prices paid for the two separate types of properties.

LAND SALE "Representation Of Subject Property" (will be employed as the subject lot)



Mapsco:	59P Dallas
Location:	9428 Paramount Avenue, Dallas, Texas
Grantor:	Matthew Bashover
Grantee:	Marcial Medina
Date of Sale:	August 30, 2013
Recording Data:	201300276231
County:	Dallas
Size:	10,301 SF
Shape:	Rectangular
Zoning:	R-7(A)- Residential
Utilities:	All Available
Topography:	Basically Level
Consideration:	$14,000
Per SF:	$1.36
Terms:	Cash to Seller
Cash Equivalent Consideration:	$14,000
Per SF:	$1.36
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which **is not** improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

LAND SALE NO. 1



Mapsco:	69 K Dallas
Location:	9843 Whistler Drive, Dallas, Texas
Grantor:	Greenbriar Homes LLC
Grantee:	Acaniz Complete Service LLC
Date of Sale:	June 14, 2013
Recording Data:	201300187838
County:	Dallas
Size:	8,576 SF
Shape:	Basically Rectangular
Zoning:	R-75(A)- Residential
Utilities:	All Available
Topography:	Basically Level
Consideration:	$12,000
Per SF:	$1.40
Terms:	Cash to Seller
Cash Equivalent Consideration:	$12,000
Per SF:	$1.40
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street **which is** improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

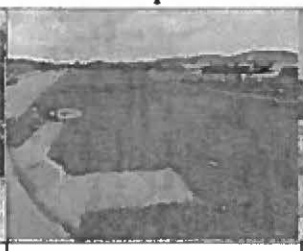
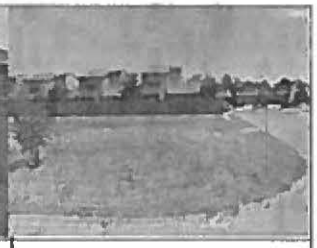
LAND SALE NO. 2



Mapsco:	57 V Dallas
Location:	6325 Pebble Avenue, Dallas, Texas
Grantor:	American National Bank
Grantee:	Reginald Deloatch
Date of Sale:	March 17, 2014
Recording Data:	201400065171
County:	Dallas
Size:	3,000 SF
Shape:	Basically Rectangular
Zoning:	TH-3(A) - Residential
Utilities:	All Available
Topography:	Basically Level
Consideration:	$3,750
Per SF:	$1.25
Terms:	Cash to Seller
Cash Equivalent Consideration:	$3,750
Per SF:	$1.25
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street **which is** improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

Improved Residential Sales
Unimproved Street vs. Improved Streets

			
Location	**Representation of Subject Property** 9428 Paramount Avenue Dallas, Texas	**Sale 1** 9843 Whistler Drive Dallas, Texas	**Sale 2** 6325 Pebble Avenue Dallas, Texas
Sales Price/ Per Square Foot	$1.36	$1.40	$1.25
Eff. Sale Price	$1.36	$1.40	$1.25
Size/SF	10,301 -0-	8,576 -0-	3,000 +5%
Curbs/Gutters	**No**	**Yes**	**Yes**
Location	Average -0-	Similar -0-	Similar -0-
Condition	Average -0-	Similiar -0-	Similar -0-
Percentage Adjustment		0%	(+5%)
Net Adjustment		$0.00	(+0.06)
Adjusted Sale Price	**$1.36**	**$1.40**	**$1.31**

The Representation of Subject Property, Sale 1, at 9428 Paramount Avenue is a 10,301 square foot lot that **did not** have curbs/gutters or sidewalks and sold for $1.36 per square foot. The two other sales **did** have curbs/gutters and sidewalks on their sites and sold at prices ranging from $1.25 to $1.40 per square foot. All of the sales are located in the same general area and each has similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. The main difference between the sales is their respective sizes. In a typical residential subdivision, lot sizes are relatively constant and the prices paid for the lots is usually based on a standard-size lot meaning that if the typical sized lot is 7,500 square feet and the median sales price paid for the standard lot is $10,200, the average lot price is $1.36 per square foot. If an 8,500 square foot lot sells for $11,900 the lot price would be $1.40 per square foot, and a 6,000 square foot lot would sell for $1.40 per square foot at a sales price of $8,400. Sale 2 had similar features as the subject lot, with the exception of the smaller size. Sales 1 was not adjusted because of its close comparison to the Representation of Subject Property (9428 Paramount Avenue).
After making any warranted adjustments to the sales comparables, a range of values of $1.31 to $1.40 per square foot was derived. Based on the sales prices of these sales, and taking into account any locational or site differences, it did not appear that there was any great variance in the prices paid for the two separate types of properties.

MARKET DATA ANALYSIS

In addition to the Direct Sales Comparison Method of determining whether or not the subject properties will experience any enhancement in value caused by the street improvements, the analyst also enlisted advice from several different sources. These sources included real estate brokers, city officials and other people who have engaged in similar type studies. Below is a partial list of the people who were contacted and a summary of their responses. All of the responses are based on properties that are assumed to be vacant tracts of land.

Art Phillips - Broker - Re/Max

Mr. Phillips stated that he would most likely list a property with curbs and gutters at a higher rate per square foot than one without the street improvements. He indicated that he would probably increase the asking price by approximately 5% over a tract that was located on a street without curbs, gutters or sidewalks.

Trey Neville - Broker - Site Property Company

Mr. Neville said that he would expect a property with curbs, gutters and sidewalks to command a higher price per square foot than one without and that he would list it higher. He stated that a 5% difference between the two types of properties would be fair.

John Lucas - Broker -Century 21-Mike Bowman

Unlike the other brokers, Mr. Lucas did not feel like there would be any difference in prices between the two types of properties and stated that he would not list them differently.

Johnny Bratton - Broker - Re/Max

Mr. Bratton, like Mr. Lucas, did not believe that there was any significant difference between the two properties and said he would not list them at different prices all other things being equal.

Frank Juster - Broker - Dunn Commercial

It was Mr. Justers opinion that a property with curbs, gutters and sidewalks may experience a minuscule increase in value over a property that did not have the same improvements.

Galen Morrison - Appraiser/former Right-of-Way Agent TxDoT

Mr. Morrison spent 10 years working as a right-of-way agent for Texas Department of Transportation and now works as an appraiser and a review appraiser for many TxDoT projects. Mr. Morrison stated that he believes that properties that have been improved with curbs, gutters and sidewalks experience an increase in value based on the number of projects that he has been associated with, but that the increase in very small and sometimes unquantifiable.

ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost $25,000 to install, but upon resale rarely yields $10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional monies for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

The Tables on the following pages identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
CORNING AVE INTERSECTS									
		FREEMONT							
PEDRO ELIZALDE &	28	18/4114	43 FT	PVMNT	$75.52	$3,247.36		$15,000 (10% of lot value ($1,500)	$1,500.00
ALFONSIA ELIZALDE			28 FT	WALK	No Cost	$0.00			$0.00
3055 ARIZONA AVE			15.2 SY	DR(10'Wide)	$43.43	$660.14			$330.07
DALLAS, TX 75216							$3,907.50		$1,830.07
		FREEMONT							
NICOLAS V ZAPATA &	27	18/4114	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
MARINA LOPEZ			30 FT	WALK	$8.34	$250.20		$15,000 (10% of lot value ($1,500)	$125.10
3051 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00			$0.00
DALLAS, TX 75216							$4,026.20		$1,625.10
WILLIE GREEN &	26	18/4114	48 FT	PVMT	$75.52	$3,624.96		$15,000 (10% of lot value ($1,500)	$1,500.00
JEFEREY WEEMS ETAL	3047		48 FT	WALK	$8.34	$400.32			$200.16
711 CALCUTTA DR	Arizona Ave						$4,025.28		$1,700.16
DALLAS, TX 75241									
JOSE G LUVIANOS &	25	18/4114	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
ALICIA LUVIANOS			30 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
3043 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00			$0.00
DALLAS, TX 75216							$3,776.00		$1,500.00
JUAN J BARRERA	24	18/4114	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
3039 ARIZONA AVE			30 FT	WALK	$8.34	$250.20			$125.10
DALLAS, TX 75216			15.2 SY	DR(10'Wide)	$43.43	$660.14		$15,000 (10% of lot value ($1,500)	$330.07
			10 FT	DRIVE	No Cost	$0.00			$0.00
							$4,686.34		$1,955.17
GEORGE WASHINGTON	23	18/4114	49 FT	PVMT	$75.52	$3,700.48		$15,000 (10% of lot value ($1,500)	$1,500.00
3306 SEEVERS AVE	3035		49 FT	WALK	$8.34	$408.66			$204.33
DALLAS, TX 75216	Arizona Ave						$4,109.14		$1,704.33

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			FREEMONT						
NEREIDA VASQUEZ	22	18/4114	50 FT	PVMT	$75.52	$3,776.00		$15,000 (10% of lot value	$1,500.00
3227 W LEDBETTER DR	3031		50 FT	WALK	$8.34	$417.00		($1,500)	$208.50
DALLAS, TX 75233	Arizona Ave						$4,193.00		$1,708.50
LEROY WATSON &	21	18/4114	50 FT	PVMT	$75.52	$3,776.00		$15,000 (10% of lot value	$1,500.00
SHARON WATSON	3027		50 FT	WALK	$8.34	$417.00		($1,500)	$208.50
3023 ARIZONA AVE	Arizona Ave						$4,193.00		$1,708.50
DALLAS, TX 75216									
LEROY WATSON	20	18/4114	49 FT	PVMT	$75.52	$3,700.48		$23,000 (10% of lot value	$2,300.00
3944 KIESTMEADOW DR	3023		49 FT	DRIVE	No Cost	$0.00		($2,300)	$0.00
DALLAS, TX 75233	Arizona Ave						$3,700.48		$2,300.00
CASSANDRA C THOMAS &	19	18/4114	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
CASON T TAYLOR			33 FT	WALK	$8.34	$275.22			$137.61
3019 ARIZONA AVE			17.2 SY	DR(12'wide)	$43.43	$747.00		$15,000 (10% of lot value	$373.50
DALLAS, TX 75216			15.2 SY	DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
							$5,458.35		$2,341.18
FME PROPERTIES LLC	18	18/4114	49 FT	PVMT	$75.52	$3,700.48			$1,500.00
P O BOX 1266	3015		29 FT	WALK	$8.34	$241.86		$15,000 (10% of lot value	$120.93
HUTCHINS, TX 75141	Arizona Ave		18.3 SY	DR(10'wide)	$43.43	$794.77		($1,500)	$397.39
							$4,737.11		$2,018.32
			FREEMONT						
JOSE SAUCEDO &	17	18/4114	49 FT	PVMT	$75.52	$3,700.48			$1,500.00
ELPIDIA P SAUCEDO			29 FT	WALK	$8.34	$241.86		$15,000 (10% of lot value	$120.93
3011 ARIZONA AVE			14.7 SY	DR(15'wide)	$43.43	$638.42		($1,500)	$319.21
DALLAS, TX 75216							$4,580.76		$1,940.14

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
EVERDENE COBOURN &	16	18/4114	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
AUDREY E COBOURN			32 FT	WALK	$8.34	$266.88		$15,000 (10% of lot value	$133.44
3007 ARIZONA AVE			18.9 SY	DR(13'wide)	$43.43	$820.83		($1,500)	$410.42
DALLAS, TX 75216							$4,863.71		$2,043.86
JOSE O MARTINEZ &	15	18/4114	45 FT	PVMT	$75.52	$3,398.40			$1,500.00
MARIA MARTINEZ	3001		20 FT	WALK	$8.34	$166.80		$15,000 (10% of lot value	$83.40
2914 SEEVERS AVE	Arizona Ave		24.4 SY	DR(15'wide)	$43.43	$1,059.69		($1,500)	$529.85
DALLAS, TX 75216							$4,624.89		$2,113.25
MCVEY ST INTERSECTS									
PATSY JENKINS EST OF	24	11/4110	45 FT	PVMT	$75.52	$3,398.40		$15,000 (10% of lot value	$1,500.00
1151 ESTER RD #406	2947		45 FT	WALK	No Cost	$0.00		($1,500)	$0.00
IRVING, TX 75061	Arizona Ave						$3,398.40		$1,500.00
			FREEMONT						
DOROTHY M PIERRE	23	11/4110	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
2943 ARIZONA AVE			40 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
DALLAS, TX 75216			10.8 FT	DR(10'wide)	$43.43	$469.04		($1,500)	$234.52
							$4,245.04		$1,734.52
JUAN ALVARADO &	22	11/4110	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
VITORIANO ALVARADO			30 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
2939 ARIZONA AVE			21.3 SY	DR(15'wide)	$43.43	$925.06		($1,500)	$462.53
DALLAS, TX 75216							$4,701.06		$1,962.53

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
YOLANDA GAONA	21	11/4110	50 FT PVMT	$75.52	$3,776.00			$1,500.00
2935 ARIZONA AVE			30 FT WALK	$8.34	$250.20		$15,000 (10% of lot value	$125.10
DALLAS, TX 75216			18.3 SY DR(10'wide)	$43.43	$794.77		($1,500)	$397.39
						$4,820.97		$2,022.49
MGC PROPERTIES CO	20	11/4110	50 FT PVMT	$75.52	$3,776.00			$1,500.00
P O BOX 1181	2931		34 FT WALK	$8.34	$283.56		$15,000 (10% of lot value	$141.78
DOWNTOWN STATION	Arizona Ave		11 FT DRIVE	No Cost	$0.00		($1,500)	$0.00
DALLAS, TX 75221						$4,059.56		$1,641.78
MIGUEL A MARQUEZ &	19	11/4110	50 FT PVMT	$75.52	$3,776.00			$1,500.00
JUDITH C MARQUEZ	2927		40 FT WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
718 S WAVERLY DR	Arizona Ave		15.2 SY DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
DALLAS, TX 75208						$4,436.14		$1,830.07
			FREEMONT					
AUDENCIO B VAZQUEZ	18	11/4110	49 FT PVMT	$75.52	$3,700.48			$1,500.00
2923 ARIZONA AVE			20 FT WALK	$8.34	$166.80		$15,000 (10% of lot value	$83.40
DALLAS, TX 75216			11.7 SY DR(11'wide)	$43.43	$508.13		($1,500)	$254.07
			10 FT DRIVE	No Cost	$0.00			$0.00
						$4,375.41		$1,837.47
DAVID GUERRERO	17	11/4110	49 FT PVMT	$75.52	$3,700.48			$1,500.00
2919 ARIZONA AVE			29 FT WALK	$8.34	$241.86		$15,000 (10% of lot value	$120.93
DALLAS, TX 75216			18.3 SY DR(10'wide)	$43.43	$794.77		($1,500)	$397.39
						$4,737.11		$2,018.32
JOAQUIN LOPEZ &	16	11/4110	50 FT PVMT	$75.52	$3,776.00			$1,500.00
MARIA G LOPEZ			35 FT WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
2915 ARIZONA AVE			15.2 SY DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
DALLAS, TX 75216						$4,436.14		$1,830.07

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
JC LEASING LLP &	15	11/4110	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
COUCH KEDRIC	2911		18 FT	WALK	$8.34	$150.12		$15,000 (10% of lot value	$75.06
323 CENTRE ST	Arizona Ave		17.7 SY	DR(12'wide)	$43.43	$768.71		($1,500)	$384.36
DALLAS, TX 75208			15.2 SY	DR(10'wide)	$43.43	$660.14			$330.07
							$5,354.97		$2,289.49
DONACIANO VASQUEZ	14	11/4110	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
2907 ARIZONA AVE			29 FT	WALK	$8.34	$241.86		$15,000 (10% of lot value	$120.93
DALLAS, TX 75216			22.6 SY	DR(16'wide)	$43.43	$981.52		($1,500)	$490.76
							$4,999.38		$2,111.69
BROWNLEE AVE INTERSECTS									
DONACIANO VASQUEZ	13	11/4110	45 FT	PVMT	$75.52	$3,398.40			$1,500.00
2907 ARIZONA AVE	2901		11 FT	WALK	$8.34	$91.74		$15,000 (10% of lot value	$45.87
DALLAS, TX 75216	Arizona Ave		24 FT	DRIVE	No Cost	$0.00		($1,500)	$0.00
							$3,490.14		$1,545.87
DAVID CASTRELLON	24	4/4106	45 FT	PVMT	$75.52	$3,398.40			$1,500.00
MARIA CASTRELLON			25 FT	WALK	$8.34	$208.50		$15,000 (10% of lot value	$104.25
2847 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00		($1,500)	$0.00
DALLAS, TX 75216							$3,606.90		$1,604.25
ALEJANDRO RIOS	23	4/4106	49 FT	PVMT	$75.52	$3,700.48			$1,500.00
2843 ARIZONA AVE			24 FT	WALK	$8.34	$200.16		$15,000 (10% of lot value	$100.08
DALLAS, TX 75216			27.5 SY	DR(20'wide)	$43.43	$1,194.33		($1,500)	$597.17
							$5,094.97		$2,197.25
DAVID R HAWKINS	22	4/4106	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
P O BOX 901	2839		50 FT	WALK	$8.34	$417.00		$15,000 (10% of lot value	$208.50
ROCKWALL, TX 75087	Arizona Ave						$4,193.00	($1,500)	$1,708.50

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
FRANCISCO J CASTILLO	21	4/4106	49 FT PVMT	$75.52	$3,700.48			$1,500.00
DIANA S GARCIA			27 FT WALK	$8.34	$225.18		$15,000 (10% of lot value	$112.59
2835 ARIZONA AVE			12 FT DRIVE	No Cost	$0.00		($1,500)	$0.00
DALLAS, TX 75216						$3,925.66		$1,612.59
			FREEMONT					
SANTANA ALVARADO &	20	4/4106	50 FT PVMT	$75.52	$3,776.00			$1,500.00
JULIANA ALVARADO			22 FT WALK	$8.34	$183.48		$15,000 (10% of lot value	$91.74
2831 ARIZONA AVE			18 FT DRIVE	No Cost	$0.00		($1,500)	$0.00
DALLAS, TX 75216						$3,959.48		$1,591.74
STEVE TEMPLE COGIC	19	4/4106	50 FT PVMT	$75.52	$3,776.00			$1,500.00
2827 ARIZONA AVE			30 FT WALK	$8.34	$250.20		$15,000 (10% of lot value	$125.10
DALLAS, TX 75216			10 FT DRIVE	No Cost	$0.00		($1,500)	$0.00
						$4,026.20		$1,625.10
STEVE TEMPLE COGIC	18	4/4106	49 FT PVMT	$75.52	$3,700.48			$1,500.00
2827 ARIZONA AVE	2823		49 FT WALK	$8.34	$408.66		$15,000 (10% of lot value	$204.33
DALLAS, TX 75216	Arizona Ave					$4,109.14	($1,500)	$1,704.33
STEVEN TEMPLE CHURCH	17	4/4106	50 FT PVMT	$75.52	$3,776.00			$1,500.00
OF GOD IN CHRIST	2819		50 FT WALK	$8.34	$417.00		$15,000 (10% of lot value	$208.50
2805 ARIZONA AVE	Arizona Ave					$4,193.00	($1,500)	$1,708.50
DALLAS, TX 75216								
STEVEN TEMPLE CHURCH	16	4/4106	49 FT PVMT	$75.52	$3,700.48			$1,500.00
OF GOD IN CHRIST	2815		45 FT WALK	$8.34	$375.30		$15,000 (10% of lot value	$187.65
344 E SANER AVE	Arizona Ave					$4,075.78	($1,500)	$1,687.65
DALLAS, TX 75216								

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			FREEMONT						
STEVEN TEMPLE CHURCH	13A	4/4106	135 FT	PVMT	$73.35	$9,902.25			$4,347.00
OF GOD IN CHRIST	Acs 0.499		96 FT	WALK	No Cost	$0.00		$43,470 (10% of lot value	$0.00
344 E SANER AVE	2805		24 FT	DRIVE	No Cost	$0.00		($4,347)	$0.00
DALLAS, TX75216	Arizona Ave		15 FT	DRIVE	No Cost	$0.00			$0.00
							$9,902.25		$4,347.00
EAST SIDE OF STREET									
ROWE & ROWE	1	5/4115	27 FT	PVMT	$73.35	$1,980.45			$1,500.00
REAL ESTATE	50x150		18 FT	PVMT	$75.52	$1,359.36		$15,000 (10% of lot value	$0.00
445 E FM 1382 STE 3	406		45 FT	WALK	$8.34	$375.30		($1,500)	$187.65
CEDAR HILL, TX 75104	E Saner Ave						$3,715.11		$1,687.65
ROWE & ROWE	2	5/4115	49 FT	PVMT	$75.52	$3,700.48		$15,000 (10% of lot value	$1,500.00
REAL ESTATE	2806		49 FT	WALK	$8.34	$408.66		($1,500)	$204.33
445 E FM 1382 STE 3	Arizona Ave						$4,109.14		$1,704.33
CEDAR HILL, TX 75104									
JOSE MEDINA &	3	5/4115	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
ORANNA LOVATO	2810		39 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
816 ROCK CREEK LN	Arizona Ave		11.7 SY	DR(11'wide)	$43.43	$508.13		($1,500)	$254.07
RED OAK, TX 75154							$4,284.13		$1,754.07
JOSE I MEDINA &	4	5/4115	50 FT	PVMT	$75.52	$3,776.00		$15,000 (10% of lot value	$1,500.00
ORANNA M MEDINA	2814		50 FT	WALK	$8.34	$417.00		($1,500)	$208.50
816 ROCK CREEK	Arizona Ave						$4,193.00		$1,708.50
DALLAS, TX 75154									

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			FREEMONT ADDN						
MARCELO ZUBIRI JR	5	5/4115	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
2818 ARIZONA AVE			37 FT	WALK	$8.34	$308.58		$15,000 (10% of lot value	$154.29
DALLAS, TX 75216			22 SY	DR(13'wide)	$43.43	$955.46		($1,500)	$477.73
							$5,040.04		$2,132.02
AUGUSTINA VILLEGAS	6	5/4115	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
2822 ARIZONA AVE			30 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
DALLAS, TX 75216			10.8 SY	DR(10'wide)	$43.43	$469.04		($1,500)	$234.52
			10.8 SY	DR(10'wide)	$43.43	$469.04			$234.52
							$4,714.09		$1,969.04
CHARLES B DANIEL EST OF	7	5/4115	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
P O BOX 226842	2826		40 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
DALLAS, TX 75222	Arizona Ave		10.8 SY	DR(10'wide)	$43.43	$469.04		($1,500)	$234.52
							$4,245.04		$1,734.52
LUZ MARIA ARROYOS	8	5/4115	50 FT	PVMT	$75.52	$3,776.00		$15,000 (10% of lot value	$1,500.00
3118 S EWING AVE	2830		50 FT	WALK	$8.34	$417.00		($1,500)	$208.50
DALLAS, TX 75216	Arizona Ave						$4,193.00		$1,708.50
JUAN C RODRIGUEZ &	9	5/4115	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
MARIA R RODRIGUEZ			30 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
2834 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00		($1,500)	$0.00
DALLAS, TX 75216			10 FT	DRIVE	No Cost	$0.00			$0.00
							$3,776.00		$1,500.00

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			FREEMONT						
ANGEL TORRES &	10	5/4115	49 FT	PVMT	$75.52	$3,700.48			$1,500.00
ROBERTO VASQUEZ	2838		39 FT	WALK	$8.34	$325.26		$15,000 (10% of lot value	$162.63
1915 GLENFIELD AVE	Arizona Ave		15.2 SY	DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
DALLAS, TX 75224							$4,685.88		$1,992.70
ANTONIO ZURITA &	11	5/4115	49 FT	PVMT	$75.52	$3,700.48			$1,500.00
ARACELI VASQUEZ			39 FT	WALK	$8.34	$325.26		$15,000 (10% of lot value	$162.63
2842 ARIZONA AVE			15.2 SY	DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
DALLAS, TX 75216							$4,685.88		$1,992.70
DELFINO VASQUEZ &	12	5/4115	45 FT	PVMT	$75.52	$3,398.40			$1,500.00
PETRA DIAZ			33 FT	WALK	$8.34	$275.22		$15,000 (10% of lot value	$137.61
2846 ARIZONA AVE			17.7 SY	DR(12'wide)	$43.43	$768.71		($1,500)	$384.36
DALLAS, TX 75216							$4,442.33		$2,021.97
BROWN LEE AVE INTERSECTS									
RUBY CHAMBERS	Pt Lt 1	12/4118	25 FT	PVMT	$75.52	$1,888.00			$1,500.00
2902 ARIZONA AVE	50x100		20 FT	PVMT	$73.35	$1,467.00		$15,000 (10% of lot value	$0.00
DALLAS, TX 75216			34 FT	WALK	$8.34	$283.56		($1,500)	$141.78
			16.5 SY	DR(11'wide)	$43.43	$716.60			$358.30
							$4,355.16		$2,000.08
RAUL GOMEZ &	2	12/4118	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
MARGARITA GOMEZ	2906		40 FT	WALK	$8.34	$333.60		$15,000 (10% of lot value	$166.80
527 ARCHER AVE	Arizona Ave		15.2 SY	DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
DALLAS, TX 75211							$4,769.74		$1,996.87

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			FREEMONT					
ANTONIO C CARDENAS &	3	12/4118	49 FT PVMT	$75.52	$3,700.48			$1,500.00
MARIA DE LA LUZ LOZANO			28 FT WALK	$8.34	$233.52		$15,000 (10% of lot value	$116.76
2910 ARIZONA AVE			15.2 SY DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
DALLAS, TX 75216			11 FT DRIVE	No Cost	$0.00			$0.00
						$4,594.14		$1,946.83
ORLANDO MALCOLM &	4	12/4118	50 FT PVMT	$75.52	$3,776.00		$15,000 (10% of lot value	$1,500.00
MARY MALCOLM	2914		50 FT WALK	$8.34	$417.00		($1,500)	$208.50
777 CUSTER RD APT 6-1	Arizona Ave					$4,193.00		$1,708.50
RICHARDSON, TX 75080								
BERONICA VASQUEZ	5	12/4118	50 FT PVMT	$75.52	$3,776.00			$1,500.00
2918 ARIZONA AVE			40 FT WALK	$8.34	$333.60		$15,000 (10% of lot value	$166.80
DALLAS, TX 75216			13.9 SY DR(10'wide)	$43.43	$603.68		($1,500)	$301.84
						$4,713.28		$1,968.64
BEHZABETH Y GARCIA &	6	12/4118	50 FT PVMT	$75.52	$3,776.00			$1,500.00
MARGARITO I GARCIA	2922		40 FT WALK	$8.34	$333.60		$15,000 (10% of lot value	$166.80
3227 W LEDBETTER DR	Arizona Ave		10 FT DRIVE	No Cost	$0.00		($1,500)	$0.00
DALLAS, TX 75233						$4,109.60		$1,666.80
EDWARD MINOR &	7	12/4118	49 FT PVMT	$75.52	$3,700.48			$1,500.00
EDITH M MINOR	2926		19 FT WALK	$8.34	$158.46		$15,000 (10% of lot value	$79.23
P O BOX 146	Arizona Ave		18.7 SY DR(20'wide)	$43.43	$812.14		($1,500)	$406.07
DALLAS, TX 75221			15.2 SY DR(10'wide)	$43.43	$660.14			$330.07
						$5,331.22		$2,315.37

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			FREEMONT						
FRANCISCO J MARTINEZ	8	12/4118	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
BLANCA E VILLEGAS			40 FT	WALK	$8.34	$333.60		$15,000 (10% of lot value	$166.80
2930 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00		($1,500)	$0.00
DALLAS, TX 75216							$4,109.60		$1,666.80
YESICA M GALINDEZ &	9	12/4118	49 FT	PVMT	$75.52	$3,700.48			$1,500.00
PADILLA M BACILIDES			37 FT	WALK	$8.34	$308.58		$15,000 (10% of lot value	$154.29
2934 ARIZONA AVE			17.7 SY	DR(12'wide)	$43.43	$768.71		($1,500)	$384.36
DALLAS, TX 75216							$4,777.77		$2,038.65
J C HOPKINS ESTATE OF	10	12/4118	49 FT	PVMT	$75.52	$3,700.48			$1,500.00
C/O KEN JOHNSON	2938		39 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
213 TRANQUILITY LN	Arizona Ave		10 FT	DRIVE	No Cost	$0.00		($1,500)	$0.00
CEDAR HILL, TX 75104							$3,700.48		$1,500.00
RUFINA MOLINA	11	12/4118	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
2942 ARIZONA AVE			40 FT	WALK	$8.34	$333.60		$15,000 (10% of lot value	$166.80
DALLAS, TX 75216			15.2 SY	DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
							$4,769.74		$1,996.87
JAMES ORCHARD	12	12/4118	45 FT	PVMT	$75.52	$3,398.40			$1,500.00
7324 GASTON AVE	2946		45 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
DALLAS, TX 75214	Arizona Ave						$3,398.40	($1,500)	$1,500.00

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
MCVEY ST INTERSECTS									
			FREEMONT						
MANUEL C BORJA &	1	19/4121	45 FT	PVMT	$75.52	$3,398.40			$1,500.00
NOHEMI TEJAD			30 FT	WALK	$8.34	$250.20		$15,000 (10% of lot value	$125.10
3002 ARIZONA AVE			21.1 SY	DR(15'wide)	$43.43	$916.37		($1,500)	$458.19
DALLAS, TX 75216							$4,564.97		$2,083.29
CHECKERED	2	19/4121	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
ENTERPRISES LP	3006		50 FT	WALK	$8.34	$417.00		$15,000 (10% of lot value	$208.50
P O BOX 397840	Arizona Ave						$4,193.00	($1,500)	$1,708.50
DALLAS, TX 75339									
DICK & MARGIE KYSER	3	19/4121	49 FT	PVMT	$75.52	$3,700.48			$1,500.00
4840 OAK GROVE RD	3010		39 FT	WALK	$8.34	$325.26		$15,000 (10% of lot value	$162.63
ENNIS, TX 75119	Arizona Ave		15.2 SY	DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
							$4,685.88		$1,992.70
DICK & MARGIE KYSER	4	19/4121	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
4840 OAK GROVE RD	3014		40 FT	WALK	$8.34	$333.60		$15,000 (10% of lot value	$166.80
ENNIS, TX 75119	Arizona Ave		15.2 SY	DR(10'wide)	$43.43	$660.14		($1,500)	$330.07
							$4,769.74		$1,996.87

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			FREEMONT						
CITY OF DALLAS 320 E JEFFERSON BLVD ROOM #203 DALLAS, TX 75203	5 3018 Arizona Ave	19/4121			NO ASSESSMENT CITY OF DALLAS				
ELISABETH MARISCAL 3022 ARIZONA AVE DALLAS, TX 75216	6	19/4121	49 FT 39 FT 10.8 SY	PVMT WALK DR(10'wide)	$75.52 No Cost $43.43	$3,700.48 $0.00 $469.04	$4,169.52	$15,000 (10% of lot value ($1,500)	$1,500.00 $0.00 $234.52 $1,734.52
JUANA M BARRERA 3026 ARIZONA AVE DALLAS, TX 75216	7	19/4121	49 FT 28 FT 28.7 SY	PVMT WALK DR(21'wide)	$75.52 $8.34 $43.43	$3,700.48 $233.52 $1,246.44	$5,180.44	$15,000 (10% of lot value ($1,500)	$1,500.00 $116.76 $623.22 $2,239.98
DWIGHT W SNELL 3030 ARIZONA AVE DALLAS, TX 75216	8	19/4121	49 FT 39 FT 15.2 SY	PVMT WALK DR(10'wide)	$75.52 $8.34 $43.43	$3,700.48 $325.26 $660.14	$4,685.88	$15,000 (10% of lot value ($1,500)	$1,500.00 $162.63 $330.07 $1,992.70
MONARCH DEVELOPMENT CORP 7509 INWOOD RD DALLAS, TX 75209	9 3034 Arizona Ave	19/4121	50 FT 50 FT	PVMT WALK	$75.52 $8.34	$3,776.00 $417.00	$4,193.00	$15,000 (10% of lot value ($1,500)	$1,500.00 $208.50 $1,708.50

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			FREEMONT						
JOSE O MARTINEZ	10	19/4121	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
2914 SEEVERS AVE	3038		40 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
DALLAS, TX 75216	Arizona Ave		10.8 SY	DR(10'wide)	$43.43	$469.04		($1,500)	$234.52
							$4,245.04		$1,734.52
LUIS E SANCHEZ	11	19/4121	48 FT	PVMT	$75.52	$3,624.96			$1,500.00
3042 ARIZONA AVE			24 FT	WALK	$8.34	$200.16		$15,000 (10% of lot value	$100.08
DALLAS, TX 75216			18 FT	WALK	No Cost	$0.00		($1,500)	$0.00
							$3,825.12		$1,600.08
MARIE & JOSE MARTINEZ	12	19/4121	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
2914 SEEVERS AVE	3046		38 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
DALLAS, TX 75216	Arizona Ave		13.3 SY	DR(12'wide)	$43.43	$577.62		($1,500)	$288.81
							$4,353.62		$1,788.81
LETHER P OLIPHANT	13	19/4121	50 FT	PVMT	$75.52	$3,776.00			$1,500.00
3050 ARIZONA AVE			30 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
DALLAS, TX 75216			10.8 SY	DR(10'wide)	$43.43	$469.04		($1,500)	$234.52
			10.8 SY	DR(10'wide)	$43.43	$469.04			$234.52
							$4,714.09		$1,969.04
DORA CASTRO &	14	19/4121	45 FT	PVMT	$75.52	$3,398.40			$1,500.00
DORA VARA	3054		45 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value	$0.00
1408 BARLOW	Arizona Ave		13.9 SY	DR(10'Drive)	$43.43	$603.68		($1,500)	$301.84
DALLAS, TX 75224							$4,002.08		$1,801.84

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
NORTH SIDE OF STREET									
MISSION OUTREACH	12	9/4108	144 FT	PMVT	$15.75	$2,268.00			$1,500.00
HOLINESS CHURCH			134 FT	WALK	$4.17	$558.78		$15,000 (10% of lot value ($1,500)	$279.39
2946 SEEVERS AVE			10 FT	DRIVE	No Cost	$0.00			$0.00
DALLAS, TX 75216							$2,826.78		$1,779.39
JUAN H MARTINEZ &	24	9/4108	142 FT	PVMT	$15.75	$2,236.50			$1,500.00
JOVITA GOMEZ			142 FT	WALK	$4.17	$592.14		$15,000 (10% of lot value ($1,500)	$296.07
2949 RAMSEY AVE							$2,828.64		$1,796.07
DALLAS, TX 75216									
RAMSEY AVE INTERSECTS									
JOSE ANTONIO PAIZ	12	10/4109	143 FT	PVMT	$15.75	$2,252.25			$1,500.00
2946 RAMSEY AVE			143 FT	WALK	$4.17	$596.31		$15,000 (10% of lot value ($1,500)	$298.16
DALLAS, TX 75216							$2,848.56		$1,798.16
JAVIER REYES &	24	10/4109	144 FT	PVMT	$15.75	$2,268.00			$1,500.00
ELIAS REYES			134 FT	WALK	$4.17	$558.78		$15,000 (10% of lot value ($1,500)	$279.39
2947 ALABAMA AVE			18.3 SY	DR(10'wide)	$43.43	$794.77			$397.39
DALLAS, TX 75216							$3,621.55		$2,176.78
ALABAMA AVE INTERSECTS									
ADRIAN ESTRADA	12	11/4110	142 FT	PVMT	$15.75	$2,236.50			$1,500.00
1623 GARZA AVE	2946		130 FT	WALK	$4.17	$542.10		$15,000 (10% of lot value ($1,500)	$271.05
DALLAS, TX 75216	Alabama Ave		12 FT	DRIVE	No Cost	$0.00			$0.00
							$2,778.60		$1,771.05

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
			FREEMONT						
PATSY JENKINS EST OF	24	11/4110	144 FT	PVMT	$15.75	$2,268.00			$1,500.00
1151 ESTER RD #406	2947		144 FT	WALK	$4.17	$600.48		$15,000 (10% of lot value ($1,500)	$300.24
IRVING, TX 75061	Arizona Av						$2,868.48		$1,800.24
ARIZONA AVE INTERSECTS									
JAMES ORCHARD	12	12/4118	144 FT	PVMT	$15.75	$2,268.00			$1,500.00
7324 GASTON AVE	2946		100 FT	WALK	$4.17	$417.00		$15,000 (10% of lot value ($1,500)	$208.50
DALLAS, TX 75214	Arizona Ave		21 FT	DRIVE	No Cost	$0.00			$0.00
							$2,685.00		$1,708.50
ALICIA L DARLINGTON	24	12/4118	144 FT	PVMT	$15.75	$2,268.00			$1,500.00
2947 MICHIGAN AVE			85 FT	WALK	$4.17	$354.45		$15,000 (10% of lot value ($1,500)	$177.23
DALLAS, TX 75216			24 FT	DRIVE	No Cost	$0.00			$0.00
			14 FT	DRIVE	No Cost	$0.00			$0.00
MICHIGAN AVE INTERSECTS							$2,622.45		$1,677.23
LEONARDO VILLEGAS	12	13/4119	143 FT	PVMT	$15.75	$2,252.25			$1,500.00
2946 MICHIGAN AVE			128 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
DALLAS, TX 75216			20.7 SY	DR(12'wide)	$43.43	$899.00			$449.50
							$3,151.25		$1,949.50
JOHNNIE M NEWHOUSE	24	13/4119	142 FT	PVMT	$15.75	$2,236.50			$1,500.00
2947 ALASKA AVE			130 FT	WALK	$4.17	$542.10		$15,000 (10% of lot value ($1,500)	$271.05
DALLAS, TX 75216							$2,778.60		$1,771.05

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
ALASKA AVE INTERSECTS									
			FREEMONT						
ANDREW SANDOVAL	12	14/4120	142 FT	PVMT	ADJ TO			$15,000 (10% of lot value ($1,500)	
105 MEADOWBROOK OAK	**2946**		122 FT	PVMT	$15.75	$1,921.50			**$1,500.00**
LEAF, TX 75154	**Alaska Ave**		142 FT	WALK	$4.17	$592.14			**$296.07**
							$2,513.64		**$1,796.07**
JAMES B JONES	24	14/4120	145 FT	PVMT	$15.75	$2,283.75		$13,500 (10% of lot value ($1,350)	**$1,350.00**
2947 S MARSALIS AVE			145 FT	WALK	$4.17	$604.65			**$302.33**
DALLAS, TX 75216							**$2,888.40**		**$1,652.33**
SOUTH SIDE OF STREET									
MARIA MENDOZA	15	21/4123	145 FT	PVMT	$15.75	$2,283.75		$13,500 (10% of lot value ($1,350)	**$1,350.00**
2126 SEEVERS AVE	**3003**		145 FT	WALK	No Cost	$0.00			**$0.00**
DALLAS, TX 75216	**S. Marsalis Ave**						**$2,283.75**		**$1,350.00**
MARTHA L OCHOA SEGURA	1 & 2	21/4123	145 FT	PVMT	ADJ TO				
3000 ALASKA AVE			125 FT	PVMT	$15.75	$1,968.75		$22,500 (10% of lot value ($2,250)	**$1,968.75**
DALLAS, TX 75216			145 FT	WALK	No Cost	$0.00			**$0.00**
							$1,968.75		**$1,968.75**
ALASKA AVE INTERSECTS									
ROSARIO MARTINEZ	15	20/4122	143 FT	PVMT	$15.75	$2,252.25		$15,000 (10% of lot value ($1,500)	**$1,500.00**
3003 ALASKA AVE			143 FT	WALK	No Cost	$0.00			**$0.00**
DALLAS, TX 75216							**$2,252.25**		**$1,500.00**

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
			FREEMONT						
SELVIN CRAWFORD	1	20/4122	142 FT	PVMT	$15.75	$2,236.50			$1,500.00
2320 REGINALD RD	3002		142 FT	WALK	No cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
FORT WORTH, TX 76112	Michigan Ave		15.1 SY	DR(11'wide)	$43.43	$655.79			$327.90
							$2,892.29		$1,827.90
MICHIGAN AVE INTERSECTS									
JESUS JERONIMO &	15	19/4121	145 FT	PVMT	$15.75	$2,283.75			$1,500.00
CANDELARIA JERONIMO			134 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
3001 MICHIGAN AVE			11 FT	DRIVE	No Cost	$0.00			$0.00
DALLAS, TX 75216							$2,283.75		$1,500.00
MANUEL C BORJA &	1	19/4121	143 FT	PVMT	$15.75	$2,252.25			$1,500.00
NOHEMI TEJAD			143 FT	WALK	No Cost	$0.00			$0.00
3002 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
DALLAS, TX 75216							$2,252.25		$1,500.00
ARIZONA AVE INTERSECTS									
JOSE O&MARIA A MARTINEZ	15	18/4114	144 FT	PVMT	$15.75	$2,268.00		$15,000 (10% of lot value ($1,500)	$1,500.00
2914 SEEVERS AVE	3001		144 FT	WALK	No Cost	$0.00			$0.00
DALLAS, TX 75216	Arizona Ave						$2,268.00		$1,500.00
JAMES PRICE	1	18/4114	141 FT	PVMT	$15.75	$2,220.75			$1,500.00
3002 ALABAMA AVE			141 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
DALLAS, TX 75216							$2,220.75		$1,500.00

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
ALABAMA AVE INTERSECTS									
			ABRAHAM MISSIONARY BAPT CHU						
ABRAHAM MISSIONARY	15A	17/4113	134 FT	PVMT	$15.75	$2,110.50			$2,245.00
BAPTIST CHURCH	Acs 0.5154		134 FT	WALK	No Cost	$0.00		$22,450 (10% of lot value ($2,245)	$0.00
3011 ALABAMA AVE			21.7 SY	DR(20'wide)	$43.43	$942.43			$471.22
DALLAS, TX 75216							$3,052.93		$2,716.22
JOSE O&MARIA A MARTINEZ	1	17/4113	143 FT	PVMT	$15.75	$2,252.25			$1,500.00
2914 SEEVERS AVE	3002		143 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
DALLAS, TX 75216	Ramsey Ave						$2,252.25		$1,500.00
RAMSEY AVE INTERSECTS									
DAVID HERNANDEZ &	15	16/4112	143 FT	PVMT	$15.75	$2,252.25			$1,500.00
VERONICA HERNANDEZ	3001		143 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
P O BOX 3819	Ramsey Ave		14.7 SY	DR(11'wide)	$43.43	$638.42			$319.21
DALLAS, TX 75208							$2,890.67		$1,819.21
THOMAS GARCIA	1	16/4112	142 FT	PVMT	$15.75	$2,236.50			$1,500.00
3002 SEEVERS AVE			142 FT	WALK	No Cost	$0.00		$15,000 (10% of lot value ($1,500)	$0.00
DALLAS, TX 75216			17.8 SY	DR(15'wide)	$43.43	$773.05			$386.53
							$3,009.55		$1,886.53

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
NORTH SIDE OF STREET								
			EAGLE FORD PLAZA					
CARLOS ESTRADA	2	1/7160	42 FT PVMT	$75.52	$3,171.84			$1,200.00
3807 MICAN DRIVE			18 FT WALK	$8.34	$150.12			$75.06
DALLAS, TX 75212			14 SY DRIVE	No Cost	$0.00		$12,000 (10% of lot value ($1,200)	$0.00
						$3,321.96		$1,275.06
LETICIA CARDOZA	3	1/7160	52 FT PVMT	$75.52	$3,927.04			$1,200.00
3811 MICAN DRIVE			28 FT WALK	$8.34	$233.52			$116.76
DALLAS, TX 75212			14 SY DRIVE	No Cost	$0.00		$12,000 (10% of lot value ($1,200)	$0.00
						$4,160.56		$1,316.76
SEFERINO EQUILLA	4	1/7160	49 FT PVMT	$75.52	$3,700.48			$1,200.00
3811 MICAN DRIVE	3815		16 FT WALK	$8.34	$133.44			$66.72
DALLAS, TX 75212	Mican Dr		37.2 SY DR(28'wide)	$43.43	$1,615.60		$12,000 (10% of lot value ($1,200)	$807.50
						$5,449.52		$2,074.22
MARISELA A TATE	S Pt of	1/7160	49 FT PVMT	$75.52	$3,700.48			$900.00
1536 ALLEN	Lt 5		25 FT WALK	$8.34	$208.50		$9,000 (10% of lot value ($900)	$104.25
CEDAR HILL, TX 75104	50x110		23.2 SY DR(14'wide)	$43.43	$1,007.58			$503.79
	Mican					$4,916.56		$1,508.04
	200Ft							
	Schofield							
	3819							
	Mican Dr							

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			EAGLE FORD PLAZA						
JORGE L & ALICIA	6	1/7160	50	FT PVMT	$75.52	$3,776.00			$1,200.00
MARROQUIN			22	FT WALK	$8.34	$183.48		$12,000 (10% of lot value ($1,200)	$91.74
3823 MICAN DR			18	FT DRIVE	No Cost	$0.00			$1,291.74
DALLAS, TX 75212							$3,959.48		
OVIDIO& BLANCA CRUZ	7	1/7160	50	FT PVMT	$75.52	$3,776.00			$1,200.00
3827 MICAN DR			29	FT WALK	$8.34	$241.86			$120.93
DALLAS, TX 75212			22.6	SY DR(16'wide)	$43.43	$981.52		$12,000 (10% of lot value ($1,200)	$490.76
							$4,999.38		$1,811.69
ROSALINDA DIAZ	8	1/7160	60	FT PVMT	$75.52	$4,531.20			$1,200.00
3831 MICAN DRIVE			33	FT WALK	$8.34	$275.22			$137.61
DALLAS, TX 75212			23.8	SY DR(17'wide)	$43.43	$1,033.63		$12,000 (10% of lot value ($1,200)	$516.82
							$5,840.05		$1,854.43
HUMBERTO ROCHA &	9 & 10	1/7160	120	FT PVMT	$75.52	$9,062.40			$1,800.00
PONCIANA ROCHA			99	FT WALK	$8.34	$825.66			$412.83
3841 MICAN DR			16	FT DRIVE	No Cost	$0.00		$18,000 (10% of lot value ($1,800)	$0.00
DALLAS, TX 75212							$9,888.06		$2,212.83
JOE L & YOLANDA R	11	1/7160	59	FT PVMT	$75.52	$4,455.68			$1,200.00
CARDOZA	3847		33	FT WALK	$8.34	$275.22			$137.61
3851 MICAN DRIVE	Mican Dr		25.6	SY DR(16'wide)	$43.43	$1,111.81		$12,000 (10% of lot value ($1,200)	$555.91
DALLAS, TX 75212							$5,842.71		$1,893.52

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
			EAGLE FORD PLAZA					
JOE L & YOLANDA R	12	1/7160	60 FT PVMT	$75.52	$4,531.20			$1,200.00
CARDOZA	3851		35 FT WALK	$8.34	$291.90			$145.95
3851 MICAN DRIVE	Mican Dr		24.4 SY (DR(15'wide)	$43.43	$1,059.69		$12,000 (10% of lot value ($1,200)	$529.85
DALLAS, TX 75212						$5,882.79		$1,875.80
JOE L & YOLANDA R	13	1/7160	49 FT PVMT	$75.52	$3,700.48			$1,200.00
CARDOZA	3855		49 FT WALK	$8.34	$408.66		$12,000 (10% of lot value ($1,200)	$204.33
3851 MICAN DRIVE	Mican Dr					$4,109.14		$1,404.33
DALLAS, TX 75212								
RIGOBERTO CARDOZA	14	1/7160	60 FT PVMT	$75.52	$4,531.20			$1,200.00
3711 SCHUSTER DR	3903		43 FT WALK	$8.34	$358.62			$179.31
DALLAS, TX 75212	Mican Dr		17.7 SY DR(12'wide)	$43.43	$768.71		$12,000 (10% of lot value ($1,200)	$384.36
						$5,658.53		$1,763.67
JUAN CARLOS GARCIA	15	1/7160	60 FT PVMT	$75.52	$4,531.20			$1,200.00
3909 MICAN DRIVE			32 FT WALK	$8.34	$266.88			$133.44
DALLAS, TX 75212			14 FT DRIVE	No Cost	$0.00		$12,000 (10% of lot value ($1,200)	$0.00
						$4,798.08		$1,333.44

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
JUAN CARLOS GARCIA	16	1/7160	40	FT PVMT	$75.52	$3,020.80			$1,200.00
3909 MICAN DRIVE	3915		18	FT WALK	$8.34	$150.12			$75.06
DALLAS, TX 75212	Mican Dr		12	FT DRIVE	No Cost	$0.00		$12,000 (10% of lot value ($1,200)	$0.00
							$3,170.92		$1,275.06
CITY OF DALLAS	17	1/7160							
1500 MARILLA ST	3919		NO ASSESSMENT						
DALLAS, TX 75201	MICAN DR		CITY OF DALLAS						
SOUTHSIDE OF STREET									
			EAGLE FORD PLAZA						
LUDIVINIA T RODRIGUEZ	1	7/7160	120	FT PVMT	$75.52	$9,062.40			$1,200.00
3909 MICAN DRIVE	3840		120	FT WALK	$8.34	$1,000.80		$12,000 (10% of lot value ($1,200)	$500.40
DALLAS, TX 75212	Pluto St						$10,063.20		$1,700.40
RENE VALENCIA &	9	6/7160	95	FT PVMT	$75.52	$7,174.40			$1,200.00
DORA DELGADO VALENCIA			66	FT WALK	$8.34	$550.44			$275.22
3846 MICAN DRIVE			14	SY DR(9'wide)	$43.43	$608.02		$12,000 (10% of lot value ($1,200)	$304.01
DALLAS, TX 75212			10	FT DRIVE	No Cost	$0.00			$1,779.23
							$8,332.86		
LETICIA & MIGUEL PERE	8	6/7160	60	FT PVMT	$75.52	$4,531.20			$1,200.00
3842 MICAN DRIVE			38	FT WALK	$8.34	$316.92			$158.46
DALLAS, TX 75212			12	FT DRIVE	No Cost	$0.00		$12,000 (10% of lot value ($1,200)	$1,358.46
							$4,848.12		

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
NOE MARTINEZ	7	6/7160	60 FT PVMT	$75.52	$4,531.20			$1,200.00
3836 MICAN DRIVE			40 FT WALK	$8.34	$333.60		$12,000 (10% of lot value ($1,200)	$166.80
DALLAS, TX 75212			10 FT DRIVE	No Cost	$0.00			$0.00
						$4,864.80		$1,366.80
			EAGLE FORD PLAZA					
MAURO ORNELAS	6	6/7160	60 FT PVMT	$75.52	$4,531.20			$1,200.00
3509 ABILENE STREET	3832		36 FT WALK	No Cost	$0.00			$0.00
DALLAS, TX 75212	Mican Dr		14 FT DRIVE	No Cost	$0.00		$12,000 (10% of lot value ($1,200)	$0.00
						$4,531.20		$1,200.00
JIMMY GOMEZ JR &	5	6/7160	59 FT PVMT	$75.52	$4,455.68			$1,200.00
ALVIN GOMEZ			35 FT WALK	$8.34	$291.90			$145.95
3826 MICAN DRIVE			21.9 SY DR(18'wide)	$43.43	$951.12			$475.56
DALLAS, TX 75212						$5,698.70	$12,000 (10% of lot value ($1,200)	$1,821.51
HERIBERTO C TAMEZ	4	6/7160	78 FT PVMT	$75.52	$5,890.56			$1,200.00
3822 MICAN DRIVE			54 FT WALK	$8.34	$450.36			$225.18
DALLAS, TX 75212			23.2 FT DR(14'wide)	$43.43	$1,007.58		$12,000 (10% of lot value ($1,200)	$503.79
						$7,348.50		$1,928.97
HERIBERTO CARDOZA E	3	6/7160	60 FT PVMT	$75.52	$4,531.20			$1,200.00
3812 MICAN DRIVE			38 FT WALK	$8.34	$316.92			$158.46
DALLAS, TX 75212			17 FT DRIVE	No Cost	$0.00		$12,000 (10% of lot value ($1,200)	$0.00
						$4,848.12		$1,358.46

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
HERIBERTO CARDOZA JI	2	6/7160	60	FT PVMT	$75.52	$4,531.20			$1,200.00
& LETICIA CARDOZA	3806		32	FT WALK	$8.34	$266.88			$133.44
3802 MICAN DRIVE	Mican Dr		28.1	SY DR(18'wide)	$43.43	$1,220.38			$610.19
DALLAS, TX 75212							$6,018.46	$12,000 (10% of lot value ($1,200)	$1,943.63
			EAGLE FORD PLAZA						
JOSE L GONZALEZ	1	6/7160	45	FT PVMT	$75.52	$3,398.40			$1,200.00
3802 MICAN DRIVE			14	FT DRIVE	No Cost	$0.00		$12,000 (10% of lot value ($1,200)	$0.00
DALLAS, TX 75212							$3,398.40		$1,200.00

Reconciliation and General Comments:

The Sales Comparison Method was conducted for both improved residential and unimproved land properties. Recent improved residential properties were able to be obtain to show a similar comparsion. However, the Sales Comparison Method was not extremely beneficial in this study due to a lack of recent sales of properties needed to perform a comparative analysis for land comparables. We have employed sales of vacant residential lots and vacant tracts of non-residential land with and without curbs/gutters/sidewalks in order to perform a comparative analysis.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis on both types of properties. The improved residential and unimproved land analyses did not indicate that a premium was being paid for properties with curbs/gutters and sidewalks when compared to sales of similar type properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchasers, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

While it is true that the property owners will receive a nominal benefit from having new concrete street improvements, sidewalks and drives, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the lot; the land mass itself. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.

CERTIFICATE

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.

3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.

4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.

5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.

6. Troy C. Alley, Jr. a Certified General Real Estate Appraisers by the State of Texas.

7. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.

8. The analysts are currently and properly certified by the Texas Appraiser Licensing and Certification Board, P.O. Box 12188 Austin, Texas.

9. Kristen Alley provided significant professional assistance to the person signing this report.

10. The assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

11. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.

13. **THIS IS NOT AN OPINION OF VALUE, IT IS A COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

Con-Real, LP

Troy C. Alley, Jr.
Analyst

Kristen Alley
Analyst

ORDINANCE NO._____

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREETS IN THE CITY OF DALLAS, TEXAS, TO WIT:

Street Group 12-458:

1. **Arizona Avenue from Kiest Boulevard to Saner Avenue**
2. **McVey Avenue from Seevers Avenue to Marsalis Avenue**
3. **Mican Drive from Schofield Drive to dead-end**

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREETS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Street Group 12-458:

1. **Arizona Avenue from Kiest Boulevard to Saner Avenue**
2. **McVey Avenue from Seevers Avenue to Marsalis Avenue**
3. **Mican Drive from Schofield Drive to dead-end**

by filling, raising, grading, and paving same; and,

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Public Works (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and,

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said streets the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and,

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and,

WHEREAS, the said resolution in connection with the improvement of said streets was duly adopted in compliance with the law on the 10th day of August, 2016; and,

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said streets of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 28th day of September, 2016; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and,

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 28th day of September, 2016 at 1:00 o'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and,

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

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

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 28th day of September, 2016, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the streets herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties

SECTION 1. (Continued)

concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
			BELMAR			
CHARLES FISHER 2839 MAGNA VISTA DR DALLAS, TX 75216	20 **3139** **Arizona Ave**	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
ELLA M HAWKINS 4218 DUCK CREEK DR APT #104 GARLAND, TX 75043	19 **3135** **Arizona Ave**	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
MARGARET CHILES 3131 ARIZONA AVE DALLAS, TX 75216	18	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
HELEN CARTER 3127 ARIZONA AVE DALLAS, TX 75216	17	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
ALMA S V GRANADOS & JUAN M CRUZ 3123 ARIZONA AVE DALLAS, TX 75216	16	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
ADRIAN ESTRADA 1623 GARZA AVE DALLAS, TX 75216	15 **3119** **Arizona Ave**	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		
			BELMAR			
GEORGIA F JONES 6604 TOKALON LN ARLINGTON, TX 76002	14 **3115** **Arizona Ave**	4/5995		NO ASSESSMENT PAVEMENT IN PLACE		

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
REYNALDO S GARZA 3111 ARIZONA AVE DALLAS, TX 75216	13	4/5995			NO ASSESSMENT PAVEMENT IN PLACE		
SAMUEL FLORES 3107 ARIZONA AVE DALLAS, TX 75216	12	4/5995			NO ASSESSMENT PAVEMENT IN PLACE		
CHARLES E OLIPHANT & LETER P OLIPHANT 3050 ARIZONA AVE DALLAS, TX 75216	11	4/5995			NO ASSESSMENT PAVEMENT IN PLACE		
CORNING AVE INTERSECTS			***FREEMONT***				
PEDRO ELIZALDE & ALFONSIA ELIZALDE 3055 ARIZONA AVE DALLAS, TX 75216	28	18/4114	43 FT 28 FT 15.2 SY **TOTAL**	PVMNT WALK DR(10'Wide)	$75.52 No Cost $43.43	$3,247.36 $0.00 $660.14 $3,907.50	
			ADJ PER ENHANCEMENT EVAL			$2,077.43	
			NET DUE BY OWNER				**$1,830.07**
NICOLAS V ZAPATA & MARINA LOPEZ 3051 ARIZONA AVE DALLAS, TX 75216	27	18/4114	50 FT 30 FT 10 FT **TOTAL**	PVMT WALK DRIVE	$75.52 $8.34 No Cost	$3,776.00 $250.20 $0.00 $4,026.20	
			ADJ PER ENHANCEMENT EVAL			$2,401.10	
			NET DUE BY OWNER				**$1,625.10**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
WILLIE GREEN &	26	18/4114	48 FT	PVMT	$75.52	$3,624.96	
JEFEREY WEEMS ETAL	**3047**		48 FT	WALK	$8.34	$400.32	
711 CALCUTTA DR	**Arizona Ave**		**TOTAL**			$4,025.28	
DALLAS, TX 75241			**ADJ PER ENHANCEMENT EVAL**			$2,325.12	
			NET DUE BY OWNER				**$1,700.16**
JOSE G LUVIANOS &	25	18/4114	50 FT	PVMT	$75.52	$3,776.00	
ALICIA LUVIANOS			30 FT	WALK	No Cost	$0.00	
3043 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$3,776.00	
			ADJ PER ENHANCEMENT EVAL			$2,276.00	
			NET DUE BY OWNER				**$1,500.00**
JUAN J BARRERA	24	18/4114	50 FT	PVMT	$75.52	$3,776.00	
3039 ARIZONA AVE			30 FT	WALK	$8.34	$250.20	
DALLAS, TX 75216			15.2 SY	DR(10'Wide)	$43.43	$660.14	
			10 FT	DRIVE	No Cost	$0.00	
			TOTAL			$4,686.34	
			ADJ PER ENHANCEMENT EVAL			$2,731.17	
			NET DUE BY OWNER				**$1,955.17**
GEORGE WASHINGTON	23	18/4114	49 FT	PVMT	$75.52	$3,700.48	
3306 SEEVERS AVE	**3035**		49 FT	WALK	$8.34	$408.66	
DALLAS, TX 75216	**Arizona Ave**		**TOTAL**			$4,109.14	
			ADJ PER ENHANCEMENT EVAL			$2,404.81	
			NET DUE BY OWNER				**$1,704.33**

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
NEREIDA VASQUEZ	22	18/4114	50 FT	PVMT	$75.52	$3,776.00	
3227 W LEDBETTER DR	**3031**		50 FT	WALK	$8.34	$417.00	
DALLAS, TX 75233	**Arizona Ave**		**TOTAL**			$4,193.00	
			ADJ PER ENHANCEMENT EVAL			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**
LEROY WATSON &	21	18/4114	50 FT	PVMT	$75.52	$3,776.00	
SHARON WATSON	**3027**		50 FT	WALK	$8.34	$417.00	
3023 ARIZONA AVE	**Arizona Ave**		**TOTAL**			$4,193.00	
DALLAS, TX 75216			**ADJ PER ENHANCEMENT EVAL**			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**
LEROY WATSON	20	18/4114	49 FT	PVMT	$75.52	$3,700.48	
3944 KIESTMEADOW DR	**3023**		49 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75233	**Arizona Ave**		**TOTAL**			$3,700.48	
			ADJ PER ENHANCMENT EVAL			$1,400.48	
			NET DUE BY OWNER				**$2,300.00**
CASSANDRA C THOMAS &	19	18/4114	50 FT	PVMT	$75.52	$3,776.00	
CASON T TAYLOR			33 FT	WALK	$8.34	$275.22	
3019 ARIZONA AVE			17.2 SY	DR(12'wide)	$43.43	$747.00	
DALLAS, TX 75216			15.2 SY	DR(10'wide)	$43.43	$660.14	
			TOTAL			$5,458.35	
			ADJ PER ENHANCMENT EVAL			$3,117.17	
			NET DUE BY OWNER				**$2,341.18**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
FME PROPERTIES LLC	18	18/4114	49 FT	PVMT	$75.52	$3,700.48	
P O BOX 1266	**3015**		29 FT	WALK	$8.34	$241.86	
HUTCHINS, TX 75141	**Arizona Ave**		18.3 SY	DR(10'wide)	$43.43	$794.77	
			TOTAL			$4,737.11	
			ADJ PER ENHANCMENT EVAL			$2,718.79	
			NET DUE BY OWNER				**$2,018.32**
JOSE SAUCEDO &	17	18/4114	49 FT	PVMT	$75.52	$3,700.48	
ELPIDIA P SAUCEDO			29 FT	WALK	$8.34	$241.86	
3011 ARIZONA AVE			14.7 SY	DR(15'wide)	$43.43	$638.42	
DALLAS, TX 75216			**TOTAL**			$4,580.76	
			ADJ PER ENHANCMENT EVAL			$2,640.62	
			NET DUE BY OWNER				**$1,940.14**
EVERDENE COBOURN &	16	18/4114	50 FT	PVMT	$75.52	$3,776.00	
AUDREY E COBOURN			32 FT	WALK	$8.34	$266.88	
3007 ARIZONA AVE			18.9 SY	DR(13'wide)	$43.43	$820.83	
DALLAS, TX 75216			**TOTAL**			$4,863.71	
			ADJ PER ENHANCMENT EVAL			$2,819.85	
			NET DUE BY OWNER				**$2,043.86**
JOSE O MARTINEZ &	15	18/4114	45 FT	PVMT	$75.52	$3,398.40	
MARIA MARTINEZ	**3001**		20 FT	WALK	$8.34	$166.80	
2914 SEEVERS AVE	**Arizona Ave**		24.4 SY	DR(15'wide)	$43.43	$1,059.69	
DALLAS, TX 75216			**TOTAL**			$4,624.89	
			ADJ PER ENHANCMENT EVAL			$2,511.64	
			NET DUE BY OWNER				**$2,113.25**

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
MCVEY ST INTERSECTS							
PATSY JENKINS EST OF	24	11/4110	45 FT	PVMT	$75.52	$3,398.40	
1151 ESTER RD #406	**2947**		45 FT	WALK	No Cost	$0.00	
IRVING, TX 75061	**Arizona Ave**		**TOTAL**			$3,398.40	
			ADJ PER ENHANCMENT EVAL			$1,898.40	
			NET DUE BY OWNER				**$1,500.00**
DOROTHY M PIERRE	23	11/4110	50 FT	PVMT	$75.52	$3,776.00	
2943 ARIZONA AVE			40 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			10.8 FT	DR(10'wide)	$43.43	$469.04	
			TOTAL			$4,245.04	
			ADJ PER ENHANCMENT EVAL			$2,510.52	
			NET DUE BY OWNER				**$1,734.52**
JUAN ALVARADO &	22	11/4110	50 FT	PVMT	$75.52	$3,776.00	
VITORIANO ALVARADO			30 FT	WALK	No Cost	$0.00	
2939 ARIZONA AVE			21.3 SY	DR(15'wide)	$43.43	$925.06	
DALLAS, TX 75216			**TOTAL**			$4,701.06	
			ADJ PER ENHANCMENT EVAL			$2,738.53	
			NET DUE BY OWNER				**$1,962.53**
YOLANDA GAONA	21	11/4110	50 FT	PVMT	$75.52	$3,776.00	
2935 ARIZONA AVE			30 FT	WALK	$8.34	$250.20	
DALLAS, TX 75216			18.3 SY	DR(10'wide)	$43.43	$794.77	
			TOTAL			$4,820.97	
			ADJ PER ENHANCMENT EVAL			$2,798.48	
			NET DUE BY OWNER				**$2,022.49**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
MGC PROPERTIES CO	20	11/4110	50 FT	PVMT	$75.52	$3,776.00	
P O BOX 1181	**2931**		34 FT	WALK	$8.34	$283.56	
DOWNTOWN STATION	**Arizona Ave**		11 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75221			**TOTAL**			$4,059.56	
			ADJ PER ENHANCMENT EVAL			$2,417.78	
			NET DUE BY OWNER				**$1,641.78**
MIGUEL A MARQUEZ &	19	11/4110	50 FT	PVMT	$75.52	$3,776.00	
JUDITH C MARQUEZ	**2927**		40 FT	WALK	No Cost	$0.00	
718 S WAVERLY DR	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75208			**TOTAL**			$4,436.14	
			ADJ PER ENHANCMENT EVAL			$2,606.07	
			NET DUE BY OWNER				**$1,830.07**
AUDENCIO B VAZQUEZ	18	11/4110	49 FT	PVMT	$75.52	$3,700.48	
2923 ARIZONA AVE			20 FT	WALK	$8.34	$166.80	
DALLAS, TX 75216			11.7 SY	DR(11'wide)	$43.43	$508.13	
			10 FT	DRIVE	No Cost	$0.00	
			TOTAL			$4,375.41	
			ADJ PER ENHANCMENT EVAL			$2,537.94	
			NET DUE BY OWNER				**$1,837.47**
DAVID GUERRERO	17	11/4110	49 FT	PVMT	$75.52	$3,700.48	
2919 ARIZONA AVE			29 FT	WALK	$8.34	$241.86	
DALLAS, TX 75216			18.3 SY	DR(10'wide)	$43.43	$794.77	
			TOTAL			$4,737.11	
			ADJ PER ENHANCMENT EVAL			$2,718.79	
			NET DUE BY OWNER				**$2,018.32**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
JOAQUIN LOPEZ &	16	11/4110	50 FT	PVMT	$75.52	$3,776.00	
MARIA G LOPEZ			35 FT	WALK	No Cost	$0.00	
2915 ARIZONA AVE			15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75216			**TOTAL**			$4,436.14	
			ADJ PER ENHANCMENT EVAL			$2,606.07	
			NET DUE BY OWNER				**$1,830.07**
JC LEASING LLP &	15	11/4110	50 FT	PVMT	$75.52	$3,776.00	
COUCH KEDRIC	**2911**		18 FT	WALK	$8.34	$150.12	
323 CENTRE ST	**Arizona Ave**		17.7 SY	DR(12'wide)	$43.43	$768.71	
DALLAS, TX 75208			15.2 SY	DR(10'wide)	$43.43	$660.14	
			TOTAL			$5,354.97	
			ADJ PER ENHANCMENT EVAL			$3,065.48	
			NET DUE BY OWNER				**$2,289.49**
DONACIANO VASQUEZ	14	11/4110	50 FT	PVMT	$75.52	$3,776.00	
2907 ARIZONA AVE			29 FT	WALK	$8.34	$241.86	
DALLAS, TX 75216			22.6 SY	DR(16'wide)	$43.43	$981.52	
			TOTAL			$4,999.38	
			ADJ PER ENHANCMENT EVAL			$2,887.69	
			NET DUE BY OWNER				**$2,111.69**
BROWNLEE AVE INTERSECTS							
DONACIANO VASQUEZ	13	11/4110	45 FT	PVMT	$75.52	$3,398.40	
2907 ARIZONA AVE	**2901**		11 FT	WALK	$8.34	$91.74	
DALLAS, TX 75216	**Arizona Ave**		24 FT	DRIVE	No Cost	$0.00	
			TOTAL			$3,490.14	
			ADJ PER ENHANCMENT EVAL			$1,944.27	
			NET DUE BY OWNER				**$1,545.87**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
DAVID CASTRELLON	24	4/4106	45 FT	PVMT	$75.52	$3,398.40	
MARIA CASTRELLON			25 FT	WALK	$8.34	$208.50	
2847 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$3,606.90	
			ADJ PER ENHANCMENT EVAL			$2,002.65	
			NET DUE BY OWNER				**$1,604.25**
ALEJANDRO RIOS	23	4/4106	49 FT	PVMT	$75.52	$3,700.48	
2843 ARIZONA AVE			24 FT	WALK	$8.34	$200.16	
DALLAS, TX 75216			27.5 SY	DR(20'wide)	$43.43	$1,194.33	
			TOTAL			$5,094.97	
			ADJ PER ENHANCMENT EVAL			$2,897.72	
			NET DUE BY OWNER				**$2,197.25**
DAVID R HAWKINS	22	4/4106	50 FT	PVMT	$75.52	$3,776.00	
P O BOX 901	**2839**		50 FT	WALK	$8.34	$417.00	
ROCKWALL, TX 75087	**Arizona Ave**		**TOTAL**			$4,193.00	
			ADJ PER ENHANCMENT EVAL			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**
FRANCISCO J CASTILLO	21	4/4106	49 FT	PVMT	$75.52	$3,700.48	
DIANA S GARCIA			27 FT	WALK	$8.34	$225.18	
2835 ARIZONA AVE			12 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$3,925.66	
			ADJ PER ENHANCMENT EVAL			$2,313.07	
			NET DUE BY OWNER				**$1,612.59**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
SANTANA ALVARADO &	20	4/4106	50 FT	PVMT	$75.52	$3,776.00	
JULIANA ALVARADO			22 FT	WALK	$8.34	$183.48	
2831 ARIZONA AVE			18 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$3,959.48	
			ADJ PER ENHANCMENT EVAL			$2,367.74	
			NET DUE BY OWNER				**$1,591.74**
STEVE TEMPLE COGIC	19	4/4106	50 FT	PVMT	$75.52	$3,776.00	
2827 ARIZONA AVE			30 FT	WALK	$8.34	$250.20	
DALLAS, TX 75216			10 FT	DRIVE	No Cost	$0.00	
			TOTAL			$4,026.20	
			ADJ PER ENHANCMENT EVAL			$2,401.10	
			NET DUE BY OWNER				**$1,625.10**
STEVE TEMPLE COGIC	18	4/4106	49 FT	PVMT	$75.52	$3,700.48	
2823 ARIZONA AVE			49 FT	WALK	$8.34	$408.66	
DALLAS, TX 75216			**TOTAL**			$4,109.14	
			ADJ PER ENHANCMENT EVAL			$2,404.81	
			NET DUE BY OWNER				**$1,704.33**
STEVEN TEMPLE CHURCH	17	4/4106	50 FT	PVMT	$75.52	$3,776.00	
OF GOD IN CHRIST	**2819**		50 FT	WALK	$8.34	$417.00	
2805 ARIZONA AVE	**Arizona Ave**		**TOTAL**			$4,193.00	
DALLAS, TX 75216			**ADJ PER ENHANCMENT EVAL**			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S) BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
	FREEMONT					
STEVEN TEMPLE CHURCH	16 4/4106	49 FT	PVMT	$75.52	$3,700.48	
OF GOD IN CHRIST	**2815**	45 FT	WALK	$8.34	$375.30	
344 E SANER AVE	**Arizona Ave**	**TOTAL**			$4,075.78	
DALLAS, TX 75216		**ADJ PER ENHANCMENT EVAL**			$2,388.13	
		NET DUE BY OWNER				**$1,687.65**
STEVEN TEMPLE CHURCH	13A 4/4106	135 FT	PVMT	$73.35	$9,902.25	
OF GOD IN CHRIST	Acs 0.499	96 FT	WALK	No Cost	$0.00	
344 E SANER AVE	**2805**	24 FT	DRIVE	No Cost	$0.00	
DALLAS, TX75216	**Arizona Ave**	15 FT	DRIVE	No Cost	$0.00	
		TOTAL			$9,902.25	
		ADJ PER ENHANCMENT EVAL			$5,555.25	
		NET DUE BY OWNER				**$4,347.00**
EAST SIDE OF STREET						
ROWE & ROWE	1 5/4115	27 FT	PVMT	$73.35	$1,980.45	
REAL ESTATE	50x150	18 FT	PVMT	$75.52	$1,359.36	
445 E FM 1382 STE 3	**406**	45 FT	WALK	$8.34	$375.30	
CEDAR HILL, TX 75104	**E Saner Ave**	**TOTAL**			$3,715.11	
		ADJ PER ENHANCMENT EVAL			$2,027.46	
		NET DUE BY OWNER				**$1,687.65**
ROWE & ROWE	2 5/4115	49 FT	PVMT	$75.52	$3,700.48	
REAL ESTATE	**2806**	49 FT	WALK	$8.34	$408.66	
445 E FM 1382 STE 3	**Arizona Ave**	**TOTAL**			$4,109.14	
CEDAR HILL, TX 75104		**ADJ PER ENHANCMENT EVAL**			$2,404.81	
		NET DUE BY OWNER				**$1,704.33**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
JOSE MEDINA &	3	5/4115	50 FT	PVMT	$75.52	$3,776.00	
ORANNA LOVATO	**2810**		39 FT	WALK	No Cost	$0.00	
816 ROCK CREEK LN	**Arizona Ave**		11.7 SY	DR(11'wide)	$43.43	$508.13	
RED OAK, TX 75154			**TOTAL**			$4,284.13	
			ADJ PER ENHANCMENT EVAL			$2,530.06	
			NET DUE BY OWNER				**$1,754.07**
JOSE I MEDINA &	4	5/4115	50 FT	PVMT	$75.52	$3,776.00	
ORANNA M MEDINA	**2814**		50 FT	WALK	$8.34	$417.00	
816 ROCK CREEK	**Arizona Ave**		**TOTAL**			$4,193.00	
DALLAS, TX 75154			**ADJ PER ENHANCMENT EVAL**			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**
		FREEMONT ADDN					
MARCELO ZUBIRI JR	5	5/4115	50 FT	PVMT	$75.52	$3,776.00	
2818 ARIZONA AVE			37 FT	WALK	$8.34	$308.58	
DALLAS, TX 75216			22 SY	DR(13'wide)	$43.43	$955.46	
			TOTAL			$5,040.04	
			ADJ PER ENHANCMENT EVAL			$2,908.02	
			NET DUE BY OWNER				**$2,132.02**
AUGUSTINA VILLEGAS	6	5/4115	50 FT	PVMT	$75.52	$3,776.00	
2822 ARIZONA AVE			30 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			10.8 SY	DR(10'wide)	$43.43	$469.04	
			10.8 SY	DR(10'wide)	$43.43	$469.04	
			TOTAL			$4,714.09	
			ADJ PER ENHANCMENT EVAL			$2,745.05	
			NET DUE BY OWNER				**$1,969.04**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
CHARLES B DANIEL EST OF	7	5/4115	50 FT	PVMT	$75.52	$3,776.00	
P O BOX 226842	**2826**		40 FT	WALK	No Cost	$0.00	
DALLAS, TX 75222	**Arizona Ave**		10.8 SY	DR(10'wide)	$43.43	$469.04	
			TOTAL			$4,245.04	
			ADJ PER ENHANCMENT EVAL			$2,510.52	
			NET DUE BY OWNER				**$1,734.52**
LUZ MARIA ARROYOS	8	5/4115	50 FT	PVMT	$75.52	$3,776.00	
3118 S EWING AVE	**2830**		50 FT	WALK	$8.34	$417.00	
DALLAS, TX 75216	**Arizona Ave**		**TOTAL**			$4,193.00	
			ADJ PER ENHANCMENT EVAL			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**
JUAN C RODRIGUEZ &	9	5/4115	50 FT	PVMT	$75.52	$3,776.00	
MARIA R RODRIGUEZ			30 FT	WALK	No Cost	$0.00	
2834 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			10 FT	DRIVE	No Cost	$0.00	
			TOTAL			$3,776.00	
			ADJ PER ENHANCMENT EVAL			$2,276.00	
			NET DUE BY OWNER				**$1,500.00**
ANGEL TORRES &	10	5/4115	49 FT	PVMT	$75.52	$3,700.48	
ROBERTO VASQUEZ	**2838**		39 FT	WALK	$8.34	$325.26	
1915 GLENFIELD AVE	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75224			**TOTAL**			$4,685.88	
			ADJ PER ENHANCMENT EVAL			$2,693.18	
			NET DUE BY OWNER				**$1,992.70**

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
ANTONIO ZURITA &	11	5/4115	49 FT	PVMT	$75.52	$3,700.48	
ARACELI VASQUEZ			39 FT	WALK	$8.34	$325.26	
2842 ARIZONA AVE			15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75216			**TOTAL**			$4,685.88	
			ADJ PER ENHANCMENT EVAL			$2,693.18	
			NET DUE BY OWNER				**$1,992.70**
DELFINO VASQUEZ &	12	5/4115	45 FT	PVMT	$75.52	$3,398.40	
PETRA DIAZ			33 FT	WALK	$8.34	$275.22	
2846 ARIZONA AVE			17.7 SY	DR(12'wide)	$43.43	$768.71	
DALLAS, TX 75216			**TOTAL**			$4,442.33	
			ADJ PER ENHANCMENT EVAL			$2,420.36	
			NET DUE BY OWNER				**$2,021.97**
BROWN LEE AVE INTERSECTS							
RUBY CHAMBERS	Pt Lt 1	12/4118	25 FT	PVMT	$75.52	$1,888.00	
2902 ARIZONA AVE	50x100		20 FT	PVMT	$73.35	$1,467.00	
DALLAS, TX 75216			34 FT	WALK	$8.34	$283.56	
			16.5 SY	DR(11'wide)	$43.43	$716.60	
			TOTAL			$4,355.16	
			ADJ PER ENHANCMENT EVAL			$2,355.08	
			NET DUE BY OWNER				**$2,000.08**
RAUL GOMEZ &	2	12/4118	50 FT	PVMT	$75.52	$3,776.00	
MARGARITA GOMEZ	**2906**		40 FT	WALK	$8.34	$333.60	
527 ARCHER AVE	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75211			**TOTAL**			$4,769.74	
			ADJ PER ENHANCMENT EVAL			$2,772.87	
			NET DUE BY OWNER				**$1,996.87**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
ANTONIO C CARDENAS &	3	12/4118	49 FT	PVMT	$75.52	$3,700.48	
MARIA DE LA LUZ LOZANO			28 FT	WALK	$8.34	$233.52	
2910 ARIZONA AVE			15.2 SY	DR(10'wide)	$43.43	$660.14	
DALLAS, TX 75216			11 FT	DRIVE	No Cost	$0.00	
			TOTAL			$4,594.14	
			ADJ PER ENHANCMENT EVAL			$2,647.31	
			NET DUE BY OWNER				**$1,946.83**
ORLANDO MALCOLM &	4	12/4118	50 FT	PVMT	$75.52	$3,776.00	
MARY MALCOLM	**2914**		50 FT	WALK	$8.34	$417.00	
777 CUSTER RD APT 6-1	**Arizona Ave**		**TOTAL**			$4,193.00	
RICHARDSON, TX 75080			**ADJ PER ENHANCMENT EVAL**			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**
BERONICA VASQUEZ	5	12/4118	50 FT	PVMT	$75.52	$3,776.00	
2918 ARIZONA AVE			40 FT	WALK	$8.34	$333.60	
DALLAS, TX 75216			13.9 SY	DR(10'wide)	$43.43	$603.68	
			TOTAL			$4,713.28	
			ADJ PER ENHANCMENT EVAL			$2,744.64	
			NET DUE BY OWNER				**$1,968.64**
BEHZABETH Y GARCIA &	6	12/4118	50 FT	PVMT	$75.52	$3,776.00	
MARGARITO I GARCIA	**2922**		40 FT	WALK	$8.34	$333.60	
3227 W LEDBETTER DR	**Arizona Ave**		10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75233			**TOTAL**			$4,109.60	
			ADJ PER ENHANCMENT EVAL			$2,442.80	
			NET DUE BY OWNER				**$1,666.80**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
		FREEMONT					
EDWARD MINOR &	7	12/4118	49 FT	PVMT	$75.52	$3,700.48	
EDITH M MINOR	**2926**		19 FT	WALK	$8.34	$158.46	
P O BOX 1181	**Arizona Ave**		18.7 SY	DR(20'wide)	$43.43	$812.14	
DALLAS, TX 75221			15.2 SY	DR(10'wide)	$43.43	$660.14	
			TOTAL			$5,331.22	
			ADJ PER ENHANCMENT EVAL			$3,015.85	
			NET DUE BY OWNER				**$2,315.37**
FRANCISCO J MARTINEZ	8	12/4118	50 FT	PVMT	$75.52	$3,776.00	
BLANCA E VILLEGAS			40 FT	WALK	$8.34	$333.60	
2930 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$4,109.60	
			ADJ PER ENHANCMENT EVAL			$2,442.80	
			NET DUE BY OWNER				**$1,666.80**
YESICA M GALINDEZ &	9	12/4118	49 FT	PVMT	$75.52	$3,700.48	
PADILLA M BACILIDES			37 FT	WALK	$8.34	$308.58	
2934 ARIZONA AVE			17.7 SY	DR(12'wide)	$43.43	$768.71	
DALLAS, TX 75216			**TOTAL**			$4,777.77	
			ADJ PER ENHANCMENT EVAL			$2,739.12	
			NET DUE BY OWNER				**$2,038.65**
J C HOPKINS ESTATE OF	10	12/4118	49 FT	PVMT	$75.52	$3,700.48	
C/O KEN JOHNSON	**2938**		39 FT	WALK	No Cost	$0.00	
213 TRANQUILITY LN	**Arizona Ave**		10 FT	DRIVE	No Cost	$0.00	
CEDAR HILL, TX 75104			**TOTAL**			$3,700.48	
			ADJ PER ENHANCMENT EVAL			$2,200.48	
			NET DUE BY OWNER				**$1,500.00**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
RUFINA MOLINA	11	12/4118	50 FT	PVMT	$75.52	$3,776.00	
2942 ARIZONA AVE			40 FT	WALK	$8.34	$333.60	
DALLAS, TX 75216			15.2 SY	DR(10'wide)	$43.43	$660.14	
			TOTAL			$4,769.74	
			ADJ PER ENHANCMENT EVAL			$2,772.87	
			NET DUE BY OWNER				**$1,996.87**
JAMES ORCHARD	12	12/4118	45 FT	PVMT	$75.52	$3,398.40	
7324 GASTON AVE	**2946**		45 FT	WALK	No Cost	$0.00	
DALLAS, TX 75214	**Arizona Ave**		**TOTAL**			$3,398.40	
			ADJ PER ENHANCMENT EVAL			$1,898.40	
			NET DUE BY OWNER				**$1,500.00**
MCVEY ST INTERSECTS							
MANUEL C BORJA &	1	19/4121	45 FT	PVMT	$75.52	$3,398.40	
NOHEMI TEJAD			30 FT	WALK	$8.34	$250.20	
3002 ARIZONA AVE			21.1 SY	DR(15'wide)	$43.43	$916.37	
DALLAS, TX 75216			**TOTAL**			$4,564.97	
			ADJ PER ENHANCMENT EVAL			$2,481.68	
			NET DUE BY OWNER				**$2,083.29**
CHECKERED	2	19/4121	50 FT	PVMT	$75.52	$3,776.00	
ENTERPRISES LP	**3006**		50 FT	WALK	$8.34	$417.00	
P O BOX 397840	**Arizona Ave**		**TOTAL**			$4,193.00	
DALLAS, TX 75339			**ADJ PER ENHANCMENT EVAL**			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
DICK & MARGIE KYSER	3	19/4121	49 FT	PVMT	$75.52	$3,700.48	
4840 OAK GROVE RD	**3010**		39 FT	WALK	$8.34	$325.26	
ENNIS, TX 75119	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
			TOTAL			$4,685.88	
			ADJ PER ENHANCMENT EVAL			$2,693.18	
			NET DUE BY OWNER				**$1,992.70**
DICK & MARGIE KYSER	4	19/4121	50 FT	PVMT	$75.52	$3,776.00	
4840 OAK GROVE RD	**3014**		40 FT	WALK	$8.34	$333.60	
ENNIS, TX 75119	**Arizona Ave**		15.2 SY	DR(10'wide)	$43.43	$660.14	
			TOTAL			$4,769.74	
			ADJ PER ENHANCMENT EVAL			$2,772.87	
			NET DUE BY OWNER				**$1,996.87**
CITY OF DALLAS	5	19/4121			**NO ASSESSMENT**		
320 E JEFFERSON BLVD	**3018**				**CITY OF DALLAS**		
ROOM #203	**Arizona Ave**						
DALLAS, TX 75203							
ELISABETH MARISCAL	6	19/4121	49 FT	PVMT	$75.52	$3,700.48	
3022 ARIZONA AVE			39 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			10.8 SY	DR(10'wide)	$43.43	$469.04	
			TOTAL			$4,169.52	
			ADJ PER ENHANCMENT EVAL			$2,435.00	
			NET DUE BY OWNER				**$1,734.52**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
JUANA M BARRERA	7	19/4121	49 FT	PVMT	$75.52	$3,700.48	
3026 ARIZONA AVE			28 FT	WALK	$8.34	$233.52	
DALLAS, TX 75216			28.7 SY	DR(21'wide)	$43.43	$1,246.44	
			TOTAL			$5,180.44	
			ADJ PER ENHANCMENT EVAL			$2,940.46	
			NET DUE BY OWNER				**$2,239.98**
DWIGHT W SNELL	8	19/4121	49 FT	PVMT	$75.52	$3,700.48	
3030 ARIZONA AVE			39 FT	WALK	$8.34	$325.26	
DALLAS, TX 75216			15.2 SY	DR(10'wide)	$43.43	$660.14	
			TOTAL			$4,685.88	
			ADJ PER ENHANCMENT EVAL			$2,693.18	
			NET DUE BY OWNER				**$1,992.70**
MONARCH DEVELOPMENT	9	19/4121	50 FT	PVMT	$75.52	$3,776.00	
CORP	**3034**		50 FT	WALK	$8.34	$417.00	
7509 INWOOD RD	**Arizona Ave**		**TOTAL**			$4,193.00	
DALLAS, TX 75209			**ADJ PER ENHANCMENT EVAL**			$2,484.50	
			NET DUE BY OWNER				**$1,708.50**
JOSE O MARTINEZ	10	19/4121	50 FT	PVMT	$75.52	$3,776.00	
2914 SEEVERS AVE	**3038**		40 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**Arizona Ave**		10.8 SY	DR(10'wide)	$43.43	$469.04	
			TOTAL			$4,245.04	
			ADJ PER ENHANCMENT EVAL			$2,510.52	
			NET DUE BY OWNER				**$1,734.52**

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			FREEMONT				
LUIS E SANCHEZ	11	19/4121	48 FT	PVMT	$75.52	$3,624.96	
3042 ARIZONA AVE			24 FT	WALK	$8.34	$200.16	
DALLAS, TX 75216			18 FT	WALK	No Cost	$0.00	
			TOTAL			$3,825.12	
			ADJ PER ENHANCMENT EVAL			$2,225.04	
			NET DUE BY OWNER				**$1,600.08**
MARIE & JOSE MARTINEZ	12	19/4121	50 FT	PVMT	$75.52	$3,776.00	
2914 SEEVERS AVE	**3046**		38 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**Arizona Ave**		13.3 SY	DR(12'wide)	$43.43	$577.62	
			TOTAL			$4,353.62	
			ADJ PER ENHANCMENT EVAL			$2,564.81	
			NET DUE BY OWNER				**$1,788.81**
LETHER P OLIPHANT	13	19/4121	50 FT	PVMT	$75.52	$3,776.00	
3050 ARIZONA AVE			30 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			10.8 SY	DR(10'wide)	$43.43	$469.04	
			10.8 SY	DR(10'wide)	$43.43	$469.04	
			TOTAL			$4,714.09	
			ADJ PER ENHANCMENT EVAL			$2,745.05	
			NET DUE BY OWNER				**$1,969.04**
DORA CASTRO &	14	19/4121	45 FT	PVMT	$75.52	$3,398.40	
DORA VARA	**3054**		45 FT	WALK	No Cost	$0.00	
1408 BARLOW	**Arizona Ave**		13.9 SY	DR(10'Drive)	$43.43	$603.68	
DALLAS, TX 75224			**TOTAL**			$4,002.08	
			ADJ PER ENHANCMENT EVAL			$2,200.24	
			NET DUE BY OWNER				**$1,801.84**

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL ASSESSMENT AMOUNT
		FREEMONT			
CORNING AVE INTERSECTS					
ALLEN G LIGON 3102 ARIZONA AVE DALLAS, TX 75216	1	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
JOSE A GOMEZ 3106 ARIZONA AVE DALLAS, TX 75216	2	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
REINA I MARTINEZ 3110 ARIZONA AVE DALLAS, TX 75216	3	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
SOCORRO J RENTERIA 3114 ARIZONA AVE DALLAS, TX 75216	4	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
MARIA O MARTINEZ 237 BRODIE ST DALLAS, TX 75224	5 **3118** **Arizona Ave**	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
JUAN G MARQUEZ MARIA D TORRES 3122 ARIZONA AVE DALLAS, TX 75216	6	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	

STREET GROUP 12-458

1. **ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

   BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL ASSESSMENT AMOUNT
		FREEMONT			
ALBERT C PEOPLES 6518 TALBOT PKWY DALLAS, TX 75232	7	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
N H CARTER 3130 ARIZONA AVE DALLAS, TX 75216	8	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
HARMON PROPERTY SERVICES LLC P O BOX 703458 DALLAS, TX 75370	9 **3134** **Arizona Ave**	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	
RENEA HALE 3138 ARIZONA AVE DALLAS, TX 75216	10	5/5995		NO ASSESSMENT PAVEMENT IN PLACE	

STREET GROUP 12-458
1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	$323,510.61	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	$186,348.06	
NET DUE BY OWNER		$137,162.55
TOTAL CITY OF DALLAS' COST - PAVING	$1,286,195.45	
TOTAL CITY OF DALLAS' COST - DRAINAGE	$714,605.00	
TOTAL WATER UTILITIES DEPARTMENT COST WATER MAIN IMPROVEMENTS	$93,211.47	
TOTAL CITY OF DALLAS' COST		$2,094,011.92
TOTAL COST OF IMPROVEMENTS		$2,231,174.47

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
NORTH SIDE OF STREET			***FREEMONT***				
MISSION OUTREACH	12	9/4108	144 FT	PMVT	$15.75	$2,268.00	
HOLINESS CHURCH			134 FT	WALK	$4.17	$558.78	
2946 SEEVERS AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$2,826.78	
			ADJ PER ENHANCMENT EVAL			$1,047.39	
			NET DUE BY OWNER				**$1,779.39**
JUAN H MARTINEZ &	24	9/4108	142 FT	PVMT	$15.75	$2,236.50	
JOVITA GOMEZ			142 FT	WALK	$4.17	$592.14	
2949 RAMSEY AVE			**TOTAL**			$2,828.64	
DALLAS, TX 75216			**ADJ PER ENHANCMENT EVAL**			$1,032.57	
			NET DUE BY OWNER				**$1,796.07**
RAMSEY AVE INTERSECTS							
JOSE ANTONIO PAIZ	12	10/4109	143 FT	PVMT	$15.75	$2,252.25	
2946 RAMSEY AVE			143 FT	WALK	$4.17	$596.31	
DALLAS, TX 75216			**TOTAL**			$2,848.56	
			ADJ PER ENHANCMENT EVAL			$1,050.40	
			NET DUE BY OWNER				**$1,798.16**
JAVIER REYES &	24	10/4109	144 FT	PVMT	$15.75	$2,268.00	
ELIAS REYES			134 FT	WALK	$4.17	$558.78	
2947 ALABAMA AVE			18.3 SY	DR(10'wide)	$43.43	$794.77	
DALLAS, TX 75216			**TOTAL**			$3,621.55	
			ADJ PER ENHANCMENT EVAL			$1,444.77	
			NET DUE BY OWNER				**$2,176.78**

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S) BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
ALABAMA AVE INTERSECTS						
		FREEMONT				
ADRIAN ESTRADA	12 11/4110	142 FT	PVMT	$15.75	$2,236.50	
1623 GARZA AVE	**2946**	130 FT	WALK	$4.17	$542.10	
DALLAS, TX 75216	**Alabama Av**	12 FT	DRIVE	No Cost	$0.00	
		TOTAL			$2,778.60	
		ADJ PER ENHANCMENT EVAL			$1,007.55	
		NET DUE BY OWNER				**$1,771.05**
PATSY JENKINS EST OF	24 11/4110	144 FT	PVMT	$15.75	$2,268.00	
1151 ESTER RD #406	**2947**	144 FT	WALK	$4.17	$600.48	
IRVING, TX 75061	**Arizona Av**	**TOTAL**			$2,868.48	
		ADJ PER ENHANCMENT EVAL			$1,068.24	
		NET DUE BY OWNER				**$1,800.24**
ARIZONA AVE INTERSECTS						
JAMES ORCHARD	12 12/4118	144 FT	PVMT	$15.75	$2,268.00	
7324 GASTON AVE	**2946**	100 FT	WALK	$4.17	$417.00	
DALLAS, TX 75214	**Arizona Av**	21 FT	DRIVE	No Cost	$0.00	
		TOTAL			$2,685.00	
		ADJ PER ENHANCMENT EVAL			$976.50	
		NET DUE BY OWNER				**$1,708.50**
ALICIA L DARLINGTON	24 12/4118	144 FT	PVMT	$15.75	$2,268.00	
2947 MICHIGAN AVE		85 FT	WALK	$4.17	$354.45	
DALLAS, TX 75216		24 FT	DRIVE	No Cost	$0.00	
		14 FT	DRIVE	No Cost	$0.00	
		TOTAL			$2,622.45	
		ADJ PER ENHANCMENT EVAL			$945.22	
		NET DUE BY OWNER				**$1,677.23**

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
MICHIGAN AVE INTERSECTS							
			FREEMONT				
LEONARDO VILLEGAS	12	13/4119	143 FT	PVMT	$15.75	$2,252.25	
2946 MICHIGAN AVE			128 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			20.7 SY	DR(12'wide)	$43.43	$899.00	
			TOTAL			$3,151.25	
			ADJ PER ENHANCMENT EVAL			$1,201.75	
			NET DUE BY OWNER				**$1,949.50**
JOHNNIE M NEWHOUSE	24	13/4119	142 FT	PVMT	$15.75	$2,236.50	
2947 ALASKA AVE			130 FT	WALK	$4.17	$542.10	
DALLAS, TX 75216			**TOTAL**			$2,778.60	
			ADJ PER ENHANCMENT EVAL			$1,007.55	
			NET DUE BY OWNER				**$1,771.05**
ALASKA AVE INTERSECTS							
ANDREW SANDOVAL	12	14/4120	142 FT	PVMT	ADJ TO		
105 MEADOWBROOK OAK	**2946**		122 FT	PVMT	$15.75	$1,921.50	
LEAF, TX 75154	**Alaska Av**		142 FT	WALK	$4.17	$592.14	
			TOTAL			$2,513.64	
			ADJ PER ENHANCMENT EVAL			$717.57	
			NET DUE BY OWNER				**$1,796.07**
JAMES B JONES	24	14/4120	145 FT	PVMT	$15.75	$2,283.75	
2947 S MARSALIS AVE			145 FT	WALK	$4.17	$604.65	
DALLAS, TX 75216			**TOTAL**			$2,888.40	
			ADJ PER ENHANCMENT EVAL			$1,236.07	
			NET DUE BY OWNER				**$1,652.33**

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
SOUTH SIDE OF STREET							
			FREEMONT				
MARIA MENDOZA	15	21/4123	145 FT	PVMT	$15.75	$2,283.75	
2126 SEEVERS AVE	**3003**		145 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**S. Marsalis Av**		**TOTAL**			$2,283.75	
			ADJ PER ENHANCMENT EVAL			$933.75	
			NET DUE BY OWNER				**$1,350.00**
MARTHA L OCHOA SEGURA	1 & 2	21/4123	145 FT	PVMT	ADJ TO		
3000 ALASKA AVE			125 FT	PVMT	$15.75	$1,968.75	
DALLAS, TX 75216			145 FT	WALK	No Cost	$0.00	
						$1,968.75	
			NO ADJ PER ENHANCEMENT EVAL				**$1,968.75**
ALASKA AVE INTERSECTS							
ROSARIO MARTINEZ	15	20/4122	143 FT	PVMT	$15.75	$2,252.25	
3003 ALASKA AVE			143 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$2,252.25	
			ADJ PER ENHANCMENT EVAL			$752.25	
			NET DUE BY OWNER				**$1,500.00**
SELVIN CRAWFORD	1	20/4122	142 FT	PVMT	$15.75	$2,236.50	
2320 REGINALD RD	**3002**		142 FT	WALK	No cost	$0.00	
FORT WORTH, TX 76112	**Michigan Av**		15.1 SY	DR(11'wide)	$43.43	$655.79	
			TOTAL			$2,892.29	
			ADJ PER ENHANCMENT EVAL			$1,064.39	
			NET DUE BY OWNER				**$1,827.90**

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
MICHIGAN AVE INTERSECTS							
			FREEMONT				
JESUS JERONIMO &	15	19/4121	145 FT	PVMT	$15.75	$2,283.75	
CANDELARIA JERONIMO			134 FT	WALK	No Cost	$0.00	
3001 MICHIGAN AVE			11 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$2,283.75	
			ADJ PER ENHANCMENT EVAL			$783.75	
			NET DUE BY OWNER				**$1,500.00**
MANUEL C BORJA &	1	19/4121	143 FT	PVMT	$15.75	$2,252.25	
NOHEMI TEJAD			143 FT	WALK	No Cost	$0.00	
3002 ARIZONA AVE			10 FT	DRIVE	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$2,252.25	
			ADJ PER ENHANCMENT EVAL			$752.25	
			NET DUE BY OWNER				**$1,500.00**
ARIZONA AVE INTERSECTS							
JOSE O&MARIA A MARTINEZ	15	18/4114	144 FT	PVMT	$15.75	$2,268.00	
2914 SEEVERS AVE	**3001**		144 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**Arizona Av**		**TOTAL**			$2,268.00	
			ADJ PER ENHANCMENT EVAL			$768.00	
			NET DUE BY OWNER				**$1,500.00**
JAMES PRICE	1	18/4114	141 FT	PVMT	$15.75	$2,220.75	
3002 ALABAMA AVE			141 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216			**TOTAL**			$2,220.75	
			ADJ PER ENHANCMENT EVAL			$720.75	
			NET DUE BY OWNER				**$1,500.00**

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S) BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
ALABAMA AVE INTERSECTS						
		ABRAHAM MISSIONARY BAPT CHU				
ABRAHAM MISSIONARY	15A 17/4113	134 FT	PVMT	$15.75	$2,110.50	
BAPTIST CHURCH	Acs 0.5154	134 FT	WALK	No Cost	$0.00	
3011 ALABAMA AVE		21.7 SY	DR(20'wide)	$43.43	$942.43	
DALLAS, TX 75216		**TOTAL**			$3,052.93	
		ADJ PER ENHANCMENT EVAL			$336.71	
		NET DUE BY OWNER				**$2,716.22**
JOSE O&MARIA A MARTINEZ	1 17/4113	143 FT	PVMT	$15.75	$2,252.25	
2914 SEEVERS AVE	**3002**	143 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216	**Ramsey Av**	**TOTAL**			$2,252.25	
		ADJ PER ENHANCMENT EVAL			$752.25	
		NET DUE BY OWNER				**$1,500.00**
RAMSEY AVE INTERSECTS						
		FREEMONT				
DAVID HERNANDEZ &	15 16/4112	143 FT	PVMT	$15.75	$2,252.25	
VERONICA HERNANDEZ	**3001**	143 FT	WALK	No Cost	$0.00	
P O BOX 3819	**Ramsey Av**	14.7 SY	DR(11'wide)	$43.43	$638.42	
DALLAS, TX 75208		**TOTAL**			$2,890.67	
		ADJ PER ENHANCMENT EVAL			$1,071.46	
		NET DUE BY OWNER				**$1,819.21**
THOMAS GARCIA	1 16/4112	142 FT	PVMT	$15.75	$2,236.50	
3002 SEEVERS AVE		142 FT	WALK	No Cost	$0.00	
DALLAS, TX 75216		17.8 SY	DR(15'wide)	$43.43	$773.05	
		TOTAL			$3,009.55	
		ADJ PER ENHANCMENT EVAL			$1,123.02	
		NET DUE BY OWNER				**$1,886.53**

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	$64,039.14	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	$21,794.16	
NET DUE BY OWNER		$42,244.98
TOTAL CITY OF DALLAS' COST - PAVING	$1,192,528.02	
TOTAL CITY OF DALLAS' COST - DRAINAGE	$285,915.00	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	$286,979.56	
TOTAL CITY OF DALLAS' COST		$1,765,422.58
TOTAL COST OF IMPROVEMENTS		$1,807,667.56

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE			RATE	AMOUNT	TOTAL ASSESSMENT
NORTH SIDE OF STREET								
			EAGLE FORD PLAZA					
CARLOS ESTRADA	2	1/7160	42	FT	PVMT	$75.52	$3,171.84	
3807 MICAN DRIVE			18	FT	WALK	$8.34	$150.12	
DALLAS, TX 75212			14	FT	DRIVE	No Cost	$0.00	
			TOTAL				$3,321.96	
			ADJ PER ENHANCMENT EVAL				$2,046.90	
			NET DUE BY OWNER					**$1,275.06**
LETICIA CARDOZA	3	1/7160	52	FT	PVMT	$75.52	$3,927.04	
3811 MICAN DRIVE			28	FT	WALK	$8.34	$233.52	
DALLAS, TX 75212			14	FT	DRIVE	No Cost	$0.00	
			TOTAL				$4,160.56	
			ADJ PER ENHANCMENT EVAL				$2,843.80	
			NET DUE BY OWNER					**$1,316.76**
SEFERINO EQUILLA	4	1/7160	49	FT	PVMT	$75.52	$3,700.48	
3815 MICAN DRIVE			16	FT	WALK	$8.34	$133.44	
DALLAS, TX 75212			37.2	SY	DR(28'wide)	$43.43	$1,615.60	
			TOTAL				$5,449.52	
			ADJ PER ENHANCMENT EVAL				$3,375.30	
			NET DUE BY OWNER					**$2,074.22**
MARISELA A TATE	S Pt of	1/7160	49	FT	PVMT	$75.52	$3,700.48	
1536 ALLEN	Lt 5		25	FT	WALK	$8.34	$208.50	
CEDAR HILL, TX 75104	50x110		23.2	SY	DR(14'wide)	$43.43	$1,007.58	
	Mican		**TOTAL**				$4,916.56	
	200Ft		**ADJ PER ENHANCMENT EVAL**				$3,408.52	
	Schofield		**NET DUE BY OWNER**					**$1,508.04**
	3819							
	Mican Dr							

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA				
JORGE L & ALICIA	6	1/7160	50	FT PVMT	$75.52	$3,776.00	
MARROQUIN			22	FT WALK	$8.34	$183.48	
3823 MICAN DR			18	FT DRIVE	No Cost	$0.00	
DALLAS, TX 75212			**TOTAL**			$3,959.48	
			ADJ PER ENHANCMENT EVAL			$2,667.74	
			NET DUE BY OWNER				**$1,291.74**
OVIDIO& BLANCA CRUZ	7	1/7160	50	FT PVMT	$75.52	$3,776.00	
3827 MICAN DR			29	FT WALK	$8.34	$241.86	
DALLAS, TX 75212			22.6	SY DR(16'wide)	$43.43	$981.52	
			TOTAL			$4,999.38	
			ADJ PER ENHANCMENT EVAL			$3,187.69	
			NET DUE BY OWNER				**$1,811.69**
ROSALINDA DIAZ	8	1/7160	60	FT PVMT	$75.52	$4,531.20	
3831 MICAN DRIVE			33	FT WALK	$8.34	$275.22	
DALLAS, TX 75212			23.8	SY DR(17'wide)	$43.43	$1,033.63	
			TOTAL			$5,840.05	
			ADJ PER ENHANCMENT EVAL			$3,985.62	
			NET DUE BY OWNER				**$1,854.43**
HUMBERTO ROCHA &	9 & 10	1/7160	120	FT PVMT	$75.52	$9,062.40	
PONCIANA ROCHA			99	FT WALK	$8.34	$825.66	
3841 MICAN DR			16	FT DRIVE	No Cost	$0.00	
DALLAS, TX 75212			**TOTAL**			$9,888.06	
			ADJ PER ENHANCMENT EVAL			$7,675.23	
			NET DUE BY OWNER				**$2,212.83**

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA				
JOE L & YOLANDA R	11	1/7160	59	FT PVMT	$75.52	$4,455.68	
CARDOZA	**3847**		33	FT WALK	$8.34	$275.22	
3851 MICAN DRIVE	**Mican Dr**		25.6	SY DR(16'wide)	$43.43	$1,111.81	
DALLAS, TX 75212			**TOTAL**			$5,842.71	
			ADJ PER ENHANCMENT EVAL			$3,949.19	
			NET DUE BY OWNER				**$1,893.52**
JOE L & YOLANDA R	12	1/7160	60	FT PVMT	$75.52	$4,531.20	
CARDOZA	**3851**		35	FT WALK	$8.34	$291.90	
3851 MICAN DRIVE	**Mican Dr**		24.4	SY (DR(15'wide)	$43.43	$1,059.69	
DALLAS, TX 75212			**TOTAL**			$5,882.79	
			ADJ PER ENHANCMENT EVAL			$4,006.99	
			NET DUE BY OWNER				**$1,875.80**
JOE L & YOLANDA R	13	1/7160	49	FT PVMT	$75.52	$3,700.48	
CARDOZA	**3855**		49	FT WALK	$8.34	$408.66	
3851 MICAN DRIVE	**Mican Dr**		**TOTAL**			$4,109.14	
DALLAS, TX 75212			**ADJ PER ENHANCMENT EVAL**			$2,704.81	
			NET DUE BY OWNER				**$1,404.33**
RIGOBERTO CARDOZA	14	1/7160	60	FT PVMT	$75.52	$4,531.20	
3711 SCHUSTER DR	**3903**		43	FT WALK	$8.34	$358.62	
DALLAS, TX 75212	**Mican Dr**		17.7	SY DR(12'wide)	$43.43	$768.71	
			TOTAL			$5,658.53	
			ADJ PER ENHANCMENT EVAL			$3,894.86	
			NET DUE BY OWNER				**$1,763.67**

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA				
JUAN CARLOS GARCIA	15	1/7160	60	FT PVMT	$75.52	$4,531.20	
3909 MICAN DRIVE			32	FT WALK	$8.34	$266.88	
DALLAS, TX 75212			14	FT DRIVE	No Cost	$0.00	
			TOTAL			$4,798.08	
			ADJ PER ENHANCMENT EVAL			$3,464.64	
			NET DUE BY OWNER				**$1,333.44**
JUAN CARLOS GARCIA	16	1/7160	40	FT PVMT	$75.52	$3,020.80	
3909 MICAN DRIVE	**3915**		18	FT WALK	$8.34	$150.12	
DALLAS, TX 75212	**Mican Dr**		12	FT DRIVE	No Cost	$0.00	
			TOTAL			$3,170.92	
			ADJ PER ENHANCMENT EVAL			$1,895.86	
			NET DUE BY OWNER				**$1,275.06**
CITY OF DALLAS	17	1/7160					
1500 MARILLA ST	**3919**		**NO ASSESSMENT**				
DALLAS, TX 75201	**Mican Dr**		**CITY OF DALLAS**				
SOUTHSIDE OF STREET							
LUDIVINIA T RODRIGUEZ	1	7/7160	120	FT PVMT	$75.52	$9,062.40	
3909 MICAN DRIVE	**3840**		120	FT WALK	$8.34	$1,000.80	
DALLAS, TX 75212	**Pluto St**		**TOTAL**			$10,063.20	
			ADJ PER ENHANCMENT EVAL			$8,362.80	
			NET DUE BY OWNER				**$1,700.40**

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA			
RENE VALENCIA &	9	6/7160	95 FT PVMT	$75.52	$7,174.40	
DORA DELGADO VALENCIA			66 FT WALK	$8.34	$550.44	
3846 MICAN DRIVE			14 SY DR(9'wide)	$43.43	$608.02	
DALLAS, TX 75212			10 FT DRIVE	No Cost	$0.00	
			TOTAL		$8,332.86	
			ADJ PER ENHANCMENT EVAL		$6,553.63	
			NET DUE BY OWNER			**$1,779.23**
LETICIA & MIGUEL PEREZ	8	6/7160	60 FT PVMT	$75.52	$4,531.20	
3842 MICAN DRIVE			38 FT WALK	$8.34	$316.92	
DALLAS, TX 75212			12 FT DRIVE	No Cost	$0.00	
			TOTAL		$4,848.12	
			ADJ PER ENHANCMENT EVAL		$3,489.66	
			NET DUE BY OWNER			**$1,358.46**
NOE MARTINEZ	7	6/7160	60 FT PVMT	$75.52	$4,531.20	
3836 MICAN DRIVE			40 FT WALK	$8.34	$333.60	
DALLAS, TX 75212			10 FT DRIVE	No Cost	$0.00	
			TOTAL		$4,864.80	
			ADJ PER ENHANCMENT EVAL		$3,498.00	
			NET DUE BY OWNER			**$1,366.80**
MAURO ORNELAS	6	6/7160	60 FT PVMT	$75.52	$4,531.20	
3509 ABILENE STREET	**3832**		36 FT WALK	No Cost	$0.00	
DALLAS, TX 75212	**Mican Dr**		14 FT DRIVE	No Cost	$0.00	
			TOTAL		$4,531.20	
			ADJ PER ENHANCMENT EVAL		$3,331.20	
			NET DUE BY OWNER			**$1,200.00**

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE			RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA					
JIMMY GOMEZ JR &	5	6/7160	59	FT	PVMT	$75.52	$4,455.68	
ALVIN GOMEZ			35	FT	WALK	$8.34	$291.90	
3826 MICAN DRIVE			21.9	SY	DR(18'wide)	$43.43	$951.12	
DALLAS, TX 75212			**TOTAL**				$5,698.70	
			ADJ PER ENHANCMENT EVAL				$3,877.19	
			NET DUE BY OWNER					**$1,821.51**
HERIBERTO C TAMEZ	4	6/7160	78	FT	PVMT	$75.52	$5,890.56	
3822 MICAN DRIVE			54	FT	WALK	$8.34	$450.36	
DALLAS, TX 75212			23.2	FT	DR(14'wide)	$43.43	$1,007.58	
			TOTAL				$7,348.50	
			ADJ PER ENHANCMENT EVAL				$5,419.53	
			NET DUE BY OWNER					**$1,928.97**
HERIBERTO CARDOZA E	3	6/7160	60	FT	PVMT	$75.52	$4,531.20	
3812 MICAN DRIVE			38	FT	WALK	$8.34	$316.92	
DALLAS, TX 75212			17	FT	DRIVE	No Cost	$0.00	
			TOTAL				$4,848.12	
			ADJ PER ENHANCMENT EVAL				$3,489.66	
			NET DUE BY OWNER					**$1,358.46**
HERIBERTO CARDOZA JI	2	6/7160	60	FT	PVMT	$75.52	$4,531.20	
& LETICIA CARDOZA	**3806**		32	FT	WALK	$8.34	$266.88	
3802 MICAN DRIVE	**Mican Dr**		28.1	SY	DR(18'wide)	$43.43	$1,220.38	
DALLAS, TX 75212			**TOTAL**				$6,018.46	
			ADJ PER ENHANCMENT EVAL				$4,074.83	
			NET DUE BY OWNER					**$1,943.63**

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA			
JOSE L GONZALEZ	1	6/7160	45 FT PVMT	$75.52	$3,398.40	
3802 MICAN DRIVE			14 FT DRIVE	No Cost	$0.00	
DALLAS, TX 75212			**TOTAL**		$3,398.40	
			ADJ PER ENHANCMENT EVAL		$2,198.40	
			NET DUE BY OWNER			**$1,200.00**

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	$131,950.10	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	$93,402.05	
NET DUE BY OWNER		$38,548.05
TOTAL CITY OF DALLAS' COST - PAVING	$542,115.95	
TOTAL CITY OF DALLAS' COST - DRAINAGE	$274,748.60	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	$332,706.97	
TOTAL CITY OF DALLAS' COST		$1,149,571.52
TOTAL COST OF IMPROVEMENTS		$1,188,119.57

<u>Street Group 12-458</u>:

1. **Arizona Avenue from Kiest Boulevard to Saner Avenue**
2. **McVey Avenue from Seevers Avenue to Marsalis Avenue**
3. **Mican Drive from Schofield Drive to dead-end**

Grand Total Property Owners' Cost - Assessments	$519,499.85	
Adjustments Per Enhancement Evaluation	$301,544.27	
Grand Net Due by Owner		$217,955.58
Grand Total City of Dallas' Cost - Paving	$3,020,839.42	
Grand Total City of Dallas' Cost - Drainage	$1,275,268.60	
Grand Total Water Utilities Department Cost Water and Wastewater Mains	$712,898.00	
Grand Total City of Dallas' Cost		$5,009,006.02
Grand Total Cost of Improvements		$5,226,961.60

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

SECTION 6. (Continued)

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street and alleys improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS, INTERIM
City Attorney

BY _____
Assistant City Attorney

Prepared by _____
Project Coordinator

Approved by _____
Director, Public Works Department

September 28, 2016

WHEREAS, on August 10, 2016, Resolution No. 16-1198 authorized improvements and the public hearing; and,

WHEREAS, bids were received on July 8, 2016, for street paving, storm drainage, water and wastewater main improvements for Street Group 12-458, as follows:

BIDDERS	**BID AMOUNT**
Jeske Construction Company	$5,226,961.60
Tiseo Paving Company	$5,453,552.85
Camino Construction LP	$5,486,616.00
Texas Standard Construction	$5,742,788.30

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a construction contract with Jeske Construction Company for the construction of street paving, storm drainage and water and wastewater main improvements for Street Group 12-458, in an amount not to exceed $5,226,961.60, this being the lowest responsive bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund
Fund 2U22, Department STS, Unit S608, Act. TGTN
Obj. 4510, Program #PB12S608, CT PBW12S601L1
Vendor # 083791, in an amount not to exceed $467,962.60

Street and Transportation Improvements Fund
Fund 2U22, Department STS, Unit S607, Act. TGTN
Obj. 4510, Program #PB12S607, CT PBW12S601L1
Vendor # 083791, in an amount not to exceed $376,238.00

Street and Transportation Improvements Fund
Fund 3U22, Department STS, Unit S607, Act. TGTN
Obj. 4510, Program #PB12S607, CT PBW12S601L1
Vendor # 083791, in an amount not to exceed $1,144,450.00

Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S608, Act. TGTN Obj. 4510, Program #PB12S608, CT PBW12S601L1 Vendor # 083791, in an amount not to exceed	$387,450.00
Street and Transportation Improvements Fund Fund 4U22, Department STS, Unit S601, Act. TGTN Obj. 4510, Program #PB12S601, CT PBW12S601L1 Vendor # 083791, in an amount not to exceed	$2,137,963.00
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42, Obj. 4550, Program #716037, CT-PBW716037CP, Vendor #083791, in an amount not to exceed	$508,636.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42, Obj. 3221, Program #716037X, CT-PBW716037EN, Vendor #083791, in an amount not to exceed	$51,863.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42, Obj. 4560, Program #716038, CT-PBW716038CP, Vendor #083791, in an amount not to exceed	$141,543.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit PS42, Obj. 3222, Program #716038X, CT-PBW716038EN, Vendor #083791, in an amount not to exceed	$10,856.00
Total in an amount not to exceed	$5,226,961.60

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

AGENDA ITEM # 67

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 46L M 47J 56C

SUBJECT

A public hearing to receive comments on the proposed sale of six unimproved properties acquired by the taxing authorities from the Sheriff to East Dallas Community Organization, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim six unimproved properties to East Dallas Community Organization, using the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: $6,000

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must to be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

East Dallas Community Organization (EDCO), submitted a proposal to construct six (6) single-family homes with the homes containing approximately 1,221 to 1500 square feet on the six unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyers at a proposed sales price of $120,500 to $138,800 with construction to begin in April 2017.

