

Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business – March 20, 2018**

Update Items

[FY 2018-19 and FY 2019-20 Budget Development](#)

As previously communicated in the TCB on March 7th, the City is gathering input from citizens through both an informal online survey and through community engagement meetings to use as we develop the next biennial budget. The community engagement meetings began on March 10th and the informal online survey will launch next week. The survey will allow residents to provide input on how their tax dollars should be used. The online survey consists of 7 questions and will only take a few minutes to complete. Leading up to the launch date of the online survey, Office of Budget Staff will work with your respective staff to provide you with material you can utilize in promoting community engagement through various means. If you have questions or comments, please contact Jack Ireland, Director of the Office of Budget.

[Dallas Area Partnership Meeting](#)

The Dallas Area Partnership to End Homelessness will convene on Friday, March 23rd at 1:30 pm at the Community College District's Bill J. Priest Campus on 1402 Corinth Street in Dallas. This will be a pivotal meeting for the Partnership to date as agenda items include discussion and possible action on 1) Joint Advisory Committee, 2) prioritizing recommendations from the 2017 Dallas Homeless Commission Report and 3) Corporation for Supportive Housing professional services contract. Should you have any questions or concerns, please contact Nadia Chandler Hardy, Chief of Community Services.

[Senior Medical Transportation Services](#)

On Friday, March 16th the Office of Community Care (OCC) engaged in preliminary conversation with Dallas Area Rapid Transit (DART) leadership regarding the senior transportation services provided by the City and potential coordination opportunities with paratransit services provided by DART. Friday's discussions revealed, at minimum, the need to evaluate client eligibility across all transportation programs, address potential duplication as well as income limitations. A formal meeting between DART and City staff from OCC, Transportation Department and Office of Welcoming Cities and Immigrant Affairs is scheduled for Friday, March 30th at 1pm.

Staff will present a full briefing at the April 2nd Human and Social Needs Committee with request to forward the contract authorization to full City Council for approval on April 11th. Should you have any questions or concerns, please contact Nadia Chandler Hardy, Chief of Community Services, or Jessica Galleshaw, OCC Managing Director.

DATE March 23, 2018
SUBJECT Taking Care of Business – March 20, 2018

New Items

[City Council Pilot Community District Offices](#)

The City Council Pilot District Office for Council District 7 will open next week on Thursday, March 29th, at the Martin Luther King, Jr. Community Center. Councilmember Felder invites all City Council members to the ribbon cutting ceremony at the MLK, Jr. Community Center beginning at 12:00 p.m. The District 7 Pilot District Office reflects the City's commitment to Service First through increased citizen access to City services. The remaining pilot district offices will open in the coming months.

Staff is now focused on collecting quantifiable metrics to measure the pilot program's use, performance, and finalizing logistics for the remaining office openings. During the budget discussions for FY 2018-19 we will present pilot accomplishments. Should you have any questions or concern, please contact Carrie Prysock, Managing Director of Mayor and City Council Office.

[Delivery Package Screening](#)

In light of recent events involving exploding packages in the Austin and San Antonio areas, City Security staff is on a heightened state of alert and continues to coordinate with the Dallas Police Department on any perceived or potential threats. In addition, Equipment and Building Services and Public Affairs and Outreach are finalizing a communication to all staff citywide with tips and reminders related to receiving packages. Should you have any questions or concerns, please contact Jody Puckett, Assistant City Manager.

[National League of Cities Congressional City Conference](#)

Last week, the National League of Cities held its annual Congressional City Conference in Washington, DC. Seven councilmembers from the City of Dallas attended the conference, as well as 12 of the City's 15 Youth Commissioners. Attendees participated in a variety of workshops and general sessions. Additionally, the City's Washington consultant provided a federal legislative briefing on current issues being discussed by Congress and the Administration. Meetings were also held with several federal agencies including the US Census Bureau, the US Army Corps of Engineers, the White House Office of Intergovernmental Affairs, and the US Department of Transportation.

On Wednesday, the final day of the conference, councilmembers traveled to Capitol Hill for meetings with the City's Congressional delegation. At these meetings, councilmembers advocated for several of the City's federal legislative priorities including infrastructure, with an emphasis on flood control and transportation; funding for core local government programs such as CDBG, HOME, and UASI; funding for the 2020 Census; and tax issues important to the City. Meetings were held with Representatives Jeb Hensarling, Eddie Bernice Johnson, Kenny Marchant, Pete Sessions, Marc Veasey, and staff from the offices of Representative Sam Johnson and Senators John Cornyn and Ted Cruz.

Thank you to those councilmembers who participated in this important conference. Staff will work on all follow-up items from the meetings with congressional leaders and staff

DATE March 23, 2018
SUBJECT Taking Care of Business – March 20, 2018

liaisons. Should you have any questions or concerns, please contact Brett Wilkinson, Managing Director of the Office of Strategic Partnerships and Government Affairs.

[MCC Mid-Year Review](#)

In October 2017, Human Resources staff moved Employee Performance Evaluations from a paper-based to electronic-based system, which Mayor and City Council (MCC) Staff utilized to not only complete the FY2016-17 employee performance evaluations, but to also set goals for the next year. It is now time to conduct a check-in and evaluate the progress of these goals. While the Mid-Year Review is only required for those employees at risk of not achieving a “Fully Successful” rating, conducting such a review with all employees offers a great opportunity to touch-base, commend excellent performance, and make any necessary mid-stream corrections. The Mid-Year Review process will occur between March 19th and April 30th. Carrie Prysock, Managing Director of the Mayor and City Council Office, will work in the coming weeks to seek Council Member input to complete the Mid-Year Reviews and meet with each MCC staff member. Should you have questions or concerns, please contact Carrie Prysock, Managing Director of the Mayor and City Council Office.

[Media Inquiries](#)

As of March 20th, the City has received media requests from various news outlets regarding the following topics:

- NCAA Tournament
- Electric Scooters
- SB-4

Please see the attached document compiling information provided to the media outlets for the week of March 13th – March 20th for your reference and in the event you are contacted by the press. Should you have any questions or concerns, please contact Kimberly Bizer Tolbert, Chief of Staff.

Look Ahead

[Police Substation Security Fencing](#)

Construction is currently underway at the Dallas Police Department South Central substation. The contractor have located the utilities and begun installation of temporary fencing to demolish the existing fencing. Electrical installation for powering the access gates is also underway. Installation at the Northeast Substation is scheduled to begin March 30th. Construction at the Central, Southeast, Northwest, Southwest, and North Central substations will follow with an anticipated completion of all seven by June 2018. All construction schedules are subject to weather. Should you have any questions or concerns, please contact Jody Puckett, Assistant City Manager.

[ATMOS Energy](#)

On April 18th, ATMOS Energy is scheduled to present at the City Council Briefing meeting to provide an update regarding recent gas leaks, planned gas outages, restoration of service, and their ongoing service and system performance enhancements. Should you have any questions or concerns, please contact Jon Fortune, Assistant City Manager.

DATE March 23, 2018
SUBJECT Taking Care of Business – March 20, 2018

First Community Meeting April 3- The Southern Gateway Project

The first community meeting for The Southern Gateway project has been scheduled for Tuesday, April 3 from 6-8 p.m. in the cafeteria of Townview Magnet High School. The school is located at 1201 E. 8th St., Dallas, 75203. The purpose of the meeting is to inform the public about overall construction plans and upcoming major lane closures along the project. The meeting will begin with a brief presentation, and then invite guests to ask any questions they may have about construction. The meeting will be an open house format where attendees can listen to our presentation, view maps and renderings, and ask questions to staff from TxDOT and the project's design-build contractor, Pegasus Link Constructors. More project details can be found on our website, www.thesoutherngateway.org Should you have any questions or concern, please contact Brett Wilkinson, Managing Director of Strategic Partnerships and Government Affairs.



T.C. Broadnax
City Manager

c: Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors



City of Dallas

**Public Affairs & Outreach
Media Requests**

Mar. 13 to Mar. 19

March 12; Lauren McGaughy, Dallas Morning News; My name is Lauren McGaughy and I am a reporter with *The Dallas Morning News*. I am writing about the prison reentry program funded by Koch Industries that's being piloted in Dallas, Hood and Hunt. I'd love to get a comment from the city on the pilot and what officials hope to learn from it. Could you give me a call?

City Response: "While the City of Dallas is not directly involved in the Safe Streets and Second Chances program, we are supportive of programs that reduce recidivism and help the formerly incarcerated to reintegrate into the community and lead healthy, productive lives."

March 12; Maria Cruz / Rebekah Riess, WFAA; Checking in to see what information you can share in regards to the NCAA tournament. Does the City have a map/plan for anticipated traffic and road closures during the NCAA Tournament at the AAC? What are the City's hopes in terms of economic benefit for the city while visitors are in town for the Tournament?

City response: The NCAA did not request a Special Event permit from the City. Because of this, the City has no records on their plans or traffic expectations. Both the traffic and economic benefit questions would be best answered by the Visit Dallas Sports Commission.

March 13; Diana Zoga, NBC 5; Seeing social media posts about three alligators spotted at Lake Ray Hubbard. I don't think gators are totally out of the question there, but perhaps rare.

Since Dallas owns the lake waters, who is the best person to ask about this? (I've called TX Parks and Wildlife, also trying to cover my bases on the local level too).

City response: Most North Texas lakes have been known to have gators inhabiting their waters. Gators are inhabiting the Trinity River and as such, it is feasible for gators to migrate to LRH via flows from larger creeks or Lake Lavon, especially during heavy rains and/or releases.

The last confirmed sighting Trinity Watershed Management had was during the 2004-2006 timeframe when the dam gates were being painted. Apparently, a gator was spotted sun bathing just below the dam. Since then, there has been no other sightings or reports of gators.

In the event a gator sighting is reported to Watershed, the protocol would be contact Texas Parks and Wildlife as they are the best resource for dealing with this type of issue.

March 14; Noelle Walker, NBC 5; My name is Noelle Walker, reporter at NBC 5. Lime Bike is planning to launch electric scooters and it looks like Dallas is one of the markets <http://www.limebike.com/electric-scooter>

I am wondering if the city is aware, if there have been any discussions/restrictions with Lime Bike about the launch? I would like to talk to someone from the city on-camera for our report.



City of Dallas

City response: The City Code prohibits motorized scooters on both streets and sidewalks. All City trails prohibit motorized vehicles of any type. At this time, we are waiting for more information from Limebike to understand their plans.

March 14; Jack Highberger, NBC 5; Does the City have a response to the SB-4 news?

City response: We do not anticipate the ruling affecting any procedures or law enforcement operations of the City.

March 16; David Schechter, WFAA; Verify; Can you please help with my request below? (He requested permission in a previous email to fill a pothole himself) What is the annual street repair budget? And how much of that is spent on filling potholes?

City Response: Public Works referred your questions to the Office of Risk Management. Risk Management declined the request since this may be a liability issue, violating an Administrative Directive.

Specifically, it would violate Administrative Directive 3.3 - Driver Safety Program, Section 4.1 Responsibilities:

4.1.4 **Prohibits non-City employees (Volunteers, work release participants, contractors, etc.) from operating City equipment.** The Department Director or designee may approve the following exceptions if the proper insurance, authorization and certification are provided:

4.1.4.1 Employees from other municipalities being trained by the City of Dallas,

4.1.4.2 Non-City personnel training City employees to operate new or specific types of equipment,

4.1.4.3 Non-City personnel contracted by the City to provide repair and maintenance services on City-owned equipment, and

4.1.4.4 Reserve Police Officers.

What is the annual street repair budget? And how much of that is spent on filling potholes?

The Departments' total Street Repair budget is \$63M which includes all street treatments. The total includes pothole repair, which is primarily citizen driven.

March 16; Rebekah Riess / Allen Manning, WFAA; Trying to find out if there are any pedestrian bridges in Dallas constructed similarly to the bridge that collapsed in Miami yesterday? If so, will any action be taken to secure these bridges further to prevent an accident like the one in Florida?

City response: The Miami bridge is a different design configuration than the Mockingbird Pedestrian Bridge.

Follow up: Is the Mockingbird bridge from the same company?

City response: The Mockingbird pedestrian bridge was built by Rebcon, a different company.

March 16; Lori Brown, FOX 4; Can you please tell me how the Dallas Party Bike gets around the open container laws? How long has it has a permit for? Are there any ordinances regulating party bikes?



City of Dallas

City response: According to their website - <https://www.dallaspartybike.com/policies/> - they operate like a party bus, and do not sell or distribute alcohol on board. To keep in line with the open container laws, they state that they do not allow containers to be opened prior to boarding, nor allow the open containers to be removed from the vehicle.

If you need further information, I will have to follow up with staff during work hours next week.

Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **Opportunity Zones**

As you might be aware, the Tax Cut and Jobs Act of 2017 included the creation of Opportunity Zones to spur investment in economically distressed communities. The Governor was allowed to designate up to 25% of the eligible census tracts in the State of Texas as “Opportunity Zones” and the designations are effective for 10 years.

On March 12, 2018, Mayor Rawlings sent Governor Abbott a letter which included a list of census tracts that the City of Dallas recommended the Governor designate as Opportunity Zones. On Thursday, March 22, 2018, Governor Abbott submitted the state’s Opportunity Zone designations to the U.S. Department of the Treasury which included 15 census tracts in the City of Dallas

Attached is a map of the census tracts that the Governor designated as Opportunity Zones in the City of Dallas. In addition, the following is a link to [Governor Abbott’s press release announcing the Opportunity Zone Designations.](#)

Should you have any questions or concerns, please contact me.

A handwritten signature in black ink that reads "Raquel Favela".

Raquel Favela
Chief of Economic Development & Neighborhood Services

Attachments

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (I)
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (I)

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Office of the Texas Governor | Greg Abbott

[Home](#)[Governor Abbott](#)[First Lady](#)[Initiatives](#)[News](#)[Organization](#)

[Home](#) [News](#) [Governor Abbott Submits Opportunity Zone Designations To The U.S. Treasury Department](#) ()

Governor Abbott Submits Opportunity Zone Designations To The U.S. Treasury Department

March 22, 2018 | Austin, Texas | [Press Release](#)

Governor Greg Abbott has submitted the state's Opportunity Zone designations to the U.S. Treasury Department to encourage long-term investment in eligible Texas communities. The Opportunity Zone program was created by the 2017 federal Tax Cuts and Jobs Act, and will encourage businesses to develop and invest in low-income communities in Texas. The submissions by Governor Abbott to the federal government will attract billions in investment and economic growth to cities across Texas.

“This program will help highlight areas of Texas that are prime for business investment, and it will serve to bring more opportunities to hardworking families across the entire state,” said Governor Abbott. “As we continue to recover after Harvey, these Opportunity Zone designations will also provide a much needed

boost for local communities impacted by the storm. With the potential for billions in new investment, I look forward to our state continuing to flourish, bringing further growth and opportunity to the people of Texas.”

Each state may designate up to 25 percent of its eligible low-income census tracts as Opportunity Zones. After an extensive analysis of Texas' eligible tracts, and using a multi-step process to identify eligible areas in particular need due to chronic unemployment, lower population density, and significant economic disruptors such as natural disasters within the past two years, Texas designated 628 census tracts in 145 counties as Opportunity Zones.

[See the complete list the state's Opportunity Zone designations.](#)

Home Governor Abbott First Lady Initiatives News Organization **CONTACT**

Office of the Texas Governor

P.O. Box 12428
Austin Texas 78711
(512) 463-2000

Employment

Site Policies

Accessibility

Report Fraud

Site Map

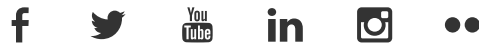
Where the Money Goes

TRAIL Search

Texas Veterans Portal

Texas.gov


RSS Feed

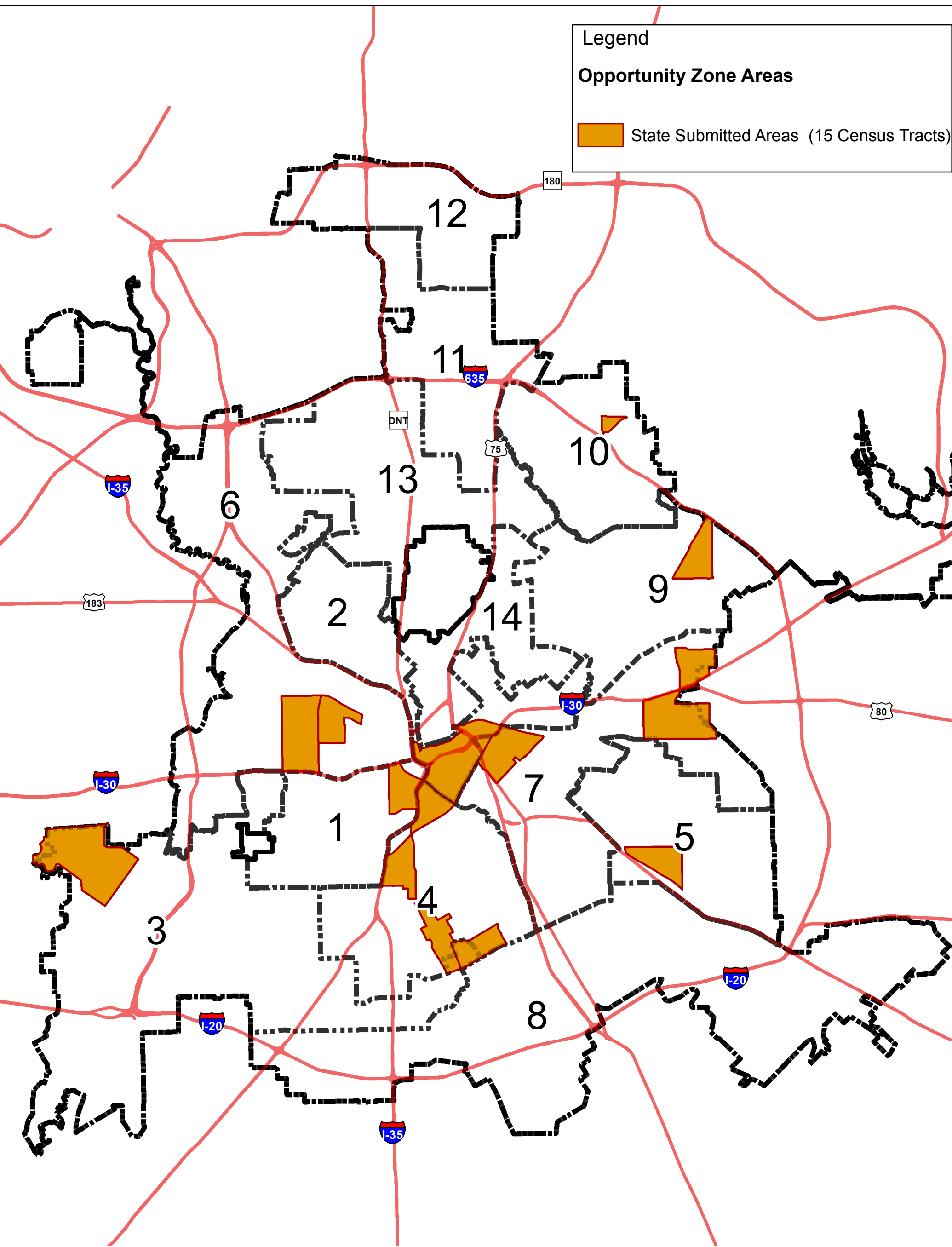


Opportunity Zone Census Tracts

Legend

Opportunity Zone Areas

 State Submitted Areas (15 Census Tracts)



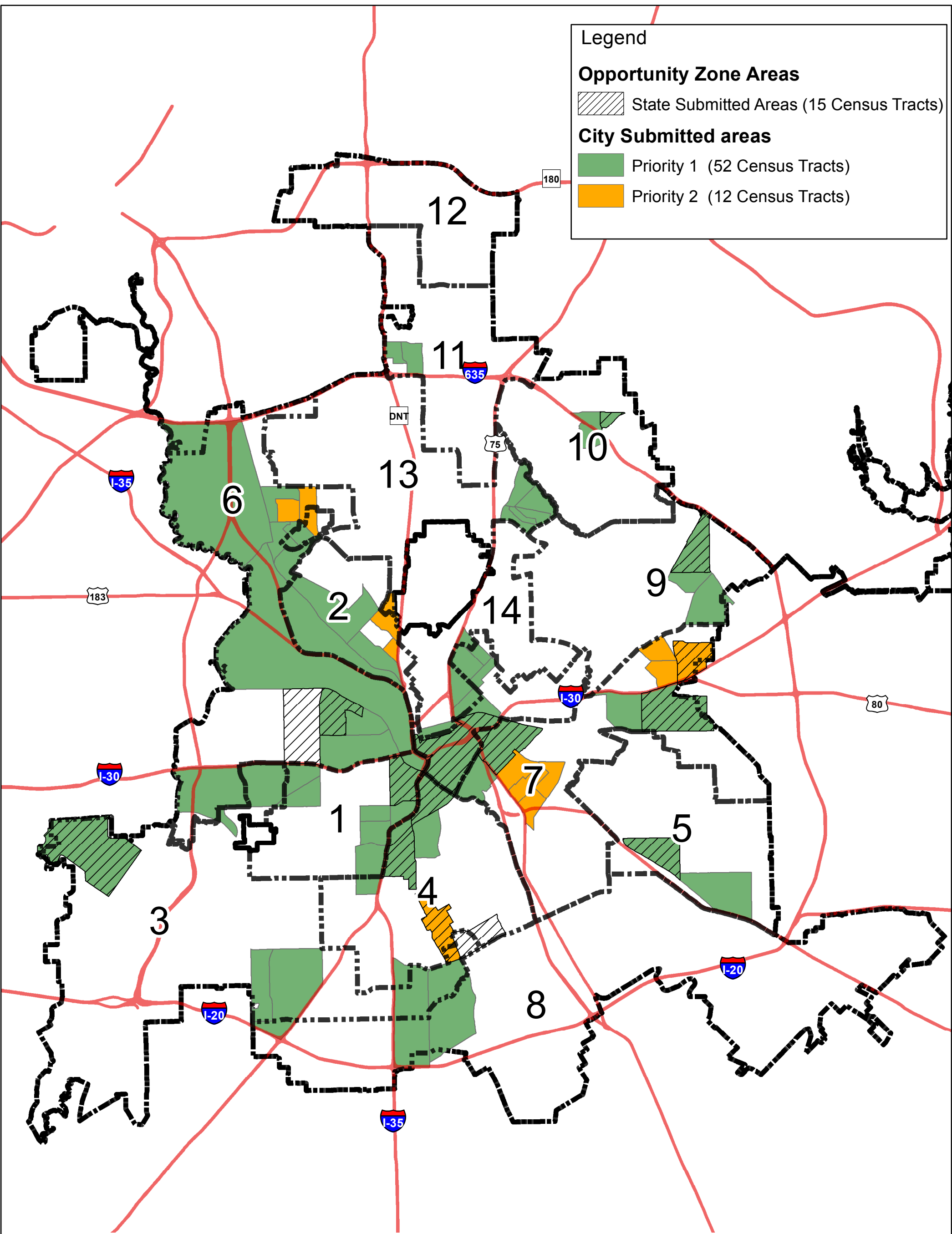
Disclaimer:
 The accuracy of the map data is not to be taken / used as data produced by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Land Surveyor or the State of Texas would be required. The City of Dallas makes no representation of any kind, including, but not limited to, warranties of merchantability or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the information, data or services furnished herein. In no event shall the City of Dallas, nor its employees, officers or agents become liable to users of the data, information or services provided herein, or to any other party, for any loss or damage, consequential or otherwise, including but not limited to time, money or goodwill, arising from the use, operation or modification of the data or information, or for the failure to transmit a copy of any particular document. In using this information or data, users assume the risk for relying on such data or information, and further agree to indemnify, defend, and hold harmless The City of Dallas, and its employees, officers and agents for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the information or data, or the use of the information or data. Further, in using this information or data the user acknowledges that the user is responsible for assessing the accuracy and reliability of the data or information provided, and that it may be subject to error and omission, and is not guaranteed or represented to be true, complete or correct. No person, entity or user shall use this information in a manner that is in violation of any federal, state or local law or regulation. All City of Dallas GIS data electronic or otherwise, and any services which may be provided related thereto, are provided "as-is" without any warranty of any kind, and all warranties on merchantability and fitness for a particular purpose are hereby disclaimed.



Map Produced: 03-22-2018
 City of Dallas
 Planning and Urban Design



Opportunity Zone Census Tracts



Legend

Opportunity Zone Areas

- State Submitted Areas (15 Census Tracts)

City Submitted areas

- Priority 1 (52 Census Tracts)
- Priority 2 (12 Census Tracts)

Disclaimer:
 The accuracy of the map data is not to be taken / used as data produced by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Land Surveyor or the State of Texas would be required. The City of Dallas makes no representation of any kind, including, but not limited to, warranties of merchantability or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the information, data or services furnished herein. In no event shall the City of Dallas, nor its employees, officers or agents become liable to users of the data, information or services provided herein, or to any other party, for any loss or damage, consequential or otherwise, including but not limited to time, money or goodwill, arising from the use, operation or modification of the data or information, or for the failure to transmit a copy of any particular document. In using this information or data, users assume the risk for relying on such data or information, and further agree to indemnify, defend, and hold harmless The City of Dallas, and its employees, officers and agents for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the information or data, or the use of the information or data. Further, in using this information or data the user acknowledges that the user is responsible for assessing the accuracy and reliability of the data or information provided, and that it may be subject to error and omission, and is not guaranteed or represented to be true, complete or correct. No person, entity or user shall use this information in a manner that is in violation of any federal, state or local law or regulation. All City of Dallas GIS data electronic or otherwise, and any services which may be provided related thereto, are provided "as-is" without any warranty of any kind, and all warranties on merchantability and fitness for a particular purpose are hereby disclaimed.



Map Produced: 03-22-2018
 City of Dallas
 Planning and Urban Design

Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Members of the Economic Development & Housing Committee: Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez

SUBJECT **2016-2017 TIF District Annual Report Follow Up Information**

This memo is in response to questions raised at the February 20, 2018, Economic Development and Housing Committee meeting.

Question 1: How was the \$1 Million Vickery Meadow affordable housing set aside used?

On January 16, 2013, the Vickery Meadow TIF District Board of Directors approved \$445,000 to be used as a match for a \$2.225 million Community Challenge Grant from HUD. The deliverables included five area plans (Vickery Meadow, Lancaster Corridor, MLK Station, Hatcher Station, Buckner Station). The studies can be found using the following link: <http://dallascityhall.com/departments/pnv/Pages/Neighborhood-Area-Plans-Adopted-Plans.aspx>

The Vickery Meadow plan called for an RFP to solicit a development team to construct a catalyst mixed-use project with a library anchor. The winning proposer incurred pre-development due diligence costs, which were funded with the \$445,000 TIF District study funds in addition to federal grant funds. The mixed-use project ultimately did not move forward.

The remainder of the funds, \$550,000, were set aside by the TIF District Board of Directors to support affordable housing within the Vickery Meadow TIF District. The funds have not been committed to date, and the balance plus interest is reflected in the Vickery Meadow TIF's "Cash Available from Set-Aside Funds" column in Question 4 below.

Question 2: What is the status of the Canyon project? When is the grand opening of the hotel? What other deals are happening related to this project?

The hotel developer is Atlantic Hotels in partnership with Civitas. The hotel is expected to open for business on March 26th and the Grand Opening is scheduled for May 3rd. Buffalo Wild Wings and Olive Garden are under construction and are expected to open in late third quarter 2018. Additional tenants will include Fuzzy's and Jimmy John's. There is one remaining parcel in the Phase I retail piece which has been sold to a Denny's franchisee. That group is finalizing their construction documents and should be submitting for permits soon.

Question 3: How many total affordable housing units have been created by TIFs?

As noted in the Annual Report briefing, 44,218 residential units have been completed, are under construction, or are planned within the TIF District boundaries. This count includes residential projects that received TIF District funds as well as those that have occurred without TIF assistance. A breakdown of the units created with TIF assistance is below:

Total Residential Units Produced (Completed)	Affordable Units Produced (Completed)	Affordable Units Committed (Approved/ Under Construction)	Total Affordable (Committed and Complete)
13,361	1,535	1,023	2,419

Since the implementation of the 20% affordable housing set aside for TIF-funded projects (10% in the CBD), 10,019 total units have been committed, of which 2,213 (22%) are reserved as affordable.

Question 4: What amount of TIF increment is uncommitted and currently available¹?

The following chart shows the amount of unallocated cash in each TIF District. Unallocated cash falls into two categories: cash available in set-aside funds designated by each TIF, and cash collected but not allocated to any project or set-aside. The amounts shown were accurate as of the end of FY 16-17, September 30, 2017.

TIF District	Cash Available from Set-Aside Funds (Unallocated)	Set-Aside Fund Category	Cash Available from Collected TIF Increment (Unallocated)
Cedars Area TIF	\$843,000		\$0
City Center TIF	\$3,270,590	District Wide & Retail	\$0
Cityplace Area TIF	\$0		\$1,914,597
Cypress Waters TIF	\$0		\$0
Davis Garden TIF	\$0		\$0
Deep Ellum TIF	\$149,265	District Wide	\$0
Design District TIF	\$2,075,916	District Wide	\$507,192
Downtown Connection TIF	\$0		\$0
Farmers Market TIF	\$838,414	District Wide	\$0
Ft. Worth Ave TIF	\$0		\$0
Grand Park South TIF	0		\$154,296
Mall Area TIF	\$0		\$0
Maple/Mockingbird TIF	\$265,416	District Wide	\$0
Oak Cliff Gateway TIF	\$235,947	District Wide	\$0
Skillman Corridor TIF	\$0		\$0
Southwestern Medical TIF	\$0		\$0
Sports Arena TIF	\$655,952	District Wide & Roadways	\$0
State Thomas	\$0		\$2,087,866
TOD TIF	\$0		\$0
Vickery Meadow TIF	\$641,611	Afordable Housing	\$0
TOTAL	\$8,710,695		\$4,509,654

¹ Please be aware that each TIF District reimburses the City of Dallas for staff administrative costs allocable to the TIF program. Therefore, a portion of the funds shown as available will be necessary to pay for reimbursement for future years' administrative costs. If all funds were re-allocated for other uses, all staff time would have to be paid from the general fund. In FY16-17, TIF administrative cost reimbursements for the Office of Economic Development and the Planning and Urban Design Department totaled \$1,111,253.35.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

c: The Honorable Mayor and the Members of City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Memorandum



DATE March 23, 2018

TO Honorable Members of the Public Safety and Criminal Justice Committee

SUBJECT **Dallas Police Department's and Dallas Marshal's 2017 Traffic Contact Data Reports**

The Dallas Police Department has reviewed statistical data and policies to ensure compliance with applicable laws related to racial profiling. The statistics were reported electronically to the Texas Commission on Law Enforcement (TCOLE) for 2017. This data report shows the Dallas Police Department is in compliance with the state of Texas law enforcement policy on the collection of racial profiling data for 2017. The information collected is consistent compared to previous years.