This item calls for a public hearing to allow the public an opportunity to comment on the proposed sale of the six unimproved properties to EDCO and, at the close of the public hearing, authorizes the sale of the properties to EDCO by quitclaim deeds and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2016, City Council authorized a public hearing to receive comments on the proposed sale by quitclaim deed of six unimproved properties acquired by the taxing jurisdictions from the Sheriff to East Dallas Community Organization, by Resolution No. 15-1148.

Information about this item will be provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

Revenue - $6,000

OWNER

East Dallas Community Organization

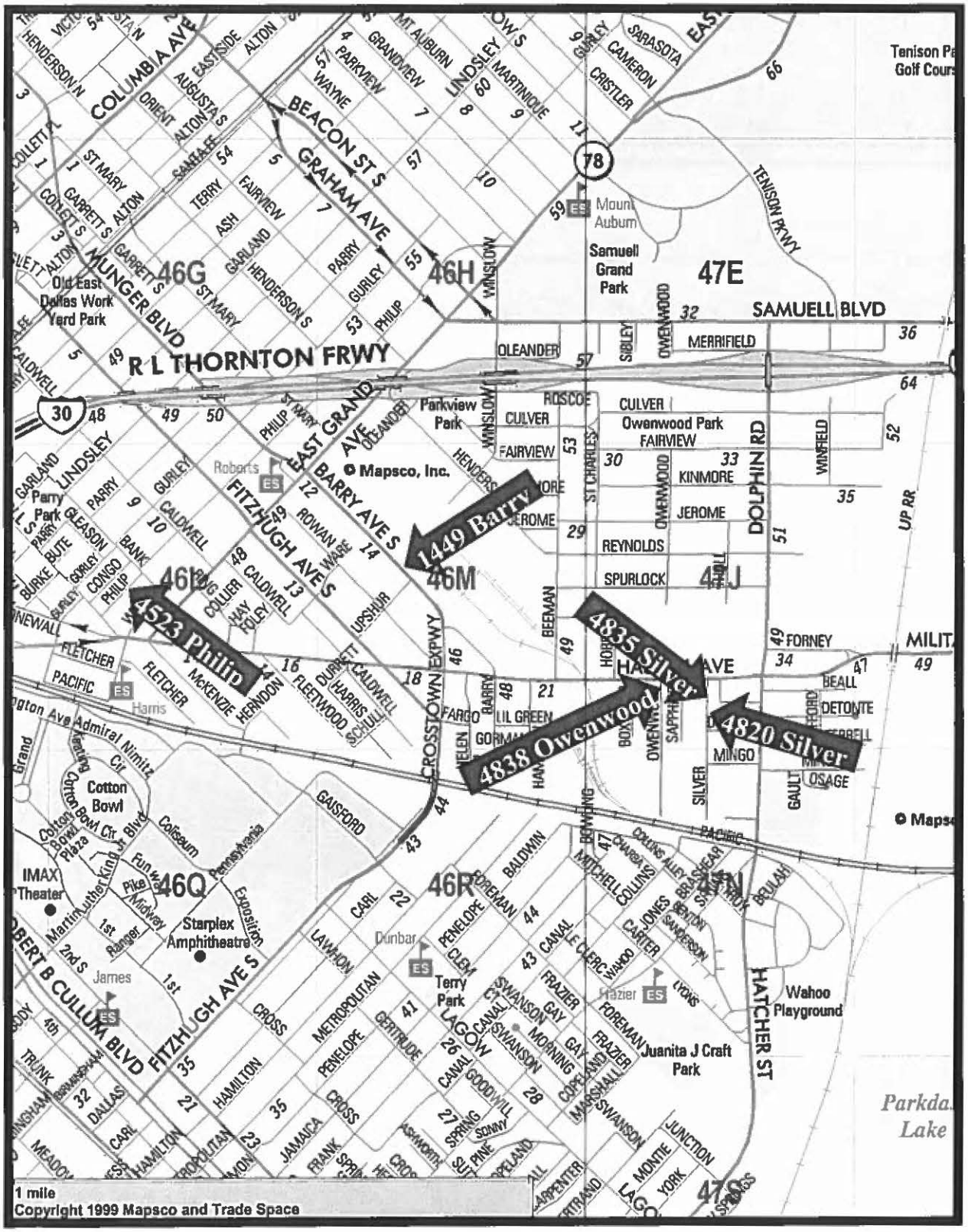
Gerald Carlton, President

MAP

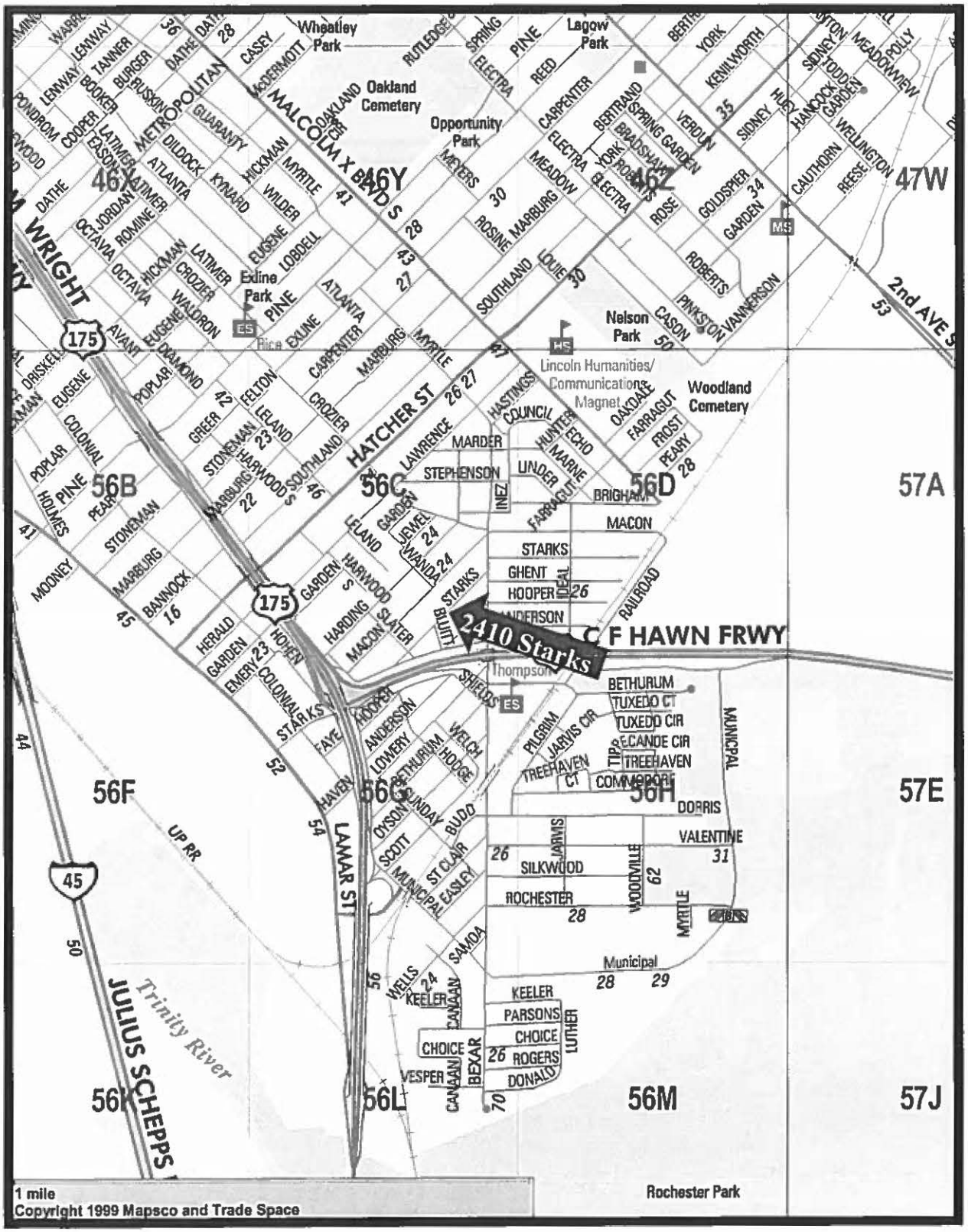
Attached

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
1.	1449 Barry	East Dallas Community Organization	46M	$8,650	$1,192.85	V	MF-2(A)	2
2.	4523 Philip	East Dallas Community Organization	46L	$4,450	$1,000.00	V	CH	2
3.	4635 Silver	East Dallas Community Organization	47J	$6,190	$1,000.00	V	R-5(A)	7
4.	4820 Silver	East Dallas Community Organization	47J	$5,850	$1,000.00	V	R-5(A)	7
5.	2410 Starks	East Dallas Community Organization	56C	$4,000	$1,000.00	V	PD-595	7
6.	4838 Owenwood	East Dallas Community Organization	47J	$7,510	$1,000.00	V	R-5(A)	7



MAPSCO 46L,46M,47J


Wheatley Park
Lagow Park
Oakland Cemetery
Opportunity Park
MALCOLM X BLVD S
METROPOLITAN
WRIGHT
HATCHER ST
2nd AVE S
Exline Park
Nelson Park
Lincoln Humanities/ Communications Magnet
Woodland Cemetery
2410 Starks
C F HAWN FRWY
Thompson
Rice
Shields ES
LAMAR ST
UP RR
JULIUS SCHEPPS
Trinity River
Municipal
Rochester Park
46X
46Y
46Z
47W
56B
56C
56D
57A
56F
56G
56H
57E
56K
56L
56M
57J
1 mile
Copyright 1999 Mapsco and Trade Space

MAPSCO 56C

WHEREAS, the of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, East Dallas Community Organization (EDCO) submitted a proposal to construct six (6) single-family homes with the homes containing approximately 1,221 to 1500 square feet on six unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto and made a part hereof (hereinafter the "property"), for purchase by a low to moderate income homebuyers at a proposed sales price of $120,500 to $138, 800 with construction to begin in April 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing was placed on the property, notification of the public hearing was mailed to property owners within 200 feet of the property, and notice of the public hearing was published in the Dallas Morning News;

NOW, THEREFORE,

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

Section 1. That upon receipt of the requisite monetary consideration from East Dallas Community Organization, (hereinafter the "non-profit organization") and the approval of the governing bodies of the other affected taxing jurisdictions, the City Manager is hereby authorized to execute a quitclaim deed, approved as to form by the City Attorney and attested by the City Secretary, quitclaiming the properties, acquired by the taxing authorities from the Sheriff, to the non-profit organization, subject to the conditions contained in this resolution.

Section 2. That the City Manager is hereby authorized to execute instruments, approved as to form by the City Attorney, releasing the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any, on the property.

Section 3. That the non-profit organization's proposal for the development of affordable housing on the property, described in Exhibit A, is hereby approved.

Section 4. That the quitclaim deed shall contain:

(a) A copy or summary of the proposal from the non-profit organization for the property and a requirement that the property be developed by the non-profit organization in accordance with the proposal, including the timetable specified in the proposal.

(b) A possibility of reverter with right of re-entry if the director determines that the non-profit organization:

(i) has failed to take possession of the property within ninety calendar days after receiving the quitclaim deed;

(ii) has failed to complete construction of affordable housing on the property within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code;

(iii) is not developing the property in compliance with the timetable specified in the non-profit organization's proposal;

(iv) is unable to develop the land in compliance with its proposal because a request for a zoning change has been denied;

(v) has incurred a lien on the property because of violations of the Code or other City ordinances within three years after receiving the quitclaim deed; and

(vi) has sold, conveyed, or transferred the property without the consent of the City and the other affected taxing jurisdictions within three years after receiving the quitclaim deed.

(c) Deed restrictions requiring the purchaser to:

(i) restrict the sale and resale of owner-occupied property to low-income individuals or families for five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located;

(ii) require the non-profit organization to develop all proposed housing units on the property in accordance with the Code and all applicable City ordinances and state and federal laws within three years after receiving the quitclaim deed or by the end of any extended development period approved by the City Council in accordance with Section 2-26.6(c) of the Code, and to obtain inspections and approval of the housing units by the City before initial occupancy; and

(iii) require any low-income individual or family who purchases a housing unit on a property to maintain the housing unit in accordance with the Code and all applicable City ordinances and state and federal laws for a period of five years after the date the deed from the non-profit organization to the initial homebuyer is filed in the real property records of the county in which the property is located.

(d) An indemnification by the non-profit organization of the City and other affected taxing jurisdictions.

(e) A statement and acknowledgment that the property is quitclaim deed subject to all redemption rights provided by state law.

(f) The non-profit organization's representation and agreement that it did not purchase the property on behalf of a "prohibited person" and will not sell or lease the property to a "prohibited person" for five years from the date of the quitclaim deed. A "prohibited person" is any party who was named as a defendant in the legal proceedings where the City obtained a final judgment for delinquent taxes and an order to foreclose its tax lien on the property or person in the judgment or seizure tax warrant, or the Sheriff's deed as the owner of the property, authorized seized and ordered sold for delinquent taxes and any municipal health and safety liens.

Section 5. That the City Manager is authorized to execute instruments, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the property upon compliance with all terms and conditions of Section 2-26 of the Code and the quitclaim deed, including the deed restrictions and the proposal.

Section 6. That the non-profit organization shall be responsible for the pro-rata taxes assessed on the property from the date of closing for the remaining part of the then-current calendar year. The property shall be placed back on the tax rolls effective as of the date of execution of the quitclaim deed.

Section 7. That any procedures required by Section 2-24 of the Code that are not required by state law are hereby waived with respect to conveyance of the property.

Section 8. That the monetary consideration received from the non-profit organization shall be distributed pursuant to the Section 34.06 of the Texas Tax Code.

Section 9. That any and all proceeds for the City's sale of the property to the non-profit organization be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519.

Section 10. That upon receipt of the monetary consideration from the non-profit organization, the City Controller is authorized to disburse proceeds of the sale of the property in accordance Section 34.06 of the Texas Tax Code, which calculations for disbursement shall be provided by the Director of Sustainable Development and Construction, to the City of Dallas Land Based Receivables, the Dallas County District Clerk and the Dallas County Tax Office from the account specified in Section 9 above.

Section 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**1449 Barry** SE Part Lot 28, D Rowans Addition Block 1454	East Dallas Community Development (EDCO)	1	$1,192.85
2	**4523 Philip** Lot 7, Carroll Avenue Heights Addition Block B/1403	East Dallas Community Development (EDCO)	1	$1,000.00
3	**4635 Silver** Lot 9, White Rock Heights Addition Block F/2625	East Dallas Community Development (EDCO)	1	$1,000.00
4	**4820 Silver** Lot 8 , White Rock Heights Addition Block B/2623	East Dallas Community Development (EDCO)	1	$1,000.00
5	**2410 Starks** Lots 6 & 7, Lincoln Manor Addition Block 2/2539	East Dallas Community Development (EDCO)	1	$1,000.00
6	**4838 Owenwood** Lot 10, Saphire Addition Block 2619	East Dallas Community Development (EDCO)	1	$1,000.00
TOTAL				**$6,192.85**

AGENDA ITEM # 68

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office Of Environmental Quality

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

MAPSCO: 45 M

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Storage Choice - Farmers Market, Ltd., located near the intersection of Canton Street and Farmers Market Way and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Storage Choice - Farmers Market, Ltd., by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

BACKGROUND

Based on information provided by the Applicant, the designated property is underlain by two groundwater bearing zones; one along the mid to southern portion was encountered at approximately 20 to 25 feet below ground surface (bgs) and the other water bearing zone along the northern portion was encountered at depths of 14.25 - 21.5 feet bgs. The groundwater is confined above the competent Austin Chalk Formation that was encountered between 14.25 and 28 feet bgs and has an estimated thickness in the area of approximately 50 feet thick. The lower confining unit below the Austin Chalk is the Eagle Ford Shale which consists of shale, sandstone, and limestone and has an estimated thickness of 600 feet in the area. The direction of groundwater flow beneath the designated property is to the southeast. The groundwater has been affected by chlorinated solvents tetrachloroethene (PCE), trichloroethene (TCE), 1,1-dichloroethene (1,1-DCE), and cis-1,2-dichloroethene (cis-DCE), and total petroleum hydrocarbons (TPH) at concentrations above groundwater ingestion standards. The suspected onsite source of the chlorinated solvents and TPH is a former automobile repair and automobile wrecking company in operation from approximately the 1950s through the 1970s. The suspected offsite sources are from a former automobile repair facility and a machine shop to the north of the designated property.

BACKGROUND (Continued)

A portion of the designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in September 2015 and is designated as VCP Facility ID No. 2764.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting will be held on September 19, 2016 to receive comments and concerns. Notices of the meeting were sent to 783 property owners within 2,500 feet of the property and 88 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Canton Street and Farmers Market Way including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently, the designated property is being redeveloped as a storage unit facility.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Quality of Life and Environment Committee on September 26, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

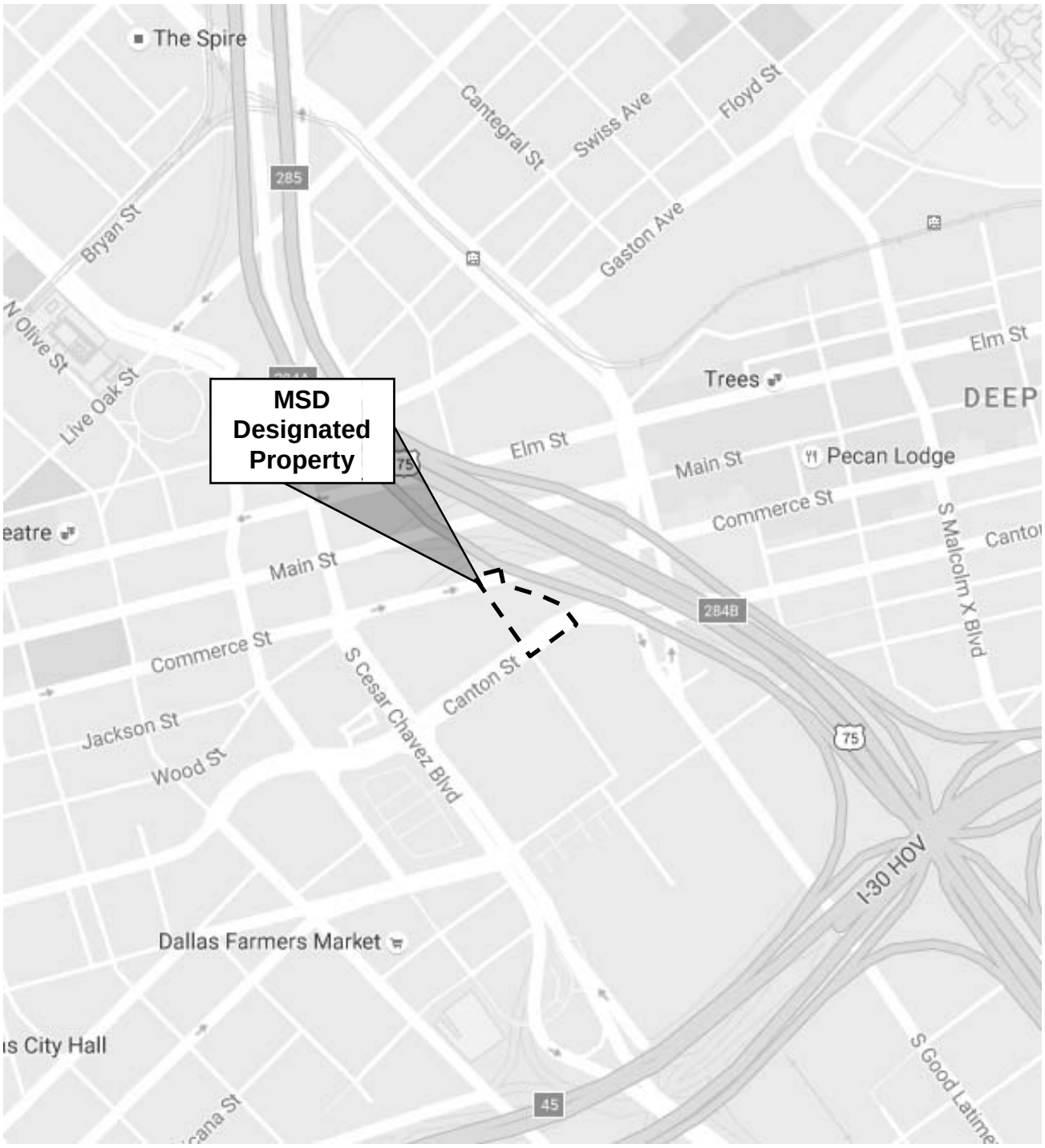
Storage Choice - Farmers Market, Ltd.

SC Farmers Market GP, LLC, General Partner

Paul A. Glover, Manager

MAP

Attached



CITY OF DALLAS

Municipal Setting Designation
Designated Property Boundary Map
MSD Log OEQ0059
Applicant – Storage Choice - Farmers Market, Ltd
Designated Property Address
2409 and 2425 Canton Street
Dallas, TX 75201

9-28-16

ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 2409 and 2425 Canton Street and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, "Municipal Setting Designation Ordinance," of Article VI, "Environmental Performance Standards," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

(1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;

(2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the "designated property" means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, "designated groundwater" means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way included in the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

(1) Human consumption or drinking.

(2) Showering or bathing.

(3) Cooking.

(4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

(1) The potable use of the designated groundwater from beneath the designated property is prohibited.

(2) The potable use of the designated groundwater from beneath public rights-of-way included in the designated property is prohibited.

(3) The portion of the designated property assigned TCEQ Voluntary Cleanup Program Identification No. 2764 must receive a Certificate of Completion from the Texas Commission on Environmental Quality by no later than September 28, 2018.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments:

(1) The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedence zone originating from sources on the designated property or migrating from the designated property no later than September 28, 2018. That within this time period, the applicant shall provide the managing director of the office of environmental quality documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering the program. If it has not been addressed, the managing director of the office of environmental quality may, for good cause, take any of the following actions:

(1) allow additional time to address the non-ingestion protective concentration level exceedence zone;

(2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;

(3) recommend to the city council that this municipal setting designation ordinance be repealed;

(4) request additional information or documentation from the applicant; or

(5) pursue other actions that the managing director of the office of environmental quality believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the managing director of the office of environmental quality with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the managing director of the office of environmental quality with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the managing director of the office of environmental quality shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the managing director of the office of environmental quality with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the managing director of the office of environmental quality with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The managing director of the office of environmental quality may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the managing director of the office of environmental quality in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed $2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 22. That this municipal setting designation ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By_____
Assistant City Attorney

Passed _____

GIS_Approved

LEGAL DESCRIPTION
DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY
1.650 Acre Tract Being All of Lot 1A, Block 41/163 of Morris and Hazel Addition
and Part of Lot 9, 13-16 and All of Lot 17, Block 41/163 of Rail Road Addition
and Portions of Commerce street and Canton Street,
City of Dallas, Callas County, Texas

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, said tract being all of Lot 1A, Block 41/163 of Morris and Hazel Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 92213, Page 294, Deed Records of Dallas County, Texas and part of Lots 9, 13 through 16 and all of Lot 17, Block 41/163 of Rail Road Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 40, Page 109, Map Records of Dallas County, Texas, and part of a 20 foot Alley right of way adjoining said lots abandoned by City Ordinance No. 21092 as recorded in Volume 91249, Page 4100, Deed Records of Dallas County, Texas, part of a 25 foot Alley right of way abandoned by City Ordinance No. 21329 as recorded in Volume 92148, Page 2012, Deed Records of Dallas County, Texas, and a remnant tract being the result of the abandonment of Commerce Street, Young Street and Julius Schepps Freeway by City Ordinance No. 21329 as recorded in Volume 92148, Page 2012, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod with a plastic cap at the intersection of the southeast line of Commerce Street (a variable width right of way) with the southwest line of Julius Schepps Freeway (Interstate Highway 45, a variable width right of way) and said point being in the most northerly northeast corner of said Lot 1A;

THENCE, the following courses and distances with the southwest line of Julius Schepps Freeway:

- S 72°34'15" E, a distance of 75.67 feet to set 5/8 inch iron rod with a yellow plastic cap for a corner;

- S 72°34'42" E, a distance of 41.80 feet to a set 5/8 inch iron rod with a yellow plastic cap for a corner;

- S 72°34'22" E, passing at a distance of 179.28 feet the northeast line of Canton Street (an 80 foot right of way), continuing in all a distance of 229.18 feet to a point in the center line of Canton Street;

THENCE, S 35°51'00" E, a distance of 40.00 feet to a point for a corner in the projected southeast line of Canton Street;

LEGAL DESCRIPTION (continued)
DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY
1.650 Acre Tract Being All of Lot 1A, Block 41/163 of Morris and Hazel Addition
and Part of Lot 9, 13-16 and All of Lot 17, Block 41/163 of Rail Road Addition
and Portions of Commerce street and Canton Street,
City of Dallas, Callas County, Texas

THENCE, S 54°09'00" W, with the projected southeast line of Canton Street, passing at a distance of 82.47 feet the intersection of the southeast line of Canton Street with the southwest line of Julius Schepps Freeway and the northeast corner of Lot 2A, Block 40/164 of Farmers Market, Phase 1A, an addition to the City of Dallas as recorded in Volume 2000005, Page 68, Deed Records of Dallas County, Texas, continuing in all a distance of 287.04 feet to a point for a corner;

THENCE, N 35°51'00" W, departing the southeast line of Canton Street and crossing Canton Street, passing at a distance of 80.00 feet a found 1/2 inch iron rod in the northwest line of Canton Street and being the southwest corner of said Lot 1A and the southeast corner of Farmers Market Townhomes Condos by Declaration recorded in Volume 2001148, Page 4530 and a tract of land conveyed to Camden Connection Inc. by deed recorded in Instrument Number 201400194124, Official Public Records of Dallas County, Texas, passing at a distance of 281.77 feet a set Mag nail at the northwest corner of said Lot 1A, passing at a distance the 349.85 feet a found PK nail in the southeast line of Commerce Street, continuing into Commerce Street, in all a distance of 436.04 feet to a point for a corner;

THENCE, N 76°00'18" E, a distance of 118.02 feet a point for a corner;

THENCE, S 13°59'42" E, a distance of 80.00 feet to the Point of Beginning and Containing 71,874 square feet or a 1.650 acre of land.

Date: January 19, 2016

L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



Basis of Bearing:
The bearing basis for this survey is a bearing of S 54°09'00" W for the northwest line of Canton Street as indicated on the map of Morris & Hazel Addition as recorded in Volume 92213, Page 294, Deed Records of Dallas County, Texas.

DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY
1.650 Acre Being All of City LOT 1A, BLOCK 41/163, MORRIS & HAZEL ADDITION & Part of LOT 9, 13–16 & All of LOT 17, BLOCK 41/163, RAIL ROAD ADDITION and Portions of Commerce Street and Canton Street, City of Dallas, Dallas County, Texas

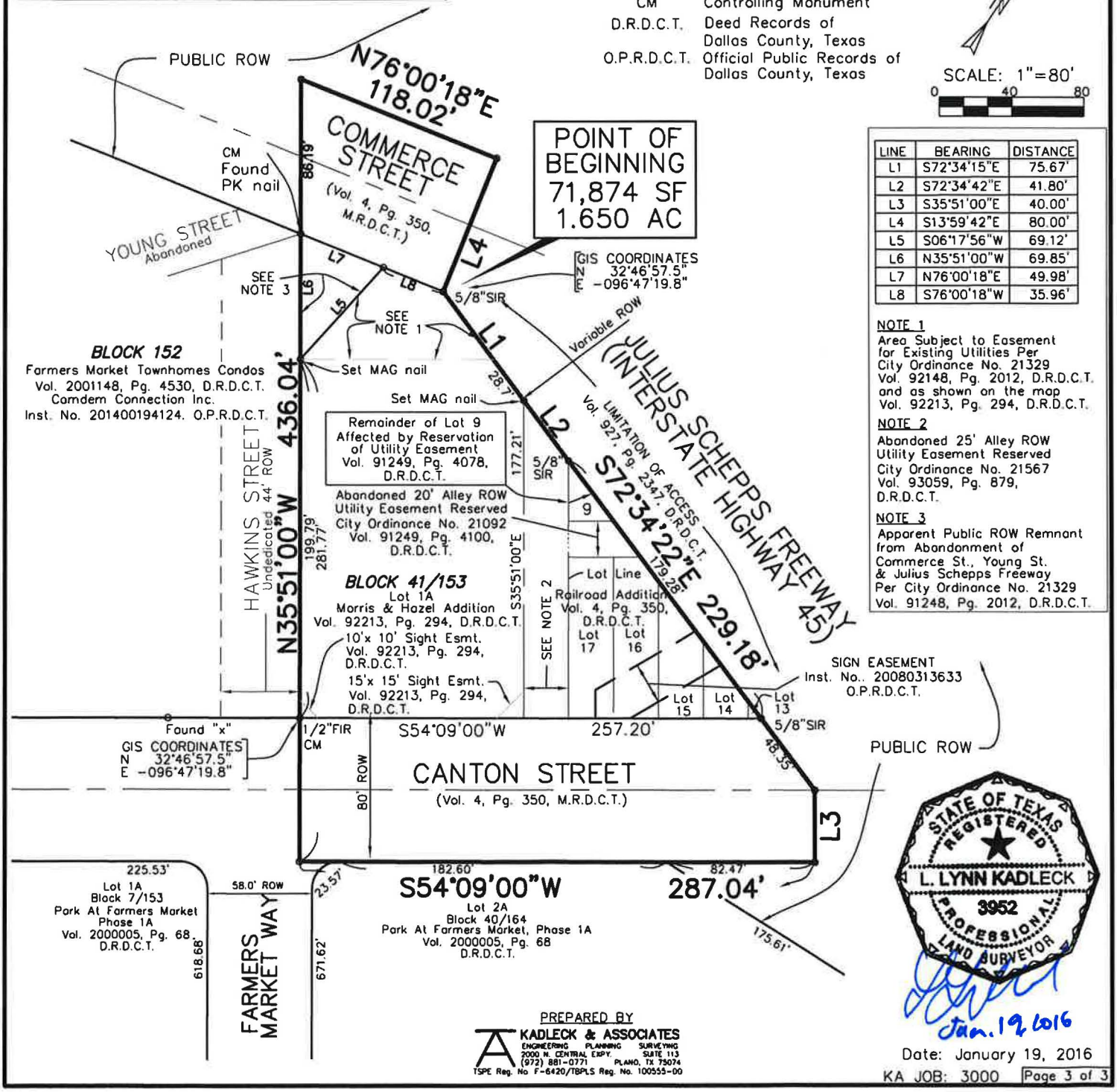
The bearing basis for this survey is a bearing of S 54°09'00" W for the northwest line of Canton Street as indicated on the map of Morris & Hazel Addition as recorded in Volume 92213, Page 294, Deed Records of Dallas County, Texas.

LEGEND

FIP	Found Iron Pipe
FIR	Found Iron Rod
MON	Monument
CM	Controlling Monument
D.R.D.C.T.	Deed Records of Dallas County, Texas
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas

SCALE: 1"=80'

0 40 80



LINE	BEARING	DISTANCE
L1	S72°34'15"E	75.67'
L2	S72°34'42"E	41.80'
L3	S35°51'00"E	40.00'
L4	S13°59'42"E	80.00'
L5	S06°17'56"W	69.12'
L6	N35°51'00"W	69.85'
L7	N76°00'18"E	49.98'
L8	S76°00'18"W	35.96'

NOTE 1
Area Subject to Easement for Existing Utilities Per City Ordinance No. 21329 Vol. 92148, Pg. 2012, D.R.D.C.T. and as shown on the map Vol. 92213, Pg. 294, D.R.D.C.T.

NOTE 2
Abandoned 25' Alley ROW Utility Easement Reserved City Ordinance No. 21567 Vol. 93059, Pg. 879, D.R.D.C.T.

NOTE 3
Apparent Public ROW Remnant from Abandonment of Commerce St., Young St. & Julius Schepps Freeway Per City Ordinance No. 21329 Vol. 91248, Pg. 2012, D.R.D.C.T.

STATE OF TEXAS REGISTERED L. LYNN KADLECK 3952 PROFESSIONAL LAND SURVEYOR

Jan. 19, 2016

PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
TSPE Reg. No F-6420/TBPLS Reg. No. 100555-00

Date: January 19, 2016
KA JOB: 3000

MSD No. OEQ0059 Storage Choice - Farmers Market, Ltd. - 2409 & 2425 Canton St.

AGENDA ITEM # 69

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Office Of Environmental Quality

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

MAPSCO: 44 R

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by West Commerce Investments LLC, located near the intersection of West Commerce Street and Beckley Avenue and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to West Commerce Investments LLC, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

BACKGROUND

Based on information provided by the Applicant, the designated property is underlain by shallow groundwater that is encountered at approximately 6.2 to 9.8 feet below ground surface (bgs) and extends to approximately 18 to 19 feet bgs at the top of the underlying Eagle Ford Shale. The Eagle Ford Shale is a combination of shale, sandstone, and limestone with an estimated thickness of 200-300 feet and has low permeability, restricts downward migration of groundwater, and is considered a regional aquitard. The direction of groundwater flow beneath the designated property is to the south-southeast. The groundwater has been affected by trichloroethylene (TCE) at concentrations above groundwater ingestion standards. Potential onsite historical sources of TCE were historical automobile repair operations at properties along West Commerce Street (with current and historical even-numbered addresses from 120 through 218 West Commerce Street), and along Langford Street (2426 Langford Street, and historical addresses 2424 and 2428 Langford Street). The potential offsite sources of TCE are from commercial/industrial operations located upgradient to the north of the designated property and a printer business located southeast of the designated property.

BACKGROUND (Continued)

A portion of the designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in March 2016 and is designated as VCP Facility ID No. 2802.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting was held on September 12, 2016 to receive comments and concerns. Notices of the meeting were sent to 312 property owners within 2,500 feet of the property and 80 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of West Commerce Street and Beckley Avenue including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently, the designated property is vacant land with an unoccupied commercial building in the southeast portion of the property, and wooded lots in the southwest portion of the property. The anticipated future use of the designated property is for redevelopment as mixed use multifamily residential and associated retail businesses.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Quality of Life and Environment Committee on September 26, 2016.

FISCAL INFORMATION

No cost consideration to the City

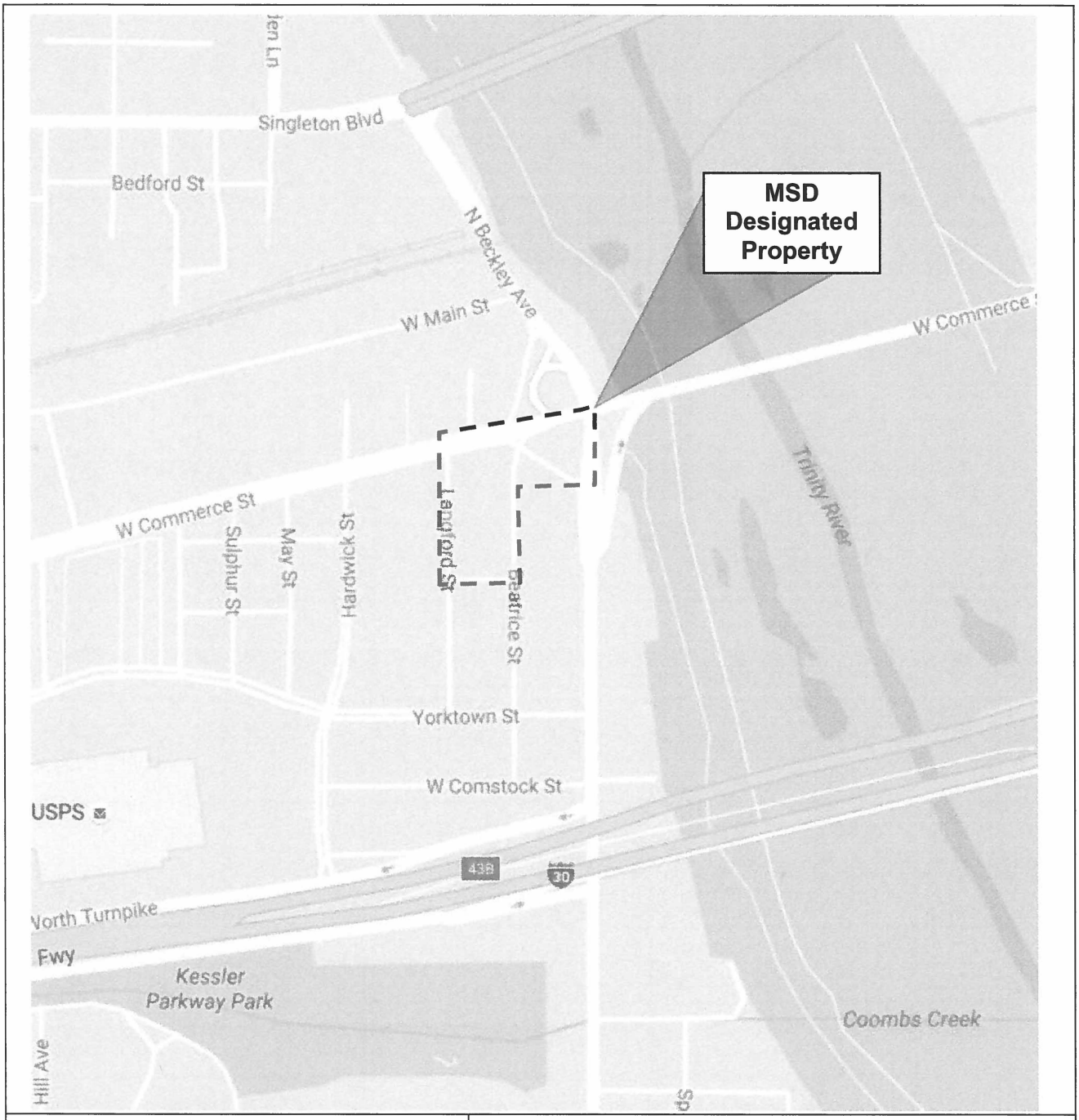
OWNER

West Commerce Investments LLC

Reid Beucler, Manager

MAP

Attached



CITY OF DALLAS

Municipal Setting Designation
Designated Property Boundary Map
MSD Log OEQ0061
Applicant – West Commerce Investments LLC
Designated Property Address
2400, 2404, 2408, 2412, 2420,
2426 Langford St., 2415 & 2439 Beatrice St.,
120 & 218 W. Commerce St, Dallas, TX 75208

9-28-16

ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 2400, 2404, 2408, 2412, 2420, and 2426 Langford Street, 2415 and 2439 Beatrice Street, and 120 and 218 West Commerce Street, and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, "Municipal Setting Designation Ordinance," of Article VI, "Environmental Performance Standards," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

(1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;

(2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying

drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the "designated property" means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, "designated groundwater" means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way included in the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

(1) Human consumption or drinking.

(2) Showering or bathing.

(3) Cooking.

(4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

(1) The potable use of the designated groundwater from beneath the designated property is prohibited.

(2) The potable use of the designated groundwater from beneath public rights-of-way included in the designated property is prohibited.

(3) The portion of the designated property assigned TCEQ Voluntary Cleanup Program Identification No. 2802 must receive a Certificate of Completion from the Texas Commission on Environmental Quality by no later than September 28, 2018.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments:

(1) The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedence zone originating from sources on the designated property or migrating from the designated property no later than September 28, 2018. That within this time period, the applicant shall provide the managing director of the office of environmental quality documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering the program. If it has not been addressed, the managing director of the office of environmental quality may, for good cause, take any of the following actions:

(1) allow additional time to address the non-ingestion protective concentration level exceedence zone;

(2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;

(3) recommend to the city council that this municipal setting designation ordinance be repealed;

(4) request additional information or documentation from the applicant; or

(5) pursue other actions that the managing director of the office of environmental quality believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the managing director of the office of environmental quality with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the managing director of the office of environmental quality with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the managing director of the office of environmental quality shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the managing director of the office of environmental quality with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the managing director of the office of environmental quality with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The managing director of the office of environmental quality may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the managing director of the office of environmental quality in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed $2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 22. That this municipal setting designation ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By_____
Assistant City Attorney

Passed _____

MSD No. OEQ0061 West Commerce Investments LLC - 2400, 2404, 2408, 2412, 2420, 2426 Langford St., 2415 & 2439 Beatrice St., 120 & 218 W. Commerce St.

LEGAL DESCRIPTION

BEING a tract of land situated in the William P. Overton Survey, Abstract No. 1106, City of Dallas, Dallas County, Texas; and being all of Lots 2A & 3A, Block 2/6810, Commerce-Langford Addition, an addition to the City of Dallas according to the plat recorded in Volume 94223, Page 4821 of the Deed Records of Dallas County, Texas; and being all of Lots 1A & 9A, Block 2/6810, Commerce/Beatrice Addition, an addition to the City of Dallas according to the plat recorded in Volume 89204, Page 16 of said Deed Records; and being all of Lots 14, 15, 18, 19 & 22, Block 2/6810 and all of a 10-foot wide public alley across said Block 2/6810 by A.P. Langston's Homestead Revised Addition, according to the plat recorded in Volume 119, Page 496 of the Map Records of Dallas County, Texas; and being part of a tract of land described in Special Warranty Deed to Moxie Investments, Ltd. recorded in Volume 98011, Page 603 of said Deed Records; and being all of a tract of land described in Warranty Deed to Moxie Investments, Ltd recorded in Instrument No. 20080142386 of the Official Public Records of Dallas County, Texas; and being all of a tract of land described in Special Warranty Deed to Moxie Investments, Ltd. recorded in Volume 98011, Page 637 of said Deed Records; and being all of a tract of land described in Special Warranty Deed to Moxie Investments, Inc. recorded in Instrument No. 200600015004 of said Official Public Records; and being part of a tract of land described in Warranty Deed to Jeffrey L. Long recorded in Volume 89043, Page 3474 of said Deed Records; and being part of Lots 1, 2 & 4, and all of Lot 3, Block 1/6810, A.P. Langston's Homestead Revised Addition, according to the plat recorded in Volume 119, Page 496 of the Map Records of Dallas County, Texas; and being part of that tract of land described in Warranty Deed with Vendor's Lien to C. E. Burdine recorded in Volume 80164, Page 1802 of the Deed Records of Dallas County, Texas; and being part of that tract of land described in Warranty Deed to City of Dallas recorded in Volume 74225, Page 1658 of the Deed Records of Dallas County, Texas; and being part of W. Commerce Street, Langford Street, Beatrice Street, Beckley Avenue and Wink Street (all variable width right-of-ways); and being more particularly described as follows:

BEGINNING at the intersection of the projected west right-of-way line of said Langford Road and the north right-of-way line of said W. Commerce Street;

THENCE with said north right-of-way line of W. Commerce Street, North 75°11'09" East, a distance of 759.83 feet to a point for corner;

THENCE departing the projected north right-of-way line of W. Commerce Street, South 1°02'29" East, a distance of 481.11 feet to the projected north line of Lot 1A, Block A/6809, Blanks Subdivision No. 2, an addition to the City of Dallas according to the plat recorded in Volume 95068, Page 1799 of said Deed Records;

(CONTINUED ON SHEET 2)

MSD BOUNDARY EXHIBIT
PART OF CITY OF DALLAS BLOCKS
1/6810 AND 2/6810
WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
3/17/16

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	FEB. 2016	064484300	1 OF 3

LEGAL DESCRIPTION (CONTINUED)

THENCE with said projected north line of Lot 1A, South 89°37'00" West, a distance of 381.39 feet to the northwest corner of said Lot 1A and being in the east right-of-way line of said Beatrice Street;

THENCE with said east right-of-way line of Beatrice Street, South 1°03'51" East, a distance of 400.74 feet to the intersection of said east right-of-way line of Beatrice Street and the projected south right-of-way line of said Wink Street;

THENCE departing said east right-of-way line of Beatrice Street and with said projected south right-of-way line of Wink Street, South 88°56'09" West, a distance of 356.50 feet to the intersection of said south right-of-way line of Wink Street and said west right-of-way line of Langford Road;

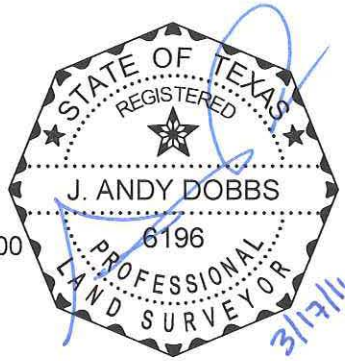
THENCE with said west right-of-way line of Langford Road, North 1°03'51" West, a distance of 696.72 feet to the **POINT OF BEGINNING** and containing 9.84 acres or of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

MSD No. OEQ0061 West Commerce Investments LLC - 2400, 2404, 2408, 2412, 2420, 2426 Langford St., 2415 & 2439 Beatrice St., 120 & 218 W. Commerce St.

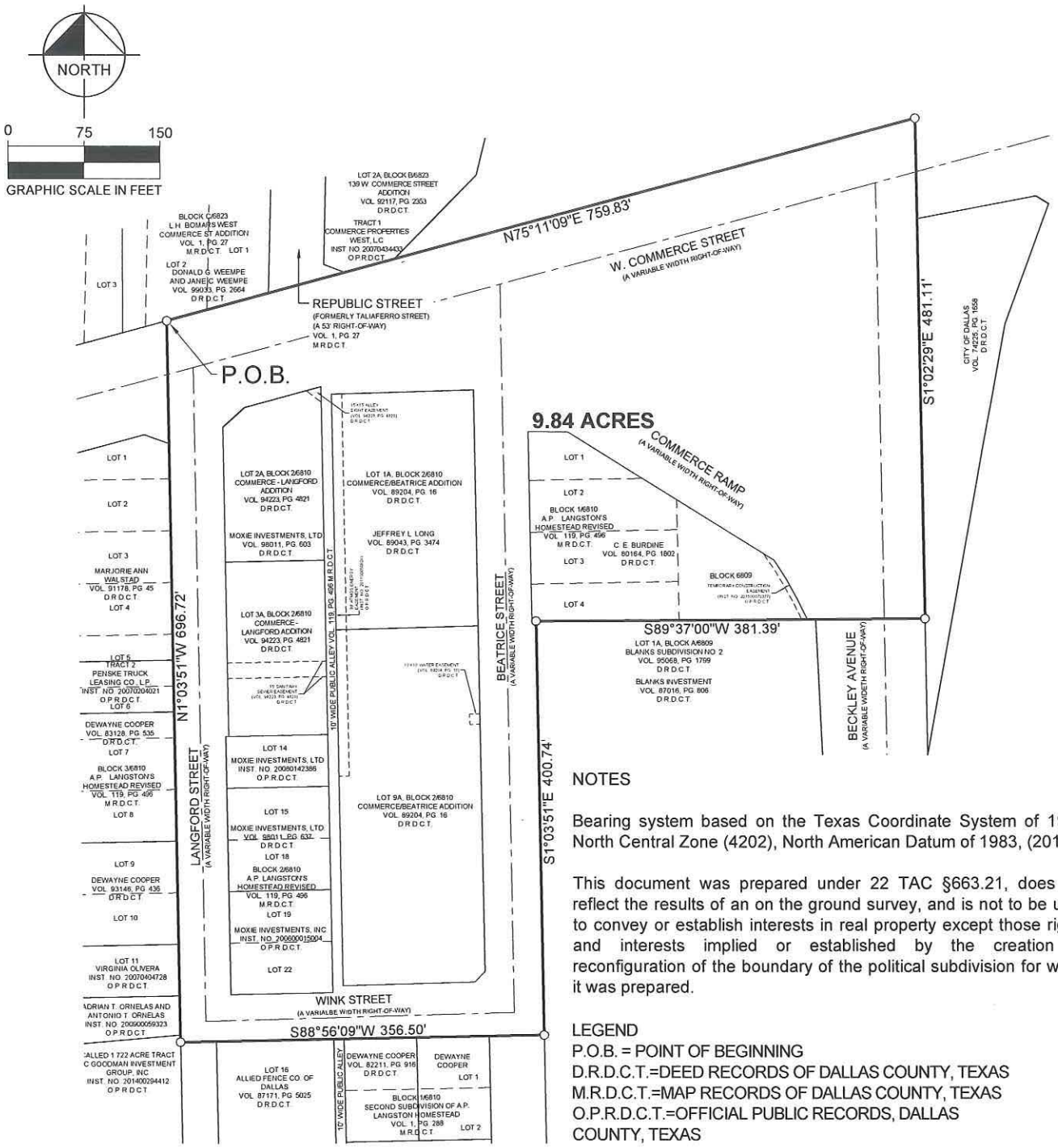
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MSD BOUNDARY EXHIBIT
PART OF CITY OF DALLAS BLOCKS
1/6810 AND 2/6810
WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAB	FEB. 2016	064484300	2 OF 3



NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011).

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LEGEND

P.O.B. = POINT OF BEGINNING
D.R.D.C.T.=DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.=MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

MSD BOUNDARY EXHIBIT
PART OF CITY OF DALLAS BLOCKS 1/6810 AND 2/6810
WILLIAM P. OVERTON SURVEY
ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
3/17/16

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JAD	DAB	FEB. 2016	064484300	3 OF 3

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MSD No. OEQ0061 West Commerce Investments LLC - 2400, 2404, 2408, 2412, 2420, 2426 Langford St., 2415 & 2439 Beatrice St., 120 & 218 W. Commerce St.

AGENDA ITEM # 70

KEY FOCUS AREA: Public Safety

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Public Works Department

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

MAPSCO: 56 D G H

SUBJECT

Authorize a public hearing to be held on September 28, 2016 to receive comments to close and vacate portions of Macon Street and Sunday Street at the Union Pacific Railroad (UPRR) crossings located thereon for Safety Improvements Project along the UPRR from Carlton Garrett Street (formerly Municipal Street) to Scyene Road - Financing: No cost consideration to the City

BACKGROUND

As the result of two accidents that occurred in 2002 and 2003 at the Union Pacific Railroad Company (UPRR) tracks near Thompson Elementary School, one of which was fatal, Senator Royce West's Office along with the North Central Texas Council of Governments (NCTCOG) initiated a partnership project (Safety Improvements) with the City of Dallas, the Texas Department of Transportation (TxDOT) and UPRR to improve safety along the Union Pacific Railroad corridor in proximity to Thompson Elementary School. The scope of this project includes installing approximately 2.2 miles of 8-foot tall wrought iron fencing along one side of the UPRR tracks from Carlton Garrett Street to Scyene Road, installing 680 feet of pedestrian walkway parallel to the proposed fence on TxDOT and UPRR right-of-way from Anderson Street to Bethurum Street, and constructing two at-grade UPRR crossing closures at Sunday Street and Macon Street.

The City of Dallas, Public Works Department, is the lead agency administering the design and construction of the Safety Improvements Project, and as such is required to receive citizens' comments living within a 300-foot radius of the two intersections of Macon Street at UPRR and Sunday Street at UPRR prior to closing and vacating these intersections. Upon the closure of the public hearing, through a separate Council action, the two intersections of Macon Street at UPRR and Sunday Street at UPRR will be closed and vacated.

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2007
Completed Design	April 2011
Began right-of-way Acquisition	July 2009
Completed right-of-way Acquisition	November 2010
Construction Advertisement	December 2012
Construction Awarded	March 2013
Began Construction	April 2015
Complete Construction	October 2016

Estimated Project Cost and Funding

Design (In-house by the City and 100% City Cost)	
Right-of-way Acquisition	$ 13,220.00
Environmental	$ 30,728.00
Construction	$ 930,353.00 (est.)
TxDOT's review, E&C, Misc.	$ 55,750.00 (est.)
Total Project Cost	$1,030,051.00 (est.)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an Interlocal Agreement with the Texas Department of Transportation on October 10, 2007, by Resolution No. 07-2987.

Authorized a three-party Interlocal Agreement with the Texas Department of Transportation and the Union Pacific Railroad Company on October 10, 2007, by Resolution No. 07-2988.

Authorized a construction contract with Gibson and Associates, Inc. on March 27, 2013, by Resolution No. 13-0506.

Authorized an agreement with the Union Pacific Railroad Company on March 27, 2013, by Resolution No. 13-0507.

Authorized a Multiple Use Agreement with the Texas Department of Transportation on March 27, 2013, by Resolution No. 13-0508.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

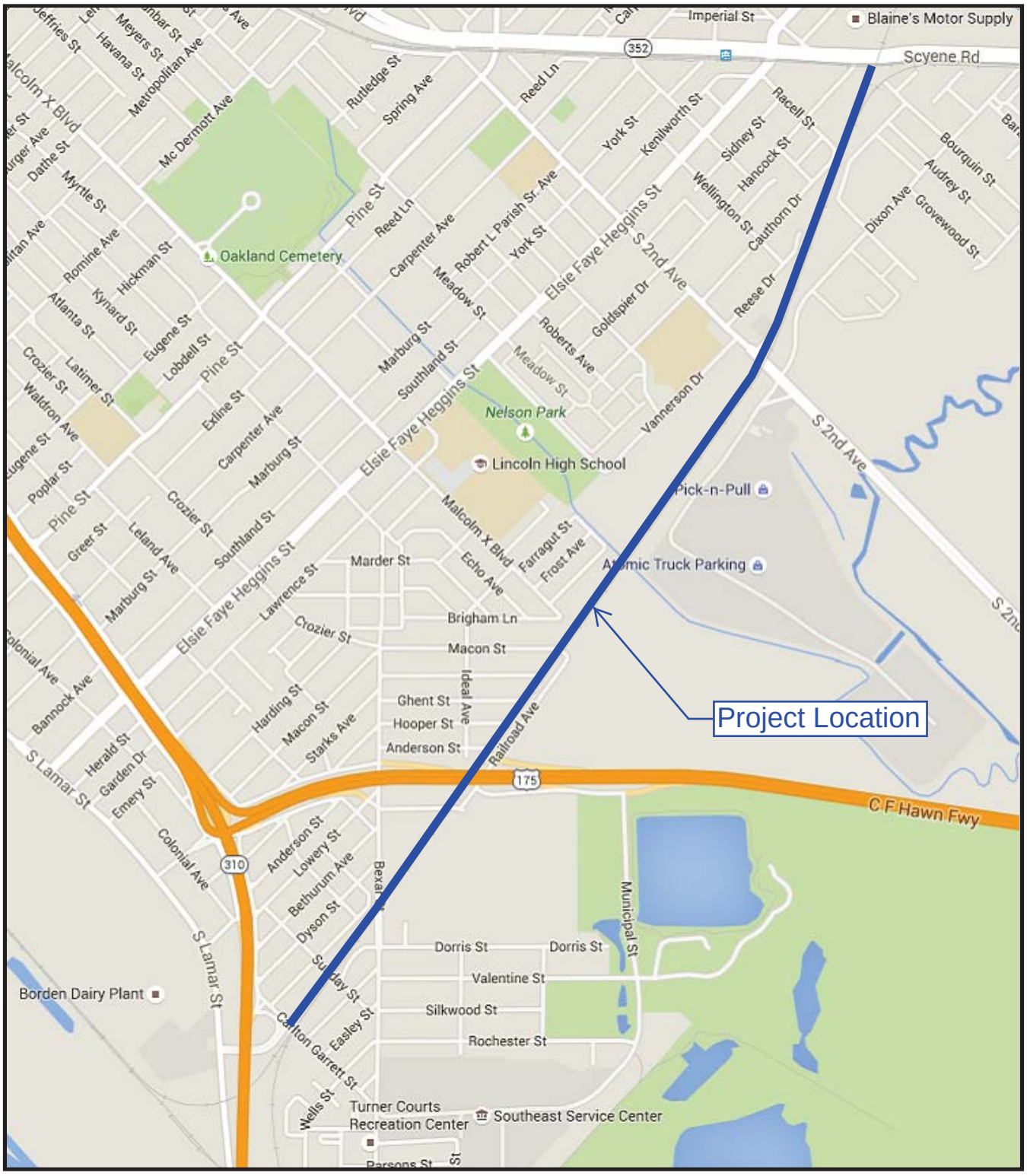
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.

Safety Improvements Along UPRR Municipal Street (Carlton Garrett St.) to Scyene Road



Mapsco 56 D G H

WHEREAS, Senator Royce West's office, along with the North Central Texas Council of Governments (NCTCOG) initiated a partnership to improve safety along the Union Pacific Railroad (UPRR) in the neighborhood of Macon Street and Sunday Street as a result of two accidents, one of which was fatal, on the UPRR tracks in 2002 and 2003; and,

WHEREAS, the NCTCOG issued a call for projects for the Railroad Crossing Reliability Partnership Program on August 8, 2003, to improve selected at-grade railroad crossings throughout the Dallas-Fort Worth Metropolitan Planning Area; and,

WHEREAS, the at-grade railroad crossings of the UPRR at Macon Street and Sunday Street were selected by the NCTCOG for final approval; and,

WHEREAS, a Letter of Understanding between NCTCOG, TxDOT, UPRR and the City of Dallas for this project was executed on May 18, 2005; and,

WHEREAS, on October 10, 2007, Resolution No. 07-2987 authorized the Local Project Advance Funding Agreement with the Texas Department of Transportation for paving improvements at the Union Pacific Railroad (UPRR) crossings intersecting Macon Street and Sunday Street with permanent barriers, turn around area on Macon Street, with fencing and pedestrian walkway improvements, in the amount of $4,433.00; and,

WHEREAS, on March 27, 2013, Resolution No. 13-0506 authorized a construction contract with Gibson and Associates, Inc., in the amount of $917,943.10; and,

WHEREAS, on March 27, 2013, Resolution No. 13-0507 authorized an agreement with the Union Pacific Railroad Company, Inc.; and,

WHEREAS, on March 27, 2013, Resolution No. 13-0508 authorized a Multiple Use Agreement with the Texas Department of Transportation, in the amount of $30,727.40; and,

WHEREAS, the Public Works Department has determined that the best remedial safety improvement for Macon Street and Sunday Street is to install closures at the UPRR crossings located thereon; and,

WHEREAS, the Public Works Department requests the closure and vacation of portions of Macon Street and Sunday Street at the UPRR crossing located thereon; and,

September 28, 2016

WHEREAS, the City Council of the City of Dallas, acting pursuant to law, is of the opinion the best interest and welfare of the public will be served by closing and vacating portions of Macon Street at the UPRR crossing and Sunday Street at the UPRR crossing; and,

WHEREAS, it is the intention of the City Council to hold a public hearing on September 28, 2016 to receive comments to close and vacate portions of Macon Street and Sunday Street at the Union Pacific Railroad crossings located thereon for the Safety Improvements Project along UPRR Municipal Street (Carlton Garrett Street) to Scyene Road.

Now, Therefore,

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

Section 1. That a public hearing shall be held on September 28, 2016, to receive comments to close and vacate portions of Macon Street and Sunday Street at the Union Pacific Railroad crossings located thereon for the Safety Improvements Project along UPRR Municipal Street (Carlton Garrett Street) to Scyene Road.

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

AGENDA ITEM # 71

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 13

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34 D

SUBJECT

A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, Henry W. Longfellow Career Exploration Academy as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's permit (Chapter 25) for a restaurant without drive-in or drive-through service with a food and beverage certificate [FC Inwood Village LLC dba Flower Child] on the southeast corner of West Lovers Lane and Inwood Road, north of Boaz Street - AV156-004 - Financing: No cost consideration to the City

BACKGROUND

Section 6-4 of Chapter 6, “Alcoholic Beverages,” of the Dallas City Code allows Council to grant a variance from the usual spacing required between an alcohol business and a protected use. The usual spacing requirement is 300 feet in a direct line from the property line of the public DISD school to the property line of the place of business.

The standard for approval of the variance is that:

A. the application is for one of the following permits pursuant to the following chapters of the Texas Alcoholic Beverage Code:

(i) a brewer’s permit, Chapter 12;
(ii) a distiller’s and rectifier’s permit, Chapter 14;
(iii) a winery permit, Chapter 16;
(iv) a wine and beer retailer’s permit, Chapter 25;
(v) a wine and beer retailer’s off-premise permit, Chapter 26;
(vi) a mixed beverage permit with a food and beverage certificate, Chapter 28; or
(vii) a manufacturer’s license, Chapter 62.

BACKGROUND (Continued)

B. the application is for one of the following land uses:

   (i) general merchandise or food store use with 10,000 square feet or more of floor area
   (ii) restaurant without drive-in or drive-through service with a food and beverage certificate pursuant to the Texas Alcoholic Beverage Code;
   (iii) alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery; or
   (iv) alcoholic beverage manufacturing.

C. alcoholic beverages will not be sold by drive-in or drive-through service; and

D. enforcement of the spacing requirements in this particular instance:

   (i) is not in the best interest of the public;
   (ii) constitutes waste or inefficient use of land or other resources;
   (iii) creates an undue hardship on an applicant for an alcohol permit;
   (iv) does not serve its intended purpose;
   (v) is effective or necessary; or
   (vi) for any other reason that the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

An application for a waiver of the spacing requirements was submitted on August 8, 2016, by FC Inwood Village LLC dba Flower Child. Henry W. Longfellow Career Exploration Academy, located to the south of the request site, creates the need for the variance.

The applicant has submitted the attached letter providing a statement of why the variance meets the standard of approval.

The approximately 14.503 acre request site, which is located in Planned Development District No. 482, contains an approximately 4,100 square foot suite previously occupied by Bijoux, a general merchandise or food store. The proposed restaurant's (Flower Child) location is surrounded by restaurant and retail uses. The overall shopping center is surrounded by retail and restaurant uses to the north and east; multifamily uses to the east and southeast; the protected DISD school is located to the south; a financial institution to the southwest, and additional retail and restaurant uses to the west and northwest.

BACKGROUND (Continued)

The public school is located to the south of the request site. While the required spacing from a school is measured property line to property line, the walking distance from the entrance of the school to the proposed restaurant is approximately 1,163 feet because there is an intervening building. Due to the protected site being in a shopping center that contains other uses that sell alcohol and located on two major thoroughfares, staff has no objection to this request.

The general merchandise or food store with 10,000 square feet or more (CVS Pharmacy #7412) on the same lot but located between the protected use and the request site received a variance to the alcohol distance requirements on October 28, 2015. The same public school, Henry W. Longfellow Career Exploration Academy was the protected use in the variance request for Trader Joe's.

This item requires two seconds to pass.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 9, 2009, the City Council approved an amendment to Section 6-4 of Chapter 6, "Alcoholic Beverages," of the Dallas City Code to allow a process for a variance to the spacing requirements between a business selling alcohol and a public or private school.

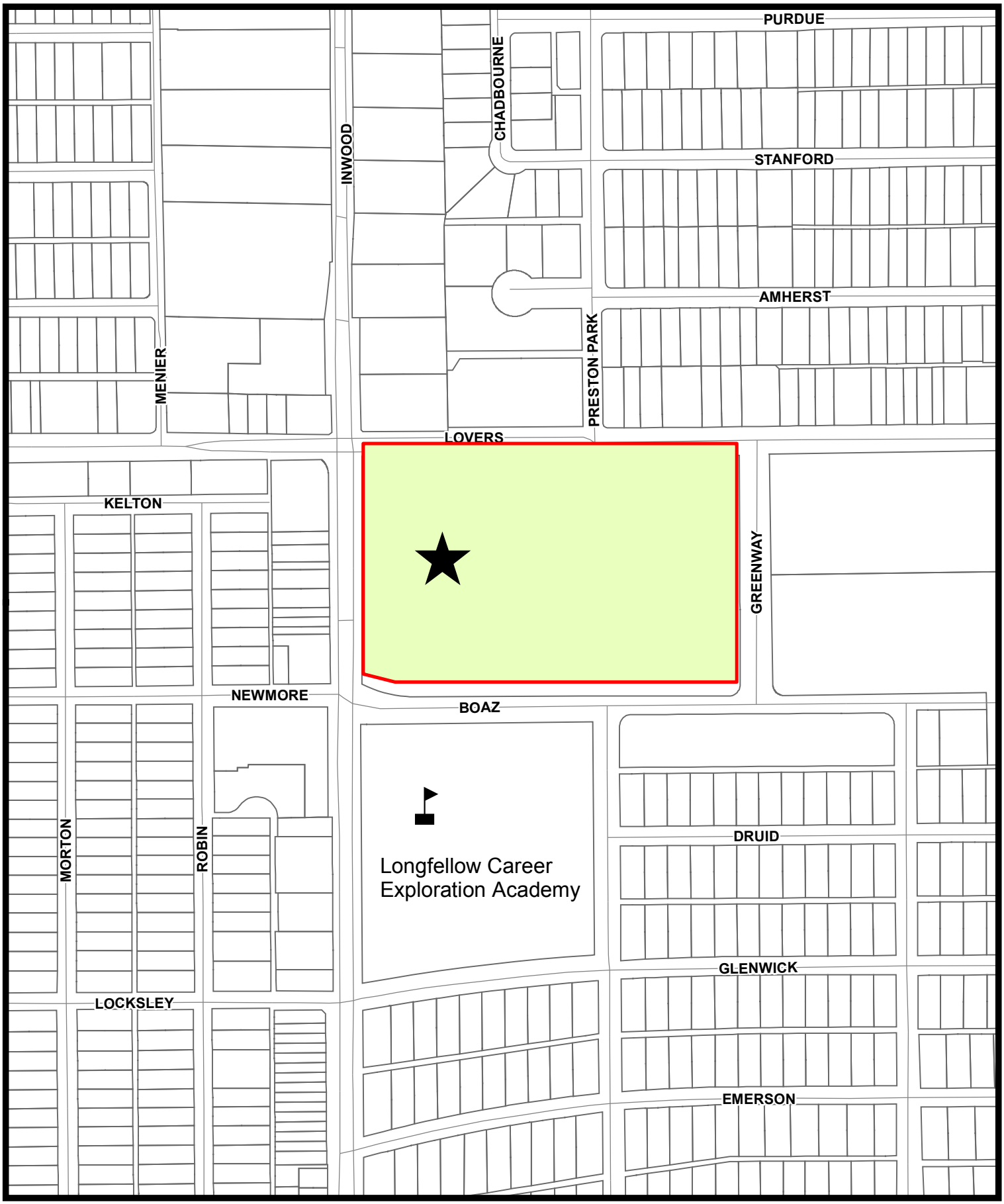
On October 26, 2011, September 26, 2012, and January 22, 2014, the City Council further amended Section 6-4 of Chapter 6.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



AV156-004

1:4,000

Approximate location of business requesting alcohol variance

Land use requiring spacing from business requesting alcohol sales: school

CITY OF DALLAS

APPLICATION FOR A VARIANCE FROM THE MINIMUM DISTANCE REGULATIONS RELATED TO THE SALE OF ALCOHOLIC BEVERAGES

Chapter 6—Alcoholic Beverages, City of Dallas Code of Ordinances

Applicant: FC Inwood Village LLC (dba Flower Child)
(Must match the business name on TABC application)

Contact person, title: Santos T. Martinez, representative
(Land owner, business owner, representative)

Property owner's name: L&B Depp Inwood Village

Contact person's phone: 214-761-9197

Address of request site: 5350 W. Lovers Lane

Contact person's address: 900 Jackson, Suite 640 Dallas, TX 75202

Protected use's address: 5314 Boaz Street

Type of protected use:
- o Church
- ⊗ Public school / open-enrollment charter school
- o Private school
- o Public hospital
- o Daycare/child-care facility

Type of business seeking to sell alcohol:
- o Alcoholic beverage manufacturing
- o General merchandise or food store with 10,000 square feet or more floor area
- o Microbrewery, microdistillery, or winery
- ⊗ Restaurant without drive-in or drive-through service

Type of TABC permit(s) to be sought:
- o Brewer's permit, "B" / Manufacturer's license, "BA"
- o Distiller's and rectifier's permit, "D"
- ● Food and beverage certificate, "FB"
- o Mixed beverage permit,"MB"
- o Wine and beer retailer's off-premise permit, "BQ"
- ● Wine and beer retailer's permit, "BG"
- o Winery, "G"

The nonrefundable variance application fee is $1,200.00 and the sign fee, which is between $10 and $50 depending on street frontages. A statement explaining how the request meets the standard below is required as part of this application. The burden of proving that the request meets the standard is solely the responsibility of the applicant. Additional evidence supporting the request may be submitted along with this application.

> Enforcement of the spacing requirements in this particular instance (1) is not in the best interest of the public; (2) constitutes waste or inefficient use of land or other resources; (3) creates an undue hardship on an applicant for an alcohol permit; (4) does not serve its intended purpose; is not effective or necessary; or (5) for any other reason that the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

REQUIRED ATTACHMENTS:

- ✓ Statement of request
- ✓ Sealed alcohol survey showing 300 foot radius and door to door measurements (*protected use must be indicated on this survey*)
- ✓ List of officers for alcohol business and property owner

AUTHORIZATION BY PROPERTY OWNER(S)

I, Agent of Inwood Village, the owner of the property to be considered, hereby authorize the above business and representative to file this application for a variance from the requirements of Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances.

John L. Gerdes
Owner's Printed Name

Owner's Signature

APPLICANT ACKNOWLEDGEMENT AND AFFIDAVIT

I have read, examined, and completed this application; and know the information provided to be true and correct. I hereby apply for a variance from the distance requirements in Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances. I understand that this application, including all submitted documentation, are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

FC Inwood Village LLC
Applicant's Printed Name

Applicant Signature Lizzie Kim Chief Legal Officer

Sworn to and subscribed before me by on this day 19th of July in the year 2016, to certify which witness my hand and seal of office.

Raven Ell
Notary Public - Arizona
Maricopa County
My Commission Expires
December 27, 2017

Notary Public in and for the State of Texas

Date received: 8/8/16 SE

Receipt No.: #6672, 6673

Case number: AV156-004

AV application 3-25-14

Signs - $40.00
4

Masterplan
Land Use Consultants

August 4, 2016

Mr. David Cossum
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla, Room 5DS
Dallas, Texas 75201

RE: Variance for restaurant without drive-in or drive-through service to sell alcoholic beverages for on-premise consumption at 5350 W. Lovers Lane.

Dear Mr. Cossum:

A new restaurant space is being created at the address listed above. The previous tenant was a general merchandise or food store use. The new restaurant space will be known as "Flower Child" and will be the first location in Dallas and only the second in Texas.

The parent company for Flower Child maintains 14 restaurant concepts across the country. This includes True Food Kitchen located in Preston Center. They also maintain the North restaurants in Houston and Austin. Flower Child restaurants serve selected organic beer, wine, and kombucha. There are no mixed beverages sold at this restaurant.

Inwood Village Shopping Center is located across the street from Henry W. Longfellow Career Exploration Academy (a distance of seventy feet). Inwood Village is over fourteen acres in size with several retail, personal service, office, and restaurant uses. The Longfellow campus is over eight and a half acres in size across the street from a major commercial intersection of Lovers Lane and Inwood Road. It is difficult to maintain the appropriate spacing requirements when both properties encompass large city blocks. As such, several tenants within this shopping center have had to seek variances to the spacing requirements from this protected use. These include Trader Joe's, CVS, and Mesero Retaurant.

Currently, there are establishments selling alcoholic beverages to the west of this location. They are just removed outside of the 300 foot measurement since they are across a major thoroughfare, or they are on separately platted lots. These include Fireside Pies, Shinsea Restaurant, and Inwood Tavern.

Flower Child has a door to door measurement from the protected use of over 1100 feet.

We have included a TABC field survey, list of officers, and application for this variance request. Please feel free to contact our offices if you need any additional information regarding this application.

Santos T. Martinez
Authorized representative for
FC Inwood Village LLC

List of Officers and Principles

List of Officers for FC Inwood Village LLC

Manager: FRC Management LLC

FRC Management LLC: Sam Fox

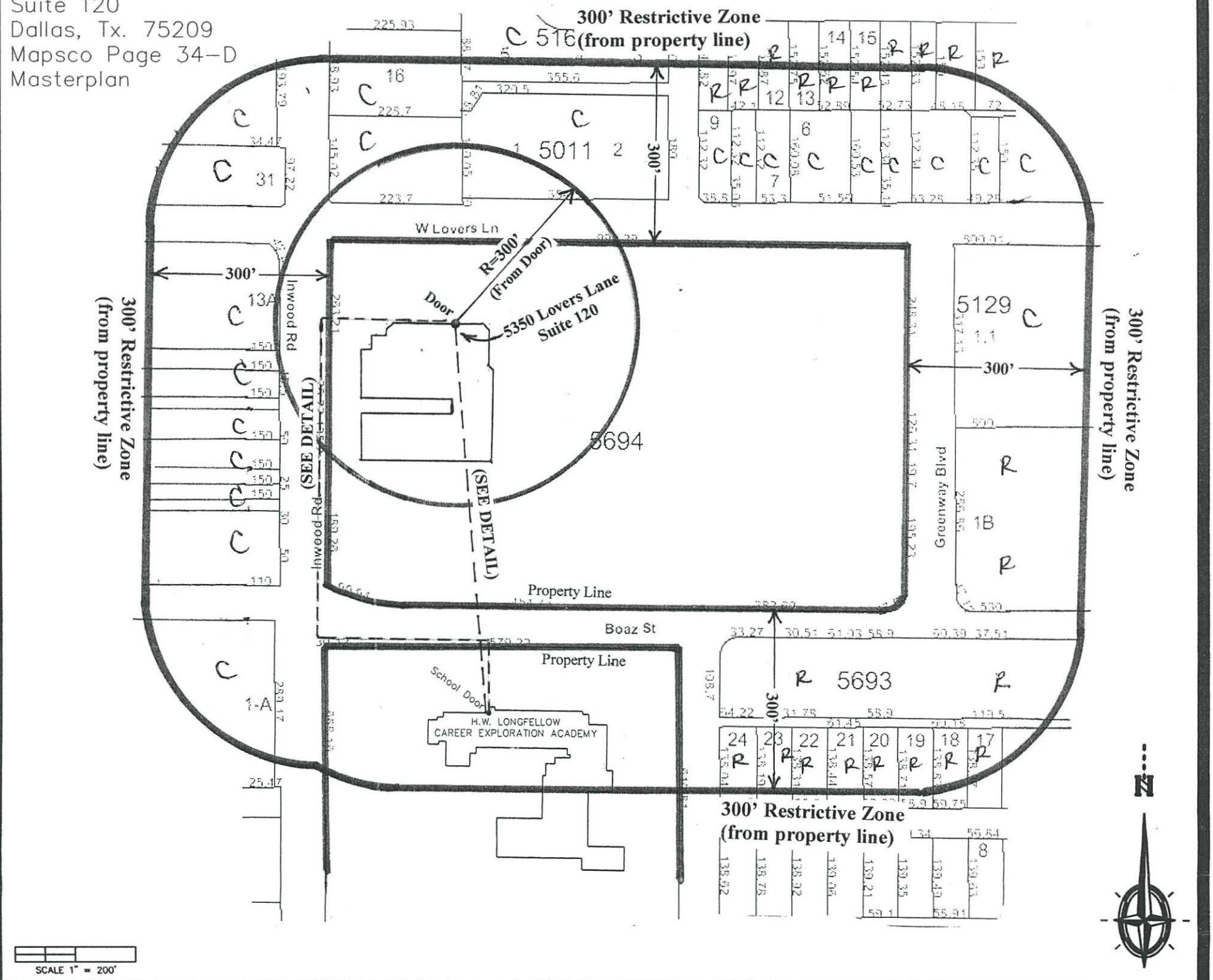
L&B Depp Inwood Village GP, LLC

List of Officers

G. Andrews Smith	CEO
Daniel L Plumlee	President
Mark R. Gerick	Executive Vice President, Secretary
Holly Robertson	Assistant Secretary
John Gerdes	Vice President
Eric Smith	Vice President
Jennifer Hanson	Assistant Secretary

ALCOHOL MEASUREMENT PLAT

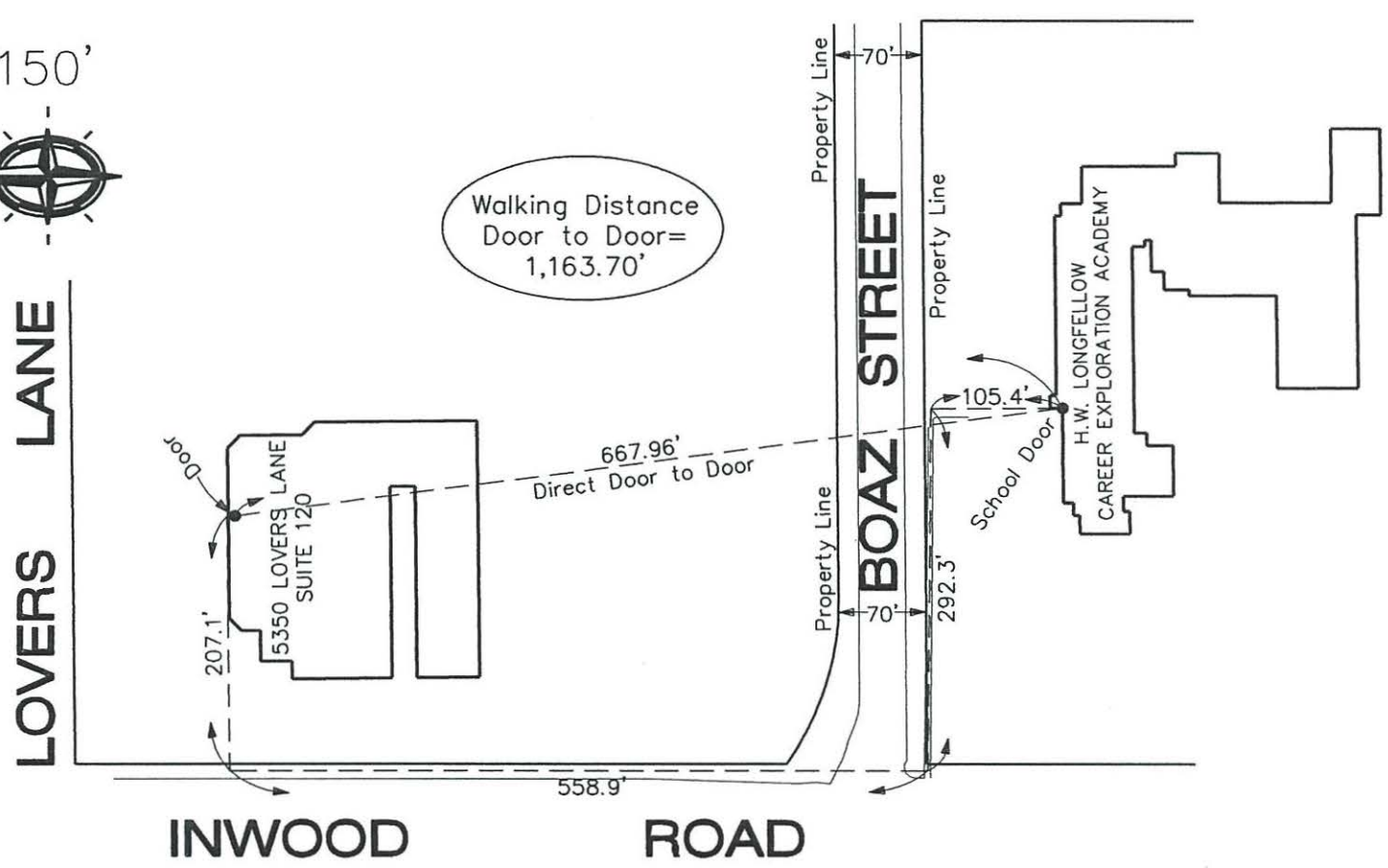
FLOWER CHILD
5350 Lovers Lane
Suite 120
Dallas, Tx. 75209
Mapsco Page 34–D
Masterplan



DETAIL

Scale: 1" = 150'





I have conducted (or caused to be conducted) a physical inspection of the area and a diligent search of public records to determine if the place of business is located near any protected uses. This survey map shows that the place of business where alcoholic beverages will be sold does not meet the location requirements in Dallas City Code 6–4.

The FLOWER CHILD, located at 5350 Lovers Lane, Suite 120, in the City of Dallas, is within 300 feet of a church, public or private school, day care center, child care facility or a public hospital as defined in Dallas City Code Section 6–4.

R = Residential
C = Commercial
V = Vacant

Date 7/20/2016

Job 16–476

This survey was performed for an alcohol–measurement certification. All improvements may not been shown as existed at the time of survey. Research of protected properties included a search of appraisal district records, parole evidence of the owner/manager and a physical inspection on the ground.

STATE OF TEXAS
REGISTERED
BEN D. RYCHLIK
#1630
PROFESSIONAL
LAND SURVEYOR

Ben D Rychlik

Registered Professional Land Surveyor 1630

SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948–3324
Fax: (214) 946–7540
FIRM Registration / License No. 10040200

September 28, 2016

WHEREAS, Subsection 6-4(g) of the Dallas City Code authorizes the City Council to grant variances from the alcohol spacing requirements prescribed by Subsection 6-4(a) of the Dallas City Code; and

WHEREAS, FC Inwood Village LLC dba Flower Child has submitted an application for a wine and beer retailer's permit pursuant to Chapter 25 of the Texas Alcoholic Beverage Code for a restaurant without drive-in or drive-through service with a food and beverage certificate, and is requesting a variance to the alcohol spacing requirements for a property on the southeast corner of West Lovers Lane and Inwood Road and north of Boaz Street, north of Henry W. Longfellow Career Exploration Academy, a public school; and

WHEREAS, the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, finds that enforcement of the alcohol spacing requirements in this particular instance:

(1) is not in the best interest of the public;

(2) constitutes waste or inefficient use of land or other resources;

(3) creates an undue hardship on an applicant for an alcohol permit;

(4) does not serve its intended purpose; and

(5) is not effective or necessary; and

WHEREAS, the City Council desires to grant the alcohol spacing variance;

Now, Therefore,

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

Section 1. That the variance to the alcohol spacing requirements for FC Inwood Village LLC dba Flower Child, for property on the southeast corner of West Lovers Lane and Inwood Road and north of Boaz Street, north of Henry W. Longfellow Career Exploration Academy, a public school, is granted, subject to the following conditions:

(1) This alcohol spacing variance is valid only for a wine and beer retailer's permit pursuant to Chapter 25 of the Texas Alcoholic Beverage Code.

(2) This alcohol spacing variance is valid only for a restaurant without drive-in or drive-through service with a food and beverage certificate in the location shown on the attached location map.

Section 1. (Continued)

(3) Alcoholic beverages may not be sold by drive-in or drive-through service.

(4) This alcohol spacing variance is valid for subsequent renewals of the alcohol permit.

(5) This alcohol spacing variance may not be transferred to another location or to another alcohol permit holder.

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

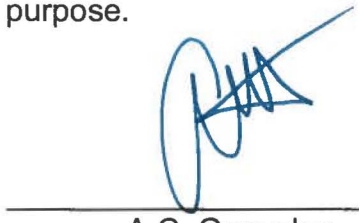
APPROVED AS TO FORM:

Christopher D. Bowers, Interim City Attorney

By _____
Assistant City Attorney

SEPTEMBER 28, 2016 CITY COUNCIL ADDENDUM
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated September 28, 2016. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

9/23/16
Date

M. Elizabeth Reich
M. Elizabeth Reich
Chief Financial Officer

9-23-16
Date

RECEIVED
2016 SEP 23 PM 4:45
CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, SEPTEMBER 28, 2016
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

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

9:00 a.m.	**INVOCATION AND PLEDGE OF ALLEGIANCE**	
	OPEN MICROPHONE	
	CLOSED SESSION	
	MINUTES	Item 1
	CONSENT AGENDA	Items 2 - 48
	CONSENT ADDENDUM	Items 1 - 10

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier than 9:15 a.m.		Items 49 - 50
	Addendum	Items 11 - 19

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.		Items 51 - 71
	Addendum	Item 20

SUPPLEMENTAL NOTICE

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapitulo h, capitulo 411, código del gobierno (ley sobre licencias para portar pistolas), no *puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapitulo h, capitulo 411, código del gobierno (ley sobre licencias para portar pistolas), no *puede ingresar a esta propiedad con una pistola a la vista."*

ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 28, 2016
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

ADDITIONS:

Closed Session
Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues concerning proposed amendments to the use agreement between the City and the Dallas Center For The Performing Arts Foundation, Inc.

CONSENT ADDENDUM

Business Development & Procurement Services

1. Authorize a three-year service contract, with two one-year renewal options, for fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses, effective for the period January 1, 2017 through December 31, 2019 - United Healthcare Services, Inc., most advantageous proposer of four - Not to exceed $6,804,856 - Financing: Employee Benefits Current Funds (to be paid from and in accordance with the contribution rates approved annually by the City Council and subject to annual appropriations)

Code Compliance

2. An ordinance amending portions of Chapter 27 "Minimum Urban Standards" of the Dallas City Code to: **(1)** clarify definitions; **(2)** adjust the penalty provisions; **(3)** amend the minimum property standards; **(4)** change the requirements concerning indoor air temperatures; **(5)** provide that a hearing officer will be appointed by the Dallas City Council; **(6)** change the administration of the Dallas Tomorrow Fund; **(7)** adjust the fees for registration applications; **(8)** provide property inspection frequency for rental properties and adjust related fees; and **(9)** provide a penalty not to exceed $2,000 for any provision governing fire safety, zoning, or public health and sanitation - Financing: This action has no cost consideration to the City

ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 28, 2016

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Housing/Community Services

3. A resolution declaring one unimproved property located at 402 Bobbie Street unwanted and unneeded and authorizing its conveyance to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, through the Land Transfer Program (list attached) - Revenue: $1,000

4. Authorize a public hearing to be held on October 26, 2016, to receive comments on the proposed sale of nine unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

Public Works Department

5. Authorize the second one-year renewal option of three, to the Job Order Services contract with **(1)** Brown and Root Industrial Services, LLC, for construction services in the amount of $4,358,053, from $7,844,496 to $12,202,549; and **(2)** METCO Engineering, Inc. for mechanical, electrical and plumbing improvements in the amount of $1,875,000, from $3,375,000 to $5,250,000 - Total not to exceed $6,233,053 - Financing: Aviation Current Funds ($2,000,000) (subject to appropriations), Convention and Event Services Capital Construction Funds ($3,000,000), Park and Recreation Program Funds ($500,000) and 2006 Bond Funds ($733,053)

6. Authorize an increase in the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project (list attached) - Not to exceed $3,380,568, from $13,558,267 to $16,938,835 - Financing: Street and Alley Improvement Funds

7. Authorize an increase in the contract with DENCO CS Corporation, for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center located at 650 South Griffin Street - Not to exceed $203,130, from $1,673,292 to $1,876,422 - Financing: Convention Center Capital Construction Funds

ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 28, 2016

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction

8. An ordinance granting a private license to Hall Arts Residences, LLC for the use of a total of approximately 4,475 square feet of land to occupy, maintain and utilize a sidewalk cafe, bollards, trees, crosswalk texturing and traffic lighting markers on portions of Flora and Leonard Streets and Ross Avenue rights-of-way, near the intersection of Flora and Leonard Streets - Revenue: $400 one-time fee and $200 annually, plus the $20 ordinance publication fee

9. An ordinance abandoning portions of an alley to Tomaino Properties, LP, MH Residential Properties1, LLC, MH Residential Properties 4, LLC, Prescott Interests, Ltd., and Dezi N. Yeheskel, the abutting owners, containing a total of approximately 5,628 square feet of land, located near the intersection of North Haskell and Ross Avenues; authorizing the quitclaims and providing for the dedication of approximately 2,908 square feet of land needed for right-of-way - Revenue: $93,092, plus the $20 ordinance publication fee

Trinity Watershed Management

10. A resolution authorizing the conveyance of a utility easement containing approximately 14,523 square feet of land to Southwestern Bell Telephone Company d/b/a AT&T Texas for the construction, use, and maintenance of communication and information facilities across City-owned land located on Great Trinity Forest Way near its intersection with South Longacre Lane - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION

City Attorney's Office

11. Authorize the City, acting by and through the City Attorney, to intervene as a plaintiff in the condemnation proceeding styled and numbered *Tarrant Regional Water District vs. Lazy W District No. 1, also known as Lazy W Conservation District East Texas Ranch LP and Beverly Wilson Smith*, Cause No. 2014C-01044, pending in Judicial District Court No. 3, Henderson County, Texas, and authorize the acquisition through eminent domain of an easement from Lazy W District No. 1, also known as Lazy W Conservation District, East Texas Ranch LP and Beverly Wilson Smith, consisting of approximately 506,321 square feet of land located in Henderson County for the Integrated Pipeline Project - Financing: No cost consideration to the City

ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 28, 2016

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Secretary's Office

12. An ordinance amending Ordinance No. 30163 to change certain election day polling and early voting locations for the Tuesday, November 8, 2016, special election, for the purpose of submitting to the qualified voters of the City, on the question of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas - Financing: No cost consideration to the City

13. A resolution authorizing: **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Tuesday, November 8, 2016, in an amount not to exceed $1,100,000; **(2)** legal advertising in connection with the Tuesday, November 8, 2016 City Special Election, in an amount not to exceed $30,000; and **(3)** $300 for translation services for publication and posting notices related to the election - Total not to exceed $1,130,300 - Financing: Contingency Reserve Funds ($625,896), Water Utilities Current Funds ($228,051), Convention and Event Services Current Funds ($15,586), Aviation Current Funds ($29,756), Sanitation Services Current Funds ($74,745), Building Inspection Current Funds ($43,486), Municipal Radio Current Funds ($2,486), Stormwater Drainage Management Current Funds ($31,300) and Current Funds ($78,994)

14. A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a joint election to be held on Tuesday, November 8, 2016 - Not to exceed $16,000 - Financing: Contingency Reserve Funds

15. A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a joint election to be held on Tuesday, November 8, 2016 - Not to exceed $15,000 - Financing: Contingency Reserve Funds

16. A resolution authorizing the Mayor to appoint an Ad Hoc City Council canvassing committee to review the returns of the November 8, 2016 special election, and submit a canvass report to the full City Council on Monday, November 21, 2016 - Financing: No cost consideration to the City

17. A resolution designating absences by Councilmember Adam Medrano and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 28, 2016

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Office of Financial Services

18. An ordinance **(1)** renaming the Department of Street Services to Mobility and Street Services; **(2)** eliminating the Department of Public Works; **(3)** incorporating portions of the Department of Public Works into Mobility and Street Services; **(4)** amending sections of the Dallas City Code related to transferring certain functions from Department of Public Works to Equipment and Building Services, Court and Detention Services, and the Office of Environmental Quality; and **(5)** amending sections of the Dallas City Code related to transferring certain functions from Planning and Urban Design to Mobility and Street Services, effective October 1, 2016 - Financing: No cost consideration to the City

19. An ordinance amending portions of Chapter 47A, "Transportation for Hire," Section 2-72 of Chapter 2 "Duties of the Director of Code Compliance", Article I, Section 5-3 of Chapter 5 "Director of Aviation-Duties Generally" and portions of Article II of Chapter 5 "Ground Transportation Services at Love Field Airport" of the Dallas City Code to: **(1)** revise the role of administering transportation for hire regulations from the Director of Code Compliance to the Director of the Department of Aviation; **(2)** clarify any necessary provisions related to transferring oversight of transportation of hire from the Department of Code Compliance to the Department of Aviation; and **(3)** certain other grammatical changes - Financing: This action has no cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS

Housing/Community Services

20. A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Silver Gardens Apartments, a 202-unit multifamily rehabilitation project located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for the Texas Department of Housing and Community Affair's (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Silver Gardens Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors - Financing: No cost consideration to the City

ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 28, 2016

CORRECTION:

Aviation

3. Authorize **(1)** a fifth amendment to the maintenance and support contract with Xerox Transport~~ation~~ Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field; and **(2)** an extension of the contract term from October 1, 2016 through January 31, 2017 - Not to exceed $146,581, from $1,954,383 to $2,100,964 - Financing: Aviation Current Funds (subject to appropriations)

DELETION:

Sustainable Development and Construction

42. Authorize acquisition from John Stanley Springer and Dianne Springer, of approximately 406,000 square feet of land improved with a single family dwelling located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed $292,000 ($288,405, plus closing costs and title expenses not to exceed $3,595) - Financing: Water Utilities Capital Improvement Funds

Surplus Property Resale
Addendum Item # 3

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
1	402 Bobbie	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4

Tax Foreclosure and Seizure Property Resale
Addendum Item # 4

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
1.	402 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
2.	408 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
3.	431 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
4.	438 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
5.	457 Hart	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
6.	407 Pecan	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5 (A)	4

Tax Foreclosure and Seizure Property Resale
Addendum Item # 4 (Continued)

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
7.	408 Pecan	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
8.	411 Pecan	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
9.	405 Albright	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4

2015 Street Resurfacing and Street Improvements
Addendum Item # 6

Project	**Limits**	**Council District**
Prairie Creek Road	Bentham Court to Briggs Street	5
Saint Augustine Drive (N)	Eloise Street to Glengreen Drive	5
Easton Road	Bon Aire Drive to Lake Highlands Drive	9
Shiloh Road	Ruidosa Avenue to Barnes Bridge Road	9
Belt Line Road	Meandering Way to Carriage Lane	11
Nashwood Lane	Forest Lane to N. of Allencrest Lane	13
Douglas Avenue	Deloche Avenue to Walnut Hill Lane	13

ADDENDUM DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			All	C	PBD, HRD	$6,804,855.72	100.00%	0.00%	Authorize a three-year service contract, with two one-year renewal options, for fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses, effective for the period January 1, 2017 through December 31, 2019 - United Healthcare Services, Inc., most advantageous proposer of four - Not to exceed $6,804,856 - Financing: Employee Benefits Current Funds (to be paid from and in accordance with the contribution rates approved annually by the City Council and subject to annual appropriations)
2			All	C	CCS	NC	NA	NA	An ordinance amending portions of Chapter 27 "Minimum Urban Standards" of the Dallas City Code to: (1) clarify definitions; (2) adjust the penalty provisions; (3) amend the minimum property standards; (4) change the requirements concerning indoor air temperatures; (5) provide that a hearing officer will be appointed by the Dallas City Council; (6) change the administration of the Dallas Tomorrow Fund; (7) adjust the fees for registration applications; (8) provide property inspection frequency for rental properties and adjust related fees; and (9) provide a penalty not to exceed $2,000 for any provision governing fire safety, zoning, or public health and sanitation - Financing: This action has no cost consideration to the City
3			4	C	HOU	REV $1,000	NA	NA	A resolution declaring one unimproved property located at 402 Bobbie Street unwanted and unneeded and authorizing its conveyance to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, through the Land Transfer Program - Revenue: $1,000
4			4	C	HOU	NC	NA	NA	Authorize a public hearing to be held on October 26, 2016, to receive comments on the proposed sale of nine unimproved properties acquired by the taxing authorities from the Sheriff to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City
5			All	C	PBW, AVI, CES, PKR	$6,233,053.00	37.47%	12.54%	Authorize the second one-year renewal option of three, to the Job Order Services contract with (1) Brown and Root Industrial Services, LLC, for construction services in the amount of $4,358,053, from $7,844,496 to $12,202,549; and (2) METCO Engineering, Inc. for mechanical, electrical and plumbing improvements in the amount of $1,875,000, from $3,375,000 to $5,250,000 - Total not to exceed $6,233,053 - Financing: Aviation Current Funds ($2,000,000) (subject to appropriations), Convention and Event Services Capital Construction Funds ($3,000,000), Park and Recreation Program Funds ($500,000) and 2006 Bond Funds ($733,053)
6			5, 9, 11, 13	C	PBW, WTR	$3,380,567.52	60.99%	53.51%	Authorize an increase in the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project - Not to exceed $3,380,568, from $13,558,267 to $16,938,835 - Financing: Street and Alley Improvement Funds
7			2	C	PBW, CES	$203,129.53	70.17%	35.24%	Authorize an increase in the contract with DENCO CS Corporation, for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center located at 650 South Griffin Street - Not to exceed $203,130, from $1,673,292 to $1,876,422 - Financing: Convention Center Capital Construction Funds
8			14	C	DEV	REV $600	NA	NA	An ordinance granting a private license to Hall Arts Residences, LLC for the use of a total of approximately 4,475 square feet of land to occupy, maintain and utilize a sidewalk cafe, bollards, trees, crosswalk texturing and traffic lighting markers on portions of Flora and Leonard Streets and Ross Avenue rights-of-way, near the intersection of Flora and Leonard Streets - Revenue: $400 one-time fee and $200 annually, plus the $20 ordinance publication fee

ADDENDUM DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
9			14	C	DEV	REV $93,092	NA	NA	An ordinance abandoning portions of an alley to Tomaino Properties, LP, MH Residential Properties1, LLC, MH Residential Properties 4, LLC, Prescott Interests, Ltd., and Dezi N. Yeheskel, the abutting owners, containing a total of approximately 5,628 square feet of land, located near the intersection of North Haskell and Ross Avenues; authorizing the quitclaims and providing for the dedication of approximately 2,908 square feet of land needed for right-of-way - Revenue: $93,092, plus the $20 ordinance publication fee
10			8	C	TWM	NC	NA	NA	A resolution authorizing the conveyance of a utility easement containing approximately 14,523 square feet of land to Southwestern Bell Telephone Company d/b/a AT&T Texas for the construction, use, and maintenance of communication and information facilities across City-owned land located on Great Trinity Forest Way near its intersection with South Longacre Lane - Financing: No cost consideration to the City
11			Outside	I	ATT	NC	NA	NA	Authorize the City, acting by and through the City Attorney, to intervene as a plaintiff in the condemnation proceeding styled and numbered Tarrant Regional Water District vs. Lazy W District No. 1, also known as Lazy W Conservation District East Texas Ranch LP and Beverly Wilson Smith, Cause No. 2014C-01044, pending in Judicial District Court No. 3, Henderson County, Texas, and authorize the acquisition through eminent domain of an easement from Lazy W District No. 1, also known as Lazy W Conservation District, East Texas Ranch LP and Beverly Wilson Smith, consisting of approximately 506,321 square feet of land located in Henderson County for the Integrated Pipeline Project - Financing: No cost consideration to the City
12			N/A	I	SEC	NC	NA	NA	An ordinance amending Ordinance No. 30163 to change certain election day polling and early voting locations for the Tuesday, November 8, 2016, special election, for the purpose of submitting to the qualified voters of the City, on the question of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas - Financing: No cost consideration to the City
13			N/A	I	SEC	$1,130,300.00	NA	NA	A resolution authorizing: (1) a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Tuesday, November 8, 2016, in an amount not to exceed $1,100,000; (2) legal advertising in connection with the Tuesday, November 8, 2016 City Special Election, in an amount not to exceed $30,000; and (3) $300 for translation services for publication and posting notices related to the election - Total not to exceed $1,130,300 - Financing: Contingency Reserve Funds ($625,896), Water Utilities Current Funds ($228,051), Convention and Event Services Current Funds ($15,586), Aviation Current Funds ($29,756), Sanitation Services Current Funds ($74,745), Building Inspection Current Funds ($43,486), Municipal Radio Current Funds ($2,486), Stormwater Drainage Management Current Funds ($31,300) and Current Funds ($78,994)
14			N/A	I	SEC	$16,000.00	NA	NA	A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a joint election to be held on Tuesday, November 8, 2016 - Not to exceed $16,000 - Financing: Contingency Reserve Funds
15			N/A	I	SEC	$15,000.00	NA	NA	A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a joint election to be held on Tuesday, November 8, 2016 - Not to exceed $15,000 - Financing: Contingency Reserve Funds
16			N/A	I	SEC	NC	NA	NA	A resolution authorizing the Mayor to appoint an Ad Hoc City Council canvassing committee to review the returns of the November 8, 2016 special election, and submit a canvass report to the full City Council on Monday, November 21, 2016 - Financing: No cost consideration to the City
17			N/A	I	SEC	NC	NA	NA	A resolution designating absences by Councilmember Adam Medrano and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

ADDENDUM DATE September 28, 2016

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
18			N/A	I	OFS, CDS, EBS, MGT, PBW, STS	NC	NA	NA	An ordinance (1) renaming the Department of Street Services to Mobility and Street Services; (2) eliminating the Department of Public Works; (3) incorporating portions of the Department of Public Works into Mobility and Street Services; (4) amending sections of the Dallas City Code related to transferring certain functions from Department of Public Works to Equipment and Building Services, Court and Detention Services, and the Office of Environmental Quality; and (5) amending sections of the Dallas City Code related to transferring certain functions from Planning and Urban Design to Mobility and Street Services, effective October 1, 2016 - Financing: No cost consideration to the City
19			N/A	I	OFS, AVI, CCS	NC	NA	NA	An ordinance amending portions of Chapter 47A, "Transportation for Hire," Section 2-72 of Chapter 2 "Duties of the Director of Code Compliance", Article I, Section 5-3 of Chapter 5 "Director of Aviation-Duties Generally" and portions of Article II of Chapter 5 "Ground Transportation Services at Love Field Airport" of the Dallas City Code to: (1) revise the role of administering transportation for hire regulations from the Director of Code Compliance to the Director of the Department of Aviation; (2) clarify any necessary provisions related to transferring oversight of transportation of hire from the Department of Code Compliance to the Department of Aviation; and (3) certain other grammatical changes - Financing: This action has no cost consideration to the City
20			9	PH	HOU	NC	NA	NA	A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Silver Gardens Apartments, a 202-unit multifamily rehabilitation project located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for the Texas Department of Housing and Community Affair's (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Silver Gardens Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors - Financing: No cost consideration to the City

TOTAL $10,978,050.05

ADDENDUM ITEM # 1

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Human Resources

CMO: Elizabeth Reich, 670-7804
A. C. Gonzalez, 670-3302

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract, with two one-year renewal options, for fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses, effective for the period January 1, 2017 through December 31, 2019 - United Healthcare Services, Inc., most advantageous proposer of four - Not to exceed $6,804,856 - Financing: Employee Benefits Current Funds (to be paid from and in accordance with the contribution rates approved annually by the City Council and subject to annual appropriations)

BACKGROUND

This item was placed on the addendum to allow for continued services without interruption.

This service contract will provide healthcare coverage to retirees and their dependents that are eligible for Medicare services. These services will include administration of Medicare Supplement plans, Medicare Advantage plans and prescription drug plans for retirees that are enrolled in Medicare. These plans provide additional coverage for the claims incurred by the enrolled retirees which are not covered through Medicare.

To obtain the most competitive pricing, Business Development and Procurement Services accepted proposals for bundled and unbundled services. All proposers gave presentations related to their respective services and the Evaluation Committee scored each service. Holmes Murphy, the City's employee benefits consultant, prepared the financial analysis of all proposals.

BACKGROUND (Continued)

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

- Human Resources (1)
- Fire-Rescue (1)
- City Controller's Office (1)
- Police (1)
- Office of Risk Management (1)
- Business Development and Procurement Services (2)*

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

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

- Financial Summary 30%
- Capability and Expertise 30%
- Overall Approach and Methodology 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,017 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, BDPS' ResourceLINK Team (RLT) sent notices to 25 chambers of commerce, the DFW Minority Business Council, and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

The recommended vendors meet the wage floor rate of $10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On June 15, 2011, City Council authorized a three-year service contract, with two one-year renewal options, for the period January 1, 2012 through December 31, 2014 for Medical Third-Party Administration services; fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; and fully-insured vision and dental plans, by Resolution No. 11-1635.

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

On June 15, 2011, the City Council authorized a three-year service contract, with two one-year renewal options, for the period January 1, 2012 through December 31, 2014 for prescription benefit management by Resolution No. 11-1635.

On August 27, 2014, City Council authorized the first one-year extension of the three-year service contract for the period January 1, 2015 through December 31, 2015 for services including: Medical Third-Party Administration services; fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; fully-insured vision and dental plans; and a Diabetes Prevention and Control Alliance Program by Resolution No. 14-1377.

On August 27, 2014, City Council authorized the first one-year extension of the three-year service contract for the period January 1, 2015 through December 31, 2015, to provide Pharmacy Benefits Management services by Resolution No. 14-1378.

On June 17, 2015, City Council authorized the second one-year extension of the three-year service contract for the period January 1, 2016 through December 31, 2016, for services including: Medical Third-Party Administration services; fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; fully-insured vision and dental plans; and a Diabetes Prevention and Control Alliance Program by Resolution No. 15-1239.

On June 17, 2015, City Council authorized the second one-year extension of the three-year service contract for the period January 1, 2016 through December 31, 2016 to provide Pharmacy Benefits Management services by Resolution No. 15-1240.

On June 8, 2016, City Council was briefed.

On June 22, 2016, City Council authorized a three-year service contract, with two one-year renewal options, for the period of January 1, 2017 through December 31, 2019, for administrative services related to medical claims adjudication; healthcare provider network; Family Medical Leave Act; COBRA; Employee Assistance Programs and flexible spending accounts and related services for the City's employee leave and benefit programs by Resolution No. 16-1114.

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

On June 22, 2016, City Council authorized a three-year service contract, with two one-year renewal options, for the period of January 1, 2017 through December 31, 2019 for fully-insured dental plans and Davis Vision, Inc. for fully-insured vision plans by Resolution No. 16-1115.

On June 22, 2016, City Council authorized a three-year service contract, with two one-year renewal options, for the period of January 1, 2017 through December 31, 2019 for prescription benefit management by Resolution No. 16-1116.

FISCAL INFORMATION

$6,804,855.72 - Employee Benefits Current Funds (subject to annual appropriations)

M/WBE INFORMATION

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

1,017 M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

United Healthcare Services, Inc.

White Male	95	White Female	212
Black Male	67	Black Female	324
Hispanic Male	26	Hispanic Female	59
Other Male	21	Other Female	34

PROPOSAL INFORMATION

Business Development and Procurement Services received the following proposals from solicitation number BKZ1610 and read them on April 1, 2016. This service contract is being awarded to the most advantageous proposer by group. Information related to this solicitation is available upon request.

*Denotes successful proposer

Proposers	Address	Amount
*United Healthcare Services, Inc.	1311 W. President George Bush Hwy. Richardson, TX 75080	Multiple Groups
Cigna Health and Life Insurance Company	900 Cottage Grove Rd. Bloomfield, CT 06002	Multiple Groups
Aetna Life Insurance Company	151 Farmington Ave. Hartford, CT 06156	Multiple Groups
Blue Cross and Blue Shield of Texas	1001 East Lookout Dr. Richardson, TX 75082	Multiple Groups

OWNER

United Healthcare Services, Inc.

Stephen J. Hemsley, President
David S. Wichman, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract, with two one-year renewal options, for fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare “Part D” prescription drug plans for Medicare eligible retirees and their eligible spouses, effective for the period January 1, 2017 through December 31, 2019 - United Healthcare Services, Inc., most advantageous proposer of four - Not to exceed $6,804,856 - Financing: Employee Benefits Current Funds (to be paid from and in accordance with the contribution rates approved annually by the City Council and subject to annual appropriations)

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

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$6,804,855.72	100.00%
Total non-local contracts	$0.00	0.00%
TOTAL CONTRACT	$6,804,855.72	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

WHEREAS, on June 15, 2011, City Council authorized a three-year service contract, with two one-year renewal options, for the period January 1, 2012 through December 31, 2014, for Medical Third-Party Administration services; fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; and fully-insured vision and dental plans by Resolution No. 11-1635; and,

WHEREAS, on June 15, 2011, the City Council authorized a three-year service contract, with two one-year renewal options, for the period January 1, 2012 through December 31, 2014, for prescription benefit management by Resolution No. 11-1635; and,

WHEREAS, on August 27, 2014, City Council authorized the first one-year extension of the three-year service contract for the period January 1, 2015 through December 31, 2015, for services including: Medical Third-Party Administration services; fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; fully-insured vision and dental plans; and a Diabetes Prevention and Control Alliance Program, in an amount not to exceed $6,306,640, from $18,919,919 to $25,226,559, by Resolution No. 14-1377; and,

WHEREAS, on June 17, 2015, City Council authorized the second one-year extension of the three-year service contract for the period January 1, 2016 through December 31, 2016, for services including: Medical Third-Party Administration services; fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; fully-insured vision and dental plans; and a Diabetes Prevention and Control Alliance Program in an amount not to exceed $6,906,640, from $25,226,559 to $32,133,199, by Resolution No. 15-1239; and,

WHEREAS, on June 22, 2016, City Council authorized a three-year service contract, with two one-year renewal options, for the period of January 1, 2017 through December 31, 2019, for administrative services related to medical claims adjudication; healthcare provider network; Family Medical Leave Act; COBRA; Employee Assistance Programs and flexible spending accounts and related services for the City's employee leave and benefit programs by Resolution No. 16-1114; and,

WHEREAS, on June 22, 2016, City Council authorized a three-year service contract, with two one-year renewal options, for the period of January 1, 2017 through December 31, 2019, for fully-insured dental plans and for fully-insured vision plans by Resolution No. 16-1115; and,

September 28, 2016

WHEREAS, on June 22, 2016, City Council authorized a three-year service contract, with two one-year renewal options, for the period of January 1, 2017 through December 31, 2019, for prescription benefit management by Resolution No. 16-1116;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a three-year service contract, with two one-year renewal options, with United Healthcare Services, Inc. (VS0000061054) for fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses for the period of January 1, 2017 through December 31, 2019, in an amount not to exceed $6,804,855.72 upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to United Healthcare Services, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by United Healthcare Services, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from Fund 0260, Dept. PER, various object codes to United Healthcare Services, Inc. in payment of premiums for fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses on behalf of City retirees to be reimbursed through retiree pension deductions (subject to annual appropriations).

Section 3. That the Chief Financial Officer is hereby authorized to make retiree pension deductions to reimburse the City to Fund 0260, Dept. PER, various revenue codes for a fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses.

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

ADDENDUM ITEM # 2

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Code Compliance

CMO: Joey Zapata, 670-3009

MAPSCO: N/A

SUBJECT

An ordinance amending portions of Chapter 27 "Minimum Urban Standards" of the Dallas City Code to: **(1)** clarify definitions; **(2)** adjust the penalty provisions; **(3)** amend the minimum property standards; **(4)** change the requirements concerning indoor air temperatures; **(5)** provide that a hearing officer will be appointed by the Dallas City Council; **(6)** change the administration of the Dallas Tomorrow Fund; **(7)** adjust the fees for registration applications; **(8)** provide property inspection frequency for rental properties and adjust related fees; and **(9)** provide a penalty not to exceed $2,000 for any provision governing fire safety, zoning, or public health and sanitation - Financing: This action has no cost consideration to the City

BACKGROUND

This item is on the addendum to allow time for completion of the ordinance.

The proposed amendments to Chapter 27 of the Dallas City Code regarding healthy housing standards, clarify and strengthen maintenance and repair standards, revamp the registration and inspection program for single family rentals, reassess the maximum indoor temperature, and authorizes the director of Code Compliance to create a risk-based inspection program for multi-tenant properties to reward good landlords. Adoption and implementation of this ordinance is intended to reduce blight through new and improved housing standards, improve living conditions for almost 60% of our citizens who live in rented housing, and provide increased healthy housing.