New legislation in 2018 requires departments to collect more comprehensive data on all stops. This new required information will allow the department to conduct additional data analysis that will be used to assess whether there are any significant racial disparities during citizen contacts by Dallas Police Officers. The Dallas Police Department's policies strictly prohibit peace officers from engaging in racial profiling. Any complaint of racial profiling will be investigated by the Internal Affairs Division. Pursuant to any sustained allegation of racial profiling or mistreatment of any individual, appropriate corrective action will be taken.

Attached you will find both the Dallas Police Department's and Marshal's Office 2017 Traffic Contact Data Reports.

Jon Fortune
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council	Jo M. (Jody) Puckett, Assistant City Manager (Interim)
T.C. Broadnax, City Manager	Joey Zapata, Assistant City Manager
Larry Casto, City Attorney	M. Elizabeth Reich, Chief Financial Officer
Craig D. Kinton, City Auditor	Nadia Chandler Hardy, Chief of Community Services
Biliera Johnson, City Secretary (Interim)	Raquel Favela, Chief of Economic Development & Neighborhood Services
Daniel F. Solis, Administrative Judge	Theresa O'Donnell, Chief of Resilience
Kimberly Bizer Tolbert, Chief of Staff to the City Manager	Directors and Assistant Directors
Majed A. Al-Ghafry, Assistant City Manager	

DPD and Dallas Marshal's 2017 Traffic Contact Data Report

Public Safety and Criminal Justice Committee
March 23, 2018



Dallas Police Department



Overview

- Background/History
- Purpose
- Total Traffic Contacts
- 2017 Traffic Contact Data
- Racial Profiling Complaints
- Review of Data

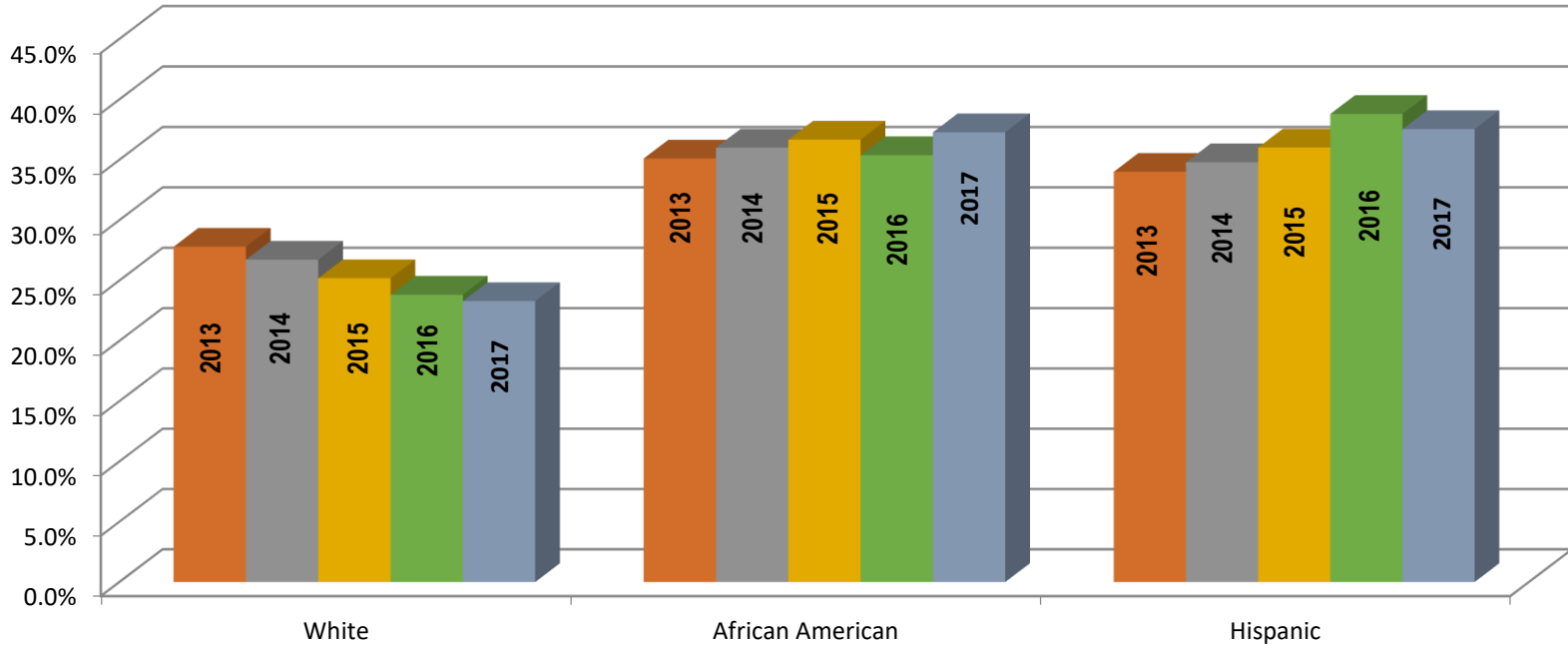
Background/History

- Conduct yearly analysis of departmental statistical data to help increase citizen confidence by:
 - Showing the department is in compliance with applicable Texas law on the collection of racial profiling data
 - Providing recommendations as needed to ensure the department continues to follow state guidelines regarding racial profiling

Purpose

- To provide a statistical overview of the 2017 Traffic Contact data of citizen contacts made by police and examine annual racial profiling complaints investigated by the Internal Affairs Division.

Total Traffic Contacts



RACE	2013		2014		2015		2016		2017	
	Number of Contacts	Percent of Total	Number of Contacts	Percent of Total	Number of contacts	Percent of Total	Number of contacts	Percent of Total	Number of contacts	Percent of Total
White	31,273	27.8%	30,285	26.7%	26,834	25.2%	20,771	23.8%	21,206	23.3%
African American	39,489	35.1%	40,782	36.0%	39,050	36.7%	30,840	35.4%	33,921	37.3%
Hispanic	38,227	34.0%	39,412	34.8%	38,356	36.0%	33,811	38.8%	34,154	37.5%
Asian	1,424	1.3%	1,292	1.1%	1,199	1.1%	901	1.0%	1,018	1.1%
Native American	261	0.2%	318	0.3%	8	0.0%	24	0.0%	192	0.2%
Middle Eastern	387	0.3%	448	0.4%	226	0.2%	350	0.4%	512	0.6%
Other	1,470	1.3%	743	0.7%	834	0.8%	469	0.5%	-	0.0%
Total	112,531	100.0%	112,531	100.0%	106,507	100.0%	87,166	100.0%	91,003	100.0%

As of 2017, other is no longer accepted by TCOLE as a valid.



2017 Traffic Contact Data

Race	Traffic Contacts		Searches From Contacts		Race Known Prior To Stop (Yes)		Consensual Searches		Custody Arrests	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
White	21,206	23.30%	2,142	19.69%	100	24.27%	34	16.67%	2,034	19.87%
African American	33,921	37.27%	5,480	50.37%	179	43.45%	97	47.55%	5,194	50.73%
Hispanic	34,154	37.53%	3,154	28.99%	131	31.80%	73	35.78%	2,907	28.39%
Asian	1,018	1.12%	55	0.51%	1	0.24%	-	0.00%	55	0.54%
Native American	192	0.21%	17	0.16%	-	0.00%	-	0.00%	17	0.17%
Middle Eastern	512	0.56%	32	0.29%	1	0.24%	-	0.00%	32	0.31%
Total	91,003	100.00%	10,880	100.00%	412	100.00%	204	100.00%	10,239	100.00%



Racial Profiling Complaints

- In 2017, the Dallas Police Department made 91,003 documented traffic contacts and responded to 599,088 calls for service.
- Out of these 690,091 documented contacts, only 6 (.001%) resulted in complaints being filed with the Internal Affairs Division alleging racial profiling.

DISPOSITION OF RACIAL PROFILING COMPLAINTS	
Unfounded	3
Not Sustained	3
Pending	0
Total	6

RACIAL PROFILING COMPLAINTS BY TYPE	
Traffic Stop	3
Other	3
Total	6

Citizens wishing to make a racial profiling complaint may call:

–Internal Affairs 214-671-3986 Monday – Friday 8am – 5am or after hours:

Central Patrol	214-670-4413	Northeast Patrol	214-670-4415
Southeast Patrol	214-670-8345	Southwest Patrol	214-670-7470
Northwest Patrol	214-670-6178	North Central Patrol	214-670-7253
South Central	214-671-4500		

See www.dallaspolice.net for additional information regarding the process for filing complaints.

Previous Racial Profiling Complaints

Year	Number of Complaints Related to Racial Profiling	Disposition	
2013	12	Unfounded Not Sustained	9 3
2014	12	Unfounded Not Sustained	8 4
2015	12	Unfounded Not Sustained	6 6
2016	9	Unfounded Not Sustained	7 2
2017	6	Unfounded Not Sustained	3 3

Review of Data

- January 31st, 2018, Dr. Melinda Schlager, Caruth Police Institute, conducted a review of the data, complaints, and training of the Dallas Police Department in regards to racial profiling.
- The analysis of the report shows the Dallas Police Department is in compliance with the state of Texas law enforcement policy on racial profiling data.

Review of Data (Cont.)

- The department is committed to providing all information required and complying with the Racial Profiling Law.
- To ensure data collected is as accurate as possible, it is recommended continued training of officers to include understanding and distinguishing the difference of race/ethnicity codes to be used on citations. Officers do not ask drivers for race or ethnicity, but use the appropriate code based on observation only.

Race/Ethnicity	Traffic Court System Code
African American	B
Asian	A
Caucasian	W
Hispanic	H
Middle Eastern	C
Native American	I

Review of Data (Cont.)

- The Dallas Police Department has established procedures for accepting complaints regarding Racial Profiling from citizens, and provides public education relating to the process for filing such complaints through the Department's website (www.dallaspolice.net), Internal Affairs Division, and the Office of Community Affairs.
- DVR (Digital Video Recorder) Management Control provides accountability and review.
 - 100% of all marked squad cars routinely making traffic stops (932) are equipped with in-car video cameras.
 - 972 body worn cameras are currently deployed to officers.
 - Regular reviews by supervisors and the DVR Review Team ensure departmental accountability by identifying conduct that might bring discredit to the Department, training opportunities for improvement, development of field operating procedures, and observances of commendable behavior.

12

Dallas Marshal's



Overview

- Purpose
- Total Traffic Contacts
- 2017 Traffic Contact Data
- Racial Profiling Complaints
- Training and Technology
- Conclusion

Purpose

- To provide a statistical overview of the 2017 Annual Traffic Contact Data Report of citizen contacts by the Marshal's Office and review complaint history.

Total Traffic Contacts

RACE	2016 Traffic Contacts		2016 Traffic Contact Arrests		2017 Traffic Contacts		2017 Traffic Contact Arrests	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
WHITE	153	14.8%	7	3.9%	531	21.5%	89	15.0%
BLACK/AFRICAN-AMERICAN	421	40.8%	112	62.2%	981	39.6%	301	50.6%
HISPANIC/LATINO AMERICAN	452	43.7%	61	33.9%	952	38.5%	200	33.6%
INDIAN/ALASKA NATIVE	5	0.5%	0	0.0%	4	0.2%	4	0.7%
ASIAN	2	0.2%	0	0.0%	7	0.3%	1	0.2%
MIDDLE EASTERN	0	0.0%	0	0.0%	0	0.0%	0	0.0%
OTHER	0	0.0%	0	0.0%	0	0.0%	0	0.0%
TOTALS	1033	100%	180	100%	2475	100%	595	100%

2017 Traffic Contact Data

RACE	MOTOR VEHICLE STOPS		SEARCHES FROM CONTACTS		CONSENSUAL SEARCHES		CUSTODY ARRESTS	
	NUMBER	PERCENT OF TOTAL	NUMBER	PERCENT OF TOTAL	NUMBER	PERCENT OF TOTAL	NUMBER	PERCENT OF TOTAL
WHITE	531	21.5%	89	15.0%	0		89	15.0%
BLACK/AFRICAN-AMERICAN	981	39.6%	301	50.6%	0		301	50.6%
HISPANIC/LATINO	952	38.5%	200	33.6%	0		200	33.6%
AMERICAN INDIAN/ALASKA NATIVE	4	0.2%	4	0.7%	0		4	0.7%
ASIAN	7	0.3%	1	0.2%	0		1	0.2%
MIDDLE EASTERN	0	0.0%	0	0.0%	0		0	0.0%
OTHER	0	0.0%	0	0.0%	0		0	0.0%
TOTALS	2475	100%	595	100%	0	0%	595	100%

Racial Profiling Complaints

- Procedures are established for accepting complaints at the Dallas Marshal's Office.
- The Dallas Marshal's Office received no complaints from the 2,475 documented traffic contacts in 2017.
- There have been no racial profiling complaints for the preceding six (6) years.

Training

- All Marshals are in compliance with mandated Texas Commission on Law Enforcement (TCOLE) and the Law Enforcement Management Institute of Texas (LEMIT) training requirements.
- The Dallas Police Department continues to permit Marshals to attend their Core Curriculum training every two years.

Technology

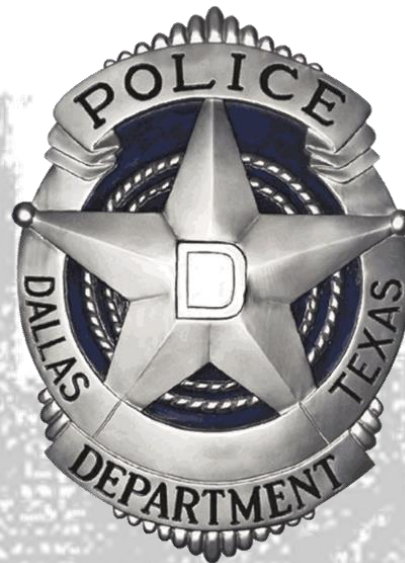
- As of April 2016, all enforcement vehicles were equipped with in-car video systems and policies implemented to meet standards.
- In-car videos are routinely audited by supervisors and the Professional Standards Unit.
- All DMO enforcement personnel are equipped with body worn cameras as of July 2017.
- Four vehicles are equipped with License Plate Readers (LPR) to identify vehicles associated with outstanding warrants.

Conclusion

- The department is committed to reporting all information as required and complying with the Racial Profiling Law.

DPD and Dallas Marshal's 2017 Traffic Contact Data Report

Public Safety and Criminal Justice Committee
March 23, 2018



Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **Dallas 365 Update – February Data**

The February 2018 Dallas 365 data are now available at:
<http://dallas365.dallascityhall.com>.

As part of our Service First commitment to transparency and accountability, we update the Dallas 365 dashboard monthly, and provide quarterly briefings to the Government Performance & Financial Management Committee.

Should you have any questions, please contact my office at (214) 670-7804.

A handwritten signature in blue ink that reads "M. Elizabeth Reich".

M. Elizabeth Reich
Chief Financial Officer

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **Appeals of the Landmark Commission's decision to initiate the historic designation process to expand the Lake Cliff Historic District**

On Wednesday, April 4, 2018, City Council will hear 10 appeals of the Landmark Commission's decision to initiate the historic designation procedure to expand the Lake Cliff Historic District.

Attached is the designation report approved by the Landmark Commission, which includes both the landmark nomination form and the preservation criteria included in the original Lake Cliff Historic District ordinance that was created in 1997, and a map indicating each property in question. The appellants will have an opportunity to speak regarding the appeals on April 4.

On October 2, 2017, the Landmark Commission initiated the expansion of the Lake Cliff Historic District to include 11 new properties: 826, 832 and 834 Blaylock Drive, 1103, 1109 and 1119 North Crawford Street, and 829, 830, 834, 835 and 839 North Marsalis Avenue.

On October 11, 2017, the Director of Sustainable Development and Construction received written notices of appeal of this initiation by all but one property owner (owner of 829 N Marsalis did not appeal). Section 51A-4.501(c)(3) of the Dallas Development Code pertaining to appeals reads:

If the historic designation procedure is initiated by the Landmark Commission or City Plan Commission (CPC), the property owner may appeal the initiation to the City Council by filing a written notice with the director within 10 days after the action of the landmark commission or CPC. Within 180 days after the filing of the appeal, the director shall prepare, and the Landmark Commission shall adopt, a designation report and submit it to the City Council. After submission of the designation report, the City Council shall hold a public hearing on the appeal. The sole issue on appeal is whether the Landmark Commission or CPC erred in evaluating the significance of the property based on the characteristics listed in Section 51A-4.501(b). An appeal to the City Council constitutes the final administrative remedy.

The Director has 180 days from the submittal of the appeals to present the designation report to City Council. April 4, 2018 falls within the 180 day requirement. The appellants

DATE March 23, 2018

SUBJECT **Appeals of the Landmark Commission's decision to initiate the historic designation process to expand the Lake Cliff Historic District**

and interested parties may reach out to you before April 4, 2018. You may speak to anyone regarding the initiations and appeals.

If you have any questions about the appeal process, please contact Casey Burgess, Assistant City Attorney, at 214-670-1332.



Majed Al-Ghafry
Assistant City Manager

- c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billierae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
- Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

PROCEDURE FOR APPEAL OF INITIATION OF HISTORIC DESIGNATION PROCEDURE

A historic overlay district may be established to preserve places and areas of historical, cultural, or architectural importance and significance. Initiation of a place or area means that the city council, city plan commission, or landmark commission voted to initiate the procedure for adopting an ordinance to establish or amend a historic overlay district.¹

Once initiated, a predesignation moratorium is placed on the area in order to allow time to evaluate each proposed historic overlay district and to consider appropriate preservation criteria. During the predesignation moratorium, a person shall not alter a site, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a predesignation certificate of appropriateness from the landmark commission.

If the historic designation procedure is initiated by the landmark commission or city plan commission, the property owner may appeal the initiation to the city council. If an appeal is filed, the director shall prepare, and the landmark commission shall adopt a designation report and submit it to the city council within 180 days after the filing of the appeal. After submission of the designation report, the city council shall hold a public hearing on the appeal.²

In reviewing the initiation of historic designation procedure, the sole issue on appeal is whether the landmark commission or city plan commission erred in evaluating the significance of the property based on the characteristics listed in Section 51A-4.501(b). Therefore, only the representatives for the applicants and the city will be allowed to speak before city council.

The following are the evaluation criteria:

A historic overlay district may be established to preserve places and areas of historical, cultural, or architectural importance and significance if the place or area has **three or more** of the following characteristics:

- (1) History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.
- (2) Historic event: Location as or association with the site of a significant historic event.
- (3) Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

¹ Initiation can also occur when the property owner files a zoning change application with the city.

² An appeal of an initiation of historic designation procedure is a legislative hearing because it is an underlying zoning matter. Therefore, communication between city councilmembers and property owners is allowed before the hearing.

(4) Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

(5) Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state, or country.

(6) Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

(7) Unique visual feature: Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

(8) Archaeological: Archaeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

(9) National and state recognition: Eligible for or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

(10) Historic education: Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.”

ORDER OF THE HEARING

- (1) Preliminary matters and introduction by the mayor.

“Colleagues, we are going to hear appeals on the initiation of historic designations on 10 different properties.

You received designation reports for each property from the Sustainable Development and Construction Director. You also received materials from the appellants dated _____.

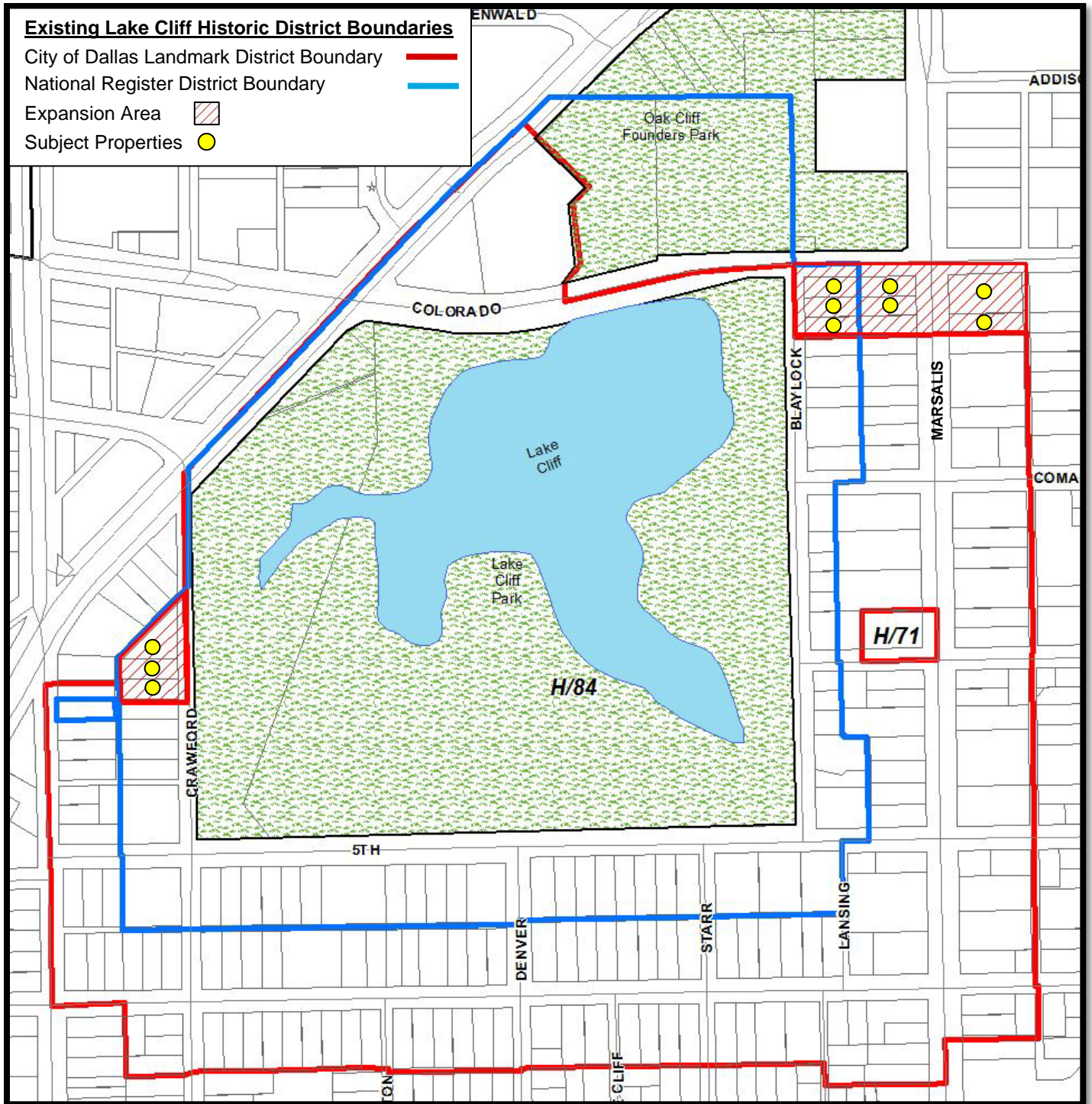
The city secretary will read all the appeals on record and each property owner will have an opportunity to speak. Members of the public will not be allowed to speak.

Do any councilmembers have questions about procedure at this time?

Okay, madam secretary.”

- (2) The city secretary will read all the appeals on record at one time.
- (3) Appellant’s case.
- (a) Each property owner will have an opportunity to speak.
 - (b) Councilmembers can ask questions at any time.
- (4) Director’s input.
- (5) Motion and second to either:
- (a) Affirm the decision of the Landmark Commission with the finding that they did not err in evaluating the significance of the properties;
 - (b) Deny the decision of the Landmark Commission with the finding that they did err in evaluating the significance of the properties; or
 - (c) Modify the decision of the Landmark Commission with the finding that they erred in evaluating the significance on some properties, but not all.
- (6) Discussion by councilmembers.
- (7) Vote.

Note: Appeal to the city council constitutes the final administrative remedy.



- Appeal Properties:**
- 1119 North Crawford Street
 - 1109 North Crawford Street
 - 1103 North Crawford Street
 - 834 Blaylock Drive
 - 832 Blaylock Drive
 - 826 Blaylock Drive
 - 839 North Marsalis Avenue
 - 835 North Marsalis Avenue
 - 834 North Marsalis Avenue
 - 830 North Marsalis Avenue

Dallas Landmark Commission
Landmark Nomination Form - DRAFT

1. Name

Historic: Lake Cliff Historic District

Date: January 31, 2018

2. Location

Address:

Location/neighborhood: Lake Cliff Park, Fifth Street, Sixth Street, Blaylock Drive and Marsalis Avenue

Block and lot: **land survey:** n/a **tract size:**

3. Current Zoning

Current zoning: PD 468

4. Classification

Category	Ownership	Status	Present Use	___museum
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input checked="" type="checkbox"/> park
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> site	Public	Accessibility	<input type="checkbox"/> entertainment	<input type="checkbox"/> scientific
<input type="checkbox"/> object	Acquisition	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> transportation
	<input type="checkbox"/> in progress	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> other, specify
	<input type="checkbox"/> being consider'd	<input type="checkbox"/> no	<input type="checkbox"/> military	_____

5. Ownership

Current Owner: Various

Contact: Ph:

Address: City: State: Zip:

4. Form Preparation

Date: 10/23/96 & 1/31/18

Name & Title: Jim Anderson, Senior Historic Preservation Planner (1996)
 Liz Casso, Senior Historic Preservation Planner (2018)

Organization: City of Dallas, Sustainable Development & Construction Department

Contact: Liz.Casso@dallascityhall.com **Phone:** (214) 671-5052

7. Representation on Existing Surveys

Alexander Survey (citywide): local state national X National Register
H.P.L. Survey (CBD) A B C D ___ Recorded TX Historic Ldmk
Oak Cliff X ___ TX State Antiquities Ldmk
Victorian Survey ___
Dallas Historic Resources Survey, Phase III X high ___ medium ___ low

For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N
Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

Original owner(s): Various
Significant later owner(s):

9. Construction Dates

Original: 1888 - Present
Alterations/additions:

10. Architect

Original construction: Various
Alterations/additions:

11. Site Features

Natural: Lake Cliff Park
Urban Design: Lake Cliff Residential Neighborhood

12. Physical Description

Condition, check one: _____ excellent _____ deteriorated _____ unaltered _____ original site
X good _____ ruins _____ altered _____ Moved (date _____)
_____ fair _____ unexposed

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

DESCRIPTION:

The Lake Cliff Historic District lies in the northeastern part of the original Oak Cliff townsite on relatively high, flat terrain overlooking downtown Dallas, roughly 1-1/2 miles to the north. The historic district covers approximately 75 acres including a public park with a central man-made lake dating from c. 1888. The district also includes all the residential half-blocks fronting the park on the east (Blaylock Drive), south (E. Fifth Street) and west (N. Crawford Street). East Sixth Street (from Beckley to Marsalis) and Marsalis (from East Sixth Street to Colorado Boulevard) are also included in the historic district. The boundary extends north to Zang

Boulevard to include the 13-story Lake Cliff Tower Hotel (1929-1932, 329 E. Colorado) The contributing properties are primarily 1920s to 1930s, 1- and 2-story houses and apartment buildings featuring craftsman and Prairie School influences. The remaining contributing properties include Lake Cliff Park (site), Lake Cliff (lake), and a handful of early park buildings. The properties listed as noncontributing comprise those constructed after 1944 or significantly altered and include the Lake Cliff Park tennis courts and pool (structures) and sculpture (object).

The Lake Cliff Historic District is generally flat, except for the excavated lake, and a diverted, fieldstone-lined creek that drains into it from the southwest. A slightly depressed area in the south part of Lake Cliff Park is the site of a demolished concrete bathing pool and bath house. Large trees, low shrubs and grass lawns are found throughout the district.

The park is the central focus of the district and the surrounding residential buildings are oriented to it. Oak and hackberry trees stand in natural clusters along the creek, while formal trees and ground cover plantings surround the lake. A sense of formality is suggested by regularly spaced hackberry trees along the west, south and east sides of the park. Concrete sidewalks and curbs surround the park, and curving walks lend public access to its grounds. Several contributing buildings, objects, and structures are found within the park site, including Lake Cliff and a large rustic style open-air pavilion and fountain complex to the northeast Small Romantic and Rustic style buildings dot the southeast side of the park.

The historic architecture surrounding the park is a mixture of 1- and 2-story single-family bungalows, four-square houses and apartment buildings. However, Oak Cliffs premier high-rise, the 13-story Cliff Towers Hotel (1929-1932) dominates the district to the north with its massing and solitary setting. The Mediterranean building (now known as the Lake Park Nursing Home) faces south toward E. Colorado Boulevard and Lake Cliff Park. The eclectic, highly detailed hotel is situated among trees, grass and a surface parking lot that do little to break its visual association with the park.

Southeast of the Hotel, facing Blaylock Street and near Colorado Street are several 2-story (1920s; 824, 826, 832, 834 Blaylock Drive) brick apartment buildings. The largely unadorned, square forms face west and several have fabric or metal awnings over their front windows. These buildings are representative of other small apartment complexes found throughout the district.

Further south on Blaylock are several 1930s craftsman bungalows and one 1922 dwelling set far back from the street. East 5th Street has several exceptional high style houses among its more modest dwellings. Frame and masonry construction are found throughout the district, representing a variety of stylistic influences.

The historic district's most conspicuous Noncontributing element, a large condominium block built in the 1980s, is at 230 E. 5th Street. Along the western edge of the park, N. Crawford Street is lined with 1930s and 1940s apartment blocks, several bungalows and a small, new apartment complex (1015 N. Crawford).

The character of the district is set by the historic components of the park, both landscaping and architectural elements, and the park's placement within the community as an integral, evolved component of the neighborhood. The early 20th century buildings around it serve to reinforce the park's historic ambience. The impact of the district's Noncontributing properties is diminished by unifying landscaping elements.