The changes in housing standards assure that City standards conform to State codes and the Dallas City Code. The language in the codes was simplified to assist citizens, residents and property owners in understanding the requirements, increase compliance, and simplify enforcement. New standards are proposed for indoor air temperature, hot water temperature, air quality and pest management. The rental regulations were thoroughly reviewed and updated. Multi-tenant inspection procedures were updated to increase efficiency thereby reducing cost to property owners.

BACKGROUND (Continued)

The existing Non-Owner Occupied Rental Property (single family) registration program is recommended to be replaced with a new Single Family Rental Registration and Inspection program.

The new proposed program would require annual registration of all single family rentals including condominium units, an annual property condition affidavit provided by the property owner, and a complete interior and exterior inspection of the property by a City inspector once every five years.

The Mandatory Crime Reduction Program (MCRP) is proposed for elimination at the request of the Dallas Police Department.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 6, 2015, the Housing Committee was briefed on “Changes to Chapter 27: Minimum Urban Rehabilitation Standards”.

On September 8, 2016, the Housing Committee was briefed on “Fighting Blight: Improving Neighborhoods”, Proposed Changes to Chapter 27".

On January 19, 2016, the Housing Committee was briefed on “Proposed Revisions to Chapter 27: Minimum Housing Standards".

On March 21, 2016, the Housing Committee was briefed on “Proposed Chapter 27 Changes: Stakeholder Feedback".

On April 18, 2016, the Housing Committee was briefed on “Proposed Amendments to Chapter 27 Minimum Property Standards".

A public forum on the proposed changes to Chapter 27 was held on Tuesday, May 17, 2016.

On May 18, 2016, the City Council was presented with the briefing “Proposed Revisions to Chapter 27: Minimum Property Standards”.

On August 17, 2016, the City Council was briefed on “Update on Proposed Revisions to Chapter 27: Minimum Property Standards”.

FISCAL INFORMATION

This action has no cost consideration to the City. Proposed changes are budget neutral and are included in the FY2016-17 budget.

9-13-16

ORDINANCE NO. _____

An ordinance amending Chapter 27, "Minimum Urban Rehabilitation Standards," of the Dallas City Code, as amended, by repealing Article VIII and IX; repealing and reserving Sections 27-34, 27-35, 27-36, 27-37, and 27-41; amending the title of Chapter 27; amending Article VII; amending Sections 27-3, 27-3.1, 27-4, 27-5, 27-11, 27-12, 27-15, 27-15.1, 27-16, 27-16.3, 27-16.4, 27-16.8, 27-16.13, 27-16.14, 27-16.15, 27-16.16, 27-16.17, 27-16.18, 27-16.19, 27-16.20, 27-16.22, 27-16.23, 27-24, 27-27, 27-29, 27-30, 27-31, 27-32, 27-33, 27-38, 27-39, 27-40, 27-42, 27-43, and 27-44; adding Sections 27-42.1 and 27-44.1; clarifying definitions; describing the code enforcement official's powers to render interpretations of this chapter and obtain warrants; adjusting the penalty provisions; amending the minimum property standards in Section 27-11 for structures, construction materials, roofs, chimneys and towers, foundations, floors, shower enclosures, countertops and backsplashes, interior walls, ceilings, surfaces, doors, exterior windows and skylights, security devices, ventilation, balconies, landings, porches, decks, walkways, handrails and guardrails, steps and stairways, fencing, retaining walls, barriers, appliances, heating, plumbing, electricity, lighting, and health provisions; changing the requirements and defense to prosecution concerning air conditioning and heating equipment; conforming the occupancy load limits with state law requirements; setting out what a red placard must state; deleting the relocation provisions under Section 27-16.3; deleting the requirement that a photograph and mail notice must be forwarded to the municipal court clerk in certain instances; providing that a person must answer an administrative citation no later than 31 days after issuance; removing the option to file a written answer in response to an administrative citation; clarifying that the minimum penalties of this chapter apply to administrative citations; providing that the

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hearing officer will be appointed by the city council; clarifying the role of certain evidence at a hearing for disposition of an administrative citation; removing the option to suspend enforcement of the administrative citation; clarifying the process to suspend enforcement of an administrative order for persons deemed indigent; clarifying the recording provisions for administrative hearings; changing the administration of the Dallas Tomorrow Fund and providing that a person may apply to the fund upon receipt of a notice of violation; amending the definition of master metered apartment building from four to three or more units; adding that the person responsible for certain utility bills shall comply with state notice requirements concerning utility interruption; adding posting requirements; adjusting fees for registration applications; adding and deleting certain information required on the registration application; adding a new section regarding review and acceptance of a registration application; adding additional records that the registrant must maintain; providing for property inspection frequency for rental properties and adjusting related fees; adding a new section regarding revocation of a certificate of occupancy; clarifying the crime prevention addendum requirements and adding a defense to prosecution if the owner uses a specified rental agreement; making certain other structural, grammatical, and clarifying changes; providing a penalty not to exceed $2,000 for any provision governing fire safety, zoning, or public health and sanitation, and $500 for any other provision of this ordinance; 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 Chapter 27, "Minimum Urban Rehabilitation Standards," of the Dallas City Code, as amended, is retitled "Minimum Property Standards."

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SECTION 2. That Section 27-3, "Definitions," of Article I, "General Provisions," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-3. DEFINITIONS.**

In this chapter:

(1) [~~BASEMENT means the portion of a structure that is partly underground and has more than one-half its height, measured from clear floor to ceiling, above the average finished grade of the ground adjoining a structure.~~

~~(2)~~] BATHROOM means an enclosed space containing one or more bathtubs, showers, or both, and which may also include toilets, lavatories, or fixtures serving similar purposes.

(2) BUILDING means a structure for the support or shelter of any use or occupancy.

(3) [~~CELLAR means the lowermost portion of a structure partly or totally underground having one-half or more of its height, measured from clear floor to ceiling, below the average finished grade of the adjoining ground.~~

~~(4) CERTIFICATE OF REGISTRATION means a certificate of registration issued by the director under Article VII of this chapter to the owner or operator of a multi-tenant property or under Article IX of this chapter to the owner of a non-owner occupied rental property, whichever is applicable.~~

~~(5)~~] CITY ATTORNEY means the city attorney of the city of Dallas and includes the assistants and other authorized representatives of the city attorney.

(4) CONDOMINIUM has the meaning assigned in Chapter 82 of the Texas Property Code, as amended.

(5) CONDOMINIUM ASSOCIATION means a corporation whose members are condominium unit owners in a condominium and who are charged with governing, operating, managing, or overseeing a condominium or its common elements.

(6) CONSTRUCTION CODES means the *Dallas Building Code*, Chapter 53 of the Dallas City Code, as amended; *Dallas Plumbing Code*, Chapter 54 of the Dallas City Code, as amended; *Dallas Mechanical Code*, Chapter 55 of the Dallas City Code, as amended; *Dallas Electrical Code*, Chapter 56 of the Dallas City Code, as amended; *Dallas One- and Two-Family Dwelling Code*, Chapter 57 of the Dallas City Code, as amended; *Dallas Existing Building Code*, Chapter 58 of the Dallas City Code, as amended; *Dallas Fuel Gas Code*, Chapter 59, *Dallas*

Energy Conservation Code; Chapter 60 of the Dallas City Code, as amended; *Dallas Green Construction Code*, Chapter 61 of the Dallas City Code, as amended; *Dallas Fire Code*, Chapter 16 of the Dallas City Code, as amended; and the *Housing Standards Manual*, as amended.

(7[~~6~~]) CRIME PREVENTION ADDENDUM means an addendum to a residential lease or rental agreement for the use of a rental [~~multi-tenant~~] property as required by Section 27-43 of this chapter.

(8[~~6.1~~]) DALLAS ANIMAL WELFARE FUND means the Dallas Animal Welfare Fund as described in Section 7-8.4 of Chapter 7 of this code.

(9[~~7~~]) DEPARTMENT means the department designated by the city manager to enforce and administer this chapter.

(10[~~8~~]) DIRECTOR means the director of the department designated by the city manager to enforce and administer this chapter and includes representatives, agents, or department employees designated by the director.

(11[~~9~~]) DWELLING means a structure or building used, intended, or designed to be used, rented, leased, let, or hired out to be occupied, or that is occupied for living purposes [~~occupied as a residence~~].

(12[~~0~~]) DWELLING UNIT has the definition given that term in Section 51A-2.102 of the Dallas Development Code, as amended [~~means one or more rooms in a multifamily property designed to accommodate one family and containing only one kitchen plus living, sanitary, and sleeping facilities~~].

[~~(11) FLOOR SPACE means the total area of all habitable space.~~

~~(12) GRADE means the natural surface of the ground, or surface ground after completion of any change in contour.~~]

(13) GRADED INSPECTION means an inspection of a rental [~~multi-tenant~~] property in which the property is given a score by the director based on the number of code violations found to exist on the premises.

(14) [~~GUEST ROOM means any room in a multi-tenant property, other than a multifamily property, that is intended as a sleeping area, whether or not the room includes a kitchen or kitchenette and whether or not the property is operated for profit or charges for the services it offers.~~

~~(15)~~] HABITABLE ROOM [~~SPACE~~] means a [~~the~~] space in a building or structure for [~~occupied by one or more persons while~~] living, sleeping, eating, or [~~and~~] cooking. [~~; excluding kitchenettes,~~] B[~~b~~]athrooms, toilet rooms, [~~laundries, pantries, dressing rooms~~], closets, halls, storage and utility spaces, and other similar areas, are not considered habitable rooms

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[~~foyers, hallways, utility rooms, heater rooms, boiler rooms, and basement or cellar recreation rooms~~].

(15) HOUSING STANDARDS MANUAL means the manual by that title and which is kept on file in the office of the city secretary.

(16) INFESTATION means the presence, within or contiguous to a structure or premises, of insects, rodents, vectors, or other pests.

(17[~~6~~]) KITCHEN means an area [~~a space, 60 square feet or more in floor area with a minimum width of five feet,~~] used, or designated to be used, for cooking or preparation of food.

[~~(17) KITCHENETTE means a space, less than 60 square feet in floor area, used for cooking or preparation of food.~~]

(18) LANDLORD has the same meaning as in Chapter 92 of the Texas Property Code, as amended.

(19[~~8~~]) MULTIFAMILY DWELLING [~~PROPERTY~~] means a multifamily use as defined in Section 51A-4.209(b)(5) of the Dallas Development Code, as amended, or, for purposes of this chapter, three or more single dwelling units on the same premises and which are under common ownership.

(20[~~19~~]) MULTITENANT [~~MULTI TENANT~~] PROPERTY means property containing any of the following uses:

(A) A multifamily dwelling [~~property~~] as defined in [~~Subsection (18) of~~] this section.

(B) A lodging or boarding house as defined in Section 51A-4.205(2) of the Dallas Development Code, as amended.

(C) A group residential facility as defined in Section 51A-4.209(b)(3) of the Dallas Development Code, as amended.

(D) An extended stay hotel or motel as defined in Section 51A-4.205(1.1) of the Dallas Development Code, as amended.

(E) A residential hotel as defined in Section 51A-4.209(b)(5.1) of the Dallas Development Code, as amended.

[~~(20) NON-OWNER OCCUPIED RENTAL PROPERTY means a single-family, duplex, townhouse, or condominium dwelling that is leased or rented to one or more persons other than the owner of the property, regardless of whether:~~

~~(A) the lease or rental agreement is oral or written; or~~

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~~(B) the compensation received by the owner for the lease or rental of the property is in the form of money, services, or any other thing of value.~~]

(21) OCCUPANT means a person who has possessory rights to and is actually in possession of a premise.

(22) OPEN AND VACANT STRUCTURE means a structure that is, regardless of its structural condition:

(A) unoccupied by its owners, lessees, or other invitees; and

(B) unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.

(23) OPERATING CONDITION means free of leaks, safe, sanitary, structurally sound, and in good working order.

(24) OWNER means a person who has ownership or title of real property, [~~in whom is vested the ownership or title of real property~~]:

(A) including, but not limited to:

(i) the holder of fee simple title;

(ii) the holder of a life estate;

(iii) the holder of a leasehold estate for an initial term of five years or more;

(iv) the buyer in a contract for deed;

(v) a mortgagee, receiver, executor, or trustee in control of real property; and

(vi) the named grantee in the last recorded deed; [~~and~~] or

(B) the owner's representative with control over the property [~~not including the holder of a leasehold estate or tenancy for an initial term of less than five years~~].

(25) PERSON means any natural person [~~individual~~], corporation, organization, estate, trust, partnership, association, or [~~any~~] other legal entity.

(26) PEST means an invertebrate animal that can cause disease or damage to humans or building materials.

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(27[~~6~~]) PLUMBING FIXTURES means gas pipes, water pipes, toilets, lavatories, urinals, sinks, laundry tubs, dishwashers, garbage disposal units, clothes-washing machines, catch basins, wash basins, bathtubs, shower baths, sewer pipes, sewage system, septic tanks, drains, vents, traps, and other fuel-burning or water-using fixtures and appliances, together with all connections to pipes.

(28[~~7~~]) PREMISES or PROPERTY means a lot, plot, or parcel of land, including any structures on the land.

(29[~~8~~]) PROPERTY MANAGER means a person who, for compensation, has managing control of real property, including an on-site manager of a building or structure.

(30[~~29~~]) PUBLIC SEWER means a sewer operated by a public authority or public utility and available for public use.

(31[~~0~~]) REGISTRANT means a person submitting a rental property [~~issued a certificate of~~] registration or renewal application or a person whose application the director deems complete [~~for a multi-tenant property~~] under Article VII of this chapter [~~or for a non-owner occupied rental property under Article IX of this chapter, whichever is applicable~~].

(32) RENTAL PROPERTY means a multitenant property or a single dwelling unit that is leased or rented to one or more persons other than the owner of the property, regardless of whether the lease or rental agreement is oral or written, or the compensation received by the lessor for the lease or rental of the property is in the form of money, services, or any other thing of value.

(33[~~1~~]) SANITARY means any condition of good order and cleanliness that precludes the probability of disease transmission.

(34) SECURITY DEVICE has the definition given that term in Chapter 92 of the Texas Property Code, as amended.

(35) SHORT-TERM RENTAL has the definition given that term in Section 156.001(b) of the Texas Tax Code, as amended.

(36) SINGLE DWELLING UNIT means a single family or duplex, as defined in the Dallas Development Code, as amended, or a condominium dwelling unit.

(37) SOLID WASTE means:

(A) industrial solid waste as defined in Section 18-2(22) of the Dallas City Code, as amended; or

(B) municipal solid waste as defined in Section 18-2(28) of the Dallas City Code, as amended.

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(38[~~2~~]) STRUCTURE means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

[~~(33) UNIT means a dwelling unit or a guest room in a multi-tenant property.~~]

(39) TOILET ROOM means a room containing a toilet or urinal but not a bathtub or shower.

(40[~~34~~]) URBAN NUISANCE means a premises or structure that:

(A) is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare;

(B) regardless of its structural condition, is unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

(C) boarded up, fenced, or otherwise secured in any manner if:

(i) the structure constitutes a danger to the public even though secured from entry; or

(ii) the means used to secure the structure are inadequate to prevent unauthorized entry or use of the structure in the manner described by Paragraph (B) of this subsection.

(41) VECTOR means an insect or other animal that is capable of transmitting a disease-producing organism.

(42) WORKMANLIKE means executed in a skilled manner, for example, generally plumb, level, square, in line, undamaged, and without marring adjacent work."

SECTION 3. That Section 27-3.1, "Code Enforcement Official," of Article I, "General Provisions," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-3.1. CODE ENFORCEMENT OFFICIAL.**

(a) The director, or a designated representative, shall serve as the code enforcement official of the city.

(b) The code enforcement official has the power to render interpretations of this chapter and to adopt and enforce rules and regulations supplemental to this chapter as the code enforcement

official deems necessary to clarify the application of this chapter. Such interpretations, rules, and regulations must be in conformity with the purpose of this chapter.

(c) The code enforcement official has [~~shall have~~] the power to obtain:

(1) search warrants for the purpose of investigating [~~allowing the inspection of any specified premises to determine the presence of a health hazard or unsafe building condition, including but not limited to any structural, property, or utility hazard, or~~] a violation of a[~~ny~~] health [~~hazard~~] and safety or nuisance abatement, including an urban nuisance, [~~building~~] regulation, statute, or ordinance; and

(2) seizure warrants for the purpose of securing, removing, or demolishing an offending property and removing the debris from the premises."

SECTION 4. That Section 27-4, "Violations; Penalty," of Article II, "Administration," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-4. VIOLATIONS; PENALTY.**

(a) A person who violates a provision of this chapter, or who fails to perform an act required of him by this chapter, commits an offense. A person commits a separate offense each day [~~or portion of a day~~] during which a violation is committed, permitted, or continued.

(b) Criminal penalties.

(1) An offense under this chapter is punishable by a fine not to exceed $2,000; except, that an offense under Section 27-5.2 and 27-25 of this chapter is punishable by a fine not to exceed $500.

(2) An offense under this chapter is punishable by a fine of not less than:

(A) $150 [~~200~~] for a first conviction of a violation of Section 27-11(c)(1), (c)(2), or (c)(6); Section 27-11(d)(2), (d)(3)(A), (d)(4), (d)(5), (d)(6), (d)(7), (d)(9)(A), (d)(9)(C), (d)(9)(D), (d)(10)(A), (d)(11), (d)(13), (d)(15)(A), or (d)(16)(C); Section 27-11(e)(1)(B), (e)(1)(C), or (e)(3); Section 27-11(f)(1)(A), (f)(1)(B), (f)(3)(C), (f)(3)(F), or (f)(4)(C); Section 27-11(g)(5); Section 27-11(i)(1)(B), (i)(3), (i)(4)(i), (i)(4)(ii), (i)(4)(iii), (i)(6)(A), or (i)(6)(B); Section 27-11(j); Section 27-12(1), (2), (3), or (5) [~~(a)(1), (3), or (4), 27-11(b)(1), (2), (3), (4), (6), (7), (8), (9), or (10), Section 27-60, or Article VIII of this chapter~~]; and

(B) $500 for a first conviction of a violation of Section 27-11(d)(1), (d)(9)(B), (d)(12), (d)(14)(A), (d)(14)(B), (d)(15)(B), (d)(15)(C), (d)(16)(A), or (d)(16)(B); Section 27-11(e)(1)(A) or (e)(2)(A); Section 27-11(f)(2), (f)(3)(A), (f)(3)(B), (f)(3)(D), (f)(3)(E), (f)(3)(G), (f)(4)(A), (f)(4)(B), (f)(4)(D), (f)(4)(E) or (f)(4)(F); Section 27-11(g)(1) or (g)(2);

Section 27-11(h)(1)(A), (h)(2), or (h)(5); or Section 27-15.1(c) [~~(a)(2), (5), or (6), 27-11(b)(5), 27-11(c), or 27-11(d); and~~

~~(C)~~ ~~$2,000 for a first conviction of a violation of Section 27-30~~].

(3) The minimum fines established in Subsection (b)(2) will be doubled for the second conviction of the same offense within any 24-month period and trebled for the third and subsequent convictions of the same offense within any 24-month period. At no time may the minimum fine exceed the maximum fine established in Subsection (b)(1).

(c) The culpable mental state required for the commission of an offense under this chapter is governed by Section 1-5.1 of this code.

(d) In addition to imposing the criminal penalty prescribed in Subsection (b) or exercising the other remedies provided by this chapter, the city may, in accordance with Chapter 54, Subchapter B of the Texas Local Government Code, as amended, bring a civil action against a person violating a provision of this chapter. The civil action may include, but is not limited to, a suit to recover a civil penalty not to exceed $1,000 for each day [~~or portion of a day~~] during which the violation is committed, continued, or permitted.

(e) The penalties provided for in Subsections (b), (d), and (h) are in addition to any other enforcement remedies that the city may have under city ordinances and state law.

(f) The director has the authority to enforce provisions of Chapter 7A and Article II, Chapter 18 of this code.

(g) A person is criminally responsible for a violation of this chapter if:

(1) the person commits the violation or assists in the commission of the violation; or

(2) the person is an owner of the property and, either personally or through an employee or agent, allows the violation to exist. [~~A person commits an offense if he fails to correct a violation of this chapter in compliance with any order issued under this chapter that has become final.~~

(h) For purposes of Subsection (g), an employee of the owner of real property that is a single dwelling unit rental property, or has been issued a certificate of occupancy or received final approval from the building official with respect to improvements on the property, is not personally liable for a violation of this chapter if, not later than the fifth calendar day after the date the citation is issued, the employee provides the property owner's name, current street address, and current telephone number to the enforcement official who issues the citation or to the director.

(i) As an alternative to imposing the criminal penalty prescribed in Subsection (b), the city may impose administrative penalties, fees, and court costs in accordance with Article IV-b of this chapter, as authorized by Section 54.044 of the Texas Local Government Code, as amended,

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for an offense under this chapter. The alternative administrative penalty range for an offense is the same as is prescribed for a criminal offense in Subsection (b)."

SECTION 5. That Section 27-5, "Inspection," of Article II, "Administration," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-5. INSPECTION.**

(a) For the purpose of ascertaining whether violations of this chapter or other city ordinances exist, the director is authorized, at a reasonable time, to inspect:

(1) the exterior of a structure and premises that [~~which~~] do not contain a [~~no~~] structure; and

(2) the interior of a structure, if [~~the permission of~~] the owner, occupant, or person in control gives his permission to the director [~~is given~~].

(b) Nothing in this section limits the director's ability to seek and obtain an administrative search warrant authorizing an interior or exterior inspection of a structure or a vacant premises."

SECTION 6. That Section 27-11, "Minimum Standards; Responsibilities of Owner," of Article III, "Minimum Standards," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-11. MINIMUM PROPERTY STANDARDS; RESPONSIBILITIES OF OWNER.**

(a) In general.

(1) The regulations in this article are minimum property standards for vacant and occupied buildings, properties, and structures. In addition to the minimum property standards, all buildings, properties, and structures must comply with all federal, state, and local laws and regulations, including the construction codes.

(2) The minimum property standards are intended to complement existing laws and regulations. If any provision of this chapter is less restrictive than another applicable law or regulation, then the more restrictive law or regulation shall apply.

(3) An owner who enters into a written lease shall, upon the occupant's request, provide a written lease in the occupant's primary language, if the primary language is one of the

top five languages spoken in Dallas County, as determined by the most recent data from the American Community Survey.

(b) Repairs. All repairs required by this section must be performed in a workmanlike manner and in accordance with all applicable federal, state, and local laws, rules, and regulations, including the construction codes.

(c) Property standards. An owner shall:

(1) maintain his or her premises in operating condition without any [~~eliminate a~~] holes, excavations, or sharp protrusions, and without any other object or condition that exists on the land and is reasonably capable of causing injury to a person;

(2) securely cover or close any wells, cesspools, or cisterns;

(3) provide solid waste receptacles or containers when required by Chapter 18 of this code, as amended;

(4) provide drainage to prevent standing water and flooding on the land;

(5) remove dead trees and tree limbs that are reasonably capable of causing injury to a person; [~~and~~]

(6) keep the doors and windows of a vacant structure or vacant portion of a structure securely closed to prevent unauthorized entry; and

(7) protect, by periodic application of paint or other weather-coating materials, any exposed metal or wood surfaces from the elements and against decay or rust.

(d[~~b~~]) Structural and material standards.

(1) In general. An owner shall[~~:~~] maintain structural members free from deterioration so that they are capable of safely supporting imposed dead and live loads.

(2) Construction materials. An owner shall maintain building and structural materials, including wood, gypsum products, glass, fiberglass, paper, canvas, fabric, plastic, vinyl, masonry, ceramic, plaster, brick, rock, stucco, slate, concrete, asphalt, tin, copper, steel, iron, aluminum, and other metals, in operating condition.

(3) Roofs. An owner shall:

(A) maintain roofs in operating condition, free from leaks, holes, charred or deteriorated roofing materials, rotted wood, and other unsafe conditions; and

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(B) maintain gutters and downspouts, if any, in operating condition and securely fastened.

(4) Chimneys and towers. An owner shall maintain chimneys, cooling towers, smoke stacks, and similar appurtenances in operating condition.

(5) Foundations. An owner shall maintain foundations and foundation components in operating condition, and keep all foundation components securely fastened.

(6) Floors. An owner shall maintain all flooring in operating condition, free from holes, cracks, decay, and trip hazards.

(7) Shower enclosures. An owner shall maintain shower enclosure floors and walls in operating condition, free of holes, cracks, breaches, decay, rust, and rot.

(8) Countertops and backsplashes. An owner shall maintain kitchen and bathroom countertops and backsplashes surrounding kitchen sinks and lavatory sinks in operating condition free of decay, rust, and rot.

(9) Interior walls, ceilings, and surfaces; doors. An owner shall:

(A) maintain all interior walls and ceilings in operating condition;

(B) keep all interior walls and ceilings securely fastened to eliminate collapse hazards;

(C) maintain all interior surfaces, including windows and doors, in operating condition;

(D) repair, remove, or cover all peeling, chipping, flaking, or abraded paint; and

(E) repair all cracked or loose plaster, wood, or other defective surface conditions.

(10) Exterior windows and skylights. An owner shall maintain the glass surfaces of exterior windows and skylights so that they are weather tight and in operating condition.

(11) Exterior doors. An owner shall maintain exterior doors so that they are weather tight and in operating condition.

(12) Security devices. An owner shall maintain any bars, grilles, grates, and security devices in operating condition.

(13) Ventilation. An owner shall maintain all natural and mechanical ventilation in habitable rooms in operating condition.

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(14) Balconies, landings, porches, decks, and walkways. An owner shall maintain:

(A) all balconies, landings, porches, decks, and walkways in operating condition and securely fastened;

(B) support posts, columns, and canopies in operating condition, securely fastened and anchored.

(15) Handrails and guardrails. An owner shall maintain all handrails and guardrails:

(A) in operating condition and securely fastened and anchored; and

(B) so that they are capable of safely supporting imposed dead and live loads.

(16) Steps and stairways. An owner shall:

(A) maintain steps and stairways in operating condition, securely fastened and anchored, and free from trip hazards;

(B) maintain steps and stairways so that they are capable of safely supporting imposed dead and live loads; and

(C) seal any cracks or breaches in lightweight concrete steps, balconies, and walkways.

(17) Fencing, retaining walls, and barriers. An owner shall:

(A) maintain all fences, retaining walls, decorative walls, and barriers in operating condition, and in accordance with the Dallas Development Code, as amended. This requirement applies to a masonry wall only if the masonry wall encloses:

(i) a multitenant property; or

(ii) a single-family or duplex property where the wall is not shared with another property;

(B) repair or replace rotted, missing, fire-damaged, or broken wooden slots and support posts;

(C) repair or replace broken, missing, or bent metal posts and torn, cut, bent, or ripped metal fencing materials; and

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(i) encloses a multitenant property or a single-family property or duplex, or

(ii) serves as a retaining wall.

[~~protect the exterior surfaces of a structure that are subject to decay by application of paint or other coating;~~

~~(2) fill hollow, masonry supporting piers, if used, with concrete and anchor the piers to concrete footings with a 5/8 inch steel dowel;~~

~~(3) provide and maintain railings for stairs, steps, balconies, porches, and elsewhere as specified in the Dallas Building Code;~~

~~(4) repair holes, cracks, and other defects reasonably capable of causing injury to a person in stairs, porches, steps, and balconies;~~

~~(5) maintain a structure intended for human occupancy and a structure used as an accessory to a structure intended for human occupancy in a weather-tight and water-tight condition;~~

~~(6) maintain floors, walls, ceilings, and all supporting structural members in a sound condition, capable of bearing imposed loads safely;~~

~~(7) provide cross-ventilation of not less than 1-1/2 square feet for each 25 lineal feet of wall in each basement, cellar, and crawl space;~~

~~(8) repair or replace chimney flue and vent attachments that do not function properly;~~

~~(9) repair holes, cracks, breaks, and loose surface materials that are health or safety hazards in or on floors, walls, and ceilings; and~~

~~(10) maintain any fence on the property in compliance with the following standards:~~

~~(A) maintain a fence so that it is not out of vertical alignment more than one foot from the vertical, measured at the top of the fence, for a fence over four feet high, or more than six inches from the vertical, measured at the top of the fence, for a fence not more than four feet high, except that this provision does not apply to a masonry wall unless the wall encloses:~~

~~(i) a multi-tenant property; or~~

~~(ii) a single-family or duplex property where the wall is not shared with another property;~~

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~~(B) repair or replace rotted, fire-damaged, or broken wooden slats and support posts;~~

~~(C) repair or replace broken or bent metal posts and torn, cut, bent, or ripped metal fencing materials; and~~

~~(D) repair or replace loose bricks, stones, rocks, mortar, and similar materials on any masonry wall that encloses:~~

~~(i) a multi-tenant property; or~~

~~(ii) a single-family or duplex property where the wall is not shared with another property.~~]

(e[~~є~~]) Utility and appliance standards.

(1) Air conditioning.

(A) An owner shall:

(i) provide, and maintain, in operating condition, refrigerated air equipment capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature, but in no event higher than 82° F. in each habitable room;

(ii) maintain all fixed air conditioning systems, including air conditioning unit covers, panels, conduits, and disconnects, in operating condition, properly attached; and

(iii) install window-mounted air conditioning units, if provided, in compliance with the construction codes.

(B) It is a defense to prosecution under this paragraph that at least one habitable room is 82° F. at a point three feet above the floor and two feet from exterior walls if the outside temperature is over 110° F.

(2) Heating.

(A) An owner shall:

(i) provide, and maintain, in operating condition, heating facilities capable of maintaining a room temperature of at least 15 degrees warmer than the outside temperature, but in no event lower than 68° F. in each habitable room; and

(ii) if provided, maintain, in operating condition, heating facilities in buildings or structures other than dwelling units.

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(B) It is a defense to prosecution under this paragraph that at least one habitable room is 68° F. at a point three feet above the floor and two feet from exterior walls if the outside temperature is under 40° F.

(3) Appliances. If appliances are provided in a rental dwelling unit, the owner shall maintain those appliances, including portable heating units, portable air conditioning units, cook stoves, refrigerators, dishwashers, garbage disposals, ventilation hoods, washing machines, and clothes dryers, and appliance connections, in operating condition.

(f) Plumbing standards.

(1) Plumbing systems. An owner shall maintain:

(A) all plumbing pipes, fittings, and valves necessary to supply and conduct natural fuel gases, sanitary drainage, storm drainage, or potable water in operating condition; and

(B) all plumbing fixtures free of cross-connections and conditions that permit backflow into the potable water supply.

(2) Fuel gas distribution systems. An owner shall maintain distribution systems that carry fuel gas or liquefied petroleum gas in leak-free condition in accordance with the construction codes. If such a distribution system has been compromised, an owner shall have the system pressure-tested and repaired in accordance with the Dallas Fuel Gas Code, Chapter 60 of the Dallas City Code, as amended.

(3) Plumbing fixtures. An owner shall:

(A) provide each dwelling unit with:

(i) a kitchen equipped with a kitchen sink; and

(ii) a minimum of one toilet; a lavatory sink; and either a bathtub or shower, or a combination of bathtub and shower;

(B) keep all plumbing fixtures connected to an approved potable water supply system;

(C) connect and maintain all plumbing fixtures in operating condition;

(D) equip toilets and urinals with cold potable water under pressure necessary for safe and sanitary operation;

(E) keep all plumbing fixtures connected to a public sewer system or to an approved private sewage disposal system;

(F) maintain all piping distribution systems in operating condition, and eliminate all unsafe, unsanitary, and inoperable conditions in such distribution systems; and

(G) cap each sewer clean-out opening with an approved plug, except when the sewer line is being serviced.

(4) Water heating equipment. An owner shall:

(A) maintain all water heating equipment, including existing fuel-fired water heaters, in operating condition;

(B) maintain all water heating equipment with a pressure relief valve with an approved drain line;

(C) provide and maintain, in operating condition, water heating equipment that supplies hot water at a minimum temperature of 110° F., measured at the water outlet, to every required plumbing fixture;

(D) vent all fuel-fired water heating equipment as required by the construction codes; and

(E) maintain boilers and central heating plants in operating condition.

(g) Electrical standards. An owner shall:

(1) maintain all electrical equipment and materials in operating condition;

(2) maintain electrical circuits and outlets sufficient to safely carry a load imposed by normal use of appliances, equipment, and fixtures, and maintain them in operating condition;

(3) maintain in each habitable room, bathroom, hallway, and stairway of a dwelling unit at least one electric lighting outlet, and the electric lighting outlet must be controlled by a wall switch, unless a wall switch is not required by the construction codes;

(4) maintain all electric light fixtures located adjacent to exterior doors of all buildings or structures in operating condition; and

(5) use extension cords and flexible cords in accordance with the construction codes, and not as substitutes for permanent wiring.

(h) Lighting standards for multitenant properties.

(1) In general.

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(A) An owner shall not wire lighting in common areas into individual dwelling units.

(B) An owner shall maintain overall illumination of four footcandles for exterior lighting on the premises, measured in accordance with the Housing Standards Manual.

(2) Exterior lighting.

(A) An owner shall maintain illumination from dusk until dawn:

(i) along pedestrian pathways; in plazas, courtyards, building entrances, parking areas, including carports and driveway areas; and other outdoor spaces commonly used.

(ii) at stairwells, landings, and areas under the lower landing.

(iii) along breezeways, and transitional lighting must be maintained at all entries to a breezeway.

(iv) at cluster or gang mailboxes.

(B) An owner shall maintain exterior lighting so that it to reduces conflicts or obstructions between building design and landscape treatments and provides appropriate crime prevention.

[~~(f) provide and maintain in operating condition connections to discharge sewage from a structure or land into a public sewer system where available;~~

~~(2) provide and maintain in operating condition a toilet connected to a water source and to a public sewer, where available, in each structure intended for human habitation;~~

~~(3) provide and maintain in operating condition connections and pipes to supply potable water at adequate pressure to a structure intended for human occupancy;~~

~~(4) provide and maintain in operating condition a device to supply hot water of a minimum temperature of 120°F. within each structure intended for human habitation;~~

~~(5) provide and connect a kitchen sink, bathtub or shower, and lavatory to a cold and hot water source in each structure intended for human habitation;~~

~~(6) connect plumbing fixtures and heating equipment that the owner supplies in accordance with the Dallas Plumbing Code and Dallas Mechanical Code;~~

~~(7) provide and maintain heating equipment in operating condition so that it is capable of maintaining a minimum inside temperature of 68°F. from November 16 through March 15 in each room of a structure intended for human occupancy;~~

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~~(8) if screens are not provided as required in Subsection (d)(2), provide and maintain in operating condition, from April 1 through November 1, refrigerated air equipment capable of maintaining a maximum inside temperature that is 20 degrees lower than the outside temperature or 85°F., whichever is warmer, in each room of a structure intended for human occupancy;~~

~~(9) provide and maintain in operating condition supply lines for electrical service to each structure intended for human occupancy if electrical service is available within 300 feet;~~

~~(10) connect each heating and cooking device that burns solid fuel to a chimney or flue; and~~

~~(11) provide and maintain in operating condition electrical circuits and outlets sufficient to safely carry a load imposed by normal use of appliances and fixtures.~~]

(i[~~d~~]) Health standards. [~~An owner shall:~~]

(1) Infestations.

(A) Where evidence of an infestation exists, the owner of a building, structure, or property, including a vacant or occupied one- or two-family dwelling, or multifamily dwelling, shall eliminate the infestation using a person licensed under the Texas Structural Pest Control Act, as amended, and repair any condition that contributes to an infestation.

(B) If the building, structure, or property is a rental property, the owner shall provide notice to the tenants at least 48 hours before taking steps to eliminate an infestation.

(i) Notice must be in writing and must include the method being used to eliminate the infestation.

(ii) A tenant may in writing waive the 48-hour requirement.

(2) Common toilet and shower facilities. An owner shall maintain in operating condition toilet and shower facilities in common area multifamily uses.

(3) Swimming pools, spas, ponds, and fountains.

(i) Water in swimming pools, spas, ponds, and fountains must be maintained to prevent the breeding or harborage of insects.

(ii) Swimming pools, spas, ponds, and fountains must be maintained in operating condition.

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(iii) Fences or other barriers enclosing swimming pools, spas, ponds, and fountains must be maintained in operating condition.

(iv) Pool yard enclosures, as defined in Chapter 757 of the Texas Health and Safety Code, as amended, shall be maintained in operating condition and must comply with the standards in Chapter 757 of the Texas Health and Safety Code, as amended.

(4) Sewage overflow. An owner shall sanitize all areas contaminated by sewage overflow immediately after servicing is completed.

(5) Vacant dwelling units.

(A) An owner shall maintain the interiors of all vacant dwelling units free of solid waste.

(B) The owner of a vacant dwelling unit must store any swimming pool chemicals, cleaning chemicals, pesticides, herbicides, rodenticides, fertilizers, paints, solvents, gasoline, gasoline-powered equipment, or combustible materials of any kind in accordance with the construction codes and the Dallas Development Code, as amended.

[~~eliminate rodents and vermin in or on the land;~~

~~(2) provide a structure intended for human habitation with a screen for keeping out insects at each opening of the structure if the structure is not cooled with refrigerated air;~~

~~(3) maintain the interior of a vacant structure or vacant portion of a structure free from rubbish and garbage; and~~

~~(4) keep the interior of a structure free from insects, rodents, and vermin, except as specified in Section 27-12(b).~~]

(j[e]) Security standards. An owner [~~or operator~~] of a multifamily dwelling [~~property~~], other than one exempt from registration under [~~Section 27-30(b)(2) of~~] this chapter, shall [~~:~~

~~(1)~~] provide and maintain security devices in each dwelling unit as required by Sections 92.153, 92.154, and 92.155 of the Texas Property Code, as amended [~~; and~~

~~(2) if the multifamily property has 20 or more dwelling units, provide security lighting that adequately illuminates all parking areas, walkways, stairs and steps, doorways, and garbage storage areas so that persons moving in or around those areas can be easily seen~~].

(k[~~f~~]) It is a defense to prosecution under Subsection (a) of this section that the premises [~~concerned~~] is the site of new construction and reasonable and continuous progress is being made to complete the construction.

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[~~(g) It is a defense to prosecution under Subsection (d)(4) of this section that the structure was treated to eliminate insects, rodents, and vermin by a person licensed under the Texas Structural Pest Control Act once within the preceding six months.~~]

(l[~~h~~]) An owner shall provide a tenant with alternative housing that meets the minimum standards required by this section when:

(1) after being issued a notice or citation for violation of Subsection (e)(2) [~~(c)(7)~~] of this section, the owner fails to repair heating equipment within 72 hours after receiving such notice or citation and the overnight low temperature, as measured by the National Weather Service at Dallas Love Field, is below 40° F. for three consecutive days after receiving such notice or citation; or

(2) after being issued a notice or citation for violation of Subsection (e)(1) [~~(c)(8)~~] of this section, the owner fails to repair refrigerated air equipment within 72 hours after receiving such notice or citation and the daytime high temperature, as measured by the National Weather Service at Dallas Love Field, is 95° F. or above for three consecutive days after receiving such notice or citation.

(m[~~i~~]) It is a defense to prosecution under Subsections (e)(1) [~~(c)(7)~~] and (e)(2) [~~(c)(8)~~] of this section and to the alternative housing requirements of Subsection (i[~~h~~]) of this section that:

(1) failure to maintain heating and refrigerated air equipment in compliance with those subsections was the direct result of an act of nature or other cause beyond the reasonable control of the owner; or

(2) the owner is making diligent efforts to repair the heating and refrigerated air equipment in compliance with those subsections; if the owner demonstrates to the director that diligent efforts to repair are being made, the director will not issue a notice or citation for a violation of Subsection (e)(1) [~~(c)(7)~~] or (e)(2) [~~(c)(8)~~] of this section.

(n[~~j~~]) It is a defense to prosecution under Subsection (e)(2) [~~(c)(7)~~] of this section and to the alternative housing requirements of Subsection (i[~~h~~])(1) of this section that a written contract is in effect requiring the tenant to provide and maintain heating equipment and the owner has provided utility connections for heating equipment in compliance with the Dallas Mechanical Code, as amended, in each room of the structure intended for human occupancy.

(o[~~k~~]) It is a defense to prosecution under Subsection (e)(1) [~~(c)(8)~~] of this section and to the alternative housing requirement of Subsection (i[~~h~~])(2) of this section that the structure is not a rental property [~~provided with exterior windows and doors that are easily openable to provide air ventilation and covered with screens in compliance with Subsection (d)(2) of this section~~]."

SECTION 7. That Section 27-12, "Responsibilities of Occupant," of Article III, "Minimum Standards," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

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"**SEC. 27-12. RESPONSIBILITIES OF OCCUPANT.**

[~~(a)~~] An occupant shall:

(1) maintain the interior and exterior [~~those~~] portions of the person's dwelling unit [~~interior of a structure under his control~~] free from accumulations of solid waste [~~rubbish, garbage,~~] and other conditions that would encourage an infestation [~~of insects, rodents, or vermin~~];

(2) remove any animal [~~or animals~~] from a structure if the presence of the animal [~~or animals~~] is a health hazard to an occupant;

(3) connect plumbing fixtures and heating equipment that the occupant supplies in accordance with the construction codes [~~Dallas Plumbing Code and the Dallas Mechanical Code~~].

(4) provide solid waste receptacles or containers when required by Chapter 18 of this code; and

(5) not alter a structure or its facilities so as to create a nonconformity with Section 27-11 or this section.

[~~(b) The tenant occupant of a single-family residential structure shall keep the interior of the structure free from insects, rodents, and vermin if the owner can show that the structure was treated to eliminate insects, rodents, and vermin by a person licensed under the Texas Structural Pest Control Act:~~

~~(1) within two weeks before the date the tenant took occupancy; or~~

~~(2) once within the preceding six months if there has been more than one tenant during the preceding six months~~]."

SECTION 8. That Section 27-15, "Occupancy Load Limits," of Article IV, "Vacation, Reduction of Occupancy Load, and Securing of Structures and Relocation of Occupants," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-15. OCCUPANCY [~~LOAD~~] LIMITS.**

An owner shall not allow a [~~A~~] structure or dwelling unit to exceed [~~is overcrowded if~~] the occupancy limits in Texas Property Code Section 92.010, as amended [~~following standards are not met:~~

~~(1) Floor space per person. Each structure or dwelling unit must contain at least 150 square feet of habitable floor space for the first occupant and at least 100 square feet of additional habitable floor space for each additional occupant.~~

~~(2) Sleeping space per person. In each structure or dwelling unit of two or more rooms, each room occupied for sleeping purposes by one occupant must contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one person must contain at least 50 square feet of floor space for each occupant.~~

~~(3) Special provisions. Children under 12 months of age are not considered occupants, and children under 12 years of age are considered as 1/2 of one occupant for purposes of Subparagraphs (1) and (2).~~

~~(4) Ceiling height. For purposes of Subparagraphs (1) and (2), a room of a structure must have a ceiling height of at least seven feet to be considered habitable space~~]."

SECTION 9. That Section 27-15.1, "Placarding of a Structure by the Director," of Article IV, "Vacation, Reduction of Occupancy Load, and Securing of Structures and Relocation of Occupants," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-15.1. PLACARDING OF A STRUCTURE BY THE DIRECTOR.**

(a) Upon issuance of a final court order requiring vacation of a structure or dwelling unit, t[~~T~~]he director may place a red placard [~~warning of a dangerous condition~~] on or near the front door of a [~~any~~] structure or dwelling unit [~~that:~~

~~(1) is unsanitary or unsafe; and~~

~~(2) presents an immediate danger to the health, safety, or welfare of the public or of any occupant of the structure~~].

(b) The red placard must state that:

(1) the structure or dwelling unit was ordered to be vacated;

(2) a person commits an offense if he, without authority from the director:

(A) removes or destroys the red placard;

(B) occupies the structure or dwelling unit; or

(C) as owner of the structure, authorizes a person to occupy the structure or dwelling unit; and

(3) the maximum fine for violation of the ordinance [~~After placarding a structure under Subsection (a) of this section, the director shall immediately refer the structure to the city attorney for a hearing before the municipal court, to be held in accordance with Article IV-a of this chapter, on the dangerous condition of the structure and the need to vacate any occupants of the structure. Before the 11th day after the director placards the structure, the director shall give notice of the hearing to each owner, lienholder, or mortgagee of the affected property in accordance with the notice requirements of Section 27-16.5~~].

(c) A person commits an offense if he:

(1) without authority from the director, removes or destroys a red placard placed by the director;

(2) occupies a structure or dwelling unit on which the director has placed a red placard; or

(3) [~~as owner of a structure or dwelling unit,~~] authorizes a person to occupy a structure or dwelling unit on which the director has placed a red placard.

[~~(d) It is a defense to prosecution under Subsection (c)(2) that:~~

~~(1) the person had lawfully and continuously occupied the structure or dwelling unit before and after the structure was placarded; and~~

~~(2) the structure or dwelling unit had not been ordered vacated by the municipal court.~~

~~(e) It is a defense to prosecution under Subsection (c)(3) that:~~

~~(1) the person authorized by the owner to occupy the structure or dwelling unit had lawfully and continuously occupied the structure or dwelling unit before and after the structure was placarded; and~~

~~(2) the structure or dwelling unit had not been ordered vacated by the municipal court.~~]"

SECTION 10. That Section 27-16, "Securing of a Structure by the Director," of Article IV, "Vacation, Reduction of Occupancy Load, and Securing of Structures and Relocation of Occupants," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-16. SECURING OF A STRUCTURE BY THE DIRECTOR.**

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(a) The requirements of this section are in addition to any other requirements of this chapter governing securing of a structure. Any hearing before the municipal court pursuant to this section concerning the securing of a structure must comply with all notice and procedural requirements contained in Article IV-a of this chapter for hearings before the municipal court.

(b) The director shall secure any structure that the director determines:

(1) violates a minimum standard established in Article III of this chapter; and

(2) is unoccupied or is occupied only by a person who does not have a right of possession to the structure.

(c) [~~Before securing a structure under Subsection (b), the director shall post a notice on or near the front door of the structure stating that if the owner does not secure the structure within 48 hours, the city will secure the structure at the owner's expense.~~

~~(d)~~] Before the 11th day after the date the director secures the structure, the director shall give notice to the owner by:

(1) personally serving the owner with written notice;

(2) depositing the notice in the United States mail addressed to the owner at the owner's post office address;

(3) publishing the notice at least twice within a 10-day period in a newspaper of general circulation in the county in which the structure is located, if personal service cannot be obtained and the owner's post office address is unknown; or

(4) posting the notice on or near the front door of the structure, if personal service cannot be obtained and the owner's post office address is unknown.

(d[~~e~~]) The notice issued under Subsection (c[~~d~~]) must contain:

(1) an identification, which is not required to be a legal description, of the structure and the property on which it is located;

(2) a description of the violation of the minimum standards that is present at the structure;

(3) a statement that the director will secure or has secured, as the case may be, the structure; and

(4) an explanation of the owner's entitlement to request a hearing about any matter relating to the director's securing of the structure.

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(e[~~f~~]) A public hearing shall be held before the municipal court if, within 30 days after the date the director secures the structure, the owner files with the municipal court a written request for the hearing. The hearing must be held within 20 days after the date the request is filed. Notice of the hearing must be given to each owner [~~, lienholder, or mortgagee~~] of the affected property in accordance with the notice requirements of Section 27-16.5. At the hearing, the director shall present evidence of the need to secure the structure, and the owner may testify or present witnesses or written information about any matter relating to the director's securing of the structure.

(f[~~g~~]) The municipal court shall uphold the director's action in securing a structure if it finds the structure or a portion of the structure was an urban nuisance [~~open and potentially dangerous to the health, safety, or welfare of the public~~].

(g[~~h~~]) An unoccupied structure that is closed pursuant to an order of the director, the municipal court, or the fire marshal, or that is closed by the owner of the structure without an official order, must be secured in compliance with the Dallas Fire Code, as amended.

(h[~~i~~]) A structure intended for residential use or occupancy that, pursuant to an order of the director, the municipal court, or the fire marshal, is closed by the owner through sealing the doors or windows with boards, or equivalent materials, may be referred by the director to the city attorney for appropriate action under Article IV-a of this chapter, if the structure:

(1) remains boarded up for 180 days or more without being occupied by the owner or a lawful tenant; and

(2) has at least one visible violation of this chapter.

(i[~~j~~]) The city's cost of securing a structure under this section constitutes a lien against the real property on which the structure stands, as provided in Section 27-16.8(e)."

SECTION 11. That Subsection (b) of Section 27-16.3, "Municipal Court Jurisdiction, Powers, and Duties Relating to Urban Nuisances," of Article IV-a, "Municipal Court Jurisdiction Over Urban Nuisances," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"(b) The municipal court of record has the following powers and duties:

(1) To require the reduction in occupancy load of a [~~an overcrowded~~] structure that exceeds the limits set out in this chapter or the vacation of a structure found to be an urban nuisance.

(2) To require the repair of a structure found to be an urban nuisance.

(3) To require the demolition of a structure found to be an urban nuisance.

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(4) To require the removal of personalty from a structure ordered vacated or demolished. Removal may be accomplished by use of city forces or a private transfer company if the owner of the personalty is not known, or the whereabouts of the owner cannot be ascertained, or the owner fails to remove the personalty. Costs of any removal and storage are the responsibility of the owner of the personalty.

(5) To require that an open and vacant structure or open and vacant portion of a structure be secured.

(6) To require or cause the correction of a dangerous condition on the land. Correction of a dangerous condition may be accomplished by city forces or a private contractor. Costs of correction are the responsibility of the owner.

(7) To assess a civil penalty, not to exceed $1,000 a day per violation or, if the property is the owner's lawful homestead, $10 a day per violation, against a property or property owner for each day or part of a day that the owner fails to repair or demolish a structure in compliance with a court order issued under this article.

(8) To require vacation [~~relocation~~] of the occupants of a structure found to be an urban nuisance or found to be overcrowded [~~, and to determine, upon an order of relocation of the occupants of a structure, whether the occupants of the structure are ineligible for relocation assistance under Subsection (c) of this section~~]."

~~(c) For purposes of determining ineligibility for relocation assistance under Subsection (b)(8) of this section, the municipal court must consider the following:~~

~~(1) A person who is ordered to vacate a structure is not considered a displaced person under Chapter 39A of this code and is not eligible for relocation assistance (other than for moving expenses) if the person:~~

~~(A) is ordered to vacate a structure as a consequence of the person's own intentional or negligent conduct; or~~

~~(B) began occupying the structure after the city placed a red placard on the structure warning of its dangerous condition.~~

~~(2) Vacation is considered to be a consequence of a person's own intentional or negligent conduct if the person:~~

~~(A) owns or occupies the structure;~~

~~(B) is responsible for maintaining the structure to minimum standards; and~~

~~(C) is not prevented from maintaining the structure to minimum standards by personal hardship, such as physical disability or infirmity or financial inability to maintain standards.~~"

SECTION 12. That Subsection (c) of Section 27-16.4, "Initiation of Proceeding; Petition Requirements," of Article IV-a, "Municipal Court Jurisdiction Over Urban Nuisances," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"(c) [~~The proceeding will be styled "City of Dallas, Plaintiff v. (Property Description), Defendant."~~] The municipal court shall set the matter for a hearing not less than 30 days nor more than 60 days after the filing of the petition."

SECTION 13. That Subsection (d), "Assessment of Civil Penalties," of Section 27-16.8 "Noncompliance with Court Orders; Civil Penalties; Liens," of Article IV-a, "Municipal Court Jurisdiction Over Urban Nuisances," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"(d) Assessment of civil penalties.

(1) If the city attorney or the director determines that the owner, lienholder, or mortgagee of a structure has not timely complied with a municipal court order issued under Section 27-16.7, the city attorney may file an action in municipal court for the assessment of a civil penalty against the property and property owner. The city attorney or the director shall promptly give notice to each owner, lienholder, and mortgagee of the hearing to assess a civil penalty. The notice must include:

(A) an identification, which is not required to be a legal description, of the structure and the property on which it is located;

(B) an identification of the court order affecting the property;

(C) a description of each violation of minimum standards found by the court to be present on the property when the court order was issued;

(D) a description of any work ordered by the court to correct each violation on the property;

(E) a statement that the city attorney or the director has determined that an owner, lienholder, or mortgagee has not timely complied with the court order and a description of the provisions of the court order that still require compliance; and

(F) a statement that the court will conduct a hearing to consider assessment of a civil penalty against [~~on~~] the property and property owner and the date, time, and place of the hearing.

(2) The notice required under Subsection (d)(1) for a municipal court hearing to consider the assessment of a civil penalty against the [~~on~~] property and property owner subject to a court order must be given in compliance with the notice requirements set forth in Section 27-16.5 for other hearings under this article.

(3) A hearing to consider the assessment of a civil penalty on property subject to a court order must be conducted in compliance with the requirements and procedures set forth in this article for other hearings before the municipal court, except that, in addition to any other evidence presented, an owner, lienholder, or mortgagee may present evidence of any work performed or completed on the property to comply with the court order.

(4) The court, after hearing evidence from each interested person present, may assess a civil penalty against the owner in a specific amount in accordance with Section 27-16.3(b)(7) of this article.

(5) Notice of a court order issued under this subsection must comply with the requirements and procedures of Section 27-16.7(f) and (g) and Section 27-16.11 for notice of other board orders.

(6) A civil penalty assessed under this subsection may be enforced in accordance with Subsection (e) of this section.

(7) A civil penalty assessment hearing may be combined with any other hearing before the municipal court concerning the same property."

SECTION 14. That Paragraph (4) of Subsection (e), "Liens," of Section 27-16.8 "Noncompliance with Court Orders; Civil Penalties; Liens," of Article IV-a, "Municipal Court Jurisdiction Over Urban Nuisances," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"(4) The city may use lawful means to collect expenses and civil penalties assessed under this article from an owner or a property. Any civil penalty or other assessment imposed under this article accrues interest at the rate of 10 percent a year from the date of the assessment until paid in full. The city may petition a court of competent jurisdiction in a civil suit for a final judgment in accordance with the assessed civil penalty. To enforce the civil penalty, the city must file with the district clerk of a county in which the city is located a certified copy of the municipal court order assessing the civil penalty, stating the amount and duration of the penalty. The assessment of a civil penalty under this article is final and binding and constitutes prima[e] facie evidence of the penalty. No other proof is required for the district court to enter final judgment on the penalty."

SECTION 15. That Subsection (a) of Section 27-16.13, "Administrative Citation," of Article IV-b, "Administrative Adjudication Procedure for Premises, Property and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"(a) An administrative citation issued under this article must:

(1) notify the person charged with violating the ordinance that the person has the right to a hearing;

(2) provide information as to the time and place to appear before [~~of~~] the hearing officer;

(3) include the nature, date, and location of the violation;

(4) notify the person charged with violating the ordinance of the amount of the administrative penalty for which the person may be liable and provide instructions and the due date for paying the administrative penalty;

(5) notify the person charged that any request to have the inspector who issued the citation present at the administrative hearing must be in writing and must be received by the hearing officer at least five calendar days before the scheduled hearing date and that the failure to timely request the presence of the inspector constitutes a waiver of the person's right to require the inspector to be present at the hearing;

(6) notify the person charged that failure to timely appear at the time and place of the hearing as set forth in the citation or, if the hearing is continued or postponed, at any subsequent hearing, is considered an admission of liability for the violation charged; and

(7) contain a return of service signed by the inspector indicating how the administrative citation was served on the person charged."

SECTION 16. That Section 27-16.14, "Service of an Administrative Citation," of Article IV-b, "Administrative Adjudication Procedure for Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-16.14. SERVICE OF AN ADMINISTRATIVE CITATION.**

(a) An attempt must be made to personally serve an administrative citation by handing it to the person charged if the person is present at the time of service or by leaving the citation at

the person's usual place of residence with any person residing at such residence who is 16 years of age or older and informing that person of the citation's contents.

(b) If an attempt to personally serve the citation fails, the administrative citation must then be served upon the person charged by posting the citation on either:

(1) the front door or front gate of the premises or property; or

(2) a placard staked to the yard of the premises or property in a location visible from a public street or alley.

(c) If service upon the person charged is by posting the citation on the premises or property, a copy of the citation must also be sent to the last known address of the person charged by regular United States mail. If the person charged is the owner of the premises or property, then the last known address of the person is that address kept by the appraisal district of the county in which is located the premises or property that is the subject of the citation, except that if the owner is a corporation or other legal entity, a copy of the citation may be mailed to the registered agent's address on file with the Texas Secretary of State. If the person charged is the person in control of the premises or property, then the last known address of the person is the address of the premises or property.

[~~(d) If service upon the person charged is by posting the citation on the premises or property, a photograph of the posting and a copy of the mail notice must be forwarded with a copy of the citation to the municipal court clerk. The photograph and the mail notice will become part of the citation.~~]"

SECTION 17. That Section 27-16.15, "Answering an Administrative Citation," of Article IV-b, "Administrative Adjudication Procedure for Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-16.15. ANSWERING AN ADMINISTRATIVE CITATION.**

(a) A person who has been charged with a violation of this chapter through [~~issued~~] an administrative citation shall answer to the charge [~~of the violation~~] by appearing in person or through counsel before the hearing officer no later than the 31st calendar day after the date the citation was issued [~~at the hearing on the date and location set forth in the citation~~]. If the 31st calendar day falls on a day when the court is closed, then the person must appear (in person or through counsel) by the next day that the court is open [~~The hearing must be held no sooner than 31 calendar days following the issuance of the administrative citation~~].

(b) An answer to the administrative citation may be made in either [~~any~~] of the following ways:

(1) By returning the citation, on or before the 31st calendar day from the date the citation was issued [~~date of the administrative hearing~~], with the applicable administrative penalties, fees, and court costs, which action constitutes an admission of liability.

(2) By personally appearing, with or without counsel, before the hearing officer on or before the 31st calendar day from the date the citation was issued [~~the date and location set forth in the citation~~] and on any subsequent hearing date. The person charged in the administrative citation must be present at the hearing and cannot be represented by anyone other than an attorney who has a license to practice law in Texas, which is in good standing. If the person charged is a corporation or a business entity, the corporation or business entity must be represented by an attorney who has a license to practice law in Texas, which is in good standing.

[~~(3) By filing a written answer, either personally or through counsel, at least seven calendar days prior to the hearing date set forth in the citation, except that the filing of a written answer does not relieve the person charged from the duty to personally appear before the hearing officer on the date and location set forth in the citation and on any subsequent hearing date.~~]"

SECTION 18. That Section 27-16.16, "Failure to Appear at an Administrative Hearing," of Article IV-b, "Administrative Adjudication Procedure For Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-16.16. FAILURE TO APPEAR AT AN ADMINISTRATIVE HEARING.**

(a) A person [~~issued an administrative citation~~] who fails to answer an administrative citation as required by Section 27-16.15 of this chapter [~~appear at a hearing authorized under this article~~] is considered to have admitted liability for the violation charged. Upon proof of service by the city, t[~~T~~]he hearing officer shall issue, in writing, an administrative order of liability and assess against the person charged with the violation an appropriate amount of administrative penalties, fees, and court costs.

(b) The hearing officer shall assess an additional $36 administrative penalty for each violation (other than a violation of Section 49-21.1 of this code) for which a person is found liable, which amount will be placed in the Dallas Tomorrow Fund or the Dallas Animal Welfare Fund, as applicable. In no case may the total amount of administrative penalties assessed against a person for a violation exceed the maximum penalty established by city ordinance for the particular violation, and in no case may the total amount of administrative penalties, including the $36 administrative penalty, assessed against a person for a violation be less than the minimum penalty established by city ordinance for the particular violation.

(c) Within seven calendar days after the hearing officer files [~~filing~~] the administrative order of liability with the municipal court clerk, the municipal court clerk [~~hearing officer~~] shall send a copy of the order to the person charged with the violation. The copy of the order must be

sent by regular United States mail to the person's last known address as defined in Section 27-16.14(c). The administrative order must include a statement:

(1) of the amount of the administrative penalties, fees, and court costs;

(2) of the right to appeal to municipal court before the 31st calendar day after the date the hearing officer's order is filed with the municipal court clerk;

(3) that, unless the hearing officer's order is suspended through a properly filed appeal, the administrative penalties, fees, and court costs must be paid within 31 calendar days after the date the hearing officer's order is filed;

(4) that, if the administrative penalties, fees, and court costs are not timely paid, the penalties, fees, and costs may be referred to a collection agency and the cost to the city for the collection services will be assessed as costs, at the rate agreed to between the city and the collection agency, and added to the judgment; and

(5) that the city may enforce the hearing officer's administrative order by:

(A) filing a civil suit for collection of the administrative penalties, fees, and court costs; [~~and/or~~]

(B) obtaining an injunction to prohibit specific conduct that violates the order or to require specific conduct necessary for compliance with the order; or [.]

(C) both (A) and (B)."

SECTION 19. That Subsection (a) of Section 27-16.17, "Hearing Officers; Qualifications, Powers, Duties, and Functions," of Article IV-b, "Administrative Adjudication Procedure for Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"(a) Hearing officers shall be recommended by the judicial nominating commission and appointed by the city council pursuant to the same process for recommending and appointing municipal judges, and shall [~~employed by the administrative judge of the municipal court to~~] administratively adjudicate violations of ordinances described by Section 54.032 of the Texas Local Government Code or adopted under Subchapter E, Chapter 683 of the Texas Transportation Code or under Section 214.001(a)(1) of the Texas Local Government Code. The city council [~~administrative judge of the municipal court~~] shall appoint one hearing officer and may appoint a maximum of five associate hearing officers, who shall meet the same qualifications and have the same powers, duties, and functions of the hearing officer."

SECTION 20. That Section 27-16.18, "Hearing for Disposition of an Administrative Citation; Citation As Rebuttable Proof of Offense," of Article IV-b, "Administrative Adjudication

Procedure For Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-16.18. HEARING FOR DISPOSITION OF AN ADMINISTRATIVE CITATION; CITATION AS REBUTTABLE PROOF OF OFFENSE.**

(a) Every hearing for the adjudication of an administrative citation under this article must be held before a hearing officer. A hearing cannot be held without the presence of the person charged or the person's attorney.

(b) At a hearing under this article, the administrative citation is rebuttable proof of the facts that it states. Evidence of compliance with the ordinance after the administrative citation was issued can be taken into consideration by the hearing officer when assessing a reasonable administrative penalty, but the evidence is not considered rebuttal evidence nor does it refute or contradict the allegations made in the citation.

(c) The formal rules of evidence do not apply to the hearing, and any relevant evidence will be deemed admitted if the hearing officer finds it competent and reliable [~~, regardless of the existence of any common law or statutory rule to the contrary~~]. The hearing officer shall make a decision based upon a preponderance of the evidence presented at the hearing, after giving due weight to all rebuttable proof established by this article or other applicable law.

(d[~~c~~]) Each party shall have the right to call and examine witnesses, to introduce exhibits, to cross-examine opposing witnesses on any matter relevant to the issues, and to rebut evidence; except that, if the person charged fails to make a timely, written request to have the inspector who issued the citation present at the hearing, the person charged will be deemed to have waived the right to call and examine that inspector.

(e[~~d~~]) The hearing officer may examine any witness and may consider any evidence offered by a witness or person charged with a violation, giving due weight to all testimony and evidence offered.

(f[e]) If requested by the hearing officer or any party to the hearing prior to commencement of the hearing, [~~the proceedings of~~] the administrative hearing [~~, limited to pre-hearing motions and testimony,~~] will be recorded electronically. Failure to timely request that the administrative hearing be electronically recorded constitutes a waiver of the right to have a record of the hearing. The person charged may, at his expense, have a court reporter present in the hearing room during the proceedings.

(g[~~f~~]) After hearing all the evidence, the hearing officer shall immediately issue an order in writing, either:

(1) finding the person charged liable for the violation, assessing the applicable administrative penalties, fees, and court costs, and notifying the person of the right of appeal to municipal court; or

(2) finding the person charged not liable for the violation. [~~; or~~

~~(3) finding the person charged liable for the violation, assessing the applicable administrative penalties, fees, and court costs, notifying the person of the right of appeal to municipal court, and suspending the enforcement of the administrative order for a specific period of time; provided that:~~

~~(A) a person whose administrative order is suspended must pay all fees and court costs;~~

~~(B) if, at the end of the suspension, the property or premises complies with the administrative order, the hearing officer may reduce the applicable administrative penalties; and~~

~~(C) if, at the end of the suspension, the property or premises is still in violation of the administrative order, the administrative penalties originally assessed will become due~~].

(h[~~g~~]) The hearing officer shall assess an additional $36 administrative penalty for each violation (other than a violation of Section 49-21.1 of this code) for which a person is found liable, which amount will be placed in the Dallas Tomorrow Fund or the Dallas Animal Welfare Fund, as applicable. In no case may the total amount of administrative penalties, including the $36 administrative penalty, assessed against a person for a violation be more than [~~exceed~~] the maximum penalty or less than the minimum penalty established by city ordinance for the particular violation.

(i[~~h~~]) A person who has been found liable for a violation may, after the hearing officer has issued an administrative order but prior to the conclusion of the hearing, assert financial inability to bring the property or premises into compliance with the order. At that time, the hearing officer shall [~~may~~] suspend enforcement of the administrative order for a specific time not to exceed 30 days and set the matter for an indigency hearing [~~make a determination of financial inability to pay~~] pursuant to Section 27-16.19(e), if, in the interests of justice, the attorney for the city believes that a further extension should be granted, the attorney for the city can make a motion to extend the suspension period for a specific time and present the motion to the hearing officer for a ruling.

[~~(i) During a period in which enforcement of an administrative order is suspended under Subsection (f)(3) or (h) of this section, the person found liable for a violation may request an extension of the suspension period. The hearing officer may, only one time for each administrative order, grant an extension of the suspension period. The sole basis for an extension is that the person found liable for the violation is making a good faith attempt to comply with the administrative order and, due to delay beyond that person's control, is unable to timely complete the rehabilitation and/or repair of the property or the premises or otherwise comply with the administrative order. The extension granted will be for a specific time period as determined by the hearing officer~~.]

(j) An administrative order of the hearing officer must be filed with the municipal court clerk.

[~~(k) Any recording of an administrative hearing must be kept and stored for not less than 45 calendar days beginning the day after the last day of the administrative hearing. Any administrative hearing that is appealed must be transcribed from the recording by a court reporter or other person authorized to transcribe court of record proceedings. The court reporter or other person transcribing the recorded administrative hearing is not required to have been present at the administrative hearing.~~

~~(l) The person found liable for the violation shall pay for any transcription of the recorded administrative hearing unless the hearing officer finds, pursuant to Section 27-16.19, that the person is unable to pay or give security for the transcription.~~

~~(m) Before the recorded proceedings are transcribed, the person found liable for the violation shall, unless found by the hearing officer to be unable to pay for the transcription, post a cash deposit with the municipal clerk for the estimated cost of the transcription. The cash deposit will be based on the length of the proceedings, as indicated by the amount of tape used to electronically record the proceedings, and the costs of the court reporter, typing, and other incidental services. The municipal court clerk shall post a current schedule of charges for transcription fees, including deposits. If the cash deposit exceeds the actual cost of the transcription, the municipal court clerk shall refund the difference to the person charged. If the cash deposit is insufficient to cover the actual cost of the transcription, the person charged must pay the additional amount before being given the transcription. If a case is reversed on appeal, the municipal court clerk shall refund to the person charged any amounts paid for a transcription.~~]"

SECTION 21. That Subsection (e) of Section 27-16.19, "Financial Inability to Comply With an Administrative Order, Pay For Transcription of a Record, or Post an Appeal Bond," of Article IV-b, "Administrative Adjudication Procedure For Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"(e) After receiving a claim that a person found liable for a violation under this article is financially unable to comply with an administrative order, to pay for a transcription of the record, and/or to post an appeal bond, the hearing officer shall [~~may~~] set the matter for hearing and notify all parties of the hearing date by regular United States mail. The hearing officer shall [~~may~~] order the person found liable for a violation to bring to the hearing documentary evidence to support the person's claim of financial inability. The hearing officer's determination of whether the person found liable for a violation is financially unable to comply with the administrative order, to pay for a transcription of the record, and/or to post an appeal bond must be based on all information provided to the hearing officer by the person found liable or by the city attorney in opposition to the claim of financial inability. If the hearing officer determines that the person found liable for a violation does not have the financial ability to bring the property or premises into compliance with

the administrative order, to pay for a transcription of the record, and/or to post an appeal bond, then the hearing officer shall enter that finding in writing."

SECTION 22. That Subsection (f) of Section 27-16.19, "Financial Inability to Comply With an Administrative Order, Pay For Transcription of a Record, or Post an Appeal Bond," of Article IV-b, "Administrative Adjudication Procedure For Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"(f) If the hearing officer finds that a person is financially unable to bring the property or premises into compliance with the administrative order, the hearing officer shall not suspend the finding of liability, but shall suspend the enforcement of the administrative order for a specified period of time, not to exceed 120 days, to allow the person to apply with a Citizen Advocate Program to help bring his or her property into compliance with the administrative order [~~The suspension must be for a specific period of time~~]. At the end of the suspension period, if the property or premises is in compliance with the administrative order, the administrative penalty [~~citation~~] will be waived [~~dismissed~~]. If, at the end of the suspension period, the property or premises is still in violation of the administrative order, the administrative penalties, fees, and court costs originally assessed will become due. If, in the interests of justice, the attorney for the city believes that the suspension should be extended, the attorney for the city can make a motion to extend the suspension period for a specific time and present the motion to the hearing officer for a ruling."

SECTION 23. That Section 27-16.20, "Appeal to Municipal Court," of Article IV-b, "Administrative Adjudication Procedure for Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-16.20. APPEAL TO MUNICIPAL COURT.**

(a) Either party to an action ruled upon by the hearing officer [~~A person determined by the hearing officer to be liable for a violation of an ordinance enforced~~] under this article may appeal that determination by filing a petition in municipal court within [~~before the~~] 31[~~st~~] calendar days after the date the hearing officer's administrative order is filed with the municipal court clerk. An appeal does not stay the enforcement of the order of the hearing officer unless, before the appeal petition is filed, a bond is filed with the municipal court for twice the amount of the administrative penalties, fees, and court costs ordered by the hearing officer. The city is not required to file a bond in order to appeal. An appellant to municipal court may request a waiver of the bond amount on the basis of financial inability to pay, in which case the hearing officer may hold a hearing pursuant to Section 27-16.19 to determine whether the appellant is indigent and whether the bond amount may be waived. If the hearing officer's administrative order is reversed on appeal, the appeal bond will be returned to the appellant.

(b) If a person found liable for a violation does not timely appeal the hearing officer's administrative order, the order will become a final judgment. If the administrative penalties, fees, and court costs assessed in the final judgment are not paid within 31 calendar days after the date the hearing officer's order is filed with the municipal court clerk, the administrative penalties, fees, and court costs may be referred to a collection agency and the cost to the city for the collection services will be assessed as costs, at the rate agreed to between the city and the collection agency, and added to the judgment. The city may enforce the hearing officer's administrative order by filing a civil suit for collection of the administrative penalties, fees, and court costs and/or by obtaining an injunction to prohibit specific conduct that violates the administrative order or to require specific conduct necessary for compliance with the administrative order.

(c) Any recording of an administrative hearing must be kept and stored for not less than 45 calendar days beginning the day after the last day of the administrative hearing. Any administrative hearing that is appealed must be transcribed from the recording by a court reporter or other person authorized to transcribe court of record proceedings. The court reporter or other person transcribing the recorded administrative hearing is not required to have been present at the administrative hearing.

(d) The person found liable for the violation shall pay for any transcription of the recorded administrative hearing unless the hearing officer finds, pursuant to Section 27-16.19, that the person is unable to pay or give security for the transcription.

(e) Before the recorded proceedings are transcribed, the person found liable for the violation shall, unless found by the hearing officer to be unable to pay for the transcription, post a cash deposit with the municipal clerk for the estimated cost of the transcription. The cash deposit will be based on the length of the proceedings, and the costs of the court reporter, typing, and other incidental services. If the cash deposit exceeds the actual cost of the transcription, the municipal court clerk shall refund the difference to the person charged. If the cash deposit is insufficient to cover the actual cost of the transcription, the person charged must pay the additional amount before being given the transcription. If a case is reversed on appeal, the municipal court clerk shall refund to the person charged any amounts paid for a transcription.

(f) Upon receipt of an appeal petition, the municipal court clerk or deputy clerk shall cause a record of the case to be prepared from the transcript and the statement of facts, which must conform to the provisions relating to the preparation of a statement of facts in the Texas Rules of Appellate Procedure. The appellant shall pay for the statement of facts. If the person found liable for a violation failed to timely request that the administrative hearing be electronically recorded, then that person has waived the right to appeal the administrative order. If the person found liable for a violation timely requested that the administrative hearing be electronically recorded and, through no fault of the person, the recording of the hearing is either unavailable or cannot be transcribed, then the municipal judge shall reverse the hearing officer's order and remand the matter to the hearing officer for a new administrative hearing.

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(g[~~d~~]) Upon receiving the record of the administrative hearing, the municipal judge shall review the record and may grant relief from the administrative order only if the record reflects that the appellant's substantial rights have been prejudiced because the administrative order is:

(1) in violation of a constitutional or statutory provision;

(2) in excess of the hearing officer's statutory authority;

(3) made through unlawful procedure;

(4) affected by another error of law;

(5) not reasonably supported by substantial evidence considering the reliable and probative evidence in the record as a whole; or

(6) arbitrary or capricious or characterized by an abuse of discretion or a clearly unwarranted exercise of discretion.

(h[~~e~~]) The municipal judge shall rule on the appeal within 21 calendar days after receiving the record of the administrative hearing. The municipal judge shall affirm the administrative order of the hearing officer unless the record reflects that the order violates one of the standards in Subsection (g[~~d~~]) of this section. If the record reflects that the hearing officer's order violated one of the standards in Subsection (g[~~d~~]), the municipal judge may either:

(1) reverse the hearing officer's order and find the appellant not liable;

(2) reverse the hearing officer's order and remand the matter to the hearing officer for a new hearing; or

(3) affirm the order, but reduce the amount of the administrative penalties assessed to no lower than the minimum penalty established by ordinance for the particular violation, including the additional $36 administrative penalty.

(i[~~f~~]) The municipal judge's ruling on the appeal must be issued in writing and filed with the municipal court clerk. A copy of the ruling must be sent to the appellant by regular United States mail at the last known address of the appellant as provided to the municipal court for the appeal.

(j[~~g~~]) The municipal judge's ruling is a final judgment. If an appeal bond was posted, any administrative penalties, fees, or court costs assessed by the municipal judge or by the hearing officer, if affirmed by the municipal judge, will be deducted from the appeal bond. If no appeal bond was posted, any administrative penalties, fees, or court costs assessed by the municipal judge or by the hearing officer, if affirmed by the municipal judge, must be paid within 30 calendar days after the municipal judge's ruling is filed with the municipal court clerk. If not timely paid, such penalties, fees, and court costs may be referred to a collection agency and the cost to the city for the collection services will be assessed as costs, at the rate agreed to between the city and the

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collection agency, and added to the judgment. The city may enforce the municipal judge's ruling by filing a civil suit for collection of the administrative penalties, fees, and court costs and/or by obtaining an injunction to prohibit specific conduct that violates the ruling or to require specific conduct necessary for compliance with the ruling."

SECTION 24. That Section 27-16.22, "Dallas Tomorrow Fund," of Article IV-b, "Administrative Adjudication Procedure For Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-16.22. DALLAS TOMORROW FUND.**

(a) The Dallas Tomorrow Fund is composed of:

(1) all Dallas Tomorrow Fund penalties collected under Section 27-16.21(b) of this article;

(2) 30 percent of all civil penalties [~~fines~~] collected by the city for civil lawsuits filed in the municipal court under Subchapter B, Chapter 54 of the Texas Local Government Code or under Chapter 214 of the Texas Local Government Code; and

(3) any funds donated by an individual or entity, any of which donations may be refused by a majority vote of the city council.

(b) The Dallas Tomorrow Fund must be used for the sole purpose of rehabilitating and[~~/or~~] repairing properties and premises in the city for persons who[~~:~~

~~(1)~~] are found by the Dallas Tomorrow Fund administrator to be financially unable to comply with a notice of violation issued by the director under this chapter [~~an administrative order of a hearing officer under Section 27-16.19; and~~

~~(2) do not qualify for other home repair or rehabilitation assistance available through the city~~]."

SECTION 25. That Section 27-16.23, "Administration of the Dallas Tomorrow Fund," of Article IV-b, "Administrative Adjudication Procedure for Premises, Property, and Certain Other Violations," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-16.23. ADMINISTRATION OF THE DALLAS TOMORROW FUND.**

(a) The city manager shall appoint an administrator of the Dallas Tomorrow Fund. The administrator shall adopt policies and procedures consistent with this article for the administration of the fund.

(b) To be eligible to receive funds from the Dallas Tomorrow Fund, a person must:

(1) have received a notice of violation of this chapter from the director [~~been found liable for an administrative offense under this article (other than a violation of Chapter 7 or Section 49-21.1 of this code)~~];

(2) have been found by the administrator of the Dallas Tomorrow Fund [~~a hearing officer under Section 27-16.19~~] to be financially unable to comply with the notice of violation [~~an administrative order issued under this article~~];

(3) [~~not qualify for other home repair or rehabilitation assistance available through the city;~~

~~(4)~~] file a request with the Dallas Tomorrow Fund administrator for the purpose of rehabilitating and/or repairing the person's property or premises until it complies with the notice of violation [~~administrative order~~]; and

(4[~~5~~]) not have received funds from the Dallas Tomorrow Fund within the preceding 60 months.

(c) A person who makes a request to the Dallas Tomorrow Fund administrator is voluntarily requesting that the administrator use the fund to rehabilitate and/or repair the person's property or premises for the sole purpose of bringing the property or premises into compliance with the notice of violation [~~administrative order~~].

(d) The administrator is responsible for ensuring that the property or premises is inspected and that a detailed, written project plan is prepared that includes the work proposed, the amount of time the work will take, and the cost of the work. The project plan must include only the work necessary to bring the property or premises into compliance with the notice of violation.

(e) A person who files a request with the Dallas Tomorrow Fund administrator does so voluntarily. Before the work on the property or premises begins, the person who filed the request must confirm in writing that he or she: [~~That person may~~]

(1) inspected the project plan [~~prior to the beginning of work~~];

(2) approved the project plan; and

(3) has understood that he or she has the right to withdraw the request at any time by providing written notice to the Dallas Tomorrow Fund administrator. [~~The administrator shall give the person written notice of this right to examine the project plan and withdraw the~~

~~request. If the person does not withdraw the request, the person is considered to have given approval for the project.~~]

(f) If the person continues with the request, the person must indemnify the city against any liability resulting from the project, any damages that may occur related to the project, and any damages resulting from any early termination of the project.

(g[~~f~~]) The administrator shall comply with state law in procuring a contractor to rehabilitate and/or repair the property or premises in accordance with the project plan [~~and the administrative order~~].

(h[~~g~~]) The [~~person who filed the request with the Dallas Tomorrow Fund and the~~] contractor selected by the Dallas Tomorrow Fund administrator [~~that person shall each have~~] has the right to terminate the project at any time pursuant to their contractual agreement and [~~or~~] pursuant to policies and procedures adopted by the administrator. Any termination notice must be in writing. The city has no obligation, and is not liable, for any subsequent rehabilitation and/or repair of the property or premises as a result of the termination.

(i[~~h~~]) If the project is terminated prior to completion for any reason, the administrator may disburse money from the Dallas Tomorrow Fund to pay the contractor for work completed by the contractor [~~completion of work approved by the administrator~~].

(j[~~i~~]) Once the administrator certifies that the project is completed, the administrator shall notify the code officer who wrote the notice of violation and the officer's district manager [~~hearing officer~~] in writing. The project must then be inspected by the city for the sole purpose of determining whether the property or premises complies with the notice of violation [~~administrative order. If the property or premises complies with the administrative order, then the city inspector shall send a notification of compliance to the hearing officer, who shall then dismiss the administrative citation~~]. If the city inspector determines that the property or premises does not comply with the notice of violation [~~administrative order~~], then the city inspector shall send written notice to the administrator that the project is not completed and describe the work that is required before the project will be considered completed. At that point, the administrator shall ensure that the selected contractor will continue the project until once again certifying that the project is completed, at which time the project will again be inspected by the city for the sole purpose of determining whether the property or premises complies with the notice of violation [~~administrative order~~].

(k[~~j~~]) The administrator may only initiate project plans for projects costing $20,000 [~~10,000~~] or less. No project plan may be initiated by the administrator unless the project cost is less than or equal to the amount in the Dallas Tomorrow Fund at any one time. The administrator shall produce a biannual report of available funds and appropriated funds in the Dallas Tomorrow Fund. If the fund is temporarily out of money, the administrator may not initiate a project plan until such time as there are additional funds equal to or exceeding the amount of the project's cost. If during work on the project, additional funds [~~change orders~~] are needed in order to ensure that the property or premises complies with the notice of violation [~~administrative order~~], the administrator may approve additional funds, not to exceed 25 percent of the maximum project

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amount allowed by this subsection, for work that was necessary to bring the property or premises into compliance with the notice of violation [~~administrative order~~], but that was not anticipated in the original project plan. Substantial changes to the project plan must be approved in writing by the person who filed the request with the Dallas Tomorrow Fund administrator."

SECTION 26. That Section 27-24, "Definitions," of Article VI, "Master Metered Utilities," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**SEC. 27-24. DEFINITIONS.**

In this article:

(1) MASTER METERED APARTMENT BUILDING means a building or group of buildings on a single premise containing three or more [~~than four~~] dwelling units that are leased to occupants who are provided one or more utility services for which they do not pay the utility company directly.

(2) PROPERTY MANAGER means the person, firm, or corporation that collects or receives rental payments, or has responsibility for paying utility bills for a master metered apartment building.

(3) UTILITY COMPANY means the entity providing gas, electric, or water and wastewater service to a master metered apartment building.

(4) UTILITY INTERRUPTION means the termination of utility service to a master metered apartment building by a utility company for nonpayment of billed service."

SECTION 27. That Section 27-27, "Notice of Utility Interruption," of Article VI, "Master Metered Utilities," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, by adding a new Subsection (e) to read as follows:

"(e) A person who is responsible for bills received for electric utility service or gas utility service provided to an apartment, a leased or owner-occupied condominium, or one of more buildings containing at least 10 dwellings that receive electric utility service of gas utility service that is master metered but not submetered, shall comply with the notice requirements in Subchapter G of Chapter 92 of the Texas Property Code, as amended."

SECTION 28. That Article VII, "Registration and Inspection of Multi-Tenant Properties," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is amended to read as follows:

"**ARTICLE VII.**

REGISTRATION AND INSPECTION OF RENTAL [~~MULTI-TENANT~~] PROPERTIES AND CONDOMINIUMS."

SEC. 27-29. AUTHORITY OF DIRECTOR.

The director shall implement and enforce this article and may by written order establish such rules, regulations, or procedures, not inconsistent with this article, as the director determines are necessary to discharge any duty under or to effect the policy of this article.

SEC. 27-30. REGISTRATION AND POSTING REQUIREMENTS [~~REQUIRED~~]; DEFENSES.

(a) The owner of a rental property located in the city commits an offense if he operates the rental property or otherwise allows a dwelling unit in a rental property to be occupied or leased without first submitting a rental registration application or annual renewal application that fully complies with Section 27-31 of this article.

(b) A condominium association commits an offense if it governs, operates, manages, or oversees a condominium or its common elements without first submitting a rental registration application or annual renewal application that fully complies with Section 27-31 of this article.

(c) A person commits an offense if he, as a landlord or property manager, allows a dwelling unit in a rental property to be occupied or leased without first submitting a rental registration application or annual renewal application that fully complies with Section 27-31 of this article.

(d) A person commits an offense if he, as an owner, landlord, or property manager of [~~owns or operates~~] a multitenant [~~multi-tenant~~] property or condominium association, fails to post, in a conspicuous place in a common area of the property or as otherwise approved by the director:

(1) the certificate of inspection; and

(2) the property's score from its most recent graded inspection as well as an information sheet explaining how the graded inspection is scored [~~in the city without a valid certificate of registration issued under this article~~].

(e) A person commits an offense if he, as an owner, landlord, or property manager of a multitenant property, fails to provide each tenant, upon request, with a copy of the rules of the multitenant property.

(f) A person commits an offense if he, as an owner, landlord, or property manager of a multitenant property, operates that property or otherwise allows a dwelling unit in that property to be occupied or leased without employing a full-time manager to oversee the day-to-day operations of the property, if the property has 60 or more units.

(g[~~b~~]) It is a defense to prosecution under this section that:

(1) at the time of notice of a violation, no dwelling units in the rental property are leased or offered for lease and the owner of the rental property has filed with the director an exemption affidavit on a form provided by the director;

(2) at the time of notice of a violation, the owner of the single dwelling unit rental property had rented the property to tenants for a total of not more than 30 days during the preceding 12 months;

(3) at the time of notice of a violation, the only tenants living in the single dwelling unit rental property are individuals related to the owner by consanguinity or affinity;

(4) within the two years preceding the notice of violation or at the time of the notice of violation, the owner of a single dwelling unit rental property had a homestead exemption for the property on file with the county appraisal district in which the rental property is located; or

(5) at the time of the notice of a violation:

(A) the property was a short-term rental; and

(B) applicable hotel occupancy taxes levied on the property under Article V of Chapter 44 of the city code, as amended, had been collected and remitted in full. [~~that an annual exemption affidavit, signed and sworn to by the owner of a multifamily property or the owner's authorized agent and stating that no dwelling units in the multifamily property are leased or offered for lease, is filed with the director on a form provided by the department.~~]

SEC. 27-31. REGISTRATION [~~APPLICATION~~]; FEES; RENEWAL.

(a) Rental properties and condominium associations must provide a complete registration to the director annually.

(b) A registration application for a rental property or condominium association that was not previously required to register must be submitted before the owner leases the property or before any condominium units are occupied.

(c) Rental registration expires one year after the registration date.

(d) The annual registration fee, which includes the initial inspection fee, for a multitenant property is an amount equal to $6.00 times the total number of dwelling units, whether occupied or unoccupied, in the multitenant property.

(e) The annual registration fee, which excludes the initial inspection fee, for a single dwelling unit rental property is $21 per single dwelling unit rental property.

(f) No refund or prorating of a registration fee will be made.

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(g) A registrant shall keep the information contained in its registration application current and accurate. If there is any change in the application information, the registrant shall promptly notify the director in writing of the changes information.

(h) A registration may be renewed by making application for a renewal in accordance with this article on a form provided by the director. In the application for renewal the registrant shall certify that all information in the then-current registration application is still accurate as of the date of the renewal application or correct any information that is not accurate as of the date of the renewal application. The registrant shall also submit a new, current affidavit certifying the matters identified in Subsection 27-32(b) of this article.

[~~To obtain a certificate of registration for a multi-tenant property, a person must submit an application on a form provided for that purpose to the director. The applicant must be the person who will own, control, or operate the multi-tenant property. The application must contain the following information:~~

~~(1) the name, address, and telephone number of the applicant or the applicant's authorized agent;~~

~~(2) the name, all legal addresses, and the main telephone number, if any, of the multi-tenant property.~~

~~(3) the name, address, and telephone number of a person or persons to contact in an emergency as required by Section 27-39 of this article;~~

~~(4) the form of business of the applicant and, if the business is a corporation or association, a copy of the documents establishing the business;~~

~~(5) the number of units, buildings, and swimming pools located on the multi-tenant property and the total number of bedrooms located on the property (a unit with no separate bedroom will be counted as one bedroom);~~

~~(6) documentary evidence of payment of ad valorem taxes owed in connection with the multi-tenant property;~~

~~(7) the names, addresses, and telephone numbers of any lien holders and insurance carriers for the multi-tenant property;~~

~~(8) the names, addresses, and telephone numbers of all owners, operators, property managers, and other persons in control of the multi-tenant property and of any other persons designated to attend meetings as required by Section 27-44 of this article;~~

~~(9) the current occupancy rate of the multi-tenant property (expressed as a percentage);~~

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~~(10) the names, addresses, and telephone numbers of any person or entity leasing one or more units and providing services such as community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with the self-administration of medication to residents of those units; the number and location of such units; the number of residents in each unit; and a description of the on-site services provided to residents by the person or entity leasing the units; and~~

~~(11) such additional information as the applicant desires to include or that the director deems necessary to aid in the determination of whether the requested certificate of registration should be granted.~~]

SEC. 27-32. REGISTRATION APPLICATION [~~FEES~~].

(a) An owner of a rental property and the owner, landlord, or property manager of a condominium association must submit to the director a registration application on a form provided for that purpose by the director. The application must contain the following true and correct information:

(1) the name, mailing address, and, telephone number for:

(A) the owner of the rental property being registered or the name of the condominium association being registered;

(B) the person or persons who can be contacted 24 hours a day, seven days a week in the event of an emergency condition on the rental property. An emergency condition includes any fire, natural disaster, collapse hazard, burst pipe, lack of working utilities, serious police incident, or other condition that requires an immediate response to avoid or minimize potential harm to the rental property, neighboring property, the occupants of the property, or the public.

(C) if the owner is not a natural person, then an agent, employee, or officer of the owner or condominium association authorized to receive legal notices and service of legal process on behalf of the owner or condominium association, and, in the case of an entity required to be registered with the State of Texas, the registered agent for service of process for the entity;

(D) the holder of any deed of trust or mortgage lien on the rental property being registered;

(E) any insurance carriers providing casualty insurance to the owner covering the rental property or condominium association being registered (and providing the applicable policy number(s));

(F) any agent, employee, officer, landlord, property manager, and other persons in control of, managing, or operating the rental property or condominium association on behalf of the owner or condominium association; and

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(2) if the property being registered is part of a multitenant property or a condominium:

(A) the name, all legal addresses comprising the property, and the main telephone number, if any, of the property;

(B) the number of dwelling units, buildings, and swimming pools located on the property and the total number of bedrooms located on the property (a dwelling unit with no separate bedroom will be counted as one bedroom); and

(C) the name, mailing address, telephone number and e-mail address for any condominium association applicable to the property;

(3) if the owner of the rental property is not a natural person, the form of the entity, including, but not limited to, a corporation, general partnership, limited partnership, trust, or limited liability company, and the state or foreign jurisdiction of organization and registration, if other than the State of Texas, as well as the name and mailing address for each principal officer, director, general partner, trustee, manager, member, or other person charged with the operation, control, or management of the entity;

(4) the location of business records pertaining to the rental property or condominium association required to be maintained by Section 27-38 of this article;

(5) the official recording information (e.g., volume, page, and county of recording) for the owner's deed and any other instruments evidencing ownership of the rental property or creation and governance of the condominium association being registered;

(6) a list of all businesses, whether for-profit or non-profit, operating out of the property and offering goods or services to persons residing at or visiting the property~~;~~

(7) a copy of the owner's current driver's license or other government-issued personal identification card containing a photograph of the owner, if the owner is a natural person; and

(8) any additional information the registrant desires to include or that the director deems necessary to aid in the determination of whether the registration application will be deemed complete.

(b) In addition to the application containing the information enumerated above, the owner must also provide an affidavit certifying that the following statements are true:

(1) there are no outstanding and unpaid ad valorem taxes or city liens applicable to the rental property being registered;

(2) operation of the rental property as currently configured does not violate the city's zoning ordinance;

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(3) if the rental property is a multitenant property or part of a condominium, that it has a valid and adequate certificate of occupancy;

(4) if the rental property owner is an entity required to be registered or incorporated in its jurisdiction of formation, said entity is duly formed, existing, and in good standing with the jurisdiction; and

(5) if the rental property is a single dwelling unit rental property, the owner or the owner's agent inspected the interior and exterior of the rental property within the 60 days prior to the submission of the application and the results have been recorded on a form provided by the director.

[~~(a) The fee for a certificate of registration for a multi-tenant property is an amount equal to $6.00 times the total number of units in the multi-tenant property, whether occupied or unoccupied.~~

~~(b) No refund of a registration fee will be made.~~]

SEC. 27-33. REVIEW AND ACCEPTANCE OF REGISTRATION APPLICATION [~~ISSUANCE, DENIAL, AND DISPLAY OF CERTIFICATE OF REGISTRATION~~].

(a) Upon receiving a registration application, the director shall review the application for completeness.

(b) If the director finds that the registrant submitted a complete application and paid the correct annual registration fee, the director shall promptly notify the registrant that his or her application has been received and found to be complete.

(c) If the director finds that the registrant has failed to submit a complete application or pay the annual registration fee or that any of the information on the application is materially incorrect or misleading, the director shall promptly notify the registrant that the application is defective or incomplete and the director shall list the defects or missing items

[~~(a) Upon payment of all required fees, the director shall issue a certificate of registration for a multi-tenant property to the applicant if the director determines that:~~

~~(1) the applicant has complied with all requirements for issuance of the certificate of registration;~~

~~(2) the applicant has not made a false statement as to a material matter in an application for a certificate of registration;~~

~~(3) the applicant has no outstanding fees assessed under this article or Article VIII of this chapter; and~~

~~(4) operation of the multi-tenant property would not violate the city's zoning ordinances.~~

~~(b) If the director determines that the requirements of Subsection (a) have not been met, the director shall deny a certificate of registration to the applicant.~~

~~(c) If the director determines that an applicant should be denied a certificate of registration, the director shall notify the applicant in writing that the application is denied and include in the notice the reason for denial and a statement informing the applicant of the right of appeal.~~

~~(d) A certificate of registration issued under this section must be displayed to the public in a manner and location approved by the director. The certificate of registration must be presented upon request to the director or to a peace officer for examination~~].

SEC. 27-34. RESERVED. [~~REVOCATION OF CERTIFICATE OF REGISTRATION.~~

~~(a) The director shall revoke any certificate of registration for a multi-tenant property if the director determines that:~~

~~(1) the registrant failed to comply with any provision of this chapter, any other city ordinance, or any state or federal law applicable to the operation of a multi-tenant property;~~

~~(2) the registrant intentionally made a false statement as to a material matter in the application or in a hearing concerning the certificate of registration;~~

~~(3) the registrant failed to pay a fee required by this article or Article VIII of this chapter at the time it was due; or~~

~~(4) operation of the multi-tenant property violates the city's zoning ordinances.~~

~~(b) Before revoking a certificate of registration under Subsection (a), the director shall notify the registrant in writing that the certificate of registration is being considered for revocation. The notice must include the reason for the proposed revocation, action the registrant must take to prevent the revocation, and a statement that the registrant has 10 days to comply with the notice.~~

~~(c) If, after 10 days from receipt of the notice required in Subsection (b), the registrant has not complied with the notice, the director shall revoke the certificate of registration and notify the registrant in writing of the revocation. The notice must include the reason for the revocation, the date the director orders the revocation, and a statement informing the registrant of the right of appeal.~~]

SEC. 27-35. RESERVED. [~~APPEALS~~.

~~If the director denies issuance or renewal of a certificate of registration or revokes a certificate of registration issued pursuant to this article, this action is final unless the applicant or registrant files an appeal with a permit and license appeal board in accordance with Section 2-96 of this code.~~]

SEC. 27-36. RESERVED. [~~**EXPIRATION AND RENEWAL OF CERTIFICATE OF REGISTRATION.**~~

~~(a) A certificate of registration for a multi-tenant property expires one year after the date of issuance.~~

~~(b) A certificate of registration may be renewed by making application in accordance with Section 27-31. A registrant shall apply for renewal at least 30 days before the expiration of the certificate of registration.~~]

SEC. 27-37. RESERVED. [~~NONTRANSFERABILITY.~~

~~A certificate of registration for a multi-tenant property is not transferable.~~]

SEC. 27-38. REGISTRANT'S RECORDS.

(a) Each registrant shall maintain at a single location within the city of Dallas, and identified in its registration application, the business records of the rental [~~multi-tenant~~] property or condominium association being registered. If the [~~A~~] registrant refuses to [~~shall~~] make those records available for inspection by the director or a peace officer, the director or peace officer may seek a court order to inspect the records [~~at reasonable times upon request~~].

(b) Records that must be maintained by the registrant include [~~, but are not limited to~~]:

(1) the current certificate of occupancy issued for the rental property, if required;

(2) deeds or other instruments evidencing [~~records of~~] ownership for [~~of~~] the rental property;

(3) a current rental registration application or renewal application;

(4) [~~the name and telephone number of the manager of operations, and~~] the pool logs, pool permits, and manager of pool operation certificates for any swimming pool on the rental property, if required;

(5) leases or rental agreements applicable to the rental property;

(6[~~4~~]) the crime prevention addendum for each tenant of the property, as required under Section 27-43 of this article;

(7[~~5~~]) records of attendance at four crime watch [~~safety~~] meetings in the last calendar year, [~~and mandatory crime prevention and safety meetings sponsored by the city of Dallas~~] as required by Section 27-44 of this article, unless the property has not been operated as a rental property during part of the last calendar year; [~~and~~]

(8) a record of each tenant complaint, describing the complaint and how the complaint was resolved, and which record can only be viewed by the current tenant of the unit complained of and by the city, upon the city's request;

(9) a copy of the inspection report described in Section 27-32(b)(5) of this article; and

(10[~~6~~]) any other records deemed necessary by the director for the administration and enforcement of this article.

SEC. 27-39. REQUIRED EMERGENCY RESPONSE [~~INFORMATION~~].

(a) An owner [~~or operator~~] of a rental [~~multi-tenant~~] property and a condominium association shall provide the director with the name, address, and telephone number of a person or persons who can be contacted 24 hours a day, seven days a week in the event of an emergency condition on the property. An emergency condition includes any fire, natural disaster, collapse hazard, burst pipe, lack of working utilities, serious police incident, or other condition that requires an immediate response to prevent harm to the property, the occupants of the property, or the public.

(b) The owner [~~or operator~~] of the rental [~~multi-tenant~~] property and a condominium association shall notify the director within 10 days of any change in the emergency response information.

(c) The owner [~~or operator~~] of a rental [~~multi-tenant~~] property or condominium association, or an authorized agent thereof, must arrive at the property within one hour after the contact person named in the registration application [~~under this section~~] is notified by the city or emergency response personnel that an emergency condition has occurred on the property.

SEC. 27-40. FAILURE TO PAY AD VALOREM TAXES.

A registrant, excluding a condominium association, [~~or an applicant for a certificate of registration~~] for a [~~multi-tenant~~] property subject to registration under this article shall not allow the payment of ad valorem taxes owed in connection with the [~~multi-tenant~~] property to become delinquent.

SEC. 27-41. RESERVED. [~~NOTIFICATION OF CHANGE OF INFORMATION.~~

~~A registrant shall notify the director within 10 days of any material change in the information contained in the application for a certificate of registration for a multi-tenant property, including any changes in ownership of the property.~~]

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SEC. 27-42. PROPERTY INSPECTIONS; INSPECTION AND REINSPECTION FEES.

(a) The director shall conduct a graded inspection of each multitenant property and each condominium property at least once every three years, but not more frequently than once a year. [~~The director may inspect any multi-tenant property in the city for code violations in accordance with Section 27-5 of this chapter. At least once every three years, the director shall conduct a graded inspection of each multi-tenant property, except for one that was constructed and issued a certificate of occupancy within the preceding five years~~]. Graded inspections may be conducted more frequently by the director [~~, but not more than once during a property's annual registration period~~], when determined to be in the interest of the public health, safety, and welfare. The director, in accordance with Subsection (d[~~b~~]) of this section, shall also conduct any subsequent [~~a supplemental graded~~] inspections of any property failing the graded inspection. [~~After completing a graded inspection or a supplemental graded inspection, the director shall enter the inspection score on the property's certificate of registration.~~] The director may conduct nongraded inspections on a multitenant [~~multi-tenant~~] and condominium property at any time the director determines necessary.

(1) After completing a graded inspection, the director shall timely issue the property owner or condominium association a certificate of inspection that includes the inspection score.

(2) Multitenant properties and condominiums that were constructed and issued a certificate of occupancy within the preceding five years are not subject to a graded inspection.

(b) The director shall conduct an inspection of each single dwelling unit rental property at least once every five years but not more frequently than once a year. [~~Supplemental graded inspections.~~

~~(1) If a multi-tenant property scores lower than 85 on a graded inspection, the director shall give the owner or operator of the property 45 days from the date of the inspection to correct all substandard conditions and other premises violations specifically listed in the inspection report.~~

~~(2) After the 45-day correction period, the director shall conduct:~~

~~(A) a first reinspection of the property to determine whether the owner or operator has corrected the specific substandard conditions and other premises violations listed in the inspection report; and~~

~~(B) a supplemental graded inspection of the property.~~

~~(3) If the multi-tenant property scores 85 or higher on the supplemental graded inspection and the director determines that all substandard conditions and other premises violations specifically listed in the report for the original graded inspection have been corrected, then no inspection fee will be charged under Subsection (c) to the owner or operator of the property.~~

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~~(4) If the multi-tenant property scores lower than 85 on the supplemental graded inspection or the director determines that all substandard conditions and other premises violations specifically listed in the report for the original graded inspection have not been corrected, then inspection fees for the original graded inspection will be charged to the owner or operator of the property in accordance with Subsection (c)(2) or (c)(3), whichever applies.~~]

(c) The inspections conducted pursuant to this section are in addition to any inspections conducted under Section 27-5 of this chapter. [~~The owner or operator of a multi-tenant property shall pay to the director the following fees for a graded inspection of the property:~~

~~(1) For a graded inspection in which the property scores 85 or higher or where Subsection (b)(3) applies to the property, no inspection fee will be charged.~~

~~(2) For a graded inspection in which the property scores lower than 85 because of substandard conditions or other premises violations existing on the property and where Subsection (b)(4) applies to the property, the inspection fee is $46 times the total number of units in the multi-tenant property~~].

~~(3) For a graded inspection in which the property scores lower than 85 only because of failure to have or display required documentation, including but not limited to permits, notices, licenses, records, or certificates of occupancy, and where Subsection (b)(4) applies to the property, the inspection fee is $87 times the total number of units in the multi-tenant property.~~]

(d) The director may use a property condition assessment tool to determine the frequency and the scope of graded inspections. If a property fails its graded inspection, or if the graded inspection reveals a condition that the director determines to be a nuisance, the owner will be assessed fees for all subsequent inspections of the property conducted for the purposes of determining whether the owner has abated the nuisance or cured the deficiencies noted in the graded inspection. Inspection fees will be assessed as follows: [~~Whenever a multi-tenant property is inspected by the director and a violation of this code is found, the building or premises will, after the expiration of any time limit for compliance given in a notice or order issued because of the violation, be reinspected by the director to determine that the violation has been eliminated.~~]

(1) For a multitenant property, a re-inspection of the exterior and any common area(s): $20 for each separate structure inspected.

(2) For a multitenant property, a re- inspection of the interior: $46 for each unit actually re-inspected.

(3) For an initial inspection of a single dwelling unit rental property: $110 per single dwelling unit rental property.

(4) For a re-inspection of a single dwelling unit rental property: $43 per single dwelling unit rental property.

(e) For failure to have or display, at any time, required documentation, including, but not limited to, permits, notices, licenses, records, or certificates of occupancy, the fee is $87 multiplied by the total number of units in the multitenant property.

[~~The owner, occupant, operator, or other person responsible for the violation shall pay to the director the following fees for each reinspection after the first reinspection that must be conducted before the violation is determined to be eliminated:~~

~~(1) For a reinspection conducted inside units of a multi-tenant property, the fee is $50 times the number of units actually reinspected.~~

~~(2) For a reinspection of the exterior and common areas of a multi-tenant property, the fee is $20 for each separate violation site reinspected.~~]

(f) The director shall provide a list of the current graded inspection scores for all registered rental properties on the city's website [~~The owner or operator of a multi- tenant property shall disclose, on a form provided by the director, the current inspection score for the property in accordance with the following requirements:~~

~~(1) A copy of the form containing the current score must be posted on the premises in a manner and location approved by the director.~~

~~(2) A copy of the form containing the current score must be given to every new and prospective tenant of the property~~].

SEC. 27-42.1. REVOCATION OF CERTIFICATE OF OCCUPANCY.

Where a multitenant property is used or maintained in a manner that poses a substantial danger of injury or an adverse health impact to any person or property and is in violation of this ordinance, the Dallas Development Code, other city ordinances, rules or regulations, or any local, state, or federal laws or regulations, the director may ask the building official to revoke the multitenant property's certificate of occupancy.

SEC. 27-43. CRIME PREVENTION ADDENDUM REQUIRED.

(a) The owner [~~or operator~~] of a multitenant [~~multi-tenant~~] property shall require that every lease or rental agreement, or renewal of a lease or rental agreement, executed after September 1, 2004 include a crime prevention addendum complying with this section.

(b) The owner of a single dwelling unit rental property shall require that every lease or rental agreement, or renewal of a lease or rental agreement, executed after January 1, 2017, include a crime prevention addendum complying with this section.

(c) The crime prevention addendum must include the following information:

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(1) The name, date of birth, driver's license number (or, if the person does not have a driver's license, the number on any other government-issued personal identification card containing a photograph of the person), and signature of the tenant [~~applicant~~] named in the lease or rental agreement and, if the tenant [~~applicant~~] will not be occupying the rental [~~multi-tenant~~] property, the name, date of birth, driver's license number (or, if the person does not have a driver's license, the number on any other government-issued personal identification card containing a photograph of the person), and signature of the tenant or tenants who will be occupying the property. The signatures required on the crime prevention addendum must be separate and apart from the signatures used to execute other provisions of the lease or rental agreement.

(2) A statement advising the [~~applicant and~~] tenant or tenants that the owner [~~or operator~~] of the rental [~~multi-tenant~~] property will initiate eviction proceedings if the [~~applicant or~~] tenant, or any guest or co-occupant of the [~~applicant or~~] tenant, engages in any abatable criminal activity on the premises of the rental [~~multi-tenant~~] property, as described in Subsection (d) of this section.

(d[~~c~~]) For purposes of this section, an abatable criminal activity includes robbery or aggravated robbery; aggravated assault; murder; prostitution; criminal gang activity; discharge of firearms; gambling; illegal manufacture, sale, or use of drugs; [~~and~~] illegal manufacture or sale of alcoholic beverages; and other crimes listed in Chapter 125 of the Texas Civil Practice and Remedies Code, as amended.

(e) It is a defense to prosecution under Subsection (a) of this section that the owner of the multitenant property used a Texas Apartment Association lease contract for the lease or lease renewal.

SEC. 27-44. ATTENDANCE AT CRIME WATCH SAFETY MEETINGS [~~AND MANDATORY CRIME PREVENTION AND SAFETY MEETINGS SPONSORED BY THE CITY~~].

(a) The owner [~~, operator, or other person in control~~] of a multitenant [~~multi-tenant~~] property shall attend [~~a total of~~] at least four [eff. 1-1-15] crime watch meetings each calendar year. The meetings attended must be held by crime watch [~~safety~~] organizations consisting of business owners, single-family residential property owners, or managers, employees, or tenants of multifamily dwellings [~~properties~~], or any combination of those groups, gathered for the purpose of improving the quality of life in and around the properties, promoting crime prevention, reducing criminal opportunity, and encouraging cooperation with the Dallas Police [~~and Fire-Rescue~~] Department[~~s~~]. The meetings must be attended in the neighborhood in which the multitenant [~~multi-tenant~~] property is located or, if that neighborhood has no crime watch [~~safety~~] organization, then in the nearest neighborhood that does. A crime watch attendance certificate [~~written statement~~], signed by a crime watch [~~safety~~] chair, verifying that the crime watch [~~safety~~] meeting was attended by the owner [~~, operator, or other person in control~~] of the multitenant [~~multi-tenant~~] property, or by the person designated to attend meetings for the property under Subsection (c), must be maintained with the property's records and submitted to the director upon request.

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(b) [~~The owner, operator, or other person in control of a multi-tenant property shall, upon notification by the city of Dallas, attend any mandatory crime prevention or safety meetings sponsored by the city of Dallas.~~

~~(c)~~] If unable to personally attend every crime watch meeting required by this section, the owner [~~, operator, or other person in control~~] of a multitenant [~~multi-tenant~~] property may designate [~~in the property registration application~~] another person to attend the meetings. A person may not be designated to attend crime watch [~~required~~] meetings for more than five separate multitenant [~~multi-tenant~~] properties.

SEC. 27-44.1. PRESUMPTIONS.

(a) Unless otherwise provided in this article, 30 business days is deemed prompt and sufficient notice by the city.

(b) Any notice to be provided by the city pursuant to this article shall be deemed effective when personally delivered to the intended addressee or mailed by first class U.S. mail, certified mail, return receipt requested, addressed to the intended addressee at the last applicable address provided in the registration of the rental property in question. Mailed notice shall be deemed received and effective three days after the date of mailing whether the notice was actually received or not or whether the notice was returned unclaimed or undeliverable.

(c) Notices delivered to one tenant of a dwelling unit in a rental property shall be deemed effective as to all tenants and occupants of that dwelling unit.

(d) Notice delivered to one owner of a rental property shall be deemed effective as to all owners of a rental property.

(e) Notice to an owner of a rental property shall be deemed effective if made to an agent, employee, officer, landlord, or property manager authorized to act on behalf of the owner or identified in the registration for the rental property. For purposes of this article, an owner may act by and through an agent, employee, officer, landlord, or property manager authorized to act on behalf of the owner or identified in the registration for a rental property for that purpose.

(f) Notice to a condominium association with respect to common areas or exteriors of a condominium shall be effective as to all owners with an interest in that common area or those exteriors. If there is not a condominium association existing and in good standing with authority over common areas or exteriors of a condominium, notice to an owner of a common interest in the common areas or exterior shall be effective as to all other owners with a common interest in the common area or exterior.

(g) In lieu of originals, true and correct copies of any instruments or documents required of an owner or registrant shall be sufficient. Notwithstanding the foregoing, affidavits submitted to the city must bear the original signatures of the affiant and the authority who administered the oath.

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(h) Any affidavits required in connection with this article must be made by a natural individual having personal knowledge of the matters certified and duly signed and sworn to under oath before an authority authorized to administer oaths.

SECTION 29. That Article VIII, "Mandatory Crime Reduction Program for Designated Apartment Complexes," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is deleted as follows:

"[~~**ARTICLE VIII.**~~

~~**MANDATORY CRIME REDUCTION PROGRAM FOR DESIGNATED APARTMENT COMPLEXES.**~~

~~**SEC. 27-45. PURPOSE.**~~

~~(a) A correlation exists between high crime rates at an apartment complex and an apartment complex's failure to meet minimum property standards. High crime rates contribute to the deterioration, decay, disrepair, and substandard appearance and condition of the structures and premises of an apartment complex. The purpose of this article is to protect the health, safety, morals, and welfare of the occupants of apartment complexes and other citizens of the city of Dallas by obtaining greater compliance with minimum property standards through the establishment of a mandatory crime reduction program for apartment complexes. Reducing the crime rate at an apartment complex is essential to making the apartment complex safe, sanitary, and fit for human use and habitation.~~

~~(b) This article does not create a private cause of action (other than one brought by the city) or expand existing tort liability against an owner, operator, property manager, or other person in control of an apartment complex that is designated for participation in a mandatory crime reduction program.~~

~~**SEC. 27-46. DEFINITIONS.**~~

~~In this article:~~

~~(1) APARTMENT COMPLEX means a multifamily property that contains 10 or more dwelling units that are leased or offered for lease and are not independently owned.~~

~~(2) CHAPTER 125 CRIMES means murder; capital murder; sexual assault; aggravated sexual assault; aggravated assault; robbery; aggravated robbery; unlawfully carrying a weapon; prostitution; gambling; delivery, possession, manufacture, or use of a controlled substance; discharging a firearm in a public place; reckless discharge of a firearm; engaging in organized criminal activity; commercial distribution or manufacture of obscene material; and other crimes listed in Chapter 125 of the Texas Civil Practice and Remedies Code, as amended. The term does not include nonapplicable crimes.~~

(3) CHIEF OF POLICE means the chief of the police department of the city or the chief's authorized representative.

(4) COMMUNITY PER CAPITA CRIME INDEX or CRIME INDEX means a statistically-determined level of criminal activity in an individual apartment complex in the city during a 12-month period that is expressed on a per capita basis and calculated in accordance with Section 27-48 of this article.

(5) CRIME RISK THRESHOLD means a statistically-determined level of criminal activity in apartment complexes in the city during a 12-month period, adjusted for the occupancy of the apartment complexes surveyed and expressed on a per capita basis, that is calculated in accordance with Section 27-49 of this article.

(6) DESIGNATED APARTMENT COMPLEX means an apartment complex that is required to participate in a mandatory crime reduction program under Section 27-50 of this article.

(7) MULTI-TENANT PROPERTY REGISTRATION means registration as a multi-tenant property under Article VII of this chapter.

(8) NONAPPLICABLE CRIMES means all offenses involving domestic violence, forgery, counterfeiting, fraud, embezzlement, stolen property (buying, receiving, or possessing), crimes against family and children, driving while intoxicated, violations of alcoholic beverage laws, and vagrancy.

(9) PART 1 CRIMES means murder (excluding suicide and murder resulting from domestic violence), rape, robbery, aggravated assault (excluding domestic violence), burglary, theft, and auto theft. The term does not include nonapplicable crimes.

(10) PART 2 CRIMES means assaults other than those listed as Part I crimes, narcotics offenses (restricted to those of delivery, possession, or manufacture), arson, vandalism, weapons offenses, prostitution, gambling, and disorderly conduct. The term does not include nonapplicable crimes.

(11) REGISTERED APARTMENT COMPLEX means an apartment complex holding a certificate of registration as a multi-tenant property under Article VII of this chapter.

SEC. 27-47. AUTHORITY OF THE CHIEF OF POLICE.

The chief of police shall implement and enforce this article and may by written order establish such rules, regulations, or procedures, not inconsistent with this article, as the chief of police determines are necessary to discharge any duty under or to effect the policy of this article.

SEC. 27-48. COMMUNITY PER CAPITA CRIME INDEX.

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~~(a) The chief of police shall calculate on a monthly basis the community per capita crime index for each registered apartment complex in the city.~~

~~(b) The community per capita crime index for an apartment complex is calculated as follows:~~

~~(1) Determine the total number of bedrooms in the apartment complex as designated in the most recent multi-tenant property registration application filed with the director for the property;~~

~~(2) Multiply the number of bedrooms by two (two occupants counted for each bedroom) to produce the ideal occupancy number for the property;~~

~~(3) Multiply the ideal occupancy number by the percent of units in the apartment complex that are occupied (as designated in the most recent multi-tenant property registration application filed with the director for the property) to produce the actual occupancy number;~~

~~(4) Divide the number of Part I crimes occurring on the property within the preceding 12 months by the actual occupancy number and multiply the result by 100 to produce the community per capita crime index for Part I crimes;~~

~~(5) Divide the number of Part II crimes occurring on the property within the preceding 12 months by the actual occupancy number and multiply the result by 100 to produce the community per capita crime index for Part II crimes.~~

~~(6) Divide the number of Chapter 125 crimes occurring on the property within the preceding 12 months by the actual occupancy number and multiply the result by 100 to produce the community per capita crime index for Chapter 125 crimes.~~

~~(c) Example of calculation of community per capita crime index.~~

~~Apartment size:~~	~~100 units~~
~~Apartment occupancy rate:~~	~~90% occupied~~
~~Apartment crime in 12-month period:~~	~~10 Part I crimes;~~ ~~20 Part II crimes;~~ ~~15 Chapter 125 crimes~~
~~Apartment-unit mix:~~	~~70 one-bedrooms;~~ ~~30 two-bedrooms~~
~~Total bedrooms~~	~~130 (with two occupants counted for each bedroom)~~
~~Ideal occupancy number = 130 x 2 = 260~~ ~~Actual occupancy number = 260 x 90% = 234~~	

Crime index for Part I crimes = (10 ÷ 234) x 100 = 4.3
Crime index for Part II crimes = (20 ÷ 234) x 100 = 8.5
Crime index for Chapter 125 crimes = (15 ÷ 234) x 100 = 6.4

SEC. 27-49. CRIME RISK THRESHOLD.

(a) The chief of police shall collectively calculate on a monthly basis the crime risk threshold for all registered apartment complexes in the city.

(b) The crime risk threshold for apartment complexes is calculated as follows:

(1) Determine the total number of registered apartment complexes in the city.

(2) Add together each apartment complex's crime index for Part I crimes and divide the sum by the total number of registered apartment complexes to produce the average crime index for Part I crimes.

(3) Subtract each apartment complex's crime index for Part I crimes from the average crime index for Part I crimes to get the apartment complex's deviation from the average crime index for Part I crimes.

(4) Add the square of each apartment complex's deviation from the average crime index for Part I crimes together and divide the sum by the total number of registered apartment complexes to produce the average squared deviation for Part I crimes.

(5) Take the square root of the average squared deviation for Part I crimes and add it to the average crime index for Part I crimes to produce the crime risk threshold for Part I crimes.

(6) Repeat the process using each apartment complex's crime index for Part II crimes and Chapter 125 crimes to determine the crime risk threshold for Part II crimes and Chapter 125 crimes, respectively.

(c) Example of calculation of crime risk threshold.

Apartment Complex No.	1	2	3	4	5	6	7	8	9	10	SUM
Crime Index for Part I Crimes	12	9	3	10	12	22	7	11	15	19	120
Deviation from Average Crime Index	0	-3	-9	-2	0	10	-5	-1	3	7	0
Deviation Squared	0	9	81	4	0	100	25	1	9	49	278

Average crime index for Part I crimes = 120 ÷ 10 = 12
Average squared deviation = 278 ÷ 10 = 27.8
Standard deviation = √27.8 = 5.27
Crime risk threshold for Part I crimes = 12 + 5.27 = 17.27

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(Note: To calculate the crime risk threshold for Part II crimes and Chapter 125 crimes, repeat the formula using the crime indexes for Part II crimes and then for Chapter 125 crimes.)

SEC. 27-50. MANDATORY CRIME REDUCTION PROGRAM; WHEN REQUIRED.

(a) An apartment complex must participate in a mandatory crime reduction program, whenever the apartment complex has:

(1) a crime index for Part I crimes that is greater than the crime risk threshold for Part I crimes for all registered apartment complexes in the city and a crime index for Part II crimes that is greater than the crime risk threshold for Part II crimes for all registered apartment complexes in the city; or

(2) a crime index for Chapter 125 crimes that is greater than the crime risk threshold for Chapter 125 for all registered apartment complexes in the city.

(b) An apartment complex must remain in the mandatory crime reduction program for six months or until the apartment complex's crime index falls below the crime risk threshold for the applicable types of crime, whichever occurs later.

SEC. 27-51. NOTICE OF DESIGNATION TO PARTICIPATE IN PROGRAM.

(a) The chief of police shall provide written notice to the owner, operator, or property manager of each apartment complex designated to participate in the mandatory crime reduction program.

(b) The notice must include the following information:

(1) The name and address of the apartment complex.

(2) A statement that the apartment complex is required to participate in a mandatory crime reduction program, including a description of the fee and other requirements of the program.

(3) The community per capita crime index and crime risk threshold used to calculate the apartment complex's qualification for the mandatory crime reduction program.

(4) The actual occupancy number used to calculate the apartment complex's crime index.

(5) The number of Part I, Part II, and Chapter 125 crimes used to calculate the apartment complex's crime index, including the date, time, and location of each offense.

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(6) A statement that a mandatory inspection of the apartment complex premises will be conducted by the chief of police at a scheduled date and time.

(7) The process for appealing the chief of police's decision requiring an apartment complex to participate in a mandatory crime reduction program.

(c) Designation of an apartment complex for participation in the mandatory crime reduction program and application of the requirements of this article are binding upon all subsequent owners or other transferees of an ownership interest in the apartment complex.

SEC. 27-52. DELIVERY OF NOTICES.

Any written notice that the chief of police is required to give to an apartment complex under this article is deemed to be delivered:

(1) on the date the notice is hand delivered to the owner, operator, or property manager of the apartment complex; or

(2) three days after the date the notice is placed in the United States mail with proper postage and properly addressed to the owner, operator, or property manager of the apartment complex at the address provided for in the most recent multi-tenant property registration application.

SEC. 27-53. APPEAL FROM DESIGNATION.

(a) If the chief of police designates an apartment complex for participation in the mandatory crime reduction program pursuant to this article, this action is final unless the owner, operator, or property manager of the apartment complex files a written appeal to the permit and license appeal board with the city secretary not later than 10 days after receiving notice of being a designated apartment complex.

(b) If the appeal of the chief of police's decision is based on changes in an apartment complex's occupancy rate, then the owner, operator, or property manager of the apartment complex shall, at the time of filing the appeal, also file with the city secretary and the chief of police a copy of a current and valid lease for every occupied dwelling unit in the apartment complex.

(c) If a written request for an appeal hearing is filed under Subsection (a) with the city secretary within the 10-day limit, the permit and license appeal board shall hear the appeal. The city secretary shall set a date for the hearing within 60 days after the date the appeal is filed.

(d) A hearing by the board may proceed if a quorum of the board is present. The board shall hear and consider evidence offered by any interested person. The formal rules of evidence do not apply. Any dispute of fact must be decided on the basis of a preponderance of the evidence presented at the hearing.

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(c) In deciding the appeal, the permit and license appeal board is limited to the issue of whether the apartment complex's crime index is greater than the crime risk threshold calculated for all registered apartment complexes in the city for the particular types of crime that qualified the apartment complex for designation under Section 27-50(a). The board shall affirm the decision of the chief of police if the board finds that the apartment complex's crime index exceeds the applicable crime risk threshold and shall reverse the chief of police's decision if the board finds that the crime index does not exceed the applicable crime risk threshold.

(f) The board's decision must be by a majority vote. Failure to reach a majority vote will leave the decision of the chief of police unchanged. The decision of the permit and license appeal board is final, and no rehearing may be granted.

SEC. 27-54. PROPERTY INSPECTIONS.

(a) After an apartment complex has been designated to participate in the mandatory crime reduction program, the chief of police shall inspect the apartment complex to:

(1) determine whether the apartment complex is in compliance with applicable city ordinances and state laws relating to public safety and security, including but not limited to requirements for locks, door viewers, signage, building numbering, and crime prevention addenda;

(2) evaluate what changes and improvements to the premises and operations of the apartment complex will assist in reducing the occurrence of crimes at the apartment complex; and

(3) determine whether the apartment complex is in compliance with this article.

(b) The chief of police is authorized at a reasonable time to inspect:

(1) the exterior of the apartment complex; and

(2) the interior of the apartment complex, if the permission of the owner, operator, property manager, or other person in control is given or a search warrant is obtained.

(c) The chief of police shall inspect a designated apartment complex at least twice during each period that the apartment complex is required to participate in the mandatory crime reduction program. The first inspection must be conducted for the purposes of Subsections (a)(1) and (a)(2), and the second inspection must be conducted for the purposes of Subsection (a)(3). Other inspections may be conducted as the chief of police deems necessary to the administration and enforcement of this article.

(d) The owner, operator, property manager, or person in control of an apartment complex commits an offense if, either personally or through an agent or employee, he refuses to permit a lawful inspection of the apartment complex as required by this section.

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(c) Whenever an apartment complex is inspected by the chief of police and a violation of this article or any other city ordinance or state law applicable to the apartment complex is found, the apartment complex will, after the expiration of any time limit for compliance given in a notice or order issued because of the violation, be reinspected by the chief of police to determine that the violation has been eliminated.

SEC. 27-55. CONFERENCE WITH POLICE.

(a) At least once during each period that an apartment complex is required to participate in the mandatory crime reduction program, the chief of police shall require a conference with the owner, operator, or property manager of a designated apartment complex to review:

(1) the requirements of the mandatory crime reduction program;

(2) the results of the chief of police's inspection of the apartment complex;

(3) any voluntary recommendations for reducing crimes on and near the apartment complex; and

(4) any other information the chief of police wishes to discuss at the conference.

(b) An owner, operator, or property manager of a designated apartment complex commits an offense if he fails to attend a scheduled conference after receiving notice of the conference from the chief of police.

(c) At least one individual with legal authority to act on behalf of the apartment complex must attend each conference required by this section.

SEC. 27-56. PROGRAM FEE.

(a) A program fee of $250 will be charged to each designated apartment complex to defray the costs incurred by the chief of police in conducting inspections of the apartment complex, attending conferences with the owner, operator, or property manager of the apartment complex, and administering and enforcing the mandatory crime reduction program. A separate program fee is required each time an apartment complex is designated to participate in the mandatory crime reduction program.

(b) The owner, operator, or property manager of a designated apartment complex shall pay the program fee to the chief of police within 30 days after receiving notice of being a designated apartment complex.

(c) No refund of a program fee will be made.

SEC. 27-57. MANDATORY REQUIREMENTS.

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(a) Within 30 days after receiving notice of being a designated apartment complex, the apartment complex must meet all of the requirements of this section, except Subsection (h) (fencing requirements). Subsection (h) (fencing requirements) must be met within 60 days after receiving notice of being a designated apartment complex. The chief of police may extend the deadlines of this subsection, in increments not exceeding 30 days each, upon a showing that the work cannot be performed within the required time period because of its scope and complexity.

(b) Trespass affidavits.

(1) An owner, operator, or property manager of the apartment complex shall execute a trespass affidavit, on a form provided by the chief of police for that purpose, that authorizes the police department to enforce, on behalf of the apartment complex, all applicable trespass laws on the premises of the apartment complex.

(2) A true and correct copy of the trespass affidavit must be posted at the apartment complex in a manner and location so that it is clearly visible to the public at all times.

(c) Background checks.

(1) A current official criminal history report (issued by the Texas Department of Public Safety within the preceding 12 months) must be obtained on all current and prospective employees of the apartment complex.

(2) A current official criminal history report (issued by the Texas Department of Public Safety within the preceding 12 months) must be obtained on all prospective tenants 18 years of age or older who apply for occupancy in the apartment complex on or after February 1, 2009.

(3) A current credit report must be obtained on all prospective tenants 18 years of age or older who apply for occupancy in the apartment complex on or after February 1, 2009.

(4) All records maintained on an employee or tenant in compliance with this subsection must be retained at the apartment complex for at least 90 days following the date of any termination of the employee's employment or the tenant's occupancy at the apartment complex.

(5) The owner, operator, or property manager of the apartment complex shall make all records maintained under this subsection available for inspection by a police officer at reasonable times upon request.

(d) Lighting.

(1) Security lighting must be provided, maintained, and operated so that it adequately illuminates all parking areas, walkways, stairs, steps, doorways, and garbage storage areas of the apartment complex to such a degree that the facial features of a person at least five feet tall are distinguishable from a distance of 35 feet.

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(2) Security lighting must be in compliance with all applicable city ordinances and state law. If there is any conflict between Subsection (d)(1) of this section and another city ordinance or state law, the other law will prevail.

(e) Landscaping.

(1) No bush or shrub on the premises of the apartment complex may be taller than three and one-half feet.

(2) No tree on the premises of the apartment complex may have a canopy lower than six feet above the ground.

(3) All trees, shrubs, bushes, and other landscaping must be maintained in compliance with all applicable city ordinances and state law. If there is any conflict between Subsection (e)(1) or (e)(2) of this section and another city ordinance or state law, the other law will prevail.

(f) Locked common areas. All enclosed common areas of the apartment complex (including but not limited to laundry rooms, club rooms, and fitness rooms) must be kept locked and may only be accessed with a key, key card, key pad, or similar device.

(g) Key control plan. A description of the plan and procedures for storing and accessing keys, key cards, and key codes to dwelling units, enclosed common areas, and other facilities of the apartment complex must be filed with the chief of police.

(h) Fencing.

(1) The perimeter of the premises of a designated apartment complex must be enclosed with a fence that is at least six feet high, except that if a lower height is required by another city ordinance, the fence must be the maximum height allowed under the other city ordinance.

(2) Notwithstanding Subsection (h)(1) of this section, vehicular driveways and pedestrian walkways are not required to be fenced or gated, except that the combined width of openings in the fence for vehicular driveways and pedestrian walkways may not exceed 10 percent of the perimeter of the area of the property required to be fenced.

(3) All fencing must be maintained in compliance with applicable city ordinances and state law. If there is any conflict between Subsection (h)(1) or (h)(2) of this section and another city ordinance or state law, the other law will prevail.

(i) Pay phones. All pay phones on the premises of the apartment complex must be blocked to incoming calls or removed from the premises.

(j) Crime watch meetings.

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(1) At least one crime watch meeting must be held each month on the premises of the apartment complex.

(2) The chief of police must be given at least 10 days advance notice of the meeting.

(k) Residential security survey.

(1) An owner, operator, or property manager of the apartment complex shall distribute a residential security survey, on a form provided by the chief of police, to each tenant of the apartment complex who is 18 years of age or older.

(2) The owner, operator, or property manager of the apartment complex shall file all returned surveys with the chief of police within 30 days after distribution.

SEC. 27-58. MODIFICATION OF FENCING REQUIREMENTS.

(a) The owner, operator, or property manager of a designated apartment complex may request a modification of the fencing requirements set forth in Section 27-57(h) by filing a written request with the city secretary not later than 10 days after receiving notice of:

(1) being designated for participation in a mandatory crime reduction program under Section 27-57; or

(2) having a previously-granted fencing modification revoked by the chief of police under Subsection (f) of this section.

(b) If a written request is filed under Subsection (a) with the city secretary within the 10-day limit, the permit and license appeal board shall consider the request. The city secretary shall set a date for the hearing within 45 days after the date the written request is filed.

(c) A hearing by the board may proceed if a quorum of the board is present. The board shall hear and consider evidence offered by any interested person. The formal rules of evidence do not apply. Any dispute of fact must be decided on the basis of a preponderance of the evidence presented at the hearing.

(d) The permit and license appeal board shall grant the request for a fencing modification if it finds that:

(1) an existing fence or other barrier, or a proposed fence or other barrier, on the premises of the apartment complex will serve to deter and reduce crime at the apartment complex to the same extent as the fence required under Section 27-57(h); and

(2) the existing fence or barrier, or the proposed fence or barrier, complies with all other applicable city ordinances and state law.

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~~(e) The board shall grant or deny the request for a fencing modification by a majority vote. Failure to reach a majority vote will result in denial of the request. The decision of the permit and license appeal board is final, and no rehearing may be granted.~~

~~(f) If the board grants the request for a fencing modification, the modification remains valid and does not have to be renewed each time an apartment complex is designated for participation in the mandatory crime reduction program, unless the chief of police revokes the fencing modification upon a determination that the modified fence or other barrier:~~

~~(1) fails to deter and reduce crime at the apartment complex to the same extent as the fence required under Section 27-57(h); or~~

~~(2) fails to comply with a city ordinance or state law applicable to fences.~~

~~(g) Upon revoking a fencing modification, the chief of police shall notify the owner, operator, or property manager of a designated apartment complex in writing of the revocation. The notice must include the reason for the revocation, the date the chief of police orders the revocation, and a statement informing the owner, operator, or property manager of the right to appeal the decision by filing a new request for a fencing modification in accordance with Subsection (a). The chief of police may not revoke a fencing modification under Subsection (f) sooner than six months after the modification is granted by the permit and license appeal board.~~

~~(h) The grant of a request for modification of the fencing requirements of Section 27-57(h) does not exempt a designated apartment complex from any other provision of this chapter or other applicable city ordinances or state law.~~]"

SECTION 30. That Article IX, "Registration and Inspection of Non-Owner Occupied Rental Property," of Chapter 27, "Minimum Property Standards," of the Dallas City Code, as amended, is deleted as follows:

"[~~**ARTICLE IX.**~~

~~**REGISTRATION AND INSPECTION OF NON-OWNER OCCUPIED RENTAL PROPERTY.**~~

~~**SEC. 27-59. AUTHORITY OF DIRECTOR.**~~

~~The director shall implement and enforce this article and may by written order establish such rules, regulations, or procedures, not inconsistent with this article, as the director determines are necessary to discharge any duty under or to effect the policy of this article.~~

~~**SEC. 27-60. REGISTRATION REQUIRED; DEFENSES.**~~

~~(a) A person commits an offense if he owns a non-owner occupied rental property in the city without a valid certificate of registration issued under this article.~~

~~(b) If a person owns more than one non-owner occupied rental property in the city, a separate registration is required for each property. If both dwelling units of a duplex qualify as non-owner occupied rental properties, then each dwelling unit must be registered separately, even if under a common ownership.~~

~~(c) If three or more townhouses or condominiums in the same complex are under a common ownership and are leased or offered for lease, they must be registered as a multi-tenant property under Article IV of this chapter instead of as non-owner occupied rental properties under this article.~~

~~(d) It is a defense to prosecution under Subsection (a) that the non-owner occupied rental property had been leased or rented for less than the 60-day period preceding the date of the violation.~~

~~SEC. 27-61. REGISTRATION APPLICATION.~~

~~To obtain a certificate of registration for a non-owner occupied rental property, a person must submit an application on a form provided for that purpose to the director. The applicant must be the owner of the non-owner occupied rental property. If the owner is not an individual, an authorized officer or agent of the owner must file the form. The application must contain the following information:~~

~~(1) The name, street address, mailing address, and telephone number of the applicant (owner of the property).~~

~~(2) The name, street address, mailing address, telephone number, and position of the authorized officer or agent filing the form on behalf of the applicant, if the applicant for the non-owner occupied rental property is not an individual.~~

~~(3) The form of business of the applicant; the name, street address, mailing address, and telephone number of a high managerial agent of the business; and, if the business is a corporation or association, a copy of the documents establishing the business.~~

~~(4) The street address of the non-owner occupied rental property.~~

~~(5) The name, street address, mailing address, and telephone number of a person or persons to contact in an emergency as required by Section 27-69 of this article.~~

~~(6) Documentary evidence of payment of ad valorem taxes owed in connection with the non-owner occupied rental property.~~

~~(7) The names, street addresses, mailing addresses, and telephone numbers of any owners of the non-owner occupied rental property other than the applicant.~~

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(8) A statement that, by filing the registration, the applicant swears or affirms under penalty of perjury that, to the best of the applicant's knowledge, all information contained in the registration is true and correct and that the registration is complete and includes all information required to be disclosed under this article.

(9) Such additional information as the applicant desires to include or that the director deems necessary to aid in the determination of whether the requested certificate of registration should be granted.

SEC. 27-62. REGISTRATION FEES.

(a) The annual fee for a certificate of registration for a non- owner occupied rental property is $25.

(b) No refund of a registration fee will be made.

(c) The registration fee established in Subsection (a) will not be charged upon renewal of a certificate of registration for a non- owner occupied rental property if no violations of Section 27-11(b), (c), or (d) of this chapter were found on the property by the director within the preceding registration year.

SEC. 27-63. ISSUANCE, DENIAL, AND DISPLAY OF CERTIFICATE OF REGISTRATION.

(a) Upon payment of all required fees, the director shall issue a certificate of registration for a non-owner occupied rental property to the applicant if the director determines that:

(1) the applicant has complied with all requirements for issuance of the certificate of registration;

(2) the applicant has not made a false statement as to a material matter in an application for a certificate of registration; and

(3) the applicant has no outstanding fees assessed under this article.

(b) If the director determines that the requirements of Subsection (a) have not been met, the director shall deny a certificate of registration to the applicant.

(c) If the director determines that an applicant should be denied a certificate of registration, the director shall notify the applicant in writing that the application is denied and include in the notice the reason for denial and a statement informing the applicant of the right of appeal.

(d) A certificate of registration issued under this section must be displayed on the premises of the non-owner occupied rental property in a manner and location approved by the

DRAFT

director. The certificate of registration must be presented upon request to the director or to a peace officer for examination.

SEC. 27-64. REVOCATION OF CERTIFICATE OF REGISTRATION.

(a) The director shall revoke any certificate of registration for a non-owner occupied rental property if the director determines that:

(1) the registrant failed to comply with any provision of this chapter, any other city ordinance, or any state or federal law applicable to the operation of a non-owner occupied rental property;

(2) the registrant intentionally made a false statement as to a material matter in the application or in a hearing concerning the certificate of registration; or

(3) the registrant failed to pay a fee required by this article at the time it was due.

(b) Before revoking a certificate of registration under Subsection (a), the director shall notify the registrant in writing that the certificate of registration is being considered for revocation. The notice must include the reason for the proposed revocation, action the registrant must take to prevent the revocation, and a statement that the registrant has 10 days to comply with the notice.

(c) If, after 10 days from receipt of the notice required in Subsection (b), the registrant has not complied with the notice, the director shall revoke the certificate of registration and notify the registrant in writing of the revocation. The notice must include the reason for the revocation, the date the director orders the revocation, and a statement informing the registrant of the right of appeal.

SEC. 27-65. APPEALS.

If the director denies issuance or renewal of a certificate of registration or revokes a certificate of registration issued pursuant to this article, this action is final unless the applicant or registrant files an appeal with a permit and license appeal board in accordance with Section 2-96 of this code.

SEC. 27-66. EXPIRATION AND RENEWAL OF CERTIFICATE OF REGISTRATION.

(a) A certificate of registration for a non-owner occupied rental property expires one year after the date of issuance.

(b) A certificate of registration may be renewed by making application in accordance with Section 27-61. A registrant shall apply for renewal at least 30 days before the expiration of the certificate of registration.

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SEC. 27-67. NONTRANSFERABILITY.

A certificate of registration for a non-owner occupied rental property is not transferable.

SEC. 27-68. REGISTRANT'S RECORDS.

(a) Each registrant shall maintain at a single location business records of the non-owner occupied rental property. A registrant shall make those records available for inspection by the director or a peace officer at reasonable times upon request.

(b) Records that must be maintained by the registrant include, but are not limited to:

(1) records of ownership for the property; and

(2) any other records deemed necessary by the director for the administration and enforcement of this article.

SEC. 27-69. EMERGENCY RESPONSE INFORMATION.

(a) The registrant of a non-owner occupied rental property shall provide the director with the name, street address, mailing address, and telephone number of a person or persons who can be contacted 24 hours a day, seven days a week in the event of an emergency condition on the property. An emergency condition includes any fire, natural disaster, collapse hazard, burst pipe, lack of working utilities, serious police incident, or other condition that requires an immediate response to prevent harm to the property, the occupants of the property, or the public.

(b) The registrant of the non-owner occupied rental property shall notify the director within 10 days of any change in the emergency response information.

(c) The registrant of a non-owner occupied rental property, or an authorized agent, must arrive at the property within one hour after a contact person named under this section is notified by the city or emergency response personnel that an emergency condition has occurred on the property.

SEC. 27-70. FAILURE TO PAY AD VALOREM TAXES.

A registrant or an applicant for a certificate of registration for a non-owner occupied rental property shall not allow the payment of ad valorem taxes owed in connection with the non-owner occupied rental property to become delinquent.

SEC. 27-71. NOTIFICATION OF CHANGE OF INFORMATION.

A registrant shall notify the director within 10 days of any material change in the information contained in the application for a certificate of registration for a non-owner occupied rental property, including any changes in ownership of the property.

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~~**SEC. 27-72. PROPERTY INSPECTIONS; REINSPECTION FEES.**~~

~~(a) The director may inspect any non-owner occupied rental property in the city for code violations in accordance with Section 27-5 of this chapter.~~

~~(b) Whenever a non-owner occupied rental property is inspected by the director and a violation of this code is found, the building or premises will, after the expiration of any time limit for compliance given in a notice or order issued because of the violation, be reinspected by the director to determine that the violation has been eliminated.~~

~~(c) The owner, occupant, or other person responsible for the violation shall pay to the director $19 for each reinspection after the first reinspection that must be conducted before the violation is determined to be eliminated.~~]"

SECTION 31. That, unless specifically provided otherwise by this ordinance or by state law, a person violating a provision of this ordinance governing fire safety, zoning, or public health and sanitation is, upon conviction, punishable by a fine not to exceed $2,000; and a person violating any other provision of this ordinance is, upon conviction, punishable by a fine not to exceed $500.

SECTION 32. That Chapter 27 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 33. 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 34. That this ordinance shall take effect on January 1, 2017, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

DRAFT

ADDENDUM ITEM # 3

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 55B

SUBJECT

A resolution declaring one unimproved property located at 402 Bobbie Street unwanted and unneeded and authorizing its conveyance to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, through the Land Transfer Program (list attached) - Revenue: $1,000

BACKGROUND

This item will declare one (1) unimproved property located at 402 Bobbie Street unwanted and unneeded and authorize its conveyance to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, through the Land Transfer Program.

This property is being sold to a qualified non-profit organization that provides affordable housing. Dallas Housing Acquisition and Development Corporation will construct one (1) single-family home on the unimproved HB110 process-eligible, Land Transfer Program property for purchase by a low to moderate income homebuyer with construction to begin in the Spring of 2017.

The deed to this property will include deed restrictions which prohibit the placement of industrialized housing on the property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

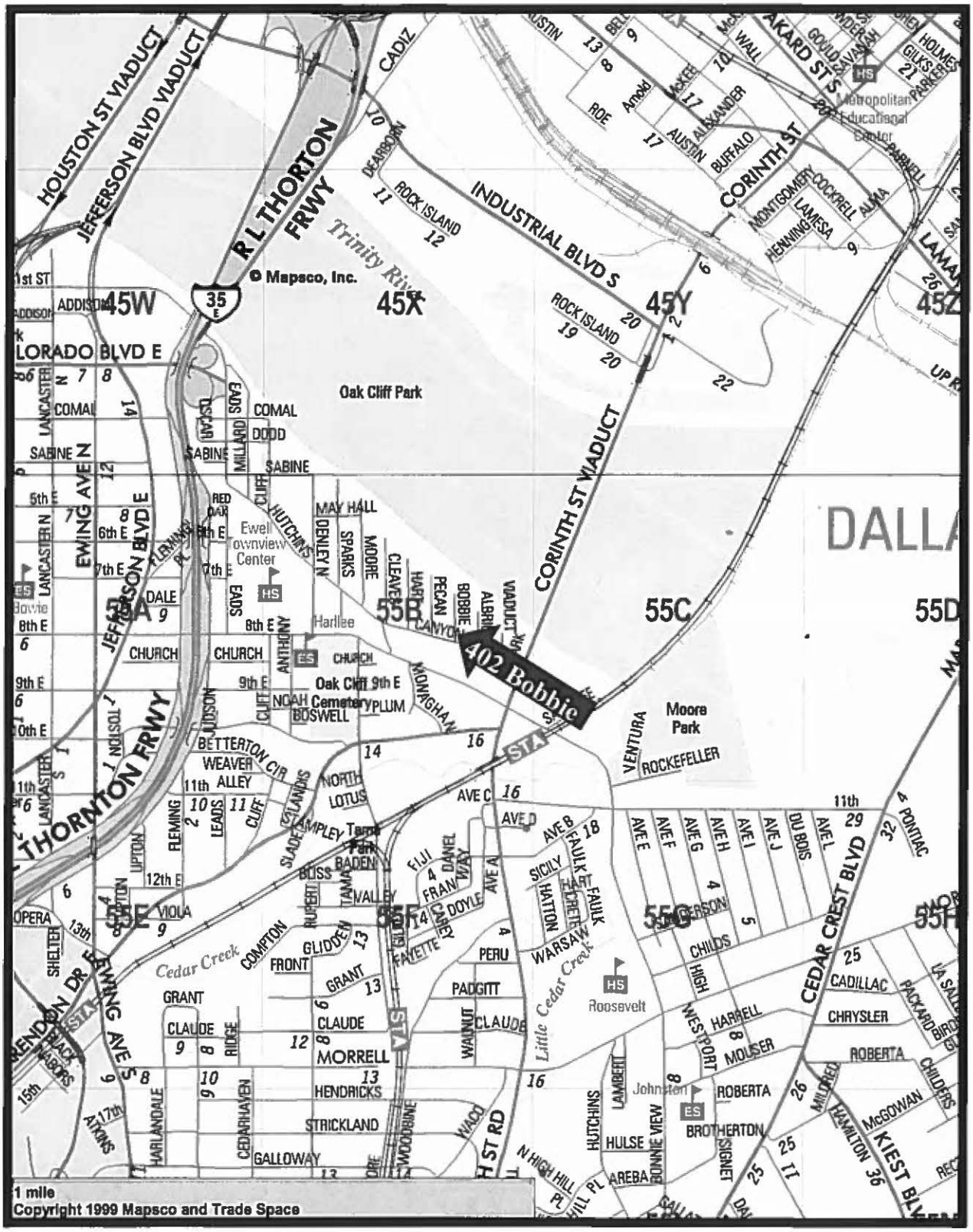
Revenue - $1,000

MAP

Attached

Surplus Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
1	402 Bobbie	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4


HOUSTON ST VIADUCT
JEFFERSON BLVD VIADUCT
R L THORTON FRWY
Trinity River
© Mapsco, Inc.
CADIZ
INDUSTRIAL BLVD S
CORINTH ST
CORINTH ST VIADUCT
45W
45X
45Y
45Z
Oak Cliff Park
COMAL
DODD
SABINE
EWING AVE N
JEFFERSON BLVD E
DALE
CHURCH
Ewell
Downview Center
Harllee
Oak Cliff Cemetery
55B
55C
55D
402 Bobbie
Moore Park
VENTURA
ROCKEFELLER
THORNTON FRWY
BETTERTON CIR
WEAVER
11th ALLEY
LOTUS
AVE C
AVE D
AVE B
AVE E
AVE F
AVE G
AVE H
AVE I
AVE J
AVE L
11th
PONTIAC
CEDAR CREST BLVD
55E
55F
55G
55H
OPERA
VIOLA
SHELTER
COMPTON
GLIDDEN
FRONT
GRANT
CLAUDE
MORRELL
HENDRICKS
STRICKLAND
GALLOWAY
EWING AVE S
Cedar Creek
Little Cedar Creek
PERU
PADGITT
WARSAW
HATTON
SICILY
FAULK
CHILDS
HIGH
WESTPORT
HARRELL
MOUSER
CADILLAC
CHRYSLER
ROBERTA
BROTHERTON
SIGNET
HULSE
BONNIE VIEW
AREBA
HUTCHINS
LAMBERT
Johnston
Roosevelt
KIEST BLVD
McGOWAN
HAMILTON
MILDRED
CHILDERS
N HIGH HILL PL
1 mile
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MAPSCO 55B

WHEREAS, the City acquired title to a certain property, identified on “Exhibit A”, attached hereto and made a part hereof, by legal description and the volume and page number of said instrument recorded in the real property records of the county in which the property is located, ("Property"); and

WHEREAS, as authorized by Section 272.001(g) of the Texas Local Government Code, the City desires to sell the Property to a qualified “nonprofit organization” for the development of “affordable housing” for low income persons, as those terms are defined for the purposes of this resolution in Section 2-26.5 of the Dallas City Code (“Code”) in accordance with the non-profit organization's written proposal for development of the Property by the purchaser; and

WHEREAS, the City recognizes certain "qualified nonprofit organizations" as those which:

(1) are 501(c)(3) corporations, as defined by the U.S. Internal Revenue Service,

(2) are in good standing with the State of Texas,

(3) are community based organizations as evidenced by at least one-third (1/3) of their boards being made up of area residents or low income persons,

(4) have articles of incorporation, charter or bylaws which show the provision of safe, decent, affordable housing to low and moderate income persons is a stated purpose of the organization, and

(5) owe no outstanding judgements, tax delinquencies, or fees to the City; and

WHEREAS, the City has received a written proposal which contains proposed end use and time frame from a qualified nonprofit organization to purchase the Property by private sale ("Proposal") at a fixed price of $1,000.00 for up to 7,500 square feet of land purchased under a single Proposal, plus $0.133 for each additional square foot of land purchased under the Proposal, all as indicated on "Exhibit A"; and

WHEREAS, the City Council desires to declare the Property shown on Exhibit “A” unwanted and unneeded and authorize its conveyance to Dallas Housing Acquisition and Development Corporation; and

WHEREAS, the Deed without Warranty to this Property will contain:

(1) deed restrictions on the Property, acceptable to the City, requiring the Property to remain affordable to households whose incomes are less than 80% of the area median family income upon resale for five (5) years after initial occupancy, and

(2) a right of reverter;

WHEREAS, the Deed Restrictions will require the purchaser to:

(1) restrict the sale and resale of owner-occupied property to low-income individuals or families for five (5) years after the date of filing,

(2) require the nonprofit organization to develop the proposed housing unit within three (3) years after receiving the Deed without Warranty, and

(3) require any low-income individual or family to maintain each housing unit and all improvements on the land during the five (5) year period.

NOW, THEREFORE,

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

Section 1. That the Proposal identified on Exhibit "A" is approved by the City.

Section 2. That upon receipt of the monetary consideration from Dallas Housing Acquisition and Development Corporation for the Property on the list as specified on Exhibit "A", the City Manager is hereby authorized to execute a Deed without Warranty, upon approval as to form by the City Attorney and attested by the City Secretary, conveying the Property to Dallas Housing Acquisition and Development Corporation and the possibility of reverter with right of re-entry, and to the terms and conditions of the Dallas City Code Section 2-26.10 through 2-26.12 and the Proposal.

Section 3. That the Deed without Warranty to this Property will contain:

(1) deed restrictions on the Property, acceptable to the City, requiring the Property to remain affordable to households whose incomes are less than 80% of the area median family income upon resale for five (5) years after initial occupancy, and

(2) a right of reverter.

Section 4. That the Deed Restrictions will require the purchaser to:

(1) restrict the sale and resale of owner-occupied property to low-income individuals or families for five (5) years after the date of filing,

(2) require the nonprofit organization to develop the proposed housing unit within three (3) years after receiving the Deed without Warranty, and

(3) require any low-income individual or family to maintain each housing unit and all improvements on the land during the five (5) year period.

Section 5. That the City Manager is authorized to execute an instrument, approved as to form by the City Attorney, releasing the City's possibility of reverter with right of re-entry and terminating the deed restrictions to the Property upon compliance with all terms and conditions of the Dallas City Code Section 2-26.10 through 2-26.12, the Proposal, and the deed restrictions.

Section 6. That the purchaser shall be responsible for the pro rata property taxes assessed from the date of closing for the remaining part of the then current calendar year. This Property shall be placed back on the tax rolls effective as of the date of execution of the deed.

Section 7. That any and all proceeds for the resale of the Property listed on Exhibit A shall be deposited to General Fund 0001, Agency DEV, Balance Sheet Account 0519 and the Sustainable Development and Construction Department shall be reimbursed for administrative costs incurred (Fund 0001, Department DEV, Unit 1183, Object 5011). Any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department DEV, Unit 8888, Revenue Source 8118.

Section 8. That if a title policy is desired, same shall be at the expense of the purchaser.

Section 9. That any procedures required by Code Section 2-24 that are not required by state law are hereby waived with respect to these conveyances.

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

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**402 Bobbie** Lot 2, Meadowmere Addition Block 7/7679	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
TOTAL				**$1,000.00**

ADDENDUM ITEM # 4

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 55B

SUBJECT

Authorize a public hearing to be held on October 26, 2016, to receive comments on the proposed sale of nine unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Properties eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deeds and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the properties within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

Dallas Housing Acquisition and Development Corporation (DHADC) will construct nine (9) single-family homes on the unimproved HB110 process-eligible, Land Transfer Program properties for purchase by low to moderate income homebuyers with construction to begin in Spring of 2017.

This item calls for a public hearing on October 26, 2016, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the nine unimproved properties to DHADC. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to DHADC by quitclaim deeds and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Housing Committee on September 19, 2016.

FISCAL INFORMATION

No cost consideration to the City

MAP

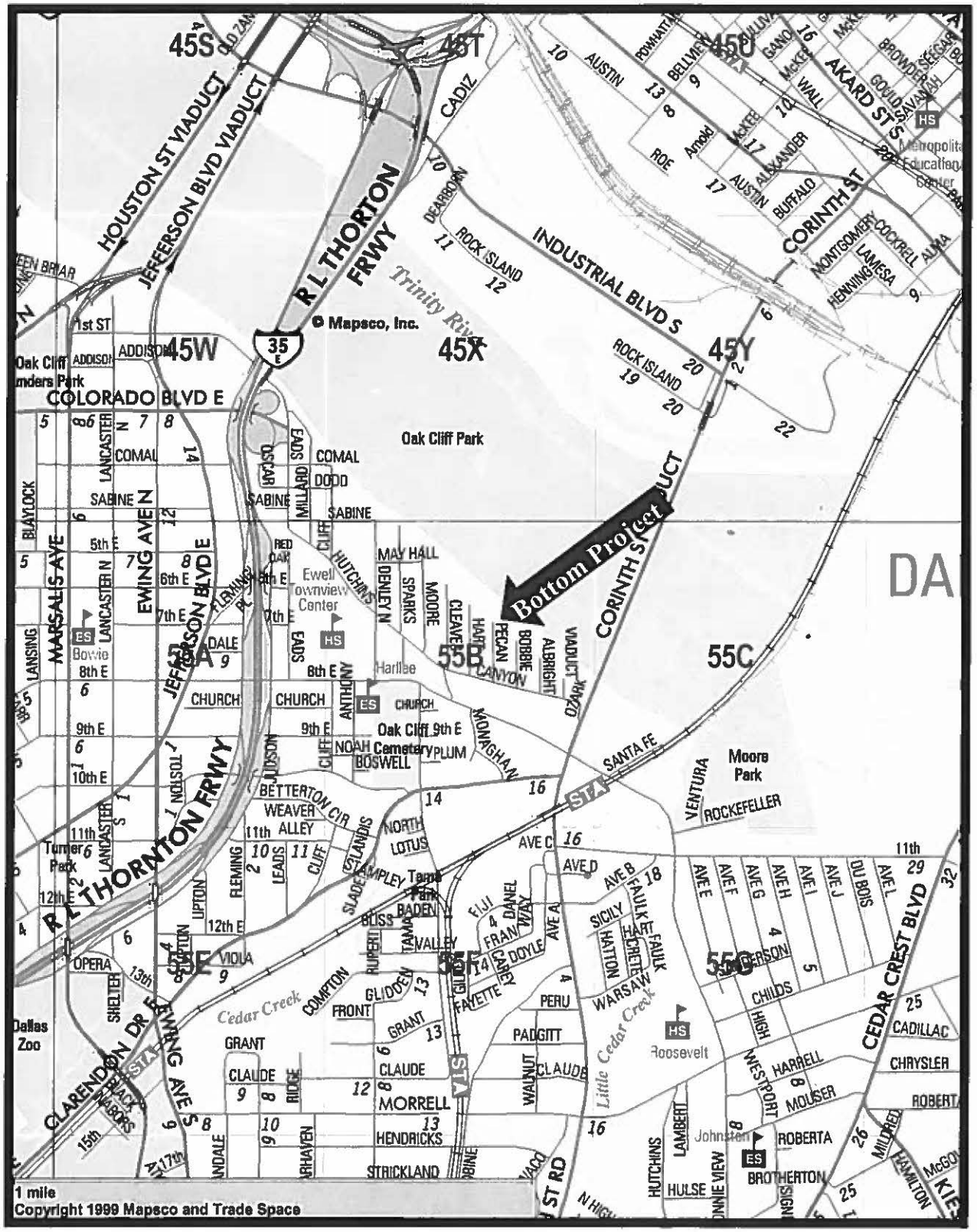
Attached

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
1.	402 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
2.	408 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
3.	431 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
4.	438 Cleaves	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
5.	457 Hart	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
6.	407 Pecan	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5 (A)	4

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning	Council District
7.	408 Pecan	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
8.	411 Pecan	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4
9.	405 Albright	Dallas Housing Acquisition and Development Corporation	55B	$7,000	$1,000.00	V	R-5(A)	4


Bottom Project
45S
45T
45U
45W
45X
45Y
55B
55C
55E
55F
55G
HOUSTON ST VIADUCT
JEFFERSON BLVD VIADUCT
R L THORNTON FRWY
CORINTH ST
INDUSTRIAL BLVD S
COLORADO BLVD E
EWING AVE N
EWING AVE S
JEFFERSON BLVD
MARSALIS AVE
CLARENDON DR E
CEDAR CREST BLVD
AKARD ST
Oak Cliff Park
Trinity River
Cedar Creek
Little Cedar Creek
Mapsco, Inc.
Ewell Townview Center
Harllee
Bowie
Oak Cliff Cemetery
Moore Park
Tamm Park
Turner Park
Dallas Zoo
Roosevelt
Johnston
1st ST
COMAL
SABINE
DODD
DALE
CHURCH
9th E
8th E
6th E
5th E
7th E
12th E
11th
10th E
MAY HALL
SPARKS
MOORE
CLEAVES
HARRY HINES
PECAN
BOBBIE
ALBRIGHT
VIADUCT PARK
SANTA FE
VENTURA
ROCKEFELLER
BETTERTON CIR
WEAVER
ALLEY
NORTH
LOTUS
AVE C
AVE D
AVE B
AVE A
FAULK
SICILY
HATTON
CRETELEY
WARSAW
FIJI
DANIEL
FRAN
DOYLE
BADEN
BLISS
VALLEY
RUPERT
GLIDDEN
FAYETTE
PERU
PADGITT
WALNUT
CLAUDE
GRANT
FRONT
COMPTON
MORRELL
HENDRICKS
STRICKLAND
OPERA
VIOLA
SHELTON
LEDBETTER
LANCASTER N
LANCASTER S
LANSING
BLAYLOCK
CLIFF
HUTCHINS
ANTHONY
MONAGHAN
BOSWELL
NOAH
PLUM
LEADS
FLEMING
LIPTON
HUDSON
TOLTON
SLADE
CLARENDON
RIDGE
BRAHAVEN
BRINE
YALE
ST RD
AVE E
AVE F
AVE G
AVE H
AVE I
AVE J
AVE L
DU BOIS
CHILDS
HIGH
HARRELL
MOUSER
WESTPORT
CADILLAC
CHRYSLER
ROBERTA
MILDRED
HAMILTON
LAMBERT
HULSE
BROTHERTON
DONNIE VIEW
HUTCHINS
ROCK ISLAND
DEARBORN
CADIZ
AUSTIN
BELLVIEW
POWHATTAN
ROE
Arnold
McKEE
WALL
ALEXANDER
BUFFALO
MONTGOMERY
COCKRELL
ALMA
LAMESA
HENNING
GOULD
SAVANNAH
BROWDER
SEEGAR
1 mile
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MAPSCO 55B

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deeds and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deeds must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is $1,000 for up to 7,500 square feet of land plus $0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, Dallas Housing Acquisition and Development Corporation (DHADC) will construct nine (9) single-family homes on the unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto, for purchase by low to moderate income homebuyers with construction to begin in the Spring of 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

NOW, THEREFORE,

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

Section 1. That the public hearing shall be held at 1:00 p.m. on October 26, 2016 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deeds of nine (9) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to DHADC, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

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

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	**STREET ADDRESS LEGAL DESCRIPTION**	**QUALIFIED PURCHASER**	**NUMBER OF HOMEOWNER UNITS**	**SALE AMOUNT**
1	**402 Cleaves** Lot 2, Meadowmere Addition Block 2/7676	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
2	**408 Cleaves** Lot 5, Meadowmere Addition Block 2/7676	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
3	**431 Cleaves** Lot 3, Meadowmere Annex Addition Block 1/7678	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
4	**438 Cleaves** Lot 7, Meadowmere Addition Block 2/7678	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
5	**457 Hart** Lot 12, Meadowmere Addition Block 2/7678	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
6	**407 Pecan** N 22' Lot 3 & S 18' Lot 4, Meadowmere No. 3 Addition Block 5/7679	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
7	**408 Pecan** Lot 5, Meadowmere No. 3 Addition Block 6/7679	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
8	**411 Pecan** N 22' Lot 5 & S 18' Lot 6, Meadowmere No. 3 Addition Block 5/7679	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
9	**405 Albright** Lot 16, Meadowmere 3 Addition Block 7/7679	Dallas Housing Acquisition & Development Corporation	1	$1,000.00
TOTAL				**$9,000.00**

ADDENDUM ITEM # 5

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Public Works Department
Aviation
Convention and Event Services
Park & Recreation

CMO: Jill A. Jordan, P.E., 670-5299
Ryan S. Evans, 671-9837
Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize the second one-year renewal option of three, to the Job Order Services contract with **(1)** Brown and Root Industrial Services, LLC, for construction services in the amount of $4,358,053, from $7,844,496 to $12,202,549; and **(2)** METCO Engineering, Inc. for mechanical, electrical and plumbing improvements in the amount of $1,875,000, from $3,375,000 to $5,250,000 - Total not to exceed $6,233,053 - Financing: Aviation Current Funds ($2,000,000) (subject to appropriations), Convention and Event Services Capital Construction Funds ($3,000,000), Park and Recreation Program Funds ($500,000) and 2006 Bond Funds ($733,053)

BACKGROUND

This item is submitted as an addendum item because the complexities of the contract renewals between multiple parties included in the program required additional time for coordination and documentation. This action will authorize the second of three one-year renewal options to the Job Order Services contracts with (1) Brown and Root Industrial Services, LLC for construction services and (2) METCO Engineering, Inc. for mechanical, electrical and plumbing improvements. The subject contracts were competitively bid in October 2012 and the bidders provided coefficients deliver discounts when multiplied by pre-set unit prices from a uniform price book, which is periodically updated to reflect current market conditions. The base contract for twenty-four months was authorized by Resolution No. 13-0967, on June 12, 2013. The first of three one-year renewal options to the two contractors was authorized by Resolution No. 15-1771, on September 22, 2015.

BACKGROUND (Continued)

Job Order Contracting (JOC) is an alternative contracting method that is used to provide for construction, repair, rehabilitation, and alterations at City facilities. This contracting methodology was made available to Texas municipalities effective September 1, 2001 by the Texas Local Government Code; Section 271.120 was added by Acts 2001, 77th Leg., Ch. 1409, Section 5. The contracts allow for delivery of fixed price projects of indefinite delivery and indefinite quantity. The contract amount is buying power and makes no representation regarding the amount of work a contractor will receive.

The amount for a particular project is not encumbered until it is decided JOC should be used and a Job Order is executed.

The Job Order Contracts allow construction services to be provided by Brown and Root Industrial Services, LLC for general construction and METCO Engineering, Inc. for mechanical, electrical, and plumbing. The contract's pre-agreed pricing establishes a known basis for costs and the coefficients (multipliers) provide a reduction in costs to the City. The City is able to have construction performed by consistent, proven, and dependable contractors. With Job Order Contracting, the contractors can respond more rapidly to urgent and unforeseen needs and assist City workforces with maintenance and major maintenance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized construction service contracts with Kellogg Brown & Root, LLC, METCO Engineering, Inc., and Chamberlin Dallas LLC, on June 12, 2013, by Resolution No. 13-0967.

Authorized first renewal option with Kellogg, Brown & Root, LLC and METCO Engineering, Inc. on September 22, 2015, by Resolution No. 15-1771.

Information about this item was provided to the Budget, Finance and Audit Committee on September 19, 2016.

FISCAL INFORMATION

$2,000,000 - Aviation Current Funds (subject to appropriations)
$3,000,000 - Convention and Event Services Capital Construction Funds
$ 500,000 - Park and Recreation Program Funds
$ 733,053 - 2006 Bond Funds

This action does not encumber funds. Upon approval of a job order, the funds for services are to be encumbered from project funds, operating funds of a project, or funds from the Department receiving services.

ETHNIC COMPOSITION

Brown and Root Industrial Services, LLC

Hispanic Female	55	Hispanic Male	938
African-American Female	113	African-American Male	662
Other Female	5	Other Male	71
White Female	314	White Male	2,680

METCO Engineering, Inc.

Hispanic Female	0	Hispanic Male	4
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	1	White Male	12

OWNERS

Brown and Root Industrial Services, LLC

Rick Farrag, Director - On Call Construction

METCO Engineering, Inc.

Barry Bagheri, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize the second one-year renewal option of three, to the Job Order Services contract with **(1)** Brown and Root Industrial Services, LLC, for construction services in the amount of $4,358,053, from $7,844,496 to $12,202,549; and **(2)** METCO Engineering, Inc. for mechanical, electrical and plumbing improvements in the amount of $1,875,000, from $3,375,000 to $5,250,000 - Total not to exceed $6,233,053 - Financing: Aviation Current Funds ($2,000,000) (subject to appropriations), Convention and Event Services Capital Construction Funds ($3,000,000), Park and Recreation Program Funds ($500,000) and 2006 Bond Funds ($733,053)

Brown & Root Industrial Services, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$0.00	0.00%
Total non-local contracts	$4,358,053.00	100.00%
TOTAL CONTRACT	$4,358,053.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize the second one-year renewal option of three, to the Job Order Services contract with **(1)** Brown and Root Industrial Services, LLC, for construction services in the amount of $4,358,053, from $7,844,496 to $12,202,549; and **(2)** METCO Engineering, Inc. for mechanical, electrical and plumbing improvements in the amount of $1,875,000, from $3,375,000 to $5,250,000 - Total not to exceed $6,233,053 - Financing: Aviation Current Funds ($2,000,000) (subject to appropriations), Convention and Event Services Capital Construction Funds ($3,000,000), Park and Recreation Program Funds ($500,000) and 2006 Bond Funds ($733,053)

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	Amount	Percent
Total local contracts	$1,405,000.00	74.93%
Total non-local contracts	$470,000.00	25.07%
TOTAL CONTRACT	$1,875,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
WBC Electrical & Telecom	BMMB36879N0517	$470,000.00	100.00%
Total Minority - Non-local		$470,000.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	Local	Percent	Local & Non-Local	Percent
African American	$0.00	0.00%	$470,000.00	25.07%
Hispanic American	$0.00	0.00%	$0.00	0.00%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$0.00	0.00%	$470,000.00	25.07%

September 28, 2016

WHEREAS, the State of Texas Local Government Code, Section §271.113 provides for Job Order Contracting by local municipalities; and,

WHEREAS, Job Order Contracting is desirable and necessary to perform construction, repair, rehabilitation, and alterations at City facilities; and,

WHEREAS, it is desirable for the Public Works Department to continue to provide Job Order Contracting construction services to its client departments; and,

WHEREAS, on June 12, 2013, Resolution No. 13-0967 authorized a twenty-four month construction services contract for Job Order Contracting, with three one-year renewal options, with (1) Kellogg Brown and Root, LLC, in the amount of $3,486,443.00; and (2) METCO Engineering, Inc. in the amount of $1,500,000.00; and,

WHEREAS, on September 22, 2015, Resolution No. 15-1771 authorized the first one-year renewal option of three, to the Job Order Contracting services contracts with (1) Kellogg Brown and Root, LLC, in the amount of $6,500,000.00, from $3,486,443.00 to $9,986,443.00; and (2) METCO Engineering, Inc., in the amount of $1,875,000, from $2,000,000.00 to $1,500,000.00 to $3,500,000.00; and,

WHEREAS, the amounts of the first one-year renewal option of three, to the Job Order Contracting services contracts, were reduced to be in compliance with Texas State Statutes and executed as follows, (1) Kellogg Brown and Root, LLC, in the amount of $4,358,053.00, from $3,486,443.00 to $7,844,496.00; and (2) METCO Engineering, Inc., in the amount of $1,8975,000.00, from $1,500,000.00 to $3,375,000.00; and,

WHEREAS, on September 12, 2016, Administrative Action No. 16-6629 authorized the contract assignment of the Job Order Contracting services contract with Kellogg, Brown and Root, LLC to Brown and Root Industrial Services, LLC; and,

WHEREAS, it is now desirable to authorize the second one-year renewal option of three, to the Job Order Services contracts with (1) Brown and Root Industrial Services, LLC in the amount of $4,358,053.00, from $7,844,496.00 to $12,202,549.00; and (2) METCO Engineering, Inc. in the amount of $1,875,000.00, from $3,375,000.00 to $5,250,000.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute the second one-year renewal option of three to the Job Order Services contracts with (1) Brown and Root Industrial Services, LLC, Vendor Number VC15293, in the amount of $4,358,053.00, from $7,844,496.00 to $12,202,549.00; and (2) METCO Engineering, Inc., Vendor Number VS0000025965 in the amount of $1,875,000.00, from $3,375,000.00 to $5,250,000.00, total second renewal amount not to exceed $6,233,053.00, after it has been approved as to form by the City Attorney.

Section 2. That the Director of the Mobility and Street Services Department or his designees are authorized to request services as needed with any of the contracted firms in accordance with the contract terms.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contracts from the applicable project fund for the individual construction for which the services are being performed, subject to annual appropriation of funding by the City Council from:

Fund: 0130; Dept: AVI; Unit: Various; Object: Various; Amount: $2,000,000.00
Fund: 0082; Dept: CCT; Unit: Various; Object: Various; Amount: $3,000,000.00
Fund: 2T33; Dept: EBS; Unit: Various; Object: Various; Amount: $366,526.50
Fund. 2T42, Dept: EBS, Unit: Various; Object: Various, Amount: $366,526.50
Fund: 0395; Dept: PKR; Unit: Various; Object: Various; Amount: $500,000.00

Section 4. That each contract shall provide for termination by the City Manager, without liability, in the event of non-appropriation of funding available for these contracts by the City Council.

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

ADDENDUM ITEM # 6

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 5, 9, 11, 13

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 14Z 16A 25S N 28W 38A 39A E 49W 59A F K

SUBJECT

Authorize an increase in the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project (list attached) - Not to exceed $3,380,568, from $13,558,267 to $16,938,835 - Financing: Street and Alley Improvement Funds

BACKGROUND

On April 8, 2015, Resolution No. 15-0663 authorized a construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for the 2015 Street Resurfacing and Street Improvements Project. The improvements consist of repairs to milling, base repairs, asphalt overlay and barrier-free ramp construction on the added street segments. Limited curb and gutters, sidewalks and drive approaches will be replaced as required to facilitate drainage. Pavement markings will be placed as needed and utility manholes will be adjusted level with the road surfaces as required. Water valve stacks, wastewater manholes, and other related items will also be adjusted in conjunction with the street improvements.

This action will authorize Change Order No. 1 to the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for the 2015 Street Resurfacing and Street Improvements Project to include six additional street segments within Council Districts 5, 9, 11 and 13. These are the districts with the lowest pavement satisfactory rating within the City of Dallas.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	May 2015
Complete Construction	June 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for the 2015 Street Resurfacing and Street Improvements Project on April 8, 2015, by Resolution No. 15-0663.

Authorized a professional services contract with Alliance Geotechnical Group, Inc. to provide construction material testing services during the construction of the 2015 Street Resurfacing and Street Improvements Project on April 8, 2015, by Resolution No. 15-0664.

City Council was briefed on the Street Services Proposed FY 2016 budget on August 19, 2015. The budget was approved allocating $16.8M for additional street and alley improvements.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Street and Alley Improvement Funds - $3,380,567.52

Construction	
Paving & Resurfacing - PBW	$13,426,865.47
Water & Wastewater - DWU	$ 131,401.01
Change Order No. 1 (this action)	$ 3,380,567.52
Total Project Cost	$16,938,834.00

Council District	Amount
5	$ 1,399,079.91
9	$ 1,194,098.42
11	$ 455,514.42
13	$ 331,874.77
Total	$3,380,567.52

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

APAC-Texas, Inc. dba Old Castle Pavement Solutions

Hispanic Female	14	Hispanic Male	70
African-American Female	8	African-American Male	15
Other Female	0	Other Male	40
White Female	21	White Male	0

OWNER

APAC-Texas, Inc. dba Old Castle Pavement Solutions

Stephen R. Koonce, President

MAPS

Attached.

2015 Street Resurfacing and Street Improvements

Project	Limits	Council District
Prairie Creek Road	Bentham Court to Briggs Street	5
Saint Augustine Drive (N)	Eloise Street to Glengreen Drive	5
Easton Road	Bon Aire Drive to Lake Highlands Drive	9
Shiloh Road	Ruidosa Avenue to Barnes Bridge Road	9
Belt Line Road	Meandering Way to Carriage Lane	11
Nashwood Lane	Forest Lane to N. of Allencrest Lane	13
Douglas Avenue	Deloche Avenue to Walnut Hill Lane	13

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project (list attached) - Not to exceed $3,380,568, from $13,558,267 to $16,938,835 - Financing: Street and Alley Improvement Funds

APAC-Texas, Inc. dba Old Castle Pavement Solutions, is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.
PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$2,061,645.21	60.99%
Non-local contracts	$1,318,922.31	39.01%
TOTAL THIS ACTION	$3,380,567.52	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Omega Contracting - OCI	HMMB63334Y1016	$942,953.03	45.74%
Total Minority - Local		$942,953.03	45.74%

Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
Road Masters, Inc.	HMDB51748Y0417	$95,788.64	7.26%
Total Minority - Non-local		$95,788.64	7.26%

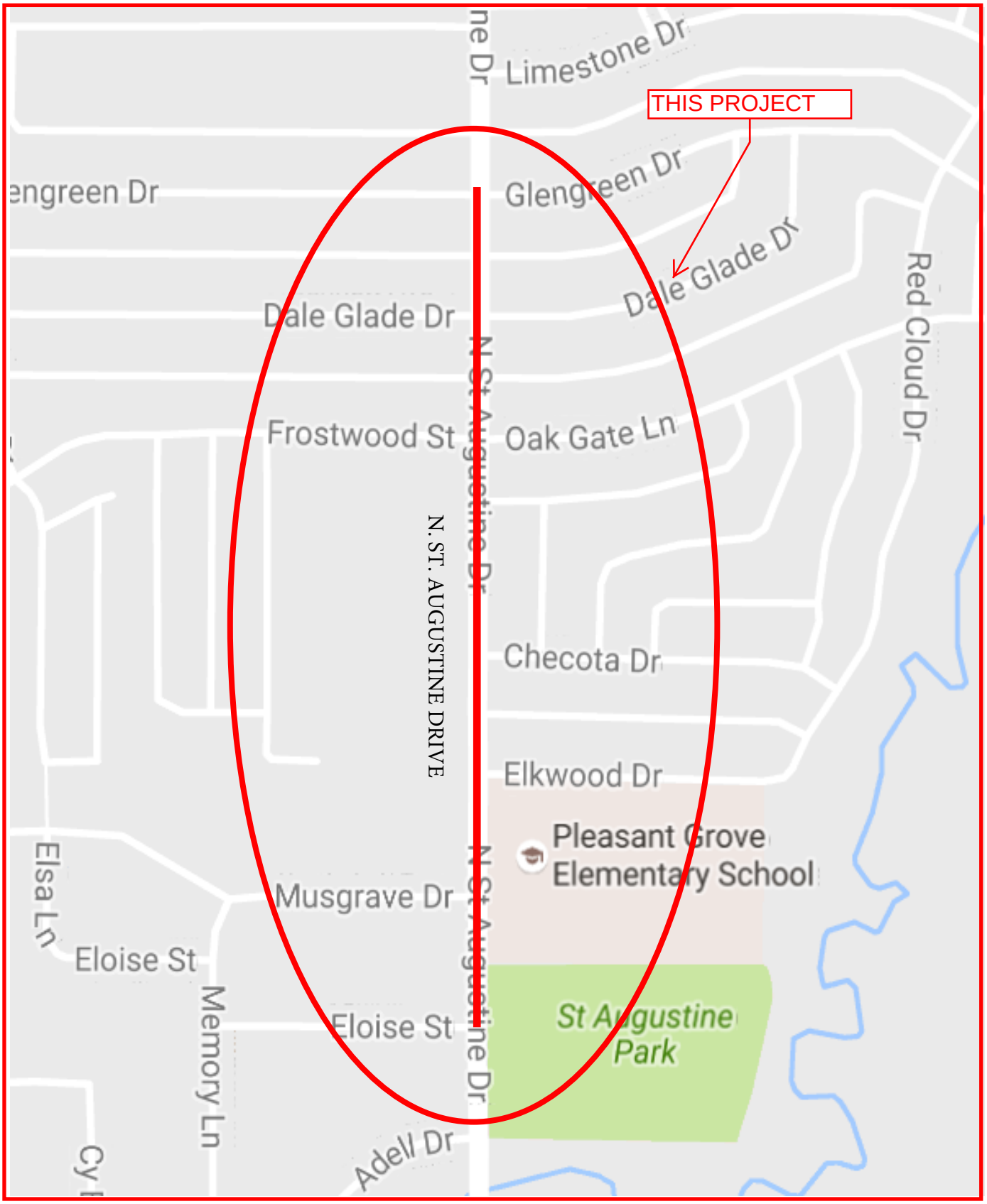
TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$1,038,741.67	30.73%	$9,064,022.67	53.51%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$1,038,741.67	30.73%	$9,064,022.67	53.51%

2015 STREET RESURFACING AND STREET IMPROVEMENTS

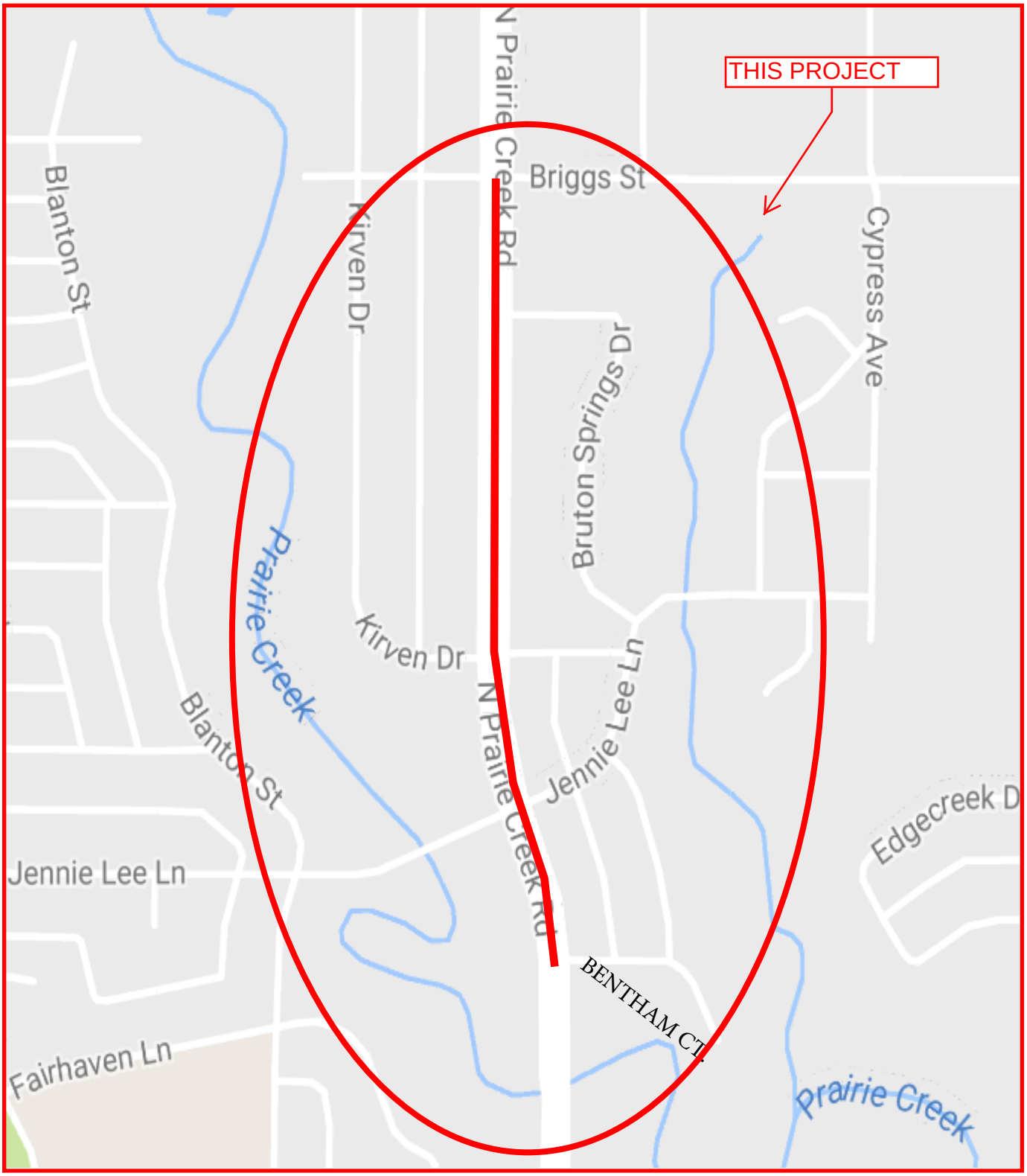
NORTH SAINT AUGUSTINE DRIVE

FROM ELOISE STREET TO GLENGREEN DRIVE



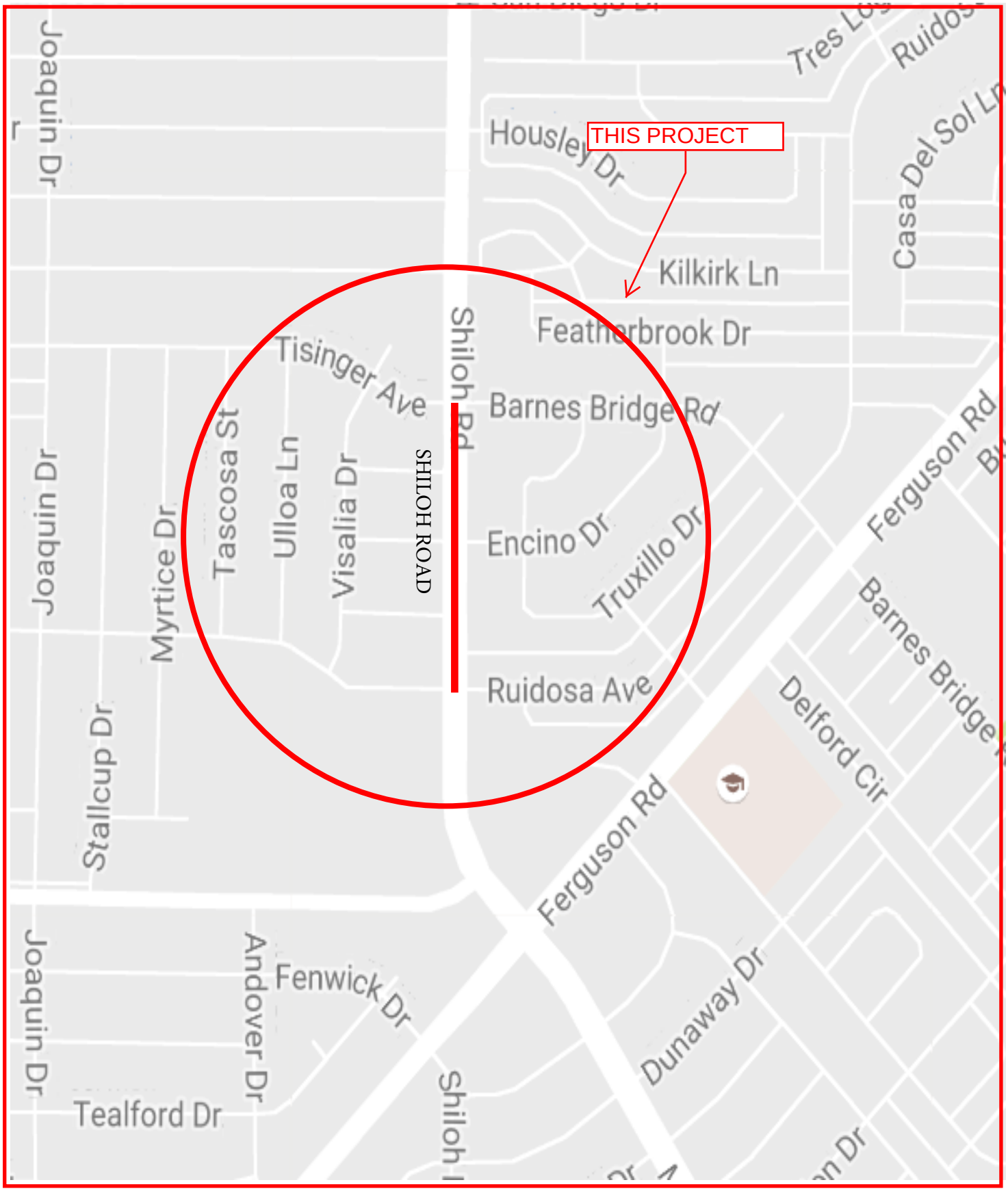
MAPSCO 59F, K

2015 STREET RESURFACING AND STREET IMPROVEMENTS
PRAIRIE CREEK FROM
FROM BENTHAM CT. TO BRIGGS STREET



MAPSCO 49W - 59A

2015 STREET RESURFACING AND STREET IMPROVEMENTS
SHILOH ROAD
FROM RUIDOSA AVEUNE TO BARNES BRIDGE

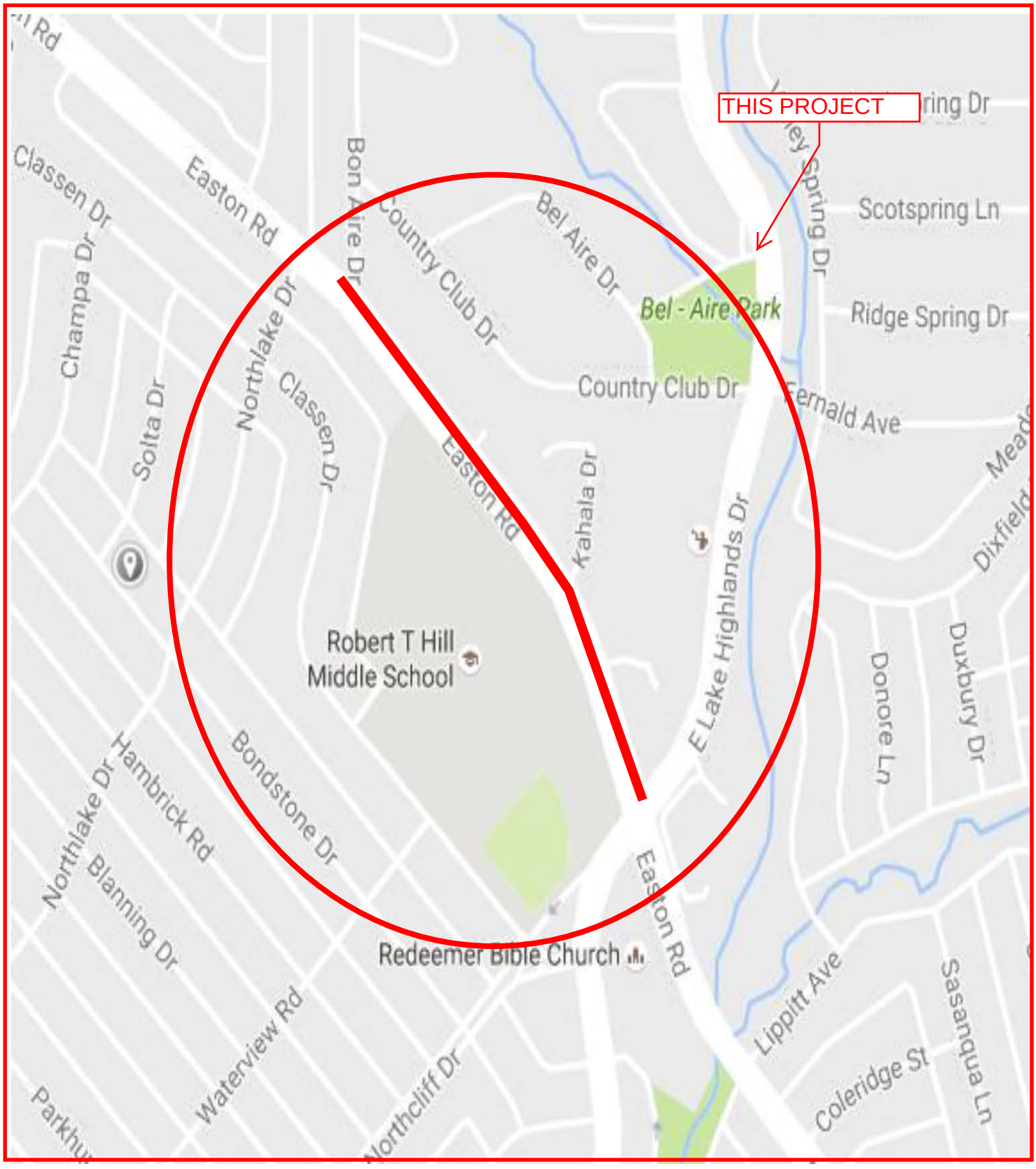


MAPSCO 39A, E

2015 STREET RESURFACING AND STREET IMPROVEMENTS

EASTON ROAD

FROM BON AIRE DRIVE TO LAKE HIGHLANDS DRIVE

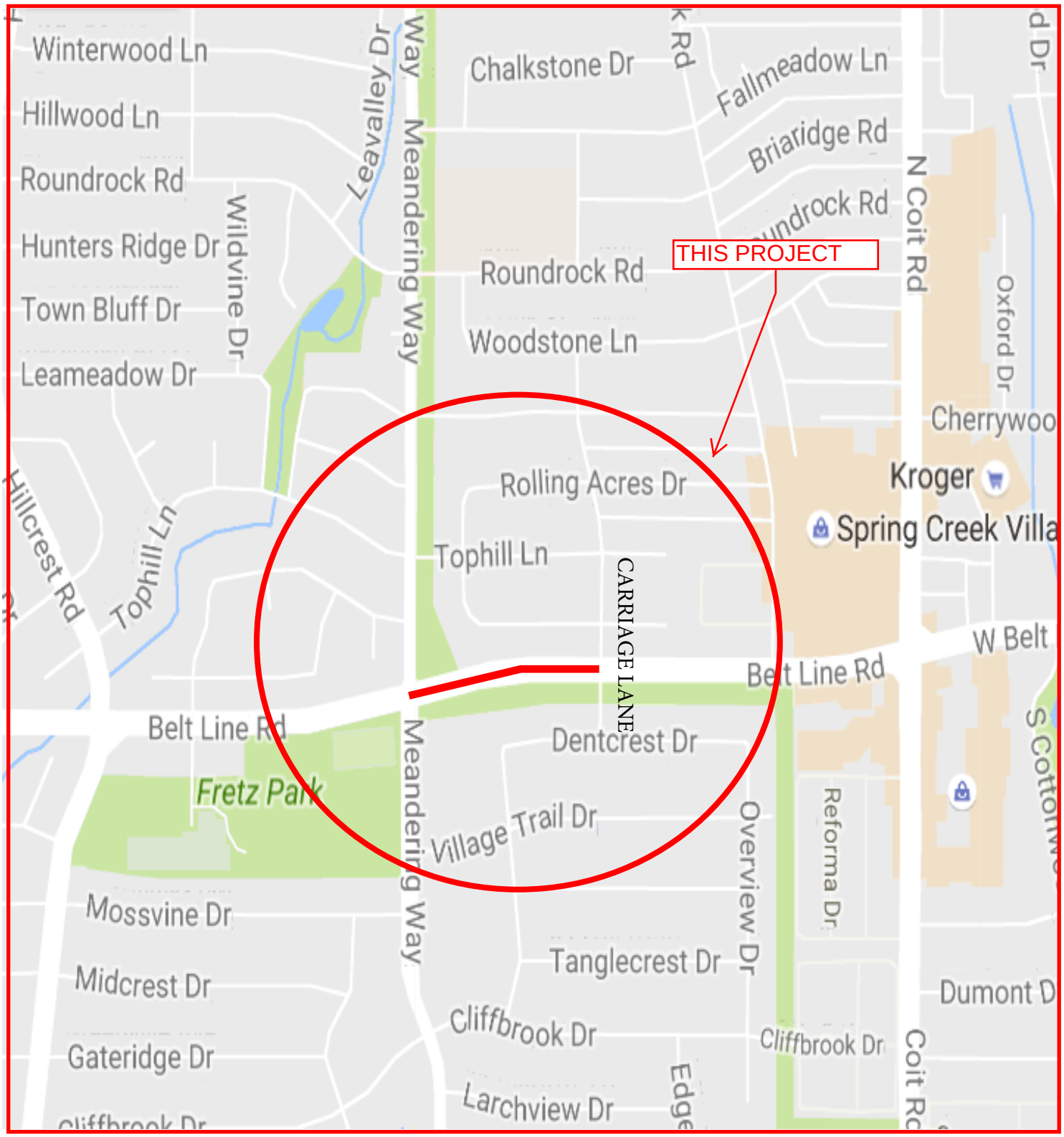


MAPSCO 28W, 38A

2015 STREET RESURFACING AND STREET IMPROVEMENTS

BELT LINE ROAD

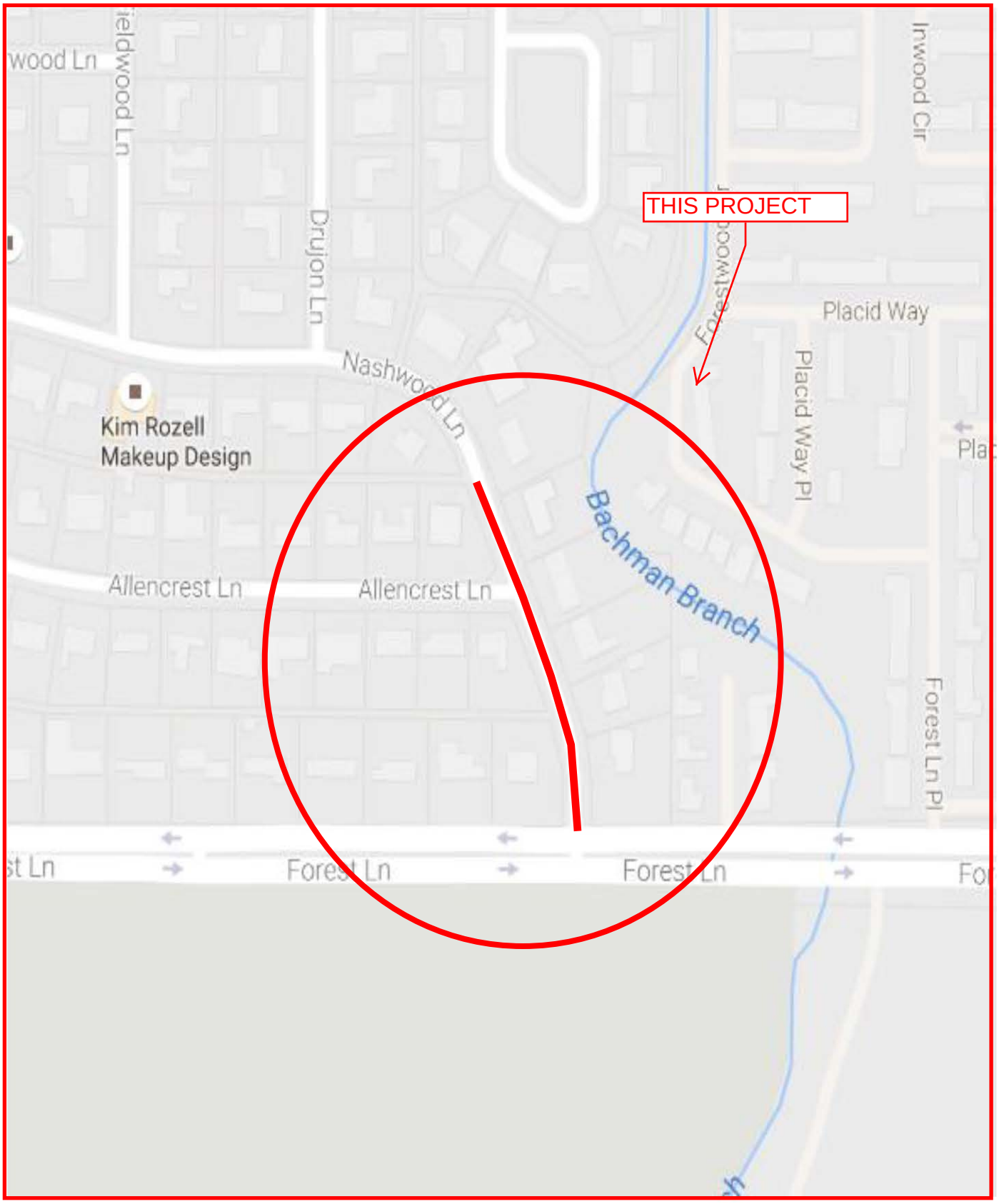
FROM MEANDERING WAY TO CARRIAGE LANE



MAPSCO 16A

NASHWOOD LANE

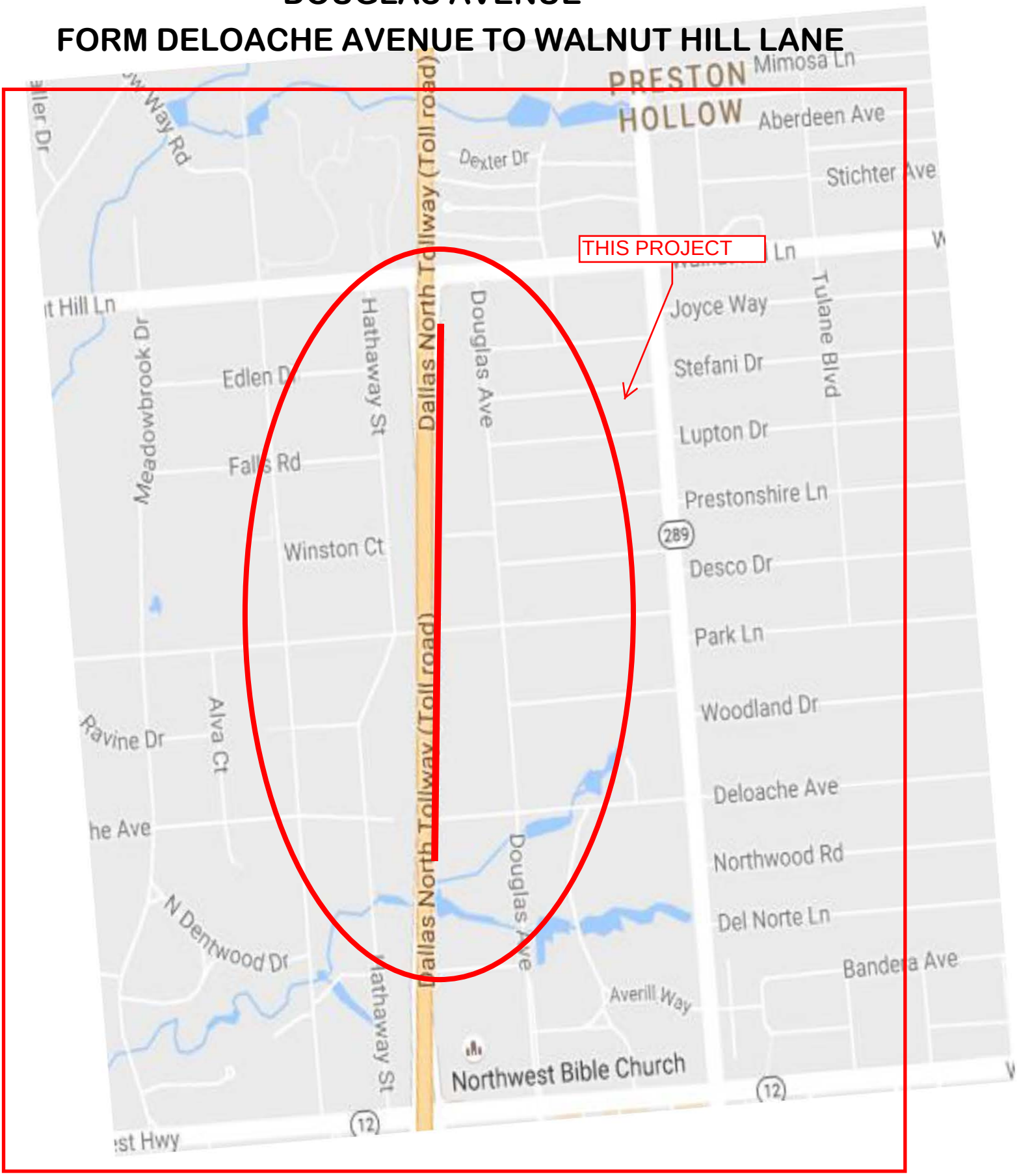
FROM FOREST LANE TO NORTH OF ALLENCREST LANE



MAPSCO 14Z

DOUGLAS AVENUE

FORM DELOACHE AVENUE TO WALNUT HILL LANE



MAPSCO 25S,N

September 28, 2016

WHEREAS, bids were received on January 22, 2015, for the construction of pavement surface improvements for the 2015 Street Resurfacing and Street Improvements Project; and,

WHEREAS, on April 8, 2015, Resolution No. 15-0663 authorized a construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for the construction of pavement surface improvements for the 2015 Street Resurfacing and Street Improvements Project in the amount of $13,558,266.48; and,

WHEREAS, on April 8, 2015, Resolution No. 15-0664 authorized a professional services contract with Alliance Geotechnical Group, Inc. to provide construction material testing services during the construction of the 2015 Street Resurfacing and Street Improvements Project; and,

WHEREAS, it is now necessary to authorize Change Order No. 1 to the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project in the amount of $3,380,567.52; increasing the contract from $13,558,266.48 to $16,938,834.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to increase the contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for Change Order No. 1 to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project in the amount of $3,380,567.52; from $13,558,266.48 to $16,938,834.00, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES001, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	$ 546,617.27
Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES002, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	$ 852,462.64

Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES003, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	$ 585,661.35
Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES004, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	$ 608,437.07
Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES005, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	$ 455,514.42
Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES006, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	$ 331,874.77
Total in an amount not to exceed	$3,380,567.52

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

ADDENDUM ITEM # 7

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Convention and Event Services

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

MAPSCO: 45P

SUBJECT

Authorize an increase in the contract with DENCO CS Corporation, for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center located at 650 South Griffin Street - Not to exceed $203,130, from $1,673,292 to $1,876,422 - Financing: Convention Center Capital Construction Funds

BACKGROUND

This item is submitted as an addendum item because the complexities of the contract renewals between multiple parties included in the program required additional time for coordination and documentation. This action will authorize Change Order No. 1 to the construction contract with DENCO CS Corporation for additional work necessary for improvements to the East Kitchen at the Kay Bailey Hutchison Convention Center Dallas.

During construction, hidden conditions required changes to the locations and sizes of ductwork, structural openings, piping, and electrical and control panels. The kitchen office walls needed to be modified and the embedded electrical panels needed to be removed and replaced to allow for the construction of the planned walk-in refrigerator to service the kitchen. It was determined that some of the existing sinks, doors, and panels needed to be replaced because of age, damage, and impaired operation.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	June 2016
Complete Construction	October 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a construction contract with DENCO CS Corporation on May 25, 2016, by Resolution No. 16-0809.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Convention Center Capital Construction Funds - $1,673,292.00

Construction	$1,673,292.00
Change Order No. 1(this action)	$ 203,129.53
Total	$1,876,421.53

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

DENCO CS Corporation

Hispanic Female	1	Hispanic Male	25
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	1	White Male	19

OWNER

DENCO CS Corporation

Steve Smith, Director of Construction

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with DENCO CS Corporation, for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center located at 650 South Griffin Street - Not to exceed $203,130, from $1,673,292 to $1,876,422 - Financing: Convention Center Capital Construction Funds

DENCO CS Corporation, is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	Amount	Percent
Local contracts	$142,536.03	70.17%
Non-local contracts	$60,593.50	29.83%
TOTAL THIS ACTION	$203,129.53	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

Local	Certification	Amount	Percent
Excell Electrical	HFDM01514N0717	$68,475.00	48.04%
Total Minority - Local		$68,475.00	48.04%

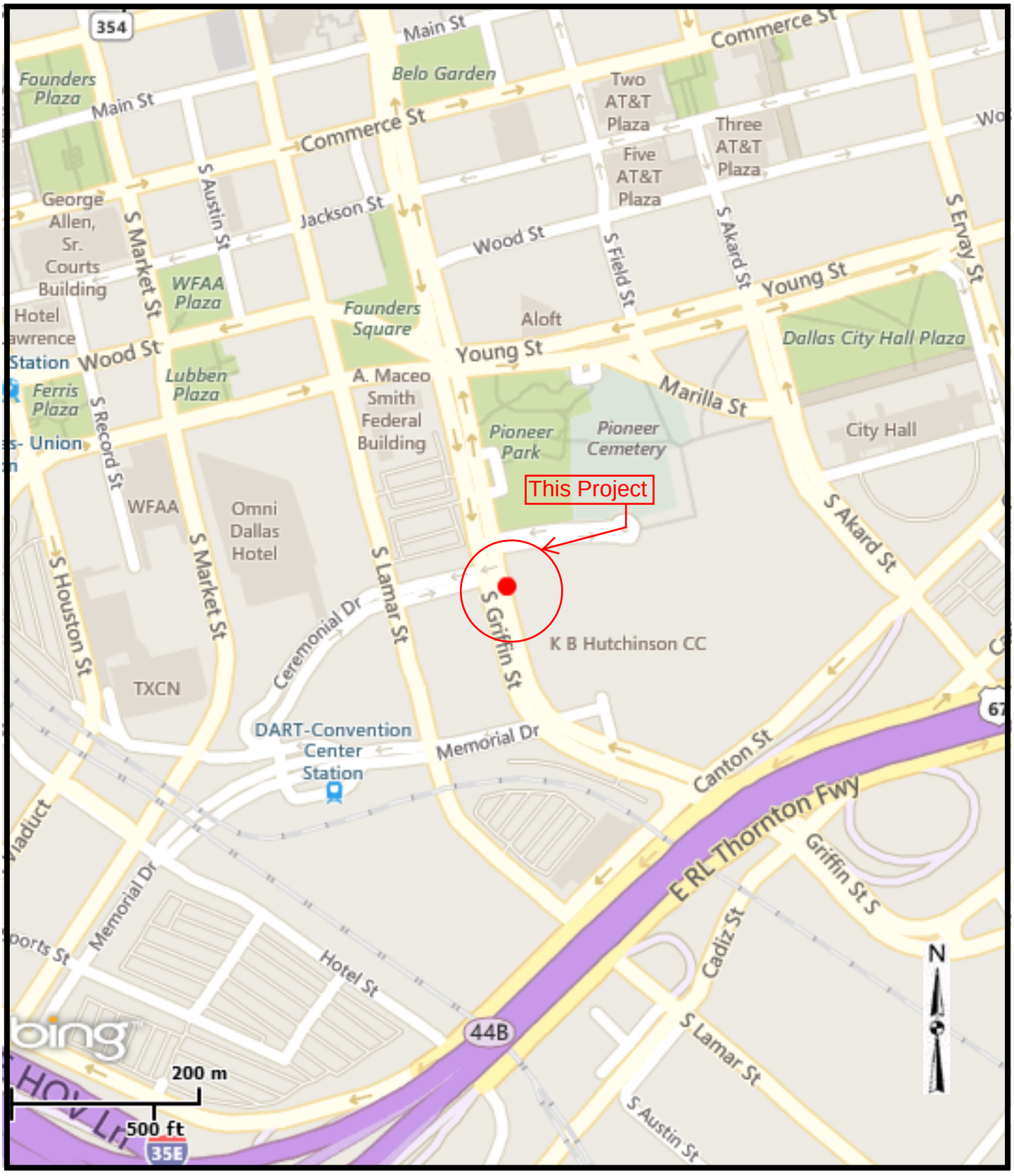
Non-Local Contractors / Sub-Contractors

Non-local	Certification	Amount	Percent
OAC Construction	HMMB64794N0417	$7,684.00	12.68%
Total Minority - Non-local		$7,684.00	12.68%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	Amount	Percent	Amount	Percent
African American	$0.00	0.00%	$0.00	0.00%
Hispanic American	$76,159.00	37.49%	$661,342.00	35.24%
Asian American	$0.00	0.00%	$0.00	0.00%
Native American	$0.00	0.00%	$0.00	0.00%
WBE	$0.00	0.00%	$0.00	0.00%
Total	$76,159.00	37.49%	$661,342.00	35.24%

Kay Bailey Hutchison Convention Center Dallas - Kitchen Improvements



Kay Bailey Hutchison Convention Center Dallas

650 South Griffin Street

45-P

September 28, 2016

WHEREAS, improvements to the East Kitchen at the Kay Bailey Hutchison Convention Center are needed to meet the projected food service demands at the facility; and,

WHEREAS, on October 6, 2014, Administrative Action No. 14-6841 authorized an engineering services contract with Campos Engineering, Inc. to provide engineering services for the replacement of the East Kitchen exhaust system; and,

WHEREAS, on October 14, 2015, Resolution No. 15-1879 authorized Supplemental Agreement No. 1 to the engineering services contract with Campos Engineering, Inc. to provide design, construction documents, and construction administration services for improvements to the East Kitchen; and,

WHEREAS, on February 16, 2016, Administrative Action No. 16-5660 authorized Supplemental Agreement No. 2 to the engineering services contract with Campos Engineering, Inc. to provide additional engineering services to complete the renovation of the East Kitchen; and,

WHEREAS, on May 25, 2016, Resolution No. 16-0809 authorized a contract with DENCO CS Corporation for renovation and improvements to the East Kitchen of the Kay Bailey Hutchison Convention Center; and,

WHEREAS, it is now desirable to increase the contract with DENCO CS Corporation, in an amount not to exceed $203,129.53, from $1,673,292.00 to $1,876,421.53 for additional work to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to increase the contract with DENCO CS Corporation for additional work necessary for renovation and improvements to the East Kitchen of the Kay Bailey Hutchison Convention Center, located at 650 South Griffin Street, in an amount not to exceed $203,129.53, from $1,673,292.00 to $1,876,421.53, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Convention Center Capital Construction Funds
Fund 0082, Dept. CCT, Unit W073, Act. CCIM
Obj. 4310, Program PBC00038 CT PBWC00038H1
Vendor No. VS0000062071, in an amount not to exceed $203,129.53

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

ADDENDUM ITEM # 8

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45G

SUBJECT

An ordinance granting a private license to Hall Arts Residences, LLC for the use of a total of approximately 4,475 square feet of land to occupy, maintain and utilize a sidewalk cafe, bollards, trees, crosswalk texturing and traffic lighting markers on portions of Flora and Leonard Streets and Ross Avenue rights-of-way, near the intersection of Flora and Leonard Streets - Revenue: $400 one-time fee and $200 annually, plus the $20 ordinance publication fee

BACKGROUND

This item is on the addendum because additional review time was required. This item grants a private license to Hall Arts Residences, LLC for the use of approximately 4,475 square feet of land to occupy, maintain and utilize a sidewalk cafe, bollards, trees, crosswalk texturing and traffic lighting markers on portions of Flora and Leonard Streets and Ross Avenue rights-of-way, near the intersection of Flora and Leonard Streets. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development Committee will be briefed by memorandum regarding this item.

FISCAL INFORMATION

Revenue: $400 one-time fee and $200 annually, plus the $20 ordinance publication fee

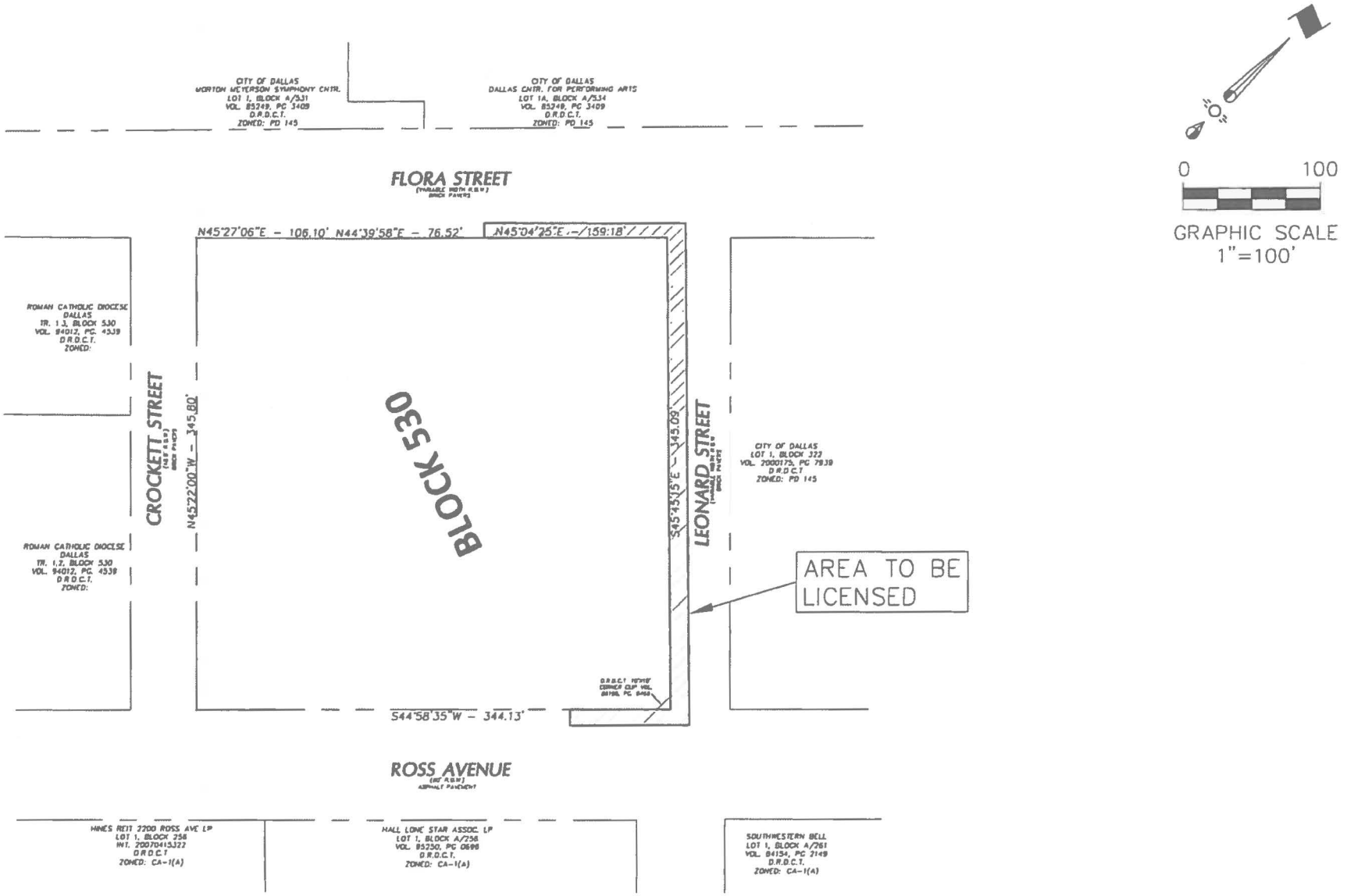
OWNER

Hall Arts Residences, LLC

Donald L. Braun, Manager

MAP

Attached



VICINITY MAP

ORDINANCE NO. _____

An ordinance granting a private license to Hall Arts Residences, LLC to occupy, maintain and utilize a portions of Flora and Leonard Streets and Ross Avenue rights-of-way located near the intersection of Flora and Leonard Streets, adjacent to City Block 530 within the limits hereinafter more fully described, for the purpose of occupying, maintaining and utilizing a sidewalk cafe, bollards, trees, crosswalk texturing and traffic lighting markers; providing for the terms and conditions of this license; providing for the one-time fee and annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

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

SECTION 1. That a private license, hereinafter referred to as "license", subject to the restrictions and conditions of this ordinance, is hereby granted to Hall Arts Residences, LLC, Texas limited liability company, its successors and assigns, hereinafter referred to as **"GRANTEE"**, to occupy, maintain and utilize for the purpose set out hereinbelow the tract of land described in Exhibit A, hereinafter referred to as "licensed area" which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of 40 years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That for and in monetary consideration of the sum of **TWO HUNDRED ($200.00) DOLLARS** annually for the license herein granted for the sidewalk café, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **TWO HUNDRED ($200.00) DOLLARS** shall be paid prior to the final passage of this ordinance and shall cover the consideration for 2016. In addition, **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **FOUR HUNDRED ($400.00) DOLLARS**, for the license herein granted for bollards, trees, crosswalk

texturing and traffic lighting markers said sum to be paid prior to the final passage of this ordinance and shall cover the consideration for the license term, in accordance with the special fees established by Section 43-115.1 of the Dallas City Code. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated annual fee within sixty (60) days of the due date, the Director of Department of Sustainable Development and Construction may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in Fund 0001, Department DEV, Unit 1181, Revenue Source 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of $25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10% a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: occupying, maintaining and utilizing a sidewalk cafe along Flora Street 925 square feet , 41 bollards, 24 trees (11 along Flora Street, 10 along Leonard Street and three along Ross Avenue), crosswalk texturing and traffic lighting markers.

SECTION 5. That this license is subject to the provisions set forth in EXHIBIT B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by resolution duly passed by said Governing Body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said resolution shall be final and shall not be subject to review by the Courts.

GRANTEE shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

a) **GRANTEE** shall ensure proposed use is not in violation of deed restrictions recorded within the official real property records of Dallas County recorded instrument 201300184745.

b) **GRANTEE** shall be allowed surface use of 13.5 feet of public right-of-way along Leonard Street from **GRANTEE's** property line for street purposes.

c) **GRANTEE** acknowledges Atmos Energy Corporation has active facilities within the right-of-way of Ross Avenue. If conflicts exist, **GRANTEE** would be responsible for the cost to relocate the active facilities.

d) **GRANTEE** acknowledges if any Time Warner Cable facilities located in the right-of-way or a dedicated easement has to be relocated due to the construction of the project, the sole cost of the relocation will be by the **GRANTEE** and at no cost to Time Warner Cable.

e) **GRANTEE** shall provide complete tree root containment for all new trees along Leonard Street; **GRANTEE** shall not use root barrier to satisfy this requirement.

SECTION 8. Upon the effectiveness of this ordinance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 10. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restriction and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fee for the year 2016, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS
Interim City Attorney

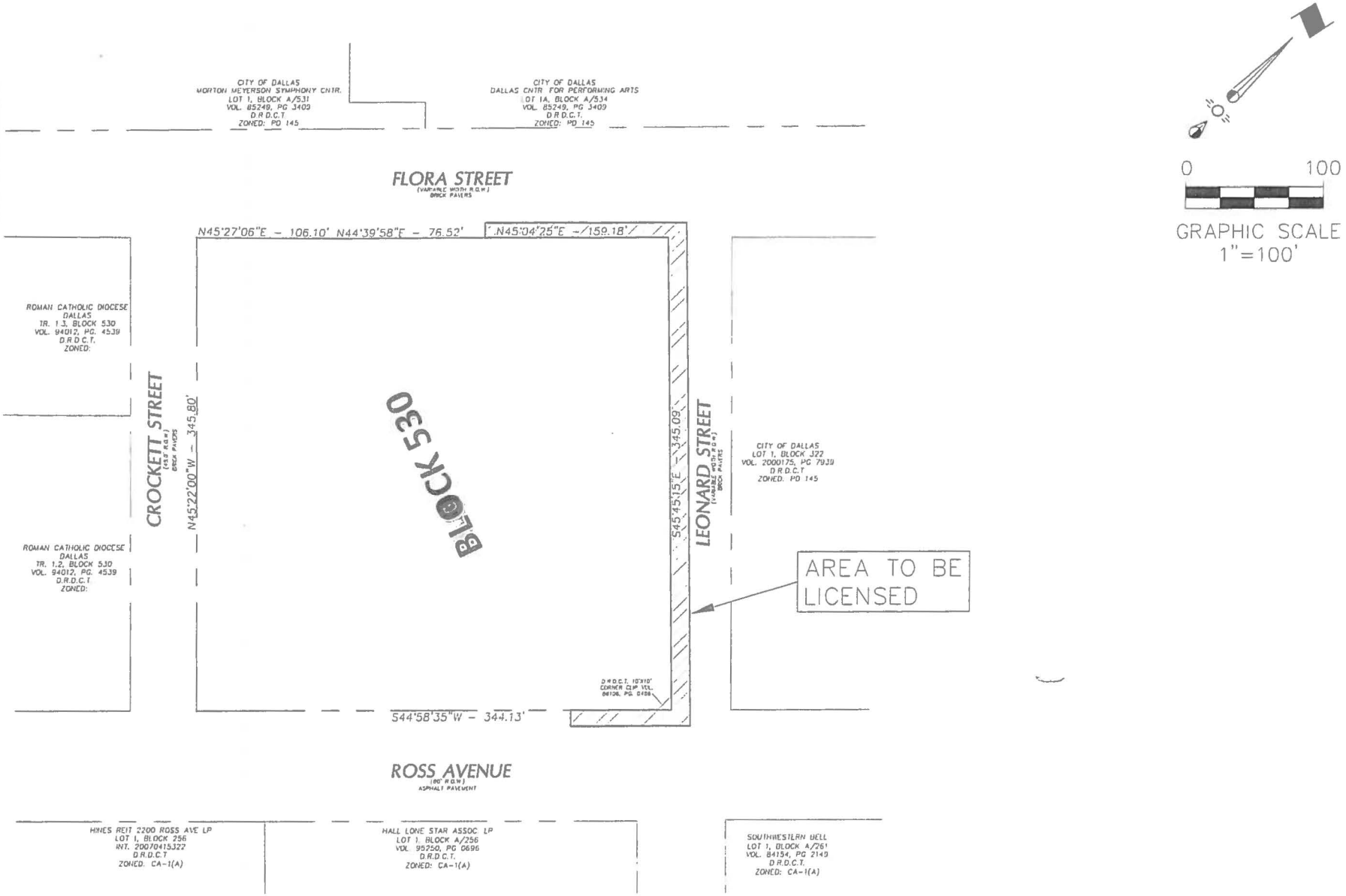
BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.

EXHIBIT A



VICINITY MAP

EXHIBIT A

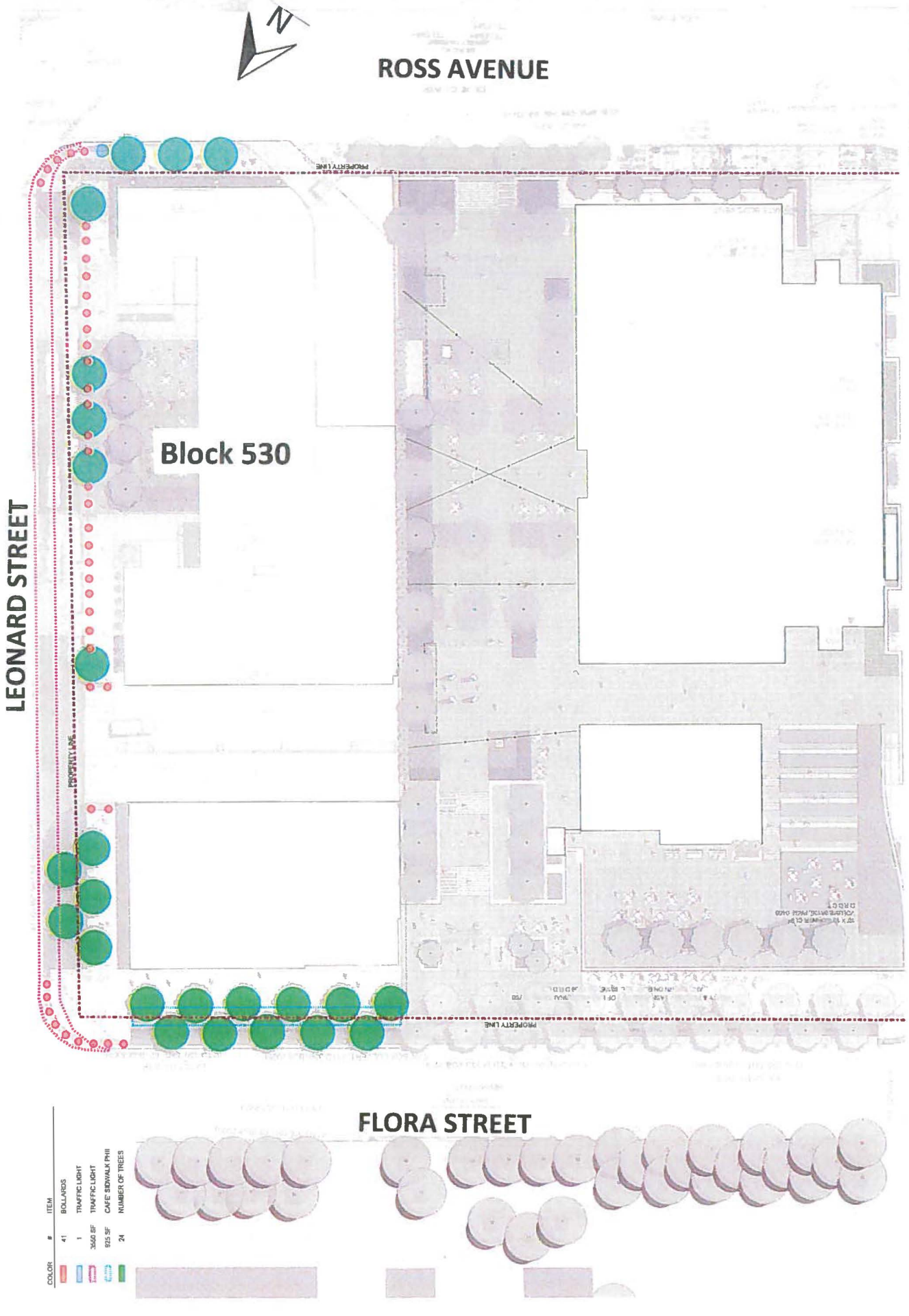

ROSS AVENUE
LEONARD STREET
Block 530
FLORA STREET
PROPERTY LINE
PROPERTY LINE
COLOR
ITEM
41 BOLLARDS
1 TRAFFIC LIGHT
3560 SF TRAFFIC LIGHT
925 SF CAFE SIDWALK PHII
24 NUMBER OF TREES
HALL CONDOMINIUMS - STREET LEVEL OPTION 1
DALLAS, TEXAS
LANDSCAPE ARCHITECTURE - ILLUSTRATIVE PLAN
OJB

EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS

That this license is granted subject to the following additional conditions, terms and reservations:

(a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.

(b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.

(c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than $500,000 per occurrence and $500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.

(d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.

(e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

(f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.

(g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

(h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

ADDENDUM ITEM # 9

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45-D

SUBJECT

An ordinance abandoning portions of an alley to Tomaino Properties, LP, MH Residential Properties1, LLC, MH Residential Properties 4, LLC, Prescott Interests, Ltd., and Dezi N. Yeheskel, the abutting owners, containing a total of approximately 5,628 square feet of land, located near the intersection of North Haskell and Ross Avenues; authorizing the quitclaims and providing for the dedication of approximately 2,908 square feet of land needed for right-of-way - Revenue: $93,092, plus the $20 ordinance publication fee

BACKGROUND

This item is on the addendum because additional review time was required. This item authorizes the abandonment of portions of an alley to Tomaino Properties, LP, MH Residential Properties1, LLC, MH Residential Properties 4, LLC, Prescott Interests, Ltd., and Dezi N. Yeheskel, the abutting owners. The areas will be included with the property of the abutting owners for a new multi-family development. The abutting owners will dedicate approximately 2,908 square feet of land needed for right-of-way. The abandonment fee is based on an independent appraisal.

Notices were sent to 28 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development Committee will be briefed by memorandum regarding this item.

FISCAL INFORMATION

Revenue: $93,092, plus the $20 ordinance publication fee

OWNERS

Tomaino Properties, LP
Tomaino GP, LLC
Michael Turner, Managing Member

MH Residential Properties1, LLC
Michael Smith, Manager

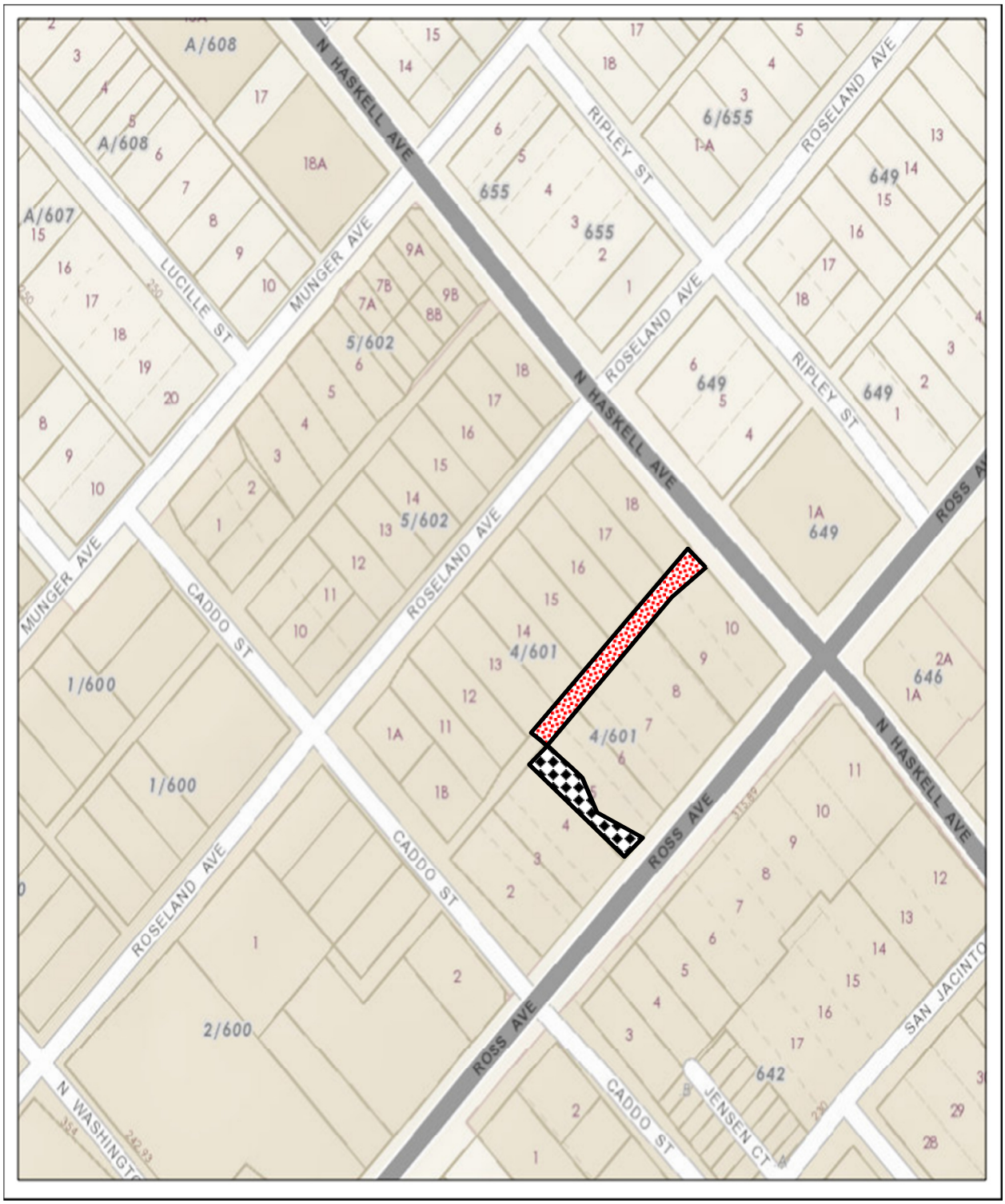
MH Residential Properties 4, LLC
Michael Smith, Manager

Prescott Interests, Ltd.
Carlisle Acquisitions, Inc., General Partner
John K. Pearcy, President

Dezi N. Yeheskel

MAP

Attached



ABANDONMENT AREA

DEDICATION AREA

ORDINANCE NO. _____

An ordinance providing for the abandonment of portions of an alley located adjacent to City Block 4/601 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Tomaino Properties, LP, MH Residential Properties1, LLC, MH Residential Properties 4, LLC, Prescott Interests, Ltd. and Dezi N. Yeheskel; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Tomaino Properties, LP, a Texas limited partnership, MH Residential Properties1, LLC, a Texas limited liability company, MH Residential Properties 4, a Texas limited liability company, Prescott Interests, Ltd., a Texas limited partnership, and Dezi N. Yeheskel, an individual, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of alley are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject,

however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **NINETY-THREE THOUSAND NINETY-TWO AND NO/100 DOLLARS ($93,092.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 11, 14 and 15, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A as follows: unto Tomaino Properties, LP, a Texas limited partnership, all of its right, title and interest in Tract I of Exhibit A; unto MH Residential Properties1, LLC, a Texas limited liability company, all of its right, title and interest in Tract II of Exhibit A; unto MH Residential Properties 4, LLC, a Texas limited liability corporation, all of its right, title and interest in Tract III of Exhibit A, unto Dezi N. Yeheskel, an individual, all of its right, title and interest in Tract IV and Tract V of Exhibit A, and unto Prescott Interest Ltd., a Texas limited partnership, all of its right, title and interest in Tract VI of Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE** and **GRANTEE'S** heirs, successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE** and **GRANTEE'S** heirs, successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE** and **GRANTEE'S** heirs, successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE** and **GRANTEE'S** heirs, successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous

substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

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

a) dedicate, design, and construct the alley turn out in the location shown substantially on Exhibit C attached hereto pursuant to City of Dallas standards.

b) contact the Texas Excavation Safety System (Texas 811) to have Time Warner Cable facilities marked and located within affected easements before any excavations are started.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tracts of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by General Warranty Deed to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Block 4/601, containing approximately 2,908 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 12. That at such time as the instrument described in Section 11 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 13. That this ordinance and properly executed General Warranty Deed, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record.

SECTION 14. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 11 above.

SECTION 15. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the areas described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the areas described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE** and **GRANTEE'S** heirs, successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 16. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Sections 2 and 14, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of the dedication set forth in Section 11, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the areas abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 17. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS
Interim City Attorney

BY _____
Assistant City Attorney

DAVID COSSUM
Director of Department of Sustainable Development and Construction

BY _____
Assistant Director

Passed _____.

EXHIBIT A-TRACT I

LEGAL DESCRIPTION

BEING a 1,428 square foot (0.033 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in City Block 4/601 of the Official Block Numbers of the City of Dallas, Texas, and being part of a 20-foot wide alley across Block 4/601 created by the plat of W.J. Keller's Homestead Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 77, Page 86, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an "X" cut in concrete set at the intersection of the southwest right-of-way line of North Haskell Avenue (a 60-foot wide right-of-way, Vol. 190, Pg. 90) and the northwest line of said 20-foot alley, being the east corner of Lot 18, Block 4/601 of said W.J. Keller's Homestead Subdivision, and being the east corner of a tract of land described as "Tract 27" in Special Warranty Deed to Tomaino Properties, LP, recorded in Instrument No. 200600227192, Official Public Records of Dallas County, Texas; from which a 5/8" iron rod with "KHA" cap set for corner at the intersection of said southwest right-of-way line of North Haskell Avenue and the southeast right-of-way line of Roseland Avenue, formerly known as Flora Street, (a 50-foot wide right-of-way, Vol. 77, Pg. 86) bears North 45°55'46" West, a distance of 174.00 feet;

THENCE with said northwest line of the 20-foot alley and the southeast line of said Lot 18, South 44°16'17" West, a distance of 2.50 feet to a 5/8" iron rod with "KHA" cap set for the **POINT OF BEGINNING**;

THENCE departing said southeast line of Lot 18, South 45°55'46" East, a distance of 20.00 feet to a 5/8" iron rod with "KHA" cap set for corner in the southeast line of said 20-foot alley, the northwest line of Lot 10, Block 4/601 of said W.J. Keller's Homestead Subdivision and the northwest line of a called 0.34 acre tract of land described in Special Warranty Deed to Tomaino Properties, L.P., recorded in Instrument No. 201300139642 of said Official Public Records; from said point a PK nail set at the intersection of said southwest right-of-way line of North Haskell Avenue, and said southeast line of the 20-foot alley, being the north corner of said Lot 10 and the north corner of said 0.34 acre tract bears North 44°16'17" East, a distance of 2.50 feet;

THENCE with said southeast line of the 20-foot alley, the northwest line of said Lot 9, Block 4/601, of said W.J. Keller's Homestead Subdivision and said northwest line of Lot 10, South 44°16'17" West, a distance of 96.24 feet to a 5/8" iron rod with "KHA" cap set for the west corner of said 0.34 acre tract, and the north corner of a called 0.4689 acre tract of land described in Special Warranty Deed to Prescott Interests, LTD., recorded in Instrument No. 201500098746 of said Official Public Records;

THENCE departing said southeast line of said 20-foot alley, and said northwest line of Lot 9, North 45°43'43" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for corner in the centerline of said 20-foot alley;

THENCE with said centerline of the 20-foot alley, North 44°16'17" East, a distance of 49.64 feet to a 5/8" iron rod with "KHA" cap set for corner;

CONTINUED ON SHEET 2

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3467

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DANA BROWN
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STATE OF TEXAS
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6.16.16

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD/JBH	DAB	FEB. 2016	064145034	1 OF 3

LEGAL DESCRIPTION (CONTINUED)

THENCE departing said centerline of the 20-foot alley, North 45°43'43" West, a distance of 10.00 feet to a 5/8" iron rod with "BGT" cap found for the south corner of said Lot 18, the east corner of Lot 17, Block 4/601 of said W.J. Keller's Homestead Subdivision and the east corner of a tract of land described in Warranty Deed to MH Redsidential Properties1, LLC, recorded in Instrument No. 201400003048 of said Official Public Records, in said northwest line of 20-foot alley, and said southeast line of "Tract 27";

THENCE with said northwest line of the 20-foot alley, the said southeast line of Lot 18 and the southeast line of said "Tract 27", North 44°16'17" East, a distance of 46.53 feet to the **POINT OF BEGINNING** and containing 1,428 square feet or 0.033 acres of land.

Bearing system of this survey is based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3467

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

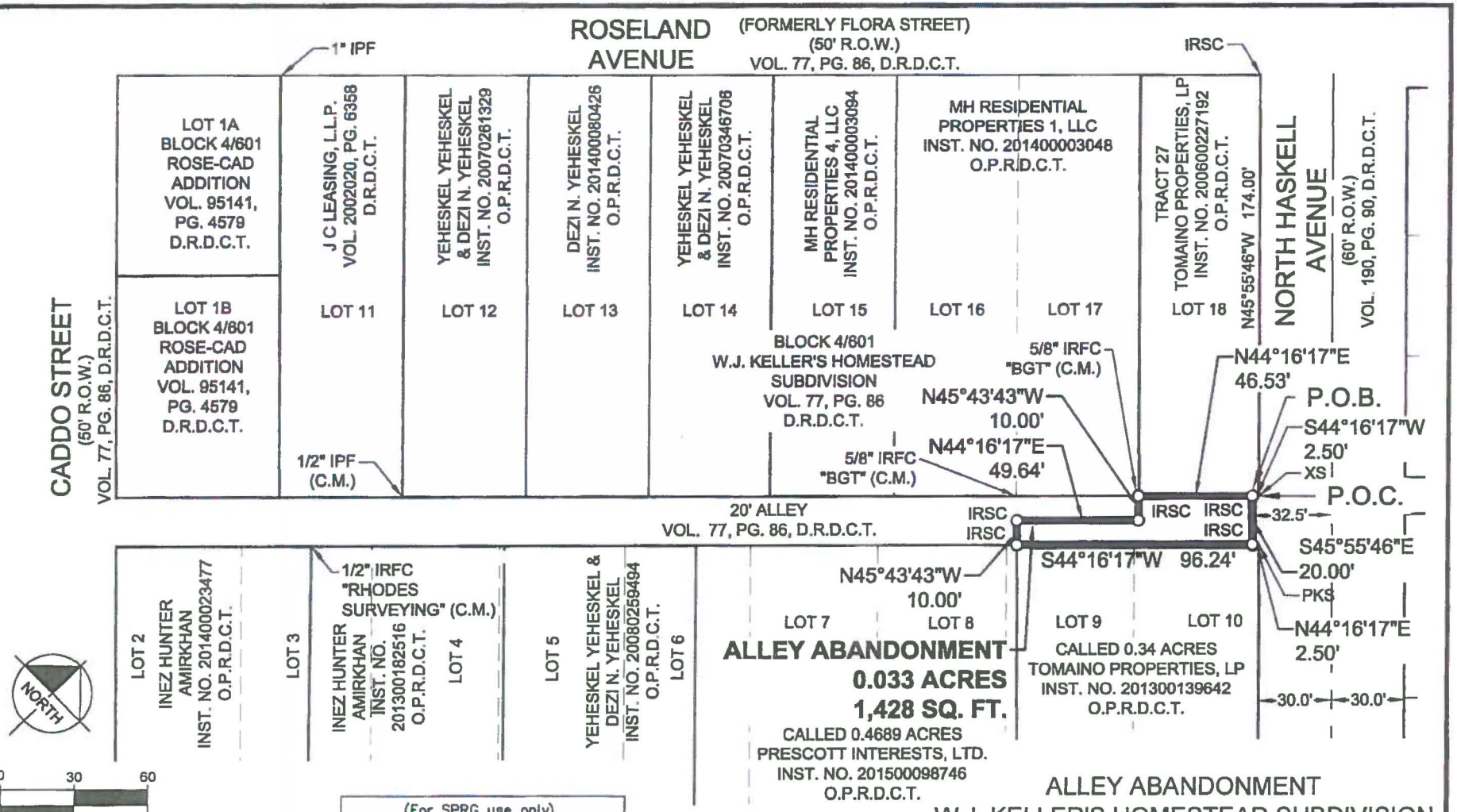
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD/JBH	DAB	FEB. 2016	064145034	2 OF 3

EXHIBIT A-TRACT I



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
PKS = PK NAIL SET
IPF = IRON PIPE FOUND
XS = "X" CUT IN CONCRETE SET
R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3467

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STATE OF TEXAS REGISTERED DANA BROWN 5336 PROFESSIONAL LAND SURVEYOR
10-16-16

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAD/JBH	DAB	FEB. 2016	064145034	3 OF 3

HOPPER, BRADIN 6/15/2016 2 51 PM K:\DAL_SURVEY\064145034-ALEXAN ROSS 2\DWG\064145034-ALEXAN ROSS 2 ABMT_ALLEY_TOMAINO DWG

EXHIBIT A-TRACT II

LEGAL DESCRIPTION

BEING a 1,000 square foot (0.023 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in City Block 4/601 of the Official Block Numbers of the City of Dallas, Texas, and being part of a 20-foot wide alley across Block 4/601 created by the plat of W.J. Keller's Homestead Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 77, Page 86, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING a 5/8" iron rod with "KHA" cap set for corner at the intersection of the southwest right-of-way line of North Haskell Avenue (a 60-foot wide right-of-way, Vol. 190, Pg. 90) and the southeast right-of-way line of Roseland Avenue, formerly known as Flora Street, (a 50-foot wide right-of-way, Vol. 77, Pg. 86), being the north corner of Lot 18, Block 4/601, of said W.J. Keller's Homestead Subdivision, and being the north corner of a tract of land described as "Tract 27" in Special Warranty Deed to Tomaino Properties, LP, recorded in Instrument No. 200600227192, Official Public Records of Dallas County, Texas;

THENCE with said southwest right-of-way line of North Haskell Avenue, the northeast line of said Lot 18, and the northeast line of said "Tract 27", South 45°55'46" East, a distance of 174.00 feet to an "X" cut in concrete set at the intersection of said southwest right-of-way line of North Haskell Avenue, and the northwest line of said 20-foot alley, being the east corner of said Lot 18, and being the east corner of said "Tract 27";

THENCE with said northwest line of the 20-foot alley, the southeast line of said Lot 18, South 44°16'17" West, a distance of 49.03 feet to a 5/8" iron rod with "BGT" cap found at the south corner of said Lot 18, the east corner of the Lot 17, Block 4/601, of said W.J. Keller's Homestead Subdivision, the east corner of a tract of land described in Warranty Deed to MH Residential Properties1, LLC, recorded in Instrument No. 201400003048 of said Official Public Records, the south corner of said "Tract 27", and for the **POINT OF BEGINNING**;

THENCE departing said northwest line of the 20-foot alley, South 45°43'43" East, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for corner in the centerline of said 20-foot alley;

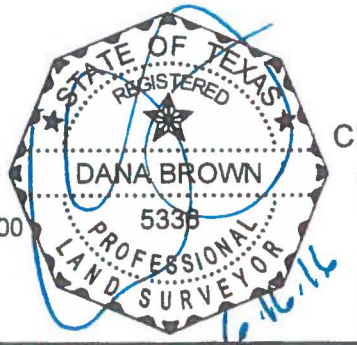
THENCE with said centerline of the 20-foot alley, South 44°16'17" West, a distance of 100.00 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said centerline of the 20-foot alley, North 45°43'43" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for the south corner of Lot 16, Block 4/601 of said W.J. Keller's Homestead Subdivision, the east corner of the south corner of Lot 15, Block 4/601 of said W.J. Keller's Homestead Subdivision, the south corner of said MH Residential Properties 1, LLC, tract recorded in Instrument No. 201400003048, the east corner of a tract of land described in Warranty Deed to MH Residential Properties 4, LLC, recorded in Instrument No. 201400003094 of said Official Public Records, and in said northwest line of the 20-foot alley;

THENCE with said northwest line of the 20-foot alley and the southeast line of the said Lot 16 and 17, North 44°16'17" East, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 1,000 square feet or 0.023 acres of land.

Bearing system of this survey is based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3716



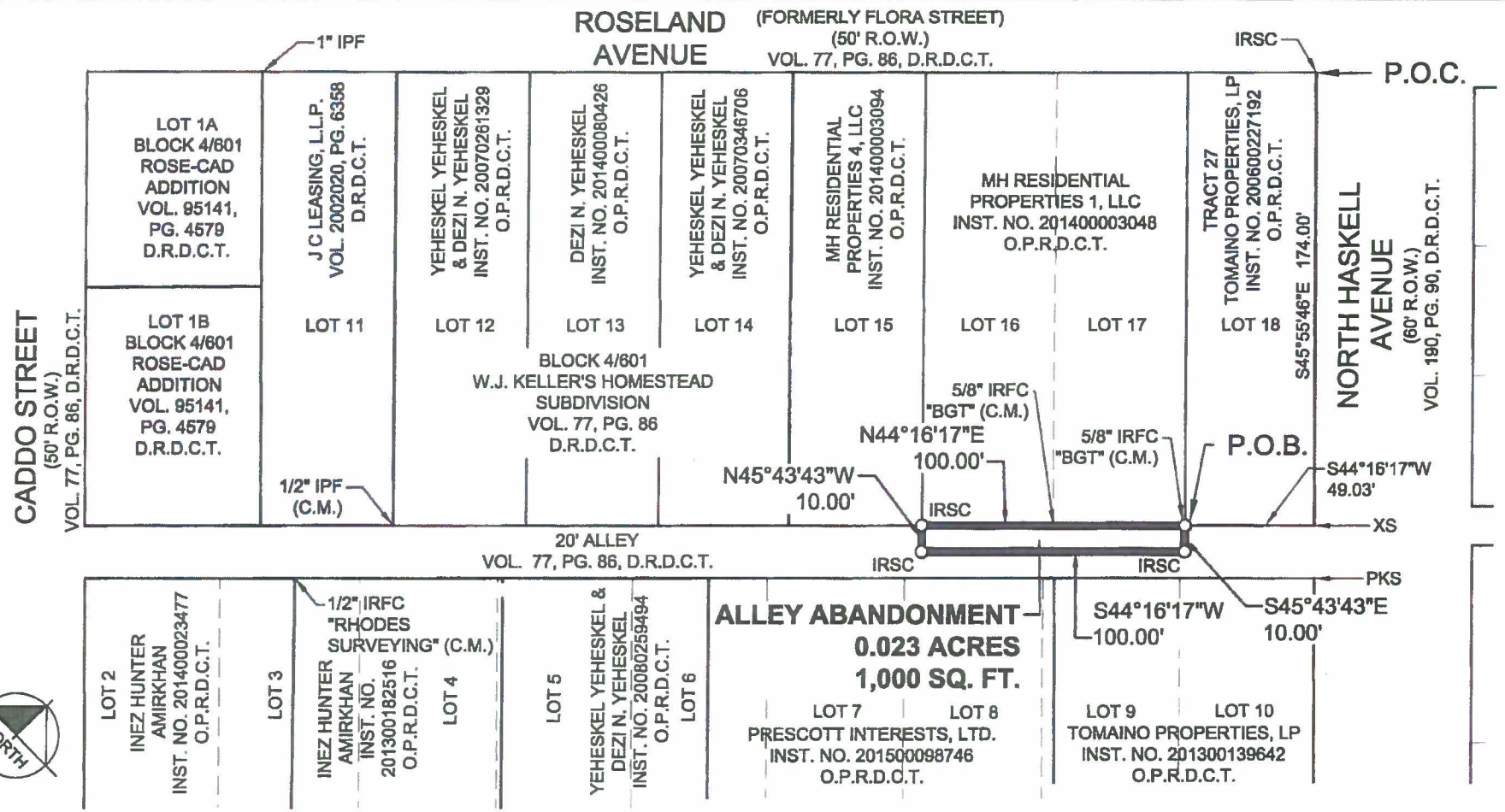
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ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD/JBH	DAB	FEB. 2016	064145034	1 OF 2

EXHIBIT A-TRACT II



0 30 60

GRAPHIC SCALE IN FEET

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
PKS = PK NAIL SET
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R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
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STATE OF TEXAS
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6.16.16

ALLEY ABANDONMENT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAD/JBH	DAB	FEB. 2016	064145034	2 OF 2

HOPPER, BRADIN 6/15/2016 2 52 PM K:\DAL_SURVEY\064145034-ALEXAN ROSS 2\DWG\064145034-ALEXAN ROSS 2 ABMT_ALLEY_MH RESIDENTIAL1.DWG

EXHIBIT A-TRACT III

LEGAL DESCRIPTION

BEING a 507 square foot (0.012 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in City Block 4/601 of the Official Block Numbers of the City of Dallas, Texas, and being part of a 20-foot wide alley across Block 4/601 created by the plat of W.J. Keller's Homestead Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 77, Page 86, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING a 5/8" iron rod with "KHA" cap set for corner at the intersection of the southwest right-of-way line of North Haskell Avenue (a 60-foot wide right-of-way, Vol. 190, Pg. 90) and the southeast right-of-way line of Roseland Avenue, formerly known as Flora Street, (a 50-foot wide right-of-way, Vol. 77, Pg. 86), being the north corner of Lot 18, Block 4/601, of said W.J. Keller's Homestead Subdivision, and being the north corner of a tract of land described as "Tract 27" in Special Warranty Deed to Tomaino Properties, LP, recorded in Instrument No. 200600227192, Official Public Records of Dallas County, Texas;

THENCE with said southwest right-of-way line of North Haskell Avenue, the northeast line of said Lot 18, and the northeast line of said "Tract 27", South 45°55'46" East, a distance of 174.00 feet to an "X" cut in concrete set at the intersection of said southwest right-of-way line of North Haskell Avenue and the northwest line of said 20-foot alley, being the east corner of said Lot 18, and being the east corner of said "Tract 27";

THENCE with said northwest line of the 20-foot alley, the southeast line of said Lot 18, and the southeast line of Lots 16 and 17, Block 4/601, of said W.J. Keller's Homestead Subdivision, South 44°16'17" West, a distance of 149.03 feet to a 5/8" iron rod with "KHA" cap set at the south corner of said Lot 16, the east corner of Lot 15, Block 4/601, of said W.J. Keller's Homestead Subdivision, the south corner of a tract of land described in Warranty Deed to MH Residential Properties 1, LLC, recorded in Instrument No. 201400003048 of said Official Public Records, and the east corner of a tract of land described in Warranty Deed to MH Residential Properties 4, LLC, recorded in Instrument No. 201400003094 of said Official Public Records, and for the **POINT OF BEGINNING**;

THENCE departing said northwest line of the 20-foot alley, the following courses and distances:

South 45°43'43" East, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for corner in the centerline of said 20-foot alley;

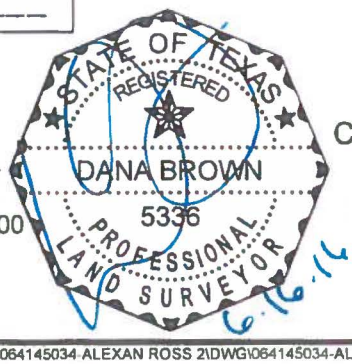
With said centerline of the 20-foot alley, South 44°16'17" West, a distance of 50.67 feet to a 5/8" iron rod with "KHA" cap set for corner;

Departing said centerline of the 20-foot alley, North 45°43'43" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for the south corner of Lot 15, Block 4/601 of said W.J. Keller's Homestead Subdivision, the south corner of said MH Residential Properties 4, LLC tract recorded in Instrument No. 201400003048, the east corner of Lot 14, Block 4/601 of said W.J. Keller's Homestead Subdivision, and the east corner of a tract of land described in Cash Warranty Deed to Yeheskel Yeheskel and Denzi N. Yeheskel, recorded in Instrument No. 20070346706 of said Official Public Records and in said northwest line of the 20-foot alley;

THENCE with said northwest line of the 20-foot alley and the southeast line of said Lot 15, North 44°16'17" East, a distance of 50.67 feet to the **POINT OF BEGINNING** and containing 507 square feet or 0.012 acres of land.

Bearing system of this survey is based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3715



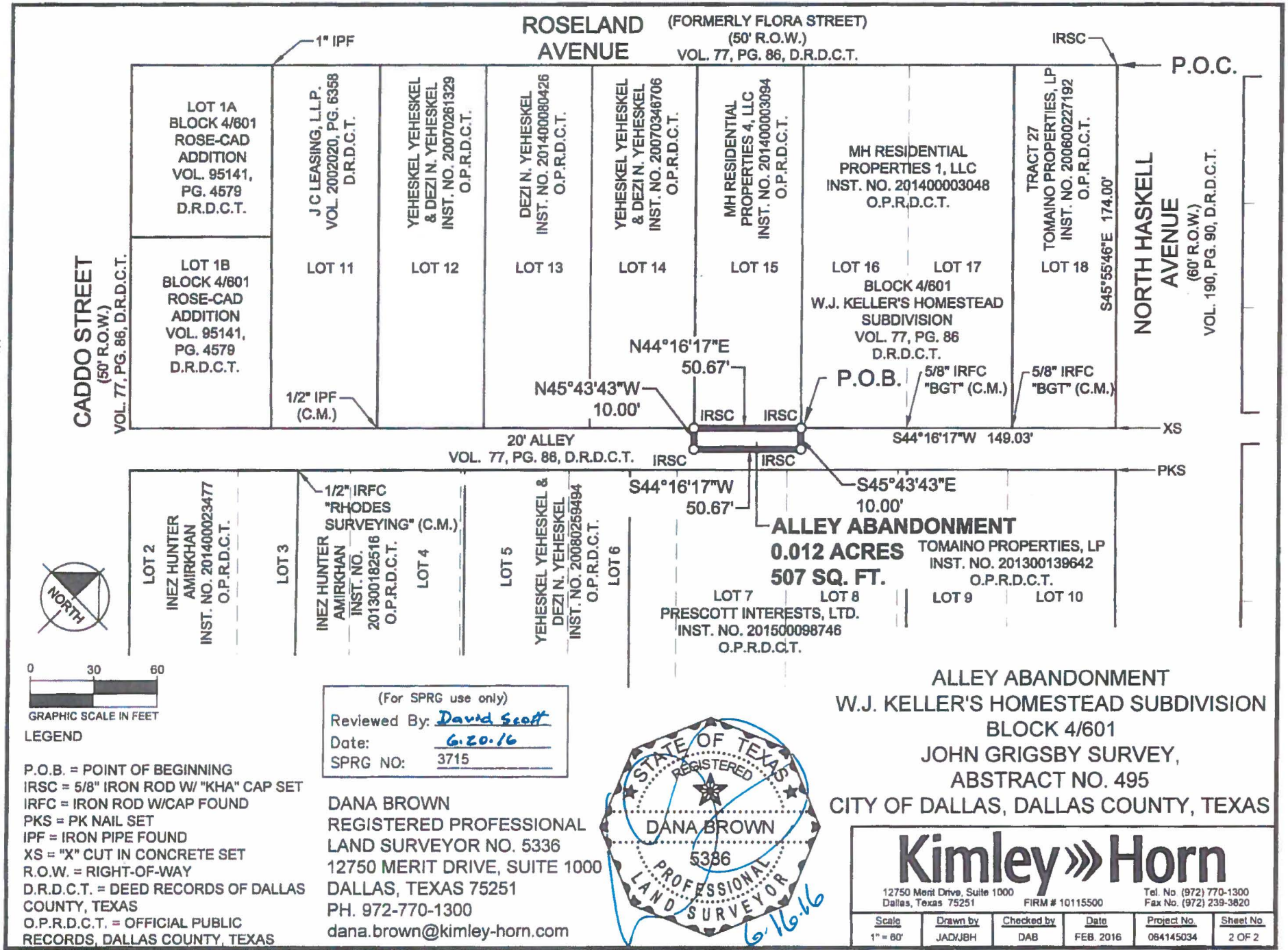
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ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
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ABSTRACT NO. 495
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD/JBH	DAB	FEB. 2016	064145034	1 OF 2

EXHIBIT A-TRACT III



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
PKS = PK NAIL SET
IPF = IRON PIPE FOUND
XS = "X" CUT IN CONCRETE SET
R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3715

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6.16.16

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAD/JBH	DAB	FEB. 2016	064145034	2 OF 2

EXHIBIT A-TRACT IV

LEGAL DESCRIPTION

BEING a 1,033 square foot (0.024 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in City Block 4/601 of the Official Block Numbers of the City of Dallas, Texas, and being part of a 20-foot wide alley across Block 4/601 created by the plat of W.J. Keller's Homestead Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 77, Page 86, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING a 5/8" iron rod with "KHA" cap set for corner at the intersection of the southwest right-of-way line of North Haskell Avenue (a 60-foot wide right-of-way, Vol. 190, Pg. 90) and the southeast right-of-way line of Roseland Avenue, formerly known as Flora Street, (a 50-foot wide right-of-way, Vol. 77, Pg. 86), being the north corner of Lot 18, Block 4/601, of said W.J. Keller's Homestead Subdivision, and being the north corner of a tract of land described as "Tract 27" in Special Warranty Deed to Tomaino Properties, LP, recorded in Instrument No. 200600227192, Official Public Records of Dallas County, Texas;

THENCE with said southwest right-of-way line of North Haskell Avenue, the northeast line of said Lot 18, and the northeast line of said "Tract 27", South 45°55'46" East, a distance of 174.00 feet to an "X" cut in concrete set at the intersection of said southwest right-of-way line of North Haskell Avenue and the northwest line of said 20-foot alley, being the east corner of said Lot 18, and being the east corner of said "Tract 27";

THENCE with said northwest line of the 20-foot alley, the southeast line of said Lot 18, and the southeast line of Lots 15, 16, and 17, Block 4/601, of said W.J. Keller's Homestead Subdivision, South 44°16'17" West, a distance of 199.70 feet to a 5/8" iron rod with "KHA" cap set for the south corner of said Lot 15, the south corner of a tract of land described in Warranty Deed to MH Residential Properties 4, LLC, recorded in Instrument No. 201400003094 of said Official Public Records, the east corner of Lot 14, Block 4/601 of said W.J. Keller's Homestead Subdivision, and the east corner of a tract of land described in Cash Warranty Deed to Yeheskel Yeheskel and Denzi N. Yeheskel, recorded in Instrument No. 20070346706 of said Official Public Records, and being all of **POINT OF BEGINNING**;

THENCE departing said northwest line of the 20-foot alley, South 45°43'43" East, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for corner in the centerline of said 20-foot alley;

THENCE with said centerline of the 20-foot alley, South 44°16'17" West, a distance of 30.16 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said centerline of the 20-foot alley, South 45°43'43" East, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for the west corner of a tract of land described in Special Warranty Deed to Prescott Interests, Ltd., recorded in Instrument No. 201500098746 of said Official Public Records, and the north corner of a tract of land described conveyed in Special Warranty Deed to Yeheskel Yeheskel and Dezi N. Yeheskel recorded in Instrument No. 20080259494 of said Official Public Records, in the northwest line of Lot 6, Block 4/601 of said W.J. Keller's Homestead Subdivision, and being in the southeast line of said 20-foot alley;

CONTINUED ON SHEET 2

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Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3717

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD/JBH	DAB	FEB 2016	064145034	1 OF 3

EXHIBIT A-TRACT IV

LEGAL DESCRIPTION (CONTINUED)

THENCE with said southeast line of the 20-foot alley, the northwest line of the said Lot 5, Block 4/601 of said W.J. Keller's Homestead Subdivision, and Lot 6, South 44°16'17" West, a distance of 54.00 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said southeast line of the the 20-foot alley, North 45°43'48" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for corner in said centerline of 20-foot alley;

THENCE with said centerline of the 20-foot alley, North 44°16'17" East, a distance of 34.83 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said centerline of the 20-foot alley, North 45°43'43" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for the south corner of said Lot 14, the east corner of Lot 13, Block 4/601 of said W.J. Keller's Homestead Subdivision, the south corner of said Yeheskel Yeheskel and Denzi N. Yeheskel tract recorded in Instrument No. 20070346706, and the east corner of a tract of land described in General Warranty Deed to Denzi N. Yeheskel, recorded in Instrument No. 201400080426 of said Official Public Records, and in said northwest line of the 20-foot alley;

THENCE with said northwest line of the 20-foot alley and the southeast line of the said Lot 14, North 44°16'17" East, a distance of 49.33 feet to the **POINT OF BEGINNING** and containing 1,033 square feet or 0.024 acres of land.

Bearing system of this survey is based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3717

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

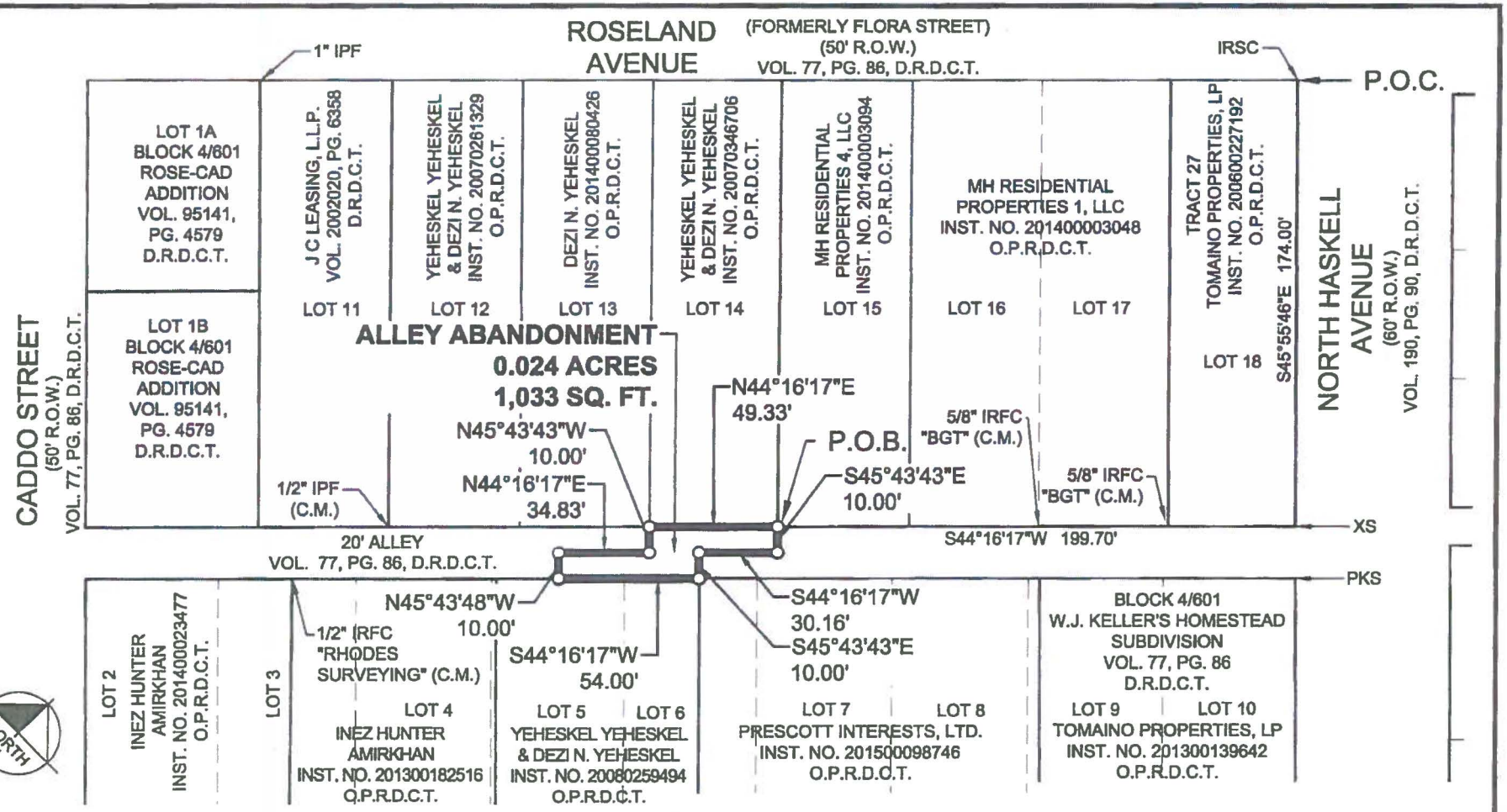
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD/JBH	DAB	FEB. 2016	064145034	2 OF 3

EXHIBIT A-TRACT IV



0 30 60

GRAPHIC SCALE IN FEET

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
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(For SPRG use only)
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ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAD/JBH	DAB	FEB. 2016	064145034	3 OF 3

EXHIBIT A-TRACT V

LEGAL DESCRIPTION

BEING a 348 square foot (0.008 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in City Block 4/601 of the Official Block Numbers of the City of Dallas, Texas and being part of a 20-foot wide alley across Block 4/601 created by the plat of W.J. Keller's Homestead Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 77, Page 86, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING a 5/8" iron rod with "KHA" cap set for corner at the intersection of the southwest right-of-way line of North Haskell Avenue (a 60-foot wide right-of-way, Vol. 190, Pg. 90) and the southeast right-of-way line of Roseland Avenue, formerly known as Flora Street, (a 50-foot wide right-of-way, Vol. 77, Pg. 86), being the north corner of Lot 18, Block 4/601, of said W.J. Keller's Homestead Subdivision, and being the north corner of a tract of land described as "Tract 27" in Special Warranty Deed to Tomaino Properties, LP, recorded in Instrument No. 200600227192, Official Public Records of Dallas County, Texas;

THENCE with said southwest right-of-way line of North Haskell Avenue, the northeast line of said Lot 18, and the northeast line of said "Tract 27", South 45°55'46" East, a distance of 174.00 feet to an "X" cut in concrete set at the intersection of said southwest right-of-way line of North Haskell Avenue and the northwest line of said 20-foot alley, being the east corner of said Lot 18, and being the east corner of said "Tract 27";

THENCE with said northwest line of the 20-foot alley, the southeast line of said Lot 18, and the southeast line of Lots 14, 15, 16, and 17, Block 4/601, of said W.J. Keller's Homestead Subdivision, South 44°16'17" West, a distance of 249.03 feet to a 5/8" iron rod with "KHA" cap set for the south corner of said Lot 14, the south corner of a tract of land described in Cash Warranty Deed to Yeheskel Yeheskel and Denzi N. Yeheskel, recorded in Instrument No. 20070346706, of said Official Public Records, and the east corner of Lot 13, Block 4/601 of said W.J. Keller's Homestead Subdivision, and the east corner of a tract of land described in General Warranty Deed to Denzi N. Yeheskel, recorded in Instrument No. 201400080426 of said Official Public Records, and for the **POINT OF BEGINNING**;

THENCE departing said northwest line of the 20-foot alley, South 45°43'43" East, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for corner in the centerline of said 20-foot alley;

THENCE with said centerline of the 20-foot alley, South 44°16'17" West, a distance of 34.83 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said centerline of the 20-foot alley, North 45°43'48" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for corner in said northwest line of the 20-foot alley and the southeast line of said Lot 13;

THENCE with said northwest line of the 20-foot alley and said southeast line of Lot 13, North 44°16'17" East, a distance of 34.83 feet to the **POINT OF BEGINNING** and containing 348 square feet or 0.008 acres of land.

Bearing system of this survey is based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3714

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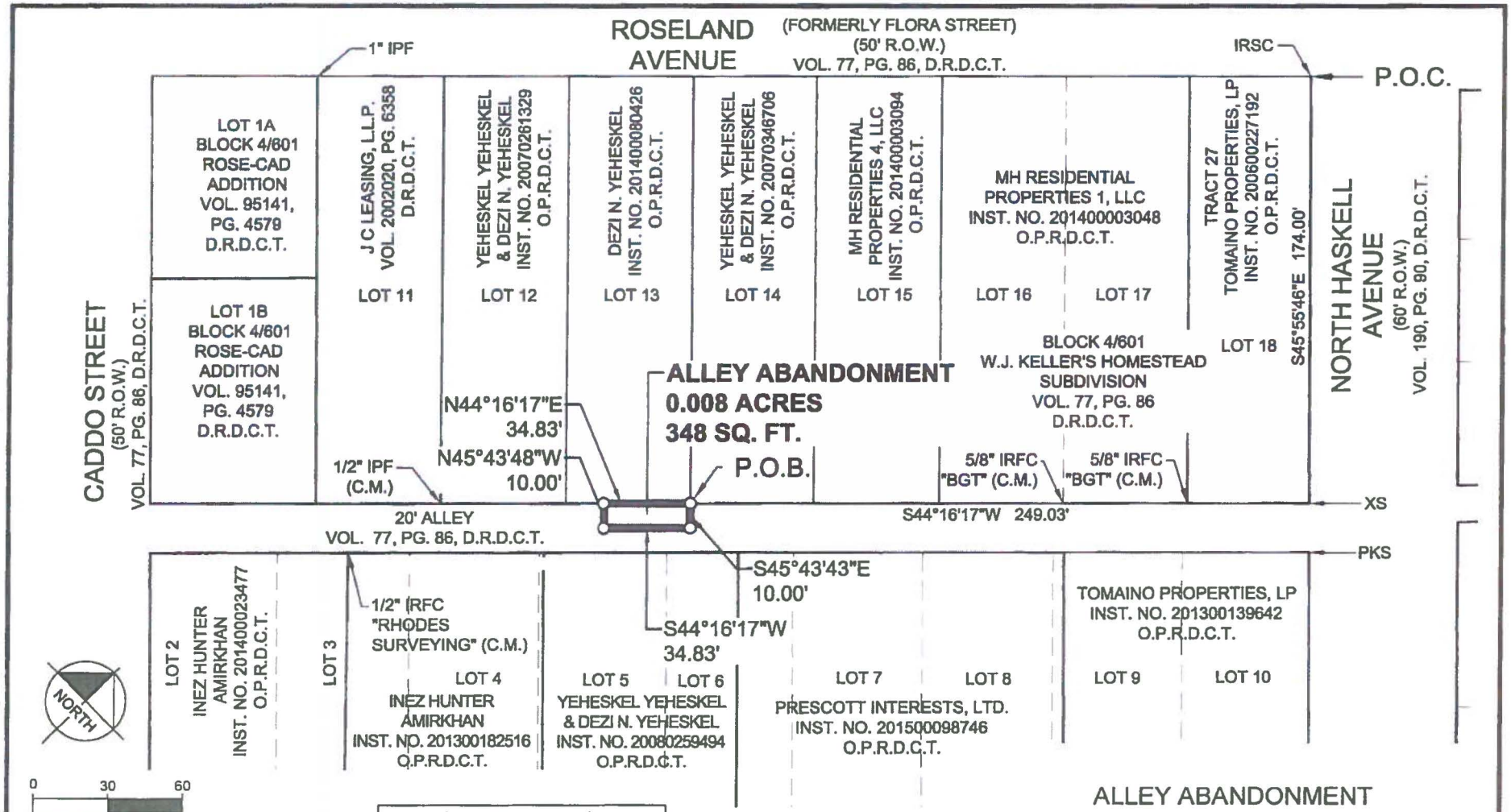
STATE OF TEXAS
REGISTERED
DANA BROWN
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6.16.16

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD/JBH	DAB	FEB. 2016	064145034	1 OF 2

EXHIBIT A-TRACT V



0 30 60

GRAPHIC SCALE IN FEET

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
PKS = PK NAIL SET
IPF = IRON PIPE FOUND
XS = "X" CUT IN CONCRETE SET
R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3714

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STATE OF TEXAS REGISTERED DANA BROWN 5336 PROFESSIONAL LAND SURVEYOR
6.16.16

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAD/JBH	DAB	FEB. 2016	064145034	2 OF 2

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EXHIBIT A-TRACT VI

LEGAL DESCRIPTION

BEING a 1,312 square foot (0.030 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in City Block 4/601 of the Official Block Numbers of the City of Dallas, Texas, and being part of a 20-foot wide alley across Block 4/601 created by the plat of W.J. Keller's Homestead Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 77, Page 86, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING a 5/8" iron rod with "KHA" cap set for corner at the intersection of the southwest right-of-way line of North Haskell Avenue (a 60-foot wide right-of-way, Vol. 190, Pg. 90) and the southeast right-of-way line of Roseland Avenue, formerly known as Flora Street, (a 50-foot wide right-of-way, Vol. 77, Pg. 86), being the north corner of Lot 18, Block 4/601, of said W.J. Keller's Homestead Subdivision, and being the north corner of a tract of land described as "Tract 27" in Special Warranty Deed to Tomaino Properties, LP, recorded in Instrument No. 200600227192, Official Public Records of Dallas County, Texas;

THENCE with said southwest right-of-way line of North Haskell Avenue, the northeast line of said Lot 18 and the northeast line of said "Tract 27", South 45°55'46" East, a distance of 194.00 feet to a PK nail set for corner at the intersection of said southwest right-of-way line of North Haskell Avenue, and the southeast line of said 20-foot alley, being the north corner of Lot 10, Block 4/601 of said W.J. Keller's Homestead Subdivision, and being the north corner of a called 0.34 acre tract of land described in Special Warranty Deed to Tomaino Properties, LP, recorded in Instrument No. 201300139642 of said Official Public Records;

THENCE with said southeast line of the 20-foot alley, the northwest line of said Lot 10, and Lot 10 Block 4/601 of said W.J. Keller's Homestead Subdivision, South 44°16'17" West, a distance of 98.74 feet to a 5/8" iron rod with "KHA" cap set for the west corner of said 0.34 acre tract and the north corner of a called 0.4689 acre tract of land described in Special Warranty Deed to Prescott Interests, LTD., recorded in Instrument No. 201500098746 of said Official Public Records and for the **POINT OF BEGINNING**;

THENCE continuing with said southeast line of said 20-foot alley, the northwest line of said Lot 9, and Lots 6, 7, and 8, Block 4/601, of said W.J. Keller's Homestead Subdivision, South 44°16'17" West, a distance of 131.19 feet to a 5/8" iron rod with "KHA" cap set for the west corner of said 0.4689 acre tract, and the north corner of a tract of land described in Special Warranty Deed to Yeheskel Yeheskel and Dezi N. Yeheskel recorded in Instrument No. 20080259494 of said Official Public Records;

THENCE departing said southeast line of the 20-foot alley and said northwest line of Lot 6, North 45°43'43" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set for corner in the centerline of said 20-foot alley;

THENCE with said centerline of the 20-foot alley,North 44°16'17" East, a distance of 131.19 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said centerline of the 20-foot alley, South 45°43'43" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 1,312 square feet or 0.030 acres of land.

Bearing system of this survey is based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

(For SPRG use only)
Reviewed By: David Scott
Date: 6.20.16
SPRG NO: 3718

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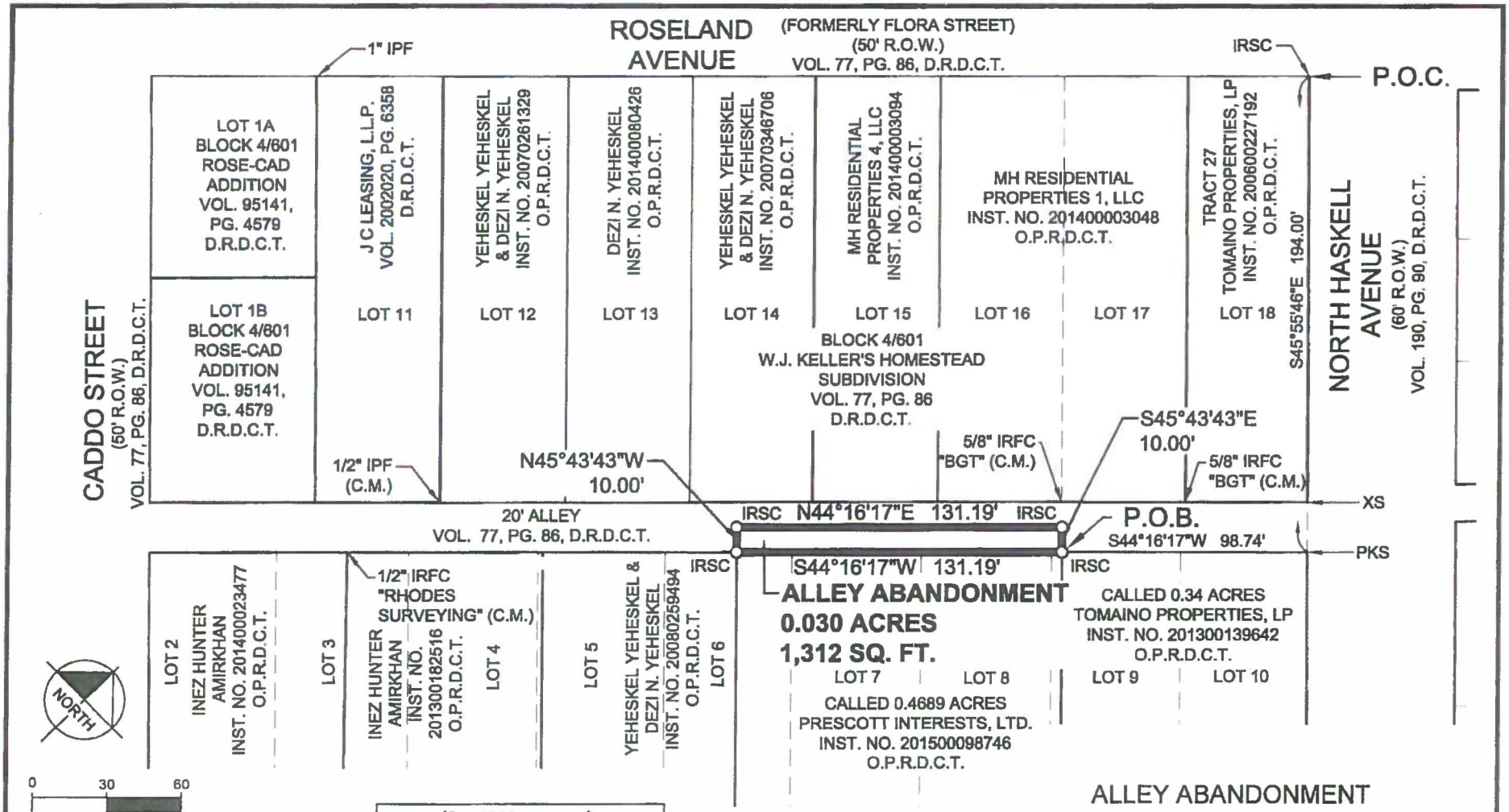
STATE OF TEXAS
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DANA BROWN
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6.16.16

ALLEY ABANDONMENT
W.J. KELLER'S HOMESTEAD SUBDIVISION
BLOCK 4/601
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ABSTRACT NO. 495
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD/JBH	DAB	FEB. 2016	064145034	1 OF 2

EXHIBIT A-TRACT VI



0 30 60

GRAPHIC SCALE IN FEET

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
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ALLEY ABANDONMENT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAD/JBH	DAB	FEB. 2016	064145034	2 OF 2

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EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

EXHIBIT C

BEING a 2,908 square foot (0.0668 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; and being in City Block 4/601 of the Official Block Numbers of the City of Dallas, Texas; and being part of Lot 5, Block 4/601, W.J. Keller Homestead Subdivision, an addition to the City of Dallas according to the plat thereof recorded in Volume 77, Page 86, Deed Records of Dallas County, Texas; and being part of a tract of land described in Special Warranty Deed to Yeheskel Yeheskel and Dezi N. Yeheskel recorded in Instrument No. 20080259494, Official Public Records of Dallas County, Texas; and being more particularly described as follows:

COMMENCING at the intersection of said northwest right-of-way line of Ross Avenue (an 80-foot wide right-of-way, the adjacent 15' dedicated by Volume 18, Page 566 of the Dallas County Court at Law #2 Records and the northeast right-of-way line of Caddo Street (a 50-foot wide right-of-way, Volume 77, Page 86 Deed Records of Dallas County, Texas) the south corner of a tract of land described in General Warranty Deeds to Inez Hunter Amirkhan recorded in Instrument Nos. 201400023477 and 201300182516 of said Official Public Records and the south corner of Lot 2, Block 4/601 of said W.J. Keller Homestead Subdivision;

THENCE with said northwest right-of-way line of Ross Avenue and the southeast line of said Amirkhan tract, North 43°40'04" East, a distance of 157.03 feet (Deeds 155.57') to an "X" cut in concrete set for the east corner of said Amirkhan tract, the south corner of said Yeheskel tract, in the common line between Lot 4, Block 4/601, of said W.J. Keller Homestead Subdivision and said Lot 5 and for the **POINT OF BEGINNING**; from which an "X" cut in concrete found for reference bears North 58°15' West, a distance of 0.8 feet;

THENCE departing said northwest right-of-way line of Ross Avenue, with the northeast line of said Amirkhan tract, the southwest line of said Yeheskel tract, and said common line between Lots 4 and 5, North 45°43'48" West, a distance of 157.34 feet to a 5/8" iron rod with "KHA" cap set for corner in the southeast line of a 20' alley across Block 4/601 created by said plat of W.J. Keller Homestead Subdivision, the north corner of said Amirkhan tract, the west corner of said Yeheskel tract, the north corner of said Lot 4 and the west corner of said Lot 5; from which a 1/2" iron rod with "Rhodes Surveying" cap found bears South 44°16'17" West, a distance of 78.35 feet;

THENCE with said southeast right-of-way line of the 20' alley, the northwest line of said Yeheskel tract and the northwest line of said Lot 5, North 44°16'17" East, a distance of 24.00 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said southeast line of the 20' alley, said northwest line of the Yeheskel tract and said northwest line of Lot 5, the following courses and distances:

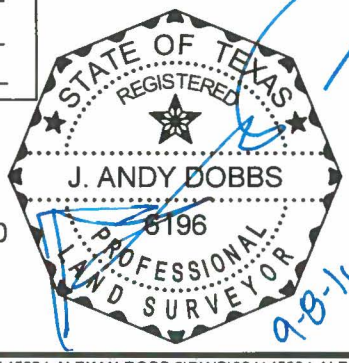
South 45°43'48" East, a distance of 46.00 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 29°01'51" East, a distance of 31.32 feet to a 5/8" iron rod with "KHA" cap set for corner;
South 45°43'48" East, a distance of 81.18 feet to a 5/8" iron rod with "KHA" cap set for corner in said northwest right-of-way line of Ross Avenue, the southeast line of said Yeheskel tract;

THENCE with said northwest right-of-way line of Ross Avenue and said southeast line of the Yeheskel tract, South 43°40'04" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 2,908 square feet or 0.0668 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)
Reviewed By: JD
Date: 9/9/2016
SPRG NO: 3466

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

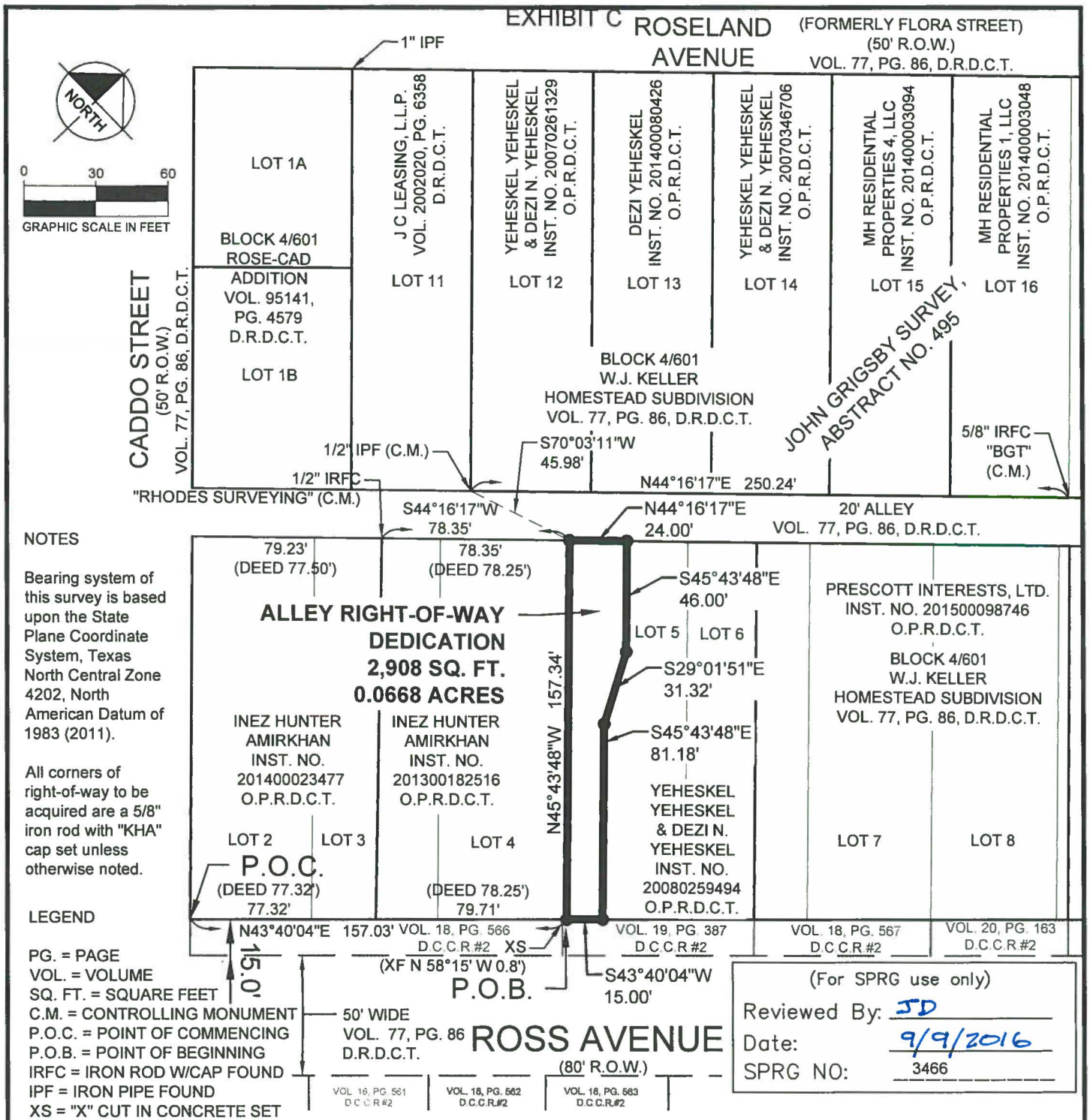


ALLEY RIGHT-OF-WAY DEDICATION
W.J. KELLER HOMESTEAD SUBDIVISION
PART OF LOT 5, BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SLJ	DAB	AUG. 2015	064145034	1 OF 2

EXHIBIT C



NOTES

Bearing system of this survey is based upon the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

All corners of right-of-way to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted.

LEGEND

PG. = PAGE
VOL. = VOLUME
SQ. FT. = SQUARE FEET
C.M. = CONTROLLING MONUMENT
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
XS = "X" CUT IN CONCRETE SET
XF = "X" CUT IN CONCRETE FOUND
R.O.W. = RIGHT-OF-WAY
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.C.C.R. = DALLAS COUNTY COURT AT LAW #2 RECORDS

(For SPRG use only)
Reviewed By: JD
Date: 9/9/2016
SPRG NO: 3466

ALLEY RIGHT-OF-WAY DEDICATION
W.J. KELLER HOMESTEAD SUBDIVISION
PART OF LOT 5, BLOCK 4/601
JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
9-8-16

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SLJ	DAB	AUG. 2015	064145034	2 OF 2

ADDENDUM ITEM # 10

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 8

DEPARTMENT: Trinity Watershed Management

CMO: Mark McDaniel, 670-3256

MAPSCO: 57 Z

SUBJECT

A resolution authorizing the conveyance of a utility easement containing approximately 14,523 square feet of land to Southwestern Bell Telephone Company d/b/a AT&T Texas for the construction, use, and maintenance of communication and information facilities across City-owned land located on Great Trinity Forest Way near its intersection with South Longacre Lane - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to expedite the processing of the easement in order to meet the project schedule.

This item authorizes the conveyance of an easement to Southwestern Bell Telephone Company d/b/a AT&T Texas, located on Great Trinity Forest Way near its intersection with South Longacre Lane. This easement will allow for the construction, use, and maintenance of communication and information systems to service the Trinity Forest Golf Course.

The property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

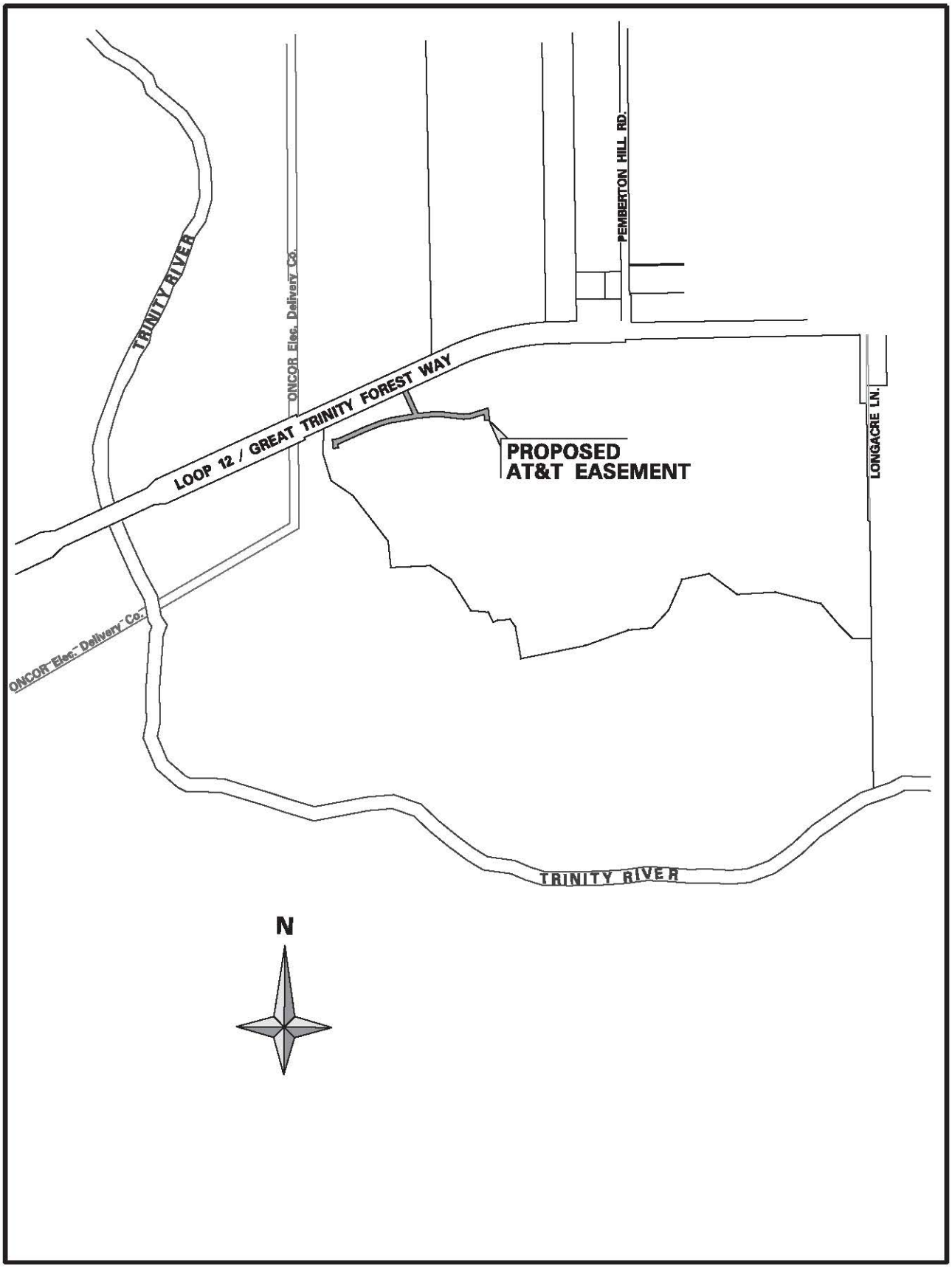
Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached


TRINITY RIVER
ONCOR Elec. Delivery Co.
PEMBERTON HILL RD.
LOOP 12 / GREAT TRINITY FOREST WAY
PROPOSED
AT&T EASEMENT
LONGACRE LN.
ONCOR Elec. Delivery Co.
TRINITY RIVER
N

September 28, 2016

WHEREAS, the City of Dallas owns certain land being part of Block 6258, Dallas, Dallas County, Texas, which is currently being developed for use as the Trinity Forest Golf Course, being the same land conveyed to the City of Dallas by deed recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County Texas; and

WHEREAS, Southwestern Bell Telephone Company d/b/a AT&T Texas has requested a Utility Easement containing approximately 14,523 square feet of land, being more fully described in Exhibit A, attached hereto and incorporated herein for all purposes (the Easement); for the construction, use, and maintenance of communication and information facilities; and

WHEREAS, the property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit corporation; and

WHEREAS, pursuant to said Lease Agreement, Section 7.08, Zoning and Platting; Permits and Other Approvals, the Lessee is required to bear the cost for any necessary easements; and

WHEREAS, the City of Dallas needs and desires said utility service to provide service to the Trinity Forest Golf Course; **Now Therefore,**

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

SECTION 1. That the City Manager or his designee is authorized to execute and deliver to Southwestern Bell Telephone Company d/b/a AT&T Texas, a Utility Easement to be attested by the City Secretary upon approval as to form by the City Attorney, for the construction, use, and maintenance of communication and information facilities to service the Trinity Forest Golf Course, as to approximately 14,523 square feet of land described in Exhibit A.

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

APPROVED AS TO FORM:
Christopher D. Bowers, Interim City Attorney

BY: _____
Assistant City Attorney

14,523 Square Feet/0.333 Acre
AT&T EASEMENT
Part of "Tract 2" in Special Warrant Deed to the City of Dallas
And situated in City Block 6258
Gideon Pemberton Survey, Abstract No. 1155
City of Dallas, Dallas County, Texas

EXHIBIT A

DESCRIPTION, of a 14,523 square foot (0.333 acre) tract of land situated in the Gideon Pemberton Survey, Abstract No. 1155, City of Dallas, Dallas County, Texas and in Block 6258, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land described as "Tract 2" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County, Texas; said 14,523 square foot (0.333 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506):

BEGINNING, at 5/8-inch iron rod with blue "PACHECO KOCH" "EASEMENT" cap set (hereinafter referred to as "iron rod set") in the southeast right-of-way line of Loop 12 (Great Trinity Forest Way, a variable width right-of-way) and a northwest line of said "Tract 2"; said point being North 65 degrees, 13 minutes, 30 seconds East, a distance of 912.00 feet from a 1/2-inch iron rod with "PACHECO KOCH" cap found (Controlling Monument);

THENCE, North 65 degrees, 13 minutes, 30 seconds East, along the said south line of Loop 12 (Great Trinity Forest Way) and the said northwest line of "Tract 2", a distance of 10.04 feet to an iron rod set; said point being South 65 degrees, 13 minutes, 30 seconds West, a distance of 703.83 feet from a 3.25-inch aluminum disk stamped "LCI" found (Controlling Monument) at a point of curvature in the said southeast line of Loop 12 (Great Trinity Forest Way);

THENCE, departing the said southeast line of Loop 12 (Great Trinity Forest Way) and the said northwest line of "Tract 2" and into and across said "Tract 2", the following twenty-three (23) calls

South 19 degrees, 27 minutes, 31 seconds East, a distance of 199.34 feet to an iron rod set; said point being the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right, having a central angle of 03 degrees, 22 minutes, 31 seconds, a radius of 2,499.75 feet, a chord bearing and distance of South 88 degrees, 26 minutes, 04 seconds East, 147.24 feet, an arc distance of 147.26 feet to an iron rod set at the end of said curve;

South 78 degrees, 19 minutes, 58 seconds East, a distance of 103.18 feet to an iron rod set;

South 81 degrees, 13 minutes, 53 seconds East, a distance of 114.50 feet to an iron rod set;

North 81 degrees, 09 minutes, 47 seconds East, a distance of 145.44 feet to an iron rod set;

South 08 degrees, 50 minutes, 13 seconds East, a distance of 67.54 feet to an iron rod set;

FIELD NOTES APPROVED: 9/12/16

South 81 degrees, 09 minutes, 47 seconds West, a distance of 10.00 feet to an iron rod set;

North 08 degrees, 50 minutes, 13 seconds West, a distance of 57.54 feet to an iron rod set;

South 81 degrees, 09 minutes, 47 seconds West, a distance of 136.98 feet to an iron rod set;

North 81 degrees, 13 minutes, 53 seconds West, a distance of 116.30 feet to an iron rod set;

North 78 degrees, 19 minutes, 58 seconds West, a distance of 102.70 feet to an iron rod set; said point being the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left, having a central angle of 05 degrees, 18 minutes, 40 seconds, a radius of 2,489.75 feet, a chord bearing and distance of North 89 degrees, 25 minutes, 09 seconds West, 230.71 feet, an arc distance of 230.79 feet to an iron rod set at the end of said curve; said point being the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left, having a central angle of 13 degrees, 17 minutes, 35 seconds, a radius of 1,129.25 feet, a chord bearing and distance of South 80 degrees, 42 minutes, 16 seconds West, 261.41 feet, an arc distance of 262.00 feet to an iron rod set at the end of said curve;

South 72 degrees, 59 minutes, 58 seconds West, a distance of 291.91 feet to an iron rod set;

South 17 degrees, 00 minutes, 02 seconds East, a distance of 34.25 feet to an iron rod set;

South 73 degrees, 00 minutes, 00 seconds West, a distance of 12.00 feet to an iron rod set;

North 17 degrees, 00 minutes, 00 seconds West, a distance of 10.00 feet to an iron rod set;

North 73 degrees, 00 minutes, 00 seconds East, a distance of 2.00 feet to an iron rod set;

North 17 degrees, 00 minutes, 02 seconds West, a distance of 34.25 feet to an iron rod set;

North 72 degrees, 59 minutes, 58 seconds East, a distance of 302.00 feet to an iron rod set; said point being the beginning of a non-tangent curve to the right;

14,523 Square Feet/0.333 Acre
AT&T EASEMENT
Part of "Tract 2" in Special Warrant Deed to the City of Dallas
And situated in City Block 6258
Gideon Pemberton Survey, Abstract No. 1155
City of Dallas, Dallas County, Texas

EXHIBIT A

Along said non-tangent curve to the right, having a central angle of 13 degrees, 18 minutes, 01 seconds, a radius of 1,139.25 feet, a chord bearing and distance of North 80 degrees, 42 minutes, 13 seconds East, 263.87 feet, an arc distance of 264.46 feet to an iron rod set at the end of said curve; said point being the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right, having a central angle of 01 degrees, 42 minutes, 41 seconds , a radius of 2,499.75 feet, a chord bearing and distance of North 88 degrees, 46 minutes, 47 seconds East, 74.66 feet, an arc distance of 74.66 feet to an iron rod set at the end of said curve;

North 19 degrees, 27 minutes, 31 seconds West, a distance of 194.92 feet to the POINT OF BEGINNING;

CONTAINING, 14,523 square feet or 0.333 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

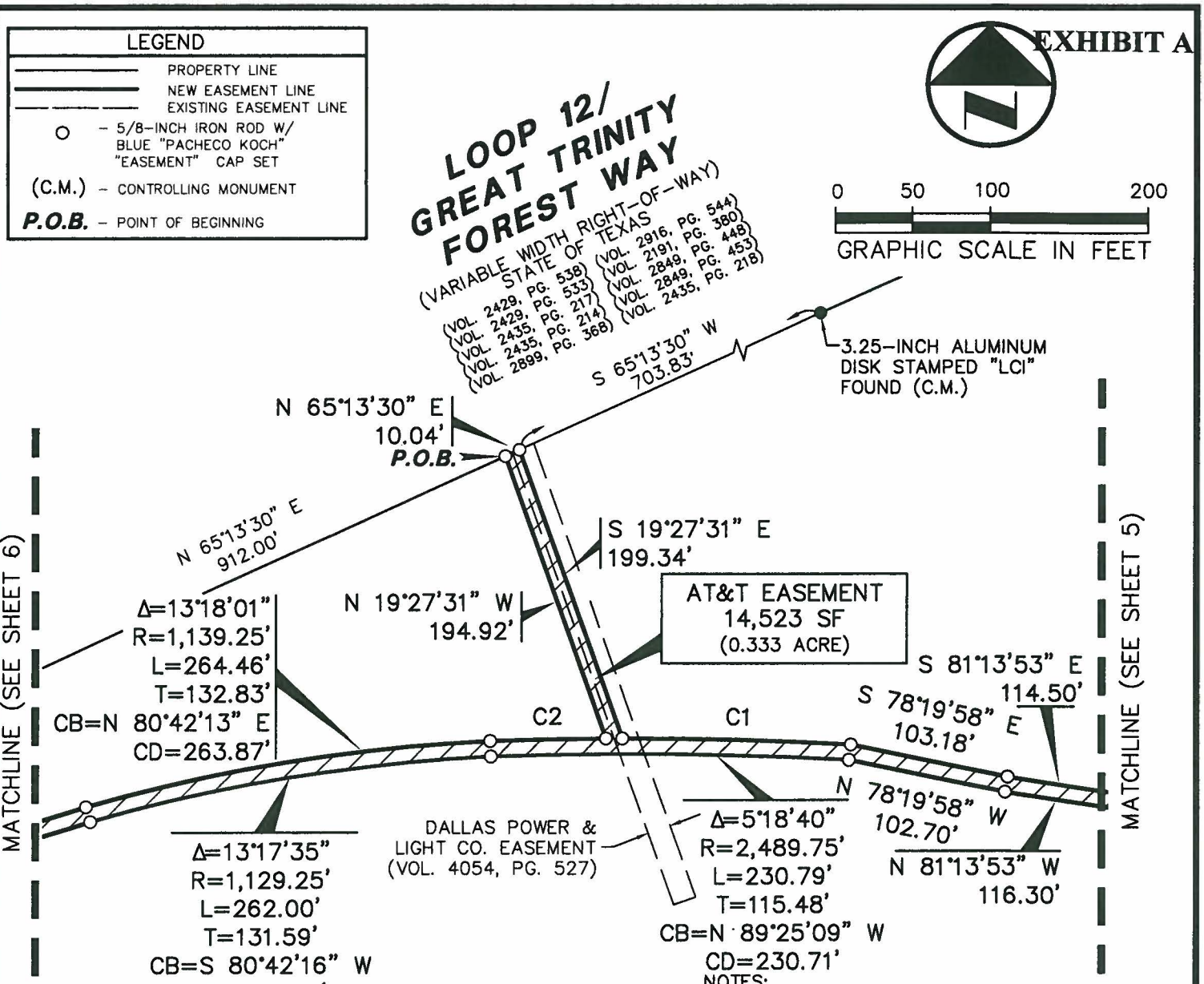
08/09/2016

Michael C. Clover Date
Registered Professional Land Surveyor No. 5225
Pacheco Koch, LLC
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10193805

STATE OF TEXAS
REGISTERED
MICHAEL C. CLOVER
5225
PROFESSIONAL
LAND SURVEYOR

2741-15.114EX2.doc
2741-15.114EX2.dwg acd

EXHIBIT A



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

STATE OF TEXAS
REGISTERED
MICHAEL C. CLOVER
5225
PROFESSIONAL
LAND SURVEYOR

Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date
08/09/2016

14,523 Square Feet/ 0.333 Acre AT&T EASEMENT

PART OF "TRACT 2" IN SPECIAL WARRANTY DEED TO THE CITY OF DALLAS AND SITUATED IN CITY BLOCK 6258, GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 7

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	MCC	1"=100'	AUGUST 2016	2741-15.114

DWG FILE: 2741-15.114EX2-MCC.DWG

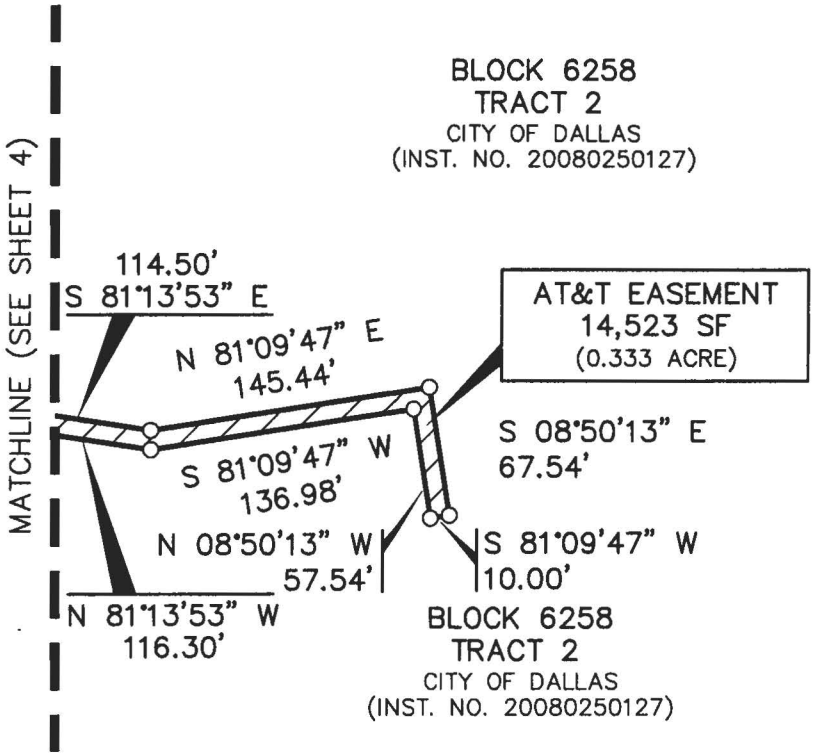
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ADEITZ

EXHIBIT A

LEGEND	
———	PROPERTY LINE
———	NEW EASEMENT LINE
— — —	EXISTING EASEMENT LINE
○	– 5/8–INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	– CONTROLLING MONUMENT
P.O.B.	– POINT OF BEGINNING

0 50 100 200

GRAPHIC SCALE IN FEET



BLOCK 6258
TRACT 2
CITY OF DALLAS
(INST. NO. 20080250127)

SEE SHEET 7 FOR LINE AND CURVE TABLE

SEE SHEET 4 FOR SURVEYOR'S CERTIFICATION

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

14,523 Square Feet/ 0.333 Acre AT&T EASEMENT

PART OF "TRACT 2" IN SPECIAL WARRANTY DEED TO THE CITY OF DALLAS AND SITUATED IN CITY BLOCK 6258, GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1155 CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 7

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

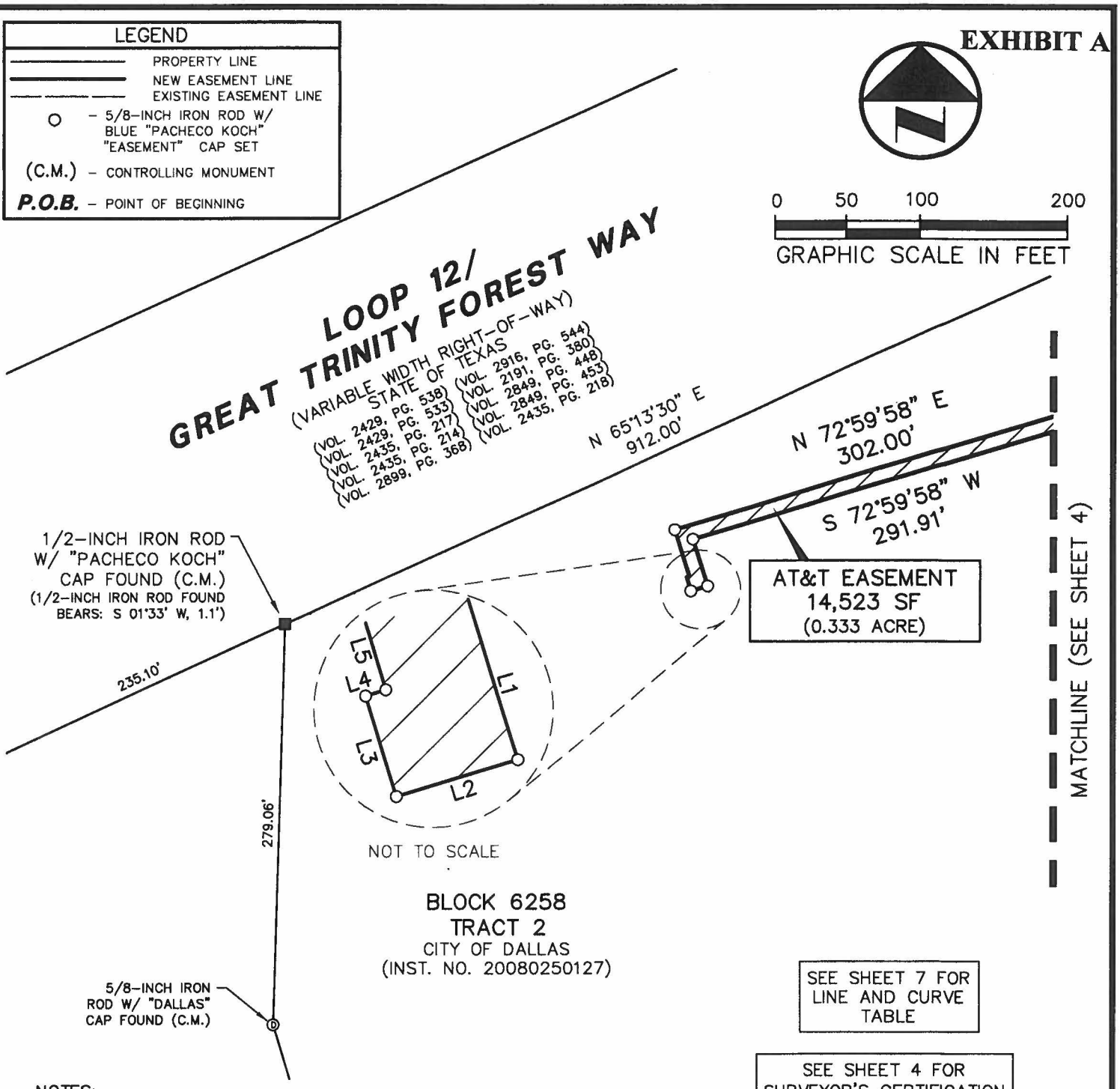
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	MCC	1"=100'	AUGUST 2016	2741–15.114

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EXHIBIT A

LEGEND	
———	PROPERTY LINE
———	NEW EASEMENT LINE
— — — —	EXISTING EASEMENT LINE
○	– 5/8–INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	– CONTROLLING MONUMENT
P.O.B.	– POINT OF BEGINNING



SEE SHEET 7 FOR LINE AND CURVE TABLE

SEE SHEET 4 FOR SURVEYOR'S CERTIFICATION

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

14,523 Square Feet/ 0.333 Acre AT&T EASEMENT

PART OF "TRACT 2" IN SPECIAL WARRANTY DEED TO THE CITY OF DALLAS AND SITUATED IN CITY BLOCK 6258, GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1155 CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 7

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–14439
TX REG. SURVEYING FIRM LS–10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	MCC	1"=100'	AUGUST 2016	2741–15.114

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 17° 00' 02" E	34.25'
L2	S 73° 00' 00" W	12.00'
L3	N 17° 00' 00" W	10.00'
L4	N 73° 00' 00" E	2.00'
L5	N 17° 00' 02" W	34.25'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	3°22'31"	2499.75'	147.26'	73.65'	S 88°26'04" E	147.24'
C2	1°42'41"	2499.75'	74.66'	37.33'	N 88°46'47" E	74.66'

SEE SHEET 4 FOR SURVEYOR'S CERTIFICATION

14,523 Square Feet/ 0.333 Acre AT&T EASEMENT

PART OF "TRACT 2" IN SPECIAL WARRANTY DEED TO THE CITY OF DALLAS AND SITUATED IN CITY BLOCK 6258, GIDEON PEMBERTON SURVEY, ABSTRACT NO. 1155 CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 7 OF 7

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	MCC	NONE	AUGUST 2016	2741-15.114

DWG FILE: 2741-15.114EX2-MCC.DWG

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ADEITZ

ADDENDUM ITEM # 11

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: City Attorney's Office

CMO: Christopher D. Bowers, 670-3491

MAPSCO: N/A

SUBJECT

Authorize the City, acting by and through the City Attorney, to intervene as a plaintiff in the condemnation proceeding styled and numbered *Tarrant Regional Water District vs. Lazy W District No. 1, also known as Lazy W Conservation District East Texas Ranch LP and Beverly Wilson Smith* , Cause No. 2014C-01044, pending in Judicial District Court No. 3, Henderson County, Texas, and authorize the acquisition through eminent domain of an easement from Lazy W District No. 1, also known as Lazy W Conservation District, East Texas Ranch LP and Beverly Wilson Smith, consisting of approximately 506,321 square feet of land located in Henderson County for the Integrated Pipeline Project - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the City, acting by and through the City Attorney, to intervene in the condemnation proceeding filed by TRWD to acquire an easement covering approximately 506,321 square feet of land located in Henderson County for the Integrated Pipeline Project from *Lazy W District No. 1, also known as Lazy W Conservation District East Texas Ranch LP and Beverly Wilson Smith* . This acquisition is part of the right-of-way required to construct a water transmission pipeline to connect Lake Palestine to the City's water system.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council was briefed in Closed Session on August 24, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNERS

Lazy W District No. 1, also known as Lazy W Conservation District
East Texas Ranch LP

Beverly Wilson Smith

September 28, 2016

A RESOLUTION DETERMINING THE NECESSITY OF ACQUIRING AN EASEMENT CONSISTING OF APPROXIMATELY 506,321 SQUARE FEET OF REAL PROPERTY IN HENDERSON COUNTY, TEXAS IN FURTHERANCE OF THE INTEGRATED PIPELINE PROJECT; AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE AND AUTHORIZING INTERVENTION IN A PENDING CONDEMNATION PROCEEDING INSTITUTED BY TARRANT REGIONAL WATER DISTRICT PERTAINING TO THE PROPERTY.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

“TRWD”: Tarrant Regional Water District.

“DWU”: Dallas Water Utilities.

“IPL”: Integrated Pipeline Project.

“CONDEMNATION PROCEEDING”: *Tarrant Regional Water District vs. Lazy W District No. 1, also known as Lazy W Conservation District East Texas Ranch LP and Beverly Wilson Smith* , Cause No. 2014C-01044, pending in Judicial District Court No. 3, Henderson County, Texas.

“PROPERTY": Approximately 506,321 square feet of property located in Henderson County, and being the same property more particularly described in the most recently filed statement in condemnation filed by TRWD in the CONDEMNATION PROCEEDING.

“PROJECT”: Integrated Pipeline Project (“IPL”).

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

"PROPERTY INTEREST": Permanent Water Transmission Pipeline Easement.

"OWNERS": Lazy W District No. 1, also known as Lazy W Conservation District, East Texas Ranch, L.P., and Beverly Wilson Smith, provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

WHEREAS, in 1971, Lake Palestine was constructed;

WHEREAS, in 1972, the CITY acquired rights to use more than half (53.73%) of the Lake's yield;

WHEREAS, the CITY has planned to connect Lake Palestine to its water system since the 1970s;

WHEREAS, DWU and TRWD collectively provide water service to approximately 4.3 million customers;

WHEREAS, in 2010, after years of studies and negotiations, TRWD and the CITY entered into an agreement to build the IPL (the "IPL Agreement"), a 150-mile pipeline, to transport water owned by the CITY in Lake Palestine to the CITY and to also transport water owned by TRWD in the Cedar Creek and Richland Chambers Reservoirs to the Tarrant County area;

WHEREAS, the additional water from these three lakes would considerably increase the total amount of water available for use by the customers of DWU and TRWD;

WHEREAS, DWU and TRWD must obtain additional water supplies in order for the North Texas region to continue to grow and prosper;

WHEREAS, as part of the IPL Agreement, TRWD has acquired approximately 75% of the properties needed for the IPL either through voluntary acquisition or eminent domain for the benefit of both TRWD and the CITY as a part of the IPL;

WHEREAS, the PROPERTY is needed for the PROJECT;

WHEREAS, as the Texas Supreme Court observed in *In re Lazy W District No. 1* , No. 15-0117, 2016 WL 3157559 at *1 (Tex. May 27, 2016), Monty Bennett, the Ranch's principal and president of the Lazy W's board of directors, obtained legislation creating a municipal utility district named the Lazy W District No. 1;

WHEREAS, in an attempt to thwart the City's and TRWD's acquisition of the PROPERTY, the Lazy W District No. 1 now alleges that it is immune from the CONDEMNATION PROCEEDING because it has governmental immunity;

WHEREAS, the Texas Supreme Court in *In re Lazy W District No. 1* also observed that Bennett dedicated a small cemetery on part of the PROPERTY in a further attempt to thwart the acquisition of the PROPERTY;

WHEREAS, the failure to acquire the PROPERTY would result in the re-routing of the water pipeline around the land of the OWNERS and would require the acquisition of several properties of private property owners, millions of dollars of increased costs, a substantial delay in the completion of the PROJECT, and a pipeline with an unnecessarily circuitous route;

WHEREAS, the City is authorized under State law and its charter to condemn public or private property, inside or outside of the City, to construct water transmission lines;

WHEREAS, the CITY has a vested interest in assuring that the IPL is able to be constructed in the most efficient and economical manner in order to meet the future water needs of its residents;

WHEREAS, the City Council desires that the CITY intervene in the CONDEMNATION PROCEEDING and join with TRWD to acquire the PROPERTY for the IPL through eminent domain; **Now, Therefore,**

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire or assist in the acquisition of the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the bona fide offer previously made by TRWD to the OWNERS in the amount of $169,218 for the purchase of the PROPERTY is hereby and in all things ratified and confirmed by the CITY and that it is apparent that the CITY and TRWD cannot agree with the OWNERS of the PROPERTY as to what compensation the OWNERS should receive for the acquisition of the PROPERTY.

SECTION 4. That the CITY, acting by and through the City Attorney, is authorized to intervene in the CONDEMNATION PROCEEDING filed by TRWD as a plaintiff and acquire the PROPERTY through eminent domain.

SECTION 5. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join these parties as Defendants in said CONDEMNATION PROCEEDING.

SECTION 6. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds, an independent appraisal of the PROPERTY'S market value has been obtained by TRWD and that appraisal is hereby ratified and adopted by the CITY.

SECTION 7. That OWNER has been provided with a copy of the Landowner's Bill of Rights by TRWD as required by Section 21.0112 of the Texas Property Code, which is hereby ratified and adopted by the CITY.

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

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

BY Chris Bowers
Assistant City Attorney

ADDENDUM ITEM # 12

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary

CMO: Rosa A. Rios, 670-3738

MAPSCO: N/A

SUBJECT

An ordinance amending Ordinance No. 30163 to change certain election day polling and early voting locations for the Tuesday, November 8, 2016, special election, for the purpose of submitting to the qualified voters of the City, on the question of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow staff sufficient time to compile/analyze early voting locations and election day polling locations submitted from Dallas, Collin and Denton Counties, and to ensure the most current information is presented for approval.

The special election for Tuesday, November 8, 2016, was ordered on August 17, 2016 by adoption of Ordinance No. 30163. The exhibits to the ordinance contained (1) election day polling locations [Exhibit A] and (2) early voting locations [Exhibit B]. require changes, additions, deletions, and/or replacements. The proposed ordinance would adopt new Exhibits A and B, which contain all of the updated information on the early voting locations and election day polling locations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 17, 2016, City Council approved Ordinance No. 30163, which ordered a special election to be held on November 8, 2016.

FISCAL INFORMATION

No cost consideration to the City.

9/19/16

ORDINANCE NO. _____

An ordinance amending Ordinance No. 30163, passed by the city council on August 17, 2016; providing a new Exhibit A, election day polling places, and a new Exhibit B, early voting polling places, for the special election to be held on Tuesday, November 8, 2016; providing a saving clause; and providing an effective date.

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

SECTION 1. That Exhibit A attached to Ordinance No. 30163, passed by the city council on August 17, 2016, is replaced by the Exhibit A attached to this ordinance, setting the locations of the election day polling places in the election precincts.

SECTION 2. That the Exhibit B attached to Ordinance No. 30163, passed by the city council on August 17, 2016, is replaced by the Exhibit B attached to this ordinance, setting the locations of the early voting polling places.

SECTION 3. That the manner of conducting the special election must be in accordance with the ordinances, Dallas City Charter, and the laws of the State of Texas applicable to holding a special election. The official ballots, together with such other election materials as are required by the Texas Election Code, as amended, must be printed in both the English and Spanish languages and must contain such provisions, markings, and language as may be required by law.

SECTION 4. That Ordinance No. 30163 shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That this ordinance will take effect immediately from and after its passage and publication in accordance with the provisions of the Dallas City Charter, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

EXHIBIT A

ELECTION DAY POLLING LOCATIONS

DALLAS, COLLIN AND DENTON COUNTIES

ELECTION DAY POLLING LOCATIONS

DALLAS COUNTY

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 1

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
3032	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
3084	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
3094	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75253
4035	Academy Of Dallas School	2324 S. Vernon	Dallas	75224
4036	The Union Church	3410 S. Polk St.	Dallas	75224
4038	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4055	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
4061	Mountain View Church Of Christ	4111 W. Illinois Ave.	Dallas	75211
4062	Lelia P. Cowart Elementary School	1515 S. Ravinia	Dallas	75211
4063	Elmwood El Buen Samaritano United Methodist Church	1220 Newport Ave.	Dallas	75224
4066	Anson Jones Elementary School	3901 Meredith	Dallas	75211
4067	George Peabody Elementary School	3101 Raydell Pl.	Dallas	75211
4068	Lida Hooe Elementary School	2419 Gladstone	Dallas	75211
4069	Winnetka Elementary School	1151 S. Edgefield Ave.	Dallas	75208
4070	John F. Peeler Elementary School	810 S. Llewellyn	Dallas	75208
4071	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203
4072	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203
4073	Preparing The Way Ministries	2442 W. Jefferson Blvd.	Dallas	75211
4074	Sunset High School	2120 W. Jefferson Blvd.	Dallas	75208
4075	John H. Reagan School	201 N. Adams Ave.	Dallas	75208
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4077	Rosemont Elementary School	719 N. Montclair Ave.	Dallas	75208
4078	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4079	Kessler Park United Methodist Church	1215 Turner Ave.	Dallas	75208
4080	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4107	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4113	Mountain View Church Of Christ	4111 W. Illinois Ave.	Dallas	75211
4114	Lelia P. Cowart Elementary School	1515 S. Ravinia	Dallas	75211
4115	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 2

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1018	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1069	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1070	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
1074	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1112	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1119	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1120	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1122	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1130	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1132	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2034	Henry W. Longfellow - CEA	5314 Boaz	Dallas	75209
3005	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202
3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3019	James Madison High School	3000 MLK Blvd.	Dallas	75215
3020	Irma Rangel-Young Women's School	1718 Robert B. Cullum Blvd.	Dallas	75210
3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3094	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
4009	David G. Burnet Elementary School	3201 Kinkaid Dr.	Dallas	75220
4010	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4011	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4014	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4015	North Park Community Development Corporation	4619 W. University Blvd.	Dallas	75209
4016	K. B. Polk Center	6911 Victoria	Dallas	75209
4017	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4018	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4020	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4021	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4022	Esperanza Medrano Elementary School	2221 Lucas Dr.	Dallas	75219
4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207
4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4100	Esperanza Medrano Elementary School	2221 Lucas Dr.	Dallas	75219
4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4103	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4104	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4105	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4119	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 3

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
3001	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3002	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3003	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3004	Daniel Webster Elementary School	3815 S. Franklin	Dallas	75233
3050	H.I. Holland Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3054	William Hawley Atwell Law Academy	1303 Reynoldston St.	Dallas	75232
3055	Adelle Turner Elementary School	5505 S. Polk St.	Dallas	75232
3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232
3057	T. G. Terry Elementary School	6661 Greenspan Ave.	Dallas	75232
3058	T.L. Marsalis Elementary School	5640 S. Marsalis Ave.	Dallas	75241
3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241
3060	R.L. Thornton Elementary School	6011 Old Ox Rd.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3063	Ronald E. McNair Elementary School	3150 Bainbridge Ave.	Dallas	75237
3077	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3078	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3088	Daniel Webster Elementary School	3815 S. Franklin	Dallas	75233
3092	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3098	H.I. Holland Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4026	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4027	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4050	Mountain Creek Library	6102 Mountain Creek Pkwy.	Dallas	75249
4052	Bilhartz Elementary School - Gym	6700 Wandt Dr.	Dallas	75236
4053	YWLA at Arnold Middle School	1204 E. Marshall Dr.	Grand Prairie	75051
4054	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
4059	Charley Taylor Recreation Center	601 E. Grand Prairie Rd.	Grand Prairie	75051
4060	Nancy Jane Cochran Elementary School	6000 Keeneland Pkwy.	Dallas	75211
4065	Arcadia Park Elementary School	1300 N. Justin Ave.	Dallas	75211
4066	Anson Jones Elementary School	3901 Meredith	Dallas	75211
4067	George Peabody Elementary School	3101 Raydell Pl.	Dallas	75211
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4090	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4093	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4111	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4112	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211
4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 4

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3033	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75216
3034	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75216
3035	F. D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
3036	F. D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
3037	The Way, The Truth & The Light Christian Church	1702 Denley Dr.	Dallas	75216
3038	The Way, The Truth & The Light Christian Church	1702 Denley Dr.	Dallas	75216
3039	Oliver W. Holmes Middle School	2001 E. Kiest	Dallas	75216
3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216
3041	Christ for the Nations Institute Student Center	444 Fawn Ridge Dr.	Dallas	75224
3042	John Neely Bryan Elementary School	2001 Deer Path Dr.	Dallas	75216
3043	John Neely Bryan Elementary School	2001 Deer Path Dr.	Dallas	75216
3044	W. W. Bushman Elementary School	4200 Bonnie View Rd.	Dallas	75216
3046	John W. Carpenter Elementary School	2121 Tosca Ln.	Dallas	75224
3047	Christ for the Nations Institute Student Center	444 Fawn Ridge Dr.	Dallas	75224
3048	South Oak Cliff High School	3601 S. Marsalis Ave.	Dallas	75216
3049	Clara Oliver Elementary School	4010 Idaho Ave.	Dallas	75216
3050	H.I. Holand Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
3052	Elisha M. Pease Elementary School	2914 Cummings St.	Dallas	75216
3054	William Hawley Atwell Academy	1303 Reynoldston St.	Dallas	75232
3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232
3057	T. G. Terry Elementary School	6661 Greenspan Ave.	Dallas	75232
3058	T. L. Marsalis Elementary School	5640 S. Marsalis Ave.	Dallas	75241
3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3072	Tommie Allen Recreation Center	7071 Bonnie View Dr.	Dallas	75241
3097	Clara Oliver Elementary School	4010 Idaho Ave.	Dallas	75216
3098	H.I. Holand Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4036	The Union Church	3410 S. Polk St.	Dallas	75224
4037	The Union Church	3410 S. Polk St.	Dallas	75224
4038	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4039	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4040	Roger Q. Mills Elementary School	1515 Lynn Haven	Dallas	75216
4041	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4043	The Union Church	3410 S. Polk St.	Dallas	75224
4044	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4046	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4047	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216
4048	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4057	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224
4058	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224
4072	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203
4107	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4108	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4109	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216
4110	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 5

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1085	Urban Park Elementary School	6901 Military Pkwy.	Dallas	75227
1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
1090	San Jacinto Elementary School	7900 Hume Dr.	Dallas	75227
1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
1092	Edward Titche Elementary School	9560 Highfield Dr.	Dallas	75227
1094	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1095	Nathaniel Hawthorne School	7800 Umphress Rd.	Dallas	75217
1096	Nathaniel Hawthorne School	7800 Umphress Rd.	Dallas	75217
1097	W. W. Samuell High School	8928 Palisade Dr.	Dallas	75217
1098	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
1099	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217
1102	B. H. Macon Elementary School	650 Holcomb Rd.	Dallas	75217
1103	B. H. Macon Elementary School	650 Holcomb Rd.	Dallas	75217
1104	William Anderson Elementary School	620 N. St. Augustine	Dallas	75217
1105	William Anderson Elementary School	620 N. St. Augustine	Dallas	75217
1106	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1107	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217
1109	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1110	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1111	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1113	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1135	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
3082	W. A. Blair Elementary School	7720 Gayglen	Dallas	75217

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 6

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
2000	Webb Chapel United Methodist Church	2536 Valley View	Farmers Branch	75234
2001	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244
2012	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229
2074	Valley Ranch Elementary School	9800 Rodeo Dr.	Irving	75063
2076	Webb Chapel United Methodist Church	2536 Valley View	Farmers Branch	75234
4000	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4005	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4007	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4008	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4009	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4010	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4011	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4012	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4013	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4024	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4025	Amelia Earhart Elementary School	3531 N. Westmoreland	Dallas	75212
4026	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4027	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4028	Amelia Earhart Elementary School	3531 N. Westmoreland	Dallas	75212
4029	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4030	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4031	C. F. Carr Elementary School	1952 Bayside	Dallas	75212
4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207
4060	Nancy Jane Cochran Elementary	6000 Keeneland Pkwy.	Dallas	75211
4065	Arcadia Park Elementary School	1300 N. Justin Ave.	Dallas	75211
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4081	Eladio R. Martinez Learning Center	4500 Bernal Dr.	Dallas	75212
4082	Sidney Lanier Elementary School	1400 Walmsley Ave.	Dallas	75208
4083	Sidney Lanier Elementary School	1400 Walmsley Ave.	Dallas	75208
4084	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4085	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4097	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4098	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4099	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4101	L.G. Pinkston High School	2200 Dennison	Dallas	75212
4116	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4117	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 7

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1063	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1064	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1065	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1067	Zack Motley Elementary School	3719 Moon Dr.	Mesquite	75150
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1079	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1080	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1081	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1084	Edna Rowe Elementary School	4918 Hovenkamp	Dallas	75227
1085	Urban Park Elementary School	6901 Military Pkwy.	Dallas	75227
1086	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1087	Skyline High School	7777 Forney Rd.	Dallas	75227
1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
1089	Forester Field House	8233 Military Pkwy.	Dallas	75227
1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
1092	Edward Titche Elementary School	9560 Highfield Dr.	Dallas	75227
1093	Nueva Vida Life Assembly	10747 Bruton Rd.	Dallas	75217
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1112	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1113	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1114	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1119	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1134	Forester Field House	8233 Military Pkwy.	Dallas	75227
1303	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
3012	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3017	Martin Luther King Jr. Learning Center	1817 Warren Ave.	Dallas	75215
3018	Park South YMCA	2500 Romine	Dallas	75215
3019	James Madison High School	3000 MLK Blvd.	Dallas	75215
3020	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3021	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3022	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3023	James Madison High School	3000 MLK Blvd.	Dallas	75215
3024	Mt. Herob Baptist Church	3306 Carpenter Ave.	Dallas	75215
3025	Mt. Herob Baptist Church	3306 Carpenter Ave.	Dallas	75215
3026	St. Paul Baptist Church	1600 Pear St.	Dallas	75215
3027	Lincoln High School - CHM	2826 Elsie Faye Heggins St.	Dallas	75215
3028	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3029	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3036	F.D. Roosevelt High School	525 Bonnie View Rd.	Dallas	75203
3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216
3045	Gethsemane Baptist Church	4600 Solar Ln.	Dallas	75216
3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 8

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217
1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217
1109	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1111	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1124	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1136	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
3013	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3014	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3015	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3031	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3060	R. L. Thornton Elementary School	6011 Old Ox Rd.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3062	J. N. Ervin Elementary School	3722 Black Oak Dr.	Dallas	75241
3063	Ronald E. McNair Elementary School	3150 Bainbridge Ave.	Dallas	75237
3064	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232
3065	Umphrey Lee Elementary School	7808 Racine Dr.	Dallas	75232
3066	Martin Weiss Elementary School	8601 Willoughby Blvd.	Dallas	75232
3067	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232
3068	Singing Hills Recreation Center	1909 Crouch Rd.	Dallas	75241
3069	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241
3070	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3071	Highland Hills United Methodist Church	3800 Simpson Stuart Rd.	Dallas	75241
3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3073	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3074	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232
3075	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241
3079	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3080	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3082	W. A. Blair Elementary School	7720 Gayglen	Dallas	75217
3083	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3093	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3099	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 9

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1000	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
1045	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1047	Martha T. Reilly Elementary	11230 Lippitt Ave.	Dallas	75218
1048	Martha T. Reilly Elementary	11230 Lippitt Ave.	Dallas	75218
1051	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1052	Lochwood Branch Library	11221 Lochwood Blvd.	Dallas	75228
1054	Casa View Elementary School	2100 N. Farola Dr.	Dallas	75228
1055	Casa View Elementary School	2100 N. Farola Dr.	Dallas	75228
1056	Charles A. Gill Elementary School	10910 Ferguson Rd.	Dallas	75228
1057	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
1058	Bryan Adams High School	2101 Millmar	Dallas	75228
1059	Reinhardt Elementary School	10122 Losa Dr.	Dallas	75228
1060	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1061	W.H. Gaston Middle School	9565 Mercer Dr.	Dallas	75228
1062	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1063	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1068	Charles A. Gill Elementary School	10910 Ferguson Rd.	Dallas	75228
1075	Samuell Grand Recreation Center	6220 E. Grand Ave.	Dallas	75223
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1079	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1115	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
1116	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1121	Living Water Church of God	11110 Shiloh Rd.	Dallas	75228
1125	Living Water Church of God	11110 Shiloh Rd.	Dallas	75228
1133	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1137	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1300	Ed Vanston Middle School	3230 Karla	Mesquite	75150
2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214
2061	Lake Highlands Elementary School	9501 Ferndale	Dallas	75238
2062	Lake Highlands Jr. High	10301 Walnut Hill Ln.	Dallas	75238
2064	Highland Oaks Church of Christ	10805 Walnut Hill Ln.	Dallas	75238
2065	Victor Hexter Elementary School	9720 Waterview St.	Dallas	75218
2066	White Rock Elementary School	9229 Chiswell Rd.	Dallas	75238
2067	L. L. Hotchkiss Elementary School	6929 Town North Dr.	Dallas	75231
2068	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214
2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2071	Lakewood Elementary School	3000 Hillbrook St.	Dallas	75214
2072	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2073	Bath House Cultural Center	521 E. Lawther Dr.	Dallas	75218

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 10

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
1004	Forest Meadow Junior High School	9373 Whitehurst	Dallas	75243
1005	New Mount Zion Baptist Church	9530 Shepherd Rd.	Dallas	75243
1006	Moss Haven Elementary School	9202 Moss Farms Ln.	Dallas	75243
1007	Moss Haven Elementary School	9202 Moss Farms Ln.	Dallas	75243
1026	Richland College	12800 Abrams Rd.	Dallas	75243
1027	Audelia Creek Elementary School	12600 Audelia Rd.	Dallas	75243
1028	Audelia Creek Elementary School	12600 Audelia Rd.	Dallas	75243
1029	Richland College	12800 Abrams Rd.	Dallas	75243
1030	A.M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1038	A.M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1039	Lake Highlands High School	9449 Church Rd.	Dallas	75238
1040	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
1041	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
1042	A. M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1043	Skyview Elementary School	9229 Meadowknoll	Dallas	75243
1044	Lake Highlands High School	9449 Church Rd.	Dallas	75238
1045	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1046	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1049	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231
1128	Lake Highlands High School	9449 Church Rd.	Dallas	75238
1129	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1707	A.R. Davis Elementary School	1621 McCallum Dr.	Garland	75042
2020	Arthur Kramer Elementary School	7131 Midbury	Dallas	75230
2059	Lake Highlands High School	9449 Church Rd.	Dallas	75238
2060	Northlake Elementary School - Richardson ISD	10059 Ravensway	Dallas	75238
2061	Lake Highlands Elementary School	9501 Ferndale	Dallas	75238
2062	Lake Highlands Junior High School	10301 Walnut Hill Ln.	Dallas	75238
2063	Wallace Elementary School	9921 Kirkhaven	Dallas	75238
2064	Highland Oaks Church of Christ	10805 Walnut Hill Ln.	Dallas	75238
2066	White Rock Elementary School	9229 Chiswell Rd.	Dallas	75238

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 11

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
1008	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1010	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1029	Richland College	12800 Abrams Rd.	Dallas	75243
1032	Northwood Hills Elementary School	14532 Meandering Way	Dallas	75254
1033	Spring Valley Elementary School	13535 Spring Grove Rd.	Dallas	75240
1035	RISD Academy	13630 Coit Rd.	Dallas	75240
1036	RISD Academy	13630 Coit Rd.	Dallas	75240
1037	RISD Academy	13630 Coit Rd.	Dallas	75240
1127	RISD Academy	13630 Coit Rd.	Dallas	75240
2004	Nathan Adams Elementary School	12600 Welch Rd.	Dallas	75244
2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2016	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230
2017	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230
2019	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2020	Arthur Kramer Elementary School	7131 Midbury	Dallas	75230
2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2024	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2041	Presbyterian Medical Office North	17110 Dallas Pkwy. - Ste. 120	Dallas	75248
2042	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2048	Dallas Fire Station #7	6010 Davenport	Dallas	75248
2049	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2050	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2051	Spring Creek Elementary-Richardson ISD	7667 Round Rock	Dallas	75248
2052	Northwood Hills Elementary School	14532 Meandering Way	Dallas	75254
2053	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2054	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2055	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2056	King of Glory Church	6411 LBJ Freeway	Dallas	75240
2057	Spring Valley Elementary School	13535 Spring Grove Rd.	Dallas	75240
2058	Park Central Baptist Church	7777 LBJ Freeway	Dallas	75240
2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2079	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 12

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
2041	Presbyterian Medical Office North	17110 Dallas Pkwy. - Ste. 120	Dallas	75248
2042	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2043	Brentfield Intermediate School	6767 Brentfield	Dallas	75248
2044	Texas A&M Research and Extension Center	17360 Coit Rd.	Dallas	75252
2045	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2046	James Bowie Elementary School - Richardson ISD	7643 La Manga Dr.	Dallas	75248
2047	James Bowie Elementary School - Richardson ISD	7643 La Manga Dr.	Dallas	75248
2048	Dallas Fire Station #7	6010 Davenport Rd.	Dallas	75248
2049	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2050	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2051	Spring Creek Elementary - Richardson ISD	7667 Round Rock	Dallas	75248
2406	Keller Springs Baptist Church	3227 Keller Springs Rd.	Carrollton	75006
2902	Addison Fire Department	4798 Airport Pkwy.	Addison	75001

Note: Additional election day polling locations for District 12 that fall in Collin and Denton Counties can be found on Pages 18 & 19 (Collin County) and Page 21 (Denton County) of this exhibit.

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 13

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1000	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
1001	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1002	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1008	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1009	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1011	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1012	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1049	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231
1126	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
2002	Thomas C. Marsh Middle School	3838 Crown Shore	Dallas	75244
2003	W.T. White High School	4505 Ridgeside	Dallas	75244
2004	Nathan Adams Elementary School	12600 Welch Rd.	Dallas	75244
2005	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
2006	Harry C. Withers Elementary School	3959 Northaven Rd.	Dallas	75229
2007	John Calvin Presbyterian Church	4151 Royal Ln.	Dallas	75229
2008	John J. Pershing Elementary School	5715 Meaders Ln.	Dallas	75229
2009	L. G. Cigarroa Elementary School	9990 Webb Chapel Rd.	Dallas	75220
2010	Edward Cary Middle School	3978 Killion Dr.	Dallas	75229
2011	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229
2013	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
2014	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2018	Northaven United Methodist Church	11211 Preston Rd.	Dallas	75230
2021	Preston Hollow United Methodist Church	6315 Walnut Hill	Dallas	75230
2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2025	Hillcrest High School	9924 Hillcrest	Dallas	75230
2026	Hillcrest High School	9924 Hillcrest	Dallas	75230
2027	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2029	Westminster Presbyterian Church	8200 Devonshire Dr.	Dallas	75209
2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2031	Village Country Club	8308 Southwestern	Dallas	75206
2033	Village Country Club	8308 Southwestern	Dallas	75206
2034	Henry W. Longfellow - CEA	5314 Boaz	Dallas	75209
2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4002	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4006	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4007	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4014	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4018	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4092	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4095	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4096	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4099	Sudie Williams Elementary School	4518 Pomona	Dallas	75209

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 14

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1013	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1016	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1017	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1018	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1019	Dallas Fire Station #17	6045 Belmont	Dallas	75206
1020	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1021	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
1022	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
1023	The Father's Church	2707 Abrams Rd.	Dallas	75214
1050	Eduardo Mata Elementary School	7420 La Vista	Dallas	75214
1071	Lakewood Branch Library	6121 Worth St.	Dallas	75214
1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
1075	Samuell Grand Recreation Center	6220 E. Grand Ave.	Dallas	75223
1076	Eduardo Mata Elementary School	7420 La Vista	Dallas	75214
1117	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
1118	J. W. Ray Elementary School	2211 Caddo St.	Dallas	75204
1120	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2031	Village Country Club	8308 Southwestern	Dallas	75206
2032	Village Country Club	8308 Southwestern	Dallas	75206
2033	Village Country Club	8308 Southwestern	Dallas	75206
2035	Stonewall Jackson Elementary School	5828 Mockingbird Ln.	Dallas	75206
2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
2037	John S. Armstrong Elementary School	3600 Cornell Ave.	Dallas	75205
2038	Robert E. Lee Elementary School - DISD	2911 Delmar Ave.	Dallas	75206
2039	Robert E. Lee Elementary School - DISD	2911 Delmar Ave.	Dallas	75206
2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214
2068	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214
2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2071	Lakewood Elementary School	3000 Hillbrook St.	Dallas	75214
2201	John S. Bradfield Elementary School	4300 Southern Ave.	Dallas	75205
3000	William B. Travis Vanguard	3001 McKinney	Dallas	75204
3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3007	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202
3009	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3081	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3086	William B. Travis Vanguard	3001 McKinney	Dallas	75204
3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4021	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4106	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219

ELECTION DAY POLLING LOCATIONS

COLLIN COUNTY

VOTE CENTERS

COLLIN COUNTY
(Condado de Collin)
DISTRICT 12

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
All	Aldridge Elementary School	720 Pleasant Valley	Richardson	75080
All	Allen ISD Service Center	1451 N. Watters	Allen	75013
All	Allen Municipal Courts Facility	301 Century Pkwy.	Allen	75013
All	Armstrong Middle School	3805 Timberline	Plano	75074
All	Benton Staley Middle School	6927 Stadium Dr.	Frisco	75033
All	Blue Ridge ISD Administration Building	318 W. School St.	Blue Ridge	75424
All	Bowman Middle School	2501 Jupiter Rd.	Plano	75074
All	Carpenter Middle School	3905 Rainier Rd.	Plano	75023
All	Carpenter Park Recreation Center	6701 Coit Rd.	Plano	75024
All	Celina ISD Administration Building	205 S. Colorado	Celina	75009
All	Christ the Servant Lutheran Church	821 S. Greenville Ave.	Allen	75002
All	Christ United Methodist Church	3101 Coit Rd.	Plano	75075
All	Clark High School - Plano	523 Spring Creek	Plano	75023
All	Collin College - Higher Education Center	3452 Spur 399	McKinney	75069
All	Collin College Central Park Campus	2200 University	McKinney	75071
All	Collin College Preston Ridge Campus	9700 Wade Blvd.	Frisco	75035
All	Collin College Spring Creek Campus	2800 Spring Creek Pkwy.	Plano	75074
All	Collin County Elections Office	2010 Redbud Blvd., Ste. 102	McKinney	75069
All	Community ISD Technology and Conference Center	615 FM 1138	Nevada	75173
All	Davis Library	7501 Independence Pkwy.	Plano	75025
All	Dr. Pepper Star Center - Champions Café	6993 Stars Ave.	McKinney	75070
All	Eldorado Country Club	2604 Country Club Dr.	McKinney	75070
All	Fairview Town Hall	372 Town Place	Fairview	75069
All	First Baptist Church - Branch	7011 FM 546	Princeton	75407
All	First Baptist Church Farmersville, Youth Building	201 Farmersville Pkwy.	Farmersville	75442
All	First Baptist Church - Josephine	300 S. Main St.	Josephine	75164
All	Ford Middle School	630 Park Place Dr.	Allen	75002
All	Fowler Middle School	3801 McDermott Rd.	Plano	75025
All	Frisco Fire Station #5	5449 Warren Pkwy.	Frisco	75034
All	Frisco Senior Center	6670 Moore St.	Frisco	75034
All	George Bush Elementary School	2000 Eagle Aerie Ln.	Wylie	75098
All	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
All	Harrington Library	1501 18th St.	Plano	75074
All	Heritage High School	14040 Eldorado Pkwy.	Frisco	75035
All	Hunt Middle School	4900 Legendary Dr.	Frisco	75034
All	Islamic Association of Collin County	6401 Independence Pkwy.	Plano	75023
All	John and Judy Gay Library	6861 W. Eldorado Pkwy.	McKinney	75070
All	John Q. Hammons Center - Courtyard Marriott	210 East Stacy Rd.	Allen	75002
All	Lavon City Hall	120 School Rd.	Lavon	75166
All	Liberty High School	15250 Rolater Rd.	Frisco	75035
All	Lovejoy ISD Administration Building	259 Country Club	Allen	75002
All	Lowry Crossing City Hall	1405 S. Bridgefarmer Rd.	Lowry Crossing	75069
All	Lucas Community Center	665 Country Club Rd.	Lucas	75002
All	McKinney Fire Station #7	861 Independence Pkwy.	McKinney	75070
All	McKinney Senior Recreation Center	1400 S. College	McKinney	75069
All	Melissa City Hall	3411 Barker Ave.	Melissa	75454
All	Methodist Richardson Medical Center	2831 E. 190	Richardson	75082
All	Miller Elementary School	5651 Coventry Dr.	Richardson	75082
All	Mitchell Elementary School	4223 Briargrove	Dallas	75287
All	Murphy Community Center	205 N. Murphy Rd.	Murphy	75094

Precinct *(Recinto)*	**Voting Location** *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
All	Old Settlers Recreation Center	1201 E. Louisiana	McKinney	75069
All	Parker City Hall	5700 E. Parker Rd.	Parker	75002
All	Parr Library	6200 Windhaven Pkwy.	Plano	75093
All	Plano ISD Administration Center	2700 W. 15th St.	Plano	75075
All	Plano Senior Center	401 W. 16th St.	Plano	75075
All	Princeton City Hall	123 W. Princeton Dr.	Princeton	75407
All	Prosper ISD Administration	605 E. Seventh St.	Prosper	75078
All	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
All	Royse City ISD Mike McKinney Maintenance Facility	1420 FM 1777	Royse City	75189
All	Ruth Dowell Middle School	301 Ridge Rd.	McKinney	75070
All	Seis Lagos Community Services Association	222 Seis Lagos Trail	Wylie	75098
All	Shepton High School	5505 Plano Pkwy.	Plano	75093
All	Shiloh Missionary Baptist Church	1310 Avenue "I"	Plano	75074
All	Smith Library	300 Country Club Rd.	Wylie	75098
All	Stonebridge United Methodist Church	1800 S. Stonebridge Dr.	McKinney	75070
All	Suncreek United Methodist Church	1517 W. McDermott Dr.	Allen	75013
All	Texas Star Bank	402 W. White St.	Anna	75409
All	Tom Muehlenbeck Recreation Center	5801 W. Parker Rd.	Plano	75093
All	Toyota Stadium	9200 World Cup Way	Frisco	75033
All	Weston Community Center	117 Main St.	Weston	75097
All	Whitt Elementary School	7520 Woodcreek Way	Sachse	75048
All	Woodcreek Church	3400 E. Renner Rd.	Richardson	75082
All	Wylie ISD Educational Service Center	951 S. Ballard	Wylie	75098

Note: Additional election day polling locations for District 12 that fall in Dallas and Denton Counties can be found on Page 14 (Dallas County) and Page 21 (Denton County) of this exhibit.

ELECTION DAY POLLING LOCATIONS

DENTON COUNTY

DENTON COUNTY
(Condado de Denton)
DISTRICT 12

Precinct *(Recinto)*	**Voting Location** *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
2000	Frankford Town Homes	18110 Marsh Ln.	Dallas	75287
2001	Timberglen Recreation Center	3810 Timberglen Rd.	Dallas	75287
2002	Dan F. Long Middle School	2525 Frankford Rd.	Dallas	75287

Note: Additional election day polling locations for District 12 that fall in Collin and Dallas Counties can be found on Page 14 (Dallas County) and Pages 18 & 19 (Collin County) of this exhibit.

EXHIBIT B

EARLY VOTING LOCATIONS, DATES AND TIMES

DALLAS, COLLIN AND DENTON COUNTIES

EARLY VOTING LOCATIONS

DALLAS COUNTY

NOVEMBER 8, 2016 SPECIAL ELECTION
(08 de Noviembre de 2016 Eleccion Especial)
LOCATIONS/DATES/TIMES OF EARLY VOTING
(Lugares, Fechas y Horas de Votación Anticipada)

DALLAS COUNTY
(Condado de Dallas)

Voting Location *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
BALCH SPRINGS NEW CITY HALL	13503 ALEXANDER RD.	BALCH SPRINGS	75181
BALCH SPRINGS MUNICIPAL BLDG. (OLD CITY HALL)	3117 HICKORY TREE RD.	BALCH SPRINGS	75180
BETHANY LUTHERAN CHURCH	10101 WALNUT HILL LN.	DALLAS	75238
CARROLLTON-FARMERS BRANCH ISD ADMIN. BLDG.	1445 N. PERRY RD.	CARROLLTON	75006
CROSSWINDS HIGH SCHOOL	1100 N. CARRIER PKWY.	GRAND PRAIRIE	75050
DISCIPLE CENTRAL COMMUNITY CHURCH (Replaces DeSoto Town Center)	901 N. POLK ST.	DESOTO	75115
DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116
EASTFIELD COLLEGE-PLEASANT GROVE CAMPUS	802 S. BUCKNER BLVD.	DALLAS	75217
EASTFIELD COLLEGE-WEST CAMPUS	3330 N. HAMPTON RD.	DALLAS	75212
FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON PKWY.	FARMERS BRANCH	75234
FRETZ PARK LIBRARY (Replaces Churchill Recreation Center)	6990 BELT LINE RD.	DALLAS	75254
GEORGE L. ALLEN SR. COURTS BUILDING (Replaces Records Building - Main Location)	600 COMMERCE ST.	DALLAS	75202
GLENN HEIGHTS CITY HALL	1938 S. HAMPTON RD.	GLENN HEIGHTS	75154
GRAUWYLER PARK RECREATION CENTER.	7780 HARRY HINES BLVD.	DALLAS	75235
IRVING CITY HALL	825 W. IRVING BLVD.	IRVING	75060
J. ERIK JONSSON LIBRARY	1515 YOUNG ST.	DALLAS	75201
JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006
LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR.	MESQUITE	75149
LANCASTER VET. MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY.	LANCASTER	75134
LOCHWOOD LIBRARY	11221 LOCHWOOD BLVD.	DALLAS	75218
MARSH LANE BAPTIST CHURCH	10716 MARSH LN.	DALLAS	75229
MARTIN LUTHER KING CORE BUILDING	2922 MARTIN LUTHER KING, JR. BLVD.	DALLAS	75215
MARTIN WEISS RECREATION CENTER	1111 MARTINDELL AVE.	DALLAS	75211
MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK	DALLAS	75249
OAK CLIFF SUB COURTHOUSE	410 S. BECKLEY	DALLAS	75203
OUR REDEEMER LUTHERAN CHURCH	7611 PARK LN.	DALLAS	75225
PAUL L. DUNBAR LANCASTER-KIEST LIBRARY	2008 E. KIEST BLVD.	DALLAS	75216
RICHARDSON CIVIC CENTER	411 W. ARAPAHO RD.	RICHARDSON	75080
RICHLAND COLLEGE - GARLAND CAMPUS	675 W. WALNUT ST.	GARLAND	75040
ROWLETT CITY HALL ANNEX	4004 MAIN ST.	ROWLETT	75088
SAMUELL GRAND RECREATION CENTER	6200 EAST GRAND AVE.	DALLAS	75223
VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**7 AM - 7 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 30 (Sunday) *30 de Octubre (Domingo)*	**1 PM - 6 PM**
October 31 - November 4 (Monday through Friday) *31 de Octubre - 4 de Noviembre (Lunes a Viernes)*	**7 AM - 7 PM**

TEMPORARY EARLY VOTING LOCATIONS

Voting Location	Address	City	Zip
SOUTH GARLAND BRANCH LIBRARY	4845 BROADWAY BLVD.	GARLAND	75043
HARRY STONE RECREATION CENTER	2403 MILLMAR DR.	DALLAS	75228
PLEASANT GROVE BRANCH LIBRARY	7310 LAKE JUNE RD.	DALLAS	75217
COPPELL TOWN CENTER	255 PARKWAY BLVD.	COPPELL	75019
UNIVERSITY PARK UNITED METHODIST CHURCH	4024 CARUTH BLVD.	DALLAS	75225
FRIENDSHIP WEST BAPTIST CHURCH	2020 W. WHEATLAND RD.	DALLAS	75232
ZALE LIBRARY @ PAUL QUINN COLLEGE	3837 SIMPSON STUART RD.	DALLAS	75241
BEAR CREEK COMMUNITY CHURCH	2700 FINLEY RD.	IRVING	75062
BETTY WARMACK LIBRARY	760 BARDIN RD.	GRAND PRAIRIE	75052

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) — **7 AM - 7 PM**
24 de Octubre - 28 de Octubre (Lunes a Viernes)

October 29 (Saturday) — **7 AM - 7 PM**
29 de Octubre (Sábado)

October 30 (Sunday) — **1 PM - 6 PM**
30 de Octubre (Domingo)

October 31 - November 4 (Monday through Friday) — **7 AM - 7 PM**
31 de Octubre - 4 de Noviembre (Lunes a Viernes)

Voting Location	Address	City	Zip
CEDAR VALLYE COLLEGE	3030 N. DALLAS AVE.	LANCASTER	75134
EASTFIELD COLLEGE-MAIN CAMPUS	3737 MOTLEY DR.	MESQUITE	75150
NORTHLAKE COLLEGE	5001 N. MACARTHUR BLVD.	IRVING	75038

DATES AND TIMES OF EARLY VOTING

November 1 - November 2 (Tuesday and Wednesday) — **7 AM - 7 PM**
1 de Noviembre - 2 de Noviembre (Martes y Miercoles)

Voting Location	Address	City	Zip
BROOKHAVEN COLLEGE	3939 VALLEY VIEW LN.	FARMERS BRANCH	75244
EL CENTRO COLLEGE-MAIN CAMPUS	801 MAIN ST.	DALLAS	75202
MOUNTAIN VIEW COLLEGE	4849 ILLINOIS AVE.	DALLAS	75211
RICHLAND COLLEGE-MAIN CAMPUS	128 ABRAMS RD.	DALLAS	75243

DATES AND TIMES OF EARLY VOTING

November 3 - November 4 (Thursday and Friday) — **7 AM - 7 PM**
3 de Noviembre - 4 de Noviembre (Jueves y Viernes)

EARLY VOTING LOCATIONS

COLLIN COUNTY

NOVEMBER 8, 2016 SPECIAL ELECTION
(08 de Noviembre de 2016 Eleccion Especial)
LOCATIONS/DATES/TIMES OF EARLY VOTING
(Lugares, Fechas y Horas de Votación Anticipada)

COLLIN COUNTY
(Condado de Collin)

Voting Location *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
ALLEN ISD SERVICE CENTER	1451 N. WATTERS	ALLEN	75013
ALLEN MUNICIPAL COURTS FACILITY	301 CENTURY PKWY.	ALLEN	75013
CARPENTER PARK RECREATION CENTER	6701 COIT RD.	PLANO	75024
CELINA ISD ADMINISTRATION BLDG.	205 S. COLORADO ST.	CELINA	75009
CHRIST UNITED METHODIST CHURCH	3101 COIT RD.	PLANO	75075
COLLIN COLLEGE - CENTRAL PARK CAMPUS	2200 W. UNIVERSITY DR.	MCKINNEY	75071
COLLIN COLLEGE - PRESTON RIDGE CAMPUS	9700 WADE BLVD.	FRISCO	75035
COLLIN COLLEGE - SPRING CREEK CAMPUS	2800 E. SPRING CREEK PKWY.	PLANO	75074
COLLIN COLLEGE - HIGHER EDUCATION CENTER	3452 SPUR 399	MCKINNEY	75069
COLLIN COUNTY ELECTIONS (Main Location)	2010 REDBUD ST., STE. 102	MCKINNEY	75069
FRISCO FIRE STATION #5	5449 WARREN PKWY.	FRISCO	75034
FRISCO SENIOR CENTER	6670 MOORE ST.	FRISCO	75034
HAGGARD LIBRARY	2501 COIT RD.	PLANO	75075
HARRINGTON LIBRARY	1501 18TH ST.	PLANO	75074
JOHN AND JUDY GAY LIBRARY	6861 W. ELDORADO PKWY.	MCKINNEY	75070
LAVON CITY HALL	120 SCHOOL RD.	LAVON	75166
LOVEJOY ISD ADMINISTRATION BLDG.	259 COUNTRY CLUB	ALLEN	75002
MARIBELLE DAVIS LIBRARY	7501 INDEPENDENCE PKWY.	PLANO	75025
MCKINNEY FIRE STATION #7	861 S. INDEPENDENCE PKWY.	MCKINNEY	75070
MELISSA CITY HALL	3411 BARKER AVE.	MELISSA	75454
METHODIST RICHARDSON MEDICAL CENTER	2831 E. PRESIDENT GEORGE BUSH HWY.	RICHARDSON	75082
MURPHY COMMUNITY CENTER	205 N. MURPHY RD.	MURPHY	75094
OLD SETTLERS RECREATION CENTER	1201 E. LOUISIANA ST.	MCKINNEY	75069
PARKER CITY HALL	5700 E. PARKER RD.	PARKER	75002
PARR LIBRARY	6200 WINDHAVEN PKWY.	PLANO	75093
PLANO ISD ADMINISTRATION CENTER	2700 W. 15TH ST.	PLANO	75075
PRINCETON CITY HALL	123 W. PRINCETON DR.	PRINCETON	75407
PROSPER MUNICIPAL CHAMBERS	108 W. BROADWAY ST.	PROSPER	75078
RENNER-FRANKFORD LIBRARY	6400 FRANKFORD RD.	DALLAS	75252
SMITH LIBRARY	300 COUNTRY CLUB	WYLIE	75098
TEXAS STAR BANK	402 W. WHITE	ANNA	75409
WYLIE ISD EDUCATIONAL SERVICE CENTER	951 S. BALLARD	WYLIE	75098

DATES AND TIMES OF EARLY VOTING
(FECHAS Y HORAS DE VOTACIÓN ANTICIPADA)

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**8 AM - 5 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 30 (Sunday) *30 de Octubre (Domingo)*	**1 PM - 6 PM**
October 31 - November 4 (Monday through Friday) *31 de Octubre - 4 de Noviembre (Lunes a Viernes)*	**7 AM - 7 PM**

TEMPORARY EARLY VOTING LOCATIONS

Voting Location	Address	City	Zip
FARMERSVILLE CITY HALL	205 S. MAIN ST.	FARMERSVILLE	75442

DATES AND TIMES OF EARLY VOTING
(FECHAS Y HORAS DE VOTACIÓN ANTICIPADA)

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**8 AM - 5 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**

Voting Location	Address	City	Zip
LUCAS COMMUNITY CENTER	665 COUNTRY CLUB RD.	LUCAS	75002

DATES AND TIMES OF EARLY VOTING
(FECHAS Y HORAS DE VOTACIÓN ANTICIPADA)

October 30 (Sunday) *30 de Octubre (Domingo)*	**1 AM - 6 PM**
October 31 - November 4 (Monday through Friday) *31 de Octubre - 4 de Noviembre (Lunes a Viernes)*	**7 AM - 7 PM**

Important Note: *Eligible* Collin County registered voters (with an effective date of registration on or before November 8, 2016) may vote at *any* of the above early voting locations.

EARLY VOTING LOCATIONS

DENTON COUNTY

NOVEMBER 8, 2016 SPECIAL ELECTION
(08 de Noviembre de 2016 Eleccion Especial)
LOCATIONS/DATES/TIMES OF EARLY VOTING
(Lugares, Fechas y Horas de Votación Anticipada)

DENTON COUNTY
(Condado de Denton)

Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
ARGYLE TOWN HALL	308 DENTON ST.	ARGYLE	76226
CARROLLTON PUBLIC LIBRARY	4220 N. JOSEY LN.	CARROLLTON	75010
CITY OF THE COLONY ANNEX BUILDING	6804 MAIN ST.	THE COLONY	75056
CORINTH CITY HALL	3300 CORINTH PKWY.	CORINTH	76208
DENTON CIVIC CENTER	321 E. MCKINNEY ST.	DENTON	76201
DENTON COUNTY ELECTIONS ADMINISTRATION OFFICE (Main Location)	701 KIMBERLY DR.	DENTON	76208
DOUBLE OAK TOWN HALL	320 WAKETON RD.	DOUBLE OAK	75077
FLOWER MOUND POLICE AND MUNICIPAL COURT BUILDING	4150 KIRKPATRICK LN.	FLOWER MOUND	75028
FRISCO FIRE STATION #4	4485 COTTON GIN RD.	FRISCO	75034
FRISCO FIRE STATION #7	330 W. STONEBROOK PKWY.	FRISCO	75034
HIGHLAND VILLAGE MUNICIPAL COMPLEX	1000 HIGHLAND VILLAGE RD.	HIGHLAND VILLAGE	75077
JUSTIN MUNCIPAL COMPLEX	415 N. COLLEGE	JUSTIN	76247
KRUM ISD ADMINISTRATION BUILDING	1200 BOBCAT BLVD.	KRUM	76249
LAKE DALLAS CITY HALL	212 MAIN ST.	LAKE DALLAS	75065
LEWISVILLE MUNICIPAL ANNEX	1197 W. MAIN ST.	LEWISVILLE	75067
LITTLE ELM LIBRARY	100 W. ELDORADO PKWY.	LITTLE ELM	75068
PILOT POINT SENIOR CENTER	310 S. WASHINGTON ST.	PILOT POINT	76258
ROANOKE LIBRARY	308 S. WALNUT ST.	ROANOKE	76262
STEVEN E. COPELAND GOVERNMENT CENTER	1400 FM 424	AUBREY	76227
TIMBERGLEN LIBRARY	18505 MIDWAY RD.	DALLAS	75287
UNT GATEWAY CENTER	801 N. TEXAS BLVD.	DENTON	76201

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**8 AM - 5 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 30 (Sunday) *30 de Octubre (Domingo)*	**1 PM - 6 PM**
October 31 - November 4 (Monday through Friday) *31 de Octubre - 4 de Noviembre (Lunes a Viernes)*	**7 AM - 7 PM**

TEMPORARY EARLY VOTING LOCATION

Voting Location	Address	City	Zip
SANGER CHURCH OF CHRIST	400 LOCUST ST.	SANGER	76266

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**8 AM - 5 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 31 - November 1 (Monday and Tuesday) *31 de Octubre - 1 de Noviembre (Lunes y Martes)*	**7 AM - 7 PM**
November 2 (Wednesday) *29 de Noviembre (Sábado)*	**7 AM - 5 PM**
November 3 - November 4 (Thursday and Friday) *3 de Noviembre - 4 de Noviembre (Jueves y Viernes)*	**7 AM - 7 PM**

ADDENDUM ITEM # 13

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary

CMO: Rosa A. Rios, 670-3738

MAPSCO: N/A

SUBJECT

A resolution authorizing: **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Tuesday, November 8, 2016, in an amount not to exceed $1,100,000; **(2)** legal advertising in connection with the Tuesday, November 8, 2016 City Special Election, in an amount not to exceed $30,000; and **(3)** $300 for translation services for publication and posting notices related to the election - Total not to exceed $1,130,300 - Financing: Contingency Reserve Funds ($625,896), Water Utilities Current Funds ($228,051), Convention and Event Services Current Funds ($15,586), Aviation Current Funds ($29,756), Sanitation Services Current Funds ($74,745), Building Inspection Current Funds ($43,486), Municipal Radio Current Funds ($2,486), Stormwater Drainage Management Current Funds ($31,300) and Current Funds ($78,994)

BACKGROUND

This item is on the addendum to allow staff sufficient time to compile and analyze the elections contract submitted by Dallas County Elections Department.

Subchapter D of Chapter 31 of the Texas Election Code provides the City may contract with the county elections administrator for certain election services. Chapter 271 of the Texas Election Code provides that the City may enter into an agreement with other jurisdictions that may be conducting elections on the same day in election precincts that can be served by common polling places. The City of Dallas, Dallas County, and other Dallas County political jurisdictions will conduct elections on Tuesday, November 8, 2016. This action authorizes the City to hold the election jointly with jurisdictions that share common polling places and contract with the Dallas County Elections Department for election services, including the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities. For any election held on the November Uniform Election Day, political jurisdictions are required to use only county polling places. Therefore, the City may only contract with Dallas County Elections Department to handle only those polling places that are within their county.

BACKGROUND (Continued)

On August 17, 2016, the City Council adopted Resolution No. 16-1291 ordering a special election for Tuesday, November 8, 2016 for the purpose of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas. This item provides for election services for that special election.

Dallas County performs a post election audit. The need may exist to request additional funds based on the result of the post-audit.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

$625,896 - Contingency Reserve Funds
$228,051 - Water Utilities Current Funds
$ 15,586 - Convention and Event Services Current Funds
$ 29,756 - Aviation Current Funds
$ 74,745 - Sanitation Services Current Funds
$ 43,486 - Building Inspection Current Funds
$ 31,300 - Stormwater Drainage Management Current Funds
$ 2,486 - Municipal Radio Current Funds
$ 78,994 - Current Funds

September 28, 2016

WHEREAS, the City Council has ordered a special election to be held on Tuesday, November 8, 2016; and

WHEREAS, the purpose of the special election is to amend Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas; and

WHEREAS, Dallas County and other jurisdictions have also ordered elections to be held on Tuesday, November 8, 2016; and

WHEREAS, the City of Dallas and other jurisdictions holding elections on Tuesday, November 8, 2016, desire to hold the elections jointly in accordance with Chapter 271 of the Texas Election Code; and

WHEREAS, the City of Dallas and other jurisdictions holding elections on Tuesday, November 8, 2016, desire to contract with the Dallas County Elections Administrator for election services in accordance with Subchapter D of Chapter 31 of the Texas Election Code;

WHEREAS, the election services contract provides that the Elections Administrator will arrange for the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities; **Now, Therefore,**

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

Section 1. That the City Manager is authorized to enter into a joint election agreement and election services contract between the City of Dallas, other jurisdictions holding elections for a joint election to be held on Tuesday, November 8, 2016, to be administered by the Dallas County Elections Administrator in accordance with Subchapter D of Chapter 31 and Chapter 271 of the Texas Election Code.

Section 2. That the contract will provide the Elections Administrator perform or to supervise the performance of any or all of the corresponding duties and functions that the Elections Administrator performs in connection with a county-wide election.

Section 3. That the contract will provide the Elections Administrator may contract with third parties for election services and supplies and pay the claims for those election expenses from funds deposited by the City and the other contracting authorities in an election services contract fund in the county treasury established for this election.

Section 4. That the Elections Administrator has provided the City Secretary with an itemized list of estimated election expenses to be paid from the election services contract fund prior to execution of the contract, and will provide an itemized list of actual election expenses to be paid from the election services contract fund no later than the 180th day after the date of the election.

Section 5. That the City Secretary is authorized to approve on behalf of the City of Dallas any changes in the list of recommended election judges which may become necessary because of the inability or refusal to serve of any of the persons named in Attachment D or Attachment E.

Section 6. That the Chief Financial Officer is hereby authorized to transfer funds not to exceed $625,896 from Fund 0001, Dept. NBG, Unit 1000, Revenue Source RTRF, to Fund 0001, Dept. SEC, Unit 1190, Revenue Source 9229; and a clearing entry, in the same amount, to Fund 0001, Dept. BMS, BSA 0991 (Debit) and to Fund 0001, Dept. BMS, BSA 0950 (Credit).

Section 7. That the City Manager is hereby authorized to increase the City Secretary's Office appropriations in an amount not to exceed $625,896 in Fund 0001, Department SEC, Unit 1190, Object 3070; increase total General Fund expenditure appropriations by $625,896 from $1,149,826,607 to $1,150,452,503; and increase total General Fund revenue appropriations by $625,896 from $1,149,826,607 to $1,150,452,503.

Section 8. That the Chief Financial Officer is hereby authorized to pay the Dallas County Treasurer (Vendor 014003) for deposit in the election services contract fund as the City's estimated share of the costs of the Tuesday, November 8, 2016 joint election an amount not to exceed $1,100,000 (subject to annual appropriations) from the following appropriations:

Fund	Dept	Unit	Object	Amount	Fiscal Year	Encumbrance
0001	SEC	1190	3070	$595,596	2015-2016	17SEC1190NOV08DAL
0100	DWU	7015	3070	$228,051	2015-2016	17SEC1190NOV08DAL
0080	CCT	7840	3070	$15,586	2015-2016	17SEC1190NOV08DAL
0130	AVI	7710	3070	$29,756	2015-2016	17SEC1190NOV08DAL
0440	SAN	3581	3070	$74,745	2015-2016	17SEC1190NOV08DAL
0150	DEV	3141	3070	$43,486	2015-2016	17SEC1190NOV08DAL
0140	OCA	1068	3070	$2,486	2015-2016	17SEC1190NOV08DAL
0061	SDM	4908	3070	$31,300	2015-2016	17SEC1190NOV08DAL
0199	POM	1236	3070	$1,373	2015-2016	17SEC1190NOV08DAL
0195	ORM	3830	3070	$4,936	2015-2016	17SEC1190NOV08DAL
0196	EBS	1750	3070	$32,858	2015-2016	17SEC1190NOV08DAL
0198	DSV	1664	3070	$39,827	2015-2016	17SEC1190NOV08DAL

Section 9. That the Chief Financial Officer is hereby authorized to pay for translation and advertising services in an amount not to exceed $30,300 from Fund 0001, Department SEC, Unit 1190, Object 3320, Encumbrance 17SEC1190NOV08DAL.

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

ELECTION SERVICES CONTRACT ("Election Services Contract")

BETWEEN

THE DALLAS COUNTY ELECTIONS ADMINISTRATOR ("Elections Administrator")

AND

CITY OF BALCH SPRINGS (COBS)

CITY OF DALLAS (COD)

CITY OF GLENN HEIGHTS (COGH)

CITY OF GRAND PRAIRIE (COGP)

CARROLLTON-FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT (CFBISD

FOR A

JOINT ELECTION ("Joint Election")

TO BE HELD ON

TUESDAY, NOVEMBER 8, 2016

1) **STATUTORY AUTHORITY FOR AND PARTIES TO THIS ELECTION SERVICES CONTRACT**

a) Antoinette "Toni" Pippins-Poole ("Toni Pippins-Poole") is the duly appointed County Elections Administrator ("Elections Administrator") of Dallas County, Texas ("County") and the Department Head of the Dallas County Elections Department ("DCED"). As such, Toni Pippins-Poole is the County's Voter Registrar and the Election Officer of Dallas County, Texas and is authorized by Subchapter D of Chapter 31 of Title 3 of the Texas Election Code to enter into this Election Services Contract with the contracting authorities of the Participating Political Subdivisions listed in "Attachment F" of this Election Services Contract. DCED acts at the direction of the Elections Administrator.

b) The contracting authorities of the Participating Political Subdivisions that are participating in this Election Services Contract are listed in "Attachment F" of this Election Services Contract and are hereby participating with each other in this Joint Election to be held in Dallas County, Texas on **Tuesday, November 8, 2016** under Chapter 271 of Title 16 of the Texas Election Code ("Joint Election"); and are hereby contracting with the Elections Administrator of Dallas County, Texas to perform the election services set forth in this Election Services Contract under Subchapter D of Chapter 31 of Title 3 of the Texas Election Code. The Participating Political Subdivisions acknowledge that they are participating in this Joint Election with each other and with Dallas County, Texas and the State of Texas, to the extent that Dallas County, Texas and the State of Texas have candidates on the ballot in this Joint Election.

c) The Elections Administrator will coordinate, supervise, and handle all aspects of administering this Joint Election in accordance with the provisions of the Texas Election Code and as outlined in this Election Services Contract. Each contracting authority of each Participating Political Subdivision will pay its share of the Election Costs of the Elections Administrator for the equipment, supplies, services, and administrative costs outlined in this Election Services Contract. The Elections Administrator will administer the election; however, each Participating Political Subdivision will be responsible for the duties directly administered by the Participating Political Subdivision.

2) **ATTACHMENTS** The following attachments are hereby incorporated into this Election Services Contract as if set forth herein in their entirety. The Participating Political Subdivisions acknowledge that the following attachments are subject to reasonable changes by the Dallas County Elections Administrator before, during, and after Election Day and any runoff election(s), if any runoff election(s) are required by law to be held.

a) **"Attachment A"** is an itemized list of the estimated election expenses for this Joint Election and the amounts that each Participating Political Subdivision must deposit with the Dallas County Treasurer. The Elections Administrator will amend "Attachment A" to reflect the changing estimates of election expenses that are caused by changing circumstances, if any..

b) **"Attachment B"** is a list of the early voting polling places for this Joint Election.

c) **"Attachment C"** is a list of the Election Day polling places for this Joint Election.

d) **"Attachment D"** is a list of the people that the Dallas County Elections Administrator will appoint as deputy early voting clerks for this Joint Election.

e) **"Attachment E"** is a list of the presiding election judges and alternate election judges for Election Day for this Joint Election.

f) **"Attachment F"** is a list of the Participating Political Subdivisions that will be holding elections in Dallas County election precincts or partial election precincts and the number of registered voters in each of those election precincts or partial election precincts. "Attachment F" will also contain, for each Participating Political Subdivision, the full name of the person serving as a point of contact, the physical address, the mailing address, a facsimile number, and an email address. "Attachment F" will be amended to reflect the number of registered voters in each election precinct and partial election precinct as of the statutory deadline (**Monday, October 11, 2016**) for voters to submit applications to register to vote or changes of address in this Joint Election. In this Election Services Contract, the phrase "election precinct" is synonymous with the phrase "voting precinct."

g) Within five (5) business days after any of the foregoing attachments are amended by the Elections Administrator, the Elections Administrator will send each Participating Political Subdivision an amended version of the amended attachment by email to the email address provided by each Participating Political Subdivision in "Attachment F."

3) **LEGAL DOCUMENTS**

a) Each Participating Political Subdivision will prepare, adopt, and publish all legally required election orders, resolutions, notices, and other documents that are required by, or of, their governing bodies. Each Participating Political Subdivision must send the Elections Administrator a copy of any election order, resolution, or notice related to this Joint Election within five (5) business days of publishing, adopting, or ordering it.

b) Each Participating Political Subdivision is responsible for having its own election orders, resolutions, notices, or official ballot wording translated into the Spanish language.

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4) **VOTING SYSTEMS**

a) Each Participating Political Subdivision agrees that, during this Joint Election, voters will cast their ballots on three different kinds of voting systems, each of which must be approved by the Texas Secretary of State in accordance with the Texas Election Code and the Texas Administrative Code: Direct Recording Electronic voting machines ("DRE"); an optical scanner voting system ("optical scan"); and a voting system accessible to voters with physical disabilities ("ADA Terminals"). On **Tuesday, October 18, 2016** at 10:00 A.M., at the County Elections Department at 2377 N. Stemmons Frwy, Suite 820, Dallas, Texas, the Elections Administrator will test the DRE voting system and the automatic tabulating equipment used for counting ballots at the central counting station. Beginning **October 12th and continuing through October 15, 2016**, from 10:00 A.M. each day, at the County Election Equipment Warehouse at 1506 East Langdon Road, Hutchins, Texas, the Elections Administrator will test the optical scan voting system. At least 48 hours before the date and hour of each test, the Elections Administrator will publish a newspaper notice with the date, hour, and place of the testing. The Elections Administrator will establish regional collection sites within the county and a central counting station to receive and tabulate the regular ballots that are cast in this Joint Election and receive the provisional ballots.

b) The Elections Administrator will provide DREs, precinct ballot counters, and voting booths for this Joint Election. Each polling place will have at least one voting terminal that complies with the Americans with Disabilities Act ("ADA"). During the early voting period, each early voting polling place will have master Personal Electronic Ballot ("PEB") devices and iVotronic DRE machines. For Election Day, the Elections Administrator will allocate voting booths to all of the polling places in amounts reasonably anticipated to be sufficient for the anticipated turnout of voters. Each Election Day polling place will have at least one precinct ballot counter and one (1) ADA Ivotronic machine.

c) The itemized list of the estimated election expenses for this Joint Election are in "Attachment A," which includes, but may not be limited to the number of voting booths, precinct ballot counters, precinct tabulators, iVotronics voting machines, Americans with Disability Act ("ADA") Voting Terminals, Gemini voting booths, Personal Electronic Ballots, and Master Personal Electronic Ballots. All of the Participating Political Subdivisions agree that ADA Terminals will be used during this Joint Election under the Help America Vote Act of 2002 ("HAVA") and that the ADA Terminals will be part of this Election Services Contract.

5) **POLLING PLACES**

a) The Elections Administrator will select and arrange for the use of and payment for all of the early voting polling places listed in "Attachment B" and the Election Day polling places listed in "Attachment C." Polling locations identified in Attachments "B" and "C" cannot be changed by the participating entities, but the Elections Administrator will consider changes requested by a Participating Political Subdivision.

b) Whenever possible, previously used polling places that voters are accustomed to using will be used for the election precincts and partial election precincts in this Joint Election; however, the Participating Political Subdivisions acknowledge that sometimes previously used polling places are not available or appropriate for every election. Accessibility under the Americans with Disabilities Act is an important consideration for all polling places in this Joint Election.

c) For polling places that have changed since the most recent election ordered by a Participating Political Subdivision, the Elections Administrator will mail registered voters affected by the changes notice of their new polling place location.

6) **PRESIDING ELECTION JUDGES, ALTERNATE PRESIDING ELECTION JUDGES, ELECTION CLERKS, AND OTHER ELECTION DAY PERSONNEL**

a) The Elections Administrator will be responsible for the appointment of the presiding election judges and alternate election judges listed in "Attachment E" for each polling place listed in "Attachment C."

b) **This sub-paragraph applies only to an election with no partisan candidate on any ballot.** If a Participating Political Subdivision requests that a person not listed in "Attachment E" be appointed to serve in a specific polling place, but another Participating Political Subdivision requests that a different person be appointed to serve that same polling place, then the Elections Administrator will conduct a drawing by lot to resolve the conflict and notify each Participating Political Subdivision affected of the resolution. After the Elections Administrator notifies a person so selected by lot of the polling place where the person will serve, the Elections Administrator is not required to act further on such requests from the Participating Political Subdivisions for that specific polling place.

c) If a person appointed as a presiding election judge or alternate election judge becomes ineligible to serve as such in this Joint Election, then the Election Administrator will appoint a replacement presiding election judge or alternate election judge, amend "Attachment E" accordingly, and send each Participating Political Subdivision the amended "Attachment E" by email within five (5) business days.

d) If a person is unable or unwilling to serve as a presiding election judge or an alternate election judge, then the Elections Administrator will name a replacement presiding election judge or send each Participating Political Subdivision the amended "Attachment E" by email within five (5) business days.

e) The Elections Administrator will provide public county training programs, in keeping with Section 32.114 of the Texas Election Code, for all of the presiding election judges, alternate election judges, and election clerks for this Joint Election. The presiding election judges are responsible for notifying the alternate presiding judge and the election clerks for the presiding election judge's polling place of the time and place of each training session.

f) To serve in this Joint Election, each presiding election judge, alternate election judge,

and clerk must attend one of the upcoming election training sessions (Judge Training for Judges or Clerk Training for Election Clerks) and a mandatory Voter ID law training session. If the pollworker has not taken an optical scan training session taught by the Elections Administrator within the last twelve (12) months, they must also receive that training. Election judges and election clerks that have not attended a mandatory Voter ID Law training session taught by the Elections Administrator for this Joint Election may not serve in this Joint Election. Poll workers will receive a one-time stipend of ten dollars ($10) for attending a required training session. The Elections Administrator will notify the Participating Political Subdivisions by email and post on the DCED's website the dates, times, and locations of training.

g) To comply with the Federal Voting Rights Act of 1965, as amended, precincts containing more than 5% Hispanic population, according to the 2010 census statistics, are required to have interpreter assistance. If a presiding election judge of such a precinct is not bilingual and is unable to hire a bilingual election clerk, the Elections Administrator may recommend an individual to provide interpreter assistance. If the Elections Administrator is unable to recommend an individual to provide interpreter assistance for such a precinct, the Elections Administrator will notify the participating political subdivision and request assistance in identifying an interpreter. In the event that a bilingual election clerk is hired by the Elections Administrator for a precinct required to have interpreter assistance, the bilingual clerk will be paid according to a rate set by the Elections Administrator. The Elections Administrator will charge that expense to the funds deposited with the Dallas County Treasurer for the conduct of the elections listed in this Election Services Contract. A Participating Political Subdivision may pay more money to a bilingual clerk than the rate set by the Elections Administrator, however that expense will be borne by that Participating Political Subdivision individually and that extra expense will not be charged to the funds deposited with the Dallas County Treasurer for the conduct of the elections listed in this Election Services Contract.

h) The Elections Administrator will notify all of the presiding election judges and alternate election judges about the eligibility requirements of Subchapter C of Chapter 32 of Title 3 of the Texas Election Code and Section 271.005 of the Texas Election Code. The Elections Administrator will take the necessary steps to insure that all of the presiding election judges and alternate election judges appointed to serve during this Joint Election are eligible to serve and qualified to serve in this Joint Election. Under Section 32.031 of the Texas Election Code, the presiding election judge for each election precinct shall appoint the election clerks to assist the presiding election judge in the conduct of the election at the polling place served by the presiding election judge on Election Day.

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i) The presiding election judges are responsible for picking up election supplies at the time and place determined by the Elections Administrator, which will be set forth in the letter to the presiding election judges requesting service for this election. Payments for the presiding election judge will be specified in "Attachment A."

j) Any Participating Political Subdivision electing to pay their election workers for attending a training class or lab must bear that expense separately from the funds deposited into this Joint Election account.

k) The Elections Administrator will employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies and equipment assistance during the period of Early Voting and on Election Day, and for the efficient tabulation of ballots at the central counting station and regional sites. Part-time personnel will be paid an amount specified in "Attachment A."

7) **SUPPLIES AND PRINTING**

a) The Elections Administrator will obtain and distribute all of the election supplies and election printing necessary for this Joint Election, including, but not limited to, all forms, signs, and other materials used by the presiding election judges and clerks at the polling places.

b) The Elections Administrator will provide maps, if necessary, instructions, and other information that the presiding election judges need to conduct this Joint Election.

c) Each Participating Political Subdivision must deliver a list to the Elections Administrator of candidates and propositions for their elections. The list must be in English and Spanish. The list must include the ballot positions for the candidates and the propositions. The list must include the correct spelling of each candidate's name and the precise wording of all of the propositions. The Elections Administrator will email each Participating Political Subdivision a Microsoft Word format form for their use to create the required list. As soon as possible after each Participating Political Subdivision has determined its ballot positions for the candidates and propositions in its election, the Participating Political Subdivision must email the completed Microsoft Word format form to the Elections Administrator. The Elections Administrator will use these electronic forms received from the Participating Political Subdivisions to create the ballot styles for this Joint Election. The Elections Administrator will deliver the proposed ballots to the Participating Political Subdivisions for approval. Each Participating Political Subdivision will be responsible for proofreading the proposed ballots and notifying the Elections Administrator of any corrections that are required for their particular ballots. The Elections Administrator is responsible for implementing the corrections made by the Participating Political Subdivisions to their ballots and then producing the ballots for this Joint Election.

8) **OPTICAL SCAN CARD BALLOTS**

a) The Elections Administrator will allocate ballots for this Joint Election by determining

the approximate voter turnout for comparable elections in each election precinct or partial election precinct and then adding 35% to that number for each election precinct or partial election precinct. However, the minimum ballot allocation for each election precinct or partial election precinct will be 70% of the registered voters in each election precinct or partial election precinct.

b) Approximately **40,000** additional ballots will be available for Early Voting by Mail and for use on Election Day to respond to any polling place that requests additional ballots.

9) **RETURNS OF ELECTIONS**

a) The Elections Administrator will establish and operate a central counting station to receive and tabulate ballots cast in this Joint Election under Chapter 127 of Title 8 of the Texas Election Code.

b) The Participating Political Subdivisions hereby, in accordance with Sections 127.002, 127.003 and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Central Count Station Manager:	**Toni Pippins-Poole**, Dallas County Elections Administrator
Tabulation Supervisor:	**Daniel Bradley**, Central Count Station Manager
Assistant Tabulation Supervisor:	**Danielle Grant**, Central Count Station Lead Clerk
Presiding Judge:	**Carmen Ayala**, Dallas County Democratic Party Executive Director
Alternate Presiding Judge:	**Brady Clayton**, Dallas County Republican Party Executive Director

c) The Central Count Station Manager or her representative will deliver timely, cumulative reports of the election results as election precincts are tabulated. The Central Count Station Manager will be responsible for releasing cumulative totals and election precinct returns from the election to the Participating Political Subdivisions, candidates, press, and the general public by the distribution of hard copies or electronic transmittals (where accessible). The Elections Administrator will operate an election result center to release election results in the Health and Human Services Building, 2377 N. Stemmons Frwy., Suite 820, Dallas, Texas.

d) The Elections Administrator will link any Participating Political Subdivision's website to DCED's website. Participating Political Subdivisions that want such website linkage should deliver their website address to the Tabulation Supervisor at DCED.

e) The Elections Administrator will prepare the unofficial canvass report after all precincts

have been counted, and will email a copy of the unofficial canvass to each Participating Political Subdivision as soon as possible after all returns, provisional ballots, and late overseas ballots have been tabulated, but in no event no later than ***November 22, 2016***. All Participating Political Subdivisions will be responsible for the official canvass of their respective elections.

f) The Elections Administrator will be responsible for conducting the post-election manual recount, unless the Texas Secretary of State grants a waiver under Section 127.201 of the Texas Election Code. If no such waiver is given, the Elections Administrator will provide notice and copies of the recount to each Participating Political Subdivision and the Secretary of State's Office. Each Participating Political Subdivision must notify the Elections Administrator if such a waiver has been granted or denied as soon as possible, but no later than five (5) calendar days before Election Day.

10) **ELECTION EXPENSES**

a) The Participating Political Subdivisions agree to share the costs of administering this Joint Election as specified in "Attachment A." **Costs shall include a ten dollar ($10) stipend for each poll worker that has attended the required training for this Joint Election.** The Election Administrator will charge a general supervisory fee not to exceed ten (10%) percent of the total cost of this Joint Election as authorized by Section 31.100 of the Texas Election Code. In no event will the ten (10%) percent general supervisory fee be refunded to any Participating Political Subdivision.

b) Allocation of costs among the Participating Political Subdivision will be according to a formula based on the average cost per polling place and the allocation of election day tabulators (hereinafter "M100's") in that polling place ("Unit Cost"). The Unit Cost will be determined by dividing the total of the itemized list of estimated election expenses by the total number of polling places. A "Polling Place" will be identified by and defined based on the presence and number of M100's and/or Election Supply Carts ("ESC"). Any Participating Political Subdivision that requests a different combination of precincts in polling places that exceeds the Unit Cost will be billed directly for any excess expenditures (e.g. supplies, equipment, personnel, etc.). **The cost of any special request from a Participating Political Subdivision, which is not agreed upon by all Participating Political Subdivisions, will be borne by the Participating Political Subdivision making the special request.** Each Participating Political Subdivision agrees that no Participating Political Subdivision will be billed less than the minimum of one full unit cost as specified in "Attachment A."

c) The expenses for early voting by mail and personal appearance will be paid by each Participating Political Subdivision as set forth in "Attachment A."

d) The Elections Administrator will determine the final election expenses within one hundred and eighty (180) business days after the final canvass of this Joint Election or the runoff election, if any. The Elections Administrator will provide each Participating Political Subdivision with a final, written accounting of all money that was deposited into, and payments that were made from, the Joint Election account(s) maintained by

the Dallas County Treasurer for this Joint Election and the runoff election, if any.

e) If the Elections Administrator requires additional money to perform its obligations under this Election Services Contract, then the Elections Administrator will bill each Participating Political Subdivision using the same method used to determine each Participating Political Subdivision's required deposit in "Attachment A" of this Election Services Contract ("Final Bill"). The Participating Political Subdivision shall pay the Final Bill within thirty (30) days of receipt except for any amount the Participating Political Subdivision files a timely good faith dispute under Section 17 of this Election Services Contract. After all of the expenses of this Joint Election are paid and disputes, if any, resolved, any monies that remain in the account maintained by the Dallas County Treasurer for this Election Services Contract will be refunded to the Participating Political Subdivisions (the "Refund").

11) **DEPOSIT OF FUNDS**

a) Each Participating Political Subdivision hereby agrees to deposit with the Dallas County Treasurer's Office the full balance of money listed in "Attachment A" of this Election Services Contact by **Monday, October 3, 2016**. The Dallas County Treasurer's Office will place the money deposited by the Participating Political Subdivisions in a Joint Election account.

b) The deposit of funds by each Participating Political Subdivision is an express condition precedent to the participation of each Participating Political Subdivision in this Election Services Contract. A Participating Political Subdivision may seek an extension from the Elections Administrator as to the due date for the deposit of funds. Such an extension must be sought in writing and prior to due date for such deposit by the Participating Political Subdivision. Any decision(s) made by the Elections Administrator will be provided in writing to the Participating Political Subdivision. The Elections Administrator, however, shall not be required to grant an extension for the deposit of funds by a Participating Political Subdivision. For any Participating Political Subdivision that fails to deposit the total amounts specified in "Attachment A" by the dates specified in this Election Services Contract or any extension granted by the Elections Administrator, the Elections Administrator will be relieved from the responsibility to perform under this Election Services Contract for such Participating Political Subdivision.

c) The Elections Administrator will only draw money from this Joint Election account to pay for election expenses that are included in "Attachment A" to this Election Services Contract and for other expenses that the Participating Political Subdivisions agree to in writing.

d) Paragraph intentionally left blank.

e) The Elections Administrator will not make partial refunds to a Participating Political Subdivision if any candidate(s) or propositions will not appear on the ballot for that Participating Political Subdivision.

f) <u>Deposits should be delivered within the mandatory time frame to:</u>

Pauline Medrano
Dallas County Treasurer
Renaissance Tower
1201 Elm Street
Suite 2300-A
Dallas, Texas 75270

12) **RECORDS OF THE ELECTION**

a) The Elections Administrator is hereby appointed the general custodian of the voted ballots and all election records of this Joint Election to the extent authorized by Sections 31.094, 31.095, 31.096, and 31.097 of the Texas Election Code.

b) Access to the election records will be available to each Participating Political Subdivision as well as to the public in accordance with the Texas Public Information Act, Chapter 552, Government Code, at the Elections Department, 2377 N. Stemmons Frwy, Suite 820, Dallas, Texas, at any time during normal business hours. The Elections Administrator will ensure that the records are maintained in an orderly manner, so that records are clearly identifiable and retrievable per records storage container. However, access to election records that contain confidential information that must be redacted pursuant to federal or state law may be provided at the offices of the Civil Division of the Criminal District Attorney's Office of Dallas County, Texas at 411 Elm Street, 5th Floor, Dallas, Texas.

c) Pursuant to Section 66.058 of the Texas Election Code, the Elections Administrator will retain the election records at the Elections Administrator's main offices for sixty (60) days after the date of this Joint Election. Sixty (60) days after the date of this Joint Election, the Elections Administrator will arrange for transport of this Joint Election records to Dallas County Record Storage. This Joint Election's records will then become the responsibility of Dallas County Record Storage for the remainder of the twenty-two (22) month preservation period. Dallas County Record Storage will be responsible for the destruction of this Joint Election records after the preservation period. The Elections Administrator will provide each Participating Political Subdivision a letter of destruction.

d) The Participating Political Subdivisions must notify the Elections Administrator in writing within three (3) business days after any official or employee of any Participating Political Subdivision becomes aware of any election contest in connection with this Joint Election. The election records must be preserved until any election contest is completed and a judgment, if any, becomes final. *See* Section 1.013 of the Texas Election Code.

13) **EARLY VOTING**

a) Under Sections 31.094 and 271.006 of the Texas Election Code, the Participating Political Subdivisions hereby appoint the Elections Administrator to be the early voting clerk for all of the political subdivisions participating in this Joint Election. The deputy early voting clerks that will be appointed by the Elections Administrator are listed in "Attachment D."

b) **This sub-paragraph applies only to a joint election with no partisan candidate on any ballot.** Participating Political Subdivisions may recommend people to the Elections Administrator to serve as deputy early voting clerks. If a Participating Political Subdivision recommends a person not listed in "Attachment D" and that recommendation conflicts with the recommendation from any of the other Participating Political Subdivisions involved in the election in that polling place, the Elections Administrator will conduct a drawing by lot from the recommendations to determine the deputy early voting judge/clerk. Once a person has been notified of his or her selection as deputy early voting judge or deputy early voting clerk, no changes may be made by any of the Participating Political Subdivisions.

c) Any qualified voter for this Joint Election may vote early by personal appearance at the main early voting polling place or at one of the early voting branch polling places listed in Attachment B. Early voting will be conducted on Monday, October 24, 2016 through Friday, October 28, 2016, from 8:00 A.M. to 5:00 P.M.; on Saturday, October 29, 2016, between 7:00 A.M. and 7:00 P.M.; on Sunday, October 30, 2016, between 1:00 P.M. and 6:00 P.M.; and on Monday, October 31, 2016 through Friday, November 4, 2016, between 7:00 A.M. and 7:00 P.M.

d) All requests for early voting ballots by mail that are received by a Participating Political Subdivision must be transported by runner on the day of receipt to the Dallas County Elections Department, 8th Floor, Health and Human Service Building, 2377 N. Stemmons Frwy., Dallas, Texas 75207 for processing. Persons voting by mail must send their voted ballots to the Dallas County Elections Department.

e) All early voting ballots will be prepared for counting by an Early Voting Ballot Board appointed under Subchapter "A" of Chapter 87 of the Texas Election Code. Members of the Early Voting Ballot Board and the Ballot Board Judge will be appointed by the County Elections Board as sanctioned by the Texas Election Code, §§51.007 and 87.002. A list of Early Voting Ballot Board members will be furnished to each Participating Political Subdivision no later than **October 7, 2016.**

f) A signature verification committee will be appointed in accordance with Section 87.027 of the Texas Election Code. A list of the members of the signature verification committee will be furnished to each Participating Political Subdivision by **October 7, 2016.**

14) **CRIMINAL BACKGROUND CHECKS**

The Elections Administrator will conduct a criminal background check of any person who is expected to or scheduled to serve or work in this Joint Election. Any person that does not satisfactorily pass the criminal background check will be ineligible to serve or work in this Joint Election.

15) **ELECTION REPORTS**

During the early voting period for this Joint Election, the Elections Administrator will deliver daily reports to each Participating Political Subdivision of the Early Voting

Location Turnout Totals and Early Voting Roster. The day after the early voting period ends, the Elections Administrator will deliver to each Participating Political Subdivision, a Daily Early Voting Roster by precinct report that includes the entire Early Voting period. Pursuant to the Texas Election Code §87.121, the Elections Administrator will deliver these election reports by website posting, e-mail, or facsimile.

16) WITHDRAWAL FROM CONTRACT

a) No deposits will be refunded.

17) AUDITING AND PROHIBITION ON WITHHOLDING OF DEPOSITS

a) The Dallas County Auditor will conduct a review of the deposits and expenditures related to this Election Services Contract before the Final Bill or Refund is submitted to the Participating Political Subdivisions.

b) The Participating Political Subdivisions may request a financial audit of the Final Bill or Refund or dispute the Final Bill or Refund under this Section, if: 1) the Final Bill exceeds ten percent (10%) of the amount of the Participating Political Subdivision's initial deposit as required in "Attachment A" to this Election Services Contract; or 2) the accounting accompanying the Refund is ten percent (10%) less than the amount the Participating Political Subdivision determines, should be refunded, after its good faith review. The request for a financial audit or dispute must be done in accordance with Section 17 (d) below.

c) Should the events in Section 17 (b) occur, in lieu of an audit or dispute, the Participating Political Subdivision may make a request that the Elections Administrator ask the Dallas County Auditor to review the cost allocation methodology for the Participating Political Subdivision's Final Bill or Refund ("Review Request"). The Participating Political Subdivision's must submit its Review Request to the Elections Administrator within five (5) business days of receipt of the Final Bill or the Refund, whichever is later. The Review Request must set forth, in detail, the basis for any challenge to the Final Bill or Refund. Corrections to the Participating Political Subdivision's Final Bill or the Refund, based on a Review Request, will be determined at the sole discretion of the Elections Administrator. A Review Request does not extend the timeframe in Section 17(d).

d) Should the circumstances giving rise to an audit or dispute in Section 17 (b) occur, the Participating Political Subdivision may send a formal written notice of dispute of the Final Bill or Refund ("Dispute Notice") to the Elections Administrator. This Dispute Notice must be received by the Elections Administrator no later than thirty (30) calendar days from the date the Participating Political Subdivision receives the Final Bill or Refund. This Dispute Notice must provide: 1) an itemization of the disputed charge(s) by the Participating Political Subdivision; 2) the basis for the dispute; 3) the methodology showing how the Participating Political Subdivision arrived at the amount disputed; and 4) documentation in support thereof. The Participating Political Subdivision will have no right to withhold any undisputed amounts set forth in this Election Services Contract or reflected in the Final Bill. Payment of undisputed amounts in the Final Bill must be

made by the Participating Political Subdivision as set forth in Section 10 (e) of this Election Services Contract.

e) Failure of the Participating Political Subdivision to submit a timely Dispute Notice, as set forth in Section 17(d), shall waive any and all disputes, claims, or challenges to the Final Bill or Refund by the Participating Political Subdivision. The entire amount of the Participating Political Subdivision's Final Bill shall be due immediately.

f) If the Participating Political Subdivision files a timely Dispute Notice in compliance with Section 17(d), the Participating Political Subdivision will have the right to conduct a good faith financial audit ("Financial Audit") for the deposits and expenditures related to this Elections Services Contract. In conducting the Financial Audit, the Participating Political Subdivision will have no greater right to demand access to or copies of the County's governmental or election records than those rights specified in the Texas Election Code and the Texas Public Information Act. The cost of any Financial Audit conducted by the Participating Political Subdivision shall be borne by the requesting Participating Political Subdivision and may not be paid for with funds deposited with the Dallas County Treasurer under this Election Services Contract. Further, the Participating Political Subdivision conducting the Financial Audit shall pay the Elections Administrator the reasonable costs for time expended and copies provided in order to perform the Financial Audit. If the Financial Audit identifies overcharges by the Elections Administrator of more than ten percent (10%) of the initial deposit amount required by "Attachment A", the Elections Administrator will review and assess the findings of the Financial Audit and will negotiate, in good faith, to resolve any disputes for overcharges with the Participating Political Subdivision. The Elections Administrator shall not be bound by the findings or recommendations of the Participating Political Subdivision's Financial Audit. The financial records will be retained at the County Election Administrator's office until the conclusion of the Financial Audit and resolution of all outstanding audit disputes.

g) In the event the representatives of the Participating Political Subdivision and the Elections Administrator cannot agree on the amount of the disputed Final Bill as set forth in this Section, then the Parties may agree to submit to non-binding mediation. If mediation is acceptable to both parties to resolve a dispute concerning the disputed Final Bill, the parties will agree to use a mutually agreed-upon mediator. Unless the parties come to a written agreement at mediation, the mediation will not constitute a final and binding resolution of the dispute.

h) The Participating Political Subdivision acknowledges that the practical effect of the Participating Political Subdivision withholding undisputed funds that are required under this Election Services Contract would result in breach of this Elections Services Contract and the other Participating Political Subdivisions' taxpayers subsidizing the withholding Participating Political Subdivision's election expenses.

18) **NOTICE**

Any addendum to, change/modification of, clarification of this contract requires written notice provided on Dallas County Form, "Elections Services Contract Change Forms". Initial contract changes are due on or before **September 14, 2016.** Whenever this Election Services Contract requires any consent, approval notice, request or demand, it must be in writing to be effective and must be delivered to the party intended to receive it as shown below:

Address for notice to the Elections Administrator:
Toni Pippins-Poole
Dallas County Elections Administrator
Elections Department – Eighth Floor
Health and Human Service Building – 2377 N. Stemmons Frwy, Suite 820
Dallas, Texas 75207
(214) 819-6300 telephone
(214) 819-6301 facsimile

Physical Addresses and Facsimile Numbers for notice to the Participating Political Subdivisions are in "Attachment E" to this Election Services Contract.

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19) **LIABILITY FOR NEGLIGENCE**

ALL PARTIES TO THIS ELECTION SERVICES CONTRACT AGREE TO BE RESPONSIBLE, IN ACCORDANCE WITH APPLICABLE STATE OR FEDERAL LAW, EACH FOR THEIR OWN NEGLIGENT ACTS OR OMISSIONS, OR OTHER TORTIOUS CONDUCT IN THE COURSE OF PERFORMANCE OF THIS CONTRACT WITHOUT WAIVING ANY SOVEREIGN IMMUNITY, GOVERNMENTAL IMMUNITY, STATUTORY IMMUNITY, OR OTHER DEFENSES AVAILABLE TO THE PARTIES UNDER FEDERAL OR STATE LAW. NOTHING IN THIS PARAGRAPH SHALL BE CONSTRUED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, IN OR TO ANY THIRD PERSONS OR ENTITIES. ALL PARTIES AGREE THAT ANY SUCH LIABILITY OR DAMAGES OCCURRING DURING THE PERFORMANCE OF THIS ELECTION SERVICES CONTRACT CAUSED BY THE JOINT OR COMPARATIVE NEGLIGENCE OF THE PARTIES, OR THEIR EMPLOYEES, AGENTS OR OFFICERS WILL BE DETERMINED IN ACCORDANCE WITH COMPARATIVE RESPONSIBILITY LAWS OF TEXAS, BUT ONLY TO THE EXTENT SUCH LAWS ARE APPLICABLE TO THE PARTY.

TO THE EXTENT PERMITTED BY LAW, IF LEGAL ACTION IS FILED AGAINST EITHER PARTY TO THIS ELECTION SERVICES CONTRACT, EACH PARTY SHALL BE SOLELY RESPONSIBLE FOR THEIR OWN RESPECTIVE COSTS AND DEFENSE OF THAT SUIT.

20) **CHOICE OF LAW**

This Election Services Contract will be governed and interpreted by the laws of the State of Texas.

21) **VENUE AND JURISDICTION**

The courts of the State of Texas and the United States of America that are physically located in Dallas, Dallas County, Texas are the exclusive jurisdiction and venue for any lawsuit, cause of action, temporary restraining order, temporary injunction, injunction, petition for extraordinary relief, mandamus, or any other legal proceeding or claim arising out of the performance of this Election Services Contract.

22) **SEVERABILITY**

If any term of this Election Services Contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the terms of this Election Services Contract will remain in full force and effect and will in no way be affected, impaired, or invalidated.

23) **ENTIRE CONTRACT**

This Election Services Contract, including any exhibits or attachments, contains the entire agreement between the Elections Administrator and the Participating Political Subdivisions concerning the duties required by this Election Services Contract. The Elections Administrator of Dallas County, Texas and each Participating Political Subdivision hereby expressly warrant and represent that they are not relying on any promises or agreements that are not contained in this Election Services Contract concerning any of the terms in this Election Services Contract. Except otherwise specified in this Election Services Contract, no modification, amendment, novation,

renewal, or other alteration of this Election Services Contract shall be effective unless mutually agreed upon in writing and executed by the parties hereto.

24) GENDER AND HEADINGS

In this Election Services Contract, words in the singular number include the plural, and those in the plural include the singular. Words of any gender also refer to any other gender. Headings in this Election Services Contract are terms of inclusion, not exclusion.

25) CONTRA PROFERENTEM

The legal doctrine of contra proferentem will not apply to this Election Services Contract. Consequently, any ambiguity that may exist in this Election Services Contract will not be construed against the Party who drafted this Election Services Contract.

26) ORDER OF PRECEDENCE

Any inconsistencies in this Election Services Contract will be resolved by reviewing and considering this Election Services Contract and Attachments A through F to this Election Services Contract together in context with each other.

27) SIGNATORY WARRANTY

The Elections Administrator of Dallas County, Texas and all of the contracting authorities of all of the Participating Political Subdivisions listed in "Attachment F" of this Election Services Contract represent that each has the full right, power and authority to enter into and perform this Election Services Contract in accordance with all of its terms and conditions, and that the execution and delivery of this Election Services Contract has been made by authorized representatives of the Participating Political Subdivisions to validly and legally bind the Participating Political Subdivisions to all terms, performances, and provisions set forth in this Election Services Contract.

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28) COUNTERPARTS.

This joint election contract and election services agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

APPROVED AS TO FORM*

TONI PIPPINS-POOLE
COUNTY ELECTIONS ADMINISTRATOR
DALLAS COUNTY, TEXAS

9/14/16
Date

RANDALL MILLER
ASSISTANT DISTRICT ATTORNEY
CIVIL DIVISION

*By law, the Criminal District Attorneys Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

EXECUTED this the _____ day of September, 2016, by the **CITY OF DALLAS**, signing by and through its City Manager, duly authorized to execute same by Resolution No. 16-_____, adopted by the City Council on September _____, 2016.

APPROVED AS TO FORM:

CHRIS BOWERS, INTERIM CITY ATTORNEY

BY:_____
ASSISTANT CITY ATTORNEY

CITY OF DALLAS
A.C. GONZALEZ
CITY MANAGER

BY:_____
CITY MANAGER

NOVEMBER 8, 2016
GENERAL JOINT ELECTION
9143X FINAL ESTIMATED COST
Attachment A
SUBJECT TO CHANGE

Location Splits	Total	COD
Split by 1	180.00	0
Split by 2	604.00	257
Split by 3	9.00	3
Split by 4	0.00	
Split by 5	0.00	
Split by 6	0.00	
Split by 7	0.00	
Total Splits	793.00	260
Total Units	485.00	129.50
Cost per Poll	$7,141.81	$7,141.81
Total Cost	$3,463,779.52	$924,864.84
% of Units	100%	26.70%

	Total	COD
Election Total	$3,463,779.52	$924,864.84
Exceptional Cost	$0.00	$0.00
Election Services Fee	$109,269.75	$92,486.48
Total Cost	$3,573,049.26	$1,017,351.32
Amount of Deposit	**$0.00**	**$0.00**
(Overpaid)/Underpaid	$3,573,049.26	$1,017,351.32

Exp Code	Early Voting	Units	Cost Per Unit	Estimated	COD
POSTAGE					
2170	Postage Polling Location Change Cards	40,000	$0.25	$10,000.00	$2,670.10
2170	Postage EV Ballots Mailed	40,000	$1.42	$56,800.00	$15,166.19
2170	Postage For Returned Mailed Ballots	35,000	$1.20	$42,000.00	$11,214.43
2170	Postage for Non-Returned Mailed Ballots	5,000	$1.20	$6,000.00	$1,602.06
2170	Postage Rejected / Incomplete Mail Ballots	1,500	$1.64	$2,460.00	$656.85
2170	Postage Rejected / Incomplete Returned Mail Ballots	1,500	$1.46	$2,190.00	$584.75
2180	EV Ballots Mail Kits	40,000	$2.00	$80,000.00	$21,360.82
EQUIPMENT RENTAL					
2180	Judges Kits	32	$55.00	$1,760.00	$469.94
7030	Furniture Rental	Various EV Locations		$7,000.00	$1,869.07
7040	Voting Booths - Gemini's	32	$35.00	$1,120.00	$299.05
7040	Touch Screen - iVotronics	606	$250.00	$151,500.00	$40,452.06
7040	ADA Voter Terminals	66	$300.00	$19,800.00	$5,286.80
7040	Communication Packs	32	$50.00	$1,600.00	$427.22
7040	Provisional Bags	384	$5.00	$1,920.00	$512.66
7040	Workstation - Camels - Mules - Printer	76	$400.00	$30,400.00	$8,117.11
7030	Rental of Additional Equipment	IVOS		$0.00	$0.00
7050	Van / Car Rental			$5,000.00	$1,335.05
7211	Telephones/Hot Spots		$35.00	$2,000.00	$534.02
RENTAL BUILDINGS					
7010	Custodial Charges	Various Locations		$20,000.00	$5,340.21
PERSONNEL					
1050	Election Department (VR-CC-EV)	var. people @ var hrs. @ var pay		$15,000.00	$4,005.15
1050	EV Branch Technicians	var. people @ var hrs. @ var pay		$9,500.00	$2,536.60
1050	EV Canvass Committee (BB & SV) includes supervisor OT	var people @ 14 days @ var hrs. @ var pay rates		$6,500.00	$1,735.57
1050	EV Clerks OT	356 clerks	14.38 p/h	$337,872.48	$90,215.44
1050	EV Judges OT	32 Judges	18.63 p/h	$39,346.56	$10,505.94
1050	EV Mail Clerks OT	var. people @ various hrs.		$24,000.00	$6,408.25
1050	EV Mail Supervisor	1 person		$2,000.00	$534.02
1050	EV Warehouse Tech Support	3 people @ various hrs.		$4,000.00	$1,068.04
1060	EV Clerks (includes 8hrs training) ST	APROX. 356 clerks @ various hrs.	9.59 p/h	$300,440.00	$80,220.58
1060	EV Judges (includes 8hrs training & 4hrs setup) ST	32 Judges @ various hrs.	12.42 p/h	$35,980.00	$9,607.03
1060	EV Election Department PT - ST	var. people @ various hrs.		$30,000.00	$8,010.31
1060	EV Mail clerks- Ballot by Mail ST	var. pay @ various Hrs.		$30,000.00	$8,010.31
1060	EV Canvass Committee (BB & SV) includes supervisor ST	12 days @ var hrs.		$30,000.00	$8,010.31
1060	EV Branch Runners (Can Money) ST	32 locations @ 1day @ 25.00		$800.00	$213.61
1060	EV Branch Technicians ST	var. people @ various hours		$11,000.00	$2,937.11
1060	Warehouse Tech Support (PT) ST	var. people @ various hrs.		$7,000.00	$1,869.07
1111	EV Social Security	6.2%		$7,000.00	$1,869.07
1112	EV Medicare	1.45%		$12,000.00	$3,204.12
1113	EV PARS	1.3%		$9,500.00	$2,536.60
1150	EV Retirement Chargeback	11.5%		$11,000.00	$2,937.11
5590	EV Temp Agency			$8,000.00	$2,136.08

SUPPLY EXPENSE					
2180	Balotar Absentee Mail Ballots 17" two sided	40,000	$0.45	**$18,000.00**	$4,806.19
2180	Sample Ballots hand out for voters (AC PRINTING)	2,000	$0.29	**$580.00**	$154.87
2180	Sample Ballots Large for Posting (AC PRINTING)	100	$0.62	**$62.00**	$16.55
2180	Ballot List for Early Voting Locations (AC PRINTING)	400	$0.39	**$156.00**	$41.65
2180	List of Declared Write-In for EV (AC PRINTING)	2,000	$0.02	**$37.20**	$9.93
2180	ADA Quick Operations Guide (AC PRINTING)	80	$0.43	**$34.40**	$9.19
2180	EV Polling Location Change			**$0.00**	$0.00
2180	EV Printed Mailed Ballots		$0.22	**$0.00**	$0.00
2180	Personal Appearance Labels (2 per voter)	500,000	$0.04	**$20,000.00**	$5,340.21
2180	Provisional Ballots (EV IN PERSON) (ES&S)	14,400	$0.09	**$1,296.00**	$346.05
2880	EV Supplies			**$2,000.00**	$534.02
2180	EV Voted Stamps	4,000	$1.05	**$4,200.00**	$1,121.44
SERVICE EXPENSE					
2013	Legal Notice	Dallas Morning News	$20,000.00	**$20,000.00**	$5,340.21
5590	EV ES&S Sound Wave Cards		$6,000.00	**$6,000.00**	$1,602.06
5590	ES&S Project Management (8 week cost $63,000.00)		$63,000.00	**$63,000.00**	$16,821.65
5590	ES&S Ballot Layout and Coding assistance and overseeing (10 days cost $15,750.00)		$15,750.00	**$15,750.00**	$4,205.41
5590	ES&S Pre Election Mock Election (3 days On-Site Simulation of Election Day with 1 ES&S Support Team)		$4,725.00	**$4,725.00**	$1,261.62
5590	ES&S IVotronic Early Support (cost $1,575.00)		$1,575.00	**$1,575.00**	$420.54
5590	EV IT Services	WYNNDALCO		**$1,500.00**	$400.52
5590	EV Spanish Translation			**$0.00**	$0.00
PREPARATION AND TRANSPORTATION OF VOTING EQUIPMENT					
2910	Delivery and Pick-up		$52.00	**$0.00**	$0.00
2910	Delivery and Pick-up (by warehouse)	32	$45.00	**$1,440.00**	$384.49
	Early Voting Total			**$1,532,844.64**	**$409,285.32**

SERVICE EXPENSE					
5590	ES&S Sound Wave Cards			**$0.00**	$0.00
5590	ES&S L and A Testing 1 person 2 days (cost $3,150.00)		$3,150.00	**$3,150.00**	$841.08
5590	ES&S Election Day Support (3-Days Technical support, 5 person each election, cost $23,625.00)		$23,625.00	**$23,625.00**	$6,308.12
5590	ES&S Additional Service Days (15-Days Technical support, cost $23,625.00)	15	$1,575.00	**$23,625.00**	$6,308.12
5590	ES&S Express Pass Election Setup Fee		$750.00	**$750.00**	$200.26
5590	IT Services			**$3,000.00**	$801.03
5590	NTCOG / Website	1 hr.	$95.00	**$95.00**	$25.37
POSTAGE					
2170	Election Paychecks	2,425	$0.46	**$1,115.50**	$297.85
2170	Election judge and alternate appointment letters postage	970	$1.89	**$1,833.30**	$489.51
2170	Polling Location Change Cards Postage	500,000	$0.30	**$150,000.00**	$40,051.55
2170	Confirmation Cards (Judges, Alt Judge, Bilingual Clerks) Postage	970		**$500.00**	$133.51
2180	Confirmation Cards (Judges, Alt Judge, Bilingual Clerks) Printing	970		**$10,800.00**	$2,883.71
2180	Polling Location Change Printing	500,000	$0.11	**$53,285.00**	$14,227.64
PREPARATION & TRANSPORTATION OF VOTING EQUIPMENT					
2910	Atlantic Delivery and Pick-up	485	$70.00	**$33,950.00**	$9,065.00
2910	Atlantic Delivery and Pick-up (2nd attempts)	50	$35.00	**$1,750.00**	$467.27
2910	Delivery and Pick-up (warehouse)		$45.00	**$0.00**	$0.00
SUPPLY EXPENSE					
2180	ADA Ballot & Seal Cert.	485	$3.40	**$1,646.58**	$439.65
2180	Official Optical Scan Ballots 17" two sided	885,000	$0.210	**$185,850.00**	$49,623.87
2180	Blank Ballot Seal	20	$3.40	**$67.90**	$18.13
2180	Official Ballot & Seal Certificate	800	$3.40	**$2,716.00**	$725.20
2180	Provisional Ballots	32,000	$0.09	**$2,880.00**	$768.99
2180	Provisional Ballots & Seals Cert.	800	$3.40	**$2,716.00**	$725.20
2180	Rubber Voting Stamps	1,452	$1.05	**$1,524.60**	$407.08
2180	Sample Ballots	3,200	$0.09	**$288.00**	$76.90
2180	Test Ballots 17" Two sided	33,700	$0.210	**$7,077.00**	$1,889.63
2180	List of Declared Write-In for ED (AC PRINTING)	8,000	$0.024	**$192.00**	$51.27
2880	Supplies			**$2,000.00**	$534.02
	Election Day Total			**$1,930,934.88**	**$515,579.52**

Attachment B

Early Voting Polling Places

NOVEMBER 8, 2016 SPECIAL ELECTION
(08 de Noviembre de 2016 Eleccion Especial)
LOCATIONS/DATES/TIMES OF EARLY VOTING
(Lugares, Fechas y Horas de Votación Anticipada)

DALLAS COUNTY
(Condado de Dallas)

Voting Location *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
BALCH SPRINGS NEW CITY HALL	13503 ALEXANDER RD.	BALCH SPRINGS	75181
BALCH SPRINGS MUNICIPAL BLDG. (OLD CITY HALL)	3117 HICKORY TREE RD.	BALCH SPRINGS	75180
BETHANY LUTHERAN CHURCH	10101 WALNUT HILL LN.	DALLAS	75238
CARROLLTON-FARMERS BRANCH ISD ADMIN. BLDG.	1445 N. PERRY RD.	CARROLLTON	75006
CROSSWINDS HIGH SCHOOL	1100 N. CARRIER PKWY.	GRAND PRAIRIE	75050
DISCIPLE CENTRAL COMMUNITY CHURCH (Replaces DeSoto Town Center)	901 N. POLK ST.	DESOTO	75115
DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116
EASTFIELD COLLEGE-PLEASANT GROVE CAMPUS	802 S. BUCKNER BLVD.	DALLAS	75217
EASTFIELD COLLEGE-WEST CAMPUS	3330 N. HAMPTON RD.	DALLAS	75212
FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON PKWY.	FARMERS BRANCH	75234
FRETZ PARK LIBRARY (Replaces Churchill Recreation Center)	6990 BELT LINE RD.	DALLAS	75254
GEORGE L. ALLEN SR. COURTS BUILDING (Replaces Records Building - Main Location)	600 COMMERCE ST.	DALLAS	75202
GLENN HEIGHTS CITY HALL	1938 S. HAMPTON RD.	GLENN HEIGHTS	75154
GRAUWYLER PARK RECREATION CENTER.	7780 HARRY HINES BLVD.	DALLAS	75235
IRVING CITY HALL	825 W. IRVING BLVD.	IRVING	75060
J. ERIK JONSSON LIBRARY	1515 YOUNG ST.	DALLAS	75201
JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006
LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR.	MESQUITE	75149
LANCASTER VET. MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY.	LANCASTER	75134
LOCHWOOD LIBRARY	11221 LOCHWOOD BLVD.	DALLAS	75218
MARSH LANE BAPTIST CHURCH	10716 MARSH LN.	DALLAS	75229
MARTIN LUTHER KING CORE BUILDING	2922 MARTIN LUTHER KING, JR. BLVD.	DALLAS	75215
MARTIN WEISS RECREATION CENTER	1111 MARTINDELL AVE.	DALLAS	75211
MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK	DALLAS	75249
OAK CLIFF SUB COURTHOUSE	410 S. BECKLEY	DALLAS	75203
OUR REDEEMER LUTHERAN CHURCH	7611 PARK LN.	DALLAS	75225
PAUL L. DUNBAR LANCASTER-KIEST LIBRARY	2008 E. KIEST BLVD.	DALLAS	75216
RICHARDSON CIVIC CENTER	411 W. ARAPAHO RD.	RICHARDSON	75080
RICHLAND COLLEGE - GARLAND CAMPUS	675 W. WALNUT ST.	GARLAND	75040
ROWLETT CITY HALL ANNEX	4004 MAIN ST.	ROWLETT	75088
SAMUELL GRAND RECREATION CENTER	6200 EAST GRAND AVE.	DALLAS	75223
VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**7 AM - 7 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 30 (Sunday) *30 de Octubre (Domingo)*	**1 PM - 6 PM**
October 31 - November 4 (Monday through Friday) *31 de Octubre - 4 de Noviembre (Lunes a Viernes)*	**7 AM - 7 PM**

TEMPORARY EARLY VOTING LOCATIONS

Voting Location	Address	City	Zip
SOUTH GARLAND BRANCH LIBRARY	4845 BROADWAY BLVD.	GARLAND	75043
HARRY STONE RECREATION CENTER	2403 MILLMAR DR.	DALLAS	75228
PLEASANT GROVE BRANCH LIBRARY	7310 LAKE JUNE RD.	DALLAS	75217
COPPELL TOWN CENTER	255 PARKWAY BLVD.	COPPELL	75019
UNIVERSITY PARK UNITED METHODIST CHURCH	4024 CARUTH BLVD.	DALLAS	75225
FRIENDSHIP WEST BAPTIST CHURCH	2020 W. WHEATLAND RD.	DALLAS	75232
ZALE LIBRARY @ PAUL QUINN COLLEGE	3837 SIMPSON STUART RD.	DALLAS	75241
BEAR CREEK COMMUNITY CHURCH	2700 FINLEY RD.	IRVING	75062
BETTY WARMACK LIBRARY	760 BARDIN RD.	GRAND PRAIRIE	75052

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) — **7 AM - 7 PM**
24 de Octubre - 28 de Octubre (Lunes a Viernes)

October 29 (Saturday) — **7 AM - 7 PM**
29 de Octubre (Sábado)

October 30 (Sunday) — **1 PM - 6 PM**
30 de Octubre (Domingo)

October 31 - November 4 (Monday through Friday) — **7 AM - 7 PM**
31 de Octubre - 4 de Noviembre (Lunes a Viernes)

Voting Location	Address	City	Zip
CEDAR VALLYE COLLEGE	3030 N. DALLAS AVE.	LANCASTER	75134
EASTFIELD COLLEGE-MAIN CAMPUS	3737 MOTLEY DR.	MESQUITE	75150
NORTHLAKE COLLEGE	5001 N. MACARTHUR BLVD.	IRVING	75038

DATES AND TIMES OF EARLY VOTING

November 1 - November 2 (Tuesday and Wednesday) — **7 AM - 7 PM**
1 de Noviembre - 2 de Noviembre (Martes y Miercoles)

Voting Location	Address	City	Zip
BROOKHAVEN COLLEGE	3939 VALLEY VIEW LN.	FARMERS BRANCH	75244
EL CENTRO COLLEGE-MAIN CAMPUS	801 MAIN ST.	DALLAS	75202
MOUNTAIN VIEW COLLEGE	4849 ILLINOIS AVE.	DALLAS	75211
RICHLAND COLLEGE-MAIN CAMPUS	128 ABRAMS RD.	DALLAS	75243

DATES AND TIMES OF EARLY VOTING

November 3 - November 4 (Thursday and Friday) — **7 AM - 7 PM**
3 de Noviembre - 4 de Noviembre (Jueves y Viernes)

Attachment C

Election Day Polling Places

DALLAS COUNTY

(Condado de Dallas)

DISTRICT 1

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
3032	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
3084	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
3094	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75253
4035	Academy Of Dallas School	2324 S. Vernon	Dallas	75224
4036	The Union Church	3410 S. Polk St.	Dallas	75224
4038	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4055	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
4061	Mountain View Church Of Christ	4111 W. Illinois Ave.	Dallas	75211
4062	Lelia P. Cowart Elementary School	1515 S. Ravinia	Dallas	75211
4063	Elmwood El Buen Samaritano United Methodist Church	1220 Newport Ave.	Dallas	75224
4066	Anson Jones Elementary School	3901 Meredith	Dallas	75211
4067	George Peabody Elementary School	3101 Raydell Pl.	Dallas	75211
4068	Lida Hooe Elementary School	2419 Gladstone	Dallas	75211
4069	Winnetka Elementary School	1151 S. Edgefield Ave.	Dallas	75208
4070	John F. Peeler Elementary School	810 S. Llewellyn	Dallas	75208
4071	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203
4072	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203
4073	Preparing The Way Ministries	2442 W. Jefferson Blvd.	Dallas	75211
4074	Sunset High School	2120 W. Jefferson Blvd.	Dallas	75208
4075	John H. Reagan School	201 N. Adams Ave.	Dallas	75208
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4077	Rosemont Elementary School	719 N. Montclair Ave.	Dallas	75208
4078	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4079	Kessler Park United Methodist Church	1215 Turner Ave.	Dallas	75208
4080	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4107	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4113	Mountain View Church Of Christ	4111 W. Illinois Ave.	Dallas	75211
4114	Lelia P. Cowart Elementary School	1515 S. Ravinia	Dallas	75211
4115	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208
4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 2

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1018	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1069	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1070	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
1074	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1112	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1119	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1120	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1122	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1130	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
1132	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2034	Henry W. Longfellow - CEA	5314 Boaz	Dallas	75209
3005	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202
3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3019	James Madison High School	3000 MLK Blvd.	Dallas	75215
3020	Irma Rangel-Young Women's School	1718 Robert B. Cullum Blvd.	Dallas	75210
3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3094	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203
4009	David G. Burnet Elementary School	3201 Kinkaid Dr.	Dallas	75220
4010	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4011	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4014	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4015	North Park Community Development Corporation	4619 W. University Blvd.	Dallas	75209
4016	K. B. Polk Center	6911 Victoria	Dallas	75209
4017	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4018	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4020	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4021	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4022	Esperanza Medrano Elementary School	2221 Lucas Dr.	Dallas	75219
4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207
4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4100	Esperanza Medrano Elementary School	2221 Lucas Dr.	Dallas	75219
4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4103	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4104	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4105	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4119	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 3

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
3001	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3002	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3003	T. W. Browne Middle School	3333 Sprague	Dallas	75233
3004	Daniel Webster Elementary School	3815 S. Franklin	Dallas	75233
3050	H.I. Holland Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3054	William Hawley Atwell Law Academy	1303 Reynoldston St.	Dallas	75232
3055	Adelle Turner Elementary School	5505 S. Polk St.	Dallas	75232
3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232
3057	T. G. Terry Elementary School	6661 Greenspan Ave.	Dallas	75232
3058	T.L. Marsalis Elementary School	5640 S. Marsalis Ave.	Dallas	75241
3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241
3060	R.L. Thornton Elementary School	6011 Old Ox Rd.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3063	Ronald E. McNair Elementary School	3150 Bainbridge Ave.	Dallas	75237
3077	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3078	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249
3088	Daniel Webster Elementary School	3815 S. Franklin	Dallas	75233
3092	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3098	H.I. Holland Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4026	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4027	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4050	Mountain Creek Library	6102 Mountain Creek Pkwy.	Dallas	75249
4052	Bilhartz Elementary School - Gym	6700 Wandt Dr.	Dallas	75236
4053	YWLA at Arnold Middle School	1204 E. Marshall Dr.	Grand Prairie	75051
4054	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4055	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233
4059	Charley Taylor Recreation Center	601 E. Grand Prairie Rd.	Grand Prairie	75051
4060	Nancy Jane Cochran Elementary School	6000 Keeneland Pkwy.	Dallas	75211
4065	Arcadia Park Elementary School	1300 N. Justin Ave.	Dallas	75211
4066	Anson Jones Elementary School	3901 Meredith	Dallas	75211
4067	George Peabody Elementary School	3101 Raydell Pl.	Dallas	75211
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4090	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4093	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4111	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4112	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211
4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211
4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 4

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3033	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75216
3034	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75216
3035	F. D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
3036	F. D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203
3037	The Way, The Truth & The Light Christian Church	1702 Denley Dr.	Dallas	75216
3038	The Way, The Truth & The Light Christian Church	1702 Denley Dr.	Dallas	75216
3039	Oliver W. Holmes Middle School	2001 E. Kiest	Dallas	75216
3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216
3041	Christ for the Nations Institute Student Center	444 Fawn Ridge Dr.	Dallas	75224
3042	John Neely Bryan Elementary School	2001 Deer Path Dr.	Dallas	75216
3043	John Neely Bryan Elementary School	2001 Deer Path Dr.	Dallas	75216
3044	W. W. Bushman Elementary School	4200 Bonnie View Rd.	Dallas	75216
3046	John W. Carpenter Elementary School	2121 Tosca Ln.	Dallas	75224
3047	Christ for the Nations Institute Student Center	444 Fawn Ridge Dr.	Dallas	75224
3048	South Oak Cliff High School	3601 S. Marsalis Ave.	Dallas	75216
3049	Clara Oliver Elementary School	4010 Idaho Ave.	Dallas	75216
3050	H.I. Holand Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216
3052	Elisha M. Pease Elementary School	2914 Cummings St.	Dallas	75216
3054	William Hawley Atwell Academy	1303 Reynoldston St.	Dallas	75232
3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232
3057	T. G. Terry Elementary School	6661 Greenspan Ave.	Dallas	75232
3058	T. L. Marsalis Elementary School	5640 S. Marsalis Ave.	Dallas	75241
3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3072	Tommie Allen Recreation Center	7071 Bonnie View Dr.	Dallas	75241
3097	Clara Oliver Elementary School	4010 Idaho Ave.	Dallas	75216
3098	H.I. Holand Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216
4036	The Union Church	3410 S. Polk St.	Dallas	75224
4037	The Union Church	3410 S. Polk St.	Dallas	75224
4038	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4039	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4040	Roger Q. Mills Elementary School	1515 Lynn Haven	Dallas	75216
4041	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4043	The Union Church	3410 S. Polk St.	Dallas	75224
4044	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4046	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4047	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216
4048	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224
4057	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224
4058	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224
4072	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203
4107	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216
4108	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216
4109	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216
4110	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 5

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1085	Urban Park Elementary School	6901 Military Pkwy.	Dallas	75227
1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
1090	San Jacinto Elementary School	7900 Hume Dr.	Dallas	75227
1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
1092	Edward Titche Elementary School	9560 Highfield Dr.	Dallas	75227
1094	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1095	Nathaniel Hawthorne School	7800 Umphress Rd.	Dallas	75217
1096	Nathaniel Hawthorne School	7800 Umphress Rd.	Dallas	75217
1097	W. W. Samuell High School	8928 Palisade Dr.	Dallas	75217
1098	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
1099	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217
1102	B. H. Macon Elementary School	650 Holcomb Rd.	Dallas	75217
1103	B. H. Macon Elementary School	650 Holcomb Rd.	Dallas	75217
1104	William Anderson Elementary School	620 N. St. Augustine	Dallas	75217
1105	William Anderson Elementary School	620 N. St. Augustine	Dallas	75217
1106	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1107	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217
1109	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1110	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
1111	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1113	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1135	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217
3082	W. A. Blair Elementary School	7720 Gayglen	Dallas	75217

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 6

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
2000	Webb Chapel United Methodist Church	2536 Valley View	Farmers Branch	75234
2001	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244
2012	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229
2074	Valley Ranch Elementary School	9800 Rodeo Dr.	Irving	75063
2076	Webb Chapel United Methodist Church	2536 Valley View	Farmers Branch	75234
4000	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4005	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4007	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4008	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4009	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4010	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4011	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4012	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4013	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4024	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4025	Amelia Earhart Elementary School	3531 N. Westmoreland	Dallas	75212
4026	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4027	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212
4028	Amelia Earhart Elementary School	3531 N. Westmoreland	Dallas	75212
4029	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4030	L. G. Pinkston High School	2200 Dennison	Dallas	75212
4031	C. F. Carr Elementary School	1952 Bayside	Dallas	75212
4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207
4060	Nancy Jane Cochran Elementary	6000 Keeneland Pkwy.	Dallas	75211
4065	Arcadia Park Elementary School	1300 N. Justin Ave.	Dallas	75211
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211
4081	Eladio R. Martinez Learning Center	4500 Bernal Dr.	Dallas	75212
4082	Sidney Lanier Elementary School	1400 Walmsley Ave.	Dallas	75208
4083	Sidney Lanier Elementary School	1400 Walmsley Ave.	Dallas	75208
4084	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4085	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235
4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220
4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4097	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4098	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220
4099	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4101	L.G. Pinkston High School	2200 Dennison	Dallas	75212
4116	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212
4117	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235
4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 7

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1063	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1064	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1065	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1067	Zack Motley Elementary School	3719 Moon Dr.	Mesquite	75150
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1079	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1080	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1081	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1084	Edna Rowe Elementary School	4918 Hovenkamp	Dallas	75227
1085	Urban Park Elementary School	6901 Military Pkwy.	Dallas	75227
1086	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1087	Skyline High School	7777 Forney Rd.	Dallas	75227
1088	Forester Field House	8233 Military Pkwy.	Dallas	75227
1089	Forester Field House	8233 Military Pkwy.	Dallas	75227
1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227
1092	Edward Titche Elementary School	9560 Highfield Dr.	Dallas	75227
1093	Nueva Vida Life Assembly	10747 Bruton Rd.	Dallas	75217
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1112	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1113	John Ireland Elementary School	1515 Jim Miller	Dallas	75217
1114	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228
1119	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223
1134	Forester Field House	8233 Military Pkwy.	Dallas	75227
1303	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
3012	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215
3017	Martin Luther King Jr. Learning Center	1817 Warren Ave.	Dallas	75215
3018	Park South YMCA	2500 Romine	Dallas	75215
3019	James Madison High School	3000 MLK Blvd.	Dallas	75215
3020	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3021	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3022	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210
3023	James Madison High School	3000 MLK Blvd.	Dallas	75215
3024	Mt. Herob Baptist Church	3306 Carpenter Ave.	Dallas	75215
3025	Mt. Herob Baptist Church	3306 Carpenter Ave.	Dallas	75215
3026	St. Paul Baptist Church	1600 Pear St.	Dallas	75215
3027	Lincoln High School - CHM	2826 Elsie Faye Heggins St.	Dallas	75215
3028	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3029	Evangelist Temple Church	2627 Dorris St.	Dallas	75215
3036	F.D. Roosevelt High School	525 Bonnie View Rd.	Dallas	75203
3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216
3045	Gethsemane Baptist Church	4600 Solar Ln.	Dallas	75216
3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 8

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217
1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217
1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217
1109	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1111	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1124	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217
1136	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217
3013	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3014	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3015	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3031	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232
3060	R. L. Thornton Elementary School	6011 Old Ox Rd.	Dallas	75241
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241
3062	J. N. Ervin Elementary School	3722 Black Oak Dr.	Dallas	75241
3063	Ronald E. McNair Elementary School	3150 Bainbridge Ave.	Dallas	75237
3064	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232
3065	Umphrey Lee Elementary School	7808 Racine Dr.	Dallas	75232
3066	Martin Weiss Elementary School	8601 Willoughby Blvd.	Dallas	75232
3067	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232
3068	Singing Hills Recreation Center	1909 Crouch Rd.	Dallas	75241
3069	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241
3070	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3071	Highland Hills United Methodist Church	3800 Simpson Stuart Rd.	Dallas	75241
3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3073	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241
3074	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232
3075	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241
3079	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3080	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3082	W. A. Blair Elementary School	7720 Gayglen	Dallas	75217
3083	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3093	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253
3099	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 9

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1000	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
1045	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1047	Martha T. Reilly Elementary	11230 Lippitt Ave.	Dallas	75218
1048	Martha T. Reilly Elementary	11230 Lippitt Ave.	Dallas	75218
1051	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1052	Lochwood Branch Library	11221 Lochwood Blvd.	Dallas	75228
1054	Casa View Elementary School	2100 N. Farola Dr.	Dallas	75228
1055	Casa View Elementary School	2100 N. Farola Dr.	Dallas	75228
1056	Charles A. Gill Elementary School	10910 Ferguson Rd.	Dallas	75228
1057	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
1058	Bryan Adams High School	2101 Millmar	Dallas	75228
1059	Reinhardt Elementary School	10122 Losa Dr.	Dallas	75228
1060	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1061	W.H. Gaston Middle School	9565 Mercer Dr.	Dallas	75228
1062	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1063	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228
1068	Charles A. Gill Elementary School	10910 Ferguson Rd.	Dallas	75228
1075	Samuell Grand Recreation Center	6220 E. Grand Ave.	Dallas	75223
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228
1079	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228
1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227
1115	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228
1116	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1121	Living Water Church of God	11110 Shiloh Rd.	Dallas	75228
1125	Living Water Church of God	11110 Shiloh Rd.	Dallas	75228
1133	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218
1137	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228
1300	Ed Vanston Middle School	3230 Karla	Mesquite	75150
2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214
2061	Lake Highlands Elementary School	9501 Ferndale	Dallas	75238
2062	Lake Highlands Jr. High	10301 Walnut Hill Ln.	Dallas	75238
2064	Highland Oaks Church of Christ	10805 Walnut Hill Ln.	Dallas	75238
2065	Victor Hexter Elementary School	9720 Waterview St.	Dallas	75218
2066	White Rock Elementary School	9229 Chiswell Rd.	Dallas	75238
2067	L. L. Hotchkiss Elementary School	6929 Town North Dr.	Dallas	75231
2068	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214
2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2071	Lakewood Elementary School	3000 Hillbrook St.	Dallas	75214
2072	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2073	Bath House Cultural Center	521 E. Lawther Dr.	Dallas	75218

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 10

Precinct *(Recinto)*	**Voting Location** *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
1004	Forest Meadow Junior High School	9373 Whitehurst	Dallas	75243
1005	New Mount Zion Baptist Church	9530 Shepherd Rd.	Dallas	75243
1006	Moss Haven Elementary School	9202 Moss Farms Ln.	Dallas	75243
1007	Moss Haven Elementary School	9202 Moss Farms Ln.	Dallas	75243
1026	Richland College	12800 Abrams Rd.	Dallas	75243
1027	Audelia Creek Elementary School	12600 Audelia Rd.	Dallas	75243
1028	Audelia Creek Elementary School	12600 Audelia Rd.	Dallas	75243
1029	Richland College	12800 Abrams Rd.	Dallas	75243
1030	A.M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1038	A.M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1039	Lake Highlands High School	9449 Church Rd.	Dallas	75238
1040	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
1041	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238
1042	A. M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243
1043	Skyview Elementary School	9229 Meadowknoll	Dallas	75243
1044	Lake Highlands High School	9449 Church Rd.	Dallas	75238
1045	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1046	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1049	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231
1128	Lake Highlands High School	9449 Church Rd.	Dallas	75238
1129	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238
1707	A.R. Davis Elementary School	1621 McCallum Dr.	Garland	75042
2020	Arthur Kramer Elementary School	7131 Midbury	Dallas	75230
2059	Lake Highlands High School	9449 Church Rd.	Dallas	75238
2060	Northlake Elementary School - Richardson ISD	10059 Ravensway	Dallas	75238
2061	Lake Highlands Elementary School	9501 Ferndale	Dallas	75238
2062	Lake Highlands Junior High School	10301 Walnut Hill Ln.	Dallas	75238
2063	Wallace Elementary School	9921 Kirkhaven	Dallas	75238
2064	Highland Oaks Church of Christ	10805 Walnut Hill Ln.	Dallas	75238
2066	White Rock Elementary School	9229 Chiswell Rd.	Dallas	75238

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 11

Precinct *(Recinto)*	**Voting Location** *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243
1008	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1010	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1029	Richland College	12800 Abrams Rd.	Dallas	75243
1032	Northwood Hills Elementary School	14532 Meandering Way	Dallas	75254
1033	Spring Valley Elementary School	13535 Spring Grove Rd.	Dallas	75240
1035	RISD Academy	13630 Coit Rd.	Dallas	75240
1036	RISD Academy	13630 Coit Rd.	Dallas	75240
1037	RISD Academy	13630 Coit Rd.	Dallas	75240
1127	RISD Academy	13630 Coit Rd.	Dallas	75240
2004	Nathan Adams Elementary School	12600 Welch Rd.	Dallas	75244
2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2016	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230
2017	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230
2019	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2020	Arthur Kramer Elementary School	7131 Midbury	Dallas	75230
2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2024	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2041	Presbyterian Medical Office North	17110 Dallas Pkwy. - Ste. 120	Dallas	75248
2042	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2048	Dallas Fire Station #7	6010 Davenport	Dallas	75248
2049	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2050	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2051	Spring Creek Elementary-Richardson ISD	7667 Round Rock	Dallas	75248
2052	Northwood Hills Elementary School	14532 Meandering Way	Dallas	75254
2053	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2054	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2055	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254
2056	King of Glory Church	6411 LBJ Freeway	Dallas	75240
2057	Spring Valley Elementary School	13535 Spring Grove Rd.	Dallas	75240
2058	Park Central Baptist Church	7777 LBJ Freeway	Dallas	75240
2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2079	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 12

Precinct *(Recinto)*	**Voting Location** *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
2041	Presbyterian Medical Office North	17110 Dallas Pkwy. - Ste. 120	Dallas	75248
2042	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2043	Brentfield Intermediate School	6767 Brentfield	Dallas	75248
2044	Texas A&M Research and Extension Center	17360 Coit Rd.	Dallas	75252
2045	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248
2046	James Bowie Elementary School - Richardson ISD	7643 La Manga Dr.	Dallas	75248
2047	James Bowie Elementary School - Richardson ISD	7643 La Manga Dr.	Dallas	75248
2048	Dallas Fire Station #7	6010 Davenport Rd.	Dallas	75248
2049	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2050	Prestonwood Elementary School	6525 La Cosa	Dallas	75248
2051	Spring Creek Elementary - Richardson ISD	7667 Round Rock	Dallas	75248
2406	Keller Springs Baptist Church	3227 Keller Springs Rd.	Carrollton	75006
2902	Addison Fire Department	4798 Airport Pkwy.	Addison	75001

Note: Additional election day polling locations for District 12 that fall in Collin and Denton Counties can be found on Pages 18 & 19 (Collin County) and Page 21 (Denton County) of this exhibit.

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 13

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1000	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
1001	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1002	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1008	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231
1009	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1011	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1012	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
1049	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231
1126	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231
2002	Thomas C. Marsh Middle School	3838 Crown Shore	Dallas	75244
2003	W.T. White High School	4505 Ridgeside	Dallas	75244
2004	Nathan Adams Elementary School	12600 Welch Rd.	Dallas	75244
2005	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
2006	Harry C. Withers Elementary School	3959 Northaven Rd.	Dallas	75229
2007	John Calvin Presbyterian Church	4151 Royal Ln.	Dallas	75229
2008	John J. Pershing Elementary School	5715 Meaders Ln.	Dallas	75229
2009	L. G. Cigarroa Elementary School	9990 Webb Chapel Rd.	Dallas	75220
2010	Edward Cary Middle School	3978 Killion Dr.	Dallas	75229
2011	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229
2013	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
2014	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220
2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
2018	Northaven United Methodist Church	11211 Preston Rd.	Dallas	75230
2021	Preston Hollow United Methodist Church	6315 Walnut Hill	Dallas	75230
2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230
2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230
2025	Hillcrest High School	9924 Hillcrest	Dallas	75230
2026	Hillcrest High School	9924 Hillcrest	Dallas	75230
2027	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2029	Westminster Presbyterian Church	8200 Devonshire Dr.	Dallas	75209
2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2031	Village Country Club	8308 Southwestern	Dallas	75206
2033	Village Country Club	8308 Southwestern	Dallas	75206
2034	Henry W. Longfellow - CEA	5314 Boaz	Dallas	75209
2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230
4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4002	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229
4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229
4006	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4007	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4014	Sudie Williams Elementary School	4518 Pomona	Dallas	75209
4018	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4092	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220
4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234
4095	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4096	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229
4099	Sudie Williams Elementary School	4518 Pomona	Dallas	75209

DALLAS COUNTY
(Condado de Dallas)
DISTRICT 14

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
1013	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204
1016	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1017	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1018	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1019	Dallas Fire Station #17	6045 Belmont	Dallas	75206
1020	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205
1021	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
1022	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219
1023	The Father's Church	2707 Abrams Rd.	Dallas	75214
1050	Eduardo Mata Elementary School	7420 La Vista	Dallas	75214
1071	Lakewood Branch Library	6121 Worth St.	Dallas	75214
1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214
1075	Samuell Grand Recreation Center	6220 E. Grand Ave.	Dallas	75223
1076	Eduardo Mata Elementary School	7420 La Vista	Dallas	75214
1117	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204
1118	J. W. Ray Elementary School	2211 Caddo St.	Dallas	75204
1120	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206
1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246
2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225
2031	Village Country Club	8308 Southwestern	Dallas	75206
2032	Village Country Club	8308 Southwestern	Dallas	75206
2033	Village Country Club	8308 Southwestern	Dallas	75206
2035	Stonewall Jackson Elementary School	5828 Mockingbird Ln.	Dallas	75206
2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214
2037	John S. Armstrong Elementary School	3600 Cornell Ave.	Dallas	75205
2038	Robert E. Lee Elementary School - DISD	2911 Delmar Ave.	Dallas	75206
2039	Robert E. Lee Elementary School - DISD	2911 Delmar Ave.	Dallas	75206
2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214
2068	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214
2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214
2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214
2071	Lakewood Elementary School	3000 Hillbrook St.	Dallas	75214
2201	John S. Bradfield Elementary School	4300 Southern Ave.	Dallas	75205
3000	William B. Travis Vanguard	3001 McKinney	Dallas	75204
3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3007	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202
3009	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204
3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226
3081	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
3086	William B. Travis Vanguard	3001 McKinney	Dallas	75204
3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4021	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235
4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219
4106	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219

ATTACHMENT D

Deputy Early Voting Clerks

NOVEMBER 8, 2016 SPECIAL ELECTION
(08 de Noviembre de 2016 Eleccion Especial)
LOCATIONS/DATES/TIMES OF EARLY VOTING
(Lugares, Fechas y Horas de Votación Anticipada)

DALLAS COUNTY
(Condado de Dallas)

Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*	*Judge*	*Alternate*
BALCH SPRINGS NEW CITY HALL	13503 ALEXANDER RD.	BALCH SPRINGS	75181	LINDA LOGAN	LESTER BRANDT
BALCH SPRINGS MUNICIPAL BLDG. (OLD CITY HALL)	3117 HICKORY TREE RD.	BALCH SPRINGS	75180	JANICE HARRISON	BONNIE WATT
BETHANY LUTHERAN CHURCH	10101 WALNUT HILL LN.	DALLAS	75238	SANDRA BIGGS	LUANN PEHLE
CARROLLTON-FARMERS BRANCH ISD ADMIN. BLDG.	1445 N. PERRY RD.	CARROLLTON	75006	JUZAR HASTA	KATHLEEN ABBOTT
CROSSWINDS HIGH SCHOOL	1100 N. CARRIER PKWY.	GRAND PRAIRIE	75050	MAE CHOICE	SANDRA JULIEN
DISCIPLE CENTRAL COMMUNITY CHURCH (Replaces DeSoto Town Center)	901 N. POLK ST.	DESOTO	75115	JACQUELINE FAIN	SCOTT CLARK
DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116	BARBARA LEWIS	LAWRENCE PHILLIPS
EASTFIELD COLLEGE-PLEASANT GROVE CAMPUS	802 S. BUCKNER BLVD.	DALLAS	75217	SHIRLEY DAVIDSON	MATTHEW PATRICK
EASTFIELD COLLEGE-WEST CAMPUS	3330 N. HAMPTON RD.	DALLAS	75212	DEBORAH CULBERSON	SALLY CHAVIRA
FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON PKWY.	FARMERS BRANCH	75234	TERRY LEE BARKER	MARGARET LOPEZ
FRETZ PARK LIBRARY (Replaces Churchill Recreation Center)	6990 BELT LINE RD.	DALLAS	75254	VICTOR DAVIS	SHARON QUINN
GEORGE L. ALLEN SR. COURTS BUILDING (Replaces Records Building - Main Location)	600 COMMERCE ST.	DALLAS	75202	SHATORIA BOWENS	ROWELL LUBBERS
GLENN HEIGHTS CITY HALL	1938 S. HAMPTON RD.	GLENN HEIGHTS	75154	EMELDA MARTIN	KAY ALMQUIST
GRAUWYLER PARK RECREATION CENTER.	7780 HARRY HINES BLVD.	DALLAS	75235	MARK BAKER	HARLAND HALLMARK
IRVING CITY HALL	825 W. IRVING BLVD.	IRVING	75060	MAGGIE MARTINS	JUDITH SAMUEL
J. ERIK JONSSON LIBRARY	1515 YOUNG ST.	DALLAS	75201	GLORIA QUALLS	VICKI GOODE
JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006	PAUL HELLER	RUSSELL CLAY
LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR.	MESQUITE	75149	ZINA W. LEWIS	ROBERT STEWARD
LANCASTER VET. MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY.	LANCASTER	75134	GLADYS IVY	PAUL CONNET
LOCHWOOD LIBRARY	11221 LOCHWOOD BLVD.	DALLAS	75218	GEORGE SIGGERS	GEORGE HARDIN
MARSH LANE BAPTIST CHURCH	10716 MARSH LN.	DALLAS	75229	BETTY J. ROWE-WILLIAM	SOILA CANALES
MARTIN LUTHER KING CORE BUILDING	2922 MARTIN LUTHER KING, JR. BLVD.	DALLAS	75215	MARY NELSON	JOHN MAYFIELD
MARTIN WEISS RECREATION CENTER	1111 MARTINDELL AVE.	DALLAS	75211	JOE BURKLEO	MATHEW LIGUEZ
MOUNTAIN CREEK LIBRARY	6102 MOUNTAIN CREEK	DALLAS	75249	EVELYN GRAY	ELENA BLAKE
OAK CLIFF SUB COURTHOUSE	410 S. BECKLEY	DALLAS	75203	DIANA BROADUS	TERRENCE E. SUMNER
OUR REDEEMER LUTHERAN CHURCH	7611 PARK LN.	DALLAS	75225	ROBERT ACKERMAN	BETTY JEAN O'NEAL
PAUL L. DUNBAR LANCASTER-KIEST LIBRARY	2008 E. KIEST BLVD.	DALLAS	75216	YVONNE WILLIAMS	JANNIS NORRIS
RICHARDSON CIVIC CENTER	411 W. ARAPAHO RD.	RICHARDSON	75080	EVAN THOMAS	CYNTHIA HOLIDAY
RICHLAND COLLEGE - GARLAND CAMPUS	675 W. WALNUT ST.	GARLAND	75040	EMMA CRAYTON	PATRICIA SHAW
ROWLETT CITY HALL ANNEX	4004 MAIN ST.	ROWLETT	75088	MAGGIE ENSLEY	MARIA MARCON
SAMUELL GRAND RECREATION CENTER	6200 EAST GRAND AVE.	DALLAS	75223	LOTA DURHAM	VIRGINIA MONTFORT
VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063	BEVERLY WUNDERLIN	SHIRLEY EWING

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**7 AM - 7 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 30 (Sunday) *30 de Octubre (Domingo)*	**1 PM - 6 PM**
October 31 - November 4 (Monday through Friday) *31 de Octubre - 4 de Noviembre (Lunes a Viernes)*	**7 AM - 7 PM**

TEMPORARY EARLY VOTING LOCATIONS

(Ubucaciones Temporales)

Voting Location	Address	City	Zip	Judge	Alternate
SOUTH GARLAND BRANCH LIBRARY	4845 BROADWAY BLVD.	GARLAND	75043	NIKKI FORD	GEORGENE RILLEY
HARRY STONE RECREATION CENTER	2403 MILLMAR DR.	DALLAS	75228	LORI RALEY	SUSAN CUMBY
PLEASANT GROVE BRANCH LIBRARY	7310 LAKE JUNE RD.	DALLAS	75217	PATRICIA CARR	DOROTHY PRUITT
COPPELL TOWN CENTER	255 PARKWAY BLVD.	COPPELL	75019	NANCY WANG	JOHNNY LOPEZ
UNIVERSITY PARK UNITED METHODIST CHURCH	4024 CARUTH BLVD.	DALLAS	75225	MICHELLE VALENTINO	BILL HAUGIN
FRIENDSHIP WEST BAPTIST CHURCH	2020 W. WHEATLAND RD.	DALLAS	75232	SHIRLEY BROWN	MICHAEL HALL
ZALE LIBRARY @ PAUL QUINN COLLEGE	3837 SIMPSON STUART RD.	DALLAS	75241	CLAUDIA BATTS	ANITA SMITH
BEAR CREEK COMMUNITY CHURCH	2700 FINLEY RD.	IRVING	75062	TBD	JOY QUIRK
BETTY WARMACK LIBRARY	760 BARDIN RD.	GRAND PRAIRIE	75052	EVELYN GRAY	ROZ HENWOOD

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) — **7 AM - 7 PM**
24 de Octubre - 28 de Octubre (Lunes a Viernes)

October 29 (Saturday) — **7 AM - 7 PM**
29 de Octubre (Sábado)

October 30 (Sunday) — **1 PM - 6 PM**
30 de Octubre (Domingo)

October 31 - November 4 (Monday through Friday) — **7 AM - 7 PM**
31 de Octubre - 4 de Noviembre (Lunes a Viernes)

Voting Location	Address	City	Zip	Judge	Alternate
CEDAR VALLYE COLLEGE	3030 N. DALLAS AVE.	LANCASTER	75134		
EASTFIELD COLLEGE-MAIN CAMPUS	3737 MOTLEY DR.	MESQUITE	75150		
NORTHLAKE COLLEGE	5001 N. MACARTHUR BLVD.	IRVING	75038		

DATES AND TIMES OF EARLY VOTING

November 1 - November 2 (Tuesday and Wednesday) — **7 AM - 7 PM**
1 de Noviembre - 2 de Noviembre (Martes y Miercoles)

Voting Location	Address	City	Zip	Judge	Alternate
BROOKHAVEN COLLEGE	3939 VALLEY VIEW LN.	FARMERS BRANCH	75244		
EL CENTRO COLLEGE-MAIN CAMPUS	801 MAIN ST.	DALLAS	75202		
MOUNTAIN VIEW COLLEGE	4849 ILLINOIS AVE.	DALLAS	75211		
RICHLAND COLLEGE-MAIN CAMPUS	128 ABRAMS RD.	DALLAS	75243		

DATES AND TIMES OF EARLY VOTING

November 3 - November 4 (Thursday and Friday) — **7 AM - 7 PM**
3 de Noviembre - 4 de Noviembre (Jueves y Viernes)

ATTACHMENT E

Election Judges/Alternates
(Election Day)

DALLAS COUNTY
(Condado de Dallas)

DISTRICT 1

Precinct	Location	Address	City	Zip	Judge	Alternate
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202	Pamela Curry	TBD
3032	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203	Joshua Lloyd	Jeanette Horton
3084	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203	Joshua Lloyd	Jeanette Horton
3094	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75253	Joshua Lloyd	Jeanette Horton
4035	Academy Of Dallas School	2324 S. Vernon	Dallas	75224	Roberto Alonzo, Jr.	TBD
4036	The Union Church	3410 S. Polk St.	Dallas	75224	Joe Burkleo	TBD
4038	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216	Karen Nunez	Mary Lou Zijderveld
4055	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	TBD
4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233	Jesse Rocha, Jr.	Shirley Weeks
4061	Mountain View Church Of Christ	4111 W. Illinois Ave.	Dallas	75211	Willie McClure	TBD
4062	Lelia P. Cowart Elementary School	1515 S. Ravinia	Dallas	75211	Frances Boren	TBD
4063	Elmwood El Buen Samaritano United Methodist Church	1220 Newport Ave.	Dallas	75224	Manuel Rodela, Sr.	Don Weeks
4066	Anson Jones Elementary School	3901 Meredith	Dallas	75211	Glenn LaBauve	Mary Hollies
4067	George Peabody Elementary School	3101 Raydell Pl.	Dallas	75211	TBD	TBD
4068	Lida Hooe Elementary School	2419 Gladstone	Dallas	75211	Kimberly Batchelor	Eidson Botting
4069	Winnetka Elementary School	1151 S. Edgefield Ave.	Dallas	75208	Ngena White	TBD
4070	John F. Peeler Elementary School	810 S. Llewellyn	Dallas	75208	Randy Smith	Don Pearce
4071	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203	Ngina White	Evelyn Lopez
4072	Dallas County Sub-Courthouse	410 S. Beckley	Dallas	75203	Ngina White	Evelyn Lopez
4073	Preparing The Way Ministries	2442 W. Jefferson Blvd.	Dallas	75211	Camila Cantu	Dana Wenzel
4074	Sunset High School	2120 W. Jefferson Blvd.	Dallas	75208	Renee Hollingsworth	TBD
4075	John H. Reagan School	201 N. Adams Ave.	Dallas	75208	Teresa Steward	TBD
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211	Linda Wise	TBD
4077	Rosemont Elementary School	719 N. Montclair Ave.	Dallas	75208	Josie Sylvia	TBD
4078	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208	Patrick Love	Sharon Walden
4079	Kessler Park United Methodist Church	1215 Turner Ave.	Dallas	75208	David Dunnigan	Thomas N. Watkins
4080	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208	Patrick Love	Sharon Walden
4107	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216	Karen Nunez	Mary Lou Zijderveld
4113	Mountain View Church Of Christ	4111 W. Illinois Ave.	Dallas	75211	Willie McClure	TBD
4114	Lelia P. Cowart Elementary School	1515 S. Ravinia	Dallas	75211	Frances Boren	TBD
4115	Kidd Springs Recreation Center	711 Canty St.	Dallas	75208	Patrick Love	Sharon Walden
4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211	Ruthie Montez	Ruby Lee

DALLAS COUNTY

(Condado de Dallas)

DISTRICT 2

Precinct	Location	Address	City	Zip	Judge	Alternate
1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Kelechi L. Meister	Wilford Gentzel
1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Byron Montgomery	TBD
1018	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205	Jean A. Ball-Meza	William Waters
1069	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
1070	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214	Cheri Ball-Meza	Luanne Wilson
1074	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223	Lota Dunham	Martha Montfort
1075	Samuell Grand Recreation Center	6200 E. Grand Ave.	Dallas	75223	Lota Dunham	Martha Montfort
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228	Tracy Dotie-Hill	Martha A. Wood
1112	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223	George Collins	William Biesel
1119	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223	George Collins	William Biesel
1120	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206	Robert Sullivan	Rosita Strang
1122	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
1130	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Kelechi L. Meister	Wilford Gentzel
1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
1132	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
2034	Henry W. Longfellow Middle School	5314 Boaz	Dallas	75209	Nan McGee	TBD
3005	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Allen Dickey	TBD
3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Allen Dickey	TBD
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202	Pamela Curry	TBD
3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204	Gary Foster	Jeffery Keech
3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226	Sandra Biggs	Lorraine Mutsch
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215	Vincent Rodriguez	TBD
3019	James Madison High School	3000 MLK Blvd.	Dallas	75215	Jerry B. Brown	Gregg Williams
3020	Irma Rangel-Young Women's School	1718 Robert B. Cullum Blvd.	Dallas	75210	Julie Allen	TBD
3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Allen Dickey	TBD
3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226	Sandra Biggs	Lorraine Mutsch
3094	James Bowie Elementary School-DISD	330 N. Marsalis	Dallas	75203	Joshua Llyod	Jeanette Horton
4009	David G. Burnet Elementary School	3201 Kinkaid Dr.	Dallas	75220	Charles Mikkelsen	Daniel Caldwell
4010	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4011	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4014	Sudie Williams Elementary School	4518 Pomona	Dallas	75209	Charles Armstrong	Dorie Cranshaw
4015	North Park Community Development Corporation	4619 W. University Blvd.	Dallas	75209	Olga M. Smith	William Asbury
4016	K. B. Polk Center	6911 Victoria	Dallas	75209	David Fisher	Matthew Berry
4017	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235	TBD	David Beardsley
4018	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235	TBD	David Beardsley
4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235	Ed Flaspoehler, Jr.	TBD
4020	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235	TBD	David Beardsley
4021	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235	Samuel P. Wenning	Teres Donahower
4022	Esperanza Medrano Elementary School	2221 Lucas Dr.	Dallas	75219	Ricardo Medrano	James K. Lee
4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235	Ed Flaspoehler, Jr.	TBD
4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207	Sherron Molina	Ronald Lazof
4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235	Miriam P. Gonzalez	Mari Ann Ross
4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman
4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman
4100	Esperanza Medrano Elementary School	2221 Lucas Dr.	Dallas	75219	Ricardo Medrano	James K. Lee
4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4103	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4104	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4105	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4119	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kwonslar	Michael Burnaman
4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kwonslar	Michael Burnaman

DALLAS COUNTY

(Condado de Dallas)

DISTRICT 3

Precinct	Location	Address	City	Zip	Judge	Alternate
3001	T. W. Browne Middle School	3333 Sprague	Dallas	75233	Doris Hart	TBD
3002	T. W. Browne Middle School	3333 Sprague	Dallas	75233	Doris Hart	TBD
3003	T. W. Browne Middle School	3333 Sprague	Dallas	75233	Doris Hart	TBD
3004	Daniel Webster Elementary School	3815 S. Franklin	Dallas	75233	Martin Burrell	TBD
3050	H.I. Holland Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216	Jesse A. Lipscomb	TBD
3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216	Myrtle A. Johnson	Delmas Parker
3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232	Eyvern Edwards	Anna Nelson
3054	William Hawley Atwell Law Academy	1303 Reynoldston St.	Dallas	75232	Barbara A. Lewis	Henrietta Adams
3055	Adelle Turner Elementary School	5505 S. Polk St.	Dallas	75232	Vivian Hill	Ron Metzger
3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232	Eli Davis	TBD
3057	T. G. Terry Elementary School	6661 Greenspan Ave.	Dallas	75232	Lawson L. Turner	TBD
3058	T.L. Marsalis Elementary School	5640 S. Marsalis Ave.	Dallas	75241	Mildred Lister	TBD
3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241	Lillie Medlin	Kenneth W. Brown
3060	R.L. Thornton Elementary School	6011 Old Ox Rd.	Dallas	75241	Mary Wright Luckey	TBD
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241	Patricia Singleton	TBD
3063	Ronald E. McNair Elementary School	3150 Bainbridge Ave.	Dallas	75237	Dorothy Whaley	Gloria J. Caffey
3077	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249	Edna Pemberton	Charles O'Henne
3078	Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	Dallas	75249	Edna Pemberton	Charles O'Henne
3088	Daniel Webster Elementary School	3815 S. Franklin	Dallas	75233	Martin Burrell	TBD
3092	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232	Eyvern Edwards	Anna Nelson
3098	H.I. Holland Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216	Jesse A. Lipscomb	TBD
4026	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212	Yolanda Jimenez	Bill Deville
4027	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212	Yolanda Jimenez	Bill Deville
4050	Mountain Creek Library	6102 Mountain Creek Pkwy.	Dallas	75249	Marthella Capers	Lucie Weaver
4052	Bilhartz Elementary School - Gym	6700 Wandt Dr.	Dallas	75236	Sedrick McCurdy	Thomas P. Wilkins
4053	YWLA at Arnold Middle School	1204 E. Marshall Dr.	Grand Prairie	75051	Dan Gerdt	Jeanette Pugh
4054	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	TBD
4055	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	TBD
4056	Palabra De Vida	2550 W. Illinois Ave.	Dallas	75233	Jesse Rocha, Jr.	Shirley Weeks
4059	Charley Taylor Recreation Center	601 E. Grand Prairie Rd.	Grand Prairie	75051	Russell Mutto	Lydia Alcalan
4060	Nancy Jane Cochran Elementary School	6000 Keeneland Pkwy.	Dallas	75211	TBD	Monty Weddell
4065	Arcadia Park Elementary School	1300 N. Justin Ave.	Dallas	75211	TBD	Christy Hallford
4066	Anson Jones Elementary School	3901 Meredith	Dallas	75211	Glenn LaBauve	Mary Hollies
4067	George Peabody Elementary School	3101 Raydell Pl.	Dallas	75211	TBD	TBD
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211	Linda Wise	TBD
4090	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	TBD
4093	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	TBD
4111	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	TBD
4112	Leslie Stemmons Elementary School	2727 Knoxville St.	Dallas	75211	Noe Villalpando	TBD
4113	Mountain View Church of Christ	4111 W. Illinois Ave.	Dallas	75211	Willie McClure	TBD
4300	Cockrell Hill City Hall	4125 W. Clarendon Dr.	Cockrell Hill	75211	Ruthie Montez	Ruby Lee

DALLAS COUNTY
(Condado de Dallas)

DISTRICT 4

Precinct	Location	Address	City	Zip	Judge	Alternate
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215	Vincent Rodriguez	TBD
3033	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75216	Gloria James	Janis Andres
3034	Greater Mt. Pleasant Baptist Church	1403 Morrell Ave.	Dallas	75216	Gloria James	Janis Andres
3035	F. D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203	Camilla Green	TBD
3036	F. D. Roosevelt High School	525 Bonnie View Dr.	Dallas	75203	Camilla Green	TBD
3037	The Way, The Truth & The Light Christian Church	1702 Denley Dr.	Dallas	75216	Nettestine Smith	TBD
3038	The Way, The Truth & The Light Christian Church	1702 Denley Dr.	Dallas	75216	Nettestine Smith	TBD
3039	Oliver W. Holmes Middle School	2001 E. Kiest	Dallas	75216	Michael T. King	TBD
3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216	James Baker	TBD
3041	Christ for the Nations Institute Student Center	444 Fawn Ridge Dr.	Dallas	75224	Leo Evans	Oscar Bracks
3042	John Neely Bryan Elementary School	2001 Deer Path Dr.	Dallas	75216	Mae Choice	TBD
3043	John Neely Bryan Elementary School	2001 Deer Path Dr.	Dallas	75216	Mae Choice	TBD
3044	W. W. Bushman Elementary School	4200 Bonnie View Rd.	Dallas	75216	Willie Callahan	Ernest Cobbins, Jr.
3046	John W. Carpenter Elementary School	2121 Tosca Ln.	Dallas	75224	Claudia Batts	Ancient Mossamba
3047	Christ for the Nations Institute Student Center	444 Fawn Ridge Dr.	Dallas	75224	Leo Evans	Oscar Bracks
3048	South Oak Cliff High School	3601 S. Marsalis Ave.	Dallas	75216	Ruth Wyrick	Jeff Turner
3049	Clara Oliver Elementary School	4010 Idaho Ave.	Dallas	75216	Myrtis Evans	TBD
3050	H.I. Holand Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216	Jesse A. Lipscomb	TBD
3051	Fountain of Living Word Church	2543 E. Ledbetter Dr.	Dallas	75216	Myrtle A. Johnson	Delmas Parker
3052	Elisha M. Pease Elementary School	2914 Cummings St.	Dallas	75216	Eric Johnson	TBD
3054	William Hawley Atwell Academy	1303 Reynoldston St.	Dallas	75232	Barbara A. Lewis	Henriettea Adams
3056	Mark Twain Vanguard	724 Green Cove Ln.	Dallas	75232	Eli Davis	TBD
3057	T. G. Terry Elementary School	6661 Greenspan Ave.	Dallas	75232	Lawson L. Turner, Jr.	TBD
3058	T. L. Marsalis Elementary School	5640 S. Marsalis Ave.	Dallas	75241	Mildred Lister	TBD
3059	St. Luke Presbyterian Church	5915 Singing Hills Dr.	Dallas	75241	Lillie Medlin	Kenneth W. Brown
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241	Patricia Singleton	TBD
3072	Tommie Allen Recreation Center	7071 Bonnie View Dr.	Dallas	75241	Richard Burney	Anthony S. Clark
3097	Clara Oliver Elementary School	4010 Idaho Ave.	Dallas	75216	Myrtis Evans	TBD
3098	H.I. Holand Elementary School @ Lisbon	4203 S. Lancaster Rd.	Dallas	75216	Jesse A. Lipscomb	TBD
4036	The Union Church	3410 S. Polk St.	Dallas	75224	Joe Burkleo	TBD
4037	The Union Church	3410 S. Polk St.	Dallas	75224	Joe Burkleo	TBD
4038	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216	Karen Nunez	Mary L. Zijderveld
4039	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216	Cheryl W. Rhodes	Sherry Stovall
4040	Roger Q. Mills Elementary School	1515 Lynn Haven	Dallas	75216	Loretta Hallman	John Walters
4041	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216	Cheryl W. Rhodes	Sherry Stovall
4043	The Union Church	3410 S. Polk St.	Dallas	75224	Joe Burkleo	TBD
4044	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224	Keshauna Dawn	TBD
4046	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224	Keshauna Dawn	TBD
4047	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216	Stephen Carter	Ralph Green
4048	Clinton P. Russell Elementary School	3031 S. Beckley	Dallas	75224	Keshauna Dawn	TBD
4057	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224	Michael Goodman	Jerry Edwards
4058	Kiest Recreation Center	3080 Hampton Rd.	Dallas	75224	Michael Goodman	Jerry Edwards
4072	Dallas County Sub-Courthouse	410 S. Beckley Ave.	Dallas	75203	Ngina White	Evelyn Lopez
4107	Harrell Budd Elementary School	2121 S. Marsalis Ave.	Dallas	75216	Karen Nunez	Mary L. Zijderveld
4108	Bexar Street Baptist Church	2018 S. Marsalis Ave.	Dallas	75216	Cheryl W. Rhodes	Sherry Stovall
4109	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216	Stephen Carter	Ralph Green
4110	Boude Storey Middle School	3000 Maryland Ave.	Dallas	75216	Stephen Carter	Ralph Green

DALLAS COUNTY

(Condado de Dallas)

DISTRICT 5

Precinct	Location	Address	City	Zip	Judge	Alternate
1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227	Mattie Garth	Dan Mosher
1085	Urban Park Elementary School	6901 Military Pkwy.	Dallas	75227	Delia Eisenburg	TBD
1088	Forester Field House	8233 Military Pkwy.	Dallas	75227	Kathy Green	Roger Berger
1090	San Jacinto Elementary School	7900 Hume Dr.	Dallas	75227	Lee Cobler	TBD
1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227	Latrice Jackson	TBD
1092	Edward Titche Elementary School	9560 Highfield Dr.	Dallas	75227	Gaytha Davis	TBD
1094	John Ireland Elementary School	1515 Jim Miller	Dallas	75217	Lisa Williams	TBD
1095	Nathaniel Hawthorne School	7800 Umphress Rd.	Dallas	75217	James D. Ray	Sandi Ramirez
1096	Nathaniel Hawthorne School	7800 Umphress Rd.	Dallas	75217	James D. Ray	Sandi Ramirez
1097	W. W. Samuell High School	8928 Palisade Dr.	Dallas	75217	Shelia Bates	Hubert Boles
1098	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217	Camille White	TBD
1099	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217	Camille White	TBD
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217	Allyn P. Coleman	Wilton Crocker
1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217	Donna O'Neal	Roger Hudgens
1102	B. H. Macon Elementary School	650 Holcomb Rd.	Dallas	75217	Iniece Davis	Nazaro Chavez
1103	B. H. Macon Elementary School	650 Holcomb Rd.	Dallas	75217	Iniece Davis	Nazaro Chavez
1104	William Anderson Elementary School	620 N. St. Augustine	Dallas	75217	Terrell Philips	TBD
1105	William Anderson Elementary School	620 N. St. Augustine	Dallas	75217	Terrell Philips	TBD
1106	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217	Herlinda L. Resendiz	TBD
1107	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217	Herlinda L. Resendiz	TBD
1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217	Shatoria Bowens	TBD
1109	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson, III
1110	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217	Herlinda L. Resendiz	TBD
1111	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson, III
1113	John Ireland Elementary School	1515 Jim Miller	Dallas	75217	Lisa Williams	TBD
1135	Fred F. Florence Middle School	1625 N. Masters	Dallas	75217	Camille White	TBD
3082	W. A. Blair Elementary School	7720 Gayglen	Dallas	75217	Johnetta Williams	Sandra Stinson

DALLAS COUNTY
(Condado de Dallas)

DISTRICT 6

Precinct	Location	Address	City	Zip	Judge	Alternate
2000	Webb Chapel United Methodist Church	2536 Valley View	Farmers Branch	75234	Judy Byrd	Mildred Weaver
2001	Thomas C. Marsh Middle School	3838 Crown Shore Dr.	Dallas	75244	William Fisher	TBD
2012	Walnut Hill Elementary School	10115 Midway Rd.	Dallas	75229	Robert Jackson	Janelle Ellis
2074	Valley Ranch Elementary School	9800 Rodeo Dr.	Irving	75063	Francine Ly	Maxwell Little
2076	Webb Chapel United Methodist Church	2536 Valley View	Farmers Branch	75234	Judy Byrd	Mildred Weaver
4000	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229	Michele Valentino	Toni M. Nolen
4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229	Michele Valentino	Toni M. Nolen
4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
4005	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234	Matthew G. Calvert	Marguerite Buccino
4007	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220	Charles Mikkelsen	Daniel Caldwell
4008	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220	Charles Mikkelsen	Daniel Caldwell
4009	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220	Charles Mikkelsen	Daniel Caldwell
4010	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4011	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4012	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4013	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4019	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235	Ed Flaspoehler, Jr.	TBD
4023	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235	Ed Flaspoehler, Jr.	TBD
4024	L. G. Pinkston High School	2200 Dennison	Dallas	75212	Deborah Culberson	TBD
4025	Amelia Earhart Elementary School	3531 N. Westmoreland	Dallas	75212	Lettie Searles	TBD
4026	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212	Yolanda Jimenez	Bill Deville
4027	Eladio R. Martinez Learning Center	4500 Bernal	Dallas	75212	Yolanda Jimenez	Bill Deville
4028	Amelia Earhart Elementary School	3531 N. Westmoreland	Dallas	75212	Lettie Searles	TBD
4029	L. G. Pinkston High School	2200 Dennison	Dallas	75212	Deborah Culberson	TBD
4030	L. G. Pinkston High School	2200 Dennison	Dallas	75212	Deborah Culberson	TBD
4031	C. F. Carr Elementary School	1952 Bayside	Dallas	75212	Mark Baker	B.J. Melton
4033	Dallas Fire Station #1	1901 Irving Blvd.	Dallas	75207	Sherron Molina	Ronald Lazof
4060	Nancy Jane Cochran Elementary	6000 Keeneland Pkwy.	Dallas	75211	TBD	Monty Weddell
4065	Arcadia Park Elementary School	1300 N. Justin Ave.	Dallas	75211	TBD	Christy Hallford
4076	Stevens Park Elementary School	2615 W. Colorado Blvd.	Dallas	75211	Linda Wise	TBD
4081	Eladio R. Martinez Learning Center	4500 Bernal Dr.	Dallas	75212	Yolanda Jimenez	Bill Deville
4082	Sidney Lanier Elementary School	1400 Walmsley Ave.	Dallas	75208	Victor Davis	TBD
4083	Sidney Lanier Elementary School	1400 Walmsley Ave.	Dallas	75208	Victor Davis	TBD
4084	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212	Sylvano Alonzo	TBD
4085	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212	Sylvano Alonzo	TBD
4086	Grauwyler Park Recreation Center	7780 Harry Hines Blvd.	Dallas	75235	Miriam P. Dominguez	Mari A. Ross
4087	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman
4088	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman
4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234	Matthew G. Calvert	Marguerite Buccino
4097	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220	Brent Sonntag	Sondra Monroe
4098	Stephen Foster Elementary School	3700 Clover Ln.	Dallas	75220	Vivian Gregorich	Carol Burnaman
4099	Sudie Williams Elementary School	4518 Pomona	Dallas	75209	Charles Armstrong	Dorie Cranshaw
4101	L.G. Pinkston High School	2200 Dennison	Dallas	75212	Deborah Culberson	TBD
4116	Anita Martinez Recreation Center	3212 N. Winnetka Ave.	Dallas	75212	Sylvano Alonzo	TBD
4117	Arlington Park Recreation Center	1505 Record Crossing	Dallas	75235	Ed Flaspoehler, Jr.	TBD
4120	Bachman Therapeutic Recreation Center	2750 Bachman Dr.	Dallas	75220	Edward Kownslar	Michael Burnaman

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DISTRICT 7

Precinct	Location	Address	City	Zip	Judge	Alternate
1063	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228	Johnny Jefferson	Barbara King
1064	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228	Johnny Jefferson	Barbara King
1065	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228	Johnny Jefferson	Barbara King
1067	Zack Motley Elementary School	3719 Moon Dr.	Mesquite	75150	Stephen Felt	Rafael Moncada
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228	Tracy Dotie-Hill	Martha A. Wood
1079	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228	Rhonda Choice	J. Lee Baldwin
1080	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228	Rhonda Choice	J. Lee Baldwin
1081	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228	John S. Bailey	TBD
1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227	Mattie Garth	Dan Mosher
1083	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227	Mattie Garth	Dan Mosher
1084	Edna Rowe Elementary School	4918 Hovenkamp	Dallas	75227	Elma Springer	Helen Smith
1085	Urban Park Elementary School	6901 Military Pkwy.	Dallas	75227	Delia Eisenburg	TBD
1086	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228	John S. Bailey	TBD
1087	Skyline High School	7777 Forney Rd.	Dallas	75227	Delphine Vasser	Linda Mack
1088	Forester Field House	8233 Military Pkwy.	Dallas	75227	Kathy Green	Roger Berger
1089	Forester Field House	8233 Military Pkwy.	Dallas	75227	Shirley Douglas	Ward B. English, Sr.
1091	Annie Webb Blanton School	8915 Greenmound Ave.	Dallas	75227	Latrice Jackson	TBD
1092	Edward Titche Elementary School	9560 Highfield Dr.	Dallas	75227	Gaytha Davis	TBD
1093	Nueva Vida Life Assembly	10747 Bruton Rd.	Dallas	75217	Betty Carter	Marlisa Crawford
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217	Allyn P. Coleman	Wilton Crocker
1112	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223	George Collins	William Biesel
1113	John Ireland Elementary School	1515 Jim Miller	Dallas	75217	Lisa Williams	TBD
1114	Owenwood United Methodist Church	1451 John West Rd.	Dallas	75228	John S. Bailey	TBD
1119	St. Luke Community United Methodist Church	5710 E. R. L. Thornton	Dallas	75223	George Collins	William Biesel
1134	Forester Field House	8233 Military Pkwy.	Dallas	75227	Kathy Green	Roger Berger
1303	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228	Kevin Felder	David Straight
3012	Evangelist Temple Church	2627 Dorris St.	Dallas	75215	Michael Webb	TBD
3016	Bill J. Priest Institute	1402 Corinth St.	Dallas	75215	Vincent Rodriguez	TBD
3017	Martin Luther King Jr. Learning Center	1817 Warren Ave.	Dallas	75215	Gloria Walls	Kimberly Burt
3018	Park South YMCA	2500 Romine	Dallas	75215	Saundra Ray	TBD
3019	James Madison High School	3000 MLK Blvd.	Dallas	75215	Jerrry B. Brown	Gregg Williams
3020	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210	Julie Allen	TBD
3021	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210	Julie Allen	TBD
3022	Irma Rangel-Young Women's Leadership School	1718 Robert B. Cullum Blvd.	Dallas	75210	Julie Allen	TBD
3023	James Madison High School	3000 MLK Blvd.	Dallas	75215	Jerrry B. Brown	Gregg Williams
3024	Mt. Herob Baptist Church	3306 Carpenter Ave.	Dallas	75215	Willie W. Coleman	TBD
3025	Mt. Herob Baptist Church	3306 Carpenter Ave.	Dallas	75215	Willie W. Coleman	TBD
3026	St. Paul Baptist Church	1600 Pear St.	Dallas	75215	Nicole Montgomery	TBD
3027	Lincoln High School - CHM	2826 Elsie Faye Heggins St.	Dallas	75215	Betty C. Hooey	TBD
3028	Evangelist Temple Church	2627 Dorris St.	Dallas	75215	Michael Webb	TBD
3029	Evangelist Temple Church	2627 Dorris St.	Dallas	75215	Michael Webb	TBD
3036	F.D. Roosevelt High School	525 Bonnie View Rd.	Dallas	75203	Camilla Green	TBD
3040	Good Street Baptist Church	3110 Bonnie View Rd.	Dallas	75216	James Baker	TBD
3045	Gethsemane Baptist Church	4600 Solar Ln.	Dallas	75216	Claudia Fowler	TBD
3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241	Richard Burney	Anthony S. Clark
3090	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226	Sandra Biggs	Lorraine Mutsch

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DISTRICT 8

Precinct	Location	Address	City	Zip	Judge	Alternate
1100	E. B. Comstock Middle School	7044 Hodde St.	Dallas	75217	Allyn P. Coleman	Wilton Crocker
1101	Pleasant Grove Branch Library	7310 Lake June Rd.	Dallas	75217	Donna O'Neal	Roger Hudgens
1108	H. Grady Spruce High School	9733 Old Seagoville	Dallas	75217	Shatoria Bowens	TBD
1109	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson, III
1111	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson, III
1124	Fireside Drive Baptist Church	8805 Fireside Dr.	Dallas	75217	Robert Sherman	Ralph Stinson, III
1136	Richard Lagow Elementary School	637 Edgeworth Dr.	Dallas	75217	Herlinda L. Resendiz	TBD
3013	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3014	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3015	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3031	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Mildred Pope	TBD
3053	Thurgood Marshall Recreation Center	5150 Mark Trail Way	Dallas	75232	Eyvern Edwards	Anna Nelson
3060	R. L. Thornton Elementary School	6011 Old Ox Rd.	Dallas	75241	Mary W. Luckey	TBD
3061	New Tech High School @ A. Maceo Smith	3030 Stag Rd.	Dallas	75241	Patricia Singleton	TBD
3062	J. N. Ervin Elementary School	3722 Black Oak Dr.	Dallas	75241	L.B. White	Bruce Bishop
3063	Ronald E. McNair Elementary School	3150 Bainbridge Ave.	Dallas	75237	Dorothy Whaley	Gloria J. Caffey
3064	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232	Charlia Randle	Taft Thompson
3065	Umphrey Lee Elementary School	7808 Racine Dr.	Dallas	75232	Sedonia Kidd	TBD
3066	Martin Weiss Elementary School	8601 Willoughby Blvd.	Dallas	75232	Joan Young	TBD
3067	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232	Eric Johnson	Craig Root
3068	Singing Hills Recreation Center	1909 Crouch Rd.	Dallas	75241	Elizabeth R. Steward	Ray Hoffman
3069	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241	Narlon Clemons	Ruth Hodge
3070	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241	Richard Burney	Anthony S. Clark
3071	Highland Hills United Methodist Church	3800 Simpson Stuart Rd.	Dallas	75241	Debra Harwell	Jacquelyn Smith
3072	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241	Richard Burney	Anthony S. Clark
3073	Tommie Allen Recreation Center	7071 Bonnie View Rd.	Dallas	75241	Richard Burney	Anthony S. Clark
3074	Friendship West Baptist Church	2020 W. Wheatland Rd.	Dallas	75232	Eric Johnson	Craig Root
3075	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241	Marilyn E. Small	TBD
3079	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Deborah A. Cawthon	TBD
3080	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Deborah A. Cawthon	TBD
3082	W. A. Blair Elementary School	7720 Gayglen	Dallas	75217	Johnetta Williams	Sandra Stinson
3083	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Johnnie Goins	William Tillison
3093	Kleberg-Rylie Recreation Center	1515 Edd Rd.	Dallas	75253	Johnnie Goins	William Tillison
3099	Cornerstone Temple Baptist Church	2817 Cherry Valley	Dallas	75241	Narlon Clemons	Ruth Hodge

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DISTRICT 9

Precinct	Location	Address	City	Zip	Judge	Alternate
1000	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214	Terry Allen	Rosalinda Cervantes
1045	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238	TBD	Trevor Lewis
1047	Martha T. Reilly Elementary	11230 Lippitt Ave.	Dallas	75218	George Siggers	Eugene Meysenburg
1048	Martha T. Reilly Elementary	11230 Lippitt Ave.	Dallas	75218	Shane Potter	David Wilkins
1051	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218	Bruce Anton	TBD
1052	Lochwood Branch Library	11221 Lochwood Blvd.	Dallas	75228	Timothy H. Sexton	L. George Burke
1054	Casa View Elementary School	2100 N. Farola Dr.	Dallas	75228	Anthony Marlow	Ann Teague
1055	Casa View Elementary School	2100 N. Farola Dr.	Dallas	75228	Anthony Marlow	Ann Teague
1056	Charles A. Gill Elementary School	10910 Ferguson Rd.	Dallas	75228	Annette Choice	George Hardin
1057	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228	Thomas R. Mock	Charlie Youngblood
1058	Bryan Adams High School	2101 Millmar	Dallas	75228	Sara J. White	Bob Huskerson
1059	Reinhardt Elementary School	10122 Losa Dr.	Dallas	75228	Erica Cole	TBD
1060	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218	Bruce Anton	TBD
1061	W.H. Gaston Middle School	9565 Mercer Dr.	Dallas	75228	David Wallace	Israel Varela
1062	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228	Barbara C. Johnson	TBD
1063	George W. Truett Elementary School	1811 Gross Rd.	Dallas	75228	Johnny Jefferson	Barbara King
1068	Charles A. Gill Elementary School	10910 Ferguson Rd.	Dallas	75228	Annette Choice	George Hardin
1075	Samuell Grand Recreation Center	6220 E. Grand Ave.	Dallas	75223	Lota Dunham	Martha Montfort
1078	Bayles Elementary School	2444 Telegraph	Dallas	75228	Tracy Dotie-Hill	Martha A. Wood
1079	S. S. Conner Elementary School	3037 Greenmeadow	Dallas	75228	Rhonda Choice	J. Lee Baldwin
1082	Colonial Baptist Church	6459 Scyene Rd.	Dallas	75227	Mattie Garth	Dan Mosher
1115	St. Pius X Church Parish	3030 Gus Thomasson	Dallas	75228	John Burton	TBD
1116	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228	Barbara C. Johnson	TBD
1121	Living Water Church of God	11110 Shiloh Rd.	Dallas	75228	Ben Day	Larry Williams
1125	Living Water Church of God	11110 Shiloh Rd.	Dallas	75228	Jean Rogers	TBD
1133	Alex Sanger Elementary School	8410 San Leandro Dr.	Dallas	75218	Bruce Anton	TBD
1137	Edwin J. Kiest Elementary School	2611 Healey Dr.	Dallas	75228	Barbara C. Johnson	TBD
1300	Ed Vanston Middle School	3230 Karla	Mesquite	75150	Lynn Barrera	TBD
2036	Zion Lutheran Church	6121 E. Lovers Ln.	Dallas	75214	Lawrence A. Wainer	C. Dale Mceown
2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214	Kathy Stokes	Brett Haber
2061	Lake Highlands Elementary School	9501 Ferndale	Dallas	75238	Roger Pryor	TBD
2062	Lake Highlands Jr. High	10301 Walnut Hill Ln.	Dallas	75238	Stephani Wyatt	TBD
2064	Highland Oaks Church of Christ	10805 Walnut Hill Ln.	Dallas	75238	Charles Briner	Jon A. Caswell
2065	Victor Hexter Elementary School	9720 Waterview St.	Dallas	75218	Patricia Fink	Grant A. Reading
2066	White Rock Elementary School	9229 Chiswell Rd.	Dallas	75238	Victor Moreland	Patricia Cole
2067	L. L. Hotchkiss Elementary School	6929 Town North Dr.	Dallas	75231	Thomas Giltner	Tracy P. Clinton, II
2068	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214	Rhonda K. Green	Margaret A. Caronna
2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214	Emily V. Melton	Karen H. Potasnik
2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214	Charlotte Hodges	Elizabeth Rendon
2071	Lakewood Elementary School	3000 Hillbrook St.	Dallas	75214	Kathleen Darden	Patricia Nagler
2072	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214	William Haugen	TBD
2073	Bath House Cultural Center	521 E. Lawther Dr.	Dallas	75218	Gary Garcia	Mel Cyrak

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DISTRICT 10

Precinct	Location	Address	City	Zip	Judge	Alternate
1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243	Roger Larrimore	Edward Castillio
1004	Forest Meadow Junior High School	9373 Whitehurst	Dallas	75243	Suzy Pollock	Linda Moore
1005	New Mount Zion Baptist Church	9530 Shepherd Rd.	Dallas	75243	Patricia Hicks	TBD
1006	Moss Haven Elementary School	9202 Moss Farms Ln.	Dallas	75243	Deborah Brown	John W. Lowe
1007	Moss Haven Elementary School	9202 Moss Farms Ln.	Dallas	75243	Deborah Brown	John W. Lowe
1026	Richland College	12800 Abrams Rd.	Dallas	75243	Randall Epps	James Frame
1027	Audelia Creek Elementary School	12600 Audelia Rd.	Dallas	75243	Shavon Moore	Richard Harms
1028	Audelia Creek Elementary School	12600 Audelia Rd.	Dallas	75243	Shavon Moore	Richard Harms
1029	Richland College	12800 Abrams Rd.	Dallas	75243	Randall Epps	James Frame
1030	A.M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243	Susan Richard	Janice Fowler
1038	A.M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243	Melodie McFarland	Bob Neal
1039	Lake Highlands High School	9449 Church Rd.	Dallas	75238	Patti Clapp	TBD
1040	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238	Richard Jensen	Harland G. Hallmark
1041	Dallas Fire Station #57	10801 Audelia Rd.	Dallas	75238	Richard Jensen	Harland G. Hallmark
1042	A. M. Aikin Elementary School	12300 Pleasant Valley	Dallas	75243	Melodie McFarland	Bob Neal
1043	Skyview Elementary School	9229 Meadowknoll	Dallas	75243	Dean Cardoza	Johnson Akangbou
1044	Lake Highlands High School	9449 Church Rd.	Dallas	75238	Ray Huebner	TBD
1045	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238	TBD	Trevor Lewis
1046	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238	TBD	Trevor Lewis
1049	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231	Shelby James	Judith Adams
1128	Lake Highlands High School	9449 Church Rd.	Dallas	75238	Patti Clapp	TBD
1129	Highland Meadows Elementary School	8939 Whitewing Ln.	Dallas	75238	TBD	Trevor Lewis
1707	A.R. Davis Elementary School	1621 McCallum Dr.	Garland	75042	Lori Raley	Patricia Shaw
2020	Arthur Kramer Elementary School	7131 Midbury	Dallas	75230	Rollin Gary	Ellen Dorn
2059	Lake Highlands High School	9449 Church Rd.	Dallas	75238	Lynda Bauer	TBD
2060	Northlake Elementary School - Richardson ISD	10059 Ravensway	Dallas	75238	Laura May	TBD
2061	Lake Highlands Elementary School	9501 Ferndale	Dallas	75238	Roger Pryor	TBD
2062	Lake Highlands Junior High School	10301 Walnut Hill Ln.	Dallas	75238	Stephani Wyatt	TBD
2063	Wallace Elementary School	9921 Kirkhaven	Dallas	75238	Kitty Markham	Frederick L. Holland
2064	Highland Oaks Church of Christ	10805 Walnut Hill Ln.	Dallas	75238	Charles Briner	Jon A. Caswell
2066	White Rock Elementary School	9229 Chiswell Rd.	Dallas	75238	Victor Moreland	Patricia Cole

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DISTRICT 11

Precinct	Location	Address	City	Zip	Judge	Alternate
1003	Hamilton Park Pacesetter	8301 Towns St.	Dallas	75243	Roger Larrimore	Edward Castillio
1008	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231	Anne Dankberg	Elaine Travis
1010	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231	Anne Dankberg	Elaine Travis
1029	Richland College	12800 Abrams Rd.	Dallas	75243	Randell Epps	James Frame
1032	Northwood Hills Elementary School	14532 Meandering Way	Dallas	75254	Sharon Quinn	TBD
1033	Spring Valley Elementary School	13535 Spring Grove Rd.	Dallas	75240	John K. Delay, Jr.	L.D. Carter
1035	RISD Academy	13630 Coit Rd.	Dallas	75240	Anthony Pace	TBD
1036	RISD Academy	13630 Coit Rd.	Dallas	75240	Anthony Pace	TBD
1037	RISD Academy	13630 Coit Rd.	Dallas	75240	Anthony Pace	TBD
1127	RISD Academy	13630 Coit Rd.	Dallas	75240	Anthony Pace	TBD
2004	Nathan Adams Elementary School	12600 Welch Rd.	Dallas	75244	Mark Montgomery	Melanie H. Smith
2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230	Betty Allen	TBD
2016	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230	Robert Farris	Lori Peniche
2017	Unity Church of Dallas	6525 Forest Ln.	Dallas	75230	Robert Farris	Lori Peniche
2019	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230	Bryan Knox	Will Wilkins
2020	Arthur Kramer Elementary School	7131 Midbury	Dallas	75230	Rollin Gary	Ellen Dorn
2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230	Bryan Knox	Will Wilkins
2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230	James Carter	Richard D. McCrum
2024	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230	TBD	Susie Leinneweber
2041	Presbyterian Medical Office North	17110 Dallas Pkwy. - Ste. 120	Dallas	75248	Soila Canales	TBD
2042	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248	Gaylnn Gee	Robert Franklin
2048	Dallas Fire Station #7	6010 Davenport	Dallas	75248	Anne Carter	Pedro Lecca
2049	Prestonwood Elementary School	6525 La Cosa	Dallas	75248	Darlene Howell	Janice Shwartz
2050	Prestonwood Elementary School	6525 La Cosa	Dallas	75248	Caron Hill	Patricia L. Shaughnessy
2051	Spring Creek Elementary-Richardson ISD	7667 Round Rock	Dallas	75248	Jason Frannea	Janet Macfarland
2052	Northwood Hills Elementary School	14532 Meandering Way	Dallas	75254	William T. Lovell	Sepehr Bastami
2053	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254	Birl Smith	Sheri Boone
2054	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254	Michele Gilder	Paul J. Stewart
2055	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254	Michele Gilder	Paul J. Stewart
2056	King of Glory Church	6411 LBJ Freeway	Dallas	75240	Adeline Rieth	TBD
2057	Spring Valley Elementary School	13535 Spring Grove Rd.	Dallas	75240	Krista Shull	TBD
2058	Park Central Baptist Church	7777 LBJ Freeway	Dallas	75240	Lee Gammill	Marcy C. Helfand
2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230	Betty Allen	TBD
2079	Anne Frank Elementary School	5201 Celestial Rd.	Dallas	75254	Birl Smith	Sheri Boone

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DISTRICT 12

Precinct	Location	Address	City	Zip	Judge	Alternate
2041	Presbyterian Medical Office North	17110 Dallas Pkwy. - Ste. 120	Dallas	75248	Soila Canales	TBD
2042	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248	Gaylynn Gee	Robert Franklin
2043	Brentfield Intermediate School	6767 Brentfield	Dallas	75248	Mickey Kennedy	Lenna Webb
2044	Texas A&M Research and Extension Center	17360 Coit Rd.	Dallas	75252	Mary McElvany	Louis G. Huntley
2045	Parkhill Junior High School	16500 Shadybank Dr.	Dallas	75248	Barbara Perryman	TBD
2046	James Bowie Elementary School - Richardson ISD	7643 La Manga Dr.	Dallas	75248	David M. Ku	TBD
2047	James Bowie Elementary School - Richardson ISD	7643 La Manga Dr.	Dallas	75248	Connie Hutzell	Geraldine Slaughter
2048	Dallas Fire Station #7	6010 Davenport Rd.	Dallas	75248	Anne Carter	Pedro Lecca
2049	Prestonwood Elementary School	6525 La Cosa	Dallas	75248	Darlene Howell	Janice Schwartz
2050	Prestonwood Elementary School	6525 La Cosa	Dallas	75248	Caron Hill	Patricia L. Shaughnessy
2051	Spring Creek Elementary - Richardson ISD	7667 Round Rock	Dallas	75248	Jason Frannea	Janet Macfarland
2406	Keller Springs Baptist Church	3227 Keller Springs Rd.	Carrollton	75006	Isaac Gian	Arthur C. Pasley, Jr.
2902	Addison Fire Department	4798 Airport Pkwy.	Addison	75001	Jonathan Smith	Phyllis Silver

DALLAS COUNTY

(Condado de Dallas)

DISTRICT 13

Precinct	Location	Address	City	Zip	Judge	Alternate
1000	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214	Terry Allen	Rosalinda Cervantes
1001	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	Michael Moon	TBD
1002	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	William Woods	Martha R. Maddox
1008	Lee McShan Jr. Elementary School	8307 Meadow Rd.	Dallas	75231	Anne Dankberg	Elaine Travis
1009	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	Herb Keener	Bernadine Cook
1011	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	Herb Keener	Bernadine Cook
1012	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	Michael Moon	TBD
1049	Merriman Park Elementary School	7101 Winedale Dr.	Dallas	75231	Shelby James	Judith Adams
1126	Vickery Baptist Church	5814 Ridgecrest Rd.	Dallas	75231	William Woods	Martha R. Maddox
2002	Thomas C. Marsh Middle School	3838 Crown Shore	Dallas	75244	William Fisher	TBD
2003	W.T. White High School	4505 Ridgeside	Dallas	75244	Edward W. Simpson	Pauline Bourqui
2004	Nathan Adams Elementary School	12600 Welch Rd.	Dallas	75244	Mark Montgomery	Melanie H. Smith
2005	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229	Jeffrey J. Golvach	Betty J. Williams
2006	Harry C. Withers Elementary School	3959 Northaven Rd.	Dallas	75229	Linda Chiles	Mary Drew
2007	John Calvin Presbyterian Church	4151 Royal Ln.	Dallas	75229	Lorene Kircher	Harry C. Diehl
2008	John J. Pershing Elementary School	5715 Meaders Ln.	Dallas	75229	Ross Coulter	TBD
2009	L. G. Cigarroa Elementary School	9990 Webb Chapel Rd.	Dallas	75220	Kelly Reddell	Amy Wallace
2010	Edward Cary Middle School	3978 Killion Dr.	Dallas	75229	Richard Allen	TBD
2011	Walnut Hill Recreation Center	10011 Midway Rd.	Dallas	75229	William Marx	Katherine McGovern
2013	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220	Carole Haynes	Laura Colhouer
2014	Lovers Lane United Methodist Church	9200 Inwood Rd.	Dallas	75220	Carole Haynes	Laura Colhouer
2015	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230	Betty Allen	TBD
2018	Northaven United Methodist Church	11211 Preston Rd.	Dallas	75230	Emily Sommerville	Carol Spruiell
2021	Preston Hollow United Methodist Church	6315 Walnut Hill	Dallas	75230	Catherine Monk	TBD
2022	George B. Dealey Vanguard	6501 Royal Ln.	Dallas	75230	Bryan Knox	Will Wilkins
2023	Benjamin Franklin Middle School	6920 Meadow Rd.	Dallas	75230	James Carter	Richard D. McCrum
2025	Hillcrest High School	9924 Hillcrest	Dallas	75230	Flora Hernandez	Paula Leone
2026	Hillcrest High School	9924 Hillcrest	Dallas	75230	Mary A. Collins	Daniel A. Foyt
2027	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225	Jennifer Price	TBD
2029	Westminster Presbyterian Church	8200 Devonshire Dr.	Dallas	75209	Beth Biesel	TBD
2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225	Linda Collins	TBD
2031	Village Country Club	8308 Southwestern	Dallas	75206	Jonathan McKinnon	Sherrilyn Probst
2033	Village Country Club	8308 Southwestern	Dallas	75206	Jerome Weiss	TBD
2034	Henry W. Longfellow - CEA	5314 Boaz	Dallas	75209	Nan McGee	TBD
2077	Ewell D. Walker Middle School	12532 Nuestra Dr.	Dallas	75230	Betty Allen	TBD
4001	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229	Michele Valentino	Toni M. Nolen
4002	Caillet Elementary School	3033 Merrell Rd.	Dallas	75229	Michele Valentino	Toni M. Nolen
4003	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
4004	Marcus Recreation Center	3003 Northaven Rd.	Dallas	75229	James Woods	John Dupre
4006	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229	Roberto Valentino	TBD
4007	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220	Charles Mikkelsen	Daniel Caldwell
4014	Sudie Williams Elementary School	4518 Pomona	Dallas	75209	Charles Armstrong	Dorie Cranshaw
4018	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235	TBD	David Beardsley
4092	David G. Burnet Elementary School	3200 Kinkaid Dr.	Dallas	75220	Charles Mikkelsen	Daniel Caldwell
4094	Park Forest Branch Library	3421 Forest Ln.	Dallas	75234	Matthew G. Calvert	Marguerite Buccino
4095	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229	Roberto Valentino	TBD
4096	Degolyer Elementary School	3453 Flair Dr.	Dallas	75229	Roberto Valentino	TBD
4099	Sudie Williams Elementary School	4518 Pomona	Dallas	75209	Charles Armstrong	Dorie Cranshaw

DALLAS COUNTY

(Condado de Dallas)

DISTRICT 14

Precinct	Location	Address	City	Zip	Judge	Alternate
1013	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204	William C. Barnes	Candy Ward
1014	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Kelechi L. Meister	Wilford Gentzel
1015	Multiple Careers Magnet Center	4528 Rusk Ave.	Dallas	75204	Byron Montgomery	TBD
1016	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206	Robert Sullivan	Rosita Strang
1017	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206	Robert Sullivan	Rosita Strang
1018	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205	Jean A. Ball-Meza	William Waters
1019	Dallas Fire Station #17	6045 Belmont	Dallas	75206	Michelle Button	Charlotte Herman
1020	Ben Milam Elementary School - Dallas ISD	4200 McKinney Ave.	Dallas	75205	Jean A. Ball-Meza	William Waters
1021	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219	Chorsia Davis	Bill Schereck
1022	Oaklawn Branch Library	4100 Cedar Springs Rd.	Dallas	75219	Chorsia Davis	Bill Schereck
1023	The Father's Church	2707 Abrams Rd.	Dallas	75214	Linda Sprowl	Rosemary Underbrink
1050	Eduardo Mata Elementary School	7420 La Vista	Dallas	75214	Barbara Rosenberg	TBD
1071	Lakewood Branch Library	6121 Worth St.	Dallas	75214	Robert Ackerman	Ivette Lozano
1073	Junius Heights Baptist Church	5429 Reiger Ave.	Dallas	75214	Cheri Ball-Meza	Luanne Wilson
1075	Samuell Grand Recreation Center	6220 E. Grand Ave.	Dallas	75223	Lota Dunham	Martha Montfort
1076	Eduardo Mata Elementary School	7420 La Vista	Dallas	75214	Barbara Rosenberg	TBD
1117	North Dallas High School	3120 N. Haskell Ave.	Dallas	75204	Randall Parker	TBD
1118	J. W. Ray Elementary School	2211 Caddo St.	Dallas	75204	Eddie Jimmerson, Jr.	Mary Harms
1120	J.F.K. Learning Center	1802 Moser Ave.	Dallas	75206	Robert Sullivan	Rosita Strang
1131	Grace United Methodist Church	4105 Junius St.	Dallas	75246	Gregory Byrne	Juliana Martinez
2030	Our Redeemer Lutheran Church	7611 Park Ln.	Dallas	75225	Linda Collins	TBD
2031	Village Country Club	8308 Southwestern	Dallas	75206	Jonathan McKinnon	Sherrilyn Probst
2032	Village Country Club	8308 Southwestern	Dallas	75206	Jerome Weiss	TBD
2033	Village Country Club	8308 Southwestern	Dallas	75206	Jerome Weiss	TBD
2035	Stonewall Jackson Elementary School	5828 Mockingbird Ln.	Dallas	75206	Daniel Macdonald	Pamela Thomas
2036	Zion Lutheran Church	6121 E. Lovers Ln	Dallas	75214	Lawrence A. Wainer	C. Dale Mceowen
2037	John S. Armstrong Elementary School	3600 Cornell Ave.	Dallas	75205	Sue Ringle	Nikki Baker
2038	Robert E. Lee Elementary School - DISD	2911 Delmar Ave.	Dallas	75206	Joe Farkus	TBD
2039	Robert E. Lee Elementary School - DISD	2911 Delmar Ave.	Dallas	75206	Gloria Wright	James Strang
2040	St. Andrews Presbyterian Church	3204 Skillman St.	Dallas	75214	Kathy Stokes	Brett Haber
2068	Dan D. Rogers Elementary School	5314 Abrams Rd.	Dallas	75214	Rhonda K. Green	Margaret A. Caronna
2069	Ridgewood Recreation Center	6818 Fisher Rd.	Dallas	75214	Emily V. Melton	Karen H. Potasnik
2070	Northridge Presbyterian Church	6920 Bob-O-Link Dr.	Dallas	75214	Charlotte Hodges	Elizabeth Rendon
2071	Lakewood Elementary School	3000 Hillbrook St.	Dallas	75214	Kathleen Darden	Patricia Nagler
2201	John S. Bradfield Elementary School	4300 Southern Ave.	Dallas	75205	Sandy McDonough	TBD
3000	William B. Travis Vanguard	3001 McKinney	Dallas	75204	Terry Lynch	Chris Richie
3006	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Allen Dickey	TBD
3007	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Allen Dickey	TBD
3008	Dallas County Courthouse - Allen	600 Commerce	Dallas	75202	Pamela Curry	TBD
3009	Exall Park Recreation Center	1355 Adair St.	Dallas	75204	Gary Foster	Jeffery Keech
3010	Exall Park Recreation Center	1355 Adair St.	Dallas	75204	Gary Foster	Jeffery Keech
3011	St. Edwards Catholic Church	4033 Elm St.	Dallas	75226	Sandra Biggs	Lorraine Mutsch
3081	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Allen Dickey	TBD
3086	William B. Travis Vanguard	3001 McKinney	Dallas	75204	Terry Lynch	Chris Richie
3089	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Allen Dickey	TBD
4021	Maple Lawn Elementary School	3120 Inwood Rd.	Dallas	75235	Samuel P. Wenning	Teres Donahower
4032	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4102	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers
4106	Reverchon Recreation Center	3505 Maple Ave.	Dallas	75219	Vivian Dudley	James A. Moyers

ATTACHMENT F

2016 Joint Election Participants

2016 General Election Participants

"Attachment F"

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
1000	832	COUNTY	05	114		Dallas	
1001	758	COUNTY	05	108		Dallas	
1002	1,261	COUNTY	05	114		Dallas	
1003	3,366	COUNTY	32	114		Dallas	
1004	1,682	COUNTY	32	114		Dallas	
1005	2,337	COUNTY	32	114		Dallas	
1006	1,645	COUNTY	32	114		Dallas	
1007	395	COUNTY	32	114		Dallas	
1008	649	COUNTY	32	114		Dallas	
1009	994	COUNTY	05	114		Dallas	
1010	1,528	COUNTY	32	114		Dallas	
1011	861	COUNTY	05	114		Dallas	
1012	222	COUNTY	32	108		Dallas	
1013	3,823	COUNTY	32	108		Dallas	
1014	2,201	COUNTY	32	108		Dallas	
1015	1,915	COUNTY	32	108		Dallas	
1016	196	COUNTY	32	108		Dallas	
1017	1,204	COUNTY	32	108		Dallas	
1018	256	COUNTY	32	108		Dallas	
1019	2,442	COUNTY	32	108		Dallas	
1020	1,200	COUNTY	32	108		Dallas	
1021	1,601	COUNTY	32	108		Dallas	
1022	3,541	COUNTY	32	103		Dallas	
1023	1,960	COUNTY	32	108		Dallas	
1026	594	COUNTY	32	102		Dallas	
1027	3,818	COUNTY	32	102		Dallas	
1028	1,558	COUNTY	32	102		Dallas	
1029	1,785	COUNTY	32	102		Dallas	
1030	2,400	COUNTY	32	102		Dallas	
1032	766	COUNTY	32	102		Dallas	
1033	1,241	COUNTY	32	102		Dallas	
1035	250	COUNTY	32	102		Dallas	
1036	770	COUNTY	32	102		Dallas	
1037	1,534	COUNTY	32	102		Dallas	
1038	2,802	COUNTY	05	112		Dallas	
1039	319	COUNTY	05	114		Dallas	
1040	2,993	COUNTY	32	114		Dallas	
1041	1,004	COUNTY	32	114		Dallas	
1042	1,487	COUNTY	32	112		Dallas	

*Information as of September 8, 2016 - subject to changes

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
1043	2,197	COUNTY	32	114		Dallas	
1044	2,225	COUNTY	05	114		Dallas	
1045	2,023	COUNTY	05	114		Dallas	
1046	312	COUNTY	05	114		Dallas	
1047	1,291	COUNTY	05	107	JP2	Dallas	
1048	2,517	COUNTY	05	107		Dallas	
1049	2,067	COUNTY	05	114		Dallas	
1050	150	COUNTY	32	100		Dallas	
1051	215	COUNTY	05	107		Dallas	
1052	3,240	COUNTY	05	107	JP2	Dallas	
1054	1,510	COUNTY	05	100	JP2	Dallas	
1055	851	COUNTY	05	107	JP2	Dallas	
1056	943	COUNTY	05	107	JP2	Dallas	
1057	1,841	COUNTY	05	100	JP2	Dallas	
1058	1,883	COUNTY	05	100	JP2	Dallas	
1059	1,600	COUNTY	05	100	JP2	Dallas	
1060	3,979	COUNTY	05	100		Dallas	
1061	1,359	COUNTY	05	100	JP2	Dallas	
1062	21	COUNTY	30	100	JP2		
1062	40	COUNTY	30	100	JP2	Dallas	
1063	1,578	COUNTY	30	100	JP2	Dallas	
1064	162	COUNTY	30	100	JP2	Dallas	
1065	2,895	COUNTY	30	100	JP2	Dallas	
1067	9	COUNTY	30	107	JP2	Dallas	
1068	42	COUNTY	05	107	JP2	Dallas	
1069	50	COUNTY	30	108	JP1	Dallas	
1070	1,638	COUNTY	32	108		Dallas	
1071	2,619	COUNTY	32	108		Dallas	
1073	2,517	COUNTY	32	108		Dallas	
1074	1,324	COUNTY	30	108		Dallas	
1075	1,742	COUNTY	30	100		Dallas	
1076	1,905	COUNTY	30	100		Dallas	
1078	1,292	COUNTY	30	100		Dallas	
1079	1,660	COUNTY	30	100		Dallas	
1080	1,007	COUNTY	30	100		Dallas	
1081	2,699	COUNTY	30	100		Dallas	
1082	292	COUNTY	30	100		Dallas	
1083	1,553	COUNTY	30	100		Dallas	
1084	3,070	COUNTY	30	100		Dallas	
1085	1,221	COUNTY	30	110		Dallas	
1086	589	COUNTY	30	100		Dallas	
1087	3,206	COUNTY	30	100		Dallas	
1088	2,010	COUNTY	30	110		Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
1089	2,006	COUNTY	30	100	JP1	Dallas	
1090	2,162	COUNTY	30	110	JP1	Dallas	
1091	2,021	COUNTY	30	110	JP1	Dallas	
1092	3,373	COUNTY	30	110	JP1	Dallas	
1093	1,595	COUNTY	30	110	JP1	Dallas	
1094	1,276	COUNTY	30	110	JP1	Dallas	
1095	1,359	COUNTY	30	110	JP1	Dallas	
1096	1,330	COUNTY	30	110	JP1	Dallas	
1097	2,577	COUNTY	30	110	JP1	Dallas	
1098	2,037	COUNTY	30	110	JP1	Dallas	
1099	60	COUNTY	30	110	JP1	Dallas	
1100	3,118	COUNTY	30	110	JP1	Dallas	
1101	1,539	COUNTY	30	110	JP1	Dallas	
1102	1,823	COUNTY	30	110	JP1	Dallas	
1103	454	COUNTY	30	110	JP1	Dallas	
1104	2,539	COUNTY	30	110	JP1	Dallas	
1105	36	COUNTY	30	110	JP1	Dallas	
1106	252	COUNTY	30	109	JP1	Dallas	
1107	753	COUNTY	30	109	JP1	Dallas	
1108	2,403	COUNTY	30	110	JP1	Dallas	
1109	447	COUNTY	30	110	JP1	Dallas	
1110	23	COUNTY	05	109	JP1	Dallas	
1111	1,258	COUNTY	30	109	JP1	Dallas	
1112	541	COUNTY	30	100		Dallas	
1113	207	COUNTY	30	110	JP1	Dallas	
1114	821	COUNTY	30	100		Dallas	
1115	1,340	COUNTY	05	100	JP2	Dallas	
1116	1,308	COUNTY	30	100	JP2	Dallas	
1117	2,609	COUNTY	32	108		Dallas	
1118	1,366	COUNTY	30	108	JP1	Dallas	
1119	2,046	COUNTY	30	100		Dallas	
1120	1,417	COUNTY	32	108		Dallas	
1121	2,236	COUNTY	05	107	JP2	Dallas	
1122	395	COUNTY	30	108	JP1	Dallas	
1124	4	COUNTY	30	110	JP1	Dallas	
1125	21	COUNTY	05	107	JP2		
1125	2,161	COUNTY	05	107	JP2	Dallas	
1126	923	COUNTY	05	114		Dallas	
1127	715	COUNTY	32	102		Dallas	
1128	694	COUNTY	05	114		Dallas	
1129	155	COUNTY	32	114		Dallas	
1130	1,427	COUNTY	30	108		Dallas	
1131	1,319	COUNTY	32	108		Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
1132	47	COUNTY	30	108		Dallas	
1133	304	COUNTY	05	100		Dallas	
1134	449	COUNTY	30	100		Dallas	
1135	1,542	COUNTY	30	110	JP1	Dallas	
1136	3	COUNTY	05	109	JP1	Dallas	
1137	31	COUNTY	05	100	JP2	Dallas	
1139	7	COUNTY	32	107	JP2		
1300	12	COUNTY	05	107	JP2	Dallas	
1300	2,372	COUNTY	05	107	JP2		
1301	2,551	COUNTY	05	107	JP2		
1302	2,345	COUNTY	05	107	JP2		
1303	9	COUNTY	05	100	JP2	Dallas	
1303	170	COUNTY	05	100	JP2		
1304	1,502	COUNTY	05	100	JP2		
1305	1,548	COUNTY	05	107	JP2		
1307	238	COUNTY	05	100	JP2		
1308	2,041	COUNTY	05	100	JP2		
1309	414	COUNTY	05	100	JP2		
1310	2,842	COUNTY	05	107	JP2		
1311	2,213	COUNTY	05	107	JP2		
1312	1,037	COUNTY	05	107	JP2		
1313	325	COUNTY	05	100	JP2		
1314	2,395	COUNTY	05	110	JP2		
1315	17	COUNTY	05	100	JP2		
1316	884	COUNTY	05	107	JP2		
1500	2,184	COUNTY	32	102			
1501	2,154	COUNTY	32	102			
1502	3,271	COUNTY	32	102			
1503	2,208	COUNTY	32	102			
1504	1,941	COUNTY	32	102			
1700	2,034	COUNTY	32	112	JP2		
1701	1,898	COUNTY	32	112	JP2		
1702	2,698	COUNTY	32	112	JP2		
1703	2,762	COUNTY	32	112	JP2		
1704	1,324	COUNTY	32	102	JP2		
1705	1,859	COUNTY	32	102	JP2		
1706	2,781	COUNTY	32	102	JP2		
1707	1	COUNTY	05	112	JP2	Dallas	
1707	853	COUNTY	05	112	JP2		
1708	552	COUNTY	32	112	JP2		
1709	3,366	COUNTY	32	112	JP2		
1710	1,551	COUNTY	32	112	JP2		
1711	2,151	COUNTY	32	112	JP2		

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
1712	2,016	COUNTY	32	112	JP2		
1713	1,105	COUNTY	32	107	JP2		
1714	1,897	COUNTY	32	107	JP2		
1715	1,519	COUNTY	32	113	JP2		
1716	2,222	COUNTY	32	113	JP2		
1717	3,301	COUNTY	32	113	JP2		
1718	1,542	COUNTY	32	107	JP2		
1719	2,591	COUNTY	05	107	JP2		
1720	2,727	COUNTY	05	107	JP2		
1721	2,101	COUNTY	32	107	JP2		
1722	3,117	COUNTY	32	113	JP2		
1723	217	COUNTY	32	113	JP2		
1724	75	COUNTY	32	107	JP2		
1725	476	COUNTY	32	107	JP2		
1726	1,839	COUNTY	32	107	JP2		
1727	221	COUNTY	32	107	JP2		
1728	1,389	COUNTY	05	107	JP2		
1729	1,496	COUNTY	32	113	JP2		
2000	12	COUNTY	24	103		Dallas	
2001	21	COUNTY	24	115		Dallas	
2002	1,190	COUNTY	24	114		Dallas	
2003	2,660	COUNTY	24	114		Dallas	
2004	2,001	COUNTY	24	114		Dallas	
2005	979	COUNTY	24	114		Dallas	
2006	1,478	COUNTY	24	114		Dallas	
2007	2,896	COUNTY	32	114		Dallas	
2008	1,447	COUNTY	32	114		Dallas	
2009	1,909	COUNTY	24	114		Dallas	
2010	1,361	COUNTY	24	114		Dallas	
2011	2,023	COUNTY	32	114		Dallas	
2012	1,628	COUNTY	24	114		Dallas	
2013	1,239	COUNTY	32	114		Dallas	
2014	528	COUNTY	32	114		Dallas	
2015	1,105	COUNTY	24	114		Dallas	
2016	3,354	COUNTY	32	114		Dallas	
2017	1,561	COUNTY	32	114		Dallas	
2018	807	COUNTY	32	114		Dallas	
2019	1,667	COUNTY	32	114		Dallas	
2020	2,448	COUNTY	32	114		Dallas	
2021	3,562	COUNTY	32	108		Dallas	
2022	704	COUNTY	32	114		Dallas	
2023	1,211	COUNTY	32	114		Dallas	
2024	1,286	COUNTY	32	114		Dallas	

*Information as of September 8, 2016 - subject to changes

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
2025	2,637	COUNTY	32	108		Dallas	
2026	2,717	COUNTY	32	108		Dallas	
2027	1,622	COUNTY	32	114		Dallas	
2029	1,593	COUNTY	32	108		Dallas	
2030	1,895	COUNTY	32	108		Dallas	
2031	3,493	COUNTY	32	108		Dallas	
2032	1,983	COUNTY	32	108		Dallas	
2033	1,665	COUNTY	32	108		Dallas	
2034	1,438	COUNTY	32	108		Dallas	
2035	1,387	COUNTY	32	108		Dallas	
2036	2,317	COUNTY	32	108		Dallas	
2037	813	COUNTY	32	108		Dallas	
2038	3,155	COUNTY	32	108		Dallas	
2039	2,794	COUNTY	32	108		Dallas	
2040	1,610	COUNTY	32	108		Dallas	
2041	4,102	COUNTY	24	102		Dallas	
2042	3,005	COUNTY	32	102		Dallas	
2043	2,064	COUNTY	32	102		Dallas	
2044	1,078	COUNTY	32	102		Dallas	
2045	1,815	COUNTY	32	102		Dallas	
2046	1,817	COUNTY	32	102		Dallas	
2047	2,348	COUNTY	32	102		Dallas	
2048	3,565	COUNTY	24	102		Dallas	
2049	1,542	COUNTY	32	102		Dallas	
2050	1,669	COUNTY	32	102		Dallas	
2051	2,495	COUNTY	32	102		Dallas	
2052	1,350	COUNTY	32	102		Dallas	
2053	2,370	COUNTY	24	114		Dallas	
2054	2,622	COUNTY	24	114		Dallas	
2055	1,506	COUNTY	24	114		Dallas	
2056	1,261	COUNTY	32	114		Dallas	
2057	490	COUNTY	32	102		Dallas	
2058	1,113	COUNTY	32	102		Dallas	
2059	1,205	COUNTY	32	114		Dallas	
2060	2,511	COUNTY	05	114		Dallas	
2061	2,903	COUNTY	05	114		Dallas	
2062	2,050	COUNTY	05	114		Dallas	
2063	706	COUNTY	32	114		Dallas	
2064	1,965	COUNTY	32	114		Dallas	
2065	2,433	COUNTY	05	114		Dallas	
2066	1,491	COUNTY	05	114		Dallas	
2067	1,142	COUNTY	05	114		Dallas	
2068	2,353	COUNTY	32	114		Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
2069	2,860	COUNTY	32	107		Dallas	
2070	1,249	COUNTY	05	107		Dallas	
2071	1,932	COUNTY	32	107		Dallas	
2072	2,764	COUNTY	05	107		Dallas	
2073	958	COUNTY	05	107		Dallas	
2074	322	COUNTY	24	115		Dallas	
2076	10	COUNTY	24	103		Dallas	
2077	1,331	COUNTY	32	114		Dallas	
2079	1,645	COUNTY	24	102		Dallas	
2200	1,795	COUNTY	32	108			
2201	1	COUNTY	32	108		Dallas	
2201	1,795	COUNTY	32	108			
2202	1,891	COUNTY	32	108			
2203	1,531	COUNTY	32	108			
2220	1,784	COUNTY	32	108			
2221	3,420	COUNTY	32	108			
2222	2,985	COUNTY	32	108			
2223	1,505	COUNTY	32	108			
2224	1,560	COUNTY	32	108			
2225	1,698	COUNTY	32	108			
2226	2,779	COUNTY	32	108			
2300	1,285	COUNTY	24	115			CFBISD
2301	2,432	COUNTY	24	115			CFBISD
2302	1,613	COUNTY	24	103			CFBISD
2303	2,430	COUNTY	24	115			CFBISD
2305	1,363	COUNTY	24	115			
2305	2,205	COUNTY	24	115			CFBISD
2306	1,265	COUNTY	24	115			
2307	724	COUNTY	24	115			
2308	34	COUNTY	24	103			CFBISD
2309	648	COUNTY	24	103			CFBISD
2310	88	COUNTY	24	115			
2310	2,240	COUNTY	24	115			CFBISD
2311	548	COUNTY	24	115			CFBISD
2312	4	COUNTY	24	103			CFBISD
2312	94	COUNTY	24	103			
2400	153	COUNTY	24	115			CFBISD
2401	725	COUNTY	24	115			
2401	2,610	COUNTY	24	115			CFBISD
2402	3,189	COUNTY	24	115			CFBISD
2403	2	COUNTY	24	115			
2404	1,970	COUNTY	24	115			CFBISD
2405	36	COUNTY	24	115			
2405	3,320	COUNTY	24	115			CFBISD

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
2406	24	COUNTY	24	115			CFBISD
2406	37	COUNTY	24	115		Dallas	
2406	3,018	COUNTY	24	115			
2407	3,822	COUNTY	24	115			CFBISD
2408	1,425	COUNTY	24	115			CFBISD
2409	2,088	COUNTY	24	115			CFBISD
2410	16	COUNTY	24	115			CFBISD
2410	1,662	COUNTY	24	115			
2411	712	COUNTY	24	115			CFBISD
2500	2,306	COUNTY	32	102			
2501	1,360	COUNTY	32	112			
2502	1,789	COUNTY	32	112			
2503	2,611	COUNTY	32	102			
2504	1,325	COUNTY	32	102			
2505	2,822	COUNTY	32	102			
2506	2,153	COUNTY	32	102			
2507	2,154	COUNTY	32	102			
2508	2,760	COUNTY	32	112			
2509	2,945	COUNTY	32	112			
2510	1,837	COUNTY	32	112			
2511	1,937	COUNTY	32	112			
2512	1,458	COUNTY	32	112			
2513	2,773	COUNTY	32	102			
2514	2,759	COUNTY	32	102			
2601	885	COUNTY	24	115			CFBISD
2601	1,338	COUNTY	24	115			
2602	2,941	COUNTY	24	115			CFBISD
2603	1,438	COUNTY	24	115			
2603	1,577	COUNTY	24	115			CFBISD
2604	2,799	COUNTY	24	115			CFBISD
2605	6	COUNTY	24	115			CFBISD
2605	1,954	COUNTY	24	115			
2700	3,156	COUNTY	32	112	JP2		
2701	3,543	COUNTY	32	112	JP2		
2702	4,696	COUNTY	32	112	JP2		
2703	1,291	COUNTY	32	112	JP2		
2704	3,330	COUNTY	32	112	JP2		
2705	2,087	COUNTY	32	112	JP2		
2706	2,844	COUNTY	32	112	JP2		
2707	3,361	COUNTY	32	112	JP2		
2708	4,451	COUNTY	32	112	JP2		
2709	1,362	COUNTY	32	112	JP2		
2710	2,517	COUNTY	32	113	JP2		
2711	2,438	COUNTY	32	112	JP2		

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
2712	3,858	COUNTY	32	113	JP2		
2713	1,684	COUNTY	32	113	JP2		
2714	4,087	COUNTY	32	113	JP2		
2715	2,763	COUNTY	32	113	JP2		
2716	1,607	COUNTY	32	113	JP2		
2717	5	COUNTY	32	112	JP2		
2800	1	COUNTY	24	115			
2801	3,325	COUNTY	24	115			
2802	4,151	COUNTY	24	115			
2803	1,350	COUNTY	24	115			
2804	29	COUNTY	24	115			CFBISD
2804	2,400	COUNTY	24	115			
2805	4,143	COUNTY	24	115			
2806	2,596	COUNTY	24	115			
2807	28	COUNTY	24	115			CFBISD
2807	2,367	COUNTY	24	115			
2808	2,795	COUNTY	24	115			
2809	3,013	COUNTY	24	115			CFBISD
2810	29	COUNTY	24	115			
2900	3,028	COUNTY	24	102			
2901	1,372	COUNTY	24	115			CFBISD
2902	65	COUNTY	24	102		Dallas	
2902	1,962	COUNTY	24	102			
2903	2,201	COUNTY	24	102			
2904	12	COUNTY	24	115			
2905	495	COUNTY	24	102			
2910	63	COUNTY	26	115			
2911	286	COUNTY	26	115			
2920	3,150	COUNTY	32	113	JP2		
2921	4,002	COUNTY	32	113	JP2		
2922	5,138	COUNTY	32	112	JP2		
2923	3,576	COUNTY	32	113	JP2		
2924	1,939	COUNTY	32	113	JP2		
2925	3,174	COUNTY	32	113	JP2		
2926	2,138	COUNTY	32	113	JP2		
2927	5,117	COUNTY	32	112	JP2		
2928	2,822	COUNTY	32	113	JP2		
2929	1,350	COUNTY	32	113	JP2		
2940	1,540	COUNTY	32	112	JP2		
2941	4,528	COUNTY	32	112	JP2		
2942	4,245	COUNTY	32	112	JP2		
3000	3,518	COUNTY	32	108	JP1	Dallas	
3001	539	COUNTY	30	111	JP1	Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
3002	1,301	COUNTY	33	111	JP1	Dallas	
3003	1,711	COUNTY	30	111	JP1	Dallas	
3004	1,805	COUNTY	30	111	JP1	Dallas	
3005	210	COUNTY	30	100		Dallas	
3006	3,458	COUNTY	30	108	JP1	Dallas	
3007	972	COUNTY	30	108	JP1	Dallas	
3008	6,271	COUNTY	30	108	JP1	Dallas	
3009	2,062	COUNTY	30	108	JP1	Dallas	
3010	514	COUNTY	30	108	JP1	Dallas	
3011	1,286	COUNTY	30	108	JP1	Dallas	
3012	232	COUNTY	30	110	JP1	Dallas	
3013	145	COUNTY	30	109	JP1		
3013	570	COUNTY	30	109	JP1	Dallas	
3014	7	COUNTY	05	113	JP1		
3014	1,813	COUNTY	05	113	JP1	Dallas	
3015	2	COUNTY	05	113	JP1	Balch Springs	
3015	230	COUNTY	05	113	JP1	Dallas	
3016	1,482	COUNTY	30	100	JP1	Dallas	
3017	847	COUNTY	30	100	JP1	Dallas	
3018	1,845	COUNTY	30	100	JP1	Dallas	
3019	952	COUNTY	30	100	JP1	Dallas	
3020	172	COUNTY	30	100		Dallas	
3021	1,159	COUNTY	30	100	JP1	Dallas	
3022	1,987	COUNTY	30	100	JP1	Dallas	
3023	1,289	COUNTY	30	100	JP1	Dallas	
3024	1,757	COUNTY	30	100	JP1	Dallas	
3025	203	COUNTY	30	110	JP1	Dallas	
3026	848	COUNTY	30	100	JP1	Dallas	
3027	1,411	COUNTY	30	100	JP1	Dallas	
3028	975	COUNTY	30	100	JP1	Dallas	
3029	707	COUNTY	30	100	JP1	Dallas	
3030	20	COUNTY	30	109	JP1		
3031	581	COUNTY	30	109	JP1	Dallas	
3032	1,192	COUNTY	33	104		Dallas	
3033	521	COUNTY	30	100		Dallas	
3034	1,348	COUNTY	30	100	JP1	Dallas	
3035	1,527	COUNTY	30	100	JP1	Dallas	
3036	64	COUNTY	30	100	JP1	Dallas	
3037	392	COUNTY	30	100	JP1	Dallas	
3038	860	COUNTY	30	110	JP1	Dallas	
3039	2,286	COUNTY	30	110	JP1	Dallas	
3040	1,522	COUNTY	30	100	JP1	Dallas	
3041	169	COUNTY	33	104		Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
3042	1,658	COUNTY	30	110	JP1	Dallas	
3043	2,197	COUNTY	30	110	JP1	Dallas	
3044	2,712	COUNTY	30	110	JP1	Dallas	
3045	531	COUNTY	30	100	JP1	Dallas	
3046	2,244	COUNTY	30	111	JP1	Dallas	
3047	2,227	COUNTY	30	111	JP1	Dallas	
3048	2,626	COUNTY	30	109	JP1	Dallas	
3049	2,035	COUNTY	30	109	JP1	Dallas	
3050	1,893	COUNTY	30	109	JP1	Dallas	
3051	854	COUNTY	30	110	JP1	Dallas	
3052	2,901	COUNTY	30	110	JP1	Dallas	
3053	2,626	COUNTY	30	111	JP1	Dallas	
3054	2,495	COUNTY	30	111	JP1	Dallas	
3055	2,229	COUNTY	30	111	JP1	Dallas	
3056	2,223	COUNTY	30	111	JP1	Dallas	
3057	2,465	COUNTY	30	111	JP1	Dallas	
3058	2,177	COUNTY	30	109	JP1	Dallas	
3059	1,293	COUNTY	30	109	JP1	Dallas	
3060	1,537	COUNTY	30	109	JP1	Dallas	
3061	1,732	COUNTY	30	110	JP1	Dallas	
3062	2,810	COUNTY	30	110	JP1	Dallas	
3063	3,795	COUNTY	30	111	JP1	Dallas	
3064	2,367	COUNTY	30	111	JP1	Dallas	
3065	2,430	COUNTY	30	111	JP1	Dallas	
3066	2,115	COUNTY	30	111	JP1	Dallas	
3067	2,870	COUNTY	30	111	JP1	Dallas	
3068	3,456	COUNTY	30	109	JP1	Dallas	
3069	1,813	COUNTY	30	110	JP1	Dallas	
3070	3,097	COUNTY	30	110	JP1	Dallas	
3071	2,750	COUNTY	30	110	JP1	Dallas	
3072	84	COUNTY	30	110	JP1	Dallas	
3073	167	COUNTY	30	109	JP1	Dallas	
3074	663	COUNTY	30	109	JP1	Dallas	
3075	217	COUNTY	30	109	JP1	Dallas	
3077	2,947	COUNTY	30	111	JP1	Dallas	
3078	2,908	COUNTY	30	111	JP1	Dallas	
3079	635	COUNTY	05	113	JP1	Dallas	
3080	1,132	COUNTY	30	113	JP1	Dallas	
3081	1,298	COUNTY	32	108		Dallas	
3082	3,148	COUNTY	30	110	JP1	Dallas	
3083	95	COUNTY	30	109	JP1		
3083	1,391	COUNTY	30	109	JP1	Dallas	
3084	1,080	COUNTY	30	104		Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
3086	3,177	COUNTY	32	108	JP1	Dallas	
3088	41	COUNTY	33	111	JP1	Dallas	
3089	10	COUNTY	30	108		Dallas	
3090	1,146	COUNTY	30	100	JP1	Dallas	
3092	1,702	COUNTY	30	111	JP1	Dallas	
3093	6	COUNTY	05	109	JP1	Dallas	
3094	1	COUNTY	30	100		Dallas	
3097	189	COUNTY	30	110	JP1	Dallas	
3098	247	COUNTY	30	110	JP1	Dallas	
3099	347	COUNTY	30	109	JP1	Dallas	
3100	2,186	COUNTY	30	109			
3101	620	COUNTY	30	109			
3102	3,040	COUNTY	30	109			
3103	2,871	COUNTY	30	109			
3104	4,639	COUNTY	30	109			
3105	2,418	COUNTY	30	109			
3106	3,452	COUNTY	30	109			
3107	2,470	COUNTY	30	109			
3108	2,179	COUNTY	30	109			
3109	2	COUNTY	30	109		Grand Prairie	
3109	3,336	COUNTY	30	109			
3110	2,856	COUNTY	30	109			
3111	16	COUNTY	30	111			
3112	20	COUNTY	30	109			
3113	3	COUNTY	30	111		Grand Prairie	
3200	2,242	COUNTY	30	111			
3201	1,755	COUNTY	30	111			
3202	2,101	COUNTY	30	111			
3203	1,983	COUNTY	30	111			
3204	2,636	COUNTY	30	111			
3205	1,647	COUNTY	30	111			
3206	2,284	COUNTY	30	111			
3207	2,672	COUNTY	30	111			
3208	1,832	COUNTY	30	111			
3209	198	COUNTY	30	111			
3210	2,105	COUNTY	30	111			
3211	1,355	COUNTY	30	111			
3300	2,730	COUNTY	32	107	JP2		
3301	2,625	COUNTY	32	107	JP2		
3302	1,475	COUNTY	05	107	JP2		
3303	2,859	COUNTY	05	107	JP2		
3304	2,931	COUNTY	05	107	JP2		
3305	3,942	COUNTY	05	113	JP2		

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
3306	1,769	COUNTY	05	107	JP2		
3307	2,050	COUNTY	05	107	JP2		
3308	2,277	COUNTY	05	110	JP2		
3309	2,166	COUNTY	05	107	JP2		
3310	2,916	COUNTY	05	107	JP2		
3311	2,521	COUNTY	05	107	JP2		
3312	3,234	COUNTY	05	107	JP2		
3313	5,058	COUNTY	05	113	JP2		
3314	357	COUNTY	05	113	JP2	Balch Springs	
3314	3,342	COUNTY	05	113	JP2		
3315	1,617	COUNTY	05	107	JP2		
3316	2,814	COUNTY	05	107	JP2		
3317	1,683	COUNTY	05	113	JP2		
3318	1,570	COUNTY	05	113	JP2		
3400	687	COUNTY	05	113	JP2	Balch Springs	
3401	4	COUNTY	30	110	JP1	Balch Springs	
3402	492	COUNTY	05	110	JP1	Balch Springs	
3404	2,404	COUNTY	05	110	JP1	Balch Springs	
3405	2,960	COUNTY	05	113	JP1	Balch Springs	
3406	36	COUNTY	05	110	JP2	Balch Springs	
3407	349	COUNTY	05	113	JP1	Balch Springs	
3408	1,949	COUNTY	05	110	JP1	Balch Springs	
3409	651	COUNTY	05	113	JP1	Balch Springs	
3410	330	COUNTY	05	110	JP1	Balch Springs	
3411	3	COUNTY	30	113	JP1	Balch Springs	
3500	4,501	COUNTY	05	113	JP2		
3501	6	COUNTY	32	113	JP2		
3600	2,167	COUNTY	30	111			
3601	1,903	COUNTY	30	111			
3602	596	COUNTY	30	111			
3603	239	COUNTY	30	109			
3604	2,808	COUNTY	30	109			
3605	2,994	COUNTY	30	109			
3606	2,531	COUNTY	30	109			
3607	3,497	COUNTY	30	111			
3608	2,827	COUNTY	30	111			
3609	2,924	COUNTY	30	109			
3610	525	COUNTY	30	109			
3611	1,058	COUNTY	30	109			
3612	3,035	COUNTY	30	109			
3613	698	COUNTY	30	109			
3614	884	COUNTY	30	109			
3615	2,425	COUNTY	30	109			

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
3616	703	COUNTY	30	109			
3617	42	COUNTY	30	109		Glenn Heights	
3617	1,871	COUNTY	30	109			
3618	228	COUNTY	30	109			
3619	287	COUNTY	30	109			
3620	1,073	COUNTY	30	111			
3700	4,302	COUNTY	32	113	JP2		
3701	3,972	COUNTY	32	107	JP2		
3702	2,632	COUNTY	32	113	JP2		
3703	59	COUNTY	05	107	JP2		
3800	3,915	COUNTY	30	109	JP1		
3801	461	COUNTY	30	109	JP1		
3802	4,093	COUNTY	30	109	JP1		
3803	3,471	COUNTY	30	109	JP1		
3805	4,528	COUNTY	30	109	JP1		
3806	852	COUNTY	30	109	JP1		
3807	2,141	COUNTY	30	109	JP1		
3808	3,515	COUNTY	30	109	JP1		
3809	378	COUNTY	30	109	JP1		
3900	111	COUNTY	30	109			
3900	4,879	COUNTY	30	109		Glenn Heights	
3920	2,509	COUNTY	05	113	JP1		
3921	3,915	COUNTY	05	113	JP1		
3922	76	COUNTY	30	109	JP1		
3940	2,217	COUNTY	30	109	JP1		
3950	1,777	COUNTY	30	109	JP1		
4000	14	COUNTY	24	103		Dallas	CFBISD
4000	534	COUNTY	24	103		Dallas	
4001	1,072	COUNTY	33	103		Dallas	
4002	981	COUNTY	24	114		Dallas	
4003	395	COUNTY	33	103		Dallas	
4004	1,570	COUNTY	24	103		Dallas	
4005	948	COUNTY	24	115		Dallas	
4006	1,240	COUNTY	24	114		Dallas	
4007	178	COUNTY	24	114		Dallas	
4008	675	COUNTY	33	103		Dallas	
4009	1,345	COUNTY	33	103		Dallas	
4010	1,243	COUNTY	24	114		Dallas	
4011	755	COUNTY	33	103		Dallas	
4012	80	COUNTY	24	103		Dallas	
4013	322	COUNTY	24	114		Dallas	
4014	1,842	COUNTY	32	108		Dallas	
4015	1,678	COUNTY	30	103		Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
4016	1,701	COUNTY	30	103		Dallas	
4017	438	COUNTY	30	103		Dallas	
4018	947	COUNTY	32	103		Dallas	
4019	1,970	COUNTY	30	103		Dallas	
4020	703	COUNTY	32	103		Dallas	
4021	3,581	COUNTY	32	103		Dallas	
4022	2,760	COUNTY	30	103		Dallas	
4023	7	COUNTY	30	100		Dallas	
4024	2,147	COUNTY	30	100		Dallas	
4025	346	COUNTY	33	103		Dallas	
4026	145	COUNTY	33	103		Dallas	
4027	325	COUNTY	33	103		Dallas	
4028	993	COUNTY	33	100		Dallas	
4029	26	COUNTY	33	100		Dallas	
4030	30	COUNTY	33	103		Dallas	
4031	2,169	COUNTY	33	100		Dallas	
4032	2,567	COUNTY	30	103		Dallas	
4033	1,405	COUNTY	30	100		Dallas	
4035	1,115	COUNTY	30	104		Dallas	
4036	816	COUNTY	33	104		Dallas	
4037	191	COUNTY	33	104		Dallas	
4038	2,009	COUNTY	30	100		Dallas	
4039	652	COUNTY	30	110	JP1	Dallas	
4040	818	COUNTY	30	100	JP1	Dallas	
4041	823	COUNTY	30	100	JP1	Dallas	
4043	1,195	COUNTY	33	104		Dallas	
4044	1,140	COUNTY	33	104		Dallas	
4046	1,202	COUNTY	33	111	JP1	Dallas	
4047	916	COUNTY	30	110	JP1	Dallas	
4048	232	COUNTY	30	111	JP1	Dallas	
4050	3,740	COUNTY	30	111	JP1	Dallas	
4052	4,260	COUNTY	30	111	JP1	Dallas	
4053	344	COUNTY	33	104	JP1	Dallas	
4054	407	COUNTY	33	111		Dallas	
4055	2,457	COUNTY	33	104		Dallas	
4056	2,501	COUNTY	33	104		Dallas	
4057	1,459	COUNTY	33	104		Dallas	
4058	909	COUNTY	33	104		Dallas	
4059	337	COUNTY	33	104		Dallas	
4060	2,400	COUNTY	33	104		Dallas	
4061	2,306	COUNTY	33	104		Dallas	
4062	1,799	COUNTY	33	104		Dallas	
4063	2,578	COUNTY	33	104		Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
4065	1,100	COUNTY	33	103		Dallas	
4066	1,090	COUNTY	33	104		Dallas	
4067	1,832	COUNTY	33	104		Dallas	
4068	1,785	COUNTY	33	104		Dallas	
4069	2,758	COUNTY	33	104		Dallas	
4070	1,569	COUNTY	33	104		Dallas	
4071	325	COUNTY	33	104		Dallas	
4072	296	COUNTY	33	104		Dallas	
4073	1,424	COUNTY	33	103		Dallas	
4074	2,488	COUNTY	33	103		Dallas	
4075	1,010	COUNTY	33	103		Dallas	
4076	2,505	COUNTY	33	103		Dallas	
4077	791	COUNTY	33	103		Dallas	
4078	1,328	COUNTY	33	104		Dallas	
4079	3,896	COUNTY	30	103		Dallas	
4080	613	COUNTY	30	103		Dallas	
4081	3,375	COUNTY	33	103		Dallas	
4082	371	COUNTY	33	103		Dallas	
4083	631	COUNTY	33	103		Dallas	
4084	602	COUNTY	33	104		Dallas	
4085	986	COUNTY	33	104		Dallas	
4086	2,456	COUNTY	33	103		Dallas	
4087	990	COUNTY	33	103		Dallas	
4088	422	COUNTY	33	103		Dallas	
4090	78	COUNTY	33	111		Dallas	
4092	170	COUNTY	24	114		Dallas	
4093	95	COUNTY	30	111	JP1	Dallas	
4094	432	COUNTY	24	103		Dallas	
4095	44	COUNTY	24	103		Dallas	
4096	37	COUNTY	24	114		Dallas	
4097	929	COUNTY	33	103		Dallas	
4098	32	COUNTY	24	114		Dallas	
4099	1,048	COUNTY	24	108		Dallas	
4100	25	COUNTY	32	103		Dallas	
4101	132	COUNTY	30	103		Dallas	
4102	261	COUNTY	32	108		Dallas	
4103	132	COUNTY	32	103		Dallas	
4104	20	COUNTY	32	103		Dallas	
4105	6	COUNTY	32	103		Dallas	
4106	139	COUNTY	32	108		Dallas	
4107	121	COUNTY	33	100		Dallas	
4108	73	COUNTY	33	110	JP1	Dallas	
4109	54	COUNTY	30	104		Dallas	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
4110	1,048	COUNTY	30	111	JP1	Dallas	
4111	267	COUNTY	33	111	JP1	Dallas	
4112	215	COUNTY	30	111		Dallas	
4113	1,924	COUNTY	33	104		Dallas	
4114	1,582	COUNTY	33	104		Dallas	
4115	213	COUNTY	30	104		Dallas	
4116	2	COUNTY	30	104		Dallas	
4117	144	COUNTY	30	103		Dallas	
4119	2	COUNTY	30	103		Dallas	
4120	627	COUNTY	33	103		Dallas	
4300	19	COUNTY	33	104		Dallas	
4300	1,531	COUNTY	33	104			
4500	2,246	COUNTY	30	111		Grand Prairie	
4501	2,148	COUNTY	30	111		Grand Prairie	
4502	3,307	COUNTY	30	104		Grand Prairie	
4503	3,675	COUNTY	30	104		Grand Prairie	
4504	1,294	COUNTY	30	105		Grand Prairie	
4505	1,913	COUNTY	30	105		Grand Prairie	
4506	1,329	COUNTY	30	104		Grand Prairie	
4507	1,164	COUNTY	33	104		Grand Prairie	
4508	737	COUNTY	33	105		Grand Prairie	
4509	1,526	COUNTY	30	105		Grand Prairie	
4510	1,991	COUNTY	33	104		Grand Prairie	
4511	1,861	COUNTY	33	104		Grand Prairie	
4512	1,451	COUNTY	33	105		Grand Prairie	
4513	2,605	COUNTY	33	104		Grand Prairie	
4514	1,313	COUNTY	33	105		Grand Prairie	
4515	2,098	COUNTY	33	104		Grand Prairie	
4516	28	COUNTY	33	104		Grand Prairie	
4517	2,905	COUNTY	33	105		Grand Prairie	
4518	1,970	COUNTY	33	105		Grand Prairie	
4519	2,931	COUNTY	30	105		Grand Prairie	
4520	923	COUNTY	30	104		Grand Prairie	
4521	3,896	COUNTY	30	105		Grand Prairie	
4522	2,896	COUNTY	30	111		Grand Prairie	
4523	4	COUNTY	30	111			
4523	418	COUNTY	30	111		Grand Prairie	
4525	1,343	COUNTY	30	104		Grand Prairie	
4527	1,623	COUNTY	33	104		Grand Prairie	
4529	699	COUNTY	30	111		Grand Prairie	
4530	280	COUNTY	33	104		Grand Prairie	
4531	557	COUNTY	30	105		Grand Prairie	
4532	286	COUNTY	33	105		Grand Prairie	

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
4533	864	COUNTY	33	105		Grand Prairie	
4534	84	COUNTY	33	105		Grand Prairie	
4535	801	COUNTY	33	104		Grand Prairie	
4536	53	COUNTY	30	104		Grand Prairie	
4537	3	COUNTY	30	111		Grand Prairie	
4538	859	COUNTY	30	105		Grand Prairie	
4600	2,171	COUNTY	33	105			
4601	3,675	COUNTY	33	105			
4602	1,916	COUNTY	33	105			
4603	75	COUNTY	33	103			
4604	2,860	COUNTY	33	105			
4605	2,442	COUNTY	33	105			
4606	2,791	COUNTY	33	105			
4607	1,778	COUNTY	33	103			
4608	3,498	COUNTY	24	105			
4609	1,996	COUNTY	33	105			
4610	2,362	COUNTY	33	105			
4611	1,647	COUNTY	33	105			
4612	319	COUNTY	24	105			
4613	676	COUNTY	33	103			
4614	515	COUNTY	24	105			
4615	224	COUNTY	33	105			
4616	1,175	COUNTY	33	103			
4617	154	COUNTY	33	105			
4618	435	COUNTY	33	105			
4619	1,203	COUNTY	24	105			
4620	1,617	COUNTY	33	105			
4621	3,430	COUNTY	24	105			
4622	1,818	COUNTY	24	105			
4623	2,403	COUNTY	24	105			
4624	1,622	COUNTY	24	105			
4625	2,013	COUNTY	24	105			
4626	2,572	COUNTY	24	105			
4627	3,557	COUNTY	24	105			
4628	2,375	COUNTY	24	115			
4629	1,307	COUNTY	24	105			
4630	1,542	COUNTY	24	105			
4631	1,218	COUNTY	24	105			
4632	4	COUNTY	24	115			CFBISD
4632	1,749	COUNTY	24	115			
4633	916	COUNTY	24	115			CFBISD
4634	917	COUNTY	24	105			CFBISD
4634	1,916	COUNTY	24	105			

PCT	Reg. Voters	County Wide	U.S. Rep	State House	Justice of Peace	CITY	ISD
4635	432	COUNTY	24	115			
4635	1,015	COUNTY	24	115			CFBISD
4637	3,125	COUNTY	24	103			CFBISD
4639	632	COUNTY	24	105			
4640	2,682	COUNTY	24	105			
4641	529	COUNTY	24	105			
4642	178	COUNTY	24	105			
4644	37	COUNTY	24	115			
4645	6	COUNTY	24	115			
4646	543	COUNTY	33	105			
4647	25	COUNTY	24	115			
4647	3,366	COUNTY	24	115			CFBISD
4648	1,988	COUNTY	24	115			
4649	85	COUNTY	33	104			
4651	59	COUNTY	33	103			
4652	855	COUNTY	33	103			
4653	125	COUNTY	33	103			
4654	1,218	COUNTY	33	103			
4655	57	COUNTY	24	105			
4656	129	COUNTY	24	105			
4657	68	COUNTY	24	105			
4658	90	COUNTY	33	105			
4659	224	COUNTY	33	103			
4660	53	COUNTY	33	105			
4661	876	COUNTY	33	103			
4662	247	COUNTY	33	103			
4664	723	COUNTY	24	103			
4664	887	COUNTY	24	103			CFBISD

ADDENDUM ITEM # 14

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary

CMO: Rosa A. Rios, 670-3738

MAPSCO: N/A

SUBJECT

A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a joint election to be held on Tuesday, November 8, 2016 - Not to exceed $16,000 - Financing: Contingency Reserve Funds

BACKGROUND

This item is on the addendum to allow staff sufficient time to compile and analyze the elections contract submitted from Collin County.

Subchapter D of Chapter 31 of the Texas Election Code provides that the City may contract with the county elections administrator for certain election services. Chapter 271 of the Texas Election Code provides that the City may enter into an agreement with other jurisdictions that may be conducting elections on the same day in election precincts that can be served by common polling places. The City of Dallas, Collin County and various other jurisdictions will conduct elections on Tuesday, November 8, 2016. This action would authorize the City to hold the election jointly with jurisdictions that share common polling places and contract with the Collin County Elections Department for election services, including the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities. For any election held on the November Uniform Election Day, political jurisdictions are required to use only county polling places. Therefore, the City may only contract with Collin County Elections Department to handle only those polling places that are within their county.

On August 17, 2016, the City Council adopted Resolution No. 16-1291 ordering a special election for Tuesday, November 8, 2016 for the purpose of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas. This item provides for election services for that special election.

Collin County performs a post election audit. The need may exist to request additional funds based on the result of the post-audit.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

$16,000 – Contingency Reserve Funds

September 28, 2016

WHEREAS, the City Council has ordered a special election to be held on Tuesday, November 8, 2016; and

WHEREAS, the purpose of the special election is to amend Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas; and

WHEREAS, Collin County and other jurisdictions have also ordered elections to be held on Tuesday, November 8, 2016; and

WHEREAS, the City of Dallas and other jurisdictions holding elections on Tuesday, November 8, 2016, desire to hold the elections jointly in accordance with Chapter 271 of the Texas Election Code; and

WHEREAS, the City of Dallas and other jurisdictions holding elections on Tuesday, November 8, 2016, desire to contract with the Collin County Elections Administrator for election services in accordance with Subchapter D of Chapter 31 of the Texas Election Code;

WHEREAS, the election services contract provides that the Elections Administrator will arrange for the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities; **Now, Therefore,**

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

Section 1. That the City Manager is authorized to enter into a joint election agreement and election services contract between the City of Dallas, other jurisdictions holding elections, and Collin County for a joint election to be held on Tuesday, November 8, 2016, to be administered by the Collin County Elections Administrator in accordance with Subchapter D of Chapter 31 and Chapter 271 of the Texas Election Code.

Section 2. That the contract will provide that the Elections Administrator is to perform or to supervise the performance of any or all of the corresponding duties and functions that the Elections Administrator performs in connection with a county-wide election.

Section 3. That the contract will provide that the Elections Administrator may contract with third parties for election services and supplies and pay the claims for those election expenses from funds deposited by the City and the other contracting authorities in an election services contract fund in the county treasury established for this election.

Section 4. That the Elections Administrator will provide the City Secretary with an itemized list of estimated election expenses to be paid from the election services contract fund prior to execution of the contract, and will provide an itemized list of actual election expenses to be paid from the election services contract fund no later than the 120th day after the date of the election.

Section 5. That the City Secretary is authorized to approve on behalf of the City of Dallas any changes in the list of recommended election judges which may become necessary because of the inability or refusal to serve of any of the persons named in Attachment D or Attachment E.

Section 6. That the Chief Financial Officer is hereby authorized to transfer funds not to exceed $16,000 from Fund 0001, Dept. NBG, Unit 1000, Revenue Source RTRF, to Fund 0001, Dept. SEC, Unit 1190, Revenue Source 9229; and a clearing entry, in the same amount, to Fund 0001, Dept. BMS, BSA 0991 (Debit) and to Fund 0001, Dept. BMS, BSA 0950 (Credit).

Section 7. That the City Manager is hereby authorized to increase the City Secretary's Office appropriations in an amount not to exceed $16,000 in Fund 0001, Department SEC, Unit 1190, Object 3070; increase total General Fund expenditure appropriations by $16,000 from $1,150,452,503 to $1,150,468,503; and increase total General Fund revenue appropriations by $16,000 from $1,150,452,503 to $1,150,468,503.

Section 8. That the Chief Financial Officer is hereby authorized to pay the Collin County Treasurer an amount not to exceed $16,000 from Fund 0001, Department SEC, Unit 1190, Object 3070, Enc. No. 17SEC1190NOV08COL, to Collin County (Vendor 214184) for deposit in the election services contract fund as the City's estimated share of the costs of the Tuesday, November 8, 2016 joint election.

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

November 8, 2016
General & Special Elections
Contract for Election Services
City of Dallas

November 8, 2016
General & Special Elections

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Exhibit B.....Election Day Vote Centers
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THE STATE OF TEXAS **CONTRACT FOR**

COUNTY OF COLLIN §
CITY OF DALLAS **ELECTION SERVICES**

BY THE TERMS OF THIS CONTRACT made and entered into by and between the CITY OF DALLAS, hereinafter referred to as the "City" and BRUCE SHERBET, Elections Administrator of Collin County, Texas, hereinafter referred to as "Contracting Officer," pursuant to the authority in Subchapter D, Section 31.092, of Chapter 31, of the Texas Election Code, agree to the following particulars in regard to coordination, supervision and running of the City's November 8, 2016 General & Special Elections.

THIS AGREEMENT is entered into in consideration of the mutual covenants and promises hereinafter set out. IT IS AGREED AS FOLLOWS:

I. **DUTIES AND SERVICES OF CONTRACTING OFFICER.** The Contracting Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:

A. The Contracting Officer shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Central Counting Station and judge of the Early Voting Ballot Board.

a. The Contracting Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge of his or her appointment. The presiding election judge of each polling place, will use his/her discretion to determine when additional manpower is needed during peak voting hours. The Contracting Officer will determine the number of clerks to work in the Central Counting Station and the number of clerks to work on the Ballot Board. Election judges shall be secured by the Contracting Officer.

b. Election judges shall attend the Contracting Officer's school of instruction (Elections Seminar) to be held Thursday, November 3, 2016. Notification of the class time and location will be sent to all jurisdictions.

c. Election judges shall be responsible for picking up from and returning election supplies to the county election warehouse located at 2010 Redbud Blvd., Suite 102, McKinney. Compensation for this pickup and delivery of supplies will be $25.00.

d. The Contracting Officer shall compensate each election judge and worker. Each judge shall receive $12.00 per hour for services rendered. Each alternate judge and clerk shall receive $10.00 per hour for services rendered. Overtime will be paid to each person working over 40 hours per week.

B. The Contracting Officer shall procure, prepare, and distribute voting machines, election kits and election supplies.

a. The Contracting Officer shall secure election kits which include the legal documentation required to hold an election and all supplies including locks, pens, magic markers, etc.

b. The Contracting Officer shall secure all tables, chairs, and legal documentation required to run the Central Counting Station.

c. The Contracting Officer shall provide all lists of registered voters required for use on Election Day and for the early voting period required by law.

d. The Contracting Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.

1. Equipment includes the rental of voting machines, ADA compliance headphones and keypads (1 per site), transfer cases, voting signs and transfer cabinets.

2. Supplies include smart cards, sample ballots, early voting mail ballots, pens, tape, markers, etc.

C. The Contracting Officer, Bruce Sherbet, shall be appointed the Early Voting Clerk by the City.

a. The Contracting Officer shall supervise and conduct Early Voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.

b. Early Voting by personal appearance for the City's November 8, 2016, General & Special Elections shall be conducted during the time period and at the locations listed in Exhibit "A", attached and incorporated by reference into this contract.

c. All applications for an Early Voting mail ballot shall be received and processed by the Collin County Elections Administration Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069.

1. Application for mail ballots erroneously mailed to the City shall immediately be faxed to the Contracting Officer for timely processing. The original application shall then be forwarded to the Contracting Officer for proper retention.

2. All Federal Post Card Applicants (FPCA) will be sent a mail ballot. No postage is required.

d. All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for count by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The presiding judge of this Board shall be appointed by the Contracting Officer.

D. The Contracting Officer shall arrange for the use of all Election Day Vote Centers. The City shall assume the responsibility of remitting the cost of all employee services required to provide access, provide security or provide custodial services for the

polling locations. The Election Day Vote Centers are listed in Exhibit "B", attached and incorporated by reference into this contract.

E. The Contracting Officer shall be responsible for establishing and operating the Central Counting Station to receive and tabulate the voted ballots in accordance with Section 127.001 of the Election Code and of this agreement. Counting Station Manager and Central Count Judge shall be Bruce Sherbet. The Tabulation Supervisor shall be Patty Seals.

a. The tabulation supervisor shall prepare, test and run the county's tabulation system in accordance with statutory requirements and county policies, under the auspices of the Contracting Officer.

b. The Public Logic and Accuracy Test of the electronic voting system shall be conducted.

c. Election night reports will be available to the City at the Central Counting Station on election night. Provisional ballots will be tabulated after election night in accordance with law.

d. The Contracting Officer shall prepare the unofficial canvass report after all precincts have been counted, and will provide a copy of the unofficial canvass to the City as soon as possible after all returns have been tallied.

e. The Contracting Officer shall be appointed the custodian of the voted ballots and shall retain all election material for a period of 22 months.

1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.

2. The City can obtain the list of registered voters from the Elections Administration Office after this retention period. Pending no litigation and if the City does not request the lists, the Contracting Officer shall destroy them.

f. The Contracting Officer shall conduct a manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the City in a timely manner. The Secretary of State may waive this requirement. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201(E) of the aforementioned code.

II. DUTIES AND SERVICES OF THE CITY. The City shall assume the following responsibilities:

A. The City shall prepare the election orders, resolutions, notices, official canvass and other pertinent documents for adoption by the appropriate office or body. The City assumes the responsibility of posting all notices and likewise promoting the schedules for Early Voting and Election Day.

B. The City shall provide the Contracting Officer with an updated map and street index of their jurisdiction in an electronic or printed format as soon as possible but no later than Friday, September 9, 2016.

C. The City shall procure and provide the Contracting Officer with the ballot layout and Spanish interpretation in an electronic format.

a. **The City shall deliver to the Contracting Officer as soon as possible, but no later than 12:00 PM Wednesday, August 24, 2016, the official wording for the City's November 8, 2016, General & Special Elections.**

b. The City shall approve, the "blue line" ballot format prior to printing.

D. The City shall post the publication of election notice by the proper methods with the proper media.

E. The City shall compensate the Contracting Officer for any additional verified cost incurred in the process of running this election or for a manual count this

election may require, consistent with charges and hourly rates shown on Exhibit "C" for required services.

F. The City shall pay the Contracting Officer 90% of the City's share of the cost to run the said election prior to Friday, September 30, 2016. The Contracting Officer shall place the funds in a "contract fund" as prescribed by Section 31.100 of the Texas Election Code. The Deposit should be delivered within the mandatory time frame to:

Collin County Treasury
2300 Bloomdale Rd. #3138
McKinney, Texas 75071

Made payable to: "Collin County Treasury" with the note "for election services" included with check documentation.

G. The City shall pay the City's share of the cost of conducting said election, less partial payment, including the 10% administrative fee, pursuant to the Texas Election Code, Section 31.100, within 30 days from the date of final billing.

III. COST OF SERVICES.

See Exhibit "C."

IV. GENERAL PROVISIONS.

A. Nothing contained in this contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the City's November 8, 2016, General & Special Election is to be filed or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.

B. Upon request, the Contracting Officer will provide copies of all invoices and other charges received in the process of running said election for the City.

C. If the City cancels their election pursuant to Section 2.053 of the Texas Election Code, the Contracting Officer shall be paid a contract preparation fee of $75. An entity canceling an election will not be liable for any further costs incurred by the Contracting Officer in conducting the November 8, 2016, General & Special Elections. All actual shared cost incurred in the conduct of the election will be divided by the actual

number of entities contracting with the Contracting Officer **and** holding a November 8, 2016, General & Special Election.

D. The Contracting Officer shall file copies of this contract with the County Judge and the County Auditor of Collin County, Texas.

WITNESS BY MY HAND THIS THE ____DAY OF _____2016.

_____
Bruce Sherbet
Elections Administrator
Collin County, Texas

WITNESS BY MY HAND THIS THE ____ DAY OF _____2016.

Approved as to form:

By:_____ _____
A.C. Gonzalez, City Manager Chris Bowers, Interim City Attorney

EXHIBIT A

(EARLY VOTING SCHEDULE/LOCATIONS)

NOVEMBER 8, 2016 SPECIAL ELECTION
(08 de Noviembre de 2016 Eleccion Especial)
LOCATIONS/DATES/TIMES OF EARLY VOTING
(Lugares, Fechas y Horas de Votación Anticipada)

COLLIN COUNTY
(Condado de Collin)

Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
ALLEN ISD SERVICE CENTER	1451 N. WATTERS	ALLEN	75013
ALLEN MUNICIPAL COURTS FACILITY	301 CENTURY PKWY.	ALLEN	75013
CARPENTER PARK RECREATION CENTER	6701 COIT RD.	PLANO	75024
CELINA ISD ADMINISTRATION BLDG.	205 S. COLORADO ST.	CELINA	75009
CHRIST UNITED METHODIST CHURCH	3101 COIT RD.	PLANO	75075
COLLIN COLLEGE - CENTRAL PARK CAMPUS	2200 W. UNIVERSITY DR.	MCKINNEY	75071
COLLIN COLLEGE - PRESTON RIDGE CAMPUS	9700 WADE BLVD.	FRISCO	75035
COLLIN COLLEGE - SPRING CREEK CAMPUS	2800 E. SPRING CREEK PKWY.	PLANO	75074
COLLIN COLLEGE - HIGHER EDUCATION CENTER	3452 SPUR 399	MCKINNEY	75069
COLLIN COUNTY ELECTIONS (Main Location)	2010 REDBUD ST., STE. 102	MCKINNEY	75069
FRISCO FIRE STATION #5	5449 WARREN PKWY.	FRISCO	75034
FRISCO SENIOR CENTER	6670 MOORE ST.	FRISCO	75034
HAGGARD LIBRARY	2501 COIT RD.	PLANO	75075
HARRINGTON LIBRARY	1501 18TH ST.	PLANO	75074
JOHN AND JUDY GAY LIBRARY	6861 W. ELDORADO PKWY.	MCKINNEY	75070
LAVON CITY HALL	120 SCHOOL RD.	LAVON	75166
LOVEJOY ISD ADMINISTRATION BLDG.	259 COUNTRY CLUB	ALLEN	75002
MARIBELLE DAVIS LIBRARY	7501 INDEPENDENCE PKWY.	PLANO	75025
MCKINNEY FIRE STATION #7	861 S. INDEPENDENCE PKWY.	MCKINNEY	75070
MELISSA CITY HALL	3411 BARKER AVE.	MELISSA	75454
METHODIST RICHARDSON MEDICAL CENTER	2831 E. PRESIDENT GEORGE BUSH HWY.	RICHARDSON	75082
MURPHY COMMUNITY CENTER	205 N. MURPHY RD.	MURPHY	75094
OLD SETTLERS RECREATION CENTER	1201 E. LOUISIANA ST.	MCKINNEY	75069
PARKER CITY HALL	5700 E. PARKER RD.	PARKER	75002
PARR LIBRARY	6200 WINDHAVEN PKWY.	PLANO	75093
PLANO ISD ADMINISTRATION CENTER	2700 W. 15TH ST.	PLANO	75075
PRINCETON CITY HALL	123 W. PRINCETON DR.	PRINCETON	75407
PROSPER MUNICIPAL CHAMBERS	108 W. BROADWAY ST.	PROSPER	75078
RENNER-FRANKFORD LIBRARY	6400 FRANKFORD RD.	DALLAS	75252
SMITH LIBRARY	300 COUNTRY CLUB	WYLIE	75098
TEXAS STAR BANK	402 W. WHITE	ANNA	75409
WYLIE ISD EDUCATIONAL SERVICE CENTER	951 S. BALLARD	WYLIE	75098

DATES AND TIMES OF EARLY VOTING
(FECHAS Y HORAS DE VOTACIÓN ANTICIPADA)

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**8 AM - 5 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 30 (Sunday) *30 de Octubre (Domingo)*	**1 PM - 6 PM**
October 31 - November 4 (Monday through Friday) *31 de Octubre - 4 de Noviembre (Lunes a Viernes)*	**7 AM - 7 PM**

TEMPORARY EARLY VOTING LOCATIONS

Voting Location	Address	City	Zip
FARMERSVILLE CITY HALL	205 S. MAIN ST.	FARMERSVILLE	75442

DATES AND TIMES OF EARLY VOTING

(FECHAS Y HORAS DE VOTACIÓN ANTICIPADA)

October 24 - October 28 (Monday through Friday) — **8 AM - 5 PM**
24 de Octubre - 28 de Octubre (Lunes a Viernes)

October 29 (Saturday) — **7 AM - 7 PM**
29 de Octubre (Sábado)

Voting Location	Address	City	Zip
LUCAS COMMUNITY CENTER	665 COUNTRY CLUB RD.	LUCAS	75002

DATES AND TIMES OF EARLY VOTING

(FECHAS Y HORAS DE VOTACIÓN ANTICIPADA)

October 30 (Sunday) — **1 AM - 6 PM**
30 de Octubre (Domingo)

October 31 - November 4 (Monday through Friday) — **7 AM - 7 PM**
31 de Octubre - 4 de Noviembre (Lunes a Viernes)

Important Note: *Eligible* Collin County registered voters (with an effective date of registration on or before November 8, 2016) may vote at *any* of the above early voting locations.

EXHIBIT B

(ELECTION DAY POLLING LOCATIONS)

COLLIN COUNTY
(Condado de Collin)
DISTRICT 12

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
All	Aldridge Elementary School	720 Pleasant Valley	Richardson	75080
All	Allen ISD Service Center	1451 N. Watters	Allen	75013
All	Allen Municipal Courts Facility	301 Century Pkwy.	Allen	75013
All	Armstrong Middle School	3805 Timberline	Plano	75074
All	Benton Staley Middle School	6927 Stadium Dr.	Frisco	75033
All	Blue Ridge ISD Administration Building	318 W. School St.	Blue Ridge	75424
All	Bowman Middle School	2501 Jupiter Rd.	Plano	75074
All	Carpenter Middle School	3905 Rainier Rd.	Plano	75023
All	Carpenter Park Recreation Center	6701 Coit Rd.	Plano	75024
All	Celina ISD Administration Building	205 S. Colorado	Celina	75009
All	Christ the Servant Lutheran Church	821 S. Greenville Ave.	Allen	75002
All	Christ United Methodist Church	3101 Coit Rd.	Plano	75075
All	Clark High School - Plano	523 Spring Creek	Plano	75023
All	Collin College - Higher Education Center	3452 Spur 399	McKinney	75069
All	Collin College Central Park Campus	2200 University	McKinney	75071
All	Collin College Preston Ridge Campus	9700 Wade Blvd.	Frisco	75035
All	Collin College Spring Creek Campus	2800 Spring Creek Pkwy.	Plano	75074
All	Collin County Elections Office	2010 Redbud Blvd., Ste. 102	McKinney	75069
All	Community ISD Technology and Conference Center	615 FM 1138	Nevada	75173
All	Davis Library	7501 Independence Pkwy.	Plano	75025
All	Dr. Pepper Star Center - Champions Café	6993 Stars Ave.	McKinney	75070
All	Eldorado Country Club	2604 Country Club Dr.	McKinney	75070
All	Fairview Town Hall	372 Town Place	Fairview	75069
All	First Baptist Church - Branch	7011 FM 546	Princeton	75407
All	First Baptist Church Farmersville, Youth Building	201 Farmersville Pkwy.	Farmersville	75442
All	First Baptist Church - Josephine	300 S. Main St.	Josephine	75164
All	Ford Middle School	630 Park Place Dr.	Allen	75002
All	Fowler Middle School	3801 McDermott Rd.	Plano	75025
All	Frisco Fire Station #5	5449 Warren Pkwy.	Frisco	75034
All	Frisco Senior Center	6670 Moore St.	Frisco	75034
All	George Bush Elementary School	2000 Eagle Aerie Ln.	Wylie	75098
All	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252
All	Harrington Library	1501 18th St.	Plano	75074
All	Heritage High School	14040 Eldorado Pkwy.	Frisco	75035
All	Hunt Middle School	4900 Legendary Dr.	Frisco	75034
All	Islamic Association of Collin County	6401 Independence Pkwy.	Plano	75023
All	John and Judy Gay Library	6861 W. Eldorado Pkwy.	McKinney	75070
All	John Q. Hammons Center - Courtyard Marriott	210 East Stacy Rd.	Allen	75002
All	Lavon City Hall	120 School Rd.	Lavon	75166
All	Liberty High School	15250 Rolater Rd.	Frisco	75035
All	Lovejoy ISD Administration Building	259 Country Club	Allen	75002
All	Lowry Crossing City Hall	1405 S. Bridgefarmer Rd.	Lowry Crossing	75069
All	Lucas Community Center	665 Country Club Rd.	Lucas	75002
All	McKinney Fire Station #7	861 Independence Pkwy.	McKinney	75070
All	McKinney Senior Recreation Center	1400 S. College	McKinney	75069
All	Melissa City Hall	3411 Barker Ave.	Melissa	75454
All	Methodist Richardson Medical Center	2831 E. 190	Richardson	75082
All	Miller Elementary School	5651 Coventry Dr.	Richardson	75082
All	Mitchell Elementary School	4223 Briargrove	Dallas	75287
All	Murphy Community Center	205 N. Murphy Rd.	Murphy	75094

Precinct *(Recinto)*	**Voting Location** *(Lugar)*	**Address** *(Dirección)*	**City** *(Ciudad)*	**Zip** *(Código postal)*
All	Old Settlers Recreation Center	1201 E. Louisiana	McKinney	75069
All	Parker City Hall	5700 E. Parker Rd.	Parker	75002
All	Parr Library	6200 Windhaven Pkwy.	Plano	75093
All	Plano ISD Administration Center	2700 W. 15th St.	Plano	75075
All	Plano Senior Center	401 W. 16th St.	Plano	75075
All	Princeton City Hall	123 W. Princeton Dr.	Princeton	75407
All	Prosper ISD Administration	605 E. Seventh St.	Prosper	75078
All	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252
All	Royse City ISD Mike McKinney Maintenance Facility	1420 FM 1777	Royse City	75189
All	Ruth Dowell Middle School	301 Ridge Rd.	McKinney	75070
All	Seis Lagos Community Services Association	222 Seis Lagos Trail	Wylie	75098
All	Shepton High School	5505 Plano Pkwy.	Plano	75093
All	Shiloh Missionary Baptist Church	1310 Avenue "I"	Plano	75074
All	Smith Library	300 Country Club Rd.	Wylie	75098
All	Stonebridge United Methodist Church	1800 S. Stonebridge Dr.	McKinney	75070
All	Suncreek United Methodist Church	1517 W. McDermott Dr.	Allen	75013
All	Texas Star Bank	402 W. White St.	Anna	75409
All	Tom Muehlenbeck Recreation Center	5801 W. Parker Rd.	Plano	75093
All	Toyota Stadium	9200 World Cup Way	Frisco	75033
All	Weston Community Center	117 Main St.	Weston	75097
All	Whitt Elementary School	7520 Woodcreek Way	Sachse	75048
All	Woodcreek Church	3400 E. Renner Rd.	Richardson	75082
All	Wylie ISD Educational Service Center	951 S. Ballard	Wylie	75098

EXHIBIT C

(COST OF SERVICES)

SUMMARY OF COSTS FOR THE CITY OF DALLAS

SUPPLY COST	$720.60
EQUIPMENT RENTAL COST	$1,766.50
EARLY VOTING	$4,016.50
ELECTION DAY	$937.50
ADMINISTRATIVE EXPENSES	$48.00
TABULATION/CENTRALIZED COSTS	$6,805.00
Total	$14,294.10
10% Administrative Fee	$1,429.41
Total	**$15,723.51**
90% Deposit due by 9/30/16	**$14,151.16**

ESTIMATED COSTS FOR THE CITY OF DALLAS

November 8, 2016

Exhibit "C"

SUPPLY COST

Number of Early Voting Locations	1
Number of Election Day Locations	3

		Units	Cost Dallas/County
Sample Ballots	$0.0870 each	3500	$304.50
Early Voting Mail Ballots	$1.20 each	750	$900.00
Precinct Ballot Setup	$10.00 each	2	$20.00
Precinct Ballots	$0.1870 each	100	$18.70
Early voting and election day kits	$25.00 each	4	$100.00
Central Counting kit and supplies	$50.00 each	1	$50.00
County Precinct Maps	$12.00 each	4	$48.00

Total		$1,441.20
Number of Entities Sharing Costs		2
SubTotal		$720.60
Grand Total	**$720.60**	

EQUIPMENT RENTAL COST

Number of Early Voting Locations	1
Number of Election Day Locations	3

		Units	Cost Dallas/County
Voting Machines R6	$200.00 each	6	$1,200.00
Voting Machines R7	$150.00 each	6	$900.00
Transfer Cases	$5.00 each	3	$15.00
Metal Signs	$1.00 each	8	$8.00
Wood Signs	$2.00 each	4	$8.00
EV Security Cabinet	$200.00 each	1	$200.00
Early Voting Cabinet	$50.00 each	1	$50.00
ED Security Cabinet	$200.00 each	3	$600.00
Drayage Per Location	$138.00 each	4	$552.00

Total		$3,533.00
Number of Entities Sharing Costs		2
SubTotal		$1,766.50
Grand Total	**$1,766.50**	

EARLY VOTING

Number of Early Voting Locations 1
Workers each location 4

		Units	Cost Dallas/County
Mailed Ballot Kits	$1.00 each	750	$750.00
Postage for Ballots	$0.88 each	650	$572.00
Assemble EV Location	$50.00 each	1	$50.00
Total Judge Hours	$12.00 hour	80	$960.00
Overtime Judge Hours	$18.00 hour	57	$1,026.00
Total Alt. Judge & Clerk Hours	$10.00 hour	240	$2,400.00
Overtime Alt. Judge & Clerk Hours	$15.00 hour	150	$2,250.00
Pickup & Delivery of Supplies	$25.00 each	1	$25.00

Total	$8,033.00
Number of Entities Sharing Costs	2
SubTotal	$4,016.50
Grand Total	**$4,016.50**

ELECTION DAY

Number of Election Day Locations 3
Workers each Location 4

		Units	Cost Dallas/County
Total Judge Hours	$12.00 each	45	$540.00
Total Alt. Judge & Clerk Hours	$10.00 each	126	$1,260.00
Pickup & Delivery of Supplies	$25.00 each	3	$75.00

Total	$1,875.00
Number of Entities Sharing Costs	2
SubTotal	$937.50
Grand Total	**$937.50**

ADMINISTRATIVE EXPENSES

Number of Early Voting Locations 1
Number of Election Day Locations 3

		Units	Cost Dallas/County
Manual Recount Deposit	$60.00 each	1	$60.00
Process Pollworker Checks	$1.50 each	16	$24.00
Process Election Judge Notices	$1.50 each	8	$12.00

Total	$96.00
Number of Entities Sharing Costs	2
SubTotal	$48.00
Grand Total	**$48.00**

TABULATION

Tabulation Network	$4,000.00
Programming w/Audio	$15,000.00
Election Night Support	$1,800.00
Notice of Inspection/Tabulation Test	$2,500.00
Total	$23,300.00

CENTRALIZED COSTS

Early Voting Ballot Board	$12,000.00
Cost for Central Count Workers	$3,500.00
FICA on Election Workers	$7,000.00
IT Election Day Support	$8,500.00
Early Voting Personnel in McKinney	$10,000.00
Early Voting Equipment	$1,300.00
Facility Charges	$3,000.00
Warehouse Gas Mileage	$2,000.00
Ballot Style Setup Fee & Delivery	$1,000.00
County Overtime and Temporaries	$60,000.00
FICA for County Employees	$4,500.00
Total	$112,800.00

Total for Tabulation & Centralized Costs **$136,100.00**

Proportionate Sharing based on Registered Voters:
514,646

City of Dallas - 27,613 **5% of Total = $6,805.00**

EXHIBIT D

DEPUTY EARLY VOTING CLERKS

NOT AVAILABLE AT THIS TIME

EXHIBIT E

Election Judges/Alternates
(Election Day)

COLLIN COUNTY

(Condado Collin)

DISTRICT 12

Precinct	Location	Address	City	Zip	Judge	Alternate
All	Aldridge Elementary School	720 Pleasant Valley	Richardson	75080	TBD	Bob Fusinato
All	Allen ISD Service Center	1451 N. Watters	Allen	75013	Regina Benkowitz	Diane Bolak
All	Allen Municipal Courts Facility	301 Century Pkwy.	Allen	75013	Don Phillips	Uvolin Graham
All	Armstrong Middle School	3805 Timberline	Plano	75074	TBD	Catherin Scheel
All	Benton Staley Middle School	6927 Stadium Dr.	Frisco	75033	Brian Fletcher	Sonny Spears
All	Blue Ridge ISD Administration Building	318 W. School St.	Blue Ridge	75424	Pauline Todd	John Kuykendall
All	Bowman Middle School	2501 Jupiter Rd.	Plano	75074	Larry Rex	Mari Deperi
All	Carpenter Middle School	3905 Rainier Rd.	Plano	75023	Edward Spears	Annabelle Masse
All	Carpenter Park Recreation Center	6701 Coit Rd.	Plano	75024	Michael Handley	Denise Pollis
All	Celina ISD Administration Building	205 S. Colorado	Celina	75009	Herbert Miller	Vic Stalick
All	Christ the Servant Lutheran Church	821 S. Greenville Ave.	Allen	75002	Tom Baird	Donna Dendy Roberts
All	Christ United Methodist Church	3101 Coit Rd.	Plano	75075	Theresa Schwartz	Diane Pizzaro
All	Clark High School - Plano	523 Spring Creek	Plano	75023	Arthur Young	JoAnn Rosen
All	Collin College - Higher Education Center	3452 Spur 399	McKinney	75069	Joe Baker	Tony Hewitt
All	Collin College Central Park Campus	2200 University	McKinney	75071	Mary Jane Tatro	Ellen Gresham
All	Collin College Preston Ridge Campus	9700 Wade Blvd.	Frisco	75035	Clydene Moore	Fred Lusk
All	Collin College Spring Creek Campus	2800 Spring Creek Pkwy.	Plano	75074	Lou Ann Cunningham	George Elliot
All	Curtis Middle School	1530 Rivercrest Blvd.	Allen	75002	TBD	TBD
All	Dowell Middle School	301 Ridge Rd.	McKinney	75070	Mike Howard	Nora Lozoya
All	Dr. Pepper Star Center - Champions Café	6993 Stars Ave.	McKinney	75070	Sunny Lerch	Jo Ann Pond
All	Eldorado Country Club	2604 Country Club Dr.	McKinney	75070	Chris Freeman	TBD
All	Fairview Town Hall	372 Town Place	Fairview	75069	Zodie Christokos	Jo Thompson-Hess
All	First Baptist Church - Branch	7011 FM 546	Princeton	75407	Brian Gallimore	Bobbie Clayton
All	First Baptist Church Farmersville, Youth Building	201 Farmersville Pkwy.	Farmersville	75442	Claude Ann Collins	Michele Kerby
All	First Baptist Church - Josephine	300 S. Main St.	Josephine	75164	Ronnie Wyatt	Jenna Kramer
All	Ford Middle School	630 Park Place Dr.	Allen	75002	Clarence Brown	Joan Mortensen
All	Fowler Middle School	3801 McDermott Rd.	Plano	75025	Gene Woodward	John Lingenfelder
All	Frisco Fire Station #5	5449 Warren Pkwy.	Frisco	75034	Barbara Millecker	Karen Newman
All	Frisco Senior Center	6670 Moore St.	Frisco	75034	Kathy Morgan	Adel Garza
All	George Bush Elementary School	2000 Eagle Aerie Ln.	Wylie	75098	Louise Sherrin	Shanda Grant Johnson
All	Haggar Elementary School	17820 Campbell Rd.	Dallas	75252	TBD	Robert Miller
All	Harrington Library	1501 18th St.	Plano	75074	Manny Martins	Jaime Lozano
All	Heritage High School	14040 Eldorado Pkwy.	Frisco	75035	Stacey Fox	Basil Broomberg
All	Hunt Middle School	4900 Legendary Dr.	Frisco	75034	Dan Bollner	Sharon O'Toole
All	Islamic Association of Collin County	6401 Independence Pkwy.	Plano	75023	TBD	Larry Jackson
All	John and Judy Gay Library	6861 W. Eldorado Pkwy.	McKinney	75070	Connie Ford	Joan Mooneyham
All	John Q. Hammons Center - Courtyard Marriott	210 East Stacy Rd.	Allen	75002	Lauren Currie	Debbie Owens
All	Lavon City Hall	120 School Rd.	Lavon	75166	Gary Kruse	TBD
All	Liberty High School	15250 Rolater Rd.	Frisco	75035	Holly Mathews	Pearlene March
All	Lovejoy ISD Administration Building	259 Country Club	Allen	75002	Dave Burson	Rita Spence
All	Lowry Crossing City Hall	1405 S. Bridgefarmer Rd.	Lowry Crossing	75069	Shirley Tabor	Brenda Rodriguez
All	Lucas Community Center	665 Country Club Rd.	Lucas	75002	Candy Noble	Debra Adams
All	McKinney Fire Station #7	861 Independence Pkwy.	McKinney	75070	Ed Tamm	Norma Thies
All	McKinney Senior Recreation Center	1400 S. College	McKinney	75069	Jim Kohl	John Van Horn
All	Melissa City Hall	3411 Barker Ave.	Melissa	75454	Jim Bortzfield	David Beck
All	Methodist Richardson Medical Center	2831 E. 190	Richardson	75082	Rhonda Hamlett	Robin Smith
All	Miller Elementary School	5651 Coventry Dr.	Richardson	75082	TBD	Tina Sanders
All	Mitchell Elementary School	4223 Briargrove	Dallas	75287	Donna Wood Martin	Anne Tupy
All	Murphy Community Center	205 N. Murphy Rd.	Murphy	75094	Carl Ford	Terrill Brandon
All	Old Settlers Recreation Center	1201 E. Louisiana	McKinney	75069	Tom Warden	Jerry Shepherd
All	Parker City Hall	5700 E. Parker Rd.	Parker	75002	Cindy Meyer	Costelle Nelson
All	Parr Library	6200 Windhaven Pkwy.	Plano	75093	Lee Ann Bolton	Mary Keane
All	Plano ISD Administration Center	2700 W. 15th St.	Plano	75075	Don Chiavetta	Barbara Centers
All	Plano Senior Center	401 W. 16th St.	Plano	75075	Elizabeth Wolfe	TBD
All	Princeton City Hall	123 W. Princeton Dr.	Princeton	75407	Cathy Abbott	Claudia Hooper
All	Prosper ISD Administration	605 E. Seventh St.	Prosper	75078	Linda Bailey	TBD
All	Renner-Frankford Library	6400 Frankford Rd.	Dallas	75252	Ed Belzer	Pat McDade
All	Royse City ISD Mike McKinney Maintenance Facility	1420 FM 1777	Royse City	75189	Steve Sackett	TBD
All	Ruth Dowell Middle School	301 Ridge Rd.	McKinney	75070	Mike Howard	Nora Lozoya
All	Seis Lagos Community Services Association	222 Seis Lagos Trail	Wylie	75098	Tim McCord	TBD
All	Shepton High School	5505 Plano Pkwy.	Plano	75093	Larry Crump	Donald Manworren
All	Shiloh Missionary Baptist Church	1310 Avenue "I"	Plano	75074	TBD	Eleanor Evans
All	Smith Library	300 Country Club Rd.	Wylie	75098	Ruthie Wright	Kim Washington
All	Stonebridge United Methodist Church	1800 S. Stonebridge Dr.	McKinney	75070	Jo Smithen	Blondene Tait
All	Suncreek United Methodist Church	1517 W. McDermott Dr.	Allen	75013	Kirk Robicheaux	Beverly Vasta
All	Texas Star Bank	402 W. White St.	Anna	75409	Margaret Milam	Marijewel Dickerson
All	Tom Muehlenbeck Recreation Center	5801 W. Parker Rd.	Plano	75093	Hal Stringer	Valerie Remmers
All	Toyota Stadium	9200 World Cup Way	Frisco	75033	Ed Acklin	Theodore Soulakis
All	Weston Community Center	117 Main St.	Weston	75097	Ruth Smith	Lee Lawrence
All	Whitt Elementary School	7520 Woodcreek Way	Sachse	75048	Jeff Davis	TBD
All	Woodcreek Church	3400 E. Renner Rd.	Richardson	75082	TBD	Victorian Lowrey
All	Wylie ISD Educational Service Center	951 S. Ballard	Wylie	75098	TBD	Joseph Demase

ADDENDUM ITEM # 15

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary

CMO: Rosa A. Rios, 670-3738

MAPSCO: N/A

SUBJECT

A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a joint election to be held on Tuesday, November 8, 2016 - Not to exceed $15,000 - Financing: Contingency Reserve Funds

BACKGROUND

This item is on the addendum to allow staff sufficient time to compile and analyze the elections contract submitted from Denton County.

Subchapter D of Chapter 31 of the Texas Election Code provides that the City may contract with the county elections administrator for certain election services. Chapter 271 of the Texas Election Code provides that the City may enter into an agreement with other jurisdictions that may be conducting elections on the same day in election precincts that can be served by common polling places. The City of Dallas, Denton County and various other jurisdictions will conduct elections on Tuesday, November 8, 2016. This action would authorize the City to hold the election jointly with jurisdictions that share common polling places and contract with the Denton County Elections Department for election services, including the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities. For any election held on the November Uniform Election Day, political jurisdictions are required to use only county polling places. Therefore, the City may only contract with Denton County Elections Department to handle only those polling places that are within their county.

On August 17, 2016, the City Council adopted Resolution No. 16-1291 ordering a special election for Tuesday, November 8, 2016 for the purpose of amending Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas. This item provides for election services for that special election.

Denton County performs a post election audit. The need may exist to request additional funds based on the result of the post-audit.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

$15,000 - Contingency Reserve Funds

September 28, 2016

WHEREAS, the City Council has ordered a special election to be held on Tuesday, November 8, 2016; and

WHEREAS, the purpose of the special election is to amend Chapter 40A of the Dallas City Code, known as the employees' retirement fund of the city of Dallas; and

WHEREAS, Denton County and other jurisdictions have also ordered elections to be held on Tuesday, November 8, 2016; and

WHEREAS, the City of Dallas and other jurisdictions holding elections on Tuesday, November 8, 2016, desire to hold the elections jointly in accordance with Chapter 271 of the Texas Election Code; and

WHEREAS, the City of Dallas and other jurisdictions holding elections on Tuesday, November 8, 2016, desire to contract with the Denton County Elections Administrator for election services in accordance with Subchapter D of Chapter 31 of the Texas Election Code;

WHEREAS, the election services contract provides that the Elections Administrator will arrange for the selection, training and compensation of precinct election judges, subject to the approval of the City and the other contracting authorities; **Now, Therefore,**

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

Section 1. That the City Manager is authorized to enter into a joint election agreement and election services contract between the City of Dallas, other jurisdictions holding elections, and Denton County for a joint election to be held on Tuesday, November 8, 2016, to be administered by the Denton County Elections Administrator in accordance with Subchapter D of Chapter 31 and Chapter 271 of the Texas Election Code.

Section 2. That the contract will provide that the Elections Administrator is to perform or to supervise the performance of any or all of the corresponding duties and functions that the Elections Administrator performs in connection with a county-wide election.

Section 3. That the contract will provide that the Elections Administrator may contract with third parties for election services and supplies and pay the claims for those election expenses from funds deposited by the City and the other contracting authorities in an election services contract fund in the county treasury established for this election.

Section 4. That the Elections Administrator will provide the City Secretary with an itemized list of estimated election expenses to be paid from the election services contract fund prior to execution of the contract, and will provide an itemized list of actual election expenses to be paid from the election services contract fund no later than the 120th day after the date of the election.

Section 5. That the City Secretary is authorized to approve on behalf of the City of Dallas any changes in the list of recommended election judges which may become necessary because of the inability or refusal to serve of any of the persons named in Exhibit C or Exhibit D.

Section 6. That the Chief Financial Officer is hereby authorized to transfer funds not to exceed $15,000 from Fund 0001, Dept. NBG, Unit 1000, Revenue Source RTRF, to Fund 0001, Dept. SEC, Unit 1190, Revenue Source 9229; and a clearing entry, in the same amount, to Fund 0001, Dept. BMS, BSA 0991 (Debit) and to Fund 0001, Dept. BMS, BSA 0950 (Credit).

Section 7. That the City Manager is hereby authorized to increase the City Secretary's Office appropriations in an amount not to exceed $15,000 in Fund 0001, Department SEC, Unit 1190, Object 3070; increase total General Fund expenditure appropriations by $15,000 from $1,150,468,503 to $1,150,483,503; and increase total General Fund revenue appropriations by $15,000 from $1,150,468,503 to $1,150,483,503.

Section 8. That the Chief Financial Officer is hereby authorized to pay the Collin County Treasurer an amount not to exceed $15,000 from Fund 0001, Department SEC, Unit 1190, Object 3070, Enc. No. 17SEC1190NOV08DEN, to Denton County (Vendor 099660) for deposit in the election services contract fund as the City's estimated share of the costs of the Tuesday, November 8, 2016 joint election.

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

THE STATE OF TEXAS
COUNTY OF DENTON

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

THIS CONTRACT for election services is made by and between the Denton County Elections Administrator and the following political subdivisions, herein referred to as "Participating Authority or Participating Authorities" located entirely or partially inside the boundaries of Denton County:

City of Corinth
City of Dallas
Town of Flower Mound
City of Lake Dallas
City of Roanoke
Carrollton-Farmers Branch ISD
Denton County Fresh Water Supply Dist. No. 1-F

This contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 and Texas Education Code Section 11.0581 for a joint November 8, 2016 election to be administered by Lannie Noble, Denton County Elections Administrator, hereinafter referred to as "Elections Administrator."

RECITALS

Each "Participating Authority" listed above plans to hold a General or Special Election on November 8, 2016.

Denton County plans to hold county-wide voting General Election.

The County owns an electronic voting system, the Hart InterCivic eSlate/eScan Voting System (Version 6.2.1), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions (Participating Authorities) desire to use the County's electronic voting system, to compensate the County for such use, and to share in certain other expenses connected with joint elections, in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, IT IS AGREED as follows:

I. ADMINISTRATION

The Participating Authorities agree to hold a "Joint Election" with Denton County and each other in accordance with Chapter 271 of the Texas Election Code and this agreement. The Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this agreement. Each Participating Authority agrees to pay the Elections Administrator for equipment, supplies, services, and administrative costs as provided in this agreement. The Elections Administrator shall serve as the administrator for the Joint Election; however, each Participating Authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each Participating Authority as necessary.

It is understood that other political subdivisions may wish to participate in the use of the County's electronic voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes, on terms and conditions generally similar to those set forth in this contract. In such cases, costs shall be pro-rated among the participants according to Section XI of this contract.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The Participating Authorities shall share a mutual ballot in those polling places where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Each Participating Authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the Participating Authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting equipment testing notices that are required by the Texas Election Code. Election orders should include language that would not necessitate amending the order if any of the Early Voting and/or Election Day polling places change.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each Participating Authority, including translation to languages other than English. Each Participating Authority shall provide a copy of their respective election orders and notices to the Elections Administrator.

III. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Early Voting and Election Day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by the county, and shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). All Early Voting and Election Day voting locations shall be within the boundaries of Denton County. The proposed voting locations are listed in Attachment A of this agreement. In the event a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location. The Elections Administrator shall notify the Participating Authorities of any changes from the locations listed in Attachment "A."

If polling places for the November 8, 2016 joint election are different from the polling place(s) used by a Participating Authority in its most recent election, the authority agrees to post a notice no later than November 8, 2016 at the entrance to any previous polling places in the jurisdiction stating that the polling location has changed and stating the political subdivision's polling place names and addresses in effect for the November 8, 2016 election. This notice shall be written in both the English and Spanish languages.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

Denton County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, each Participating Authority agrees to assist in recruiting polling place officials who are bilingual (fluent in both English and Spanish). In compliance with the Federal Voting Rights Act of 1965, as amended, each polling place containing more than 5% Hispanic population as determined by the 2010 Census shall have one or more election officials who are fluent in both the English and Spanish languages. If a presiding judge is not bilingual, and is unable to appoint a bilingual clerk, the Elections Administrator may recommend a bilingual worker for the polling place. If the Elections Administrator is unable to recommend or recruit a bilingual worker, the Participating Authority or authorities served by that polling place shall be responsible for recruiting a bilingual worker for translation services at that polling place.

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to insure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. The Election judges and clerks who attend voting equipment training and/or procedures training, shall be compensated at the rate of $9 an hour. The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying him of his appointment, the dates/times and locations of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Denton County pursuant to Texas Election Code Section 32.091. The election judge, or his designee, will receive an additional sum of $25.00 for picking up the election supplies and equipment prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close. Likewise, the Lead Clerk in Early Voting, or his designee, will receive an additional sum of $25.00 for picking up the election supplies prior to the first day of Early Voting and for returning the supplies and equipment to the Elections Department after Early Voting has ended.

The compensation rates established by Denton County are:

Early Voting – Lead Clerk ($10 an hour), Clerk ($9 an hour)
Election Day – Presiding Judge ($11 an hour), Alternate Judge ($10 an hour), Clerk ($9 an hour)

The Elections Administrator may employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station. Part-time personnel working in support of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the hourly rate set by Denton County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for all election supplies and voting equipment including, but not limited to, the County's electronic voting system and equipment, official ballots, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have tables and/or chairs. Any additional required materials (required by the Texas Election Code) must be provided by the Participating Authority, and delivered to the Elections Office thirty two (32) calendar days (October 7, 2016) prior to Election Day. If this deadline is not met, the material must be delivered by the Participating Entity, to all Early Voting and Election Day locations affected, prior to voting commencing. The Elections Administrator shall be responsible for conducting all required testing of the electronic equipment, as required by Chapters 127 and 129 of the Texas Election Code.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The Participating Authorities shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each Participating Authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). Said list must be provided to the Elections Office within three (3) business days following the last day to file for a place on the ballot or after the election is ordered, whichever is later. Said list must be in a Word document, the information must be in an upper and lower case format, be in an Arial 12 point font, and contain candidate contact information for the purposes of verifying the pronunciation of each of the candidates' names. Each Participating Authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions. Each Participating Authority

shall be responsible for proofing and approving the audio recording of the ballot insofar as it pertains to that authority's candidates and/or propositions. The approvals must be finalized with the Elections Office within five (5) calendar days of receipt of the proofs.

The joint election ballots shall list the County's election first. The joint election ballots that contain ballot content for more than one joint participant because of overlapping territory shall be arranged with the appropriate school district ballot content appearing on the ballot following the County's election, followed by the appropriate city ballot content, and followed by the appropriate water district or special district ballot content.

Early Voting by Personal Appearance ~~and on Election Day~~ shall be conducted exclusively on Denton County's eSlate electronic voting system. Voting on Election Day may be conducted on the eSlate electronic voting system or on paper ballots.

Provisional ballots cast during Early Voting shall be conducted exclusively on Denton County's eSlate electronic voting system. Provisional ballots cast on Election Day may be conducted on the eSlate electronic voting system or on paper ballots.

The Elections Administrator shall be responsible for the preparation, testing, and delivery of the voting equipment for the election as required by the Election Code.

The Elections Administrator shall conduct criminal background checks on the relevant employees upon hiring as required by Election Code 129.051(g).

VI. EARLY VOTING

The Participating Authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each Participating Authority agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The participating authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Denton County pursuant to Section 83.052 of the Texas Election Code. Deputy early voting clerks who are permanent employees of the Denton County Elections Administrator or any Participating Authorities shall serve in that capacity without additional compensation.

Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the participating authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The address of the Early Voting Clerk is as follows:

Lannie Noble, Early Voting Clerk
Denton County Elections
PO Box 1720
Denton, TX 76202
Email: elections@dentoncounty.com

Any requests for early voting ballots to be voted by mail, and the subsequent actual voted ballots that are sent by a contract carrier (ie. UPS, FedEx, etc.) shall be delivered to the Early Voting Clerk at the Denton County Elections Department physical address as follows:

Lannie Noble, Early Voting Clerk

Denton County Elections
701 Kimberly Drive, Suite A101
Denton, TX 76208
Email: elections@dentoncounty.com

The Elections Administrator shall post on the county website each Participating Authority's early voting report on a daily basis and a cumulative final early voting report following the close of early voting. In accordance with Section 87.121(g) of the Election Code, the daily reports showing the previous day's early voting activity will be posted to the county website no later than 8:00 a.m. each business day.

VII. EARLY VOTING BALLOT BOARD

Denton County shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the Elections Administrator, shall appoint two or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this agreement.

The participating authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	Lannie Noble, Denton County Elections Administrator
Tabulation Supervisor:	Kerry Martin, Denton County Deputy Elections Administrator
Presiding Judge:	_____ Denton County Technical Operations Manager
Alternate Judge:	Paula Paschal, Denton County Contract Manager

The counting station manager or his representative shall deliver timely cumulative reports of the election results as precincts report to the central counting station and are tabulated. The manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of hard copies at the central counting station and by posting to the Denton County web site. To ensure the accuracy of reported election returns, results printed on the tapes produced by Denton County's voting equipment will not be released to the participating authorities at the remote collection sites or by phone from individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports that are necessary for compliance with Election Code Section 67.004, after all precincts have been counted, and will deliver a copy of the unofficial canvass to each Participating Authority as soon as possible after all returns have been tabulated, via the website. Each Participating Authority shall be responsible for the official canvass of its respective election(s), and shall notify the Elections Administrator, or his designee, of the date of the canvass, no later than three days after Election Day.

The Elections Administrator will prepare the electronic precinct-by-precinct results reports for each Participating Authority to upload to the Secretary of State as required by Section 67.017 of the Election Code.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each Participating Authority and the Secretary of State's Office.

IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE DENTON COUNTY

The Elections Administrator shall administer only the Denton County portion of the elections held by the Participating Authorities.

X. RUNOFF ELECTIONS

Each Participating Authority shall have the option of extending the terms of this agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this agreement shall automatically extend unless the Participating Authority notifies the Elections Administrator in writing within three (3) business days of the original election.

Each Participating Authorities shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election.

Each Participating Authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the November 8, 2016 election and to conduct its drawing for ballot positions at or immediately following such meeting in order to expedite preparations for its runoff election.

Each Participating Authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be Tuesday, December 13, 2016, with early voting being held in accordance with the Election Code.

XI. ELECTION EXPENSES AND ALLOCATION OF COSTS

The Participating Authorities agree to share the costs of polling places with Denton County. If a polling location is shared by more than one Participating Authority, the costs shall be pro-rated equally among the participants utilizing that polling place.

Costs for Early Voting by Personal Appearance shall be allocated based upon the actual costs associated with each early voting site. Each Participating Authority shall be responsible for a pro-rata portion of the actual costs associated with the early voting sites located within their jurisdiction. Participating Authorities that do not have a regular (non-temporary) early voting site within their jurisdiction shall pay a pro-rata portion of the nearest regular early voting site.

Costs for Early Voting by Mail shall be allocated according to the actual number of ballots mailed to each Participating Authority's voters.

Each Participating Authority agrees to pay the Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs in accordance with Section 31.100(d) of the Texas Election Code.

The Denton County Elections Administrator shall deposit all funds payable under this contract into the appropriate fund(s) within the county treasury in accordance with Election Code Section 31.100.

Failure on the part of the Participating Authority to meet the deadlines outlined in this agreement may result in additional charges, including but not limited to, overtime costs for Denton County employees.

XII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any Participating Authority may withdraw from this agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code.

XIII. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each Participating Authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each Participating Authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may be filed with the appropriate Participating Authority.

XIV. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting Participating Authorities agree that any recount shall take place at the offices of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor, and the Participating Authority's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to each Participating Authority as necessary to conduct a proper recount.

XV. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the Participating Authorities.

2. The Elections Administrator shall file copies of this document with the Denton County Judge and the Denton County Auditor in accordance with Section 31.099 of the Texas Election Code.

3. Nothing in this contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this contract or a violation of the Texas Election Code.

4. This agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas.

5. In the event that one of more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

6. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.

7. The waiver by any party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.

8. Any amendments of this agreement shall be of no effect unless in writing and signed by all parties hereto.

9. Failure for a participating authority to meet the deadlines as outline in this contract or on the calendar (Attachment C) may result in additional charges, including but not limited to, overtime charges, etc.

XVI. COST ESTIMATES AND DEPOSIT OF FUNDS

The total estimated obligation for each Participating Authority under the terms of this agreement is listed below. The exact amount of each Participating Authority's obligation under the terms of this agreement shall be calculated after the November 8, 2016 election (or runoff election, if applicable). The Participating Authority's obligation shall be paid to Denton County within 30 days after the receipt of the final invoice from the Elections Administrator, or his designee.

The total estimated obligation and required deposit for each Participating Authority under the terms of this agreement shall be provided within 45 days after the last deadline for ordering an election:

Political Subdivision	**Estimated Cost**
City of Dallas	$15,000.00
Detail Pending	

XVII. SIGNATURE PAGE (separate page)

Rev. 8.27.2016, 8:44 a.m.

XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

IN TESTIMONY HEREOF, this agreement has been executed on behalf of the parties hereto as follows, to-wit:

(1) It has on the _____ day of _____, 2016 been executed by the Denton County Elections Administrator pursuant to the Texas Election Code so authorizing;
(2) It has on the _____ day of _____, 2016 been executed on behalf of the CITY OF DALLAS pursuant to an action of the DALLAS CITY COUNCIL so authorizing;

ACCEPTED AND AGREED TO BY DENTON COUNTY ELECTIONS ADMINISTRATOR:

APPROVED:

_____

LANNIE NOBLE, CERA

ACCEPTED AND AGREED TO BY THE CITY OF DALLAS:

APPROVED:

_____

A.C. GONZALEZ, CITY MANAGER

APPROVED AS TO FORM:

_____

CITY ATTORNEY

ATTACHMENT A

(ELECTION DAY POLLING LOCATIONS)

DENTON COUNTY
(Condado de Denton)

DISTRICT 12

Precinct *(Recinto)*	Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
2000	Frankford Town Homes	18110 Marsh Ln.	Dallas	75287
2001	Timberglen Recreation Center	3810 Timberglen Rd.	Dallas	75287
2002	Dan F. Long Middle School	2525 Frankford Rd.	Dallas	75287

ATTACHMENT B

(EARLY VOTING SCHEDULE/LOCATIONS)

NOVEMBER 8, 2016 SPECIAL ELECTION
(08 de Noviembre de 2016 Eleccion Especial)
LOCATIONS/DATES/TIMES OF EARLY VOTING
(Lugares, Fechas y Horas de Votación Anticipada)

DENTON COUNTY
(Condado de Denton)

Voting Location *(Lugar)*	Address *(Dirección)*	City *(Ciudad)*	Zip *(Código postal)*
ARGYLE TOWN HALL	308 DENTON ST.	ARGYLE	76226
CARROLLTON PUBLIC LIBRARY	4220 N. JOSEY LN.	CARROLLTON	75010
CITY OF THE COLONY ANNEX BUILDING	6804 MAIN ST.	THE COLONY	75056
CORINTH CITY HALL	3300 CORINTH PKWY.	CORINTH	76208
DENTON CIVIC CENTER	321 E. MCKINNEY ST.	DENTON	76201
DENTON COUNTY ELECTIONS ADMINISTRATION OFFICE (Main Location)	701 KIMBERLY DR.	DENTON	76208
DOUBLE OAK TOWN HALL	320 WAKETON RD.	DOUBLE OAK	75077
FLOWER MOUND POLICE AND MUNICIPAL COURT BUILDING	4150 KIRKPATRICK LN.	FLOWER MOUND	75028
FRISCO FIRE STATION #4	4485 COTTON GIN RD.	FRISCO	75034
FRISCO FIRE STATION #7	330 W. STONEBROOK PKWY.	FRISCO	75034
HIGHLAND VILLAGE MUNICIPAL COMPLEX	1000 HIGHLAND VILLAGE RD.	HIGHLAND VILLAGE	75077
JUSTIN MUNCIPAL COMPLEX	415 N. COLLEGE	JUSTIN	76247
KRUM ISD ADMINISTRATION BUILDING	1200 BOBCAT BLVD.	KRUM	76249
LAKE DALLAS CITY HALL	212 MAIN ST.	LAKE DALLAS	75065
LEWISVILLE MUNICIPAL ANNEX	1197 W. MAIN ST.	LEWISVILLE	75067
LITTLE ELM LIBRARY	100 W. ELDORADO PKWY.	LITTLE ELM	75068
PILOT POINT SENIOR CENTER	310 S. WASHINGTON ST.	PILOT POINT	76258
ROANOKE LIBRARY	308 S. WALNUT ST.	ROANOKE	76262
STEVEN E. COPELAND GOVERNMENT CENTER	1400 FM 424	AUBREY	76227
TIMBERGLEN LIBRARY	18505 MIDWAY RD.	DALLAS	75287
UNT GATEWAY CENTER	801 N. TEXAS BLVD.	DENTON	76201

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**8 AM - 5 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 30 (Sunday) *30 de Octubre (Domingo)*	**1 PM - 6 PM**
October 31 - November 4 (Monday through Friday) *31 de Octubre - 4 de Noviembre (Lunes a Viernes)*	**7 AM - 7 PM**

TEMPORARY EARLY VOTING LOCATION

Voting Location	Address	City	Zip
SANGER CHURCH OF CHRIST	400 LOCUST ST.	SANGER	76266

DATES AND TIMES OF EARLY VOTING

October 24 - October 28 (Monday through Friday) *24 de Octubre - 28 de Octubre (Lunes a Viernes)*	**8 AM - 5 PM**
October 29 (Saturday) *29 de Octubre (Sábado)*	**7 AM - 7 PM**
October 31 - November 1 (Monday and Tuesday) *31 de Octubre - 1 de Noviembre (Lunes y Martes)*	**7 AM - 7 PM**
November 2 (Wednesday) *29 de Noviembre (Sábado)*	**7 AM - 5 PM**
November 3 - November 4 (Thursday and Friday) *3 de Noviembre - 4 de Noviembre (Jueves y Viernes)*	**7 AM - 7 PM**

ATTACHMENT C

CALENDAR

Denton County Election Calendar

November 8, 2016

Date	Day of Week	Days Before/After	Event
August-22	Monday	78	Last day for ordering general or special election
August-22	Monday	78	Last day to file application for place on the ballot (general election)
August-25	Thursday	75	Last day to file application for place on the ballot (to fill vacancy)
August-25	Thursday	75	Recommended date to post notice for ballot position drawing, if not sooner. Must give 72 hour notice.
August-26	Friday	74	Deadline for submitting executed contract signature page
August-29	Monday	71	Recommended date for ballot position drawing (or sooner)
August-29	Monday	71	Deadline to send a copy of election order to Denton County Elections
August-29	Monday	71	Deadline for final ballot wording
September-05	Monday	66	LABOR DAY - DENTON COUNTY CLOSED
September-08	Thursday	61	Deadline for approval of ballot wording and audio recording
September-09	Friday	61	Last day to deliver notice of election to Denton County Elections
September-14	Wednesday	55	Public Test-9 am
September-24	Saturday	45	Deadline to mail military and overseas ballots
October-09	Sunday	30	First day of period where notice of election must be published in the newspaper
October-11	Tuesday	28	Last day for submitting voter registration application
October-18	Tuesday	21	Last day to post notice of election on bulletin board used for posting notices of meetings of the commissioners court or appropriate governing body
October 24-28	Monday-Friday	15-11	Early voting by personal appearance; 8a -5p
October-27	Thursday	12	First day to convene EVBB to deliver and begin processing ballots by mail
October-28	Friday	11	Last day to receive application by mail for a ballot to be voted by mail; last day to receive FPCA
October-29	Saturday	10	Early voting by personal appearance; 7a - 7p
October-30	Sunday	9	Early voting by personal appearance; 1p-6p
October-31	Monday	8	Last day for publication of notice of election in the newspaper
Oct 31-Nov 4	Monday-Friday	8th-4th	Early voting by personal appearance; 7a - 7p
November-04	Friday	4	Intake of EV equipment,supplies, MBBs
November-08	Tuesday		Election Day; polling locations open 7a-7p
November-11	Friday	3 after	VETERANS DAY - DENTON COUNTY CLOSED
November-14	Monday	6 after	Last day for receiving a ballot from outside the US
November-14	Monday	6 after	Voter has 6 days after the election to cure the photo requirement when voting a provisional ballot
November-16	Wednesday	8 after	First day to conduct official canvass
November-21	Monday	13 after	Last day for EVBB to count late ballots submitted from outside the USA or provisional ballots
November-22	Tuesday	14 after	Last day for conducting official canvass
December-08	Thursday	30 after	Last day to file electronic precinct-by-precinct returns with SOS
December-13	Tuesday	35th after	Runoff date

Rev. 8.27.2016

Denton County Election Calendar			
November 8, 2016			
Date	**Day of Week**	**Days Before/After**	**Event**
August-22	Monday	78	Last day for ordering general or special election
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October-27	Thursday	12	First day to convene EVBB to deliver and begin processing ballots by mail
October-28	Friday	11	Last day to receive application by mail for a ballot to be voted by mail; last day to receive FPCA
October-29	Saturday	10	Early voting by personal appearance; 7a - 7p
October-30	Sunday	9	Early voting by personal appearance; 1p-6p
October-31	Monday	8	Last day for publication of notice of election in the newspaper
Oct 31-Nov 4	Monday-Friday	8th-4th	Early voting by personal appearance; 7a - 7p
November-04	Friday	4	Intake of EV equipment,supplies, MBBs
November-08	Tuesday		Election Day; polling locations open 7a-7p
November-11	Friday	3 after	VETERANS DAY - DENTON COUNTY CLOSED
November-14	Monday	6 after	Last day for receiving a ballot from outside the US
November-14	Monday	6 after	Voter has 6 days after the election to cure the photo requirement when voting a provisional ballot
November-16	Wednesday	8 after	First day to conduct official canvass
November-21	Monday	13 after	Last day for EVBB to count late ballots submitted from outside the USA or provisional ballots
November-22	Tuesday	14 after	Last day for conducting official canvass
December-08	Thursday	30 after	Last day to file electronic precinct-by-precinct returns with SOS
December-13	Tuesday	35th after	Runoff date
Rev. 8.27.2016			

Deputy Early Voting Clerks

NOT AVAILABLE AT THIS TIME

ELECTION JUDGES/ALTERNATES

NOT AVAILABLE AT THIS TIME

ADDENDUM ITEM # 16

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary

CMO: Rosa A. Rios, 670-3738

MAPSCO: N/A

SUBJECT

A resolution authorizing the Mayor to appoint an Ad Hoc City Council canvassing committee to review the returns of the November 8, 2016 special election, and submit a canvass report to the full City Council on Monday, November 21, 2016 - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow the Mayor sufficient time to review and select a canvassing committee for the November 8, 2016 Special Election.

Chapter IV, §9, of the City Charter provides that the City Council shall canvass and certify the results of a city election in accordance with the provisions of the Texas Election Code. Section 67.003(a) of the Texas Election Code provides the canvass must occur "not earlier than the eighth day or later than the eleventh day after election day." For the November 8, 2016 special election, the canvass could be held any time between Wednesday, November 16, 2016, through Monday, November 21, 2016. The eleventh day falls on Saturday, November 19, 2016; therefore, the next business day is Monday, November 21, 2016.

This action authorizes the Mayor to appoint an ad hoc canvassing committee to meet, review and accept the returns of the November 8, 2016 special election. The approved canvass report is to be submitted to the full City Council at a special called meeting on Monday, November 21, 2016. A special meeting of the city council will be required in order to receive the canvassing, in accordance 67.004(a) of the Texas Election Code.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

September 28, 2016

WHEREAS, the City Council has ordered a special election to be held on Tuesday, November 8, 2016; and

WHEREAS, Section 67.003(a) of the Texas Election Code provides that the canvass must occur "not earlier than the eighth day or later than the eleventh day after election day;" and

WHEREAS, the canvassing period for the November 8, 2016 special election is Wednesday, November 16, 2016, through Monday, November 21, 2016; and

WHEREAS, the eleventh day falls on Saturday, November 19, 2016 extending the last day to canvass to Monday, November 21, 2016; **Now, Therefore,**

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

Section 1. That the canvass of the City of Dallas special election held on Tuesday, November 8, 2016, be set for not earlier than 8:30 a.m. Monday, November 21, 2016.

Section 2. That the Mayor shall appoint four members of the City Council to an Ad Hoc canvassing committee to meet prior to the time set for the canvass to examine the precinct election returns and prepare a report of the results of the election for presentation to the full City Council.

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

ADDENDUM ITEM # 17

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary

CMO: Rosa A. Rios, 670-3738

MAPSCO: N/A

SUBJECT

A resolution designating absences by Councilmember Adam Medrano and Councilmember Lee M. Kleinman as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

BACKGROUND (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

September 28, 2016

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

WHEREAS, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Councilmember Adam Medrano and Councilmember Lee M. Kleinman participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required them to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted;

Now, Therefore,

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

September 28, 2016

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A,** attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in **Exhibit A**, by Councilmember Adam Medrano and Councilmember Lee M. Kleinman because of their participation in any event(s) and/or meeting(s) will not be counted against them in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence(s) will not count against Councilmember Adam Medrano and Councilmember Lee M. Kleinman in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absence(s) byCouncilmember Adam Medrano and Councilmember Lee M. Kleinman as described in Exhibit A, was for "official city business," and no further city council action or approval of those minutes is required.

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

EXHIBIT A
CITY COUNCIL MEMBER(S)
REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	MEETING DATE	MEETING EXEMPTION	PURPOSE/LOCATION	ABSENCE TYPE
Adam Medrano	8/15/2016	Economic Development Committee	Attended a meeting with Mayor Rawlings to discuss search firms for the new City Manager.	Absent more than 50%
Lee M. Kleinman	8/15/2016	Economic Development Committee	Attended the City Manager Ad Hoc Committee Search meeting.	Absent more than 50%

ADDENDUM ITEM # 18

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services
Court & Detention Services
Equipment & Building Services
Office of Management Services
Public Works Department
Street Services

CMO: Elizabeth Reich, 670-7804
Eric Campbell, 670-3255
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

An ordinance **(1)** renaming the Department of Street Services to Mobility and Street Services; **(2)** eliminating the Department of Public Works; **(3)** incorporating portions of the Department of Public Works into Mobility and Street Services; **(4)** amending sections of the Dallas City Code related to transferring certain functions from Department of Public Works to Equipment and Building Services, Court and Detention Services, and the Office of Environmental Quality; and **(5)** amending sections of the Dallas City Code related to transferring certain functions from Planning and Urban Design to Mobility and Street Services, effective October 1, 2016 - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow time for completion of the ordinance.

During the FY 2015-16 Sunset Review Process the departments of Public Works, Street Services, Equipment and Building Services, Trinity Watershed Management, Dallas Water Utilities, and the Office of Environmental Quality were analyzed including their various business units and service delivery processes.

BACKGROUND (Continued)

During this review, opportunities were identified related to consolidating the capital construction and maintenance functions for the City's street and transportation systems as well as City facilities. This consolidation is designed to facilitate a more efficient management of street and transportation systems. Mobility and Street Services department will incorporate street and thoroughfare capital construction functions along with day-to-day maintenance/repair, right-of-way management, traffic operations and maintenance, mobility/transportation planning functions and interagency coordination. In addition, the transfer of the capital facilities division to Equipment and Building Services is designed to achieve similar synergies for City facilities by bringing construction, major maintenance, and day-to-day operation/maintenance functions together under one department.

The Sunset Review also identified services which were housed in Public Works that did not necessarily contribute to the department's core functions regarding the City's infrastructure such as air quality monitoring and the adjudication office. These services will be transferred to the Office of Environmental Quality and Court and Detention Services, respectively.

As a result of the consolidation between Public Works and Street Services, certain duplication of administrative functions were identified and proposed for reduction. The City Manager's Proposed FY 2016-17 budget includes $750,000 in cost reductions from eliminating these redundancies.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On Wednesday, June 27, 2016, the Transportation and Trinity River Project Committee City Council was briefed on the FY 2015-16 Sunset Review. This presentation included information regarding the proposed consolidation of Street Services and Public Works department.

On Tuesday, August 9, 2016, the City Manager's Proposed FY 2016-17 Budget was presented to the City Council. This presentation included information regarding the proposed consolidation of Street Services and Public Works department.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

($750,000) - Current Funds (cost reduction)

9-16-16

ORDINANCE NO. _____

An ordinance amending Chapter 2, "Administration," by amending Sections 2-44, 2-48, 2-49, 2-139.1, and 2-139.2; amending Chapter 28, "Motor Vehicles and Traffic," by amending Sections 28-24, 28-29, 28-194, 28-201, 28-203, 28-130.7, and 28-130.12; amending Chapter 29A, "Neighborhood Farmers Market," by amending Section 29A-5; amending Chapter 30, "Noise," by amending Section 30-2; amending Chapter 36, "Poles and Wires," by amending Section 36-45; amending Chapter 39, "Railroads," by amending Section 39-4; amending Chapter 42A, "Special Events," by amending Section 42A-7; amending Chapter 43, "Streets and Sidewalks," by amending Sections 43-63, 43-121, 43-126.5, 43-135; amending Chapter 49, "Water and Wastewater," by amending Section 49-27; amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," by amending Section 51-2.102; amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," by amending Sections 51A-2.102, 51A-4.502, 51A-5.209, 51A-6.108, 51A-7.212, 51A-7.1720, 51A-8.201, 51A-8.507, 51A-8.508, 51A-8.601, 51A-8.602, 51A-8.604, 51A-8.607, 51A-8.608, 51A-8.612, 51A-8.615, 51A-9.305, 51A-10.125, 51A-10.140, 51A-12.203, 51A-12.204; and amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by amending Sections, 51P-1.104, and 51P-193.104; changing the name of street services to mobility and street services, eliminating the department of public works, and folding public works into mobility and street services; providing a saving clause; providing a severability clause; and providing an effective date.

Now, Therefore,

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

SECTION 1. That Section 2-44, "Duties of the Director of Equipment and Building Services," of Article V-a, "Department of Equipment and Building Services," of Chapter 2, "Administration," of the Dallas City Code is amended to read as follows:

"**SEC. 2-44. DUTIES OF THE DIRECTOR OF EQUIPMENT AND BUILDING SERVICES.**

The director of the department of equipment and building services shall perform the following duties:

(1) Supervise and administer the department of equipment and building services.

(2) Have responsibility for the design, construction, operation, maintenance, repair, renovation, and expansion of all public buildings belonging to or used by the city, except as otherwise provided by the city manager, the city charter, or ordinance or resolution of the city council.

(3) Provide for the maintenance and upkeep of the grounds around all public buildings, except as otherwise provided by the city manager, the city charter, or ordinance or resolution of the city council.

(4) Provide for security in and around all public buildings, except as otherwise provided by the city manager, the city charter, or ordinance or resolution of the city council.

(5) Maintain and repair all automotive and heavy motor-driven equipment owned by the city and used in municipal operations, except as otherwise provided by the city manager.

(6) Maintain an inventory control over all automotive and heavy motor-driven equipment and parts owned by the city, except as otherwise provided by the city manager, and make reports as may be required by the city manager.

(7) Control all automotive and heavy motor-driven equipment used for municipal purposes with the advice and assistance of the using department, except as otherwise provided by the city manager.

(8) Provide advice and assistance to all departments and agencies of the city government in the purchase of all automotive and heavy motor-driven equipment to be used for municipal purposes.

(9) Perform such other duties as may be required by the city manager or by ordinance of the city council."

SECTION 2. That Article V-c, "Department of Public Works," of Chapter 2, "Administration," of the Dallas City Code is amended to read as follows:

"ARTICLE V-c

RESERVED. [~~**DEPARTMENT OF PUBLIC WORKS.**~~**]**

SEC. 2-48. RESERVED. [~~**CREATED; DIRECTOR OF PUBLIC WORKS**~~.

~~(a) There is hereby created the department of public works of the city of Dallas, at the head of which shall be the director of public works who shall be appointed by the city manager. The director must be an engineer registered to practice in the State of Texas or registered in another state with reciprocal rights. The department will be composed of the director of public works and such other assistants and employees as the city council may provide by ordinance upon recommendation of the city manager.~~

~~(b) Whenever the director or department of public works and transportation is referred to in this code or any other city ordinance, rule, or regulation, the term means the director or department of public works, or any other director or department of the city to which certain former public works and transportation functions or duties have been transferred by the city council or city manager.~~]

SEC. 2-49. RESERVED. [~~**DUTIES OF THE DIRECTOR OF PUBLIC WORKS.**~~

~~The director of public works shall perform the following duties:~~

~~(1) Supervise the engineering, opening, construction, and paving of all streets, boulevards, alleys, sidewalks, and public ways, except when the work is being done by a private developer.~~

~~(2) Supervise the engineering and construction of the storm sewers and storm drainage systems associated with a paving project, except when the work is being done by a private developer.~~

~~(3) Approve the location of equipment and facilities installed under, on, or above the public right- of-way.~~

~~(4) Have responsibility for the design and construction of all public buildings belonging to or used by the city, except as otherwise provided by the city manager, the city charter, or ordinance or resolution of the city council.~~

~~(5) Perform such other duties as may be required by the city manager or by ordinance of the city council.~~]"

SECTION 3. That Section 2-53, "Duties of the Chief Planning Officer," of Article V-e, "Department of Planning and Urban Design," of Chapter 2, "Administration," of the Dallas City Code is amended to read as follows:

"**SEC. 2-53. DUTIES OF THE CHIEF PLANNING OFFICER.**

The chief planning officer shall perform the following duties:

(1) Supervise and administer the department of planning and urban design.

(2) Advise the city manager, in cooperation with others designated by the city manager, on matters affecting the urban design and physical development of the city.

(3) Develop and recommend to the city manager a comprehensive plan for the city.

(4) Review and make recommendations regarding proposed actions implementing the comprehensive plan.

(5) [~~Supervise the Thoroughfare Plan amendment process and supervise the implementation of the Dallas Bike Plan.~~

~~(6)~~] Participate in the preparation and revision of the capital improvement program.

(6[~~7~~]) Coordinate all planning relating to urban redevelopment, urban rehabilitation, and conservation intended to alleviate or prevent slums, obsolescence, blight, or other conditions of urban deterioration.

(7[~~8~~]) Perform such other duties as may be required by the city manager or by ordinance of the city council."

SECTION 4. That Section 2-139.1, "Created; Director of Street Services," of Article XVII-a, "Department of Street Services," of Chapter 2, "Administration," of the Dallas City Code is amended to read as follows:

"**SEC. 2-139.1. CREATED; DIRECTOR OF <u>MOBILITY AND</u> STREET SERVICES.**

There is hereby created the department of <u>mobility and</u> street services of the city of Dallas, at the head of which shall be the director of <u>mobility and</u> street services who shall be

appointed by the city manager. The director must be a person professionally competent by experience and training to manage the department, and must be an engineer registered to practice in the State of Texas. The department will be composed of the director of mobility and street services and other assistants and employees as the city council may provide by ordinance upon recommendation of the city manager. The department of mobility and street services was formerly named the department of street services and the department of public works. Any reference to these departments is a reference to the department of mobility and street services."

SECTION 5. That Section 2-139.2, "Duties of the Director of Street Services," of Article XVII-a, "Department of Mobility and Street Services," of Chapter 2, "Administration," of the Dallas City Code is amended to read as follows:

"**SEC. 2-139.2. DUTIES OF THE DIRECTOR OF MOBILITY AND STREET SERVICES.**

The director of the department of mobility and street services shall perform the following duties:

(1) Supervise and administer the department of mobility and street services.

(2) Provide for the maintenance and repair of streets, alleys, medians, and public rights-of-way, as designated by the city manager.

(3) Provide for street hazard and emergency response.

(4) Plan, design, construct, maintain, and operate, by contract or with city employees, the public lighting system that illuminates highways, streets, parks, and other public ways in the city, except as provided otherwise by the city manager, the city charter, or ordinance or resolution of the city council.

(5) Supervise the engineering, planning, opening, construction, and paving of all streets, boulevards, alleys, sidewalks, and public ways, except when the work is being done by a private developer.

(6) Supervise the engineering and construction of the storm sewers and storm drainage systems associated with a paving project, except when the work is being done by a private developer.

(7) Approve the location of equipment, facilities, and landscaping installed under, on, or above the public right- of-way.

(8) Coordinate with DART for the planning, construction, and maintenance of all transportation.

(9) Supervise the Thoroughfare Plan amendment process and supervise the implementation of the Dallas Bike Plan.

(10) Perform such other duties as may be required by the city manager or by ordinance of the city council."

SECTION 6. That Section 28-24, "Authority to Install," of Article V, "Traffic-Control Devices," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended to read as follows:

"**SEC. 28-24. AUTHORITY TO INSTALL.**

(a) The traffic engineer shall conduct studies and investigations of the public streets and highways within the city and shall determine those places on public streets and highways where a particular danger or hazard exists to motor vehicle traffic and pedestrian traffic and shall place and maintain traffic control signs, signals, and devices in accordance with these studies and determinations as required under this chapter and other traffic laws. In addition, the city manager, [~~the director of public works,~~] the director of mobility and street services, the chief of police, the chief of fire-rescue, or personnel acting under their authority, and public contractors or their employees performing work pursuant to any federal, state, county, road district, or city contract, may place and maintain barricades, detour signs, or other warning devices at places where danger becomes apparent as a result of hazards caused by the weather or natural phenomena, defects, or obstructions in or near streets, alleys, sidewalks, parkways, parks, or other public places, as a result of building construction or demolition, or where street, alley, or sidewalk construction or repair is underway.

(b) The traffic engineer shall conduct studies and investigations of the public streets and highways within the city and, in accordance with these studies, recommend to the city council those places on public streets and highways where permanent traffic diverters should be located. After the city council approves a location, the department of mobility and street services is authorized to install and maintain permanent traffic diverters at the approved location."

SECTION 7. That Section 28-29, "Existing Devices Affirmed and Ratified," of Article V, "Traffic-Control Devices," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended to read as follows:

"**SEC. 28-29. EXISTING DEVICES AFFIRMED AND RATIFIED.**

Traffic control signs, signals, devices, and markings previously placed or erected by the police department or department of mobility and street services, or any predecessor department, and now in use for the purpose of regulating, warning, or guiding traffic are affirmed, ratified, and declared to be official traffic control devices, provided that these traffic control devices are not inconsistent with the provisions of state law or this chapter."

SECTION 8. That Section 28-194, "Authority of the Director of Public Works" of Article XVII, "Streetcar Regulations," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended to read as follows:

"**SEC. 28-194. AUTHORITY OF THE DIRECTOR OF MOBILITY AND STREET SERVICES [~~PUBLIC WORKS~~]**.

The director of mobility and street services [~~public works~~] shall administer and enforce this article and otherwise exercise direction and control over the operation of all streetcars in the city in accordance with city ordinances, the city charter, and other applicable law and with any license issued to a streetcar company by the city."

SECTION 9. That Subsection (c) of Section 28-201, "Operation of Vehicles in the Transitway Mall and Transit Corridor," of Article XVIII, "Light Rail Transit System," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended to read as follows:

"(c) It is a defense to prosecution under Subsection (b)(1) or (2) of this section that the vehicle was:

(1) being operated by an employee of the city or DART in the performance of official duties;

(2) an authorized emergency vehicle;

(3) a mobility and street services [~~public works~~], maintenance, utility, or service vehicle authorized by the city and DART to operate within the transit mall or transit corridor; or

(4) being operated in compliance with a valid permit issued by the city and approved by DART."

SECTION 10. That Paragraph (4), "Department," of Section 28-203, "Definitions," of Division 1, "Generally," of Article XIX, "Photographic Enforcement and Administrative

Adjudication of Red Light Violations," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended to read as follows:

"(4) DEPARTMENT means the city department of mobility and street services [~~public works~~]."

SECTION 11. That Subsection (e) of Section 28-130.7, "Hearings for Disposition of a Parking Citation; Parking Citation as Prima Facie Evidence," of Division 7, "Administrative Adjudication of Parking Violations," of Article XI, "Stopping, Standing, and Parking Generally," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended to read as follows:

"(e) An order of a hearing officer must be filed with the city department of court and detention services [~~public works~~], in a separate index and file. The order may be recorded using computer printouts, microfilm, microfiche, or other digital retention methods [~~similar data processing techniques~~]."

SECTION 12. That Subsection (a) of Section 28-130.12, "Appeal from Hearing," of Division 7, "Administrative Adjudication of Parking Violations," of Article XI, "Stopping, Standing, and Parking Generally," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended to read as follows:

"(a) A person determined by a hearing officer, at either an instanter or scheduled administrative adjudication hearing or by failure to answer a parking citation or appear at a hearing in the time required, to be liable for a parking violation may appeal this determination to the municipal court by filing a petition, along with a filing fee of $15, with the municipal court clerk or a deputy clerk within 30 calendar days after the hearing officer's order is filed with the department of court and detention services [~~public works~~]. If the hearing officer's order is reversed, the $15 filing fee shall be returned by the city to the appellant."

SECTION 13. That Subsection (c) of Section 29A-5, "Application; Issuance," of Article II, "Neighborhood Farmers Market Permits," of Chapter 29A, "Neighborhood Farmers Markets," of the Dallas City Code is amended to read as follows:

"(c) Upon receipt of the completed application, the director shall forward a copy of the application to the building official and the departments of police, fire- rescue, risk management, code compliance, and mobility and street services [~~, and public works~~]. The building official and each department shall review the application and return it, with any comments, to the director within 10 working days after receipt."

SECTION 14. That Paragraph (8) of Section 30-2, "Loud and Disturbing Noises and Vibrations Presumed Offensive," of Chapter 30, "Noise," of the Dallas City Code is amended to read as follows:

"(8) Any construction activity related to the erection, excavation, demolition, alteration, or repair of any building on or adjacent to a residential use, as defined in the Dallas Development Code, other than between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on Saturdays and legal holidays, except that the director of mobility and street services [~~public works~~] may issue a written permit to exceed these hours in the case of urgent necessity in the interest of public safety or for other reasons determined by the director of mobility and street services [~~public works~~] to be necessary for the public health, safety, or welfare. For purposes of this paragraph, "legal holidays" include New Year's Day (January 1), Memorial Day (observed date), Fourth of July (July 4), Labor Day (observed date), Thanksgiving Day (observed date), and Christmas Day (December 25)."

SECTION 15. That Section 36-45, "Inspection of Poles and Wires; Notice to Remove, Replace, or Alter," of Article II, "Poles and Wires – Reports, Records, and Inspections," of Chapter 36, "Poles and Wires," of the Dallas City Code is amended to read as follows:

"**SEC. 36-45. INSPECTION OF POLES AND WIRES; NOTICE TO REMOVE, REPLACE, OR ALTER.**

The police chief, fire-rescue chief, and director of mobility and street services [~~public works~~], or their designated representatives, shall each have the power and duty to examine and inspect from time to time all poles and every wire or cable in the streets, alleys, highways, or public places within the city when such wire is designed to carry an electric current. They shall notify each person owning or using such poles when any pole is unsafe, and notify each person owning or operating any such wire or cable whenever its attachments, insulation, supports, or appliances are unsuitable or unsafe, and require that such poles, wires, or cables must be properly replaced, renewed, altered, or constructed. They shall require the owner of any pole or wire abandoned for use to remove the pole or wire."

SECTION 16. That Subsection (a), "Creation of the Railroad Subcommittee," of Section 39-4, "The Subcommittee," of Article II, "Enforcement, Decision Making, Reporting Duties," of Chapter 39, "Railroads," of the Dallas City Code is amended to read as follows:

"(a) Creation of the railroad subcommittee. The chair of the committee is authorized to form a railroad subcommittee to provide better communication between the railroad companies and the city. If formed, the committee chair is authorized to appoint a representative from each railroad company and from the police department, fire-rescue department, and department of mobility and street services [~~public works~~] of the city to serve as ex officio members of the subcommittee."

SECTION 17. That Subsection (c) of Section 42A-7, "Application; Issuance," of Article II, "Special Event Permits," of Chapter 42A, "Special Events," of the Dallas City Code is amended to read as follows:

"(c) Upon receipt of the completed application, the special event manager shall forward a copy of the application to the building official, to the departments of police, fire-rescue, equipment and building services, [~~public works,~~] risk management, mobility and street services, sanitation services, and code compliance, and to Dallas area rapid transit (DART). If any part of the special event is to be held on or adjacent to property that is exempt from this chapter under Section 42A-5, the special event manager shall also forward a copy of the application to the department that manages or controls the exempt property. Each department and DART shall review the application and return it, with any comments, to the special event manager within 10 working days of receipt."

SECTION 18. That Section 43-63, "Repair of Defective Sidewalks or Driveways by Abutting Property Owners," of Subdivision I, "In General," of Division 1, "Generally," of Article III, "Construction and Repair of Sidewalks, Curbs and Driveway Approaches," of Chapter 43, "Streets and Sidewalks," of the Dallas City Code is amended to read as follows:

"**SEC. 43-63. REPAIR OF DEFECTIVE SIDEWALKS OR DRIVEWAYS BY ABUTTING PROPERTY OWNERS.**

(a) When a sidewalk, driveway, or any appurtenance to a sidewalk or driveway becomes defective, unsafe, or hazardous, the abutting property owner shall reconstruct or repair the sidewalk, driveway, or appurtenance, and the expense of such work must be borne by the abutting property owner.

(b) When a sidewalk, driveway, or appurtenance to a sidewalk or driveway is found to be defective, unsafe or hazardous, the director of mobility and street services or the director of code compliance shall notify the owner of the abutting property to reconstruct or repair the sidewalk, driveway, or appurtenance.

(c) Any owner who fails to reconstruct or repair a defective, unsafe, or hazardous condition within 30 days after the date of the written notice from the director of mobility and street services or the director of code compliance to do so, or any owner who fails to begin such reconstruction or repair within 15 days after the date of such notice, is guilty of an offense."

SECTION 19. That Subsection (c) of Section 43-121, "License Required; Application; Issuance," of Division 2, "Bicycle Parking Devices," of Article VI, "License for the Use of Public Right-of-Way," of Chapter 43, "Streets and Sidewalks," of the Dallas City Code is amended to read as follows:

"(c) The director shall forward a copy of any completed application to the departments of mobility and street services, sanitation services, code compliance, [~~public works,~~] planning and urban design, and sustainable development and construction, and to any utility company that might be affected by the proposed installation and operation of a bicycle parking device. Each department, and any utility company notified, shall review the application and return it, with any comments, to the director within 30 days of receipt."

SECTION 20. That Subsection (d) of Section 43-126.5, "License Required; Application; Issuance," of Division 3, "Valet Parking Services," of Article VI, "License for the Use of Public Right-of-Way," of Chapter 43, "Streets and Sidewalks," of the Dallas City Code is amended to read as follows:

"(d) The director shall forward a copy of any completed application to any person required to be notified under Subsection (c)(7) and to the departments of mobility and street services, sanitation services, code compliance, sustainable development and construction, [~~public works,~~] planning and urban design, and risk management, and to any other department that might be affected by the proposed operation of a valet parking service. Each department, and any other notified persons, shall review the application and return it, with any comments, to the director within 30 days of receipt."

SECTION 21. That Paragraph (7), "Director," of Section 43-135, "Definitions," of Article VIII, "Certain Uses of Public Right-of-Way," of Chapter 43, "Streets and Sidewalks," of the Dallas City Code is amended to read as follows:

"(7) DIRECTOR means the director of mobility and street services [~~public works~~] or any designated representative."

SECTION 22. That Subsection (a), "Permission to Use," of Section 49-27, "Fire Hydrants," of Article III, "Water and Wastewater Generally," of Chapter 49, "Water and Wastewater," of the Dallas City Code is amended to read as follows:

"(a) Permission to use. Fire hydrants are used in extinguishing fires and are to be opened only by authorized employees of the department and the city's fire department, department of mobility and street services, and department of sanitation services. Any other person who wishes to use a fire hydrant must seek written permission from the director under the following conditions:

(1) A person requesting use of a fire hydrant must make written application for a permit and must pay charges in accordance with Section 49-18.9.

(2) The permittee must:

(A) use a water meter furnished by the department;

(B) connect the meter directly to the fire hydrant and include in the connection an approved reduced pressure zone backflow prevention device provided by the department;

(C) make the meter readily available for reading by the department each month it is used; and

(D) return the meter immediately after finishing use of the hydrant or upon request of the director.

(3) If water is to be hauled from the hydrant, the permittee must display a decal issued by the department on each vehicle used in hauling water from the hydrant.

(4) A permittee authorized to open a fire hydrant must only use an approved spanner wrench and must replace the caps on the outlets when not in use."

SECTION 23. That Section 51-2.102, "Definitions," of Article II, "Interpretations and Definitions," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended by adding a new Paragraph (99.1) to read as follows:

"(99.1) PUBLIC WORKS AND TRANSPORTATION means mobility and street services. Any reference to public works and transportation is a reference to mobility and street services."

SECTION 24. That Section 51-2.102, "Definitions," of Article II, "Interpretations and Definitions," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended by adding a new Paragraph (116.1) to read as follows:

"(116.1) STREET SERVICES means mobility and street services. Any reference to street services is a reference to mobility and street services."

SECTION 25. That Paragraph (20), "Center Line," of Section 51A-2.102, "Definitions," of Article II, "Interpretations and Definitions," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(20) CENTER LINE means a line running midway between the bounding right-of-way lines of a street or alley. Where the bounding right-of-way lines are irregular, the center line shall be determined by the director of mobility and street services [~~public works~~]."

SECTION 26. That Section 51A-2.102, "Definitions," of Article II, "Interpretations and Definitions," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (112.1) to read as follows:

"(112.1) PUBLIC WORKS AND TRANSPORTATION means mobility and street services. Any reference to public works and transportation is a reference to mobility and street services."

SECTION 27. That Section 51A-2.102, "Definitions," of Article II, "Interpretations and Definitions," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (134.1), to read as follows:

"(134.1) STREET SERVICES means mobility and street services. Any reference to street services is a reference to mobility and street services."

SECTION 28. That Paragraph (6), "Departmental Review," of Subsection (e), "Site Plan Process," of Section 51A-4.502, "Institutional Overlay District," of Division 51A-4.500, "Overlay and Conservation District Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(6) Departmental review. The director shall forward the information to the departments of sustainable development and construction, mobility and [~~public works,~~] street services, sanitation services, Trinity watershed management, and code compliance, and to any other appropriate departments. Within 30 days following receipt of a completed application for site plan approval, or for a longer time agreed to by the applicant, the departments shall review the proposed development and forward their comments, if any, in writing to the director. Upon conclusion of the departmental review, the director shall forward to the commission the application for site plan approval and the written information provided by the departments.

(A) The directors of the departments of mobility and [~~public works,~~] street services, Trinity watershed management, and water utilities shall prepare a written statement evaluating the impact of the proposed institutional uses on public facilities including sewers, water utilities, and streets.

(B) The director of Trinity watershed management shall prepare a written statement describing any known drainage or topography problems."

SECTION 29. That Subsection (a) of Section 51A-5.209, "Escarpment Area Review Committee," of Division 51A-5.200, "Escarpment Regulations," of Article V, "Flood Plain and Escarpment Zone Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(a) In order to assist the director and the board of adjustment in the administration and interpretation of these escarpment regulations, and to establish an efficient forum for city input and review of proposed developments in geologically similar areas, an escarpment area review committee ("the committee") shall be established. The committee shall be advisory in nature and be comprised of at least one representative from the departments of sustainable development and construction, parks and recreation, planning and urban design, and mobility and street services [~~public works~~]. Members of the committee shall be appointed by the heads of the departments they represent. At least two representatives must be present to constitute a quorum."

SECTION 30. That Paragraph (1) of Subsection (e), "Staff Review," of Section 51A-6.108, "Municipal Setting Designation Ordinance," of Article VI, "Environmental Performance Standards," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(1) The director shall distribute a copy of the complete application to the city attorney, the department of sustainable development and construction, the office of management services, the department of Trinity watershed management, the park and recreation department, the department of mobility and street services [~~public works~~], and the Dallas water utilities department for review and comment. The director shall also send a copy of the application to the TCEQ."

SECTION 31. That Paragraph (2), "Director," of Subsection (a), "Definitions," of Section 51A-7.212, "Street Construction Alleviation Signs," of Division 51A-7.200, "Provisions for All Zoning Districts," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(2) DIRECTOR means the director of mobility and street services of the city or the director's designated representative, including but not limited to the city's traffic engineer."

SECTION 32. That Paragraph (2), "Director," of Subsection (a), "Definitions," of Section 51A-7.1720, "Street Construction Alleviation Signs," of Division 51A-7.1700,

"Provisions for Victory Sign District," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(2) DIRECTOR means the director of mobility and street services [~~public works~~] of the city or his or her designated representative."

SECTION 33. That Subsection (33), "Nonstandard Materials," of Section 51A-8.201, "Definitions," of Division 51A-8.200, "Definitions," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(33) NONSTANDARD MATERIALS mean any materials not specified in the Standard Construction Details of the department of mobility and street services [~~public works~~] or the North Central Texas Standard Specifications for Public Works Construction of the North Central Texas Council of Governments."

SECTION 34. That Paragraph (8) of Subsection (b), "Regulations," of Section 51A-8.507, "Alleys," of Division 51A-8.500, "Subdivision Layout and Design," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(8) Alleys must be designed and constructed according to the requirements of the Paving Design Manual and the Standard Details for Public Works Construction of the department of mobility and street services [~~public works~~]."

SECTION 35. That Subsection (b), "Proper Access," of Section 51A-8.508, "Parks and Common Areas," of Division 51A-8.500, "Subdivision Layout and Design," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(b) Proper access. Land reserved for recreation sites and parks is considered to have proper access and visibility if:

(1) the property has frontage of at least 100 feet on an improved public street; or

(2) the property has a high degree of visibility and has paved public vehicular access to an improved public street. The paved access must be at least 20 feet in width and must comply with the construction standards of the department of mobility and street services [~~public works~~]."

SECTION 36. That Subsection (b) of Section 51A-8.601, "General Standards," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(b) All street paving, storm drainage, bridge, and culvert design and construction must conform to the standards, criteria, and requirements of the following, as they may from time to time be amended by those responsible for their promulgation, except that the design criteria in effect on the date the commission approves the preliminary plat must be used to design the infrastructure.

(1) The Thoroughfare Plan for the city of Dallas.

(2) The Central Business District Streets and Vehicular Circulation Plan.

(3) The Long Range Physical Plan for Parks and Recreational Facilities.

(4) The Paving Design Manual of the department of mobility and street services [~~public works~~].

(5) The storm drainage policy of the city of Dallas.

(6) The Drainage Design Manual of the department of mobility and street services [~~public works~~].

(7) The Plan Development Checklist of the department.

(8) The Standard Construction Details of the department of mobility and street services [~~public works~~].

(9) The Texas Uniform Traffic Control Device Manual.

(10) The Dallas Central Business District Pedestrian Facilities Plan.

(11) The 1985 Dallas Bike Plan.

(12) The City of Dallas Planning Policies.

(13) All other codes and ordinances of the city of Dallas."

SECTION 37. That Paragraph (2) of Subsection (d), "Corner Clips and Sight Easements," of Section 51A-8.602, "Dedications," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(2) Sight easements must be provided if required by the [~~Public Works~~] Paving Design Manual of the department of mobility and street services."

SECTION 38. That Subsection (a), "Generally," of Section 51A-8.604, "Street Engineering Design and Construction," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(a) Generally. Streets, whether dedicated to the public use or privately owned, must be designed in accordance with the Paving Design Manual of the department of mobility and street services [~~public works~~]. The geometrics of streets must be designed to provide appropriate access for passenger, delivery, emergency, and maintenance vehicles."

SECTION 39. That Subsection (a), "Generally," of Section 51A-8.607, "Median Openings, Extra Lanes, and Driveways," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(a) Generally. All median openings, driveway approaches, driveways, and extra lanes including left turn lanes, right turn lanes, acceleration/deceleration lanes, and other extra lanes must be located, designed, and constructed in accordance with the current standards of the department of mobility and street services [~~public works~~]."

SECTION 40. That Subsection (b), "Street Lights," of Section 51A-8.608, "Street Appurtenances," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(b) Street lights. The engineering, material, installation, and activation of street lights must be provided as required by the approved street lighting plans. All plan approvals, construction scheduling, and reimbursements must be coordinated through the director of mobility and street services."

SECTION 41. That Subsection (d), "Traffic Signs and Street Name Blades," of Section 51A-8.608, "Street Appurtenances," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(d) Traffic signs and street name blades. All of the required traffic signs and street name blades must be provided as determined by the traffic engineer. All signs must meet the standards of the department of mobility and street services and may be obtained from the department of mobility and street services or any other source if city standards are met. All necessary posts, hardware, and concrete required to complete the sign assembly installation must be provided as determined by the traffic engineer. A maintenance bond sufficient in amount to maintain all developer installed traffic signs and street name blades for one year must be posted by the owner."

SECTION 42. That Subsection (f), "Traffic Control During Construction," of Section 51A-8.608, "Street Appurtenances," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(f) Traffic control during construction. The owner is responsible for installing and maintaining all necessary barricades, temporary signs, pavement transitions, and pavement markings to safely convey traffic through the construction area in accordance with the Texas Manual on Uniform Traffic Control Devices, State Department of Highways and Public Transportation, and the Barricade Manual of the department of mobility and street services. The owner is also responsible for the removal of all barricades, temporary signs, pavement transitions, and pavement markings."

SECTION 43. That Subsection (g), "Material Testing," of Section 51A-8.612, "Private Development Contracts," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(g) Material testing. Before the approval of a private development contract, the name of a local materials testing company that is:

(1) competent in the field of testing pertinent to the contract; and

(2) under contract with the owner; must be submitted to and approved by the director. Materials testing and certification must comply with the standard specifications for mobility and street services [~~public works~~] construction."

SECTION 44. That Section 51A-8.615, "Nonstandard Materials," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"**SEC. 51A-8.615. NONSTANDARD MATERIALS.**

(a) Generally. Nonstandard materials may be used in the public right-of-way for paving, parkway, sidewalk, driveway, and other street enhancement if the criteria in this section are met.

(b) Plans. Plans indicating the nonstandard materials must be approved by the director of mobility and street services [~~public works~~].

(c) Samples. Samples of each material used for a walking or traveling surface in the public right-of-way must be submitted to and approved by the director of mobility and street services [~~public works~~].

(d) Standards. All street paving, sidewalk, driveway, curb, and gutter construction must conform to the Standard Construction Details and the Standard Specifications for Mobility and Street Services [~~Public Works~~] Construction of the department of mobility and street services [~~public works~~].

(e) Sidewalks. Sidewalks must be designed barrier-free to the handicapped.

(f) Landscaping. Proposed landscaping in the public right-of-way must conform to the park and recreation beautification plan or be approved by the director of mobility and street services [~~public works~~], and must not interfere with utilities or any authorized use of the public right-of-way.

(g) Central business district. If the proposed plat is within the central business district, the nonstandard materials must meet all provisions of the Dallas Central Business District Pedestrian Facilities Plan Update.

(h) Written approval. Written approval must be obtained from the director of mobility and street services [~~public works~~] before any work is done.

(i) Liability. The responsibility and liability for all claims or damages resulting from injury or loss due to the use or presence of nonstandard work or materials is governed by Sections 43-33 and 43-34 of the Dallas City Code, as amended, and no liability is assumed by the city for approving plans including nonstandard materials.

(j) Agreements required. A written agreement must be executed between the owner of the property to be platted and the city for the use of nonstandard materials in the public right-of-way. The agreement must be executed before the construction of any improvement consisting of nonstandard materials. If the nonstandard material is to be located in a street or alley, or is otherwise intended for vehicular travel, a covenant agreement is required which provides a plan of perpetual maintenance at no cost to the city. If the nonstandard material is for a driveway, a sidewalk, or for another surface outside of the area between street curbs, or is not intended for vehicular travel, a written agreement is required between the owner of the property to be platted and the city. The owner is responsible for securing all required sidewalk, driveway, or street cut permits.

(k) Maintenance of nonstandard material in public rights-of-way. All improvements in the public rights-of-way exist at the pleasure of the city and must be maintained to the satisfaction of the city. The owner of the property to be platted is responsible for all maintenance and replacement of nonstandard materials and all preparatory work, including subgrade and base maintenance and replacement necessary due to work performed by the city or utility companies in the discharge of their responsibilities. Failure to maintain and replace defective nonstandard materials and workmanship constitutes just cause for the city to remove any portion or all of the nonstandard work and replace it with standard materials."

SECTION 45. That Section 51A-8.620, "Retaining Walls," of Division 51A-8.600, "Infrastructure Design and Construction," of Article VIII, "Plat Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"**SEC. 51A-8.620 RETAINING WALLS**

All retaining walls located on private property along public rights-of-way or easements must be constructed of reinforced concrete or other materials determined to be sufficiently durable by the director. Retaining wall design must be approved by director of mobility and street services [~~public works~~] to ensure site conditions are adequately addressed by the design. Engineer certification and building permits may be required by other applicable regulations."

SECTION 46. That Subsection (a) of Section 51A-9.305, "Review of Application," of Division 51A-9.300, "Street Naming and Name Change Process," of Article IX, "Thoroughfares," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(a) Within 10 working days after receipt of a complete application for a street name change, the subdivision administrator shall request comment regarding the potential impacts of the name change on the operations of the following city departments and other affected entities:

(1) Department of mobility and street services.

(2) Office of financial services.

(3) Fire-rescue department.

(4) Department of sustainable development and construction.

(5) Police department.

(6) [~~Public works department.~~

~~(7)~~] Water utilities department.

(7[~~8~~]) Department of sanitation services

(8[~~9~~]) Department of code compliance.

(9[~~10~~]) Contiguous municipalities if any property abutting the street is within the contiguous municipality.

(10[~~11~~]) Dallas County Historical Commission.

(11[~~12~~]) TXU Electric, or its successor.

(12[~~13~~]) TXU Gas, or its successor.

(13[~~14~~]) Southwestern Bell Telephone Company, or its successor.

(14[~~15~~]) U.S. Postal Service."

SECTION 47. That Paragraph (4), "Street Trees," of Subsection (b), "Other Uses," of Section 51A-10.125, "Mandatory Landscaping Requirements," of Division 51A-10.120, "Landscaping," of Article X, "Landscape and Tree Preservation Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(4) Street trees. A large tree must be provided for each 50 feet of frontage, with a minimum of two trees being provided. These trees must be located within 30 feet of the projected street curb. The trees may be located in the public right-of-way provided that all private licensing requirements of the city code and charter are met. For purposes of this paragraph, "projected street curb" means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of mobility and street services [~~public works~~]."

SECTION 48. That Subsection (b) of Section 51A-10.140, "Criminal Responsibility, and Defenses to Prosecution," of Division 51A-10.130, "Tree Preservation, Removal, and Replacement," of Article X, "Landscape and Tree Preservation Regulations," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(b) It is a defense to prosecution under this section that the act is included in one of the enumerated categories listed in this section. No approval of a tree removal application is required if the tree:

(1) was dead and the death was not caused by an intentional or negligent act of the owner or an agent of the owner;

(2) had a disease or injury that threatened the life of the tree and was not caused by an intentional act of the owner or an agent of the owner;

(3) was in danger of falling or had partially fallen and the danger or the fall was not due to an intentional act of the owner or an agent of the owner;

(4) was in a visibility triangle (unless the owner was legally required to maintain the tree there) or obstructed a traffic sign;

(5) interfered with service provided by a public utility within a public right-of-way;

(6) threatened public health or safety, as determined by one of the following city officials:

(A) the chief of the police department;

(B) the chief of the fire-rescue department;

(C) [~~the director of public works;~~

~~(D)~~] the director of mobility and street services;

(D[~~E~~]) the director of sanitation services;

(E[~~F~~]) the director of code compliance;

(F[~~G~~]) the director of park and recreation; or

(G[~~H~~]) the director of sustainable development and construction;

(7) was designated for removal in a landscape plan approved by the city council, city plan commission, or board of adjustment;

(8) interfered with construction or maintenance of a public utility;

(9) was removed or seriously injured to allow construction, including the operation of construction equipment in a normal manner, in accordance with infrastructure engineering plans approved under Article V of Chapter 49 or Section 51A-8.404; or

(10) was removed or seriously injured to allow construction of improvements in accordance with a building permit."

SECTION 49. That Paragraph (3) of Subsection (h), "Road Repair Security Instrument," of Section 51A-12.203, "Insurance and Security Instruments," of Division II, "Gas Drilling," of Article XII, "Gas Drilling and Production," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(3) The performance bond or irrevocable letter of credit must remain in effect for at least six months after the department of mobility and street services [~~public works~~] completes the final inspection of the right-of-way."

SECTION 50. That Paragraph (4) of Subsection (h), "Road Repair Security Instrument," of Section 51A-12.203, "Insurance and Security Instruments," of Division II, "Gas Drilling," of Article XII, "Gas Drilling and Production," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(4) The department of mobility and street services [~~public works~~] shall determine the amount of the performance bond or irrevocable letter of credit based upon, among other factors, the estimated cost to the city of restoring the right-of-way."

SECTION 51. That Subparagraph (D) of Paragraph (1), "In General," of Subsection (g), "Fresh-water Fracture Ponds," of Section 51A-12.204, "Operations," of Division II, "Gas Drilling," of Article XII, "Gas Drilling and Production," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(D) The fresh-water fracture pond must comply with the Drainage Design Manual of the Department of Mobility and Street Services [~~Public Works~~] and all other city, state, and federal rules and regulations."

SECTION 52. That Subsection (p), "Rights-of-Way," of Section 51A-12.204, "Operations," of Division II, "Gas Drilling," of Article XII, "Gas Drilling and Production," of Chapter 51A, "Dallas Development Code: Ordinance 19455, as amended," of the Dallas City Code is amended to read as follows:

"(p) Rights-of-way. For purposes of this subsection, rights-of-way means those rights-of-way located along the truck routes shown on the operator's approved transportation plan and incorporated by reference into the gas well permit.

(1) Periodic inspections. The operator shall periodically inspect the rights-of-way to determine if damage has occurred.

(2) City notifying operator. If the department of mobility and street services [~~public works~~] determines that the rights-of-way have been damaged, the gas inspector shall notify the operator in writing of the damage.

(3) Repairs. The operator shall repair the damage to the rights-of-way within 10 days after discovering or receiving notice of the damage. Repairs must be made in accordance with the current standards of the department of mobility and street services [~~public works~~]. At least two days before making the repairs, the operator shall notify the department of mobility and street services [~~public works~~] of the operator's intent to begin repairs. The operator shall have all necessary permits before repairing the rights-of-way.

(4) City making repairs and invoicing operator.

(A) If the operator fails to make repairs within 10 days after discovering or receiving notice of the damage, the director of mobility and street services [~~public works~~] may make the necessary repairs and invoice the operator. The operator shall pay the amount due within 30 days after the invoice date.

(B) If the director of mobility and street services [~~public works~~] determines that the damages to the rights-of-way affect the immediate health and safety of the public, the director of mobility and street services [~~public works~~] may make the repairs without first requesting that the operator make the repairs. The director of mobility and street services [~~public works~~] shall invoice and the operator shall pay the amount due within 30 days after the invoice date.

(C) If required by state law, the director of mobility and street services [~~public works~~] shall employ a competitive bidding process before making the repairs to the rights-of-way.

(5) Final inspection. After the gas inspector approves the abandonment and restoration of the operation site, the operator shall notify the director of mobility and street services [~~public works~~] and request an inspection of the rights-of-way. After inspection, the director of mobility and street services [~~public works~~] shall notify the operator of any needed repairs. Repairs must be made in accordance with this article."

SECTION 53. That Section PRE. 51P-1.104, "Definitions," of the Preface of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Paragraph (4.1) to read as follows:

"(4.1) "PUBLIC WORKS AND TRANSPORTATION" means mobility and street services. Any reference to public works and transportation in this chapter is a reference to mobility and street services."

SECTION 54. That Section PRE. 51P-1.104, "Definitions," of the Preface of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Paragraph (4.2) to read as follows:

"(4.2) "STREET SERVICES" means mobility and street services. Any reference to street services in this chapter is a reference to mobility and street services."

SECTION 55. That Subdistrict (a), "Definitions," of Section 51P-193.104, "Definitions and Interpretations," of Part I, "General Regulations," of Article 193, "PD 193," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Paragraph (31.1), to read as follows:

"(31.1) PUBLIC WORKS AND TRANSPORTATION means mobility and street services. Any reference to public works and transportation in this district or its subdistricts is a reference to mobility and street services."

SECTION 56. That Subdistrict (a), "Definitions," of Section 51P-193.104, "Definitions and Interpretations," of Part I, "General Regulations," of Article 193, "PD 193," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Paragraph (42.1) to read as follows:

"(42.1) STREET SERVICES means mobility and street services. Any reference to street services in this district or its subdistricts is a reference to mobility and street services."

SECTION 57. That Chapters 2, 28, 29A, 30, 36, 39, 42A, 43, 49, 51, 51A, and 51P of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 58. 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 59. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

ADDENDUM ITEM # 19

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services
Aviation
Code Compliance

CMO: Elizabeth Reich, 670-7804
Ryan S. Evans, 671-9837
Joey Zapata, 670-3009

MAPSCO: N/A

SUBJECT

An ordinance amending portions of Chapter 47A, "Transportation for Hire," Section 2-72 of Chapter 2 "Duties of the Director of Code Compliance", Article I, Section 5-3 of Chapter 5 "Director of Aviation-Duties Generally" and portions of Article II of Chapter 5 "Ground Transportation Services at Love Field Airport" of the Dallas City Code to: **(1)** revise the role of administering transportation for hire regulations from the Director of Code Compliance to the Director of the Department of Aviation; **(2)** clarify any necessary provisions related to transferring oversight of transportation of hire from the Department of Code Compliance to the Department of Aviation; and **(3)** certain other grammatical changes - Financing: This action has no cost consideration to the City

BACKGROUND

This item is on the addendum to allow time for completion of the ordinance.

On April 30, 2015, the current Chapter 47A went into effect redefining transportation for hire services as any ride for compensation, including motorized and non-motorized vehicles. It encouraged market competition by allowing new business models to operate, streamlined the permitting process, and reduced fees. Different modes of transportation for hire companies can now compete directly with each other and consumers have a choice among types of service.

A significant amount of daily transportation-for-hire trips within the City of Dallas originate or terminate at Dallas Love Field Airport. Currently, both the Department of Code Compliance and the Department of Aviation provide services related to the permitting and enforcement of the City's transportation for hire regulations. For efficiency, the City Manager's Proposed FY 2016-17 Budget included consolidating transportation for hire regulation under the Department of Aviation.

BACKGROUND (Continued)

In order to effect this transfer between the Code Compliance and Aviation departments, certain amendments to the Dallas City Code are necessary.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On Wednesday, June 8, 2016, City Council held a Budget Workshop. This presentation included information regarding the proposed transfer of transportation for hire regulation from Code Compliance to Aviation.

On Tuesday, August 9, 2016, the City Manager presented his Proposed FY 2016-17 Budget to the City Council. This presentation included information regarding the proposed transfer of transportation for hire regulation from Code Compliance to Aviation.

FISCAL INFORMATION

This action has no cost consideration to the City

9/15/16

ORDINANCE NO. _____

An ordinance amending Chapter 2, "Administration," by amending Section 2-72, Chapter 5, "Aircraft and Airports," by amending Section 5.3, and Chapter 47A, "Transportation for Hire," by amending Section 47A-3.2, of the Dallas City Code, as amended; deleting transportation regulation duties from the director of code compliance; adding transportation regulation duties to the director of aviation; replacing director of code compliance to the director as defined in Chapter 47A in Section 47A-3.2, "Requirements for Horses in Service"; providing a saving clause; providing a severability clause; and providing an effective date; Now, Therefore,

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

SECTION 1. That Section 2-72, "Duties of the Director of Code Compliance," of Article VII, "Department of Code Compliance," of Chapter 2, "Administration," of the Dallas City Code, as amended, is amended to read as follows:

"SEC. 2-72. DUTIES OF THE DIRECTOR OF CODE COMPLIANCE.

The director of the department of code compliance shall perform the following duties:

(1) Supervise and administer the department of code compliance.

(2) Supervise and administer code enforcement programs of the city, except as otherwise provided by the city manager.

(3) [~~Provide for the administration, implementation, and enforcement of the city's transportation regulations.~~

~~(4)~~] Perform such other duties as may be required by the city manager or by ordinance of the city council."

SECTION 2. That Section 5-3, "Director of Aviation – Duties Generally," of Article I, "In General," of Chapter 5, "Aircraft and Airports," of the Dallas City Code, as amended, is amended by adding a new Subsection (d) to read as follows:

"(d) The director of aviation shall be responsible for the administration, implementation, and enforcement of the city's transportation regulations."

SECTION 3. That Subsection (c) of Section 47A-3.2, "Requirements for Horses in Service," of Article III, "Regulations Specific to Non-Motorized Passenger Transport Vehicles," of Chapter 47A, "Transportation for Hire," of the Dallas City Code, as amended, is amended to read as follows:

"(c) The director, or a designated representative of the [~~city~~] department [~~of code compliance~~], may require the operating authority or driver of a horse-drawn carriage to remove from service any horse that appears to be ill, overtired, undernourished, overloaded, injured, or lame or whose health or life, in the opinion of a veterinarian or qualified equine animal services officer, is in imminent danger. To reinstate a horse removed from service, the horse must be re-examined and a new state certificate of veterinarian inspection issued for the horse by a veterinarian licensed by the State of Texas and specializing in equine medicine, which certificate must be submitted to the director."

SECTION 4. That Chapters 2, 5, and 47A of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. 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 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Dallas City Charter, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

ADDENDUM ITEM # 20

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 9

DEPARTMENT: Housing/Community Services

CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611

MAPSCO: 38H

SUBJECT

A public hearing to receive comments regarding an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2016 4% Low Income Housing Tax Credits for Silver Gardens Apartments, a 202-unit multifamily rehabilitation project located at 2620 Ruidosa Avenue, in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4); and at the close of the public hearing, authorize a resolution for no objection to the project for the Texas Department of Housing and Community Affair's (TDHCA) 4% Low Income Housing Tax Credit (LIHTC) application and allocation for Silver Gardens Apartments, located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors - Financing: No cost consideration to the City

BACKGROUND

This item is moved forward by Council direction on the addendum.

On June 22, 2016, the City of Dallas (the "City") issued a Request for Applications (RFA) for multifamily projects utilizing the Texas Department of Housing & Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program to all known developers and posted it to the City's website. On July 15, 2016, the proposals were due back to the City. In July 2016, the applications were reviewed by the Loan Review Committee.

On July 15, 2016, Owen Metz, Developer of Dominium Development & Acquisition, LLC, submitted an application to the City of Dallas on behalf of Dallas Leased Housing Associates IV, LLP (the "Applicant"), for no objection to their application to TDHCA for the 2016 Low Income Housing Tax Credit Program. The project includes 202 multifamily units for low income seniors, 20 efficiency, 180 one-bedroom and 2 two-bedroom units.

BACKGROUND (continued)

The Applicant has proposed renting 202 units or 100% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI.

As a new requirement for applicants applying for Housing Tax Credits after September 1, 2013, the Governing Body must adhere to the new notification and hearing requirements of the Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4). More specifically, those notices are as follows: notice has been provided to the Governing Body in accordance with Texas Government Code §2306.67071 (a) the Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; the Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071; and (b) after due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

This project is not located within one mile of another LIHTC multifamily project that serves the same type of household as the proposed Development. The project is not located in a census tract that has more than 20 percent housing tax credit units per total households as established by the 5-year American Community Survey.

The Applicant has submitted an application to request tax exempt bond financing to the Dallas Housing Finance Corporation (DHFC) which will be considered as a separate action item. The Applicant did not request any gap funding from the City of Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credit financing, when the State of Texas does not require direct City of Dallas approval by Resolution No. 10-0498.

On June 18, 2016, the Housing Committee was briefed on the Low Income Housing Tax Credit Program for 4% rehabilitation projects.

On August 1, 2016, the Silver Gardens Apartments Low Income Housing Tax Credit multifamily senior project was briefed to by the Housing Committee.

FISCAL INFORMATION

No cost consideration to the City

OWNER(S)

Dallas Leased Housing Associates IV, LLLP
Dallas Leased Housing Assoc. GP IV, LLC - General Partner
Christian Relief Services - 100% owned
Bryan Krizek, CEO

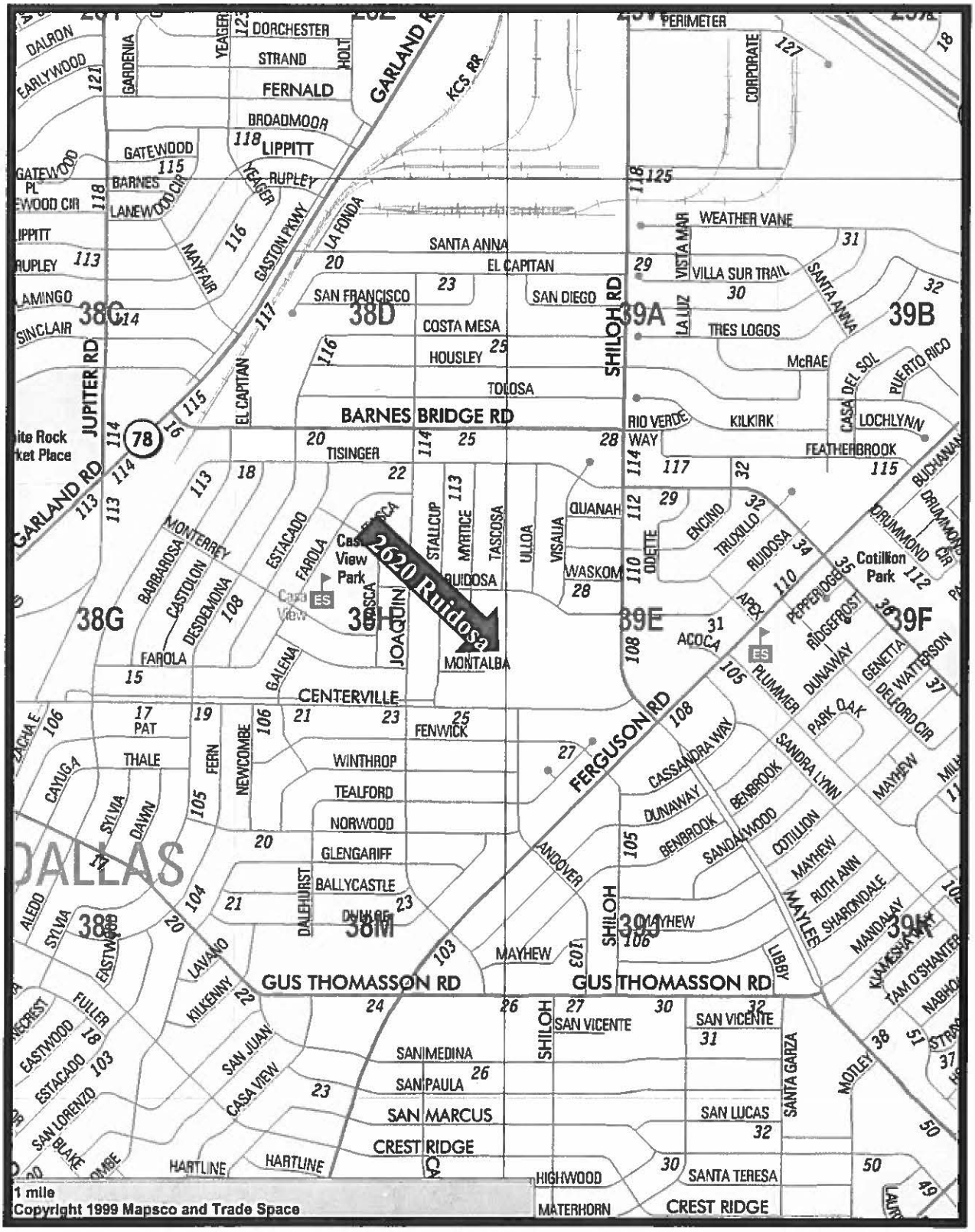
Dallas Leased Housing Associates SLP IV, LLC - Special Limited Partner
Armand E. Brachman, Member
Paul R. Sween, Member
Mark S. Moorhouse, Member

DEVELOPER

Dallas Leased Housing Dev. IV, LLC
Armand E. Brachman, Member
Paul R. Sween, Member
Mark S. Moorhouse, Member
Owen Metz

MAP

Attached


2620 Ruidosa
BARNES BRIDGE RD
GUS THOMASSON RD
GUS THOMASSON RD
CENTERVILLE
GARLAND RD
JUPITER RD
SHILOH RD
FERGUSON RD
GARLAND RD
DORCHESTER
STRAND
FERNALD
BROADMOOR
LIPPITT
RUPLEY
SANTA ANNA
EL CAPITAN
SAN FRANCISCO
SAN DIEGO
COSTA MESA
HOUSLEY
TOLOSA
TISINGER
WEATHER VANE
VILLA SUR TRAIL
TRES LOGOS
McRAE
RIO VERDE WAY
KILKIRK
FEATHERBROOK
LOCHLYNN
PUERTO RICO
CASA DEL SOL
QUANAH
WASKOM
ODETTE
ENCINO
TRUXILLO
RUIDOSA
ACOCA
APEX
PEPPERDOGGE
RIDGEFROST
DUNAWAY
PLUMMER
GENETTA
DELFORD CIR
PARK OAK
WATTERSON
DRUMMOND
BUCHANAN
Cotillion Park
Casa View Park
ES
MONTALBA
FENWICK
WINTHROP
TEALFORD
NORWOOD
GLENGARIFF
BALLYCASTLE
DALLAS
THALE
PAT
FERN
NEWCOMBE
CAYUGA
SYLVIA
DAWN
ALEDO
EASTWOOD
FULLER
ESTACADO
SAN LORENZO
BLAKE
LAVANO
KILKENNY
SAN JUAN
CASA VIEW
HARTLINE
SAN MEDINA
SAN PAULA
SAN MARCUS
CREST RIDGE
SAN VICENTE
SAN LUCAS
SANTA TERESA
HIGHWOOD
MATERHORN
CREST RIDGE
MAYHEW
SANDRA LYNN
CASSANDRA WAY
BENBROOK
SANDALWOOD
COTILLION
RUTH ANN
SHARONDALE
MANDALAY
TAM O'SHANTER
LIBBY
MOTLEY
SANTA GARZA
ANDOVER
MONTEREY
BARBAROSA
CASTOLON
DESDEMONA
FAROLA
GALENA
JOAQUIN
STALICUP
MYRTICE
TASCOSA
ULLOA
VISALIA
PERIMETER
CORPORATE
KCS RR
GASTON PKWY
MAYFAIR
LA FONDA
VISTA MAR
LA LUZ
SANTA ANNA
GATEWOOD
GATEWOOD PL
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MAPSCO 38H

September 28, 2016

WHEREAS, Owen Metz, Developer of Dominium Development & Acquisition, LLC, on behalf of Dallas Leased Housing Associates IV, LLLP (the "Applicant"), has proposed the rehabilitation for affordable rental housing at 2620 Ruidosa Avenue named Silver Gardens Apartments in the City of Dallas and has advised that it intends to submit an application to the Texas Department of Housing & Community Affairs (TDHCA) for 2016 4% Housing Tax Credits for Silver Gardens Apartments; and

WHEREAS, on August 1, 2016, the Silver Gardens Apartments' Housing Tax Credit multifamily project was briefed and supported by the Housing Committee; and

WHEREAS, as a condition for being considered for the award of the 4% tax credit, the Applicant has proposed to renting 202 units or 100% of the units to tenants with household incomes capped at 60% or below the area median family income (AMFI) with rents affordable to tenants whose household incomes are 60% or below the AMFI; and

WHEREAS, the City of Dallas provides no objection to the TDHCA 2016 4% LIHTC application for the Silver Gardens Apartments project located at 2620 Ruidosa Avenue; **NOW, THEREFORE,**

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

SECTION 1. That the City of Dallas hereby has no objection to the Texas Department of Housing & Community Affair's (TDHCA) 4% low-income housing tax credit (LIHTC) application and allocation for Silver Gardens Apartments located at 2620 Ruidosa Avenue for the rehabilitation of the proposed 202-unit multifamily residential project for low income seniors.

SECTION 2. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071 (a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body has no objection to the proposed Application.

SECTION 3. That the City of Dallas, acting through its governing body, hereby confirms that it has no objection to the proposed Silver Gardens Apartments project rehabilitation and allocation of 2016 4% Housing Tax Credits for the Development located at 2620 Ruidosa Avenue.

SECTION 4. That this formal action has been taken to put on record the opinion expressed by the City of Dallas on August 3, 2016, and that for and on behalf of the Governing Body, A.C. Gonzalez, City Manager, or his designee, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 5. That as provided for in 10 TAC §11.3(c), it is hereby acknowledged that the Silver Gardens Apartments will not be located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for Rehabilitation since January 4, 2013; however, if data changes or if another Development that serves the same type of household is approved for Housing Tax Credits, the City of Dallas continues to have no objection to and specifically allows the Silver Gardens Apartments to receive an allocation of Housing Tax Credit.

SECTION 6. That as provided for in 10 TAC §11.3(b), it is hereby acknowledged that the City of Dallas is not a municipality that has more than twice the state average of units per capita supported by LIHTC; however, if data changes occur, the City of Dallas would continue to have no objection to the Silver Gardens Apartments.

SECTION 7. That as provided for in 10 TAC §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the proposed Silver Gardens Apartments will not be located in a census tract that has more than 20% Housing Tax Credit Units per total household in the census tract; however, if data changes occur, the City of Dallas would continue to have no objection to the Silver Gardens Apartments.

SECTION 8. That prior to receiving a conditional City of Dallas building permit required by TDHCA prior to closing on the tax credits, the Project Developer will consult with the City of Dallas Sustainable Development and Construction Department with regard to security related design standards.

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

REVISED AGENDA ITEM # 3

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Aviation

CMO: Ryan S. Evans, 671-9837

MAPSCO: 34E

SUBJECT

Authorize **(1)** a fifth amendment to the maintenance and support contract with Xerox Transport~~ation~~ Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., for the Turnkey Parking Garage Revenue Control System at Dallas Love Field; and **(2)** an extension of the contract term from October 1, 2016 through January 31, 2017 - Not to exceed $146,581, from $1,954,383 to $2,100,964 - Financing: Aviation Current Funds (subject to appropriations)

BACKGROUND

On October 10, 2001, City Council authorized a contract for the maintenance of the installed computerized revenue control system at Dallas Love Field for years two through ten (June 2, 2004 thru June 2, 2014).

On October 15, 2014, Administrative Action No. 14-6925, was approved to extend the expiration of the maintenance of the installed computerized revenue control system to October 22, 2014, in the amount of $50,000, from $1,600,273.00 to $1,650,273.00.

On October 22, 2014, authorized Resolution No. 14-1847 for Supplemental Agreement No. 2 to extend the expiration of the maintenance of the installed computerized revenue control system to June 1, 2015, not to exceed $138,231.63, from $1,650,273.00 to $1,788,504.63.

On August 26, 2015, authorized Resolution No. 15-1516 for Supplemental Agreement No. 3 to extend the expiration of the maintenance of the installed computerized revenue control system to June 2, 2016, not to exceed $165,878.00, from $1,788,504.63 to $1,954,382.63.

BACKGROUND (Continued)

On June 2, 2016, Administrative Action No. 16-6614, for Supplemental Agreement No. 4 was approved to extend the expiration of the maintenance of the installed computerized revenue control system from June 2, 2016 to September 30, 2016.

The contract term for the maintenance of the installed computerized revenue control system has ended and the department of aviation is requesting to extend the term of the contract from October 1, 2016 through January 31, 2017, in the amount of $146,581.21, from $1,954,382.63 to $2,100,963.84 to complete the bidding process for a new computerized revenue control system.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized original maintenance and support contract for a Turnkey Parking Revenue Control System, on October 10, 2001, by Resolution No. 01-3034.

Authorized a second amendment to the maintenance and support contract extension for maintenance of the installed Parking Revenue Control System on October 22, 2014, by Resolution No. 14-1847.

Authorized a third amendment to the maintenance and support contract extension for maintenance of the installed Parking Revenue Control System to June 2, 2016, on August 26, 2015, by Resolution No. 15-1516.

Information about this item will be provided to the Economic Development Committee on September 19, 2016.

FISCAL INFORMATION

$146,581.28 - Aviation Current Funds (subject to appropriations)

OWNER

Xerox Transport~~ation~~ Solutions, Inc.

David P. Cummins, Senior Vice President

September 28, 2016

WHEREAS, on October 10, 2001, Resolution No. 01-3034 authorized a contract between the City and Xerox Transportation Solutions, Inc. for maintenance and support services for a computerized revenue control system at Dallas Love Field; and,

WHEREAS, on October 15, 2014, Administrative Action No. 14-6925 authorized Supplemental Agreement No. 1 to extend the contract term for maintenance of the computerized revenue control system to October 22, 2014, in the amount of $50,000.00, from $1,600,273.00 to $1,650,273.00; and,

WHEREAS, on October 22, 2014, Resolution No. 14-1847 authorized a second amendment to extend the maintenance and support contract for maintenance of the installed Parking Revenue Control System in the amount of $138,231.63, from $1,650,273.00 to $1,788,504.63; and,

WHEREAS, on August 26, 2015, Resolution No. 15-1516 authorized a third amendment to extend the maintenance and support contract for maintenance of the installed Parking Revenue Control System to June 2, 2016, in the amount of $165,878.00 from $1,788,504.63 to $1,954,382.63; and,

WHEREAS, on June 2, 2016, Administrative Action No. 16-6614, for Supplemental Agreement No. 4 was approved to extend the expiration of the maintenance of the installed computerized revenue control system from June 2, 2016 to September 30, 2016, in the amount of $1,954,382.63; and,

WHEREAS, the City of Dallas desires to extend the contract for maintenance and support services with Xerox Transport~~ation~~ Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., from October 1, 2016 to January 31, 2017, in the amount of $146,581.28.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute the fifth amendment to the maintenance and support contract for the Turnkey Parking Garage Revenue Control System at Dallas Love Field with Xerox Transport~~ation~~ Solutions, Inc., formally known as ASCOM Transportation Systems, Inc., previously approved on October 10, 2001, by Resolution No. 01-3034 to extend the term of the contract from October 1, 2016 to January 31, 2017, under the same terms and conditions in an amount not to exceed $146,581.28, from $1,954,382.63 to $2,100,963.91, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disperse funds to Xerox Transport~~ation~~ Solutions, Inc. in accordance with the terms and provisions in the existing contract from Fund 0130, Dept. AVI, Unit 7709, Obj. Code 3210, Encumbrance No. CTAVIXEROXFY17, Vendor No. 503605.

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