13. Historical Significance

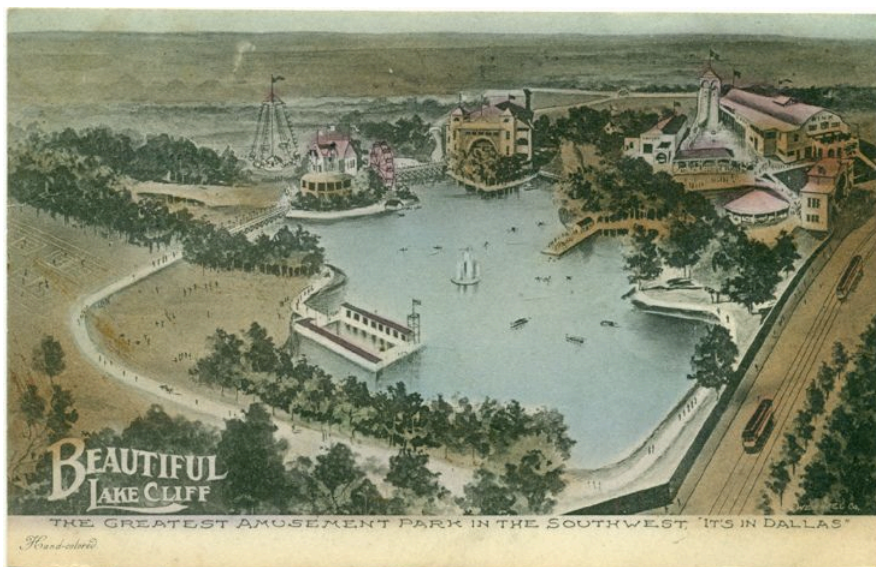
Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

STATEMENT OF SIGNIFICANCE:

The Lake Cliff area is significant in the development of Oak Cliff, and reflects the promotional efforts of Dallas' early developers to lure homeowners to the south side of the Trinity River. Most of the district lies within the original township of Oak Cliff. Lake Cliff is the result of a partnership between T. L. Marsalis and John S. Armstrong. Marsalis and Armstrong constructed a steam-powered street car line to their development, in 1887.

The lake, manmade, was constructed in 1888 by the Llewellyn Club. Only two blocks from the street car line, the developers marketed the area as healthy, close to retail services and connected to Dallas by rail. Marsalis Avenue, the only designated avenue, was originally named Grand and was to be the great connection to the bucolic suburb and the city center. The streetcar line ran from downtown Dallas to Oak Cliff. After the line crossed the Trinity River, it branched into two sections. One section headed further south toward an area that became Oak Cliffs commercial center. The other branch traveled west along Colorado Boulevard, extending to Lake Cliff. The two lines eventually reunited creating a loop, which was completed in 1904. The lake, which became a focal point of the development, and has remained unchanged, and is considered a contributing feature in the district.

In 1899, Dr. Robert Spann purchased all of the property around the lake and converted the Llewellyn club house into a sanitarium which he operated for several years (McDonald 1978:227; Dreesen 1939:n.p.). John F. Zang and Charles Mangold, Oak Cliff businessmen, purchased the land in 1906. They developed the area as an amusement park, which included log rides, a roller coaster, a natatorium, a skating rink for 2,000 people, and a 2,500-seat casino. The casino hosted Al Jolson and Eddie Cantor. The Dallas-based architectural firm of Lang and Witchell designed the buildings and structures in the park, which were erected by local contractor L.B. Westerman. The park was intended to encourage Oak Cliffs development and drive up the value of land Zang and Mangold had purchased previously. The amusement park failed financially, partially due to the Trinity River flooding of 1908. All of the buildings were destroyed by the early 1940's (McDonald 1978:227).



Vintage Postcard of the Lake Cliff Amusement Park (circa 1907)

In 1913, the City of Dallas purchased the land surrounding the lake for \$55,000 (Dreesen 1939:n.d.). Over time, the remaining amusement park rides and buildings were removed. A 1910s brick pump house building is the only remaining feature of the aquatic facilities. The now public park was designed in a “natural” style with stone pavilions and a bath house. The new features also included a stone arcaded shelter (1934) and rose garden, both constructed by the Works Progress Administration (WPA). Lake Cliff Park became a defining element for Oak Cliff. The park's new role encouraged residential development around the park perimeter, beginning in the 1920s. Other residential additions follow the construction of the park as well, including the Miller-Stemmons Addition and Crystal Hills Addition.



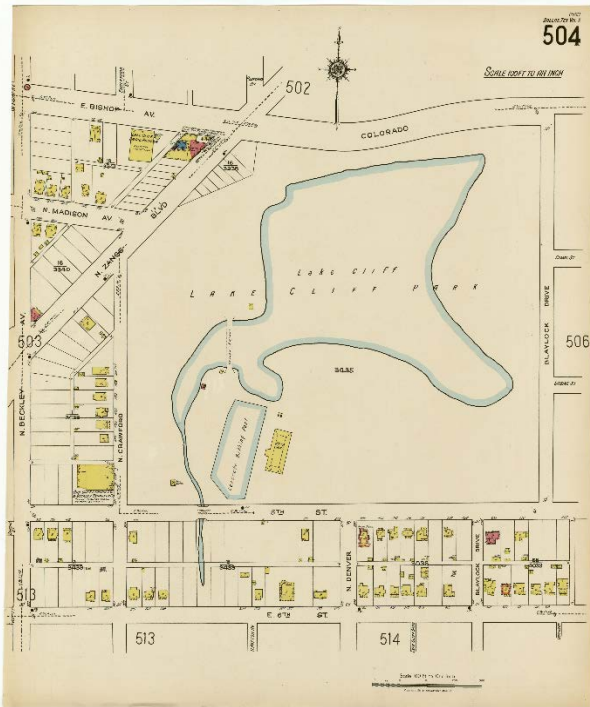
Lake Cliff Rose Garden, 1940

The buildings in the development around the park consist primarily of single family homes, but also include small apartment buildings. A mix of architectural styles is found throughout this neighborhood. The styles include Craftsman bungalows, Prairie foursquares, and Tudor revivals.

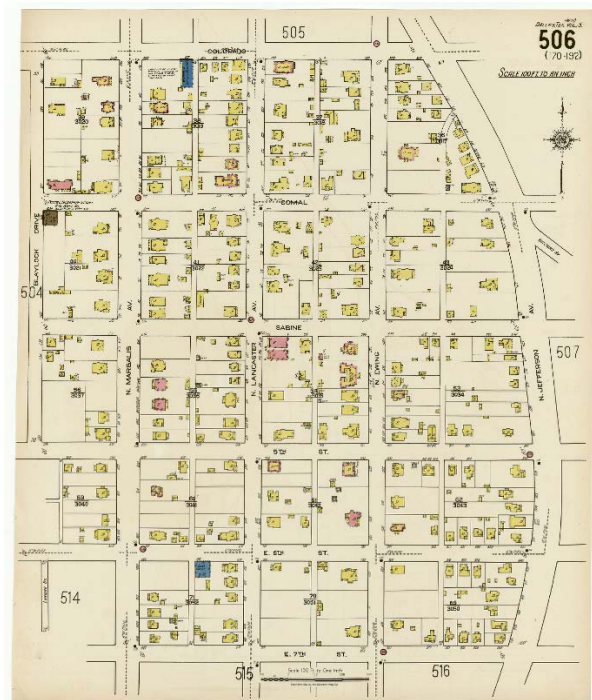
The house at 520 East Fifth Street is Tudor Revival with details such as a steeply pitched, gabled roof with cross gables, massive chimney, and tall, narrow windows with multi-pane glazing (McAlester, pp. 354-55, 452-53). Prairie details on the house at 414 East Fifth Street (1920), include the low-pitched hipped porch and main roof, widely overhanging eaves, and large square pillars. These features combine to emphasize the horizontal lines of the building. Craftsman detailing is evident on the houses at 410-402 East Fifth Street (1920), including a low-pitched gabled or hipped roof, exposed overhanging eaves, exposed brackets and rafters, and tapered square porch columns. Another excellent example of craftsman detailing can be found on the bungalow at 402 East Fifth Street (1925), including the low-pitched, front gabled roof and partial front porch with square columns.

The larger homes in the area were owned by some of Oak Cliff and Dallas' more prominent families. C.M. Bolanz of Bolanz and Bolanz Real estate, Loans and Insurance lived at 606 Blaylock. J.D. Peterson, the manager of Hormel, lived at 626 Blaylock. Frank Reaugh, an outstanding regional artist, lived on East Fifth along with local photographer Frank Rogers. (City Directories for 1925-26 and 1930)

Most of the small apartment buildings were constructed during the 1920s and 1930s. These buildings, like those built at 826 and 832 Blaylock, reflect the scale and massing of the predominant single family housing. Their styles are also varied like the Tudor Revival style apartment building at 816 Blaylock (1925), and the Prairie style one at 834 Blaylock (1923). Noncontributing apartment complexes constructed after 1944 tend to be larger and less sensitive to the historic ambiance of the district. For example, the 3-story apartment building at 230 East Fifth Street lacks sensitivity to the style, massing or setbacks of nearby houses.



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

The 1922 Sanborn Fire Insurance map shows the development of houses surrounding the lake.

Part of the district, though separated from the residential area to the south by East Colorado Boulevard is the Lake Cliff Tower. Lake Cliff Tower was constructed (1929-1932) as a hotel at the intersection of two major thoroughfares, Colorado and Zang boulevards. Zang Boulevard, the major connection between Dallas and Oak Cliff, also was the connector to Highway 80, and thus Ft. Worth. The Lake Cliff Tower became a landmark for travelers to and from Ft. Worth.

The Cliff Tower hotel was first planned in 1926 as a 10-story apartment complex designed by Thompson and Swaine architects (Dallas Times Herald, June 19, 1926, p.10). The project failed with the construction partially complete, but was repurchased and revived by E.W. Morten and Charles Mangold in 1929. The latter had sold the property in 1924 to the first developers. Albert S. Hecht and Robert C. Williams of Dallas and Chicago redesigned the building. The original contractor, Bellows Maclay, apparently continued his work in 1929 and completed the building in 1932.

Lake Cliff Tower, a contributing building for both the national and city historic districts, continues the park like setting with a broad front lawn. The building's setting is appropriate to its proximity to the park and its 13-story height does not adversely impact the smaller contributing properties.



Lake Cliff Park and Lake Cliff Tower

The period of significance for the Lake Cliff Historic District extends from the construction of the park in 1888 to 1944. It is an excellent collection of early 20th century single and multi-family dwellings that typify Oak Cliffs growth in the 1920s and 1930s. While Lake Cliff Park has evolved over the years (including the recent addition of a baseball park and tennis courts), its overall integrity has not been compromised. Other contributing properties within the historic district retain a high degree of integrity. Noncontributing properties make up a very small portion of the total and do not detract substantially from the overall feel of the district.

14. Bibliography

Report created from the National Register Nomination for the Lake Cliff Neighborhood which is a portion of the Historic Resources Survey of Dallas Texas, Phase III, 1988-89 prepared by Hardy-Heck-Moore. Sources for this portion of the National Register Nomination are listed below:

Dallas Public Library vertical files.

Dallas Times Herald, June 19, 1926, p.10

Dreesen, Don
1939 "History of Oak Cliff". Oak Cliff Dispatch-Journal
March 6 - June 22 installments.

McDonald, William L.
1979 Dallas Rediscovered: A Photographic Chronicle of Urban Expansion 1870-1925. Riverside Press

McAlester, Virginia and Lee McAlester
1986 A Field Guide to American Houses. Alfred A. Knopf, New York.

15. Attachments

___ *District or Site Map*

___ *Site Plan*

___ *Photos (historic & current)*

___ *Additional descriptive material*

___ *Footnotes*

___ *Other:* _____

16. Designation Criteria

X History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

_____ Historic event: Location of or association with the site of a significant historic event.

X Significant persons: Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

X Architecture: Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

_____ Architect or master builder: Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

X Historic context: Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

_____ Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

X National and state recognition: Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

X Historic education: Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

X Unique visual feature: Unique

Recommendation

The Designation Committee requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Development Services.

Date:

***Daron Tapscott - Chair
Designation Committee***

***Liz Casso
Historic Preservation Planner***

11-5-97

ORDINANCE NO. 23328

An ordinance amending CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by establishing Historic Overlay District No. 84 (Lake Cliff Historic District) comprised of the following described property ("the Property"), to wit:

BEING an area generally bounded by Colorado Boulevard, Marsalis Avenue, Sixth Street, Beckley Avenue and Zang Boulevard, and containing approximately 97.9 acres of land.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the Property; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

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

SECTION 1. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by establishing Historic Overlay District No. 84 comprised of the following described property ("the Property"), to wit:

CHECKED BY

JCK.....LIX

23328

973677

BEING a tract of land in the Elizabeth Robertson Survey, Abstract No. 1211, in the City of Dallas, Dallas County, Texas, and being in City Blocks 3421, 3434, 3435, 39/3020, 38/3019, 40/3021, 41/3022, 56/3037, 55/3036, 59/3040, 60/3041, 71/3052, 72/3053, 73/3054, C/3123, B/3432, A/3432, 3/3039 2/3038, 3/3433, 2/3433, 1/3433, and 3338, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Sixth Street and the east line of Beckley Avenue;

THENCE in a northerly direction along the east line of Beckley Avenue to a point for corner on the common line between Lots 8 and 9 in City Block 1/3433;

THENCE in an easterly direction along said common lot line and its eastward prolongation to a point for corner on the centerline of a 15 foot wide public alley in City Block 1/3433;

THENCE in a southerly direction along the centerline of said alley to a point for corner on the westward prolongation of the common line between Lots 23 and 24 in City Block 1/3433;

THENCE in an easterly direction along the westward prolongation of said common lot line, and continuing in an easterly direction along said common lot line and its eastward prolongation to point for corner in the east line of Crawford Street;

THENCE in a northerly direction along the east line of Crawford Street to a point for corner on the southeast line of Zang Boulevard;

THENCE in a northeasterly direction along the southeast line of Zang Boulevard, crossing Colorado Boulevard, to a point for corner on a line that is approximately 500.06 feet North 45°50' East from the most northerly end of a corner clip at the northeast corner of Zang Boulevard and Colorado Boulevard;

THENCE South 40°40'10" East, leaving the southeast line of Zang Boulevard, a distance of approximately 190.0 feet to a point for corner;

THENCE South 44°45'50" West, a distance of 59.93 feet to a point for corner;

THENCE South 06°57'15" East, a distance of 154.98 feet to a point for corner;

THENCE South 42°02' 33" East, a distance of 59.34 feet to a point for corner on the north line of Colorado Boulevard;

THENCE in a southerly direction along a line perpendicular to the north line of Colorado Boulevard, a distance of approximately 100 feet to a point for corner on the south line of Colorado Boulevard;

LX

23328

973677

THENCE in an easterly direction along the south line of Colorado Boulevard to a point for corner on the west line of Blaylock Street;

THENCE in a southerly direction along the west line of Blaylock Street to a point for corner on a line, said line being 150 feet south of and parallel to the south line of Colorado Boulevard;

THENCE in an easterly direction along said line, crossing Blaylock Street and Marsalis Avenue, a distance of approximately 601.6 feet to a point for corner on the centerline of a 17.2 foot wide public alley;

THENCE in a southerly direction along the centerline of said alley, and continuing in a southerly direction, crossing Comal Street, and continuing along the centerline of an alley in City Block 4/3022, crossing Sabine Street, and continuing in a southerly direction along the centerline of an alley in City Block 55/3036, crossing Fifth Street, and continuing along the centerline of an alley in City Block 60/3041, crossing Sixth Street, and continuing along the centerline of an alley in City Block 71/3052 to a point for corner on a line, said line being 109.6 feet south of and parallel to the south line of Sixth Street;

THENCE in a westerly direction along said line, a distance of approximately 273.75 feet to a point for corner on the west line of Marsalis Avenue;

THENCE in a southerly direction along the west line of Marsalis Avenue to a point for corner on a line, said line being 100 feet north of and parallel to the north line of Seventh Street;

THENCE in a westerly direction along said line, a distance of approximately 260 feet to a point for corner on the centerline of an alley in City Block 72/3053;

THENCE in a northerly direction along the centerline of said alley to a point for corner on a line, said line being 154.3 feet south of and parallel to the south line of Sixth Street;

THENCE in a westerly direction along said line, crossing Star Street and Denver Street, and continuing along the centerline of a 15 foot wide public alley in City Block C/3123, crossing Patton Avenue, and continuing in a westerly direction along a line 145 feet south of and parallel to the south line of Sixth Street to a point for corner on the centerline of Crawford Street;

THENCE in a southerly direction along the centerline of Crawford Street, a distance of 5 feet to a point for corner on a line, said line being 150 feet south of and parallel to the south line of Sixth Street;

THENCE in a westerly direction along said line to a point for corner on the common line between City Blocks 3432 and A/3432;

LXI

THENCE in a northerly direction along said common block line and its northerly prolongation to a point for corner on the north line of Sixth Street;

THENCE in a westerly direction along the north line of Sixth Street to its intersection with the east line of Beckley Avenue, the POINT OF BEGINNING, and containing approximately 97.9 acres of land.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations contained in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, or remove any structure on the Property without first obtaining a certificate of appropriateness in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map Nos. K-7 & L-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, or maintenance of a building, structure, or land on the Property.

SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER I of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

SAM A. LINDSAY, City Attorney

By 
Assistant City Attorney

Passed NOV 12 1997

Exhibit A
PRESERVATION CRITERIA
Lake Cliff Historic District

(The area bounded by Colorado Boulevard, Marsalis Avenue,
Sixth Street, Beckley Avenue and Zang Boulevard)

1. GENERAL

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these preservation criteria control.
- 1.3 A person may not alter a historic district site, or any portion of the exterior of a structure on the site, or place, construct, maintain, expand, remove, or demolish any structure in the historic district without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and the provisions of this ordinance. A person who violates this provision is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 1.4 The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
- 1.5 Preservation and restoration materials and methods used must comply with the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 The Landmark Commission may approve a certificate of appropriateness for work that does not strictly comply with these preservation criteria upon a finding that:
 - a. the proposed work is historically accurate and is consistent with the spirit and intent of these preservation criteria; and

- b. the proposed work will not adversely affect the historic character of the property or the integrity of the historic district.

2. DEFINITIONS

- 2.1 Unless defined below, the definitions contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE", of the Dallas City Code, as amended, apply.
- 2.2 **APPROPRIATE** means typical of the historic architectural style, compatible with the character of the historic district, and consistent with these preservation criteria.
- 2.3 **CERTIFICATE OF APPROPRIATENESS** means a certificate required by Section 51A-4-501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 **COLUMN** means the entire column, including the base and capital.
- 2.5 **COMMISSION** means the Landmark Commission of the City of Dallas.
- 2.6 **CONTRIBUTING STRUCTURE** means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to a historic district.
- 2.7 **CORNERSIDE FACADE** means a facade facing a side street.
- 2.8 **CORNERSIDE FENCE** means a fence adjacent to a side street.
- 2.9 **CORNERSIDE YARD** means a side yard abutting a street.
- 2.10 **DIRECTOR** means the director of the Department of Planning and Development or the Director's representative.
- 2.11 **DISTRICT** means Historic Overlay District No. 84 the Lake Cliff Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown in Exhibit B.
- 2.12 **ERECT** means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.13 **FENCE** means a structure or hedgerow that provides a physical barrier, including a fence gate.

- 2.14 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.15 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.16 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.17 NO-BUILD ZONE means that part of Lake Cliff Historic District in which no new construction may take place.
- 2.18 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.19 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING

- 3.1 New construction is prohibited in the front yard.
- 3.2 All contributing structures are protected.
- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Circular driveways and parking areas are not permitted in a front yard.
- 3.5 Carports or garages are permitted only in the rear yard.
- 3.6 Outdoor lighting must be appropriate and enhance the structure.
- 3.7 Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- 3.8 It is recommended that landscaping reflect the historic landscape design.
- 3.9 Existing trees are protected, except that unhealthy or damaged trees may be removed.
- 3.10 Any new mechanical equipment may not be erected in the front or side yards, and must be screened. Pay phones may not be erected in front or side yards.

3.11 Fence location.

- a. Historically appropriate fences are permitted in the front yard and may not exceed 3'6" in height and must be 50 percent open. They must be constructed of one or more of the following materials: wood, stone, brick, wrought iron, a combination of those materials, or other materials deemed appropriate. Chain link is not allowed in the front yard.
- b. Interior side yard fences must be located in the rear 50 percent of the interior side yard; this may be a solid fence. Interior side yard fences must be located behind the open front porch of an adjacent house. The portion of the fence in the front 50 percent of the interior side yard and that portion facing the main street must be at least 70 percent open. Chain link fences are not allowed in the front 50 percent of the interior side yard.
- c. Fences in the cornerside yards may be located in the front 50 percent of the cornerside facade; these must be at least 70 percent open. Chain link fences are not allowed.
- d. Solid cornerside fences must not be located directly in front of the cornerside facade except that due to unusual high pedestrian or vehicular traffic a solid fence may be allowed directly in front of any portion of the rear 50 percent of the cornerside facade. This fence must not screen any significant architectural feature of a main structure.
- e. Fence locations are shown in Exhibit C.

3.12 Unless otherwise noted, fences must not exceed 8 feet in height.

3.13 Fences must be constructed of wood, brick, cast stone, wrought iron, stone, wood, a combination of these materials, or other appropriate materials. Chain link is only allowed in the rear 50 percent of the back yard.

3.14 Tops of fences must be horizontal, stepped or parallel to grade as illustrated in Exhibit C.

3.15 The finished side of a fence must face out if seen from any street as illustrated in Exhibit C.

4. FACADES**4.1 Protected facades.**

- a. Front, cornerside and interior side facades or contributing structures are protected.
- b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained.
- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
- e. Brick, cast stone and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

4.2 Nonprotected facades.

- a. Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.

4.3 Wood siding, trim, and detailing must be restored wherever practical.

4.4 All exposed wood must be painted, stained, or otherwise preserved.

4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

4.6 Paint must be removed in accordance with the Department of Interior standards prior to refinishing.

4.7 Aluminum siding, stucco, and vinyl cladding are not permitted.

4.8 Historic Colors

- a. Historic color must be maintained wherever practical.

- b. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
 - c. All structures must have a dominant color and no more than three trim colors, including any accent colors. Proper location of dominant, trim and accent colors is shown in Exhibit D. The colors of a structure must be complimentary to each other and the overall character of this district. Complimenting color schemes are encouraged through the blockface.
 - d. Wood columns should be painted white or a light color.
- 4.9 Exposing and restoring historic finish materials is recommended.
- 4.10 Cleaning of the exterior of a structure must be in accordance with Department of Interior standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.
- 5.3 Replacement doors and windows must express muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in width, height, proportion, glazing material, and color. Painted or factory finished aluminum storm doors, storm windows or screens are permitted. Mill finished aluminum is not permitted.
- 5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

- 5.8 The Secretary of the Interior's Standards for Rehabilitation should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, terra-cotta tiles and wood shingles. Built-up, metal, single-ply membrane, synthetic wood shingle, and synthetic clay tile roofs are not permitted.
- 6.3 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.
- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be placed so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

7. PORCHES AND BALCONIES.

- 7.1 Historic porches and balconies on protected facades are protected.
- 7.2 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.
- 7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected.
- 7.4 Porch floors must be brick, concrete, stone, or wood. Brick, concrete, or stone porch floors may not be covered with carpet or paint. Wood floors must be painted or stained. A clear sealant is acceptable on porch floors.

8. EMBELLISHMENTS AND DETAILING

- 8.1 The following architectural elements are considered important features and are protected: porte cocheres, front porches, historic doors and windows, historic architectural features.

9. NEW CONSTRUCTION AND ADDITIONS

- 9.1 Stand-alone new construction is permitted only in the rear yard.
- 9.2 Vertical additions to contributing structures are not permitted.
- 9.3 Horizontal additions to contributing structures are not permitted on protected facades. Any new horizontal additions must be set back ten feet from the front facade.
- 9.4 The color, details, form, materials, and general appearance of new construction, including accessory buildings, and additions must be compatible with the existing historic structure.
- 9.5 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios.
- 9.6 The height of new construction and additions must not exceed the height of the historic structure.
- 9.7 Aluminum siding and vinyl cladding are not permitted.
- 9.8 Chimneys visible from the public right-of-way must be clad in brick or stucco. Imitation brick will be reviewed through the certificate of appropriateness process.
- 9.9 Front yard setback for new construction:
 - a. A main building on an interior lot must have a front yard setback that is within ten feet of the average front yard setback of other structures in the blockface.
 - b. A main building on a corner lot must have a front yard setback that is within ten feet of the front yard setback of the closest main building in the same blockface.
- 9.10 Front, rear, side and cornerside yards are illustrated in attached Exhibit E.
- 9.11 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be

established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10. ACCESSORY BUILDINGS

- 10.1 Accessory buildings are permitted only in the rear yard.
- 10.2 Accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- 10.3 Accessory buildings must be at least 8 feet from the main building.
- 10.4 Accessory buildings must not exceed 1,200 square feet in area, unless documentation shows that an original building exceeding this size was previously on the building site.
- 10.5 Accessory buildings may have garage doors located at the established rear yard setback from the alley if electric garage door openers are installed.
- 10.6 The minimum rear yard setback for accessory structures is 2'6", with a 1'6" roof overhang encroachment permitted.
- 10.7 The minimum side yard setback for accessory structures is 3 feet, with a 1'6" roof overhang encroachment permitted.
- 10.8 Accessory structures may be rebuilt in the location of a former structure if the location of the former structure is properly documented.

11. SIGNS

- 11.1 Temporary political campaign signs as defined in Chapter 15A of the Dallas City Code, as amended, and real estate signs may be erected without a certificate of appropriateness.
- 11.2 Signs may be erected if appropriate.
- 11.3 All signs must comply with the provisions of the Dallas City Code, as amended.

12. PRESERVATION CRITERIA FOR LAKE CLIFF PARK

- 12.1 These preservation criteria apply to Lake Cliff Park in addition to the general preservation criteria for the district. In the event of a conflict between the Lake Cliff Park preservation criteria and the general preservation criteria for the district, the Lake Cliff Park preservation criteria control.
- 12.2 Planning Concepts
- a. The historic lake is protected. Enhanced lake management techniques, such as aeration or similar processes may be utilized to prevent deterioration.
 - b. The historic topography of the park is protected.
 - c. Open areas must remain open.
 - d. Placement of trees must reflect the 1944 Hare & Hare Park plan as shown in Exhibit F.
 - e. View corridors from the park to downtown must not be obstructed.
 - f. The path around the shore of the lake on the 1944 Hare & Hare Park plan may be constructed.
 - g. New construction is prohibited in the no-build zones shown on Exhibit F.
 - h. Improvements made to increase accessibility for persons with disabilities must be appropriate.
- 12.3 Landscaping.
- a. Landscape must be appropriate and reflect the 1944 Hare & Hare Park plan. Landscape cannot obscure significant views into and within the park (eg: views of the lake, pergola structures, open areas, terraces, etc.) or views from the park (eg: views of downtown, significant adjacent features, etc.)
 - b. Existing trees are protected.
 - c. Replacement of damaged or unhealthy trees and plants must be with like kind or as specified on the plant list attached as Exhibit G.

- d. Placement of new plants must reflect the 1944 Hare & Hare Park plan.
- e. Planting areas are protected.
- f. Restoration of the historic rose garden is encouraged.
- g. Landscaping edging for plant beds must be flagstone with concrete joints. The stone and joint material must match the original materials in color, texture and size. Railroad ties, wood landscape timbers and other materials are not appropriate, except as replacement of existing materials.
- h. Turf must be a fine blade grass such as Bermuda or Buffalo.
- i. Ground cover or turf may be placed where necessary to prevent erosion. (See Exhibit G for appropriate ground covers.)
- j. To prevent further silt accumulation and erosion, a stone retaining wall at the lake edge may be constructed. The wall may not protrude more than 4 inches above the shore line.
- k. Periodic dredging efforts by the city may be utilized to prevent siltation within the lake.
- l. Lighting.
 - 1. Lighting outdoor lighting must be appropriate and enhance the park and structures.
 - 2. Historic light fixtures are protected.
 - 3. New light fixtures must duplicate historic fixtures in style and finish.
 - 4. Down lighting in the trees is appropriate.
 - 5. Mercury vapor lights are appropriate.

12.4 Site Elements.

- a. Terraces and plazas.
 - 1. All terraces and plazas are protected.

2. Flagstone must be used for terraces and/or plazas.
 3. Terraces and plazas may not be covered with paint or carpet. A clear sealant is acceptable.
 4. Expansion of terraces and plazas or construction of seating walls must be done in matching flagstone and must match in color, texture, module size, pattern and mortar color.
 5. Drainage grates and systems in the terrace and plaza areas must be maintained to ensure they can handle the drainage as originally designed.
- b. New driveways, parking areas, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- c. The fountain at Colorado and Zang (the pineapple fountain):
1. The fountain is protected.
 2. It is encouraged that the original color of the fountain be restored.
 3. It is encouraged that the fence around the fountain be removed.
 4. The fountain may be filled-in so that the water depth is no more than one foot.
- d. Existing site features including stone bridges, plaza areas and walls are protected.
- e. Park furniture, including park benches, water fountains, tables, and seating walls must be cast iron, cast stone, flagstone, metal (for support only, not as the primary material) or wood, or a combination of these materials.
- f. Decorative elements:
1. Modern sculpture is inappropriate except for temporary (less than 6 months) art exhibits.

2. Permanent sculpture, decorative fountains or garden features must be appropriate and constructed of flagstone, stone, metal, cast stone or a combination of these materials.
- g. Fences:
1. Fences are not permitted in the open areas.
 2. Guard rails may be constructed where needed for safety.
 3. Fences and guard rails must be constructed of stone, brick, cast stone, decorative metal, a combination of these materials, or other appropriate materials. Chain link is not permitted, except that vinyl coated chain link or vinyl coated mesh fences are permitted at the tennis/basketball courts, playground areas and baseball fields.
- h. Retaining walls and drainage flues:
1. Retaining walls along drainage flues are protected as long as the drainage flue exists.
 2. Any new retaining walls must be flagstone or scored concrete. Railroad ties are not appropriate.
 3. It is encouraged that the chain link fence along the drainage flue at Fifth Street and Blaylock be replaced with a catwalk grill installed flush with the wall.
 4. It is encouraged that the chain link fence at the drainage flue on Crawford Street be replaced with a terraced ground edge to the water and a fence or guard rail.
 5. The headwalls of the drainage pipes must be of stone to match the existing retaining walls.
 6. The drainage flues may be covered if done in such a way as to reflect the current topography of the park and be compatible with landscape in adjacent areas.
- i. The concrete bridge at the Crawford Street drainage flue may be veneered with flagstone.
- j. The base in the play area near the intersection of Crawford and Zang may be sand or other appropriate materials.

12.5 Contributing Structures.

- a. The stone picnic shelter, the brick restroom building and the stone pergola structures are contributing structures.
- b. Facades on contributing structures.
 1. All facades on contributing structures are protected.
 2. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
 3. Historic solid-to-void ratios of protected facades must be maintained.
 4. Brick or stone added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
 5. Brick, stone, cast stone and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.
- c. Pergolas may not be enclosed.
- d. Finish materials and detailing of contributing structures.
 1. Historic columns, detailing, railings, and trim on contributing structures are protected.
 2. Pergola floors must be flagstone. Flagstone pergola floors may not be covered with carpet or paint. A clear sealant is acceptable on pergola floors.
 3. Flagstone and brick siding, all trim, and detailing must be restored wherever practical.
 4. All exposed wood must be painted, stained, or otherwise preserved.
 5. Historic materials must be repaired if possible; they may be replaced only when necessary.

6. Paint must be removed in accordance with the Department of Interior Standards prior to refinishing.
7. Aluminum siding, stucco, and vinyl cladding are not permitted.
- e. Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- f. Any new mechanical equipment must be erected behind existing structures, and must be screened in an appropriate manner.
- g. Exposing and restoring historic finish materials is recommended.
- h. Cleaning of the exterior of a structure must be in accordance with Department of Interior Standards. Sandblasting and other mechanical abrasive cleaning processes are not permitted.
- i. Historic openings, doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- j. Decorative ironwork and burglar bars are not permitted over doors or openings on protected structures. Interior mounted burglar bars are permitted if appropriate.
- k. Roofs:
 1. The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
 2. The following roofing materials are allowed: clay tiles and terra-cotta tiles on the restroom building; composition shingles, slate tiles, and wood shingles on the pergolas and picnic shelter. Built-up, metal, single-ply membrane, synthetic wood shingle, and synthetic clay tile roofs are not permitted.
 3. Historic eaves and roof trim must be retained, and should be repaired with material matching in size, finish, module and color.
- l. Mechanical equipment, skylights, and solar panels may not be placed on the roofs.

12.6 New construction and additions.

- a. Stand-alone new construction is permitted in Zone A. The floor area of new construction in Zone A must not exceed 1,000 square feet. (See Exhibit F)
- b. Portable restrooms are allowed in Zone A, but must be appropriately screened.
- c. Stand-alone new construction in Zone B is limited to three new structures. The floor area of new construction in Zone B must not exceed 400 square feet per structure.
- d. The floor area of stand-alone new construction in Zone C may not exceed 25,000 square feet. Related paved parking areas are allowed near to these structures.
- e. The color, details, form, materials, fenestration, massing, roof form, shape, and solids-to-voids ratios and general appearance of new construction must be appropriate and must be compatible with the contributing structures.
- f. The height of stand-alone new construction may not exceed 36 feet.
- g. Aluminum siding, stucco, and vinyl cladding are not permitted.
- h. Vertical additions to contributing structures are not permitted.
- i. Horizontal additions to contributing structures are not permitted.

12.7 Special features

- a. The following elements are considered special features and are protected:
 1. stone picnic buildings
 2. stone pergolas
 3. stone terrace and plaza areas
 4. fountains
 5. stone benches, walls, tables and bridges
 6. light fixtures
 7. historic topography
 8. historic vegetation
 9. lake.

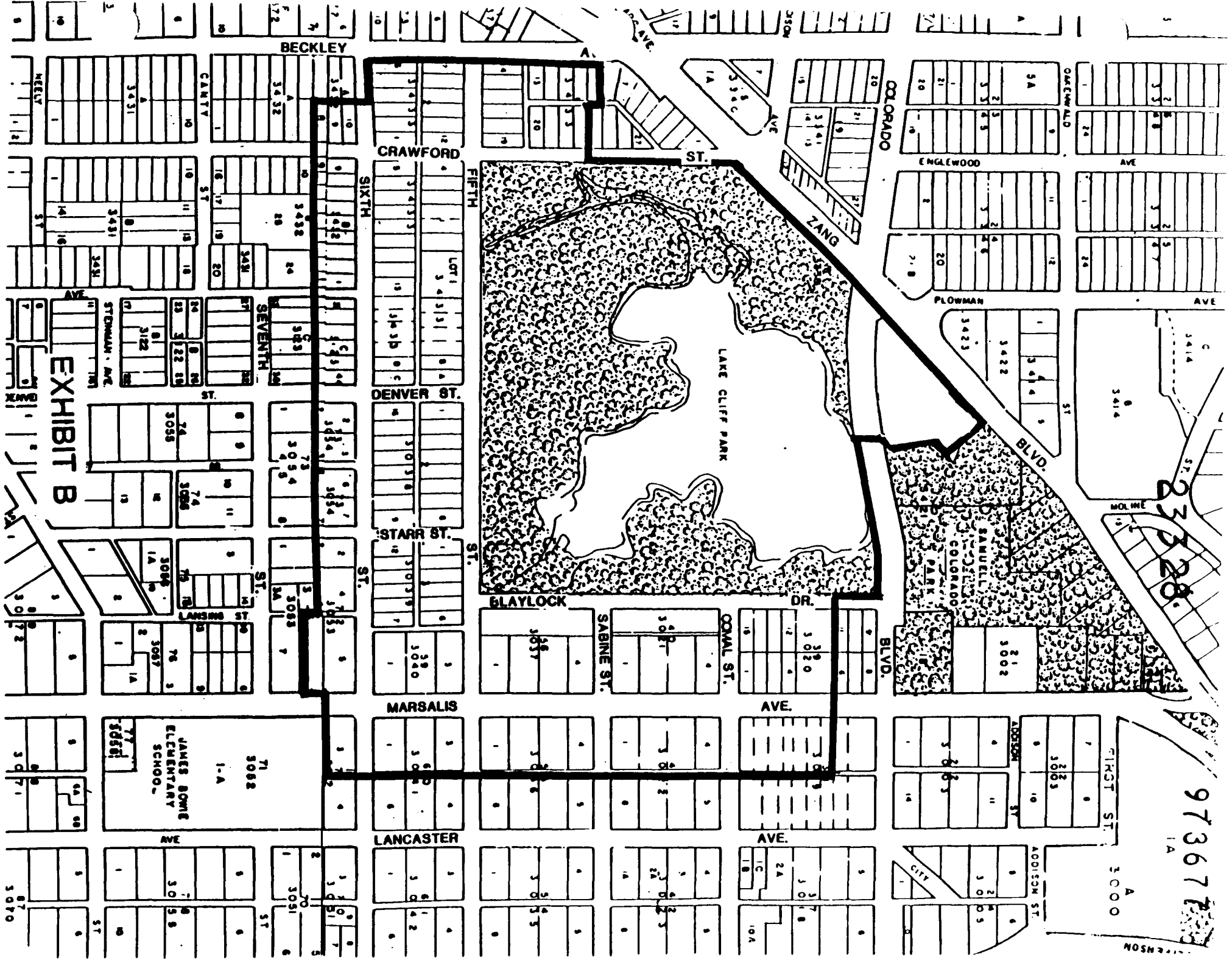


EXHIBIT B

23528

97367

BECKLEY

CRAWFORD

DENVER ST.

STARR ST.

MARSALIS

LANCASTER

ST.

LAKE CLIFF PARK

BLAYLOCK

SABINE ST.

COMAL ST.

AVE.

AVE.

COLORADO

ENGLEWOOD

FLOWMAN

BLVD.

BLVD.

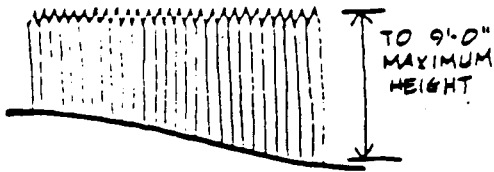
FIRST ST.

3000

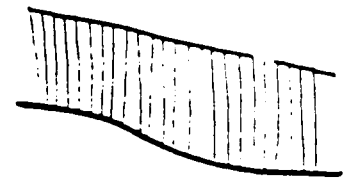
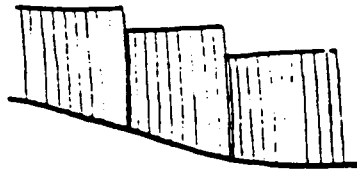
ADDISON ST.

ADDISON ST.

ADDISON



Horizontal



Parallel to Grade

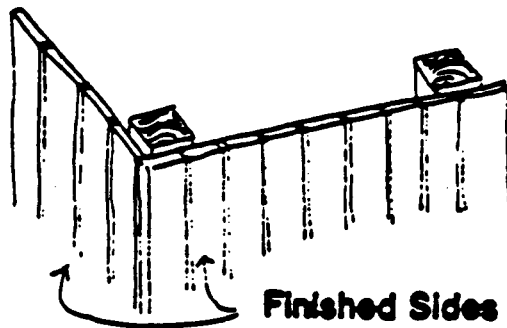
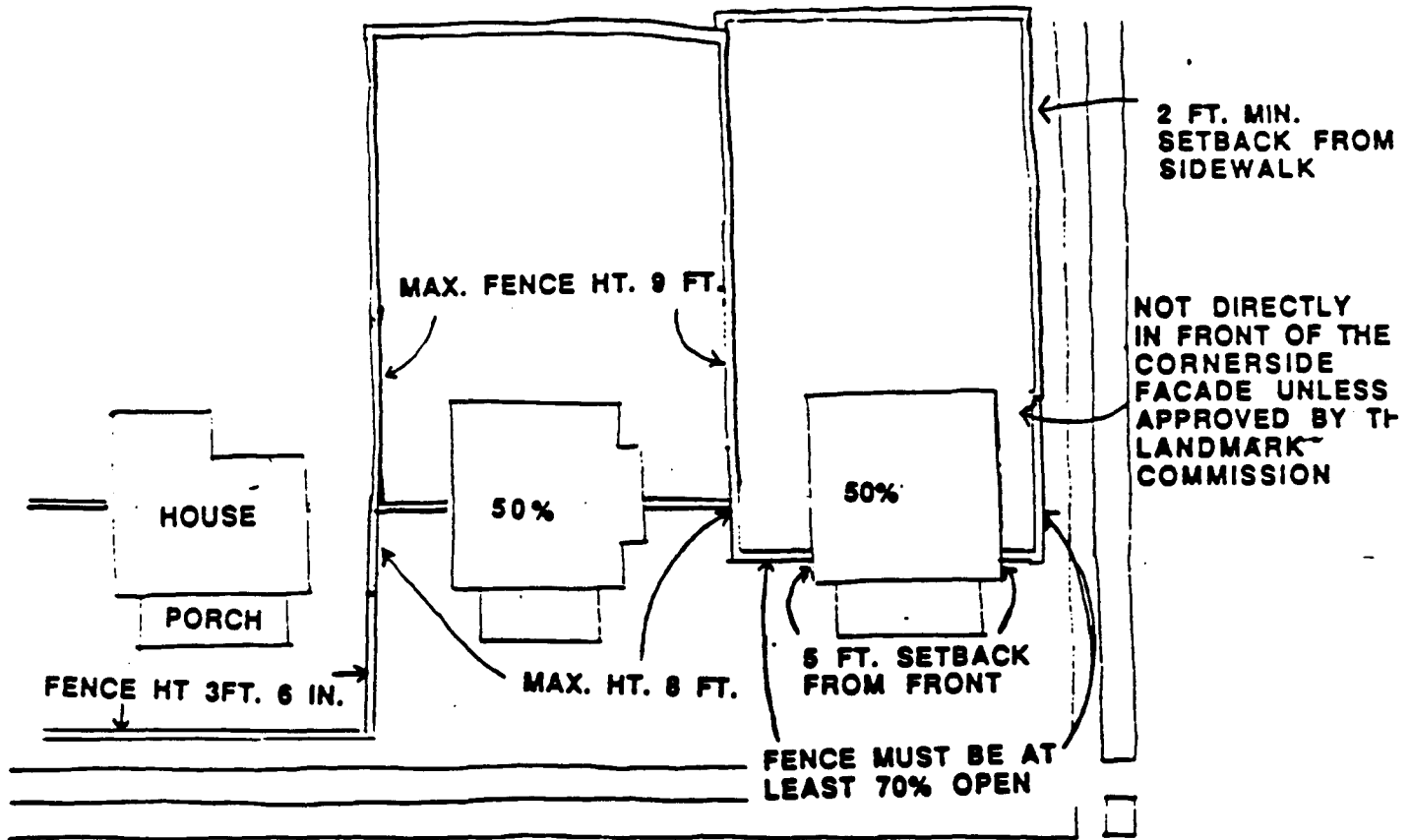
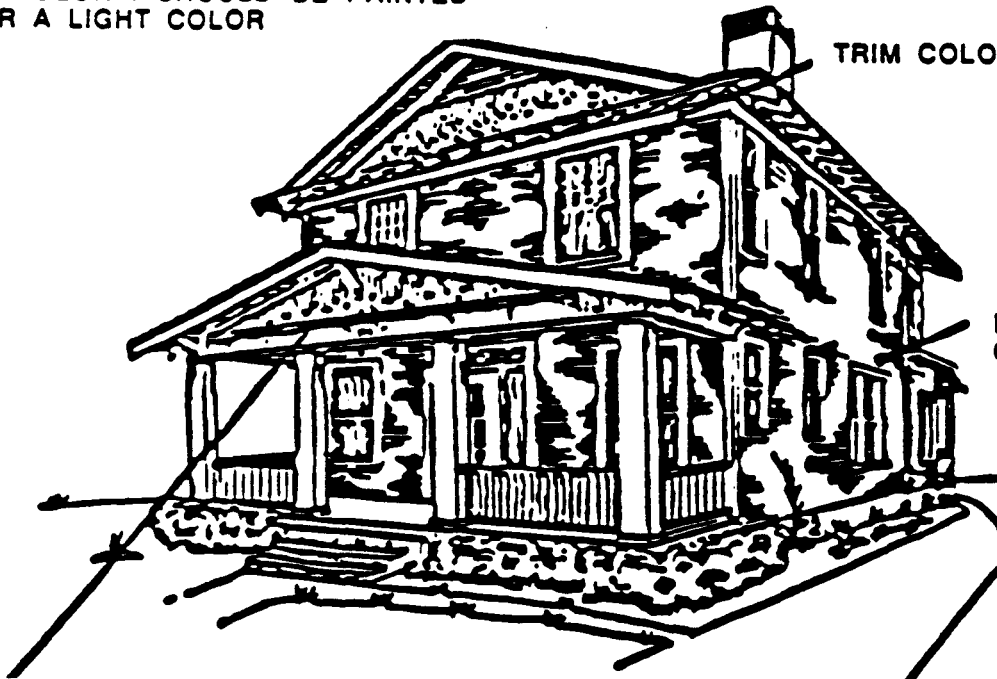


EXHIBIT C
FENCES

COLOR PLACEMENT

**COLUMN COLOR : SHOULD BE PAINTED
WHITE OR A LIGHT COLOR**

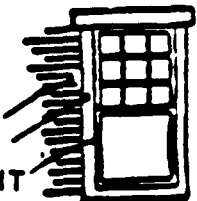
TRIM COLOR: MAJOR TRIM ON HOUSE



**BODY COLOR: MAIN SIDING
ON HOUSE**

**ACCENT COLOR: SMALL DISCRETE ARCHITECTURAL FEATURES
ON HOUSE SUCH AS INNERMOST WINDOW FRAMES
OR NARROW MOLDING STRIPS**

**BODY
TRIM
ACCENT**



23328

973677

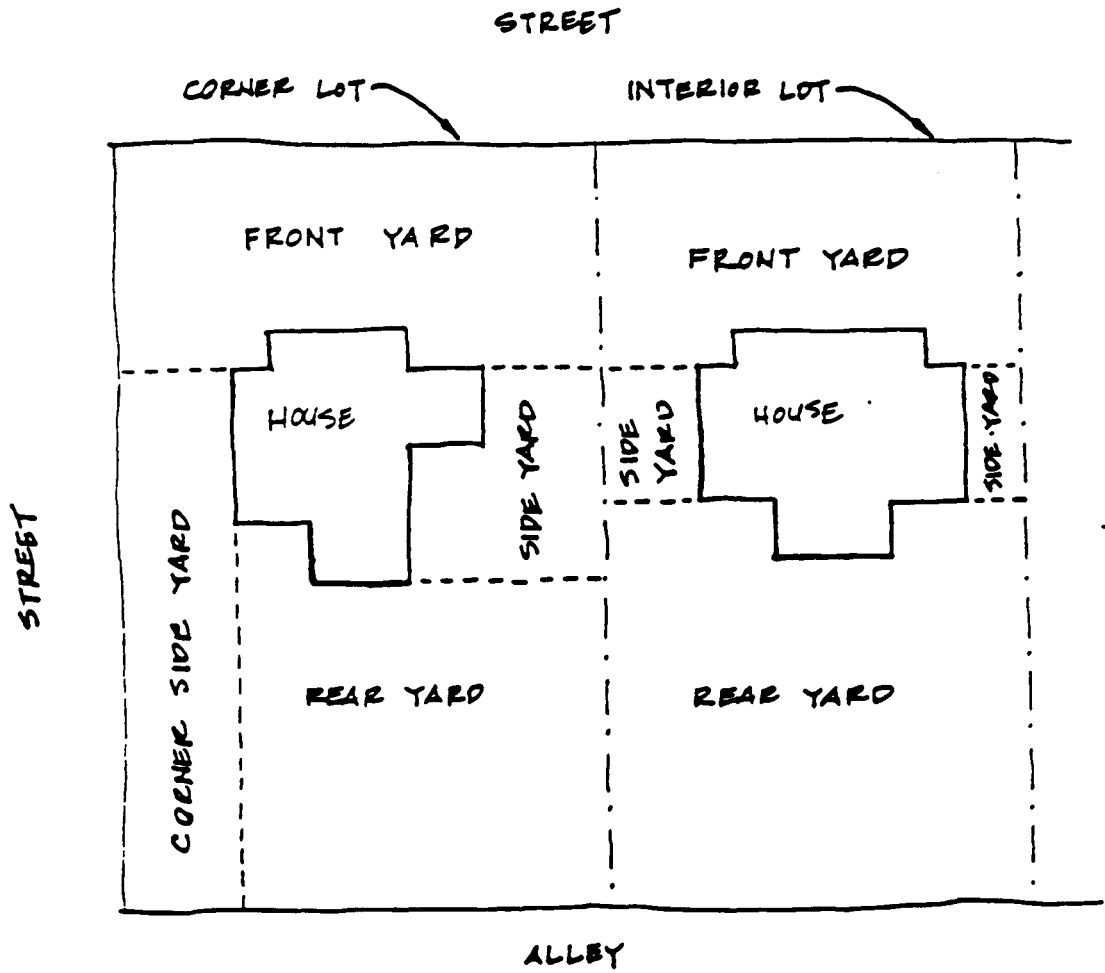
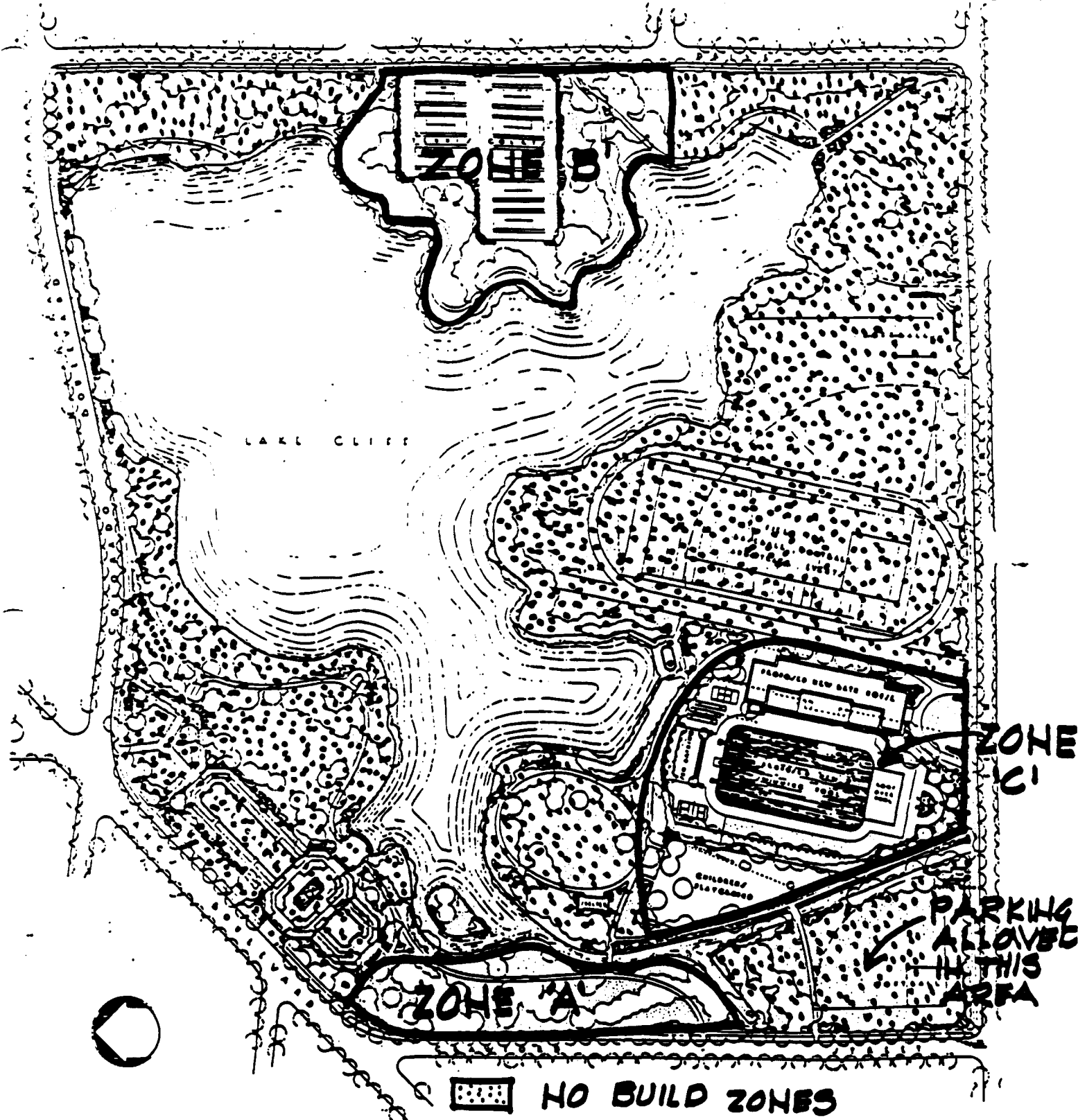


EXHIBIT E



GENERAL PLAN FOR DEVELOPMENT OF
 LAKE CLIFF PARK
 DALLAS TEXAS
 PREPARED FOR
 THE DALLAS PARK BOARD

EXHIBIT F

HARE & HARE
 LAND/CASE ARCHITECTS & CITY PLANNERS
 700 N. TEXAS ST. SUITE 1000
 DALLAS, TEXAS 75201
 APRIL 10, 1964

16 OCTOBER 1996
LAKE CLIFF PARK
PLANT LIST

The following list is an approved list of plant materials based on materials appropriate to the period of the original park design.

TREES

Quercus virginiana	Live Oak
Quercus shumardi	Shumard (Red) Oak
Ulmus crassifolia	Cedar Elm
Ulmus americana (improved varieties)	American Elm
Magnolia grandiflora (and improved varieties)	Southern Magnolia
Juniperus virginiana	Eastern Red Cedar
Catalpa bignonioides	Catalpa
Diospyros virginiana	Common Persimmon
Carya illinoensis	Pecan
Sapindus drummondii	Western Soapberry
Platanus occidentalis	Sycamore
Juglans nigra	Walnut

Ornamental Trees

Malus spp. (improved varieties)	Crabapple
Lagerstroemia indica (watermelon red)	Crape Myrtle
Cornus florida (SE Oklahoma sources only)	Flowering Dogwood
Cornus drummondii	Roughleaf Dogwood
Ilex decidua	Deciduous Holly
Ilex vomitoria	Yaupon Holly
Prunus mexicana	Mexican Plum

Shrubs

Cercis canadensis 'Oklahoma'	Oklahoma Red Bud
Abelia grandiflora	Abelia
Hibiscus syriacus	Althea
Callicarpa americana	American Beauty Berry
Thuja occidentalis	Arborvitae
Rhododendron spp. (pre-1950's varieties of Kurume and And Indica varieties)	Azalea
Aspidistra eliator	Cast Iron Plant (Aspidistra)
Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
Elaeagnus macrophylla	Elaeagnus
Dryopteris normalis	Wood Fern

Shrubs (cont'd)

Forsythia x intermedia	Forsythia
Ilex comuta 'burfordi'	Burford Holly
Ilex comuta	Chinese Holly
Ilex vomitoria	Yaupon Holly
Lonicera albiflora	White Honeysuckle
Juniperus chinensis 'Pfitzerana'	Pfitzer Juniper
Juniperus chinensis 'Torulosa'	Torulosa Juniper
Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper
Juniperus sobina 'Tamariscifolia'	Tam Juniper
Prunus caroliniana	Cherry Laurel
Ligustrum japonicum	Wax Ligustrum
Nandina domestica	Nandina
Photinia semulata	Chinese Photinia
Punica granatum	Pomegranate
Chaenomeles japonica	Flowering Quince
Spiraea spp.	Spiraea
Rhus copallina	Flameleaf Sumac

Ground Cover

Hedera helix	English Ivy
Liriope spicata	Creeping Liriope
Vinca major	Bigleaf Periwinkle
Vinca minor	Common Periwinkle

Vines

Lonicera japonica	Honeysuckle
Parthenocissus quinquefolia	Virginia Creeper
Rosa banksia	Lady Bank's Rose
Campsis radicans	Trumpet Vine

Lawn Turf

Cynodon dactylon	Common Bermuda Grass
------------------	----------------------

Special Plantings

Rosa spp. (pre-1950's varieties)	Species Roses
	Hybrid Teas Roses
	Grandifloras Roses
	Climber Roses
	Floribunda Roses
	Shrub Roses

97.0673

Commercial 364

P. D. no. 282

Vacant Land

Office

Multifamily

SUP 1032

(P D no. 468)

P. D. no. 364

DEED RESTRICTED 2801-168/5445-S

SITE

P. D. no. 468

Single Family

Duplex

Multifamily

PD no. 468

Multifamily

Single Family

Duplex

Multifamily

P. D. no. 468

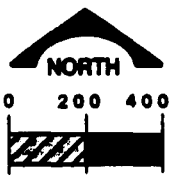
JAMES BOWE ELEMENTARY SCHOOL

TH-2(A)

MF-2(A)

CS

RR



SCALE IN FEET

ZONING AND LAND USE

MAP NO. K-7 & L-7

CASE NO. Z967-148/1027-SW(JA)

Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Honorable Mayor and Members of the City Council

SUBJECT **March 28, 2018 City Council Addendum Item 2 - General Obligation Refunding Bonds, Series 2018**

The City Council Addendum for March 28, 2018 includes a resolution for your consideration authorizing preparations for the sale of General Obligation Refunding Bonds, Series 2018 in a principal amount not to exceed \$63,000,000. The item is included on the Addendum to facilitate financing of payments to be made to plaintiffs, under the terms of a written settlement agreement as incorporated in a judgment to be entered by the 199th Judicial District Court in Collin County.

BACKGROUND

On November 14, 2017, by Resolution 17-1805, the City Council approved settlement of the lawsuits styled *Kenneth E. Albert, et al. v. The City of Dallas, Texas*, Cause No. 199-00697-94, *Anthony Arredondo, et al. v. The City of Dallas, Texas*, Cause No. 199-01743-99, *David L. Barber, et al., v. The City of Dallas, Texas*, Cause No. 199-00624-95, and *Kevin Michael Willis, et al. v. The City of Dallas, Texas*, Cause No. 199-00200-95, in an amount not to exceed \$61,687,000 provided that the plaintiffs and the City mutually agreed on the terms of a written settlement agreement.

The City anticipates that the 199th Judicial District Court in Collin County, Texas will enter a judgment in the above-referenced lawsuits incorporating the terms of a written settlement agreement. Resolution 17-1805 also authorized the Chief Financial Officer to make payments to plaintiffs from a future bond issuance. The City's Financial Advisor, PFM, recommends that the City prepare for an issuance of general obligation refunding bonds in a principal amount not to exceed \$63,000,000 in satisfaction of the judgment. The ordinance authorizing the sale of the bonds will be presented to City Council for approval after the judgment has been entered.

DATE March 23, 2018
SUBJECT March 28, 2018 City Council Addendum Item 2 - General Obligation Refunding Bonds, Series 2018

ANTICIPATED BOND SALE SCHEDULE

Approval of the resolution will allow staff to begin preparations for the sale of the General Obligation Refunding Bonds, Series 2018, including drafting the Official Statement and other required documents, in advance of the District Court's judgment. As soon as the Court's judgment has been entered, we will schedule the ordinance authorizing the sale for City Council consideration. PFM recommends the City sell these bonds by competitive bid due to favorable municipal market conditions and the City's stable credit profile. A competitive sale can also be accomplished more quickly than a negotiated sale.

Please let me know if you need additional information.



M. Elizabeth Reich
Chief Financial Officer

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Memorandum



CITY OF DALLAS

DATE March 23, 2018

TO Honorable Members of the Government Performance & Financial Management Committee, Jennifer S. Gates (Chair), Scott Griggs (Vice Chair), Sandy Greyson, Lee M. Kleinman, Phillip T. Kingston, Tennell Atkins, Kevin Felder

SUBJECT Response to Committee Questions Regarding Definitions for Procurement Types

At the March 19, 2018, Government Performance & Financial Management Committee meeting, the Committee asked how the different procurement types such as bids and proposals are awarded. The following is the response to the Committee's question.

Question: Please provide a chart showing how the procurement is evaluated by award type.

Response: The most commonly used competitive procurement methods are low bid and request for proposals. The chart below shows how the subject is referenced within the agenda and the method of evaluation used for each award type.

Award Type	Evaluation Process
Low Bid	<ul style="list-style-type: none">• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements.• Negotiations are not allowed.
Request for Proposal	<ul style="list-style-type: none">• Utilized for professional, personal, revenue, and planning services.• Recommended offeror is based on the responsible offeror whose proposal most closely meets established criteria for the services advertised, based on demonstrated competence and qualifications at a fair and reasonable price.• Always involves an evaluation by committee.• Allows for negotiation on contract terms, including price.

DATE March 23, 2018
SUBJECT Response to Committee Questions Regarding Definitions for Procurement Types

Request for Competitive Sealed Proposal	<ul style="list-style-type: none">• Utilized for highly technical and complex procurements, insurance procurements, and other goods and services.• Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price and other evaluation factors stated in the specifications.• Always involves an evaluation by committee.• Allows for negotiation on contract terms, including price.
Cooperative Purchasing	<ul style="list-style-type: none">• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprising other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices.• Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement.

As mentioned during the Government Performance & Financial Management Committee, the Office of Procurement Services will work to include a matrix for procurement types in the agenda information sheets during the development of the new Council agenda system.

Please let me know if you have any questions.



M. Elizabeth Reich
Chief Financial Officer

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors