

**AUGUST 27, 2014 CITY COUNCIL AGENDA
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated August 27, 2014. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

8.15.14

Date



Edward Scott
City Controller

8-15-14

Date

RECEIVED

2014 AUG 15 PM 4: 32

CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

August 27, 2014

Date

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

General Information

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

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

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

Rules of Courtesy

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

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

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

Información General

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

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

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

Reglas de Cortesía

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

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

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

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, AUGUST 27, 2014
ORDER OF BUSINESS**

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

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 55

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 56 - 64

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 65 - 81

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

AGENDA
CITY COUNCIL MEETING
AUGUST 27, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the August 13, 2014 City Council Meeting

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize a service contract for elevator repair services at the employee parking garage for Dallas Love Field - Otis Elevator Company, through the Texas Association of School Boards (BuyBoard) - Not to exceed \$113,136 - Financing: Aviation Capital Construction Funds
3. Authorize a service contract for implementation of a web content management system for Police internet and intranet websites - KnackTek LLC dba SharePoint Engine, most advantageous proposer of five - Not to exceed \$88,004 - Financing: Current Funds
4. Authorize **(1)** a three-year service contract for irrigation system parts and repairs - V. L. & I., Inc. dba Urban Landscaping & Irrigation in the amount of \$848,458 and Professional Turf Products, LP in the amount of \$61,759; and **(2)** a three-year master agreement for irrigation system parts - Horizon Distributors, Inc. in the amount of \$123,064 and Longhorn, Inc. in the amount of \$33,194, lowest responsible bidders of four - Total not to exceed \$1,066,475 - Financing: Current Funds (\$857,864), Water Utilities Current Funds (\$101,519), Aviation Current Funds (\$81,064) and Convention and Event Services Current Funds (\$26,028) (subject to annual appropriations)

CONSENT AGENDA (Continued)**Business Development & Procurement Services** (Continued)

5. Authorize a three-year service contract for vehicle auto body collision repair services - First Class Auto, Inc. in the amount of \$3,572,995 and Graff Chevrolet Company in the amount of \$1,387,100, most advantageous proposers of eleven - Total not to exceed \$4,960,095 - Financing: Current Funds (subject to annual appropriations)
6. Authorize the purchase and installation of two in-channel fine bar screens for effluent water and the repair of one screen for the Southside Wastewater Treatment Plant - FilterOne USA, LLC, lowest responsible bidder of three - Not to exceed \$439,835 - Financing: Water Utilities Capital Construction Funds
7. Authorize a one-year master agreement for clamps, couplings, sleeves and adapters - Fortiline, Inc. in the amount of \$112,841 and Powerseal Pipeline Products Corp. in the amount of \$49,165, lowest responsible bidders of two - Total not to exceed \$162,006 - Financing: Water Utilities Current Funds
8. Authorize a two-year master agreement for butterfly valves and actuators for Water Utilities - Municipal Valve & Equipment in the amount of \$1,040,000, Mueller Co. LLC in the amount of \$280,000 and KOSO America, Inc. in the amount of \$40,000, lowest responsible bidders of four - Total not to exceed \$1,360,000 - Financing: Water Utilities Current Funds
9. Authorize a three-year master agreement for fire hydrant backflow preventers, parts and water security plugs for Water Utilities - Fortiline, Inc. in the amount of \$263,900, McGard, LLC in the amount of \$136,500, American Backflow Products Company in the amount of \$29,048 and Test Gauge & Backflow Supply, Inc. in the amount of \$913, lowest responsible bidders of eight - Total not to exceed \$430,361 - Financing: Water Utilities Current Funds
10. Authorize a three-year master agreement for the purchase of temporary traffic signs, permanent sign posts and installation hardware - Custom Products Corp. in the amount of \$39,846, Centerline Supply, Ltd. in the amount of \$247,229, Allied Tube & Conduit Corp. in the amount of \$168,423 and Pathmark Traffic Products of Texas, Inc. in the amount of \$23,392, lowest responsible bidders of five - Total not to exceed \$478,890 - Financing: Current Funds (\$358,115), Water Utilities Current Funds (\$109,023), Stormwater Drainage Management Current Funds (\$9,875) and Aviation Current Funds (\$1,877)
11. Authorize a three-year master agreement for emergency and non-emergency medical supplies for Fire-Rescue, Code Compliance, Police, Women, Infant and Children's clinics and other various departments - Bound Tree Medical, LLC in the amount of \$1,473,126, MMS A Medical Supply Company in the amount of \$952,627, Masimo Corporation in the amount of \$285,120 and Cintas First Aid and Safety in the amount of \$5,929, lowest responsible bidders of twelve - Total not to exceed \$2,716,802 - Financing: Current Funds (\$2,025,637), Aviation Current Funds (\$58,952), Water Utilities Current Funds (\$8,900), Department of State Health Services Grant Funds (\$621,415) and Stormwater Drainage Management Current Funds (\$1,898)

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

12. Authorize a five-year master agreement for energy efficient light bulbs, tubes and LEDs for City facilities - Facility Solutions Group in the amount of \$839,784, Voss Electric Co. dba Voss Lighting in the amount of \$790,322, Simba Industries, Inc. in the amount of \$379,372 and Triton Supply, Inc. in the amount of \$216,255, lowest responsible bidders of six - Total not to exceed \$2,225,733 - Financing: Current Funds (\$1,423,621), Water Utilities Current Funds (\$579,000), Aviation Current Funds (\$220,112) and Stormwater Drainage Management Current Funds (\$3,000)

City Attorney's Office

13. Authorize an amendment to the contracts for co-bond counsel services with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) to extend the term of the contracts for a two-year term - Financing: Bond and co-bond counsel fees to be paid from bond proceeds and Water Utilities Current Funds, contingent upon completion of each bond sale
14. Authorize a second amendment to the professional services contract with Sims Moore Hill Gannon & Crain, L.L.P. for legal services in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department to expand the scope of services and extend the term of the contract through September 30, 2016 - Not to exceed \$100,000, from \$50,000 to \$150,000 - Financing: 2012-13 Community Development Block Grant Funds

City Auditor's Office

15. A resolution reappointing Craig Daniel Kinton, CPA as City Auditor for a two-year term, effective September 6, 2014 - Not to exceed \$195,815 - Financing: Current Funds

Convention and Event Services

16. Ratify the rental of an 1800-2000W emergency generator with associated electrical cables sufficient to connect from the generator to the "C" building's 4160 switch gear to provide power to that facility - Hertz Equipment Rental Corporation - Not to exceed \$57,789 - Financing: Convention and Event Services Current Funds

CONSENT AGENDA (Continued)**Economic Development**

17. Authorize **(1)** approval of the proposed Dallas Downtown Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Dallas Downtown Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City
18. Authorize **(1)** approval of the proposed Deep Ellum Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Deep Ellum Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City
19. Authorize **(1)** approval of the proposed Klyde Warren Park/Dallas Arts District Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Klyde Warren Park/Dallas Arts District Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Economic Development** (Continued)

20. Authorize **(1)** approval of the proposed Knox Street Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Knox Street Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City
21. Authorize **(1)** approval of the proposed Lake Highlands Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Lake Highlands Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City
22. Authorize **(1)** approval of the proposed Oak Lawn-Hi Line Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Oak Lawn-Hi Line Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Economic Development** (Continued)

23. Authorize **(1)** approval of the proposed Prestonwood Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Prestonwood Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City
24. Authorize **(1)** approval of the proposed South Side Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the South Side Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City
25. Authorize **(1)** approval of the proposed Uptown Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Uptown Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Economic Development** (Continued)

26. Authorize **(1)** approval of the proposed University Crossing Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the University Crossing Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City
27. Authorize **(1)** approval of the proposed Vickery Meadow Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Vickery Meadow Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City
28. Authorize **(1)** approval of the proposed Tourism Public Improvement District Service Plan for 2014-15 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014 to receive comments concerning the annual assessment rate for the Tourism Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of increasing hotel activities within the City of Dallas, to be funded by a special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms; and at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2014-15; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Economic Development (Continued)**

29. Authorize an amendment to Resolution No. 13-1865, previously approved on October 23, 2013, to: **(1)** further subordinating the City's lien position to accommodate all Lenders providing construction financing; and **(2)** correct the terms for the Deed Restrictions - Financing: No cost consideration to the City
30. Authorize **(1)** a public hearing to be held on September 10, 2014, to receive comments on an amendment to Tax Increment Reinvestment Zone Number Nine (Vickery Meadow TIF District) to increase the geographic area of the TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres); and at the close of the hearing **(2)** consideration of an ordinance amending Ordinance Nos. 25964 and 26181 to increase the geographic area of the Vickery Meadow TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres) - Financing: No cost consideration to the City
31. Authorize a public hearing to be held on September 10, 2014, to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District) to: **(1)** increase geographic area to add traditional core area of Deep Ellum (approximately 51.0 acres); **(2)** increase the budget of the Deep Ellum TIF District from \$27,162,083 NPV (\$51,706,392 total dollars) to \$29,992,935 NPV (\$57,641,077 total dollars), an increase of \$2,830,852 NPV (\$5,934,685 in total estimated collections); and **(3)** make corresponding modifications to the Deep Ellum TIF District Project Plan & Reinvestment Zone Financing Plans amending Ordinance No. 26043, approved June 22, 2005, as amended and 26304 approved April 2, 2006 as amended - Financing: No cost consideration to the City

Housing/Community Services

32. Authorize **(1)** acceptance of the Cities Expanding Health Access for Children and Families implementation grant from the National League of Cities for the period July 1, 2014 through December 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$40,000 - Financing: National League of Cities Grant Funds
33. Authorize an amendment to Resolution No. 13-0994, previously approved on June 12, 2013, with 2000 Roses Foundation, Inc. for the renovation of 220 North Cliff Street and new construction of 1102 East Ninth Street to remove the 1102 East Ninth Street property from the contract - Financing: No cost consideration to the City
34. Authorize Supplemental Agreement No. 1 to the Interlocal Agreement between the City of Dallas and Dallas County Health and Human Services to reallocate funds in the amount of \$36,500 from Emergency/Tenant Based Rental Assistance - Housing Services to Emergency/Tenant Based Rental Assistance - Financial Assistance - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Human Resources**

35. Authorize the first one-year extension of the three-year service contract with UnitedHealthcare Services, Inc. for the period January 1, 2015 through December 31, 2015, for services including: **(1)** Medical Third-Party Administration services; **(2)** fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; **(3)** fully-insured vision and dental plans; and **(4)** a Diabetes Prevention and Control Alliance Program - Not to exceed \$6,306,640, from \$18,919,919 to \$25,226,559 - Financing: Employee Benefits Current Funds (subject to appropriations)
36. Authorize the first one-year extension of the three-year service contract with CaremarkPCS Health, LLC. for the period January 1, 2015 through December 31, 2015, to provide Pharmacy Benefits Management services with CaremarkPCS Health, LLC. receiving a \$1.00 dispensing fee for each prescription filled - Not to exceed \$270,000, from \$800,000 to \$1,070,000 - Financing: Employee Benefits Current Funds (subject to appropriations)

Park & Recreation

37. Authorize a professional services contract with Weibring Wolfard Golf Design for an improvement plan to include: resurfacing of the greens, hole-by-hole improvements, bunker restoration, practice putting greens, short game area and driving range at Cedar Crest Golf Course located at 1800 Southerland Avenue - Not to exceed \$120,000 - Financing: Golf Improvement Funds
38. Authorize a contract for the replacement of existing piers at eleven fishing docks, floating dock with American with Disability Act slip and kayak slip at White Rock Lake Park located at 8300 Garland Road - Power Lift Foundation Repair, Inc., lowest responsible bidder of three - Not to exceed \$273,123 - Financing: Outdoor Programs Funds (\$31,623) and Park & Recreation Beautification Funds (\$241,500)
39. Authorize Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for pedestrian wayfinding and parking lot system signage at Fair Park located at 1200 Second Avenue - Not to exceed \$123,825, from \$39,185 to \$163,010 - Financing: Current Funds (subject to appropriations)

Police

40. Authorize **(1)** the application for and acceptance of the Texas School Safety Center 2014/2015 Tobacco Enforcement Grant in the amount of \$48,750 from the Texas State University System - San Marcos for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2014 through August 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$48,750 - Financing: Texas School Safety Center Tobacco Compliance Grant Funds

CONSENT AGENDA (Continued)**Police (Continued)**

41. Authorize **(1)** the application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant from the U.S. Department of Transportation pass through in the amount of \$999,998 for travel expenses and overtime reimbursement for the period October 1, 2014 through September 30, 2015; and **(2)** a city contribution of pension in the amount of \$274,669; and **(3)** execution of the grant agreement - Total not to exceed \$1,274,667 - Financing: Texas Department of Transportation Grant Funds (\$999,998) and Current Funds (\$274,669) (subject to appropriations)
42. Authorize payment for medical examinations for victims of sexual assault, as required by the State of Texas under the Texas Code of Criminal Procedure - Estimated Annual Cost \$125,000 - Current Funds (subject to annual appropriations)

Public Works Department

43. Authorize Supplemental Agreement No. 1 to the professional services contract with APM & Associates, Inc. for additional engineering services for necessary revisions to the plans and specifications for the Telephone Road Project - Not to exceed \$149,585, from \$681,450 to \$831,035 - Financing: General Obligation Commercial Paper Funds
44. Authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. for additional engineering services for the Houston Street Viaduct bridge repair and rehabilitation improvements - Not to exceed \$812,970, from \$46,172 to \$859,142 - Financing: General Obligation Commercial Paper Funds

Sustainable Development and Construction

45. Authorize acquisition from Joyce Fay Lambert, of approximately 157,770 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$21,834 (\$18,834, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Improvement Funds
46. A resolution **(1)** declaring eight properties unwanted and unneeded and authorizing their sale by public auction (list attached); and **(2)** authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute - Estimated Revenue - \$766,482
47. An ordinance abandoning a water easement and a portion of a utility easement to Belmont Village Turtle Creek, LLC, the abutting owner, containing a total of approximately 9,156 square feet of land, located near the intersection of Hall and Hood Streets - Revenue: \$5,400, plus the \$20 ordinance publication fee

CONSENT AGENDA (Continued)**Trinity Watershed Management****Able No. 3 Stormwater Pump Station**

Note: Item Nos. 48, 49, 50, 51, 52 and 53 must all be considered collectively.

- 48. * Authorize a professional services contract with Jacobs Engineering Group, Inc., for construction management services during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$2,951,871 - Financing: General Obligation Commercial Paper Funds
- 49. * Authorize a construction contract with BAR Constructors, Inc., lowest responsible bidder of seven, for construction of the Levee Drainage System - Sump A, also referred to as the Able Pump Station - Not to exceed \$68,275,000 - Financing: General Obligation Commercial Paper Funds (\$68,192,000) and Water Utilities Capital Improvement Funds (\$83,000)
- 50. * Authorize a professional services contract with Kleinfelder Central, Inc. to provide construction material testing during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$378,812 - Financing: General Obligation Commercial Paper Funds
- 51. * Authorize a Facilities Extension Agreement contract with Oncor Electric Delivery Company, LLC., to provide extension of standard delivery system facilities and an alternate feed for electrical power to the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$1,889,415 - Financing: General Obligation Commercial Paper Funds
- 52. * Authorize Supplemental Agreement No. 1 to a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. for additional costs related to the relocation of an existing 138 kilovolt electric transmission tower on Oncor's East Levee-West Industrial Line for the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$116,826, from \$273,174 to \$390,000 - Financing: General Obligation Commercial Paper Funds
- 53. * Authorize Supplemental Agreement No. 4 to the professional services contract with HDR Engineering, Inc., for design support services during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$1,601,730, from \$9,385,772 to \$10,987,502 - Financing: General Obligation Commercial Paper Funds

CONSENT AGENDA (Continued)**Water Utilities**

54. Authorize a contract for the installation of water and wastewater mains at 15 locations and the removal of inoperable wastewater flow control gates and valves at four locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$10,184,725 - Financing: Water Utilities Capital Improvement Funds
55. Authorize an increase in the Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for additional work associated with water and wastewater main relocations and appurtenance adjustments in Harry Hines Boulevard from Manana Drive to Royal Lane - Not to exceed \$47,000, from \$157,000 to \$204,000 - Financing: Water Utilities Capital Construction Funds (\$11,409) and Water Utilities Capital Improvement Funds (\$35,591)

ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

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

Trinity Watershed Management

57. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas Hidden Creek Apartments, Ltd., of a subsurface easement containing approximately 16,115 square feet located on Hatcher Street near its intersection with Junction Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$12,266 (\$9,266 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds
58. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jeffery D. Smith, of an unimproved tract of land containing approximately 65,314 square feet located on Barber Avenue at its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$46,676 (\$44,000 plus closing costs and title expenses not to exceed \$2,676) - Financing: 2006 Bond Funds
59. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stonewood Terrace Apartments, Ltd., of a subsurface easement containing approximately 57,609 square feet located on Dixon Circle near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$34,706 (\$31,706 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**Trinity Watershed Management (Continued)**

60. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Sylvia Greer and Bernadene Banks, of an improved tract of land containing approximately 10,758 square feet located on Barber Avenue near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$17,500 (\$14,500 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

DESIGNATED PUBLIC SUBSIDY MATTERS**Economic Development****Stoneridge Distribution Center**

Note: Item Nos. 61, 62 and 63 must be considered collectively.

61. * Authorize a real property tax abatement agreement for 10 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XI, located on approximately 24 acres at the intersection of Hampton Road and Daniieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 90 percent of the added value of the property improvements related to the construction of approximately 400,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$9,444; ten-year revenue estimated at \$94,440 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$849,955)
62. * Authorize a real property tax abatement agreement for 8 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XII, located on approximately 9 acres at the intersection of Stoneview Drive and Daniieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 75 percent of the added value of the property improvements related to the construction of approximately 150,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$8,854; eight-year revenue estimated at \$70,830 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$212,489)
63. * Authorize a real property tax abatement agreement for 8 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XIII, located on approximately 9 acres at the intersection of Old Hickory Trail and Daniieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 75 percent of the added value of the property improvements related to the construction of approximately 140,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$8,263; eight-year revenue estimated at \$198,323 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$198,323)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services

64. Authorize an amendment to Resolution No. 14-0771, previously approved on May 14, 2014 with Dallas Area Habitat for Humanity, Inc. (DAHFH) to: **(1)** change the terms of the development loan to a conditional grant; **(2)** decrease the federal HOME Investment Partnership Program Funds (HOME) to \$450,000 for the construction of 15 homes; and **(3)** provide \$450,000 in Bond funds for construction of 15 homes for a total of 30 affordable single family homes for the Jimmy & Rosalynn Carter project to be located on Exeter and Custer Streets - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS**Sustainable Development and Construction**ZONING CASES - CONSENT

65. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 650 for a public library on property zoned an R-10(A) Single Family District on the southeast corner of Belt Line Road and Hillcrest Road
Recommendation of Staff and CPC: Approval, subject to a revised site plan and conditions
Z134-120(WE)
66. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue
Recommendation of Staff and CPC: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions
Z134-147(RB)
67. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z134-166(MW)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - CONSENT (Continued)

68. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1747 for an alcoholic beverage establishment limited to a private-club bar on property zoned an IR Industrial Research District on the northwest corner of Harcourt Street and Stemmons Freeway
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions
Z134-211(WE)
69. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z134-245(DJ)
70. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and for an amendment to add a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, generally on the north line of Main Street, east of Malcolm X Boulevard
Recommendation of Staff and CPC: Approval for a two-year period, subject to a revised site plan and conditions
Z134-252(CG)
71. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z134-275(WE)
72. A public hearing to receive comments regarding an application for and a resolution accepting an amendment to the deed restrictions volunteered by the applicant at the northwest corner of Gold Dust Trail and Levelland Road
Recommendation of Staff and CPC: Approval
Z134-279(AF)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**ZONING CASES - INDIVIDUAL

73. A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z123-274(WE)
74. A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z123-275(MW)
75. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-197(CE)
76. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-198(CE)
77. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-199(CE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Sustainable Development and Construction (Continued)**DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

78. A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations on property generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval of amendments to Planned Development District No. 316
Z112-251(DM)
Note: This item was considered by the City Council at a public hearing on August 13, 2014, and was taken under advisement until August 27, 2014, with the public hearing open
79. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, on property generally on the northwest line of Manor Way, between Maple Avenue and Denton Drive
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z123-192(RB)
Note: This item was considered by the City Council at public hearings on June 25, 2014, and August 13, 2014, and was taken under advisement until August 27, 2014, with the public hearing open

MISCELLANEOUS HEARINGS

Office of Financial Services

80. A public hearing to receive comments on the proposed FY 2014-15 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Office of Management Services

81. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by POTA JV, LLC and Inland American Lodging Dallas Pearl Limited Partnership, an Illinois Limited Partnership located at 600, 650 and 700 North Pearl Street and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to POTA JV, LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Surplus Property List
Agenda Item # 46

<u>City-Owned Property</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Sq. Ft. or Acreage</u>	<u>Zoning</u>	<u>DCAD Assessed Value</u>
Improved Properties (Includes Structure)					
1. 4319 Bryan	46-A	2	11,360	PD-398	\$ 163,700.00
2. 3303 W. Jefferson	53-F	1	30,090	PD-532	\$ 212,480.00
3. 9495 Marsh & 3636 Almazan	23-Z	2	28,662	NO(A)	\$ 104,260.00
Unimproved Land					
4. 1413 Burlew	46-A	2	2,920	MF-2(A)	\$ 32,000.00
5. Fireside & Prairie Creek	69-A	8	33,403	R-7.5(A)	\$ 80,167.00
6. NE corner of Live Oak & Collett	46-B	2	15,032	MF-2(A)	\$ 150,320.00
7. 3925 Maryland	65-A	4	8,100	R-7.5(A)	\$ 12,500.00
8. 2911 Mike	42-P	6	4,422	R-5(A)	\$ 11,055.00

Installation of Water and Wastewater Mains
Agenda Item # 54

District 1

Edgefield Avenue from Clarendon Drive to Lebanon Avenue

District 2

Garland Road Diversion Structure from White Rock Creek Levee south of Garland Road

*Junius Street from Carroll Avenue to Fitzhugh Avenue

District 4

Cedar Crest Gate Structure at Moore Park and Westbank Levee

District 6

East Bank Junction Structure north of Northwest Highway and west of Harry Hines Boulevard

Manana Drive from Webb Chapel Road to Witham Street

District 7

Agnes Street from Bourquin Street northeast

Bourquin Street from Agnes Street northwest

Easement north of State Highway 352 (Scyene Road) from east of Hatcher Street east

Easement north of State Highway 352 (Scyene Road) from east of Hatcher Street east

Electra Street from Carpenter Avenue to Rutledge Street

District 8

Easement along State Highway 310 (Central Expressway) from McCommas Bluff Road to Interstate Highway 20

District 9

White Rock Gate Structure east of White Rock Road

District 11

Peterson Lane from Noel Road to Montfort Drive

Installation of Water and Wastewater Mains
Agenda Item # 54 (Continued)

District 12

Fernshaw Drive from Davenport Road to Duffield Drive

District 13

Alley between Silverton Drive and Townsend Drive from Brockbank Drive east
Gramercy Place from Dallas North Tollway to Jamestown Road

District 14, 2

Alley between Gaston Avenue and Swiss Avenue from Parkmont Street to Beacon
Street

*Fitzhugh Avenue from Junius Street northwest

*(Junius Street from Carroll Avenue to Fitzhugh Avenue - Also see Segment map 3)

*Project limits in more than one Council Districts (Districts 2 and 14)

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
1			All	V	NA	NA	NA	NA	Approval of Minutes of August 13, 2014 City Council Meeting
2			2	C	PBD, AVI	\$113,135.73	NA	NA	Authorize a service contract for elevator repair services at the employee parking garage for Dallas Love Field
3			All	C	PBD, CIS, POL	\$88,004.00	0.00%	100.00%	Authorize a service contract for implementation of a web content management system for Police internet and intranet websites
4			All	C	PBD, LIB, PKR, AVI, CES, FIR, POL, WTR	\$1,066,474.60	91.40%	79.56%	Authorize a three-year service contract for irrigation system parts and repairs; and a three-year master agreement for irrigation system parts
5			All	C	PBD, EBS	\$4,960,095.00	95.30%	78.65%	Authorize a three-year service contract for vehicle auto body collision repair services
6			8	C	PBD, WTR	\$439,834.98	0.00%	100.00%	Authorize the purchase and installation of two in-channel fine bar screens for effluent water and the repair of one screen for the Southside Wastewater Treatment Plant
7			All	C	PBD, WTR	\$162,005.93	69.65%	0.00%	Authorize a one-year master agreement for clamps, couplings, sleeves and adapters
8			All	C	PBD, WTR	\$1,360,000.00	0.00%	0.00%	Authorize a two-year master agreement for butterfly valves and actuators for Water Utilities
9			All	C	PBD, WTR	\$430,360.94	61.32%	0.00%	Authorize a three-year master agreement for fire hydrant backflow preventers, parts and water security plugs for Water Utilities
10			All	C	PBD, AVI, PKR, POL, STS, TWM, WTR	\$478,889.17	51.63%	0.00%	Authorize a three-year master agreement for the purchase of temporary traffic signs, permanent sign posts and installation hardware
11			All	C	PBD, AVI, CCS, FIR, HOU, LIB, PKR, POL, STS, TWM, WTR	\$2,095,386.14	0.22%	0.00%	Authorize a three-year master agreement for emergency and non-emergency medical supplies for Fire-Rescue, Code Compliance, Police, Women, Infant and Children's clinics and other various departments
12			All	C	PBD, AVI, EBS, OCA, PKR, TWM, WTR	\$2,225,733.00	100.00%	26.76%	Authorize a five-year master agreement for energy efficient light bulbs, tubes and LEDs for City facilities
13			N/A	C	ATT, OFS, WTR	GT	NA	NA	Authorize an amendment to the contracts for co-bond counsel services with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) to extend the term of the contracts for a two-year term
14			N/A	C	ATT, HOU	GT	NA	NA	Authorize a second amendment to the professional services contract with Sims Moore Hill Gannon & Crain, L.L.P. for legal services in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department to expand the scope of services and extend the term of the contract through September 30, 2016
15			N/A	C	AUD	\$195,814.60	NA	NA	A resolution reappointing Craig Daniel Kinton, CPA as City Auditor for a two-year term, effective September 6, 2014
16			2	C	CES	\$57,788.50	NA	NA	Ratify the rental of an 1800-2000W emergency generator with associated electrical cables sufficient to connect from the generator to the "C" building's 4160 switch gear to provide power to that facility

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
17			2, 14	C	ECO	NC	NA	NA	Authorize approval of the proposed Dallas Downtown Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Dallas Downtown Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
18			2, 7, 14	C	ECO	NC	NA	NA	Authorize approval of the proposed Deep Ellum Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Deep Ellum Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
19			14	C	ECO	NC	NA	NA	Authorize approval of the proposed Klyde Warren Park/Dallas Arts District Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Klyde Warren Park/Dallas Arts District Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
20			14	C	ECO	NC	NA	NA	Authorize approval of the proposed Knox Street Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Knox Street Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
21			9, 10, 13	C	ECO	NC	NA	NA	Authorize approval of the proposed Lake Highlands Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Lake Highlands Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
22			6	C	ECO	NC	NA	NA	Authorize approval of the proposed Oak Lawn-Hi Line Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Oak Lawn-Hi Line Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
23			12	C	ECO	NC	NA	NA	Authorize approval of the proposed Prestonwood Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Prestonwood Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
24			2	C	ECO	NC	NA	NA	Authorize approval of the proposed South Side Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the South Side Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
25			14	C	ECO	NC	NA	NA	Authorize approval of the proposed Uptown Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Uptown Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
26			14	C	ECO	NC	NA	NA	Authorize approval of the proposed University Crossing Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the University Crossing Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
27			13	C	ECO	NC	NA	NA	Authorize approval of the proposed Vickery Meadow Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Vickery Meadow Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
28			2, 6, 7, 8, 9, 10, 11, 12, 13, 14	C	ECO	NC	NA	NA	Authorize approval of the proposed Tourism Public Improvement District Service Plan for 2014-15 and proposed 2014 assessment roll on file with the City Secretary for public inspection; a public hearing to be held on September 10, 2014 to receive comments concerning the annual assessment rate for the Tourism Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of increasing hotel activities within the City of Dallas, to be funded by a special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms; and at the close of the hearing; consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2014-15; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date
29			5	C	ECO	NC	NA	NA	Authorize an amendment to Resolution No. 13-1865, previously approved on October 23, 2013, to: further subordinating the City's lien position to accommodate all Lenders providing construction financing; and correct the terms for the Deed Restrictions

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
30			13	C	ECO	NC	NA	NA	Authorize a public hearing to be held on September 10, 2014, to receive comments on an amendment to Tax Increment Reinvestment Zone Number Nine (Vickery Meadow TIF District) to increase the geographic area of the TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres); and at the close of the hearing consideration of an ordinance amending Ordinance Nos. 25964 and 26181 to increase the geographic area of the Vickery Meadow TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres)
31			2, 7, 14	C	ECO	NC	NA	NA	Authorize a public hearing to be held on September 10, 2014, to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District) to: increase geographic area to add traditional core area of Deep Ellum (approximately 51.0 acres); increase the budget of the Deep Ellum TIF District from \$27,162,083 NPV (\$51,706,392 total dollars) to \$29,992,935 NPV (\$57,641,077 total dollars), an increase of \$2,830,852 NPV (\$5,934,685 in total estimated collections); and make corresponding modifications to the Deep Ellum TIF District Project Plan & Reinvestment Zone Financing Plans amending Ordinance No. 26043, approved June 22, 2005, as amended and 26304 approved April 2, 2006 as amended
32			All	C	HOU	GT	NA	NA	Authorize acceptance of the Cities Expanding Health Access for Children and Families implementation grant from the National League of Cities for the period July 1, 2014 through December 31, 2015; and execution of the grant agreement
33			4	C	HOU	NC	NA	NA	Authorize an amendment to Resolution No. 13-0994, previously approved on June 12, 2013, with 2000 Roses Foundation, Inc. for the renovation of 220 North Cliff Street and new construction of 1102 East Ninth Street to remove the 1102 East Ninth Street property from the contract
34			All	C	HOU	NC	NA	NA	Authorize Supplemental Agreement No. 1 to the Interlocal Agreement between the City of Dallas and Dallas County Health and Human Services to reallocate funds from Emergency/Tenant Based Rental Assistance - Housing Services to Emergency/Tenant Based Rental Assistance - Financial Assistance
35			N/A	C	HRD	\$6,306,640.00	87.30%	23.82%	Authorize the first one-year extension of the three-year service contract with UnitedHealthcare Services, Inc. for the period January 1, 2015 through December 31, 2015, for services including: Medical Third-Party Administration services; fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; fully-insured vision and dental plans; and a Diabetes Prevention and Control Alliance Program
36			N/A	C	HRD	\$270,000.00	23.80%	6.01%	Authorize the first one-year extension of the three-year service contract with CaremarkPCS Health, LLC. for the period January 1, 2015 through December 31, 2015, to provide Pharmacy Benefits Management services with CaremarkPCS Health, LLC. receiving a \$1.00 dispensing fee for each prescription filled
37			4	C	PKR	\$120,000.00	16.40%	16.40%	Authorize a professional services contract with Weibring Wolfard Golf Design for an improvement plan to include: resurfacing of the greens, hole-by-hole improvements, bunker restoration, practice putting greens, short game area and driving range at Cedar Crest Golf Course located at 1800 Southerland Avenue
38			9	C	PKR	\$273,122.50	4.34%	4.34%	Authorize a contract for the replacement of existing piers at eleven fishing docks, floating dock with American with Disability Act slip and kayak slip at White Rock Lake Park located at 8300 Garland Road
39			7	C	PKR	\$123,825.00	100.00%	100.00%	Authorize Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for pedestrian wayfinding and parking lot system signage at Fair Park located at 1200 Second Avenue
40			All	C	POL	GT	NA	NA	Authorize the application for and acceptance of the Texas School Safety Center 2014/2015 Tobacco Enforcement Grant from the Texas State University System - San Marcos for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2014 through August 31, 2015; and execution of the grant agreement
41			All	C	POL	\$274,669.00	NA	NA	Authorize the application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant from the U.S. Department of Transportation pass through for travel expenses and overtime reimbursement for the period October 1, 2014 through September 30, 2015; and a city contribution of pension in the amount of \$274,669; and execution of the grant agreement
42			All	C	POL	\$125,000.00	NA	NA	Authorize payment for medical examinations for victims of sexual assault, as required by the State of Texas under the Texas Code of Criminal Procedure

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
43			8	C	PBW, ECO	\$149,585.00	100.00%	91.58%	Authorize Supplemental Agreement No. 1 to the professional services contract with APM & Associates, Inc. for additional engineering services for necessary revisions to the plans and specifications for the Telephone Road Project
44			1, 2	C	PBW	\$812,970.00	100.00%	61.14%	Authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. for additional engineering services for the Houston Street Viaduct bridge repair and rehabilitation improvements
45			Outside	C	DEV, WTR	\$21,834.00	NA	NA	Authorize acquisition from Joyce Fay Lambert, of approximately 157,770 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project
46			1, 2, 4, 6, 8	C	DEV	REV \$766,482	NA	NA	A resolution declaring eight properties unwanted and unneeded and authorizing their sale by public auction; and authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute
47			14	C	DEV	REV \$5,400	NA	NA	An ordinance abandoning a water easement and a portion of a utility easement to Belmont Village Turtle Creek, LLC, the abutting owner, containing a total of approximately 9,156 square feet of land, located near the intersection of Hall and Hood Streets
48			All	C	TWM	\$2,951,871.00	26.92%	27.60%	Able No. 3 Stormwater Pump Station: Authorize a professional services contract with Jacobs Engineering Group, Inc., for construction management services during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station
49			All	C	TWM	\$68,275,000.00	50.90%	43.77%	Able No. 3 Stormwater Pump Station: Authorize a construction contract with BAR Constructors, Inc., lowest responsible bidder of seven, for construction of the Levee Drainage System - Sump A, also referred to as the Able Pump Station
50			All	C	TWM	\$378,812.00	100.00%	25.00%	Able No. 3 Stormwater Pump Station: Authorize a professional services contract with Kleinfelder Central, Inc. to provide construction material testing during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station
51			All	C	TWM	\$1,889,414.53	NA	NA	Able No. 3 Stormwater Pump Station: Authorize a Facilities Extension Agreement contract with Oncor Electric Delivery Company, LLC., to provide extension of standard delivery system facilities and an alternate feed for electrical power to the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station
52			All	C	TWM	\$116,826.00	NA	NA	Able No. 3 Stormwater Pump Station: Authorize Supplemental Agreement No. 1 to a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. for additional costs related to the relocation of an existing 138 kilovolt electric transmission tower on Oncor's East Levee-West Industrial Line for the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station
53			All	C	TWM	\$1,601,730.00	100.00%	28.85%	Able No. 3 Stormwater Pump Station: Authorize Supplemental Agreement No. 4 to the professional services contract with HDR Engineering, Inc., for design support services during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station
54			1, 2, 4, 6, 7, 8, 9, 11, 12, 13, 14	C	WTR	\$10,184,725.00	26.51%	25.21%	Authorize a contract for the installation of water and wastewater mains at 15 locations and the removal of inoperable wastewater flow control gates and valves at four locations
55			6	C	WTR	\$47,000.00	NA	NA	Authorize an increase in the Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for additional work associated with water and wastewater main relocations and appurtenance adjustments in Harry Hines Boulevard from Manana Drive to Royal Lane
56			N/A	I	SEC	NC	N/A	N/A	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
57			7	I	TWM	\$12,266.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas Hidden Creek Apartments, Ltd., of a subsurface easement containing approximately 16,115 square feet located on Hatcher Street near its intersection with Junction Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
58			7	I	TWM	\$46,676.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jeffery D. Smith, of an unimproved tract of land containing approximately 65,314 square feet located on Barber Avenue at its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
59			7	I	TWM	\$34,706.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stonewood Terrace Apartments, Ltd., of a subsurface easement containing approximately 57,609 square feet located on Dixon Circle near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
60			7	I	TWM	\$17,500.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Sylvia Greer and Bernadene Banks, of an improved tract of land containing approximately 10,758 square feet located on Barber Avenue near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project
61			8	I	ECO	NC	NA	NA	Stoneridge Distribution Center: Authorize a real property tax abatement agreement for 10 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XI, located on approximately 24 acres at the intersection of Hampton Road and Danieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 90 percent of the added value of the property improvements related to the construction of approximately 400,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program
62			8	I	ECO	NC	NA	NA	Stoneridge Distribution Center: Authorize a real property tax abatement agreement for 8 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XII, located on approximately 9 acres at the intersection of Stoneview Drive and Danieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 75 percent of the added value of the property improvements related to the construction of approximately 150,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program
63			8	I	ECO	NC	NA	NA	Stoneridge Distribution Center: Authorize a real property tax abatement agreement for 8 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XIII, located on approximately 9 acres at the intersection of Old Hickory Trail and Danieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 75 percent of the added value of the property improvements related to the construction of approximately 140,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program
64			4	I	HOU	NC	NA	NA	Authorize an amendment to Resolution No. 14-0771, previously approved on May 14, 2014 with Dallas Area Habitat for Humanity, Inc. (DAHFH) to: change the terms of the development loan to a conditional grant; decrease the federal HOME Investment Partnership Program Funds (HOME) to \$450,000 for the construction of 15 homes; and provide \$450,000 in Bond funds for construction of 15 homes for a total of 30 affordable single family homes for the Jimmy & Rosalynn Carter project to be located on Exeter and Custer Streets
65			11	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 650 for a public library on property zoned an R-10(A) Single Family District on the southeast corner of Belt Line Road and Hillcrest Road
66			14	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue
67			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road
68			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1747 for an alcoholic beverage establishment limited to a private-club bar on property zoned an IR Industrial Research District on the northwest corner of Harcourt Street and Stemmons Freeway

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
69			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue
70			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and for an amendment to add a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, generally on the north line of Main Street, east of Malcolm X Boulevard
71			12	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street
72			12	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and a resolution accepting an amendment to the deed restrictions volunteered by the applicant at the northwest corner of Gold Dust Trail and Levelland Road
73			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting deed restrictions volunteered by the applicant
74			6	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting deed restrictions volunteered by the applicant
75			4	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
76			4	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
77			4	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
78			1	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations on property generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S and an ordinance granting the amendments
79			2	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, on property generally on the northwest line of Manor Way, between Maple Avenue and Denton Drive
80			N/A	PH	OFS	NC	NA	NA	A public hearing to receive comments on the proposed FY 2014-15 Operating, Capital, and Grant/Trust budgets

AGENDA DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
81			14	PH	MGT, OEQ,	NC	NA	NA	A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by POTA JV, LLC and Inland American Lodging Dallas Pearl Limited Partnership, an Illinois Limited Partnership located at 600, 650 and 700 North Pearl Street and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to POTA JV, LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water

TOTAL \$107,707,694.62

AGENDA ITEM # 2

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Business Development & Procurement Services
Aviation

CMO: Jeanne Chipperfield, 670-7804
Theresa O'Donnell, 671-9195

MAPSCO: 34E

SUBJECT

Authorize a service contract for elevator repair services at the employee parking garage for Dallas Love Field – Otis Elevator Company, through the Texas Association of School Boards (BuyBoard) - Not to exceed \$113,136 - Financing: Aviation Capital Construction Funds

BACKGROUND

This action will authorize a service contract for elevator repair services for two elevators at the employee parking garage for Dallas Love Field. These elevators have not been utilized or maintained for several years and a recent inspection indicated several repairs which are required in order to restore them to optimal operating condition.

In anticipation of increased traffic at the Dallas Love Field Airport due to the expiration of the Wright Amendment, the airport must provide more on-site parking spaces for customers. Beginning October 1, 2014, airport employees will not be allowed to park in the Love Field Garages A and B nor the Love Field Terminal Parking Lot. Therefore all employees will be required to park in the employee garage on Lemmon Avenue.

Dallas Love Field Airport employees include Aviation staff, the airlines who operate from Love Field, tenant employees (such as concessionaires, rental car vendors, and parking vendors), etc. There are approximately 700 employees per day using employee parking. The new employee garage consist of 716 spaces, and will also include a shuttle service for employees to and from the garage and on-site security. An overflow parking plan is also being developed for use if needed.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$113,135.73 - Aviation Capital Construction Funds

ETHNIC COMPOSITION

Otis Elevator Company

White Male	31	White Female	1
Black Male	1	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	2	Other Female	0

OWNER

Otis Elevator Company

Tom Vining, President
Byron Gary, General Manager

August 27, 2014**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

Section 1. That the City Manager is authorized to execute a service contract with Otis Elevator Company (399427) through the Texas Association of School Boards (BuyBoard) for elevator repair services at the employee parking garage for Dallas Love Field in an amount not to exceed \$113,135.73, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Otis Elevator Company shall be based only on the amount of the services directed to be performed by the City and properly performed by Otis Elevator Company under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed \$113,135.73:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>ENCUMBRANCE</u>
0131	AVI	P915	3210	\$113,135.73	CTAVITASBP915F14

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

AGENDA ITEM # 3

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

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

CMO: Jeanne Chipperfield, 670-7804
Jill A. Jordan, P.E., 670-5299
Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize a service contract for implementation of a web content management system for Police internet and intranet websites - KnackTek LLC dba SharePoint Engine, most advantageous proposer of five - Not to exceed \$88,004 - Financing: Current Funds

BACKGROUND

This service contract will allow Police (DPD) to implement a web content management system to migrate existing internet and intranet websites. Currently, the City's websites are created and updated using static pages which require changes be made by a web designer. Web content management system will allow DPD to manage content independently. Additionally, DPD can leverage built-in features that will empower its staff to store, organize, share and collaborate by using built-in features such as:

- Immediately manage and publish information on websites
- Automate business processes with built-in workflows
- Implement blogging, polls, or surveys directly on websites
- Store and share documents with basic document management capabilities
- Setup up new project and/or team sites for better collaboration
- Manage departmental or team calendars
- Create and manage forms for better access and improved services

BACKGROUND (Continued)

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

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

*Business Development and Procurement Services only evaluated cost.

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

- Cost 50%
- Capability & Expertise 50%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 921 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On August 18, 2014, this item was included as a briefing memo to the Budget, Finance and Audit Committee.

FISCAL INFORMATION

\$88,004.000 - Current Funds

M/WBE INFORMATION

160 - Vendors contacted
159 - No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

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

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

ETHNIC COMPOSITION

KnackTek LLC dba SharePoint Engine

White Male	9	White Female	2
Black Male	4	Black Female	1
Hispanic Male	0	Hispanic Female	0
Other Male	6	Other Female	11

PROPOSAL INFORMATION

The following proposals were received from solicitation number BUZ1335 and were opened on October 31, 2013. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*KnackTek LLC dba SharePoint Engine	5900 Windward Pkwy. Suite 410 Alpharetta, GA 30005	96.00%	\$ 88,004.00
Object Technology Solutions, Inc.	6363 College Blvd. Suite 310 Overland Park, KS 66211	68.01%	\$199,962.00
CDW Government, LLC	230 N Milwaukee Ave. Vernon Hills, IL 60061	58.79%	\$142,918.85
CompuCom Systems, Inc.	17171 Forest Ln. Dallas, TX 75230	45.20%	\$263,500.00
AT&T Corp.	311 S. Akard St. 8 th Floor Dallas, TX 75202	42.67%	\$198,500.00

OWNER

KnackTek LLC dba SharePoint Engine

Gitaben Patel, President
Marwan Yehya, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a service contract for implementation of a web content management system for Police internet and intranet websites - KnackTek LLC dba SharePoint Engine, most advantageous proposer of five - Not to exceed \$88,004 - Financing: Current Funds

KnackTek LLC dba SharePoint Engine is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$88,004.00	100.00%
TOTAL CONTRACT	\$88,004.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
KnackTek LLC dba SharePoint Engine	PFSNJ531710715	\$88,004.00	100.00%
Total Minority - Non-local		\$88,004.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$88,004.00	100.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$88,004.00	100.00%

August 27, 2014**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

Section 1. That the City Manager is authorized to execute a service contract with KnackTek LLC dba SharePoint Engine (VS0000080630) for implementation of a web content management system for Police internet and intranet websites in an amount not to exceed \$88,004.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to KnackTek LLC dba SharePoint Engine shall be based only on the amount of the services directed to be performed by the City and properly performed by KnackTek LLC dba SharePoint Engine under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed \$88,004.00:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>	<u>ENCUMBRANCE</u>
0001	DPD	2113	3070	\$88,004.00	2014	CTDSV14VENTI

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

AGENDA ITEM # 4

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Library
Park & Recreation
Aviation
Convention and Event Services
Fire
Police
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Joey Zapata, 670-3009
Theresa O'Donnell, 671-9195
Forest E. Turner, 670-3390
Charles Cato, 670-9194
Ryan S. Evans, 671-9837
Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize **(1)** a three-year service contract for irrigation system parts and repairs - V. L. & I., Inc. dba Urban Landscaping & Irrigation in the amount of \$848,458 and Professional Turf Products, LP in the amount of \$61,759; and **(2)** a three-year master agreement for irrigation system parts - Horizon Distributors, Inc. in the amount of \$123,064 and Longhorn, Inc. in the amount of \$33,194, lowest responsible bidders of four - Total not to exceed \$1,066,475 - Financing: Current Funds (\$857,864), Water Utilities Current Funds (\$101,519), Aviation Current Funds (\$81,064) and Convention and Event Services Current Funds (\$26,028) (subject to annual appropriations)

BACKGROUND

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

These agreements will provide irrigation system parts and repair services Citywide to ensure the City's compliance with the Water Conservation program.

BACKGROUND (Continued)

Maintenance of the City's irrigation systems is also important in preserving the aesthetics of facilities and contributing to the beautification of the City. Maintenance includes checking and adjusting irrigation systems for correct watering days and length of operating time necessary to provide optimum conditions for the plants. The contractor will furnish all parts, labor, tools and supplies necessary to perform this service. This master agreement will also be used to purchase replacement parts which are necessary to maintain irrigation systems at City facilities serviced by City staff. Parts and service will be utilized for repairs at city facilities, including:

- City Hall
- Fair Park
- Libraries
- Golf courses
- Parks
- Recreation centers
- Fire training facility and fire stations

Irrigation systems have been retrofitted with rain sensors and freeze gauges to reduce water usage and promote safety. Further, this master agreement will be used to purchase replacement parts for irrigation systems that may become damaged during road maintenance and construction activities by City crews. Replacement parts include controllers, spray heads, rotary heads, valves, and entire sprinkler units. Repairs and part replacement will be done on an as needed basis.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 187 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 23, 2008, City Council authorized a thirty-six-month service contract for lawn irrigation system maintenance, parts and labor for City-owned property by Resolution No. 08-1228.

On February 10, 2010, City Council authorized (1) a three-year service contract for lawn irrigation service for the repair of sprinkler and irrigation systems at City facilities, and (2) a three-year master agreement for lawn irrigation parts and supplies by Resolution No. 10-0448.

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

On April 27, 2011, City Council authorized (1) a three-year master agreement for lawn irrigation parts and supplies, and (2) a three-year service contract for the repair of sprinkler and irrigation systems at City facilities by Resolution No. 11-1106.

FISCAL INFORMATION

\$857,864.55 - Current Funds (subject to annual appropriations)
\$101,518.75 - Water Utilities Current Funds (subject to annual appropriations)
\$ 81,063.70 - Aviation Current Funds (subject to annual appropriations)
\$ 26,027.60 - Convention and Event Services Current Funds (subject to annual appropriations)

M/WBE INFORMATION

25 - Vendors contacted
24 - No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

187 - M/WBE and Non-M/WBE vendors were contacted.

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

ETHNIC COMPOSITION

V. L. & I., Inc. dba Urban Landscaping & Irrigation

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

Horizon Distributors, Inc.

White Male	263	White Female	32
Black Male	20	Black Female	3
Hispanic Male	98	Hispanic Female	6
Other Male	4	Other Female	1

ETHNIC COMPOSITION (Continued)

Professional Turf Products, LP

White Male	67	White Female	18
Black Male	2	Black Female	0
Hispanic Male	2	Hispanic Female	1
Other Male	1	Other Female	0

Longhorn, Inc.

White Male	63	White Female	7
Black Male	5	Black Female	1
Hispanic Male	21	Hispanic Female	21
Other Male	2	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BC1402 and were opened on January 9, 2014. These contracts are being awarded to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*V. L. & I., Inc. dba Urban Landscaping & Irrigation	700 S. Dallas Ave. Lancaster, TX 75146	Multiple Lines
*Horizon Distributors, Inc.	1401 Capital Dr. Carrollton, TX 75006	Multiple Lines
*Professional Turf Products, LP	1010 N. Industrial Blvd. Euless, TX 76039	Multiple Lines
*Longhorn, Inc.	2640 Tarna Dr. Dallas, TX 75229	Multiple Lines

OWNERS

V. L. & I., Inc. dba Urban Landscaping & Irrigation

Dexter Payne, President

OWNERS (Continued)

Horizon Distributors, Inc.

James Ross, President
Manny Perez De La Mesa, Vice President

Professional Turf Products, LP

Edward Clark, President
David Lau, Treasurer

Longhorn, Inc.

Lee Evans, President
Lynn Evans, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** a three-year service contract for irrigation system parts and repairs - V. L. & I., Inc. dba Urban Landscaping & Irrigation in the amount of \$848,458 and Professional Turf Products, LP in the amount of \$61,759; and **(2)** a three-year master agreement for irrigation system parts - Horizon Distributors, Inc. in the amount of \$123,064 and Longhorn, Inc. in the amount of \$33,194, lowest responsible bidders of four - Total not to exceed \$1,066,475 - Financing: Current Funds (\$857,864), Water Utilities Current Funds (\$101,519), Aviation Current Funds (\$81,064) and Convention and Event Services Current Funds (\$26,028) (subject to annual appropriations)

V. L. & I., Inc. dba Urban Landscaping & Irrigation is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors. Horizon Distributors, Inc. and Longhorn, Inc. are local, non-minority firms, have signed the "Business Inclusion & Development" documentation and propose to use their own workforces. Professional Turf Products, LP is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$974,715.60	91.40%
Total non-local contracts	\$91,759.00	8.60%
TOTAL CONTRACT	\$1,066,474.60	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
V.L. & I., Inc. dba Urban Landscaping & Irrigation	BMMB58338N0814	\$808,458.10	82.94%
LKT & Associates, LLC	WFDB58958Y1014	\$10,000.00	1.03%
Total Minority - Local		\$818,458.10	83.97%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Irrigators Supply Inc.	WFWB61642Y0516	\$20,000.00	21.80%
Ricochet Fuel Distributors, Inc	WFWB59997Y0115	\$10,000.00	10.90%
Total Minority - Non-local		\$30,000.00	32.69%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$808,458.10	82.94%	\$808,458.10	75.81%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$10,000.00	1.03%	\$40,000.00	3.75%
	<hr/>	<hr/>	<hr/>	<hr/>
Total	\$818,458.10	83.97%	\$848,458.10	79.56%

August 27, 2014

WHEREAS, on April 23, 2008, City Council authorized a thirty-six-month service contract for lawn irrigation system maintenance, parts and labor for City-owned property by Resolution No. 08-1228; and,

WHEREAS, on February 10, 2010, City Council authorized (1) a three-year service contract for lawn irrigation service for the repair of sprinkler and irrigation systems at City facilities, and (2) a three-year master agreement for lawn irrigation parts and supplies by Resolution No. 10-0448; and,

WHEREAS, on April 27, 2011, City Council authorized (1) a three-year master agreement for lawn irrigation parts and supplies, and (2) a three-year service contract for the repair of sprinkler and irrigation systems at City facilities by Resolution No. 11-1106;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with V.L. & I., Inc. dba Urban Landscaping & Irrigation (514920) in the amount of \$848,458.10 and Professional Turf Products, LP (355952) in the amount of \$61,759.00 for irrigation system parts and repairs for a term of three years in a total amount not to exceed \$910,217.10, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to V.L. & I., Inc. dba Urban Landscaping & Irrigation and Professional Turf Products, LP shall be based only on the amount of the services directed to be performed by the City and properly performed by V.L. & I., Inc. dba Urban Landscaping & Irrigation and Professional Turf Products, LP under the contract.

Section 2. That a master agreement for the purchase of irrigation system parts is authorized with Horizon Distributors, Inc. (519516) in the amount of \$123,063.50 and Longhorn, Inc. (255832) in the amount of \$33,194.00 for a term of three years in a total amount not to exceed \$156,257.50.

Section 3. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for irrigation system parts. If a written contract is required or requested for any or all purchases of irrigation system parts under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

August 27, 2014

Section 4. That the City Controller is hereby authorized to disburse funds in an amount not to exceed \$1,066,474.60 (subject to annual appropriations).

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

AGENDA ITEM # 5

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services

CMO: Jeanne Chipperfield, 670-7804
Forest E. Turner, 670-3390

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract for vehicle auto body collision repair services – First Class Auto, Inc. in the amount of \$3,572,995 and Graff Chevrolet Company in the amount of \$1,387,100, most advantageous proposers of eleven - Total not to exceed \$4,960,095 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

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

This contract will provide vehicle auto body collision repair services for the City's vehicle fleet. An average of 950 City vehicles are damaged per year during the course of delivering services and the City must have a method of repairing these vehicles to ensure timely continuation of service.

To increase quality and cost effectiveness, the City has contracted a third party appraiser whose responsibility is to inspect, evaluate and determine a fair market value for the repair of such damaged vehicles. Damaged vehicles are inspected by City staff and the 3rd party appraiser in which a preliminary estimate is determined prior to release to the vendor. The vendor is required to furnish an estimate and receive approval from the City before beginning any repair work. When feasible, parts from the City's salvage yard are supplied to the vendor to reduce repair costs.

BACKGROUND (Continued)

An eight member evaluation committee was selected from the following departments:

- Equipment & Building Services (2)
- Water Utilities (2)
- Code Compliance (1)
- Library (1)
- Business Development and Procurement Services (2)*

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

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

- Cost 40 points
- Vendor Experience/Qualifications 30 points
- Vendor Facilities 15 points
- Business and Inclusion Development Plan 15 points

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 720 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 13, 2010, City Council authorized the rejection of bids received for automotive body shop repairs; the re-advertisement for new bids and Supplemental Agreement No. 1 to the service contract for automotive body parts and labor by Resolution No. 10-2563.

On March 9, 2011, City Council authorized a three-year service contract for automotive body and collision repair by Resolution No. 11-0629.

On August 4, 2014, this item was included as a briefing memo to the Budget, Finance, and Audit Committee.

FISCAL INFORMATION

\$4,960,095.00 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

71 -Vendors contacted

66 - No response

5 - Response (Bid)

0 - Response (No bid)

1 - Successful vendor

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

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

ETHNIC COMPOSITION

First Class Auto, Inc.

White Male	0	White Female	0
Black Male	0	Black Female	0
Hispanic Male	14	Hispanic Female	2
Other Male	0	Other Female	0

Graff Chevrolet Company

White Male	31	White Female	7
Black Male	5	Black Female	0
Hispanic Male	30	Hispanic Female	9
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following proposals were received from solicitation number BJZ1404 and opened on February 6, 2014. This service contract is being awarded to the most advantageous proposers by group.

*Denotes successful proposers

PROPOSAL INFORMATION (Continued)

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*First Class Auto, Inc.	3150 Hansboro Ave. Dallas, TX 75233	82.84% 84.87%	Group 1 - \$3,572,995.00 Group 2 - \$1,517,030.00
*Graff Chevrolet Company	1405 E. Main St. Grand Prairie, TX 75050	77.83% 86.00%	Group 1 - \$3,721,750.00 Group 2 - \$1,387,100.00
Martin's Paint & Body Shop	805 S. Buckner Blvd. Dallas, TX 75217	69.46% 69.30%	Group 1 - \$4,035,250.00 Group 2 - \$1,414,000.00
Eddie's Mechanic & Body Repair, Inc.	2532 E. Grauwyler Rd. Irving, TX 75061	75.41% 69.56%	Group 1 - \$3,565,000.00 Group 2 - \$1,417,100.00
Six Construct, Inc. dba Budget Auto Body Shop	3530 N. Buckner Blvd. Dallas, TX 75228	79.00%	Group 1 - \$2,636,252.50 Group 2 - No bid
All-Pro Collision Center, LLC	920 S. Buckner Blvd. Dallas, TX 75217	61.64%	Group 1 - \$3,135,000.00 Group 2 - No bid
BW Collision	208 Mavis St. Irving, TX 75061	67.47%	Group 1 - \$3,661,500.00 Group 2 - No bid
Park Cities Ford Lincoln	3333 Inwood Rd. Dallas, TX 75235	77.74%	Group 1 - \$4,070,000.00 Group 2 - No bid
Trash Truck Repair	2208 Peachtree Rd. Balch Springs, TX 75180	76.86%	Group 1 - No bid Group 2 - \$1,623,300.00
Southwest International Trucks, Inc.	3722 Irving Blvd. Dallas, TX 75247	65.31%	Group 1 - No bid Group 2 - \$1,768,000.00
National Fleet, Inc.	2520 Barge Ln. Dallas, TX 75212	77.83%	Group 1 - No bid Group 2 - \$1,265,700.00

OWNERS**First Class Auto, Inc.**

Javier V. Rodriguez, President

Graff Chevrolet Company

Wesley Spence, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract for vehicle auto body collision repair services – First Class Auto, Inc. in the amount of \$3,572,995 and Graff Chevrolet Company in the amount of \$1,387,100, most advantageous proposers of eleven - Total not to exceed \$4,960,095 - Financing: Current Funds (subject to annual appropriations)

First Class Auto, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. Graff Chevrolet Company is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$4,727,062.14	95.30%
Total non-local contracts	\$233,032.86	4.70%
TOTAL CONTRACT	\$4,960,095.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
First Class Auto Inc.,	HMMB59836N0115	\$3,572,995.00	75.59%
Joe's Towing	WFWB58275N0814	\$95,000.00	2.01%
Total Minority - Local		\$3,667,995.00	77.60%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Eddie's Mechanical	HMMB60120N0215	\$233,032.86	100.00%
Total Minority - Non-local		\$233,032.86	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$3,572,995.00	75.59%	\$3,806,027.86	76.73%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$95,000.00	2.01%	\$95,000.00	1.92%
	<hr/>	<hr/>	<hr/>	<hr/>
Total	\$3,667,995.00	77.60%	\$3,901,027.86	78.65%

August 27, 2014

WHEREAS, on October 13, 2010, City Council authorized the rejection of bids received for automotive body shop repairs; the re-advertisement for new bids and Supplemental Agreement No. 1 to the service contract for automotive body parts and labor by Resolution No. 10-2563; and,

WHEREAS, on March 9, 2011, City Council authorized a three-year service contract for automotive body and collision repair by Resolution No. 11-0629;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with First Class Auto, Inc. (503813) in the amount of \$3,572,995.00 and Graff Chevrolet Company (VS0000017287) in the amount of \$1,387,100.00 for vehicle auto body collision repair services for a term of three years in a total amount not to exceed \$4,960,095.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to First Class Auto, Inc. and Graff Chevrolet Company, shall be based only on the amount of the services directed to be performed by the City and properly performed by First Class Auto, Inc. and Graff Chevrolet Company under the contract.

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed \$4,960,095.00 (subject to annual appropriations).

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

AGENDA ITEM # 6

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Business Development & Procurement Services
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Forest E. Turner, 670-3390

MAPSCO: 69A-X

SUBJECT

Authorize the purchase and installation of two in-channel fine bar screens for effluent water and the repair of one screen for the Southside Wastewater Treatment Plant – FilterOne USA, LLC, lowest responsible bidder of three - Not to exceed \$439,835 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

This purchase will provide for the purchase and installation of two in-channel fine bar screens for effluent water and the repair of one screen for the Southside Wastewater Treatment Plant. In-channel fine bar screens are used to filter water before it enters the treatment plant to be processed. This type of screen is designed to remove large and mid-size debris in the water. The screen is inserted in the water channel in which the water flows to the plant where the debris is removed. The removal of debris is essential in protecting equipment that will be used later in the water treatment process. The current in-channel fine bar screens were installed in 2001 and have reached their useful life span and are too costly to repair.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 213 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$439,834.98 - Water Utilities Capital Construction Funds

M/WBE INFORMATION

30 - Vendors contacted

29 - No response

1 - Response (Bid)

0 - Response (No bid)

1 - Successful

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

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

ETHNIC COMPOSITION

FilterOne USA, LLC

White Male	1	White Female	0
Black Male	4	Black Female	2
Hispanic Male	2	Hispanic Female	0
Other Male	0	Other Female	1

BID INFORMATION

The following bids were received from solicitation number BM1402 and opened on May 22, 2014. This purchase is being awarded to the lowest responsible and responsive bidder by group.

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*FilterOne USA, LLC	1807 S. Powerline Road Suite #107 Deerfield Beach, FL 33442	Group 1 - \$157,853.00 Group 2 - \$281,981.98

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
Gracon Construction, Inc.	4343 Lasater Drive Mesquite, TX 75181	Group 1 - \$177,200.00 Group 2 - \$348,000.00
A. Uptergrove	1504 Juliet Pilot Point, TX 76258	Group 1 - Non-Responsive** Group 2 - Non-Responsive**

**A. Uptergrove was deemed non-responsive due to not meeting specifications.

OWNER**FilterOne USA, LLC**

Ryan Brice, President
Rui Claudio, Vice President
Renee Brice, Secretary
Misae Claudio, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize the purchase and installation of two in-channel fine bar screens for effluent water and the repair of one screen for the Southside Wastewater Treatment Plant – FilterOne USA, LLC, lowest responsible bidder of three - Not to exceed \$439,835 - Financing: Water Utilities Capital Construction Funds

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

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$439,834.98	100.00%
TOTAL CONTRACT	\$439,834.98	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
FilterOne USA, LLC	BMSFL00000216	\$439,834.98	100.00%
Total Minority - Non-local		\$439,834.98	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$439,834.98	100.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$439,834.98	100.00%

August 27, 2014**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

Section 1. That the City Manager is authorized to execute a contract with FilterOne USA, LLC (520514) for the purchase and installation of two in-channel fine bar screens for effluent water and the repair of one screen in an amount not to exceed \$439,834.98, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to FilterOne USA, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by FilterOne USA, LLC under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed \$439,834.98:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJECT</u>	<u>ENCUMBRANCE</u>	<u>AMOUNT</u>
0103	DWU	CS31	4890	CTDWU7A1248EN	\$439,834.98

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

AGENDA ITEM # 7

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Forest E. Turner, 670-3390

MAPSCO: N/A

SUBJECT

Authorize a one-year master agreement for clamps, couplings, sleeves and adapters - Fortiline, Inc. in the amount of \$112,841 and Powerseal Pipeline Products Corp. in the amount of \$49,165, lowest responsible bidders of two - Total not to exceed \$162,006 - Financing: Water Utilities Current Funds

BACKGROUND

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

This master agreement will provide various types and sizes of clamps, couplings and sleeves utilized for the installation and/or repair of water mains and service lines within water treatment facilities and the distribution system. This agreement will allow Water Utilities to acquire and stock needed parts with minimal delay, reducing repair time on water systems. Access to these supplies will allow Water Utilities to repair pipes, water meters, bypass valves and other equipment as needs arise. Water Utilities maintains 5,024 miles of water mains throughout the water distribution system. Approximately 2,700 repairs were performed during the prior fiscal year to the mains due to external corrosion, system loads and temperature change.

This bid was extended by 2 weeks in order to allow for greater participation. During the extension additional vendors were contacted in attempts to increase participation. Despite these efforts only 2 submissions were received.

This solicitation was structured in a manner which required bidders to submit a response using unit pricing. This bid resulted in an 18.1% increase over comparable unit prices for the bid awarded in 2012.

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 174 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 8, 2011, City Council authorized a one-year master agreement for clamps, couplings, sleeves and adapters by Resolution No. 11-1511.

On September 12, 2012, City Council authorized a one-year master agreement for the purchase of clamps, adapters, couplings and sleeves by Resolution No. 12-2230.

FISCAL INFORMATION

\$162,005.93 - Water Utilities Current Funds

M/WBE INFORMATION

27 - Vendors contacted

27 - No response

0 - Response (Bid)

0 - Response (No bid)

0 - Successful

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

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

ETHNIC COMPOSITION

Fortiline, Inc.

White Male	9	White Female	1
Black Male	2	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	3	Other Female	0

ETHNIC COMPOSITION (Continued)

Powerseal Pipeline Products Corp.

White Male	15	White Female	2
Black Male	3	Black Female	0
Hispanic Male	43	Hispanic Female	4
Other Male	11	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BM1404a and opened on May 22, 2014. This master agreement is being awarded to the lowest responsible and responsive bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Fortiline, Inc.	11200 Seagoville Rd. Balch Springs, TX 75180	Multiple Lines
*Powerseal Pipeline Products Corp.	701 Pleasant View Dr. Wichita Falls, TX 76306	Multiple Lines

OWNERS

Fortiline, Inc.

Tim Tysinger, President
James Cagle, Vice President
Jason Painter, Secretary/Treasurer

Powerseal Pipeline Products Corp.

Patrick Powers, President
Steve Kilcrease, Vice President
Edson Luna, Secretary/Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a one-year master agreement for clamps, couplings, sleeves and adapters - Fortiline, Inc. in the amount of \$112,841 and Powerseal Pipeline Products Corp. in the amount of \$49,165, lowest responsible bidders of two - Total not to exceed \$162,006 - Financing: Water Utilities Current Funds

Fortiline, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. Powerseal Pipeline Products Corp. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$112,841.29	69.65%
Total non-local contracts	\$49,164.64	30.35%
TOTAL CONTRACT	\$162,005.93	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

August 27, 2014

WHEREAS, on June 8, 2011, City Council authorized a one-year master agreement for clamps, couplings, sleeves and adapters by Resolution No. 11-1511; and,

WHEREAS, on September 12, 2012, City Council authorized a one-year master agreement for the purchase of clamps, adapters, couplings and sleeves by Resolution No. 12-2230;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of clamps, couplings, sleeves and adapters is authorized with Fortiline, Inc. (VS0000073028) in the amount of \$112,841.29 and Powerseal Pipeline Products Corp. (075233) in the amount of \$49,164.64 for a term of one-year in a total amount not to exceed \$162,005.93.

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

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed \$162,005.93.

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

AGENDA ITEM # 8

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Forest E. Turner, 670-3390

MAPSCO: N/A

SUBJECT

Authorize a two-year master agreement for butterfly valves and actuators for Water Utilities - Municipal Valve & Equipment in the amount of \$1,040,000, Mueller Co. LLC in the amount of \$280,000 and KOSO America, Inc. in the amount of \$40,000, lowest responsible bidders of four - Total not to exceed \$1,360,000 - Financing: Water Utilities Current Funds

BACKGROUND

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

This master agreement will provide a variety of butterfly valves and actuators for Water Utilities. Butterfly valves are used to control the flow within the water distribution system. Butterfly valves are utilized during the installation of new water transmission lines, replacement of worn-out distribution system valves and plant control process valves at the water treatment plants. Certain butterfly valves are used to isolate sections of the distribution system to allow repairs to existing water mains and to permit additional construction. Butterfly valves range in size from 6" to 96" with the larger valves requiring additional lead time during production. This agreement allows the City to purchase and warehouse these valves in advance, in order to have them readily available for efficient repairs.

In some applications manual butterfly valves need to be electronically operated, therefore actuators are attached to the valve. Actuators allow for the operation of valves remotely. On average, the City pumps over 417 million gallons of water per day.

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 297 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$1,360,000.00 - Water Utilities Current Funds

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Municipal Valve & Equipment

White Male	10	White Female	4
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

ETHNIC COMPOSITION (Continued)

Mueller Co. LLC

White Male	109	White Female	48
Black Male	0	Black Female	2
Hispanic Male	0	Hispanic Female	0
Other Male	2	Other Female	0

KOSO America, Inc.

White Male	106	White Female	26
Black Male	6	Black Female	0
Hispanic Male	5	Hispanic Female	1
Other Male	4	Other Female	1

BID INFORMATION

The following bids were received from solicitation number BP1401 and opened on April 3, 2014. This master agreement is being awarded to the lowest responsible and responsive bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Municipal Valve & Equipment	5924 W. Parker Rd. Suite #200 Plano, TX 75093	Multiple Groups
*Mueller Co. LLC	500 W. Eldorado St. Decatur, IL 62525	Multiple Groups
*KOSO America, Inc.	4 Manley St. West Bridgewater, MA 02379	Multiple Groups
J & S Valve, Inc.	2201 Main St. Dallas, TX 75201	Non-responsive**

**J & S Valve, Inc. was deemed non-responsive due to not meeting specifications.

OWNERS

Municipal Valve & Equipment

David McGoodwin, President
Randy Greene, Vice President

Mueller Co. LLC

Greg Rogowski, President
Mike Williams, Vice President
Chad Mize, Treasurer

KOSO America, Inc.

Sam Los, President
Wally Lueders, Vice President
Ken Garron, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a two-year master agreement for butterfly valves and actuators for Water Utilities - Municipal Valve & Equipment in the amount of \$1,040,000, Mueller Co. LLC in the amount of \$280,000 and KOSO America, Inc. in the amount of \$40,000, lowest responsible bidders of four - Total not to exceed \$1,360,000 - Financing: Water Utilities Current Funds

Municipal Valve & Equipment, Mueller Co. LLC and KOSO America, Inc. are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$1,360,000.00	100.00%
TOTAL CONTRACT	\$1,360,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

August 27, 2014

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

Section 1. That a master agreement for the purchase of butterfly valves and actuators for Water Utilities is authorized with Municipal Valve & Equipment (332290) in the amount of \$1,040,000, Mueller Co. LLC (VS0000021750) in the amount of \$280,000 and KOSO America, Inc. (VS0000081350) in the amount of \$40,000 for a term of two years in a total amount not to exceed \$1,360,000.00.

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

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed \$1,360,000.00.

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

AGENDA ITEM # 9

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Forest E. Turner, 670-3390

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for fire hydrant backflow preventers, parts and water security plugs for Water Utilities - Fortiline, Inc. in the amount of \$263,900, McGard, LLC in the amount of \$136,500, American Backflow Products Company in the amount of \$29,048 and Test Gauge & Backflow Supply, Inc. in the amount of \$913, lowest responsible bidders of eight - Total not to exceed \$430,361 - Financing: Water Utilities Current Funds

BACKGROUND

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

This master agreement will provide fire hydrant backflow preventers, parts and water security plugs for Water Utilities. The backflow preventers restrict the reverse flow of non-potable water into the water supply through the fire hydrants. Backflow preventers provided under this contract will be used to replace old and worn out models and any preventers damaged beyond repair. This contract will also provide replacement parts for general maintenance of backflow preventers. The average life expectancy of the backflow preventer is approximately 3 years.

Under a licensing/leasing program the City supplies backflow preventers to the commercial customer for construction projects, demolition, and special events. Currently the City manages approximately 1,000 accounts which require this equipment. A customer applies for a permit and is required to place a deposit for use of the backflow preventer. The customer is charged a monthly service fee for the use of the equipment.

BACKGROUND (Continued)

This agreement will also provide water security plugs which are used on residential water lines to prevent unauthorized or illegal access to water services for accounts which are delinquent in payment or where Water Utilities has experienced unauthorized use. The water service plug is inserted into the top of the water valve on the City's side of the meter and is uniquely designed for installation and removal. This design greatly restricts unauthorized removal of device and water usage.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 445 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 14, 2009, City Council authorized a twelve-month master agreement, with two twelve-month renewal options for backflow preventers for fire hydrants by Resolution No. 09-0156.

FISCAL INFORMATION

\$430,360.94 - Water Utilities Current Funds

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Fortiline, Inc.

White Male	9	White Female	1
Black Male	2	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	3	Other Female	0

McGard, LLC

White Male	272	White Female	174
Black Male	13	Black Female	14
Hispanic Male	8	Hispanic Female	6
Other Male	3	Other Female	7

American Backflow Products Company

White Male	14	White Female	3
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	1	Other Female	0

Test Gauge & Backflow Supply, Inc.

White Male	7	White Female	3
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BM1408 and opened on June 4, 2014. This master agreement is being awarded to the lowest responsible and responsive bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Fortiline, Inc.	11300 Seagoville Rd. Balch Springs, TX 75180	Multiple Lines
*McGard, LLC	3875 California Rd. Orchard Park, NY 14127	Multiple Lines

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*American Backflow Products Company	7580 Tennessee St. Tallahassee, FL 32304	Multiple Lines
*Test Gauge & Backflow Supply, Inc.	2587 Millennium Dr. Unit K2 Elgin, IL 60124	Multiple Lines
Ferguson Waterworks	2650 S. Pipeline Rd. Euless, TX 76040	Multiple Lines
HD Supply Waterworks Ltd	4333 Irving Blvd. Dallas, TX 75247	Multiple Lines
HD Supply Facilities Maintenance dba USA Bluebook	3781 Burwood Dr. Waukegan, IL 60085	Multiple Lines
Best Plumbing Specialties	3039 Ventrie Ct. Myersville, MD 21773	Multiple Lines

OWNERS**Fortiline, Inc.**

Tim Tysinger, President
James Cagle, Vice President
Jason Painter, Secretary/Treasurer

McGard, LLC

Peter McCauley, President, Secretary/Treasurer
Jeff Sullivan, Vice President
Lisa Faturros, Secretary
Dave Powers, Treasurer

American Backflow Products Company

Stewart Inmun, President

Test Gauge & Backflow Supply, Inc.

Derek J. Biba, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for fire hydrant backflow preventers, parts and water security plugs for Water Utilities - Fortiline, Inc. in the amount of \$263,900, McGard, LLC in the amount of \$136,500, American Backflow Products Company in the amount of \$29,048 and Test Gauge & Backflow Supply, Inc. in the amount of \$913, lowest responsible bidders of eight - Total not to exceed \$430,361 - Financing: Water Utilities Current Funds

Fortiline, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. McGard, LLC, American Backflow Products Company and Test Gauge & Backflow Supply, Inc. are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$263,900.00	61.32%
Total non-local contracts	\$166,460.94	38.68%
TOTAL CONTRACT	\$430,360.94	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	<u>\$0.00</u>	<u>0.00%</u>	<u>\$0.00</u>	<u>0.00%</u>

August 27, 2014

WHEREAS, on January 14, 2009, City Council authorized a twelve-month master agreement, with two twelve-month renewal options for backflow preventers for fire hydrants by Resolution No. 09-0156;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of fire hydrant backflow preventers, parts and water security plugs for Water Utilities is authorized with Fortiline, Inc. (VS0000073028) in the amount of \$263,900.00, McGard, LLC (507339) in the amount of \$136,500.00, American Backflow Products Company (VS0000069213) in the amount of \$29,048.20 and Test Gauge & Backflow Supply, Inc. (VS0000049318) in the amount of \$912.74 for a term of three years in a total amount not to exceed \$430,360.94.

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

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed \$430,360.94.

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

AGENDA ITEM # 10

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

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

CMO: Jeanne Chipperfield, 670-7804
Theresa O'Donnell, 671-9195
Willis Winters, 670-4071
Ryan S. Evans, 671-9837
Forest E. Turner, 670-3390
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for the purchase of temporary traffic signs, permanent sign posts and installation hardware - Custom Products Corp. in the amount of \$39,846, Centerline Supply, Ltd. in the amount of \$247,229, Allied Tube & Conduit Corp. in the amount of \$168,423 and Pathmark Traffic Products of Texas, Inc. in the amount of \$23,392, lowest responsible bidders of five - Total not to exceed \$478,890 - Financing: Current Funds (\$358,115), Water Utilities Current Funds (\$109,023), Stormwater Drainage Management Current Funds (\$9,875) and Aviation Current Funds (\$1,877)

BACKGROUND

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

This master agreement will facilitate the purchase of temporary traffic signs, permanent sign posts and installation hardware for permanent signs to be utilized by various departments such as Dallas Water Utilities (DWU) and Street Services (STS).

BACKGROUND (Continued)

Examples of temporary traffic signs include:

- Directional signs
- Lane warning signs
- Lane information signs
- High Pressure Water Main
- Roadway Construction
- Temporary information and regulations

This solicitation was structured in a manner which required bidders to submit a response using unit and discount pricing. This bid resulted in a 5.80% increase on comparable unit prices for the bid awarded in 2011.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 425 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2011, City Council authorized a three-year master agreement for the purchase of temporary traffic signs, permanent sign posts and installation hardware by Resolution No. 11-2166.

FISCAL INFORMATION

\$358,115.12 - Current Funds

\$109,022.49 - Water Utilities Current Funds

\$ 9,875.00 - Stormwater Drainage Management Current Funds

\$ 1,876.56 - Aviation Current Funds

M/WBE INFORMATION

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

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

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

ETHNIC COMPOSITION

Custom Products Corp.

White Male	31	White Female	11
Black Male	10	Black Female	0
Hispanic Male	2	Hispanic Female	1
Other Male	0	Other Female	0

Centerline Supply, Ltd.

White Male	29	White Female	3
Black Male	2	Black Female	0
Hispanic Male	8	Hispanic Female	1
Other Male	0	Other Female	0

Allied Tube & Conduit Corp.

White Male	133	White Female	78
Black Male	11	Black Female	14
Hispanic Male	8	Hispanic Female	5
Other Male	6	Other Female	4

Pathmark Traffic Products of Texas, Inc.

White Male	8	White Female	3
Black Male	0	Black Female	0
Hispanic Male	10	Hispanic Female	2
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BK1411 and opened on March 13, 2014. This master agreement is being awarded to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Custom Products Corp.	1120 Flowood Dr. Jackson, MS 39232	Multiple Lines
*Centerline Supply, Ltd.	530 Jesse St. Grand Prairie, TX 75051	Multiple Lines
*Allied Tube & Conduit Corp.	16100 S. Lathrop Ave. Harvey, IL 60426	Multiple Lines
*Pathmark Traffic Products of Texas, Inc.	4435 Hunter Rd. San Marcos, TX 78666	Multiple Lines
Dyna Engineering, Ltd	#2-930 Tupper Ave. Coquitlam, BC V3K1A5	Multiple Lines

OWNERS

Custom Products Corp.

Hal Perkins, President
Richard Carleton, Vice President

Centerline Supply, Ltd.

Foy Barrett, Managing Partner
Steve Nelson, Managing Partner

Allied Tube & Conduit Corp.

John Williamson, President
Bill Taylor, Vice President

OWNERS (Continued)

Pathmark Traffic Products of Texas, Inc.

Frank Blakley, President

Jose Perez, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for the purchase of temporary traffic signs, permanent sign posts and installation hardware - Custom Products Corp. in the amount of \$39,846, Centerline Supply, Ltd. in the amount of \$247,229, Allied Tube & Conduit Corp. in the amount of \$168,423 and Pathmark Traffic Products of Texas, Inc. in the amount of \$23,392, lowest responsible bidders of five - Total not to exceed \$478,890 - Financing: Current Funds (\$358,115), Water Utilities Current Funds (\$109,023), Stormwater Drainage Management Current Funds (\$9,875) and Aviation Current Funds (\$1,877)

Allied Tube & Conduit Corp., Custom Products Corp. and Pathmark Traffic Products of Texas, Inc. are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Centerline Supply, Ltd. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and propose to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$247,228.92	51.63%
Total non-local contracts	\$231,660.25	48.37%
TOTAL CONTRACT	\$478,889.17	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

August 27, 2014

WHEREAS, on August 24, 2011, City Council authorized a three-year master agreement for the purchase of temporary traffic signs, permanent sign posts and installation hardware by Resolution No. 11-2166;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of temporary traffic signs, permanent sign posts and installation hardware is authorized with Custom Products Corp. (261379) in the amount of \$39,845.77, Centerline Supply, Ltd. (258493) in the amount of \$247,228.92, Allied Tube & Conduit Corp. (152046) in the amount of \$168,422.38 and Pathmark Traffic Products of Texas, Inc. (519060) in the amount of \$23,392.10 for a term of three years in a total amount not to exceed \$478,889.17.

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

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed \$478,889.17.

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

AGENDA ITEM # 11

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Aviation
Code Compliance
Fire
Housing/Community Services
Library
Park & Recreation
Police
Street Services
Trinity Watershed Management
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Theresa O'Donnell, 671-9195
Charles Cato, 671-3908
Joey Zapata, 670-1204
Ryan S. Evans, 671-9837
Forest E. Turner, 670-3390
Jill A. Jordan, P.E., 670-5299
Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for emergency and non-emergency medical supplies for Fire-Rescue, Code Compliance, Police, Women, Infant and Children's clinics and other various departments – Bound Tree Medical, LLC in the amount of \$1,473,126, MMS A Medical Supply Company in the amount of \$952,627, Masimo Corporation in the amount of \$285,120 and Cintas First Aid and Safety in the amount of \$5,929, lowest responsible bidders of twelve - Total not to exceed \$2,716,802 - Financing: Current Funds (\$2,025,637), Aviation Current Funds (\$58,952), Water Utilities Current Funds (\$8,900), Department of State Health Services Grant Funds (\$621,415) and Stormwater Drainage Management Current Funds (\$1,898)

BACKGROUND

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

BACKGROUND (Continued)

This Citywide master agreement will provide emergency and non-emergency medical supplies such as:

- Medical gloves
- Blood testing machines
- First aid kits
- Oxygen masks and tubing

Fire-Rescue stores emergency and non-emergency medical supplies and medical gloves at the Emergency Medical Supplies (EMS) Warehouse, located at 5000 Dolphin Rd. and distributes these items to forty-six rescues and fifty-six paramedic engines at fire stations throughout the City. Each vehicle stores a determined amount of each item used to render aid. In fiscal year 2012-13, Fire-Rescue responded to approximately 198,353 emergency calls.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 460 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2009, City Council authorized a thirty-six-month master agreement for emergency medical exam gloves by Resolution No. 09-0337.

On October 8, 2013, City Council authorized a thirty-six-month master agreement for emergency medical exam gloves by Resolution No. 13-1754.

FISCAL INFORMATION

\$2,025,636.27 - Current Funds

\$ 621,415.00 - Department of State Health Services Grant Funds

\$ 58,951.50 - Aviation Current Funds

\$ 8,900.00 - Water Utilities Current Funds

\$ 1,898.37 - Stormwater Drainage Management Current Funds

M/WBE INFORMATION

49 - Vendors contacted
47 - No response
2 - Response (Bid)
0 - Response (No bid)
0 - Successful

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

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

ETHNIC COMPOSITION

Bound Tree Medical, LLC

White Male	83	White Female	65
Black Male	2	Black Female	8
Hispanic Male	1	Hispanic Female	0
Other Male	2	Other Female	1

MMS A Medical Supply Company

White Male	132	White Female	118
Black Male	50	Black Female	17
Hispanic Male	62	Hispanic Female	4
Other Male	24	Other Female	1

Masimo Corporation

White Male	56	White Female	23
Black Male	0	Black Female	3
Hispanic Male	18	Hispanic Female	13
Other Male	19	Other Female	17

Cintas First Aid and Safety

White Male	6	White Female	8
Black Male	4	Black Female	1
Hispanic Male	3	Hispanic Female	2
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BT1404 and opened on March 6, 2014. This master agreement is being awarded to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Bound Tree Medical, LLC	5000 Tuttle Crossing Blvd. Dublin, OH 43016	Multiple groups
*MMS A Medical Supply Company	13400 Lakefront Dr. Earth City, MO 63045	Multiple groups
*Masimo Corporation	40 Parker Irvine, CA 92618	Multiple groups
*Cintas First Aid and Safety	825 W. Sandy Lake Rd. Suite 100 Coppell, TX 75019	Multiple groups
Practical A/R Solutions, Inc. dba Topline Home Healthcare Supplies	2300 Valley View Ln. Suite 107 Dallas, TX 75234	Multiple groups
Kentron Health Care, Inc.	701 Central Ave. West Springfield, TN 37172	Multiple groups
Vidacare Corporation	4350 Lockhill Selma, Suite 150 Shavano Park, TX 78249	Multiple groups
Henry Schein, Inc.	140 Crouch Commercial Ct. Irmo, SC 29063	Non-responsive**
Performance Safety Group, Inc.	781a Rudder Rd. Fenton, MO 63026	Non-responsive**
Quadmed, Inc.	11210-1 Philips Industrial Blvd. Jacksonville, FL 32256	Non-responsive**
Safety Supply, Inc.	11827 Tech Com Rd. Suite 114 San Antonio, TX 78233	Non-responsive**

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
Clearwater Distribution, Inc. dba Gulfstar Supply Company	6450 126 th Ave. North Largo, FL 33773	Non-responsive**

**Henry Schein, Inc., Performance Safety Group, Inc., Quadmed, Inc., Safety Supply, Inc. and Clearwater Distribution, Inc. dba Gulfstar Supply Company were deemed non-responsive due to not meeting specifications.

OWNERS

Bound Tree Medical, LLC

Jeff Prestel, President
Andres Love, Vice President

MMS A Medical Supply Company

Gary Reeve, President
Tom Harris, Vice President

Masimo Corporation

Rick Fishel, President
Andy Jones, Vice President

Cintas First Aid and Safety

Scott Garula, President
Jay Bruscato, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for emergency and non-emergency medical supplies for Fire-Rescue, Code Compliance, Police, Women, Infant and Children's clinics and other various departments – Bound Tree Medical, LLC in the amount of \$1,473,126, MMS A Medical Supply Company in the amount of \$952,627, Masimo Corporation in the amount of \$285,120 and Cintas First Aid and Safety in the amount of \$5,929, lowest responsible bidders of twelve - Total not to exceed \$2,716,802 - Financing: Current Funds (\$2,025,637), Aviation Current Funds (\$58,952), Water Utilities Current Funds (\$8,900), Department of State Health Services Grant Funds (\$621,415) and Stormwater Drainage Management Current Funds (\$1,898)

Bound Tree Medical, LLC, MMS A Medical Supply Company and Masimo Corporation are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and proposes to use their own workforces. Cintas First Aid and Safety is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforces.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$5,928.75	0.22%
Total non-local contracts	\$2,710,872.39	99.78%
TOTAL CONTRACT	\$2,716,801.14	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	<u>\$0.00</u>	<u>0.00%</u>	<u>\$0.00</u>	<u>0.00%</u>

August 27, 2014

WHEREAS, on January 28, 2009, City Council authorized a thirty-six-month master agreement for emergency medical exam gloves by Resolution No. 09-0337; and,

WHEREAS, on October 8, 2013, City Council authorized a thirty-six-month master agreement for emergency medical exam gloves by Resolution No. 13-1754;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of emergency and non-emergency medical supplies for Fire-Rescue, Code Compliance, Police, Women, Infant and Children's clinics and other various departments is authorized with Bound Tree Medical, LLC (507833) in the amount of \$1,473,125.52, MMS A Medical Supply Company (VC000006016) in the amount of \$952,626.87, Masimo Corporation (VS0000079630) in the amount of \$285,120.00 and Cintas First Aid and Safety (517729) in the amount of \$5,928.75, for a term of three years in a total amount not to exceed \$2,716,801.14.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for emergency and non-emergency medical supplies for Fire-Rescue, Code Compliance, Police, Women, Infant and Children's clinics and other various departments. If a written contract is required or requested for any or all purchases of emergency and non-emergency medical supplies for Fire-Rescue, Code Compliance, Police, Women, Infant and Children's clinics and other various departments under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed \$2,716,801.14.

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

AGENDA ITEM # 12

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Aviation
Equipment & Building Services
Office of Cultural Affairs
Park & Recreation
Trinity Watershed Management
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Theresa O'Donnell, 671-9195
Forest E. Turner, 670-3390
Joey Zapata, 670-1204
Jill A. Jordan, P.E., 670-5299
Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a five-year master agreement for energy efficient light bulbs, tubes and LEDs for City facilities – Facility Solutions Group in the amount of \$839,784, Voss Electric Co. dba Voss Lighting in the amount of \$790,322, Simba Industries, Inc. in the amount of \$379,372 and Triton Supply, Inc. in the amount of \$216,255, lowest responsible bidders of six - Total not to exceed \$2,225,733 - Financing: Current Funds (\$1,423,621), Water Utilities Current Funds (\$579,000), Aviation Current Funds (\$220,112) and Stormwater Drainage Management Current Funds (\$3,000)

BACKGROUND

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

This master agreement will provide energy efficient light bulbs, tubes and LEDs of various sizes and types for all City facilities. Energy efficient light bulbs and tubes have replaced standard bulbs throughout most City facilities. The City uses approximately 32,000 light bulbs and tubes annually.

BACKGROUND (Continued)

This master agreement will provide light bulbs for facilities such as:

- Library branches
- Water treatment plants
- Police stations
- Fire stations and training facilities
- City Hall
- Morton H. Meyerson Symphony Center
- Park and Recreation facilities
- Kay Bailey Hutchison Convention Center Dallas

This solicitation was structured in a manner which required bidders to submit a percentage discount from manufacturer catalog. This bid resulted in an average discount of 56.59% compared to an average discount of 48.00% received in 2012.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 245 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 26, 2010, City Council authorized a three-year master agreement for energy efficient light bulbs and tubes for City facilities by Resolution No. 10-1283.

On September 12, 2012, City Council authorized a three-year master agreement for energy efficient light bulbs and tubes for City facilities by Resolution No. 12-2234.

FISCAL INFORMATION

\$1,423,621.00 - Current Funds

\$ 579,000.00 - Water Utilities Current Funds

\$ 220,112.00 - Aviation Current Funds

\$ 3,000.00 - Stormwater Drainage Management Current Funds

M/WBE INFORMATION

44 - Vendors contacted
42 - No response
2 - Response (Bid)
0 - Response (No bid)
1 - Successful

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

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

ETHNIC COMPOSITION

Facility Solutions Group

White Male	240	White Female	8
Black Male	14	Black Female	0
Hispanic Male	163	Hispanic Female	7
Other Male	5	Other Female	0

Voss Electric Co. dba Voss Lighting

White Male	187	White Female	8
Black Male	11	Black Female	0
Hispanic Male	8	Hispanic Female	0
Other Male	0	Other Female	0

Simba Industries, Inc.

White Male	4	White Female	3
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

Triton Supply, Inc.

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

BID INFORMATION

The following bids were received from solicitation number BU1435 and were opened on July 3, 2014. This master agreement is being awarded to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Facility Solutions Group	2525 Walnut Hill Ln. Dallas, TX 75229	Multiple Groups
*Voss Electric Co. dba Voss Lighting	11420 Ferrell Dr. Dallas, TX 75234	Multiple Groups
*Simba Industries, Inc.	753 Port America Pl. Suite 210 Grapevine, TX 76051	Multiple Groups
*Triton Supply, Inc.	6012 Campus Circle Dr. West Suite 188 Irving, TX 75063	Multiple Groups
Telecom Electric Supply Company	1304 Capital Ave. Plano, TX 75074	Multiple Groups
AutoCell Electronics, Inc.	7311 Greenhaven Dr. Suite 266 Sacramento, CA 95831	Multiple Groups

OWNERS

Facility Solutions Group

William Graham, President
Steve Byrne, Vice President

Voss Electric Co. dba Voss Lighting

Michael Voss, President
C. W. Cooley, Vice President

OWNERS (Continued)

Simba Industries, Inc.

Vickie L. Kasten, Owner

Triton Supply, Inc.

Traci Cockrell, President
Cyndi Crawford, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a five-year master agreement for energy efficient light bulbs, tubes and LEDs for City facilities – Facility Solutions Group in the amount of \$839,784, Voss Electric Co. dba Voss Lighting in the amount of \$790,322, Simba Industries, Inc. in the amount of \$379,372 and Triton Supply, Inc. in the amount of \$216,255, lowest responsible bidders of six - Total not to exceed \$2,225,733 - Financing: Current Funds (\$1,423,621), Water Utilities Current Funds (\$579,000), Aviation Current Funds (\$220,112) and Stormwater Drainage Management Current Funds (\$3,000)

Facility Solutions Group and Voss Electric Co. dba Voss Lighting are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. Simba Industries, Inc. and Triton Supply, Inc. are local, minority firm, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$2,225,733.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$2,225,733.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Simba Industries, Inc.	WFWB62220N0616	\$379,372.00	17.04%
Triton Supply, Inc.	WFDB58714Y0914	\$216,255.00	9.72%
Total Minority - Local		\$595,627.00	26.76%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$595,627.00	26.76%	\$595,627.00	26.76%
	<hr/>	<hr/>	<hr/>	<hr/>
Total	\$595,627.00	26.76%	\$595,627.00	26.76%

August 27, 2014

WHEREAS, on May 26, 2010, City Council authorized a three-year master agreement for energy efficient light bulbs and tubes for City facilities by Resolution No. 10-1283; and,

WHEREAS, on September 12, 2012, City Council authorized a three-year master agreement for energy efficient light bulbs and tubes for City facilities by Resolution No. 12-2234;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of energy efficient light bulbs, tubes and LEDs for City facilities is authorized with Facility Solutions Group (VS0000018126) in the amount of \$839,784.00, Voss Electric Co. dba Voss Lighting (238705) in the amount of \$790,322.00, Simba Industries, Inc. (519720) in the amount of \$379,372.00 and Triton Supply, Inc. (VS0000060452) in the amount of \$216,255.00 for a term of five years in a total amount not to exceed \$2,225,733.00.

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

Section 3. That the City Controller is authorized to disburse funds in an amount not to exceed \$2,225,733.00.

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

AGENDA ITEM # 13

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Office of Financial Services
Water Utilities

CMO: Warren M.S. Ernst, 670-3491
Jeanne Chipperfield, 670-7804
Forest E. Turner, 670-3390

MAPSCO: N/A

SUBJECT

Authorize an amendment to the contracts for co-bond counsel services with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) to extend the term of the contracts for a two-year term - Financing: Bond and co-bond counsel fees to be paid from bond proceeds and Water Utilities Current Funds, contingent upon completion of each bond sale

BACKGROUND

On February 28, 2007, the City Council authorized a three-year contract with: (1) McCall, Parkhurst & Horton, L.L.P. and Escamilla & Poneck, Inc. (Team A) to provide legal services to the City in connection with the issuance of its Water and Sewer System Bonds, Water and Sewer System Commercial Paper Notes, bonds issued by the Consolidated Economic Development Boards, and certain other City conduit issuers, Economic Development obligations, Tax Increment Financing bonds, Public Improvement District bonds and other special district bonds; and (2) Vinson & Elkins L.L.P. and West and Associates, L.L.P. (Team B) to provide legal services to the City in connection with the issuance of its General Obligation Bonds, Certificates of Obligation, Equipment Notes, Convention Center/Arena Bonds, Risk Notes and Dallas Multifamily Housing Acquisition Corporation Obligations.

On February 24, 2010, the City Council authorized a two year renewal to extend the contracts with McCall, Parkhurst & Horton, L.L.P. and Escamilla & Poneck, Inc. (Team A) and Vinson & Elkins L.L.P. and West and Associates, L.L.P. (Team B) for an additional two year period. The attorneys who have served as co-bond counsel at Vinson & Elkins, L.L.P., departed from that firm and joined Bracewell & Giuliani LLP, during January 2012.

BACKGROUND (Continued)

On April 11, 2012, the City Council authorized a two year contract with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (f/k/a Escamilla & Poneck, Inc.) (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) for a two-year term.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Council approved contracts with McCall, Parkhurst & Horton, L.L.P. and Escamilla & Poneck, Inc. (Team A) and Vinson & Elkins, L.L.P. and West and Associates, L.L.P. (Team B) for co-bond counsel services on February 28, 2007, by Resolution No. 07-0750.

Council approved extension of the contracts with McCall, Parkhurst & Horton, L.L.P. and Escamilla & Poneck, Inc. (Team A) and Vinson & Elkins, L.L.P. and West and Associates, L.L.P. (Team B) for co-bond counsel services on February 24, 2010, by Resolution No. 10-0530.

Council approved contracts with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (f/k/a Escamilla & Poneck, Inc.) (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) for co-bond counsel services for a two year-term on April 11, 2012, by Resolution No. 12-1033.

The Budget, Finance, and Audit Committee is scheduled to be briefed on August 18, 2014.

FISCAL INFORMATION

The fees for legal services provided by the co-bond counsel firms in connection with the issuance, sale and delivery of the City's bonds are contingent upon the sale and delivery of the bonds remain the same fees payable under the prior contracts and are payable from bond proceeds or Water Utilities funds, as applicable, as follows:

FISCAL INFORMATION (Continued)

FIRM

FEE

Team A

McCall, Parkhurst & Horton, L.L.P.
Bond Counsel

Hourly rate fee for services rendered,
plus an opinion fee of \$.30 per \$1,000
increment of bonds issued

Escamilla Poneck & Cruz, LLP
Co-Bond Counsel

Hourly rate fee for services rendered,
plus an opinion fee of \$.15 per \$1,000
increment of bonds issued

Team B

Bracewell & Giuliani LLP
Bond Counsel

Hourly rate fee for services rendered,
plus an opinion fee of \$.30 per \$1,000
increment of bonds issued

West and Associates, L.L.P.
Co-Bond Counsel

Hourly rate fee for services rendered,
plus an opinion fee of \$.15 per \$1,000
increment of bonds issued

The hourly rates for the above listed bond counsel and co-bond counsel law firms are set forth on Attachment 1 hereto. The rates have not been changed from the rates charged under the prior contracts.

M/WBE INFORMATION

There are two Co-Bond Counsel Teams, each consisting of a primary bond counsel firm (McCall, Parkhurst & Horton, L.L.P. - Team A and Bracewell & Giuliani LLP - Team B) and a certified M/WBE co-bond counsel firm (Escamilla Poneck & Cruz, LLP - Team A and West and Associates, L.L.P. - Team B). Under the terms of the contracts, approximately 25% of the bond counsel services will be performed by Escamilla Poneck & Cruz, LLP and West and Associates, L.L.P., certified M/WBE firms.

ETHNIC COMPOSITION

McCall, Parkhurst & Horton, L.L.P.

White Male	17	White Female	8
African-American Male	0	African-American Female	0
Hispanic Male	16	Hispanic Female	9
Other Male	0	Other Female	0

Escamilla Poneck & Cruz, LLP

White Male	8	White Female	6
African-American Male	0	African-American Female	0
Hispanic Male	14	Hispanic Female	10
Other Male	0	Other Female	0

Bracewell & Giuliani LLP

White Male	334	White Female	347
African-American Male	15	African-American Female	29
Hispanic Male	22	Hispanic Female	55
Other Male	10	Other Female	33

West and Associates, L.L.P.

White Male	2	White Female	1
African-American Male	8	African-American Female	5
Hispanic Male	0	Hispanic Female	2
Other Male	0	Other Female	0

OWNERS/PRINCIPAL PARTNERS

McCall, Parkhurst & Horton, L.L.P.

Jeffrey Leuschel, Partner

Escamilla Poneck & Cruz, LLP

Douglas Poneck, Partner

Bracewell & Giuliani LLP

Ben Brooks, Partner

West and Associates, L.L.P.

Royce West, Partner

ATTACHMENT 1

I. BOND COUNSEL AND CO- BOND COUNSEL FEES. Fees for Bond Counsel and Co-Bond Counsel services in connection with a proposed sale of City's bonds shall be contingent upon the sale and delivery of the City's bonds and will be paid from bond proceeds, as set forth below:

(a) MCCALL PARKHURST & HORTON, L.L.P. - Contingent fees for Bond Counsel services in connection with a propose issuance of City's bonds shall be: (1) payable at the hourly rates set forth below for Bond Counsel services rendered in connection with a bond issuance, plus (2) an additional bond opinion fee of \$.30 per \$1,000 of increment of bonds sold shall be payable for the Bond Opinion rendered by Bond Counsel regarding the validity of the bonds and the federal tax exempt status of the interest on the City's bonds(which Bond Opinion shall be printed on the City's bonds) and such other opinions as may be requested by the City Attorney, City Manager, or City Council in connection with the issuance, sale and delivery of the City's bonds.

MCCALL, PARKHURST & HORTON L.L.P.

<u>Partners</u>	<u>Hourly Rate</u>
Jeffrey Leuschel	\$300.00
Stefano Taverna (Tax counsel)	\$300.00
Mark Malveaux	\$300.00
<u>Junior Partner/ Senior Associate</u>	
Sara Tangen	\$250.00
<u>Associates</u>	\$200.00
<u>Paralegals</u>	\$90.00

(b) ESCAMILLA & PONECK. INC.- Contingent fees for Co-Bond Counsel services in connection with a proposed issuance of City's bonds shall be: (1) payable at the hourly rates set forth below for Co-Bond Counsel Services rendered in connection with a bond issuance, plus (2) an opinion fee of \$.15 per \$1,000 of increment of bonds sold shall be payable for the Bond Opinion rendered by Co-Bond Counsel regarding the validity of the bonds and/or the federal tax exempt status of the interest on the City's bonds (which Co-Bond Opinion may be printed on the City's bonds) and such other opinions as may be requested by the City Attorney, City Manager, or City Council in connection with the issuance, sale and delivery of the City's bonds.

ESCAMILLA & PONECK. INC.

<u>Partners</u>	<u>Hourly Rate</u>
Douglas Poneck	\$300.00
John Rice (Tax Counsel)	\$300.00
<u>Junior Partner/ Senior Associate</u>	
Juan Aguilera	\$250.00
Cynthia Figueroa	\$250.00
<u>Associates</u>	\$200.00
<u>Paralegals</u>	\$ 90.00

ATTACHMENT 1

1. BOND COUNSEL AND CO- BOND COUNSEL FEES. Fees for Bond Counsel and Co-Bond Counsel services in connection with a proposed sale of City's bonds shall be contingent upon the sale and delivery of the City's bonds and will be paid from bond proceeds, as set forth below:

(a) BRACEWELL & GIULIANI LLP - Contingent fees for Bond Counsel services in connection with a proposed issuance of City's bonds shall be: (1) payable at the hourly rates set forth below for Bond Counsel services rendered in connection with a bond issuance, plus (2) an additional bond opinion fee of \$.30 per \$1,000 of increment of bonds sold shall be payable for the Bond Opinion rendered by Bond Counsel regarding the validity of the bonds and the federal tax exempt status of the interest on the City's bonds (which Bond Opinion shall be printed on the City's bonds) and such other opinions as may be requested by the City Attorney, City Manager, or City Council in connection with the issuance, sale and delivery of the City's bonds.

Bond Counsel/ Co-Bond Counsel Hourly Rates

BRACEWELL & GIULIANI LLP

<u>Partners</u>	<u>Hourly Rate</u>
Ray Hutchison	\$300.00
Ben Brooks	\$300.00
Steve Gerdes (Tax counsel)	\$300.00
George Rodriguez	\$300.00
<u>Junior Partner/ Senior Associate</u>	
Julie Partain	\$250.00
Monica Coffey	\$250.00
<u>Associates</u>	\$200.00
<u>Paralegals</u>	\$ 90.00

(b) WEST AND ASSOCIATES L.L.P.- Contingent fees for Co-Bond Counsel services in connection with a proposed issuance of City's bonds shall be: (1) payable at the hourly rates set forth below for Co-Bond Counsel Services rendered in connection with a bond issuance, plus (2) an opinion fee of \$.15 per \$1,000 of increment of bonds sold shall be payable for the Bond Opinion rendered by Co-Bond Counsel regarding the validity of the bonds and/or the federal tax exempt status of the interest on the City's bonds (which Co-Bond Opinion may be printed on the City's bonds) and such other opinions as may be requested by the City Attorney, City Manager, or City Council in connection with the issuance, sale and delivery of the City's bonds.

WEST AND ASSOCIATES L.L.P.

<u>Partners</u>	<u>Hourly Rate</u>
Royce West	\$300.00
<u>Junior Partner/ Senior Associate</u>	
Tonya Tarpeh	\$250.00
Michael Lactson	\$250.00
<u>Associates</u>	\$200.00
<u>Paralegals</u>	\$ 90.00

August 27, 2014

WHEREAS, McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) provide co-bond counsel services to the City of Dallas in connection with its debt issuances; and,

WHEREAS, the City of Dallas desires to exercise the renewal option and extend the contracts for co-bond counsel services with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) for an additional two year period ending February 28, 2016;
Now, Therefore,

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

Section 1. That the City Manager be and is hereby authorized to execute an amendment to the co-bond counsel contracts with McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) to extend the term for an additional two years ending February 28, 2016, under the same terms and conditions.

Section 2. That the City Controller is hereby authorized to pay McCall, Parkhurst & Horton, L.L.P. and Escamilla Poneck & Cruz, LLP (Team A) and Bracewell & Giuliani LLP and West and Associates, L.L.P. (Team B) bond counsel and co-bond counsel fees from bond proceeds or Water Utilities funds, as applicable, in accordance with the hourly rates and opinion fees as set forth in the existing contracts.

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

AGENDA ITEM # 14

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Housing/Community Services

CMO: Warren M.S. Ernst, 670-3491
Theresa O'Donnell, 671-9195

MAPSCO: N/A

SUBJECT

Authorize a second amendment to the professional services contract with Sims Moore Hill Gannon & Crain, L.L.P. for legal services in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department to expand the scope of services and extend the term of the contract through September 30, 2016 - Not to exceed \$100,000, from \$50,000 to \$150,000 - Financing: 2012-13 Community Development Block Grant Funds

BACKGROUND

Sims Moore Hill Gannon & Crain, L.L.P. provides legal services such as document preparation, legal advice and consultation in connection with the Mortgage Assistance Program (MAP) that has been operated in-house by the Housing/Community Services Department since October 1, 2012.

MAP is funded with U.S. Department of Housing and Urban Development (HUD) annual allocations. MAP provides principal reduction, down payment, and closing cost assistance to eligible low and moderate income homebuyers to purchase a home in the City of Dallas. MAP provides homeownership opportunities for residents of the City of Dallas earning at or below 80% of area median family income.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$100,000 - 2012-13 Community Development Block Grant Funds

M/WBE INFORMATION

See attached.

OWNER

Sims Moore Hill Gannon & Crain, L.L.P.

Jack T. Gannon, Managing Partner

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a second amendment to the professional services contract with Sims Moore Hill Gannon & Crain, L.L.P. for legal services in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department to expand the scope of services and extend the term of the contract through September 30, 2016 - Not to exceed \$100,000, from \$50,000 to \$150,000 - Financing: 2012-13 Community Development Block Grant Funds

Sims Moore Hill Gannon & Crain, L.L.P. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$100,000.00	100.00%
TOTAL CONTRACT	<u>\$100,000.00</u>	<u>100.00%</u>

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	<u>\$0.00</u>	<u>0.00%</u>	<u>\$0.00</u>	<u>0.00%</u>

August 27, 2014

WHEREAS, on October 16, 2012, pursuant to Administrative Action No. 12-2580, the City of Dallas authorized a professional services contract with Sims Moore Hill Gannon & Crain, L.L.P., in an amount not to exceed \$50,000.00, for legal services in connection with the transfer and continuous operation of the Mortgage Assistance Program from Enterprise Community Partners, Inc. to the City's Housing/Community Services Department for the period October 1, 2012 through June 30, 2013; and,

WHEREAS, on July 15, 2013, pursuant to Administrative Action No. 13-5936, the City of Dallas authorized the extension of the professional services contract for legal services through September 30, 2014; and,

WHEREAS, the professional legal services of Sims Moore Hill Gannon & Crain, L.L.P. continue to be necessary in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department; **Now, Therefore**,

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

Section 1. That, following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into a second amendment to the professional services contract with Sims Moore Hill Gannon & Crain, L.L.P., for legal services in connection with the operation of the Mortgage Assistance Program in the City's Housing/Community Services Department to expand the scope of services and extend the term of the contract through September 30, 2016, in an amount not to exceed \$100,000.00, increasing the original contract amount from \$50,000.00 to \$150,000.00.

Section 2. That the City Controller is authorized to disburse, in periodic payments to Sims Moore Hill Gannon & Crain, L.L.P. an amount not to exceed \$100,000.00 from Fund CD12, Department HOU, Unit 873E, Obj 3070, CT HOU873EK127, Vendor No. VS0000073900.

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

AGENDA ITEM # 15

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Auditor

CMO: Craig Kinton, 670-3222

MAPSCO: N/A

SUBJECT

A resolution reappointing Craig Daniel Kinton, CPA as City Auditor for a two-year term, effective September 6, 2014 - Not to exceed \$195,815 - Financing: Current Funds

BACKGROUND

The Dallas City Charter creates the Office of the City Auditor, establishing a two-year term of office until a successor is chosen and qualified. The Charter stipulates that the City Auditor shall be appointed by the City Council after being nominated in accordance with a nomination procedure established by ordinance.

The nominating procedure ordinance is codified in the Dallas City Code, Section 2-17.2 - Selection of City Auditor; Nominating Commission. The ordinance stipulates that the City Council appoint a nominating commission before the end of each term of the City Auditor. The ordinance further stipulates that the Budget, Finance & Audit Committee may act as a nominating commission to nominate the incumbent City Auditor for reappointment by the full City Council.

The position of City Auditor became vacant effective October 14, 2004. City Council appointed members to the City Auditor Nominating Commission who met in accordance with Chapter IX, Section 1 of the City Charter and Section 2-17.2 of the Dallas City Code for the purpose of nominating a candidate for the Office of City Auditor. The City Auditor Nominating Commission nominated Craig Daniel Kinton, CPA for the position of City Auditor on June 7, 2006.

On June 14, 2006, by Resolution No. 06-1626, the City Council appointed Craig Daniel Kinton, CPA as City Auditor for the City of Dallas for a two-year term and established his annual base salary of \$160,000.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 24, 2005, by Resolution No. 05-2503, authorized appointment of the City Auditor Nominating Commission.

On May 27, 2006, City Auditor Nominating Commission nominated Craig Daniel Kinton, CPA for appointment as City Auditor for the City of Dallas.

On June 7, 2006, the nomination of Craig Daniel Kinton, CPA as City Auditor for the City of Dallas was briefed to the City Council in Closed Session.

On June 14, 2006, by Resolution No. 06-1626, City Council authorized the appointment of Craig Daniel Kinton, CPA as the City Auditor for a two-year term effective September 6, 2006, and expiring on September 5, 2008 and established his base salary at \$160,000.

On November 5, 2007, City Council conducted its annual performance review of City Auditor Craig Daniel Kinton, CPA and recommended a 7.5 percent pay increase of \$12,000 in his annual base salary from \$160,000 to \$172,000.

On November 28, 2007, by Resolution No. 07-3498, the City Council approved the increase to the City Auditor's annual base salary from \$160,000 to \$172,000.

On August 12, 2008, City Auditor nominating process briefed to the Budget, Finance & Accountability Committee. Motion made by Councilmember Jerry Allen that the Budget, Finance & Accountability Committee serve as the nominating commission for the purpose of nominating the incumbent City Auditor Craig Daniel Kinton, CPA for reappointment by the full City Council to a two-year term to commence beginning September 6, 2008. The motion was passed unanimously.

On August 27, 2008, by Resolution No. 08-2299, City Council authorized the reappointment of Craig Daniel Kinton, CPA as the City Auditor for a two-year term effective September 6, 2008 with his annual base salary to remain at \$172,000.

On November 10, 2008, by Resolution No. 08-3135, City Council conducted its annual performance review of City Auditor Craig Daniel Kinton, CPA and recommended and implemented a 4 percent increase of \$6,880 in his annual base salary from \$172,000 to \$178,880.

On August 10, 2010, City Auditor nominating process briefed to the Budget, Finance & Accountability Committee. Motion made by Councilmember Ann Margolin that the Budget, Finance & Accountability Committee serve as the nominating commission for the purpose of nominating the incumbent City Auditor Craig Daniel Kinton, CPA for reappointment by the full City Council to a two-year term to commence beginning September 6, 2010. The motion was passed unanimously.

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

On August 25, 2010, by Resolution No. 10-2115, City Council authorized the reappointment of Craig Daniel Kinton, CPA as the City Auditor for a two-year term effective September 6, 2010 with his annual base salary to remain at \$178,880.

On September 22, 2010, by Resolution No. 10-2461, City Council authorized salary reductions for all employees and implementation of mandatory city leave of 64 hours for full-time civilian employees resulting in a 6.08 percent decrease of \$10,875.90 in the annual base salary for City Auditor Craig Daniel Kinton, CPA from \$178,880 to \$168,004.10.

On September 28, 2011, by Resolution No. 11-2618, City Council authorized a reduction in mandatory city leave of 32 hours for civilian employees resulting in a 1.5625 percent increase of \$2,625.90 in the annual base salary for City Auditor Craig Daniel Kinton, CPA from \$168,004.10 to \$170,630.

On May 9, 2012, by Resolution No. 12-1294, City Council authorized the partial restoration of previous salary reductions for full-time civilian employees resulting in a 3.194 percent increase effective May 30, 2012 of \$5,736 in the annual base salary for City Auditor Craig Daniel Kinton, CPA from \$179,600 to \$185,336.42.

On June 4 2012, City Auditor nominating process briefed to the Budget, Finance & Accountability Committee. Motion made by Councilmember Tennell Atkins that the Budget, Finance & Accountability Committee serve as the nominating commission for the purpose of nominating the incumbent City Auditor Craig Daniel Kinton, CPA for reappointment by the full City Council to a two-year term to commence beginning September 6, 2012. The motion was passed unanimously.

On June 13, 2012, by Resolution No. 12-1561, City Council recommended and implemented a 5.257 percent increase effective May 29, 2012 in the annual base salary of City Auditor Craig Daniel Kinton, CPA in the amount of \$8,970 from \$170,630 to \$179,600.

On August 22, 2012, by Resolution No. 12-2084, City Council authorized the reappointment of Craig Daniel Kinton, CPA as the City Auditor for a two-year term effective September 6, 2012 with his annual base salary to remain at \$185,336.42.

On September 19, 2012, by Resolution No. 12-2332, City Council authorized elimination of the mandatory city leave of 32 hours for civilian employees resulting in a 1.59 percent increase of \$2,946.85 in the annual base salary for City Auditor Craig Daniel Kinton, CPA from \$185,336.42 to \$188,283.27.

On May 14, 2014, City Council conducted its annual performance review of City Auditor Craig Daniel Kinton, CPA and recommended a 4 percent pay increase of \$7,531.33 in his annual base salary from \$188,283.27 to \$195,814.60.

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

On May 28, 2014, by Resolution No. 14-0876, City Council approved the increase to the City Auditor's annual base salary from \$188,283.27 to \$195,814.60.

On August 4, 2014, City Auditor nominating process briefed to the Budget, Finance & Accountability Committee. First motion made by Councilmember Jennifer S. Gates that the Budget, Finance & Accountability Committee serve as the nominating commission for the purpose of nominating the incumbent City Auditor for reappointment by the full City Council. The motion was passed unanimously. Second motion made by Councilmember Jennifer S. Gates that the nominating commission nominate incumbent City Auditor Craig Daniel Kinton, CPA for reappointment by the full City Council to a two-year term beginning September 6, 2014. The motion was passed unanimously.

FISCAL INFORMATION

Current Funds - \$195,814.60

August 27, 2014

WHEREAS, on August 24, 2005, by Resolution No. 05-2503, the City Council appointed the City Auditor Nominating Commission for the purpose of nominating one or more candidates for City Auditor in accordance with Section 2-17.2 of the Dallas City Code; and

WHEREAS, on May 27, 2006, the City Auditor Nominating Commission nominated Craig Daniel Kinton, CPA for appointment as City Auditor for the City of Dallas; and

WHEREAS, on June 14, 2006, by Resolution No. 06-1626, the City Council appointed Craig Daniel Kinton, CPA as City Auditor for the City of Dallas for a two-year term effective September 6, 2006 and established his annual base salary of \$160,000; and

WHEREAS, on November 5, 2007, the City Council conducted its annual performance review of City Auditor Craig Daniel Kinton, CPA and recommended a 7.5 percent increase of \$12,000 in his annual base pay from \$160,000 to \$172,000; and

WHEREAS, on November 28, 2007, by Resolution No. 07-3498, the City Council approved the increase to the City Auditor's annual base salary to \$172,000; and

WHEREAS, on August 12, 2008, the City Council's Budget, Finance & Accountability Committee unanimously voted to serve as the nominating commission for the purpose of nominating the incumbent City Auditor, Craig Daniel Kinton, CPA for reappointment by the full City Council to a two-year term to commence beginning September 6, 2008; and

WHEREAS, on August 27, 2008, by Resolution No. 08-2299, the City Council reappointed Craig Daniel Kinton, CPA as City Auditor for the City of Dallas for a two-year term, effective September 6, 2008, with his annual base salary to remain at \$172,000; and

WHEREAS, on November 10, 2008, the City Council conducted its annual performance review of City Auditor Craig Daniel Kinton, CPA and recommended and implemented a 4 percent increase of \$6,880 in his annual base salary from \$172,000 to \$178,880; and

WHEREAS, on August 10, 2010, the City Council's Budget, Finance & Accountability Committee unanimously voted to serve as the nominating commission for the purpose of nominating the incumbent City Auditor Craig Daniel Kinton, CPA for reappointment by the full City Council to a two-year term to commence beginning September 6, 2010; and

WHEREAS, on August 25, 2010, by Resolution No. 10-2115, City Council authorized the reappointment of Craig Daniel Kinton, CPA as the City Auditor for a two-year term effective September 6, 2010 with his annual base salary to remain at \$178,800; and

August 27, 2014

WHEREAS, on September 22, 2010, by Resolution No. 10-2461, City Council authorized salary reductions for all employees and the implementation of mandatory city leave of 64 hours for full-time civilian employees resulting in a 6.08 percent decrease of \$10,875.90 in the annual base salary for City Auditor Craig Daniel Kinton, CPA from \$178,880 to \$168,004.10; and

WHEREAS, on September 28, 2011, by Resolution No. 11-2618, City Council authorized a reduction in mandatory city leave of 32 hours for civilian employees resulting in a 1.5625 percent increase of \$2,625.90 in the annual base salary for City Auditor Craig Daniel Kinton, CPA effective October 1, 2012 from \$168,004.10 to \$170,630; and

WHEREAS, on May 9, 2012, by Resolution No. 12-1294, City Council authorized the partial restoration of previous salary reductions for full-time civilian employees resulting in a 3.194 percent increase of \$5,450 in the annual base salary for City Auditor Craig Daniel Kinton, CPA effective May 30, 2012 from \$179,600 to \$185,336.42; and

WHEREAS, on June 4, 2012, the City Council's Budget, Finance & Accountability Committee unanimously voted to serve as the nominating commission for the purpose of nominating the incumbent City Auditor Craig Daniel Kinton, CPA for reappointment by the full City Council to a two-year term to commence beginning September 6, 2012; and

WHEREAS, on June 13, 2012, by Resolution No. 12-1561, City Council recommended and implemented a 5.257 percent increase effective May 29, 2012 in the annual base salary of City Auditor Craig Daniel Kinton, CPA in the amount of \$8,970 from \$170,630 to \$179,600; and

WHEREAS, on August 22, 2012, by Resolution No. 12-2084, City Council authorized the reappointment of Craig Daniel Kinton, CPA as the City Auditor for a two-year term effective September 6, 2010 with his annual base salary to remain at \$185,336.42; and

WHEREAS, on September 19, 2012, by Resolution No. 12-2332, City Council authorized elimination of the mandatory city leave of 32 hours for civilian employees resulting in a 1.59 percent increase of \$2,946.85 in the annual base salary for City Auditor Craig Daniel Kinton, CPA from \$185,336.42 to \$188,283.27; and

WHEREAS, on May 14, 2014, City Council conducted its annual performance review of City Auditor Craig Daniel Kinton, CPA and recommended a 4 percent pay increase of \$7,531.33 in his annual base salary from \$188,283.27 to \$195,814.60; and

WHEREAS, on May 28, 2014, by Resolution No. 14-0876, the City Council approved the increase to the City Auditor's annual base salary from \$188,283.27 to \$195,814.60; and

August 27, 2014

WHEREAS, on August 4, 2014, the City Council's Budget, Finance & Accountability Committee first unanimously voted to serve as the nominating commission for the purpose of nominating the incumbent City Auditor for reappointment by the full City Council and secondly unanimously voted to nominate City Auditor Craig Daniel Kinton, CPA for reappointment by the full City Council to a two-year term to commence beginning September 6, 2014.

NOW, THEREFORE,

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

Section 1. That Craig Daniel Kinton, CPA is hereby reappointed as City Auditor for the City of Dallas for a two-year term, effective September 6, 2014, with an annual salary of \$195,814.60.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 2
DEPARTMENT: Convention and Event Services
CMO: Forest E. Turner, 670-3390
MAPSCO: 45P

SUBJECT

Ratify the rental of an 1800-2000W emergency generator with associated electrical cables sufficient to connect from the generator to the "C" building's 4160 switch gear to provide power to that facility - Hertz Equipment Rental Corporation - Not to exceed \$57,789 - Financing: Convention and Event Services Current Funds

BACKGROUND

This authorization will allow the Convention and Event Services Department to pay for the rental of a Baldor Model #IDLC2000 emergency generator for the power lost to the "C" Building at the Kay Bailey Hutchison Convention Center Dallas.

An 1800 amp 480V 3 Phase Electrical Buss at the KBHCCD shorted out and tripped the electrical power in the facility's "C" Building. This power loss affected all of the power to the "C" Building including the emergency electrical power; which supplies power to the fire suppression system and emergency lighting.

An 1800-2000W emergency generator was retained for a two month period to continue to safely operate the "C" Building and allow us to fulfill all contractual obligations to the convention/trade shows scheduled to utilize this space. Rental of the generator also provided time for the KBHCCD electrical department to locate the problem in the buss; order the material and equipment to complete the repair and then restore the power to the building.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$57,788.50 - Convention and Event Services Current Funds

August 27, 2014

WHEREAS, the Kay Bailey Hutchison Convention Center Dallas operates and maintains over two million square feet of meeting and exhibit space spanning 2.5 city blocks for the City of Dallas, hosting convention/trade shows of varying sizes throughout the year, some shows having multiple year contracts in place; and

WHEREAS, a catastrophic power loss to its "C" Building electrical buss when it shorted out, resulting in complete power failure in "C" building; and

WHEREAS, the power loss jeopardized the building's life safety abilities, as well as the contractually scheduled convention/trade shows in that section of the facility; and

WHEREAS, the securing of an 1800-2000W emergency generator was necessary to provide electrical power to sustain the immediate needs of the building until the necessary repairs to the buss could be made; and

WHEREAS, the Convention and Event Services Department has reviewed the cost and recommends approval.

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Hertz Equipment Rental Corporation for the rental of an emergency generator for "C" Building at the Kay Bailey Hutchison Convention Center Dallas in an amount not to exceed \$57,788.50, upon approval as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to pay the amount of \$57,788.50 from the Convention and Event Services Department Current funds as follows:

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object</u>	<u>Encumbrance</u>	<u>Vendor</u>
0080	CCT	7835	3210	CT7835Hertz	146874

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

AGENDA ITEM # 17

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 F G J K L M N P Q R

SUBJECT

Authorize **(1)** approval of the proposed Dallas Downtown Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Dallas Downtown Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

Downtown Dallas, Inc., provided City staff with the proposed Dallas Downtown Improvement (District) Service Plan for 2015 and Assessment Rate for 2014 for review. City staff found the services and improvements to be advisable and recommended for approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district proposed Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes Downtown Safety Patrol program, safety awareness and education programs, Clean Team program, operation of the mass transportation facilities, landscaping, banner program, installation and maintenance of trash containers, promotion of downtown, installation of lighting, implement signage and wayfinding system, development of new public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (b) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately thirty one million, four hundred ninety-nine thousand, sixty-four dollars (\$31,499,064). The estimated average annual cost is approximately six million, two hundred ninety-nine thousand, eight hundred thirteen dollars (\$6,299,813) The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The District is in the Dallas Central Business District, which is devoted primarily to commercial activity with a growing residential population. The boundaries of the District are described as the outer edges of Woodall Rodgers Freeway, North Central Expressway, Julius Schepps Freeway, R.L. Thornton Freeway and Stemmons Freeway. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The proposed assessment rate for 2014 will be \$0.1290 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

BACKGROUND (Continued)

- (e) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the cost of the improvements and services described in this petition. The City of Dallas contractually has agreed to pay assessments against exempt City property in the District. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must also be established by contract.

For the FY 2014-15, the estimated City participation is approximately \$612,441 (this amount excludes an estimated \$258,000 assessment for the Convention Center Hotel property under the auspices of a Local Government Corporation (LGC). Every dollar of City assessment paid to the District will leverage approximately \$25.00 of assessments paid by private property owners. As a contributor, the City of Dallas will be represented on the governing Boards of Directors.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 24, 1992, City Council authorized the Dallas Downtown Improvement District by Resolution No. 92-2445.

On August 9, 2006, City Council authorized the renewal of the District for a seven-year period by Resolution Nos. 06-2048 and 06-2049.

On June 12, 2013, City Council authorized the renewal of the District for a seven-year period by Resolution No.13-1015.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29131.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

FISCAL INFORMATION

No cost consideration to the City

MAP

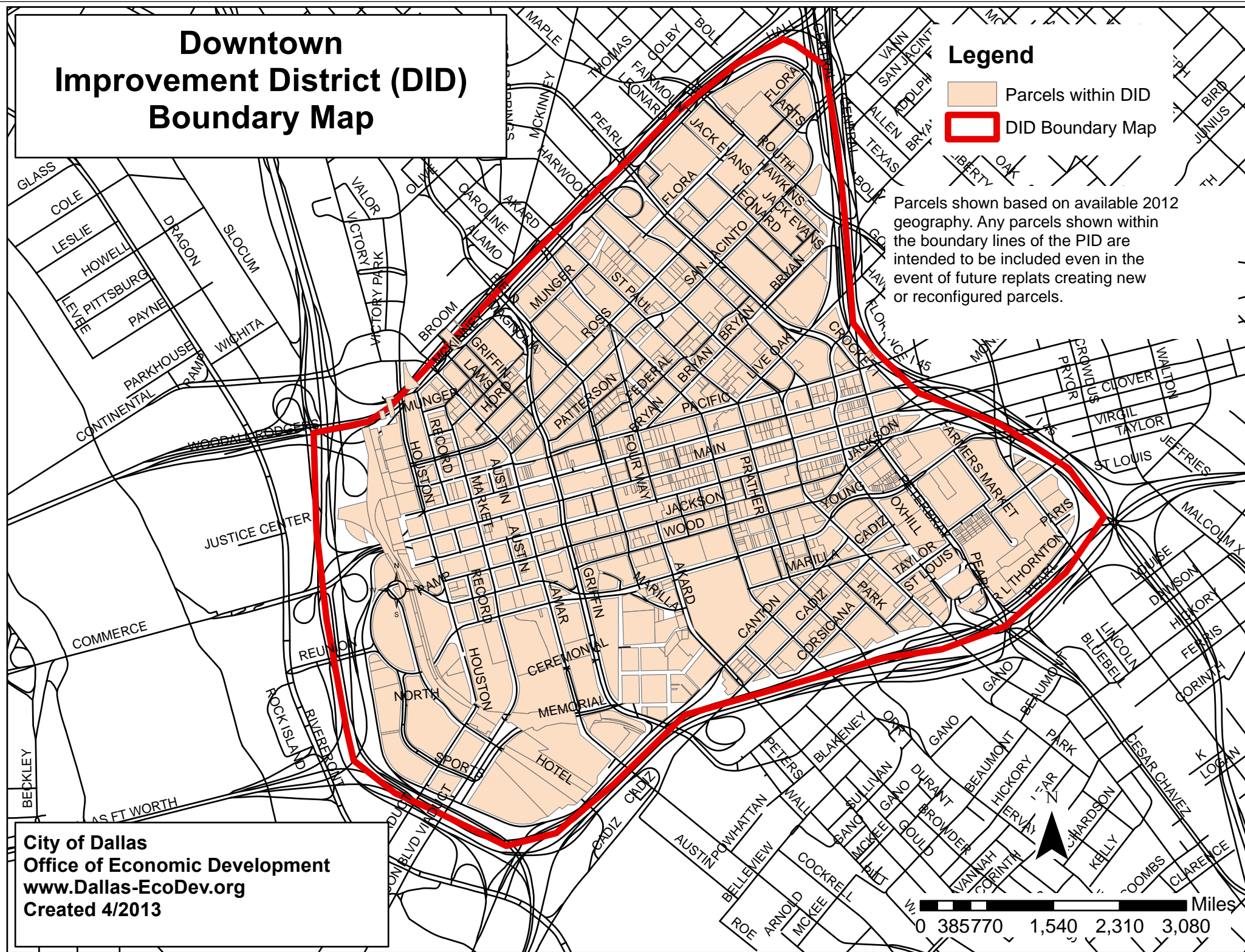
Attached.

Downtown Improvement District (DID) Boundary Map

Legend

- Parcels within DID
- DID Boundary Map

Parcels shown based on available 2012 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation and renewal of public improvement districts; and

WHEREAS, on August 25, 1999, City Council authorized the creation of the Downtown Improvement (District), as a public improvement district in accordance with the provisions of Chapter 372 of the Texas Local Government Code and provided findings as to the advisability of the proposed supplemental services and improvements, to be funded by assessments on real property and real property improvements on property located in the District; designating Dallas CBD Enterprises, Inc., as manager of the District and authorizing a contract for management services; and approving the District Service Plan, and annual updates by Resolution No. 92-2445; and

WHEREAS, on August 9, 2006, City Council authorized the renewal of the District by Resolution Nos. 06-2048 and 06-2049; and

WHEREAS, on June 12, 2013, City Council authorized the renewal of the District by Resolution No. 13-1015; and

WHEREAS, Dallas CBD Enterprises, Inc., presented City staff with the proposed District Service Plan for 2015 and the proposed Assessment Plan for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Dallas CBD Enterprises, Inc., evaluated the Service Plan to determine whether the services should be made as proposed by the Service Plan and found the services and improvements to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014 at 1:00 p.m., to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2014 for the Dallas Downtown Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

August 27, 2014**Section 1. (Continued)**

The City Council makes the following findings concerning the proposed Service Plan for the public improvement district:

- (a) **Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.
- (b) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes Downtown Safety Patrol program, safety awareness and education programs, Clean Team program, operation of the mass transportation facilities, landscaping, banner program, installation and maintenance of trash containers, promotion of downtown, installation of lighting, implement signage and wayfinding system, development of new public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (c) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately thirty one million, four hundred ninety-nine thousand, sixty-four dollars (\$31,499,064). The estimated average annual cost is approximately six million, two hundred ninety-nine thousand, eight hundred thirteen dollars (\$6,299,813). The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The District is in the Dallas Central Business District, which is devoted primarily to commercial activity with a growing residential population. The boundaries of the District are described as the outer edges of Woodall Rodgers Freeway, North Central Expressway, Julius Schepps Freeway, R.L. Thornton Freeway and Stemmons Freeway. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District.

August 27, 2014**Section 1. (Continued)**

The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The proposed assessment rate for 2014 will be \$0.1290 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

- (f) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the cost of the improvements and services described in this petition. The City of Dallas contractually has agreed to pay assessments against exempt City property in the District. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must also be established by contract.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m., on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

August 27, 2014

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

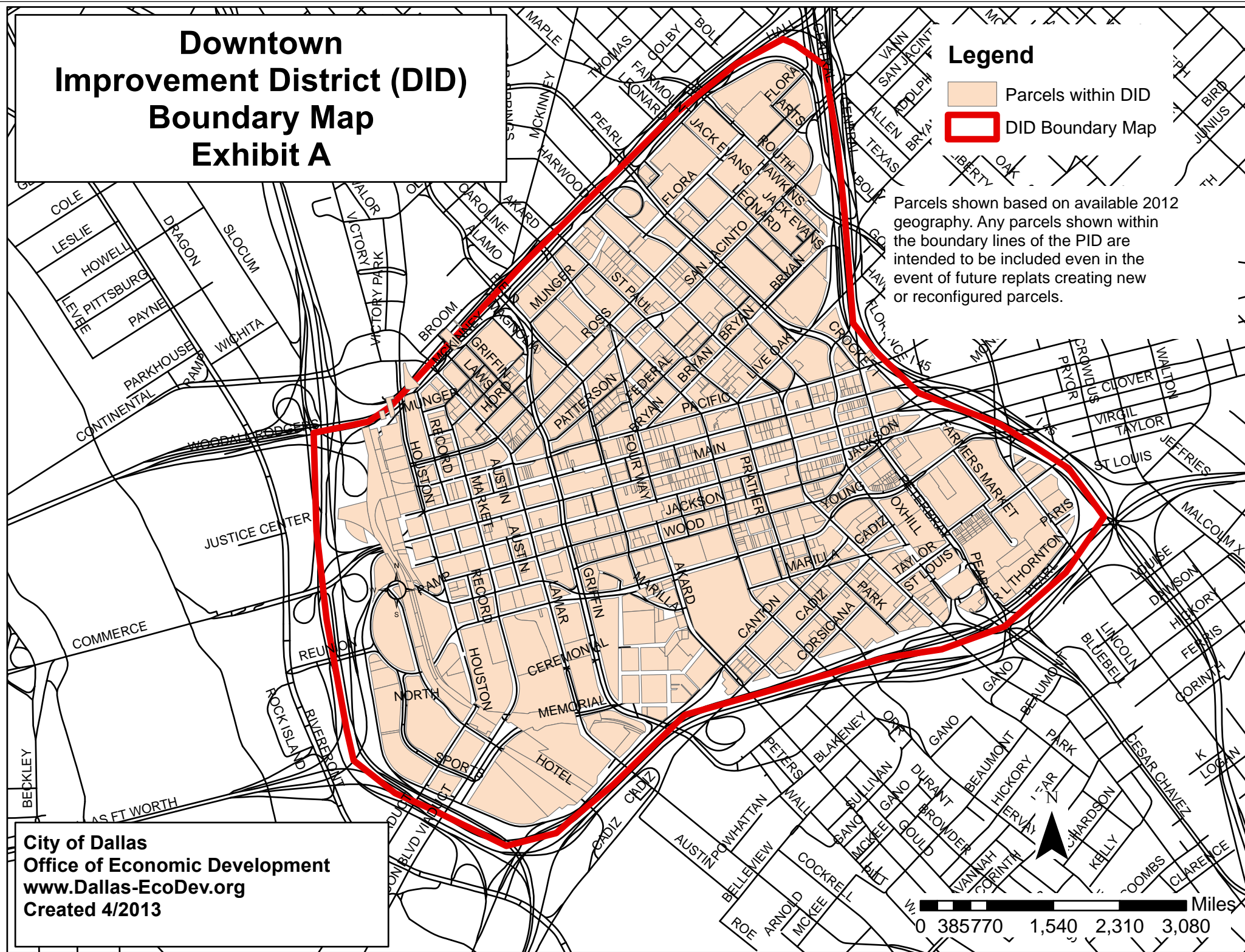
Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Downtown Improvement District (DID) Boundary Map Exhibit A

Legend

- Parcels within DID
- DID Boundary Map

Parcels shown based on available 2012 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



Dallas Downtown Improvement District (DID)

Service Plan 2015-2019

	<i>2015 Budget</i>		<i>2016 Budget</i>	<i>2017 Budget</i>	<i>2018 Budget</i>	<i>2019 Budget</i>
REVENUES & RESERVES						
Fund balance from previous year*	\$883,333.00		\$2,935.00	\$2,211.98	\$2,012.27	\$2,301.57
Net assessment revenue	\$5,680,366.00		\$5,850,776.98	\$6,026,300.29	\$6,207,089.30	\$6,393,301.98
Exempt jurisdictions	\$91,500.00		\$91,500.00	\$91,500.00	\$91,500.00	\$91,500.00
Interest on cash balances	\$0.00		\$300.00	\$500.00	\$700.00	\$1,000.00
Other income & contributions	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME & RESERVES	\$6,655,199.00		\$5,945,511.98	\$6,120,512.27	\$6,301,301.57	\$6,488,103.54
EXPENDITURES						
Organization & Administration	\$698,690.00	10.50%	\$725,000.00	\$750,000.00	\$775,000.00	\$800,000.00
Capital Improvements ¹	\$454,854.00	6.84%	\$381,100.00	\$406,250.00	\$410,500.00	\$405,000.00
Transportation and Improvements ²	\$383,626.00	5.77%	\$406,000.00	\$422,000.00	\$441,000.00	\$460,000.00
Communications & Events ³	\$1,128,817.00	16.97%	\$1,006,100.00	\$1,032,000.00	\$1,056,000.00	\$1,085,500.00
Services and Improvements ⁴	\$1,392,711.00	20.94%	\$1,118,000.00	\$1,126,000.00	\$1,160,500.00	\$1,200,000.00
Safety ⁵	\$2,593,566.00	38.99%	\$2,307,100.00	\$2,382,250.00	\$2,456,000.00	\$2,535,500.00
TOTAL EXPENDITURES	\$6,652,264.00		\$5,943,300.00	\$6,118,500.00	\$6,299,000.00	\$6,486,000.00
FUND BALANCE/RESERVES	\$2,935.00		\$2,211.98	\$2,012.27	\$2,301.57	\$2,103.54

*Capital Improvements, Transportation, and Safety - accrual for projects/purchases that are expected to be spent in 2015.

¹ Public Improvements, landscape and parks.

² Downtown circulator, operation and maintenance of mass transportation facilities.

³ Special supplemental service for promotion and improvement of the DID, including, entertainment and events, and retail recruitment.

⁴ Community programs, Clean Team, environmental enhancements and sanitation.

⁵ Downtown Safety Patrol, Homeless outreach, education & coordination.



**DOWNTOWN
DALLAS INC**

2200 Ross Avenue
Suite 4600E
Dallas, TX 75201
p 214.744.1270
f 214.744.1986

Downtown Dallas, Inc. Improvement District 2014 Assessment Plan

The costs of the services and improvements by the District will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD").

The District service area is shown on a map attached hereto. The assessment to be levied for properties in the District service area is \$.1290 per \$100 of appraised value. Dependent upon future District property values and the changing needs of the District, the assessment rate stated above is not anticipated to change in the next five years. Actual assessment rates and levies will be set by the Dallas City Council subject to a maximum of \$0.15 per \$100 of value and according to procedures stipulated by Chapter 372 of the Texas Local Government Code.

As provided by Chapter 372 of The Code, the City of Dallas is responsible for payments of assessments against exempt municipal property in the District. Properties not liable for assessment include City rights-of-way and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code). Payment of assessments by other exempt jurisdictions shall be established by contract.

AGENDA ITEM # 18

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 2, 7, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 G L M R and 46 J K

SUBJECT

Authorize **(1)** approval of the proposed Deep Ellum Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Deep Ellum Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The Deep Ellum Foundation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rate for 2014 review, and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes public safety, graffiti control, landscaping, park improvements, trash pick-up, neighborhood improvements, acquisition, construction, operation and maintenance of mass transportation facilities, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area as the Deep Ellum Entertainment District and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (b) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided during the next five year period is approximately one million, five-hundred-eighty thousand, three hundred-sixty-six dollars (\$1,580,366). The estimated average annual cost is approximately three hundred sixteen thousand, seventy-three dollars (\$316,073). The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The estimated annual assessment rate for 2014 will be \$0.12 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

BACKGROUND (Continued)

- (e) **Apportionment of costs between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 25, 1999, City Council authorized creation of the Deep Ellum Public Improvement District by Resolution No. 99-2604.

On August 9, 2006, City Council authorized renewal of the Deep Ellum Public Improvement District by Resolution Nos. 06-2050 and 06-2051.

On August 14, 2013, City Council authorized renewal of the Deep Ellum Public Improvement District.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29132.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

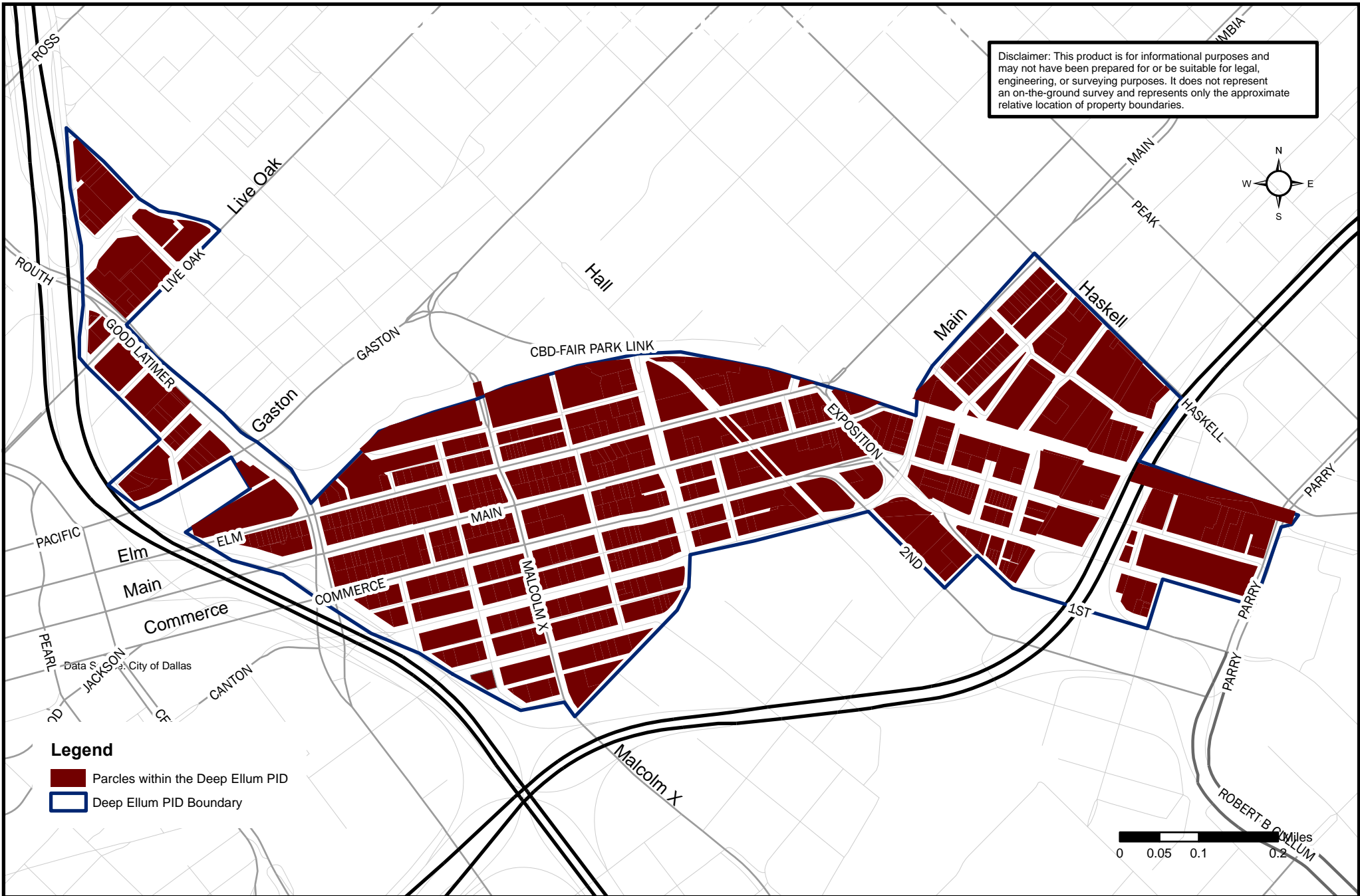
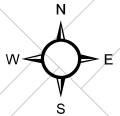
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Legend

- Parcels within the Deep Ellum PID
- Deep Ellum PID Boundary

Deep Ellum PID Boundary Map

**DALLAS
ECONOMIC
DEVELOPMENT**
Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Created 08/2013

August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on August 25, 1999, City Council authorized the creation of the Deep Ellum Public Improvement District (District), as a public improvement district in accordance with the provisions of Chapter 372 of the Texas Local Government Code and provided findings as to the advisability of the proposed supplemental services and improvements, to be funded by assessments on real property and real property improvements on property located in the District, exclusive of rights-of-way; designating Deep Ellum Foundation, as manager of the District and authorizing a contract for management services; and approving the District Service Plan, and annual updates by Resolution No. 99-2604; and

WHEREAS, on August 9, 2006, City Council authorized the renewal of the Deep Ellum Public Improvement District (District) by Resolution No. 06-2051; and

WHEREAS, on August 14, 2013, City Council authorized the renewal of the Deep Ellum Public Improvement District (District); and

WHEREAS, on September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29132; and

WHEREAS, the Deep Ellum Foundation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rate for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Deep Ellum Foundation evaluated the Service Plan and Assessment Plan to determine whether the services should be made as proposed by the Service Plan and found the services and improvements to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014 at 1:00 p.m. to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

August 27, 2014

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2014 for the Deep Ellum Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

- (a) **Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.
- (b) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes public safety, graffiti control, landscaping, park improvements, trash pick-up, neighborhood improvements, acquisition, construction, operation and maintenance of mass transportation facilities, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area as the Deep Ellum Entertainment District and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (c) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided during the next five year period is approximately one million, five-hundred-eighty thousand, three hundred-sixty-six dollars (\$1,580,366). The estimated average annual cost is approximately three hundred sixteen thousand, seventy-three dollars (\$316,073). The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The boundaries of the District are located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes.

August 27, 2014**Section 1. (Continued)**

The estimated annual assessment rate for 2014 will be \$0.12 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

- (f) **Apportionment of costs between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

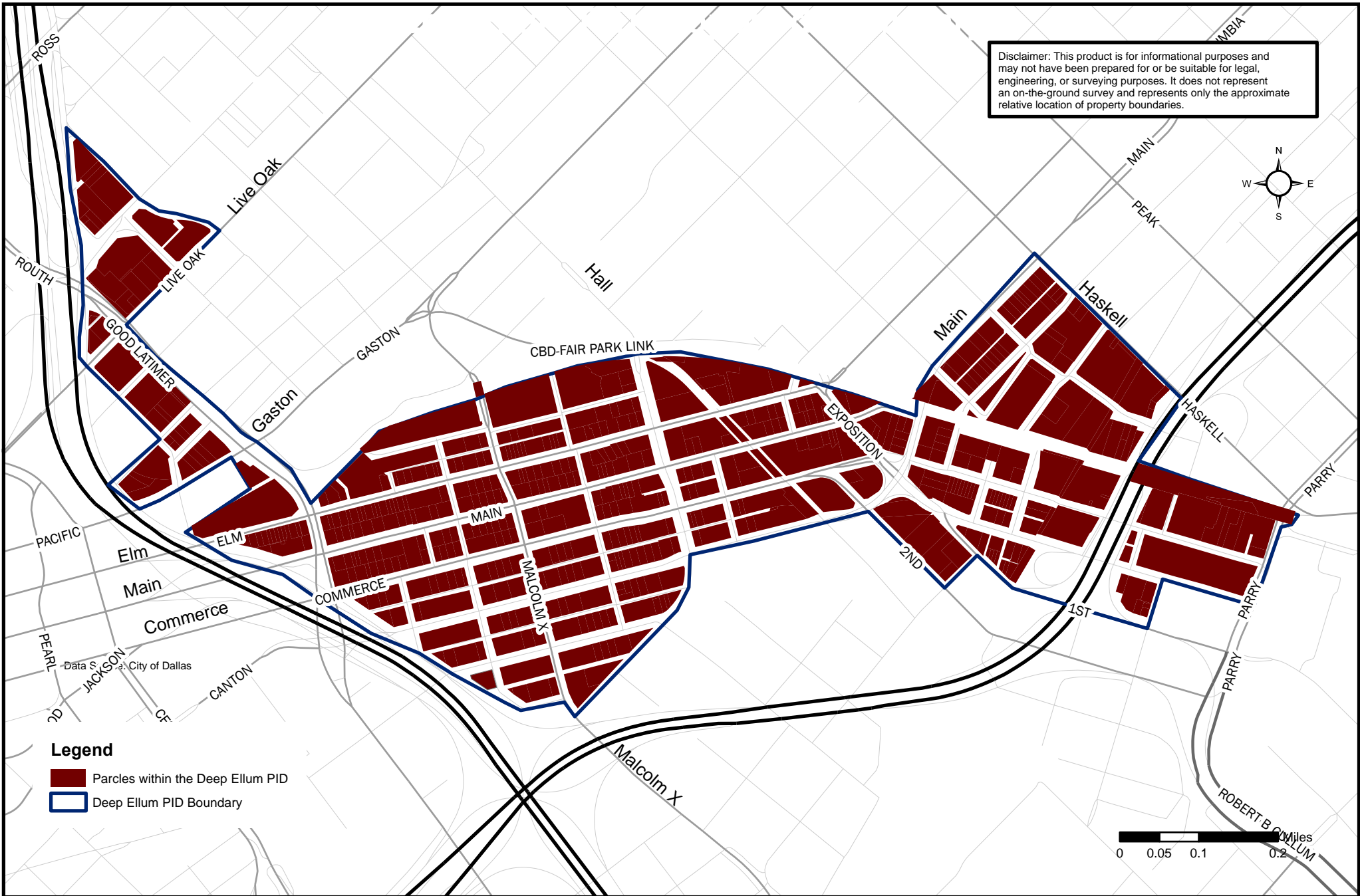
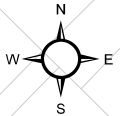
Section 3. That a public hearing shall be held at 1:00 p.m. on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Legend

- Parcels within the Deep Ellum PID
- Deep Ellum PID Boundary

Deep Ellum PID Boundary Map

Exhibit A

DALLAS
ECONOMIC
DEVELOPMENT
Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Exhibit B

DEEP ELLUM PID
Service Plan 2015-2019

	2015		2016	2017	2018	2019
Revenues and Reserves						
Fund balance from previous year	\$25,000.00		\$16,411.00	\$21,561.00	\$26,865.00	\$32,328.50
*Net assessments revenue	\$267,991.86		\$320,811.28	\$330,665.65	\$330,521.33	\$330,375.58
Interest on cash balances	\$3,000.00		\$3,090.00	\$3,183.00	\$3,278.00	\$3,376.50
Other income and contributions	\$2,000.00		\$2,060.00	\$2,121.00	\$2,185.50	\$2,251.00
Total Income and Reserves	\$297,991.86		\$342,372.28	\$357,530.65	\$362,849.83	\$368,331.58
Improvements ¹	\$53,598.37	20%	\$64,162.26	\$66,133.13	\$66,104.27	\$66,075.12
Transportation and related expenses ²	\$21,439.35	8%	\$25,664.90	\$26,453.25	\$26,441.71	\$26,430.05
Business Development and Recruitment ³	\$21,439.35	8%	\$25,664.90	\$26,453.25	\$26,441.71	\$26,430.05
Marketing and Promotion ⁴	\$104,516.83	39%	\$125,116.40	\$128,959.60	\$128,903.32	\$128,846.47
Public Safety ⁵	\$13,399.59	5%	\$16,040.56	\$16,533.28	\$16,526.07	\$16,518.78
Administration	\$37,518.86	14%	\$44,913.58	\$46,293.19	\$46,272.99	\$46,252.58
Financial Audit and Insurance	\$16,079.51	6%	\$19,248.68	\$19,839.94	\$19,831.28	\$19,822.53
Total Expenditures	\$267,991.86		\$320,811.28	\$330,665.65	\$330,521.33	\$330,375.58
Fund Balance/Reserves	\$16,411.00		\$21,561.00	\$26,865.00	\$32,328.50	\$37,956.00

¹. Graffiti control, landscaping, park improvements, trash pickup and neighborhood improvements

². Acquisition, construction, operation and maintenance of mass transportation facilities and wayfinding signage

³. Business development and recruitment to promote the District as the Deep Ellum Entertainment District

⁴. Marketing, website, and other promotional activities

⁵. Distinctive lighting and signage

⁶. Redirect future security funds to other classification for better use, Admin. costs not to exceed 15% of PID funds



Deep Ellum Foundation
2630 E. Commerce
Dallas, TX 75226

Exhibit C

Deep Ellum Public Improvement District Assessment Plan 2014

The cost of the services and improvements provided by the Deep Ellum Public Improvement District (DEPID) will be paid primarily by special assessments against property in the District. Annual assessments will be based on the total value of real property and improvements as certified by the Dallas Central Appraisal District.

The proposed assessment rate for 2014 will be \$0.12 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

Deep Ellum PID assessments will be collected by Dallas County for the City of Dallas, in accordance with the management contract between the City of Dallas and The Deep Ellum Foundation.

AGENDA ITEM # 19

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 E F G J K and L

SUBJECT

Authorize **(1)** approval of the proposed Klyde Warren Park/Dallas Arts District Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Klyde Warren Park/Dallas Arts District Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The Woodall Rodgers Park Foundation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rate for 2014 for review, and staff found the services and improvements to be advisable and recommended approval.

BACKGROUND (Continued)

The public improvement district is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services and improvements for properties specifically benefitted by their proximity to Klyde Warren Park/Dallas Arts District (KWP and DAD), but not to replace or supplant existing City or other services provided. The general nature of the proposed services and improvements to be performed by the District for KWP and DAD includes security, sanitation, graffiti control and landscape improvements, marketing and promotional activities, distinctive lighting and signage, landscaping and water features, KWP/DAD improvements, trash pick-up, cultural enhancement, programs, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (b) **Estimated Cost of the Services and Improvements.** During the five (5) year period, the estimated cost of the improvements and services provided by the District for Klyde Warren Park/Dallas Arts District will be approximately \$4,309,090 (an average annual expenditure of \$861,818). The District shall not incur bonded indebtedness. The service plan budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, TX (the "City"), a Texas home rule municipality. The District contains properties that are enhanced by the improvements, programs and marketing of KWP and DAD. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The proposed annual assessment rate for 2014 will be \$0.025 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.025 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

BACKGROUND (Continued)

- (e) **Apportionment of costs between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against real property and real property improvements specially benefitted by the programming, marketing and other services and improvements provided within the Dallas Arts District and Klyde Warren Park. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 14, 2013, City Council authorized the creation of the Klyde Warren Park Public Improvement District for a period of seven-years and designated the Woodall Rodgers Park Foundation as the management entity for the District.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29133.

On June 25, 2014, City Council authorized the dissolution of the Klyde Warren Park Public Improvement District by Resolution No. 14-1073

On June 25, 2014, City Council authorized the creation of the Klyde Warren Park/Dallas Arts District Public Improvement District for a period of seven-years and designated the Woodall Rodgers Park Foundation as the management entity for the District by Resolution No. 14-1074

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

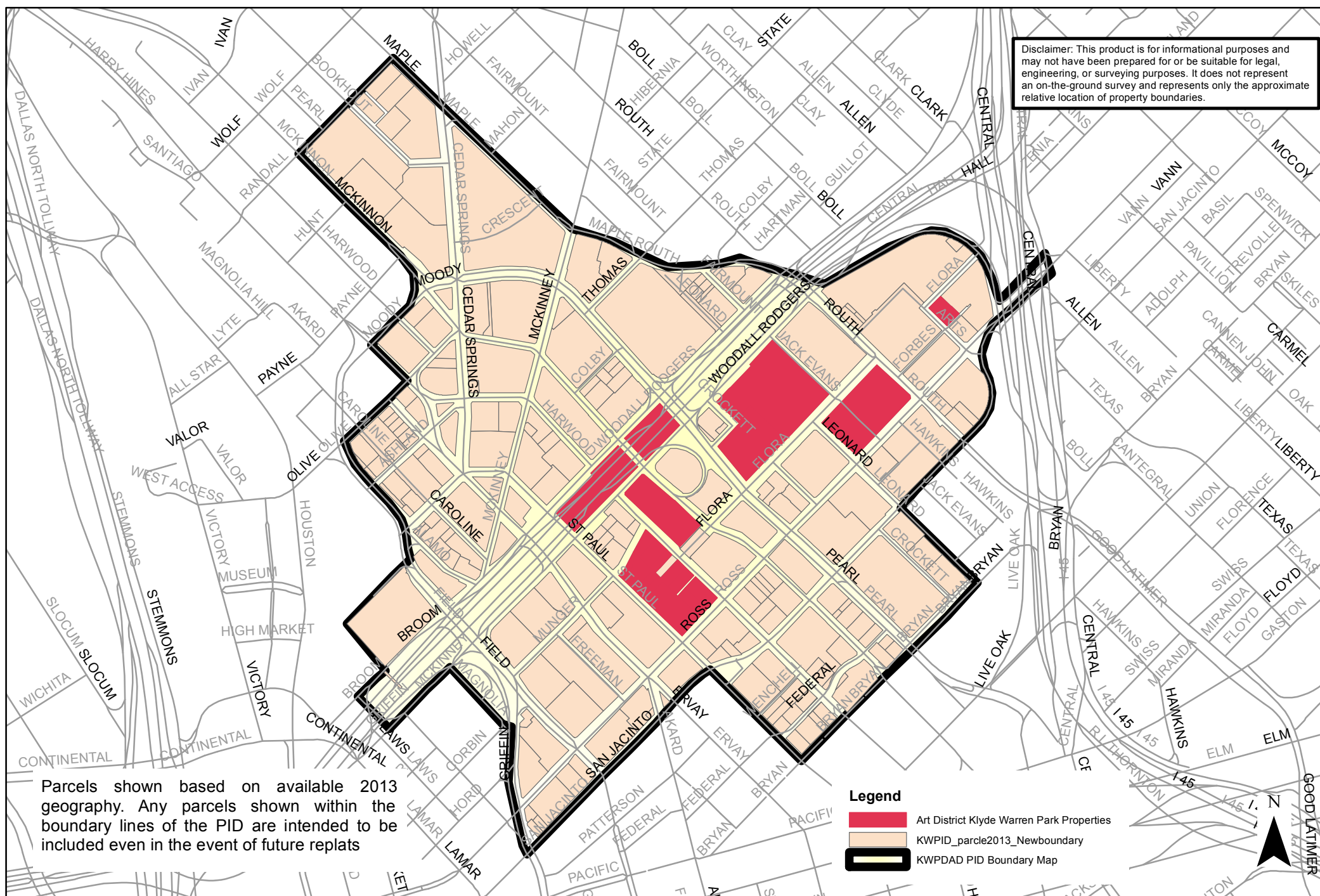
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Parcels shown based on available 2013 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats

Klyde Warren Park/Arts District PID (KWP/DADPID) Boundary Map

DALLAS
ECONOMIC
DEVELOPMENT

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on August 14, 2013, City Council authorized the creation of the Klyde Warren Park Public Improvement District (District), as a public improvement district in accordance with the provisions of Chapter 372 of the Texas Local Government Code and provided findings as to the advisability of the proposed supplemental services and improvements, to be funded by assessments on real property and real property improvements on property located in the District, exclusive of rights-of-way; designating Woodall Rodgers Park Foundation, as manager of the District and authorizing a contract for management services; and approving the District Service Plan, and annual updates by Resolution No. 13-1375; and

WHEREAS, on September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29133; and

WHEREAS, on June 25, 2014, City Council authorized the dissolution of the Klyde Warren Park Public Improvement District in accordance with the provisions of Chapter 372 of the Texas Local Government Code by Resolution No. 14-1073; and

WHEREAS, on June 25, 2014, City Council authorized the creation of the Klyde Warren Park/Dallas Arts District Public Improvement District (District), as a public improvement district in accordance with the provisions of Chapter 372 of the Texas Local Government Code and provided findings as to the advisability of the proposed supplemental services and improvements, to be funded by assessments on real property and real property improvements on property located in the District, exclusive of rights-of-way; designating Woodall Rodgers Park Foundation, as manager of the District and authorizing a contract for management services; and approving the District Service Plan, and annual updates by Resolution No. 14-1074; and

WHEREAS, the Woodall Rodgers Park Foundation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rate for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Woodall Rodgers Park Foundation evaluated the Service Plan and assessment plan to determine whether the services should be made as proposed by the Service Plan and found the services and improvements to be advisable; and

August 27, 2014

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014 at 1:00 p.m., to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2015 for the Klyde Warren Park/Dallas Arts District Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

The City Council makes the following findings concerning the proposed Service Plan for the public improvement district:

- (a) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services and improvements for properties specifically benefitted by their proximity to KWP and DAD, but not to replace or supplant existing City or other services provided. The general nature of the proposed services and improvements to be performed by the District for KWP and DAD includes security, sanitation, graffiti control and landscape improvements, marketing and promotional activities, distinctive lighting and signage, landscaping and water features, KWP/DAD improvements, trash pick-up, cultural enhancement, programs, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (b) **Estimated Cost of the Services and Improvements.** During the five (5) year period, the estimated cost of the improvements and services provided by the District for Klyde Warren Park/Dallas Arts District will be approximately \$4,309,090 (an average annual expenditure of \$861,818). The District shall not incur bonded indebtedness. The service plan budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, TX (the "City"), a Texas home rule municipality. The District contains properties that are enhanced by the improvements, programs and marketing of KWP and DAD. The boundaries of the District are shown on the attached **Exhibit A** Map of the District.

August 27, 2014**Section 1. (Continued)**

- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. The proposed annual assessment rate for 2014 will be \$0.025 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.025 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.
- (e) **Apportionment of costs between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against real property and real property improvements specially benefitted by the programming, marketing and other services and improvements provided within the Dallas Arts District and Klyde Warren Park. The City of Dallas is not responsible for payment of assessment against exempt City property in the District. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

August 27, 2014

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**KLYDE WARREN PARK/ARTS DISTRICT PID BUDGET
SERVICE PLAN 2015 TO 2021**

REVENUE		<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
	Fund Balance from previous year					
	¹ Net assessment revenue	\$811,636.76	\$835,985.86	\$861,065.44	\$886,897.40	\$913,504.32
TOTAL REVENUE		\$811,636.76	\$835,985.86	\$861,065.44	\$886,897.40	\$913,504.32
EXPENDITURES						
	Allocation %					
TOTAL REVENUE	100.00%	\$811,636.76	\$835,985.86	\$861,065.44	\$886,897.40	\$913,504.32
² Security	42.83%	\$347,643.50	\$358,072.80	\$368,814.99	\$379,879.44	\$391,275.82
³ Sanitation	21.73%	\$176,401.67	\$181,693.72	\$187,144.54	\$192,758.87	\$198,541.64
⁴ Scrubbing and power washing pavers	1.43%	\$11,616.63	\$11,965.13	\$12,324.08	\$12,693.80	\$13,074.62
Waste disposal	1.72%	\$13,939.95	\$14,358.15	\$14,788.90	\$15,232.56	\$15,689.54
Landscape improvements	4.79%	\$38,915.71	\$40,083.18	\$41,285.67	\$42,524.24	\$43,799.97
Water features and general improvements	1.50%	\$12,197.46	\$12,563.38	\$12,940.28	\$13,328.49	\$13,728.34
⁵ Cultural enhancement (programs)	5.33%	\$43,252.01	\$44,549.57	\$45,886.05	\$47,262.64	\$48,680.52
⁶ Marketing and promotion	11.91%	\$96,625.87	\$99,524.64	\$102,510.38	\$105,585.70	\$108,753.27
Administration	3.34%	\$27,120.39	\$27,934.00	\$28,772.02	\$29,635.18	\$30,524.24
Liability insurance and financial audit	2.92%	\$23,697.93	\$24,408.86	\$25,141.13	\$25,895.36	\$26,672.22
Holiday lighting and Decorations	1.43%	\$11,616.63	\$11,965.13	\$12,324.08	\$12,693.80	\$13,074.62
⁷ Signage	1.06%	\$8,609.02	\$8,867.29	\$9,133.31	\$9,407.31	\$9,689.53
Contingency						
TOTAL FUND OPERATING EXPENDITURES	100.00%	\$811,636.76	\$835,985.86	\$861,065.44	\$886,897.40	\$913,504.32
TOTAL FUND BALANCE/RESERVES	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

KWP and DAD will support the remaining operating costs of their organizations, which is not included in the Service Plan

¹ Assume a 3% increase in property values each year based on future Uptown and Downtown development

² 24 hour security at KWP; Off-duty police and crossing guards at DAD

³ Trash pickup, general cleaning, graffiti control and improvements

⁴ Pavement (sidewalk) detail cleaning, staining and restoration

⁵ Partial cost of European and Christmas Markets, programming activities, will grow yearly

⁶ Partial cost of promoting the district, PR, advertising, free Wi-Fi, website and Kiosk

⁷ Wayfinding signage

Exhibit C
Klyde Warren Park/Dallas Arts District Public Improvement District
Assessment Plan 2014

The costs of the services and improvements by the District will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD").

The Klyde Warren/Dallas Arts District Public Improvement District (PID) proposed assessment rate for 2014 is \$0.025 per \$100 of appraised value. Actual assessment rates and levies will be set by the Dallas City Council subject to a maximum of \$0.15 per \$100 of value and according to procedures stipulated by Chapter 372 of the Texas Local Government Code. City right-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

AGENDA ITEM # 20

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 Q R U V

SUBJECT

Authorize **(1)** approval of the proposed Knox Street Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Knox Street Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The Knox Street Improvement District Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Plan for 2014 for review and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The nature of the services and improvements to be performed by the District is to enhance security and public safety within the District, capital improvements including lighting, sidewalk and streetscape, landscaping improvements including plantings, hardscape, District marketing and promotion and related services and improvements that are authorized by the Act and approved by the Dallas City Council.
- (b) **Estimated Cost of the Services.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately one million, six hundred twelve thousand, six hundred seventy-six dollars (\$1,612,676). The average annual cost of services for the District is approximately three hundred twenty-two thousand, five hundred thirty-five dollars (\$322,535). The District shall incur no bonded indebtedness. Expenditures include use of approximately \$400,000 in surplus funds previously set aside for capital improvements scheduled for 2016.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements, as determined by the Dallas Central Appraisal District. The proposed 2014 annual assessment rate in the District is \$0.15 per \$100.00 of appraised value by the Dallas Central Appraisal District. The assessment rate is requested to provide the necessary revenue for the annual activities of the District; and the costs of the District shall be apportioned on the basis of special benefits accruing to the property because of the services and improvements. The final assessment rate for 2014 will be established by City Council after the close of an assessment rate public hearing on September 10, 2014. The annual assessment rate, during the seven-year life of the PID, however, shall not exceed \$0.15 per \$100.00 of valuation.
- (e) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specifically benefited. City rights-of-way, city parks, and other tax-exempt property in the District are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 2010, City Council authorized the creation of the Knox Street Public Improvement District for a period of seven-years and designated the Knox Street Improvement District Corporation as the management entity for the District by Resolution No. 10-1670.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29134.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

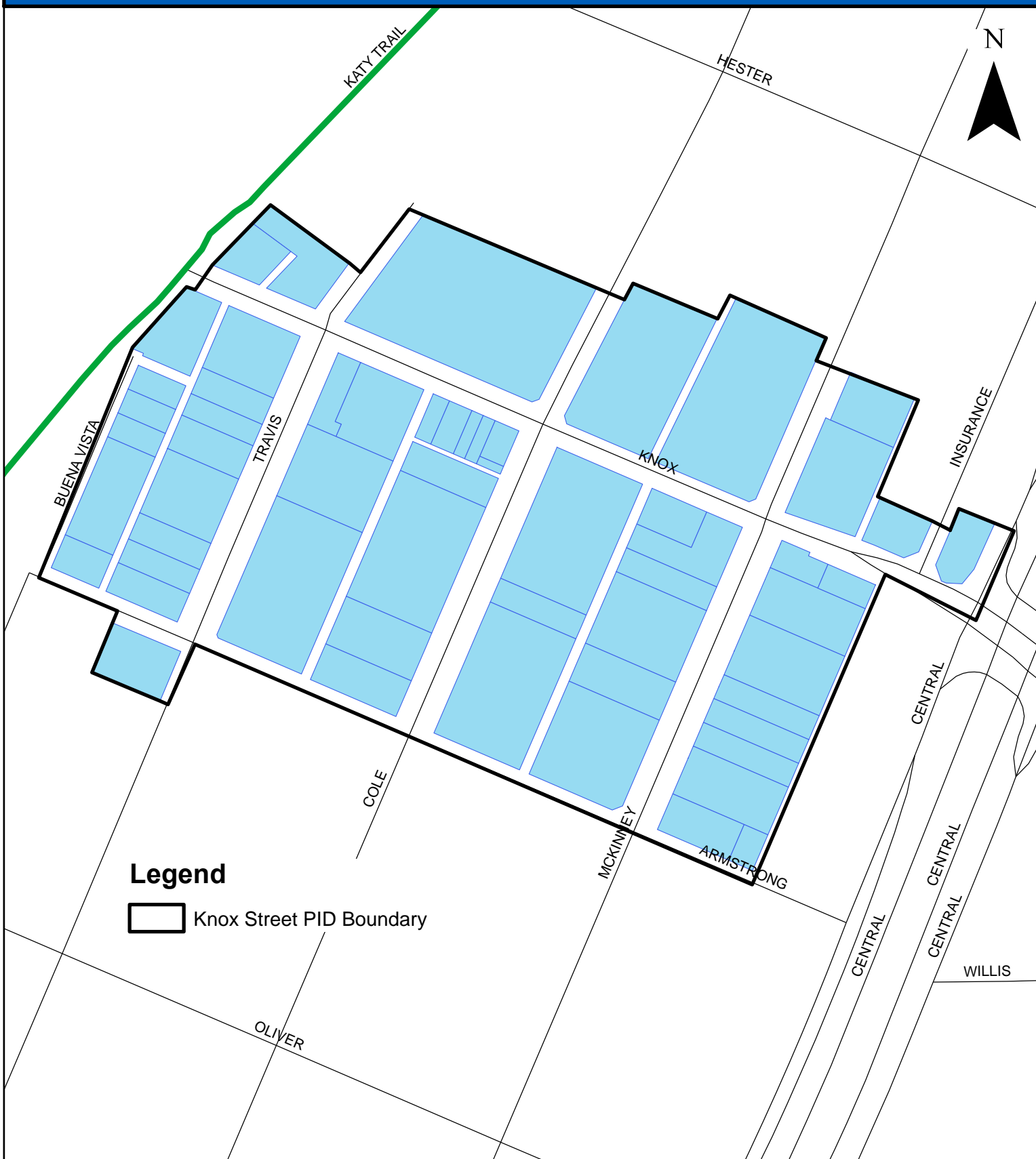
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

Knox Street PID



City of Dallas

Office of Economic Development

<http://www.Dallas-EcoDev.org>

Created 04/2010

August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

WHEREAS, on June 23, 2010, City Council held and closed a public hearing and authorized the creation of the Knox Street Public Improvement District (the "District") and designated Knox Street Improvement District Corporation, as the management entity of the District by Resolution No. 10-1670; and

WHEREAS, the Knox Street Improvement District Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rate for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Knox Street Improvement District Corporation evaluated 2015 Service Plan to determine whether the services should be made as proposed by the Service Plan and found the plan to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014, at 1:00 p.m., to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2015 for the Knox Street Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

The City Council makes the following findings concerning the proposed Service Plan for the public improvement district:

- (a) Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.

August 27, 2014**Section 1. (Continued)**

- (b) **Nature of the Services and Improvements.** The nature of the services and improvements to be performed by the District is to enhance security and public safety within the District, capital improvements including lighting, sidewalk and streetscape, landscaping improvements including plantings, hardscape, marketing and promotion and other improvements that are authorized by the Act and approved by the Dallas City Council.
- (c) **Estimated Cost of the Services.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately one million, six hundred twelve thousand, six hundred seventy-five dollars (\$1,612,676). The average annual cost of services for the District is approximately three hundred twenty-two thousand, five hundred thirty-five dollars (\$322,535). The District shall incur no bonded indebtedness. Expenditures include use of approximately \$400,000 in surplus funds previously set aside for capital improvements scheduled for 2016.
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements, as determined by the Dallas Central Appraisal District. The proposed 2014 annual assessment rate in the District is \$0.15 per \$100.00 of appraised value by the Dallas Central Appraisal District. The assessment rate is requested to provide the necessary revenue for the annual activities of the District; and the costs of the District shall be apportioned on the basis of special benefits accruing to the property because of the services and improvements. The final assessment rate for 2014 will be established by City Council after the close of an assessment rate public hearing on September 10, 2014. The annual assessment rate, during the seven-year life of the PID, however, shall not exceed \$0.15 per \$100.00 of valuation.
- (f) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specifically benefited. City rights-of-way, city parks, and other tax-exempt property in the District are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

August 27, 2014

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m., on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners of the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015 closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

Knox Street PID Boundary Map

Exhibit A



City of Dallas

Office of Economic Development

<http://www.Dallas-EcoDev.org>

Created 04/2010

Knox Street Public Improvement District Five Year Budget / Service Plan

EXHIBIT B

		2015 Budget		2016 Budget		2017 Budget		2018 Budget*		2019 Budget*	
INCOME											
Carryover Fund Balance From Previous Year		\$	434,734	\$	503,649	\$	27,605	\$	27,605	\$	27,605
Net Assessment Revenue		\$	227,070	\$	233,882	\$	240,899	\$	248,126	\$	255,569
TOTAL INCOME & RESERVES		\$	661,804	\$	737,532	\$	268,504	\$	275,731	\$	283,174
EXPENSES											
Capital Improvements ⁽²⁾		\$	75,000 47%	\$	625,000 85%	\$	154,148 57%	\$	159,495 58%	\$	165,003 58%
Public Safety and Security ⁽³⁾		\$	24,000 15%	\$	24,720 3%	\$	25,462 9%	\$	26,225 10%	\$	27,012 10%
Marketing & Promotion ⁽⁴⁾		\$	50,000 32%	\$	50,777 7%	\$	51,577 19%	\$	52,402 19%	\$	53,251 19%
Insurance & Audit		\$	8,955 6%	\$	9,223 1%	\$	9,500 4%	\$	9,785 4%	\$	10,079 4%
Administrative ⁽⁵⁾		\$	200 0%	\$	206 0%	\$	212 0%	\$	219 0%	\$	225 0%
TOTAL EXPENSES		\$	158,155	\$	709,926	\$	240,899	\$	248,126	\$	255,570
TOTAL CARRYOVER FUNDS AT YEAR END		\$	503,649	\$	27,605	\$	27,605	\$	27,605	\$	27,605

⁽¹⁾ 2015 Assessments are proposed to be set at the maximum rate of \$0.15 per \$100 of taxable value.

⁽²⁾ Carryover funds will be used to fund capital improvement projects needed to restore gateway markers and streetscape improvements to compliment the Knox Complete Streets. 2016 Capital Improvements reflects spend of majority of carryover from prior years to complement Knox Complete Streets (but may be separate project from Complete Streets).

⁽³⁾ Security patrol at night.

⁽⁴⁾ Website, marketing and special events

⁽⁵⁾ Printing, mailing, notice and miscellaneous administrative expenses.

^(*) Subject to successful renewal in 2017.

^(**) PID Oversight Charges started in FY 2012-2013, shown here as expenses one year later.

^(***) Due to cash vs accrual, does not match exactly with Total Expenses in 2013

EXHIBIT C
KNOX STREET PUBLIC IMPROVEMENT DISTRICT
ASSESSMENT PLAN 2014

The cost of the services and improvements provided by the Knox Street Public Improvement District will be paid primarily by assessments against real properties within the Knox Street Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The cost of improvements and services in the district will be assessed by application of a single rate applied to all non-exempt property on the combined value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The assessment rate for 2014 is proposed at \$0.15 per \$100.00 of appraised value. The annual assessment rate, during the seven-year life of the District, will not exceed \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District.

The Knox Street PID assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the Knox Street Improvement District Corporation.

AGENDA ITEM # 21

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 9, 10, 13

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 27 B C E F G H J K L N P S T W X & 26 Z V

SUBJECT

Authorize **(1)** approval of the proposed Lake Highlands Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Lake Highlands Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The Lake Highlands Improvement District Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Plan for 2014 for review and staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The general nature of the services and improvements to be performed by the District is to enhance public safety and security, design and construct public infrastructure improvements, maintain common areas and lighting, produce pedestrian amenities and linkages and provide other improvements that are authorized by the Act.
- (b) **Estimated Cost of the Services.** The total estimated cost of services and improvements provided by the District, for the next five year period is approximately one million, eight hundred nineteen thousand, seven hundred seventy-eight dollars (\$1,819,778). The estimated annual average cost for the services and improvements provided by the District is approximately three hundred sixty-three thousand, nine hundred fifty-six dollars (\$363,956). The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The method proposed of assessment, which may specify included or excluded classes of assessable property, is based on annual assessment rate recommended by the Lake Highlands Improvement District Corporation and established by the City Council. The proposed rate for the 2014 assessment is \$0.13 per \$100.00 of valuation. The assessment rate is requested to provide the necessary revenue for the annual activities of the District; and the costs of the District shall be apportioned on the basis of special benefits accruing to the property because of the services and improvements. The final assessment rate for 2014 will be established by City Council after the close of an assessment rate public hearing on September 10, 2014. The annual assessment rate, during the seven-year life of the PID, shall not exceed \$0.15 per \$100.00 of valuation.
- (e) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specially benefited. Properties not liable for assessment include City rights-of-way, City-owned park properties and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (exempt under the provisions of Section 11.24 and 11.28 of the Property Tax Code), and property owned by persons already receiving and qualifying for the 65-or-older homestead exemption under Section 11.13(c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2008, City Council authorized the establishment of the Lake Highlands Public Improvement District for a period of seven-years and named the Lake Highlands Improvement District Corporation as the management entity for the District by Resolution No. 08-1866.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29135.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

WHEREAS, on June 25, 2008, City Council held and closed a public hearing and authorized the creation of the Lake Highlands Public Improvement District (the "District") and designated Lake Highlands Improvement District Corporation, as the management entity of the District by Resolution No. 08-1866; and

WHEREAS, the Lake Highlands Improvement District Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed assessment rate for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Lake Highlands Improvement District Corporation evaluated the amended service plan to determine whether the services should be made as proposed by the service plan and found the services and improvements to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014 at 1:00 p.m., in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2015 for the Lake Highlands Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

The City Council makes the following findings concerning the proposed Service Plan for the public improvement district:

- (a) Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.

August 27, 2014**Section 1. (Continued)**

- (b) **Nature of the Services and Improvements.** The general nature of the services and improvements to be performed by the District is to enhance public safety/security, design and construct public infrastructure improvements, maintain common areas and lighting, produce pedestrian amenities and linkages and provide other improvements that are authorized by the Act.
- (c) **Estimated Cost of the Services.** The total estimated cost of services and improvements provided by the District, for the next five year period is approximately eight hundred nineteen thousand, seven hundred seventy-eight dollars (\$(\$1,819,778). The estimated annual average cost for the services and improvements provided by the District is approximately three hundred sixty-three thousand, nine hundred fifty-six dollars (\$363,956). The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on annual assessment rate recommended by the Lake Highlands Improvement District Corporation and established by the City Council. The proposed rate for the 2014 assessment is \$0.13 per \$100.00 of valuation. The assessment rate is requested to provide the necessary revenue for the annual activities of the District; and the costs of the District shall be apportioned on the basis of special benefits accruing to the property because of the services and improvements. The final assessment rate for 2014 will be established by City Council after the close of an assessment rate public hearing on September 10, 2014. The annual assessment rate, during the seven-year life of the PID, shall not exceed \$0.15 per \$100.00 of valuation.
- (f) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specially benefited. Properties not liable for assessment include City rights-of-way, City-owned park properties and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (exempt under the provisions of Section 11.24 and 11.28 of the Property Tax Code), and property owned by persons already receiving and qualifying for the 65-or-older homestead exemption (under Section 11.13(c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract.

August 27, 2014

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m., on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of the 2014 assessment against real property and real property improvements, exclusive of rights-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners of the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

Lake Highlands Public Improvement District

City of
Dallas

Lake
Highlands
PID

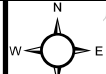


Exhibit A

LBJ /
Skillman
Station

Lake Highlands
Station

NORTHWEST 244

DALLAS
ECONOMIC
DEVELOPMENT

Research & Information Division
214.670.1685
dallas-ecodev.org

Legend

Lake Highlands PID

Rail Station

Future Station

DART Blue Line

Freeway

Highway

Arterial

Local Road

Excluded Properties

**LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
SERVICE PLAN (2015-2019)**

	2015		2016*	2017*	2018*	2019*
INCOME						
Net Assessment	\$290,158.50		\$320,058.50	\$352,948.50	\$389,127.50	\$428,924.40
Interest on Cash Balance	\$300.00		\$300.00	\$400.00	\$400.00	\$400.00
Surplus Carried Forward	\$1,438.00		\$29.19	\$32.92	\$36.22	\$39.84
Total Income	\$291,896.50		\$329,229.19	\$362,222.92	\$398,405.22	\$438,205.74
EXPENSES						
Public Safety ⁽¹⁾	\$153,654.32	53%	\$173,306.25	\$190,674.15	\$209,720.51	\$230,671.50
Improvements ⁽²⁾	\$69,967.59	24%	\$78,916.24	\$86,824.83	\$95,497.73	\$105,037.92
Promotion ⁽⁴⁾	\$16,521.34	6%	\$18,634.37	\$20,501.82	\$22,549.74	\$24,802.44
Administration ⁽⁴⁾	\$29,423.17	10%	\$33,186.30	\$36,512.07	\$40,159.25	\$44,171.14
Audit	\$6,713.62	2%	\$7,572.27	\$8,331.13	\$9,163.32	\$10,078.73
Insurance	\$15,587.27	5%	\$17,580.84	\$19,342.70	\$21,274.84	\$23,400.19
Total Expenses	\$291,867.31	100%	\$329,196.27	\$362,186.70	\$398,365.38	\$438,161.92
Surplus Carried Forward	\$29.19		\$32.92	\$36.22	\$39.84	\$43.82

Notes:⁽¹⁾ Regular Security Patrol, patrol vehicle lease and related expenses⁽²⁾ Median upkeep, non-standard ROW maintenance, park maintenance⁽³⁾ Website, marketing materials, promotion of commerce, director outreach⁽⁴⁾ Office supplies, administration, notice mailings, utilities

* The Lake Highlands PID is authorized by the City Council through 2015. Expenses for 2016 through 2019 are estimates pending successful renewal of the PID in 2015.

Exhibit C
LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
2014 ASSESSMENT PLAN

The cost of the services and improvements provided by the Lake Highlands Public Improvement District will be paid primarily by assessments against real properties within the Lake Highlands Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The service area is identified on the enclosed map. All properties will be assessed at a uniform rate. The proposed assessment rate for the 2014 is proposed at \$0.13 per \$100.00 of taxable value. In each subsequent year, a recommended assessment rate will be determined by the budget prepared by the management corporation. Assessment will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

Properties not liable for assessment include City rights-of-way, City-owned park properties and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (exempt under the provisions of Section 11.24 and 11.28 of the Property Tax Code), and property owned by persons already receiving and qualifying for the 65-or-older homestead exemption (under Section 11.13(c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract.

The District's assessments will be collected by Dallas County or other collection agent as determined by the City of Dallas, in accordance with management contract between the City of Dallas and the Lake Highlands Improvement District Corporation, the non-profit management corporation for the District.

AGENDA ITEM # 22

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize **(1)** approval of the proposed Oak Lawn-Hi Line Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Oak Lawn-Hi Line Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The Oak Lawn-Hi Line Improvement District Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Plan for 2014 for review and City staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district proposed Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The general nature of the services and improvements to be performed by the District is to enhance security and public safety within the District, litter and graffiti control, public improvements, landscape improvements including planting, hardscape and street furniture within public open space and public right-of-way and related services and improvements that are authorized by the Act.
- (b) **Estimated Cost of the Services.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately one million, four hundred eleven thousand, ninety-three dollars (\$1,411,093). The estimated average annual cost is approximately two hundred eighty-two thousand, two hundred nineteen dollars (\$282,219). The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on an annual assessment rate recommended by the Oak Lawn-Hi Line Improvement District Corporation and established by the City Council. The proposed rate for the 2014 assessment is \$0.15 per \$100.00 of valuation. The assessment rate is requested to provide the necessary revenue for the annual activities of the District; and the costs of the District shall be apportioned on the basis of special benefits accruing to the property because of the services and improvements. The final assessment rate for 2014 will be established by City Council after the close of an assessment rate public hearing on September 10, 2014. The annual assessment rate, during the seven-year life of the PID, however, shall not exceed \$0.15 per \$100.00 of valuation.
- (e) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specially benefited. City rights-of-way and City parks are not subject to assessment. Properties otherwise exempt from ad valorem taxes are not subject to assessment. Payment of assessment by other exempt jurisdictions must be established by contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 24, 2009, City Council authorized the creation of the Oak Lawn-Hi Line Public Improvement District for a period of seven-years and designated the Oak Lawn-Hi Line Improvement District Corporation as the management entity for the District by Resolution No. 09-1679.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29136.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

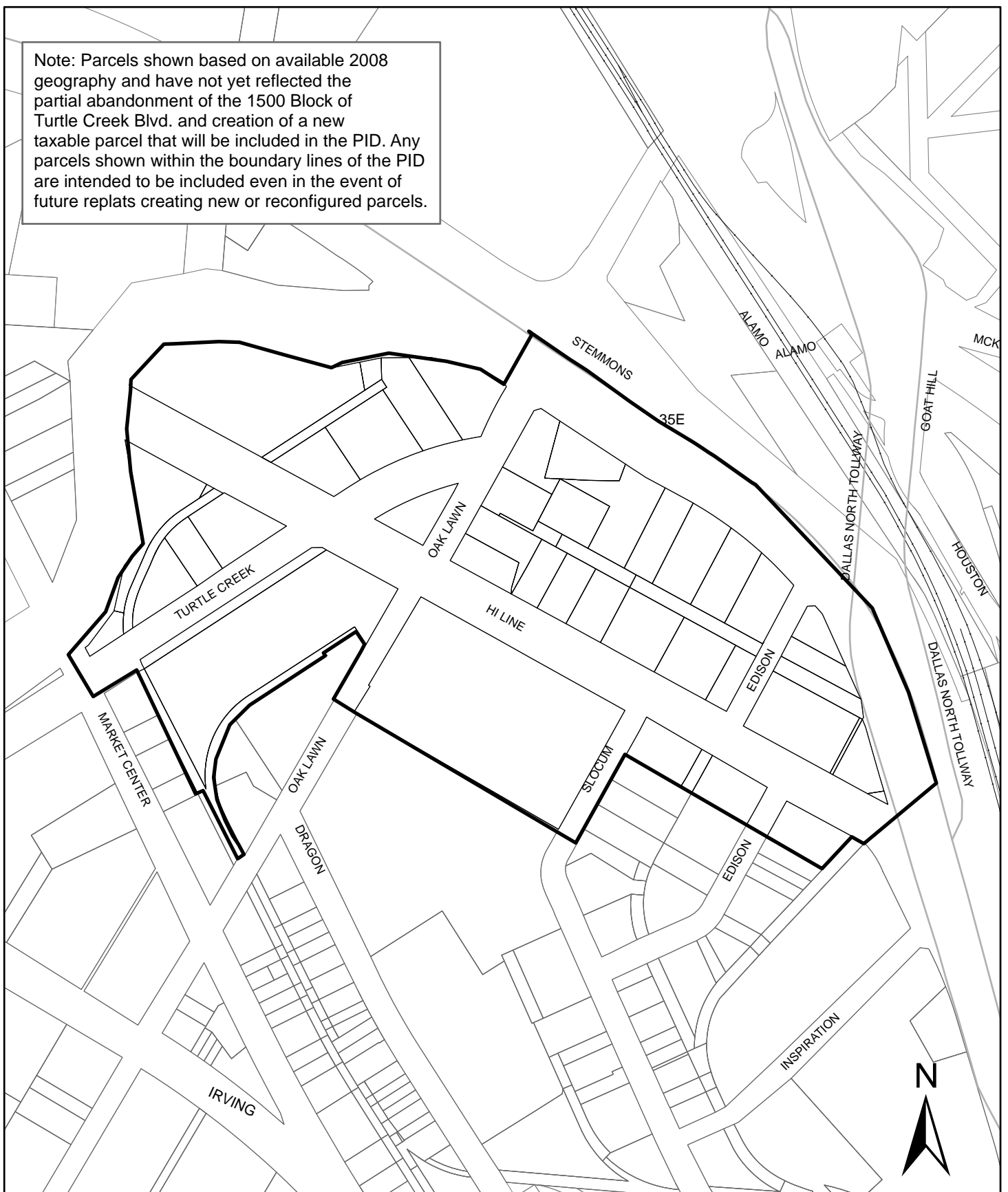
FISCAL INFORMATION

No cost consideration to the City

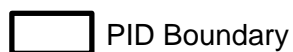
MAP

Attached.

Note: Parcels shown based on available 2008 geography and have not yet reflected the partial abandonment of the 1500 Block of Turtle Creek Blvd. and creation of a new taxable parcel that will be included in the PID. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



Oak Lawn - Hi Line Public Improvement District



CITY OF DALLAS, TEXAS

Office of Economic Development
July 2009

August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

WHEREAS, on June 24, 2009, City Council authorized the creation of the Oak Lawn-Hi Line Public Improvement District (the "District"), as a public improvement district in accordance with the provisions of Chapter 372 of the Texas Local Government Code and provided findings as to the advisability of the proposed supplemental services and improvements, to be funded by assessments on real property and real property improvements on property located in the District; designating Oak Lawn-Hi Line Improvement District Corporation, as manager of the District and authorizing a contract for management services; and approving the District Service Plan, and annual updates by Resolution No. 09-1679; and

WHEREAS, on September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29136; and

WHEREAS, the Oak Lawn-Hi Line Improvement District Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rate for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Oak Lawn-Hi Line Improvement District Corporation evaluated the Service Plan to determine whether the services should be made as proposed by the Service Plan and found the plan to be viable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014, at 1:00 p.m., in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2015 for the Oak Lawn-Hi Line Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

August 27, 2014**Section 1. (Continued)**

The City Council makes the following findings concerning the proposed Service Plan for the public improvement district:

- (a) **Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.
- (b) **Nature of the Services and Improvements.** The general nature of the services and improvements to be performed by the District is to enhance security and public safety within the District, litter and graffiti control, public improvements, landscape improvements including planting, hardscape and street furniture within public open space and public right-of-way and related services and improvements that are authorized by the Act.
- (c) **Estimated Cost of the Services.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately one million, four hundred eleven thousand, ninety-three dollars (\$1,411,093). The estimated average annual cost is approximately two hundred eighty-two thousand, two hundred nineteen dollars (\$282,219). The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on an annual assessment rate recommended by the Oak Lawn-Hi Line Improvement District Corporation and established by the City Council. The proposed rate per property owners for the 2014 assessment is 0.15 per \$100.00 of valuation. The assessment rate is requested to provide the necessary revenue for the annual activities of the District; and the costs of the District shall be apportioned on the basis of special benefits accruing to the property because of the services and improvements. The final assessment rate for 2014 will be established by City Council after the close of an assessment rate public hearing on September 10, 2014. The annual assessment rate, during the seven-year life of the PID, however, shall not exceed \$0.15 per \$100.00 of valuation.

August 27, 2014

Section 1. (Continued)

- (f) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specially benefited. City rights-of-way and City parks are not subject to assessment. Properties otherwise exempt from ad valorem taxes are not subject to assessment. Payment of assessment by other exempt jurisdictions must be established by contract.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

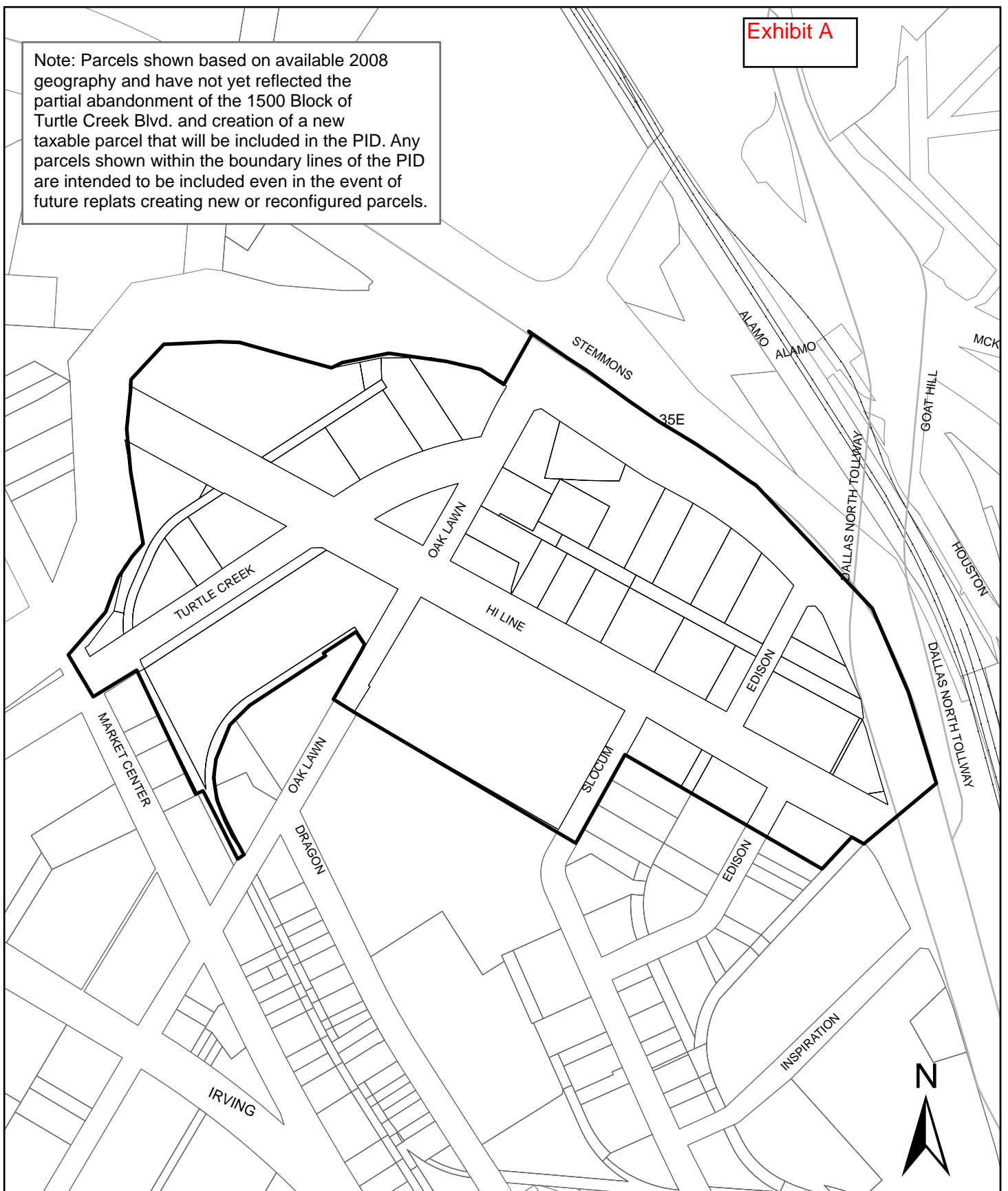
Section 3. That a public hearing shall be held at 1:00 p.m., on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of the 2014 assessment against real property and real property improvements, exclusive of rights-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners of the District before the 10th day before the public hearing.


Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

Note: Parcels shown based on available 2008 geography and have not yet reflected the partial abandonment of the 1500 Block of Turtle Creek Blvd. and creation of a new taxable parcel that will be included in the PID. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



Oak Lawn - Hi Line Public Improvement District

 PID Boundary



CITY OF DALLAS, TEXAS

Office of Economic Development
July 2009

Oak Lawn-Hi Line Public Improvement District--Five Year Service Plan

	2015	2016	2017	2018	2019	
INCOME						
BALANCE FORWARD						
Net assessment revenue	\$263,918.00	\$269,196.36	\$274,580.29	\$280,071.89	\$285,673.33	
Interest on cash balances	\$79.43	\$81.81	\$84.27	\$86.79	\$89.40	
Other income & contributions	\$37,231.17	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL INCOME	\$301,228.60	\$269,278.17	\$274,664.55	\$280,158.69	\$285,762.73	
EXPENDITURES						
Public Safety	\$120,210.35	40%	\$107,452.55	\$109,594.19	\$111,778.37	\$114,014.28
Area Improvements	\$135,132.23	45%	\$120,790.79	\$123,198.28	\$125,653.58	\$128,167.04
General Administrative	\$27,545.37	9%	\$24,622.01	\$25,112.75	\$25,613.24	\$26,125.59
Promotion	\$1,074.26	0%	\$978.90	\$1,017.80	\$1,058.24	\$1,079.41
Insurance and Audit	\$17,266.39	6%	\$15,433.92	\$15,741.54	\$16,055.26	\$16,376.41
TOTAL EXPENDITURES	\$301,228.60	100%	\$269,278.17	\$274,664.55	\$280,158.69	\$285,762.73

Notes

- Expenditures are anticipated to exceed net assessment revenue and interest income. Deficits will be met with property owner donations.
- Public Safety Consists of contract security patrols inside PID boundary.
- Landscape improvements to include turf, trees and periodic flower changes as well as litter and graffiti control. Streetscape and standard improvements including benches, trash receptacles and bike racks.
- General Administrative costs include management fee, annual tax preparation, bookkeeping charges and postage for public notices
- Promotion is public information dissemination primarily through the Dallas Design District weblog (www.dallasdesignndistrict.com)
- Insurance expense provides for liability coverage binder and cost of required annual financial audit

**OAK LAWN - HI LINE PUBLIC IMPROVEMENT DISTRICT
2014 ASSESSMENT PLAN**

The cost of the services and improvements provided by the Oak Lawn-Hi Line Public Improvement District will be paid primarily by assessments against real properties within the Oak Lawn-Hi Line Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The cost of improvements and services in the district will be assessed by application of a single rate applied to all non-exempt property on the combined value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The 2014 assessment rate is proposed at \$0.15 per \$100.00 of appraised value. The annual assessments rate, during the seven-year life of the District, will not exceed \$0.15 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specially benefited. City rights-of-way and city parks are not subject to assessment. Properties otherwise exempt from ad valorem taxes are not subject to assessment. Payment of assessment by other exempt jurisdictions must be established by contract.

The Oak Lawn Hi Line PID assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the Oak Lawn-Hi Line Improvement District Corporation.

AGENDA ITEM # 23

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 12

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 5 T U X Y

SUBJECT

Authorize **(1)** approval of the proposed Prestonwood Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Prestonwood Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The Prestonwood Homeowners' Association presented City staff with the proposed Service Plan for 2015 and the proposed Assessment Plan for 2014 for review. City staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 10, 2014.

The assessment plan for 2014 proposes no change in assessment rate from \$0.08 per \$100.00 of appraisal value in 2013 to \$0.08 in 2014.

BACKGROUND (Continued)

The public improvement district proposed Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The general nature of the services and improvements to be performed by the District is to enhance public safety and security related improvements within the District that are authorized by the Act and approved by the Dallas City Council.
- (b) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District, for the next five year period is approximately one million, five hundred seventy-two thousand, nine hundred dollars (\$1,572,900). The estimated average annual cost is approximately three hundred fourteen thousand, five hundred eighty dollars (\$314,580). The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements, as determined by the Dallas Central Appraisal District. The proposed 2014 annual assessment rate in the District is \$0.08 per \$100.00 of appraised value by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.
- (e) **Apportionment of Cost between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District which is specifically benefited. City rights-of-way, parks and cemeteries are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract. No such contract is in place, nor is any proposed.

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

On May 14, 1997, City Council authorized the establishment of the Prestonwood Public Improvement District, which approved the service plan, and named the Prestonwood Homeowners' Association, Inc., as the management entity for the Public Improvement District by Resolution No. 97-1575.

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

On August 11, 2004, City Council authorized the renewal of the Prestonwood Public Improvement District by Resolution No. 04-2328.

On June 22, 2011, City Council authorized the renewal of the Prestonwood Public Improvement District by Resolution No. 11-1796.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29137.

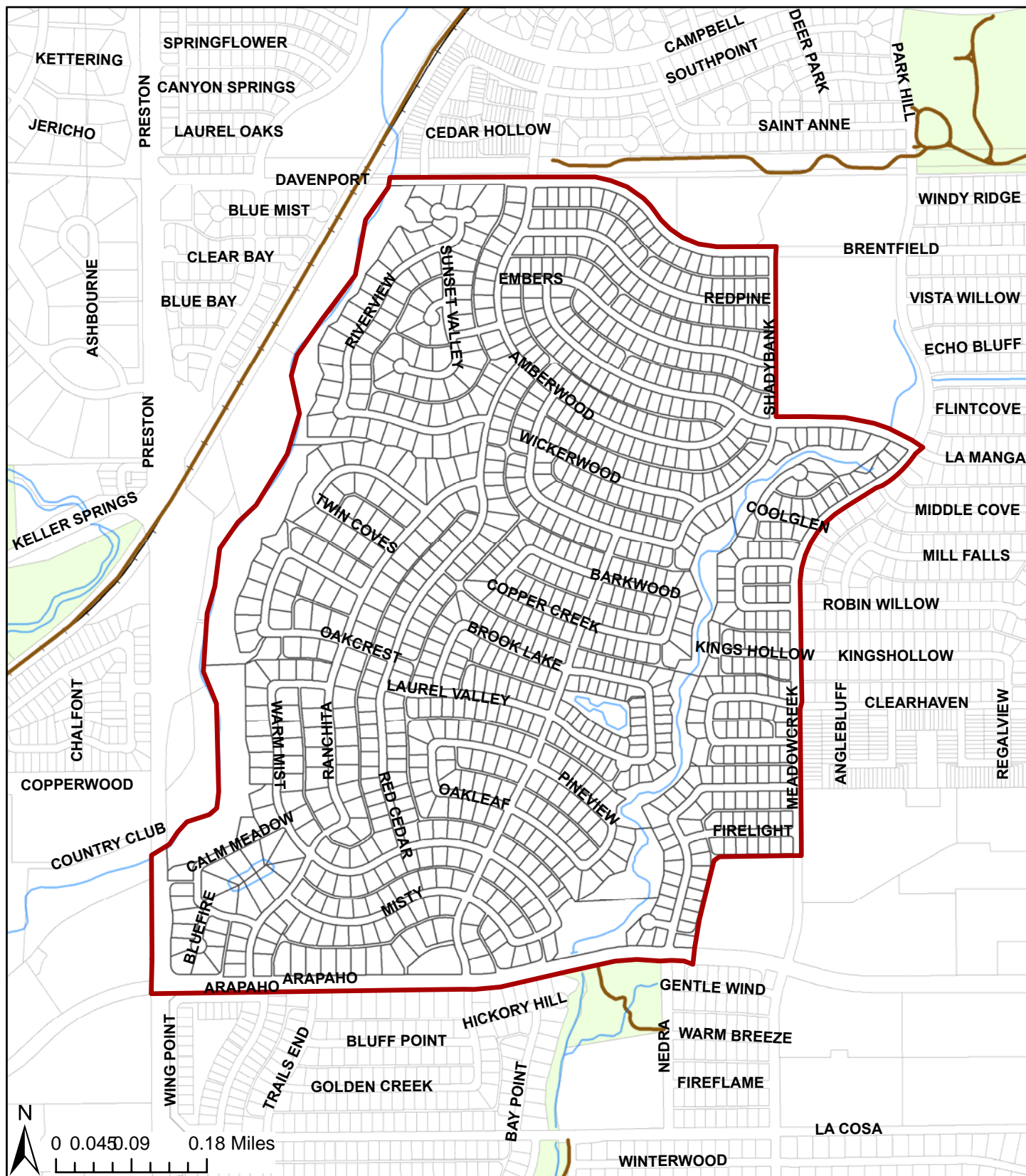
On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

FISCAL INFORMATION


No cost consideration to the City

MAP

Attached.



Prestonwood PID Boundary Map

 Prestonwood PID Boundary

City of Dallas

Office of Economic Development
August 2007

August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on May 14, 1997, City Council held and closed a public hearing and authorized the establishment of the Prestonwood Public Improvement District (District) and designated Prestonwood Homeowners Association, Inc., as the management entity for the Public Improvement District by Resolution No. 97-1575; and

WHEREAS, on August 11, 2004, the City Council authorized the renewal of the District by Resolution No. 04-2328; and

WHEREAS, on June 22, 2011, the City Council authorized the renewal of the District by Resolution No. 11-1796; and

WHEREAS, on September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29137; and

WHEREAS, the Prestonwood Homeowners' Association presented City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rate for 2014, as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Prestonwood Homeowners Association, evaluated the Service Plan to determine whether the services should be made as proposed by the Service Plan and found the services and improvements to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014 at 1:00 p.m., to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after considering the Service Plan for 2015 for the Prestonwood Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

August 27, 2014**Section 1. (Continued)**

The City Council makes the following findings concerning the Service Plan for the public improvement district:

- (a) **Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.
- (b) **Nature of the Services and Improvements.** The general nature of the services and improvements to be performed by the District is to enhance public safety and security related improvements within the District that are authorized by the Act and approved by the Dallas City Council.
- (c) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District, for the next five year period is approximately one million, five hundred seventy-two thousand, nine hundred dollars (\$1,572,900). The estimated average annual cost is approximately three hundred fourteen thousand, five hundred eighty dollars (\$314,580). The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements, as determined by the Dallas Central Appraisal District. The proposed 2014 annual assessment rate in the District is \$0.08 per \$100.00 of appraised value by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.
- (f) **Apportionment of Cost between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District which is specifically benefited. City rights-of-way, parks and cemeteries are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract. No such contract is in place, nor is any proposed.

August 27, 2014

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners of the District before the 10th day before the public hearing.

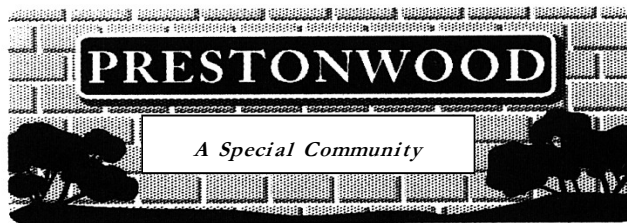
Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

Prestonwood Public Improvement District
Service Plan 2015-2019

Exhibit B

Revenue & Reserves	2015		2016	2017	2018	2019
Calendar Year Beginning Balance	\$ 48,673		\$ 55,556	\$ 78,511	\$ 111,592	\$ 144,672
Net Assessment Revenue	\$ 321,443		\$ 337,515	\$ 347,641	\$ 347,641	\$ 347,641
Exempt Jurisdictions	\$ -		\$ -	\$ -	\$ -	\$ -
Interest on Cash balances	\$ 20		\$ 20	\$ 20	\$ 20	\$ 20
Total Income & Reserves	\$ 370,136		\$ 393,091	\$ 426,172	\$ 459,252	\$ 492,333
PID Services						
Public Safety	\$ 289,080	78.1%	\$ 289,080	\$ 289,080	\$ 289,080	\$ 289,080
Audit & Insurance	\$ 23,000	6.2%	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
Administrative	\$ 2,500	0.7%	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Total Disbursements	\$ 314,580	85.0%	\$ 314,580	\$ 314,580	\$ 314,580	\$ 314,580
Reserve	\$ 55,556	15.0%	\$ 78,511	\$ 111,592	\$ 144,672	\$ 177,753



Homeowners Association

P. O. Box 795682

Dallas, TX 75248

Exhibit C
PRESTONWOOD PUBLIC IMPROVEMENT DISTRICT
2014 ASSESSMENT PLAN

The cost of the services and improvements provided by the Prestonwood Public Improvement District will be paid primarily by assessments against real properties within the Prestonwood Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The 2014 assessment rate for the property in the Prestonwood PID is proposed at \$0.0800 per \$100.00 of value. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District which is specifically benefited. City rights-of-way, parks and cemeteries are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract. No such contract is in place, nor is any proposed.

The Prestonwood PID's assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the Prestonwood Homeowners Association.

AGENDA ITEM # 24

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 T U X Y

SUBJECT

Authorize **(1)** approval of the proposed South Side Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the South Side Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The South Side Quarter Development Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Plan for 2014 for review. City staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The general nature of the proposed improvement and services to be performed by the District is to improve security and provide safety and security related services to promote the District, enhance and protect property values, improve infrastructure, streetscape, and improvements of common areas, business recruitment, marketing and other services and improvements that are authorized by the Act and approved by the Dallas City Council.
- (b) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the five year period is approximately six hundred thirty-seven thousand four hundred dollars (\$637,400). The estimated average annual cost of services for the District is approximately one hundred twenty-seven thousand four hundred eighty dollars (\$127,480). The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the real property and real property improvements as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment of that portion of the assessed value of the property exempt from City real property taxes. The proposed assessment rate for 2014, for the property in the standard area is proposed at \$0.12 per \$100.00 valuation and premium service area is proposed at \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code. The annual assessment rate, during the seven-year life of the PID, however, shall not exceed \$0.15 per \$100.00 of valuation.
- (e) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas shall not be responsible for payment of assessments against exempt City property including City rights-of-way and parks. Payment of assessments by other tax-exempt owners must be established by contract. No such contracts are in place at present.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 10, 2005, City Council authorized the creation of the South Side Public Improvement District by Resolution No. 05-2230.

On June 13, 2012, City Council authorized the renewal of the South Side PID for a period of seven years and designated South Side Quarter Development Corporation as the management entity for the District by Resolution No. 12-1582.

On September 25, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 28810.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

FISCAL INFORMATION



No cost consideration to the City

MAP

Attached.

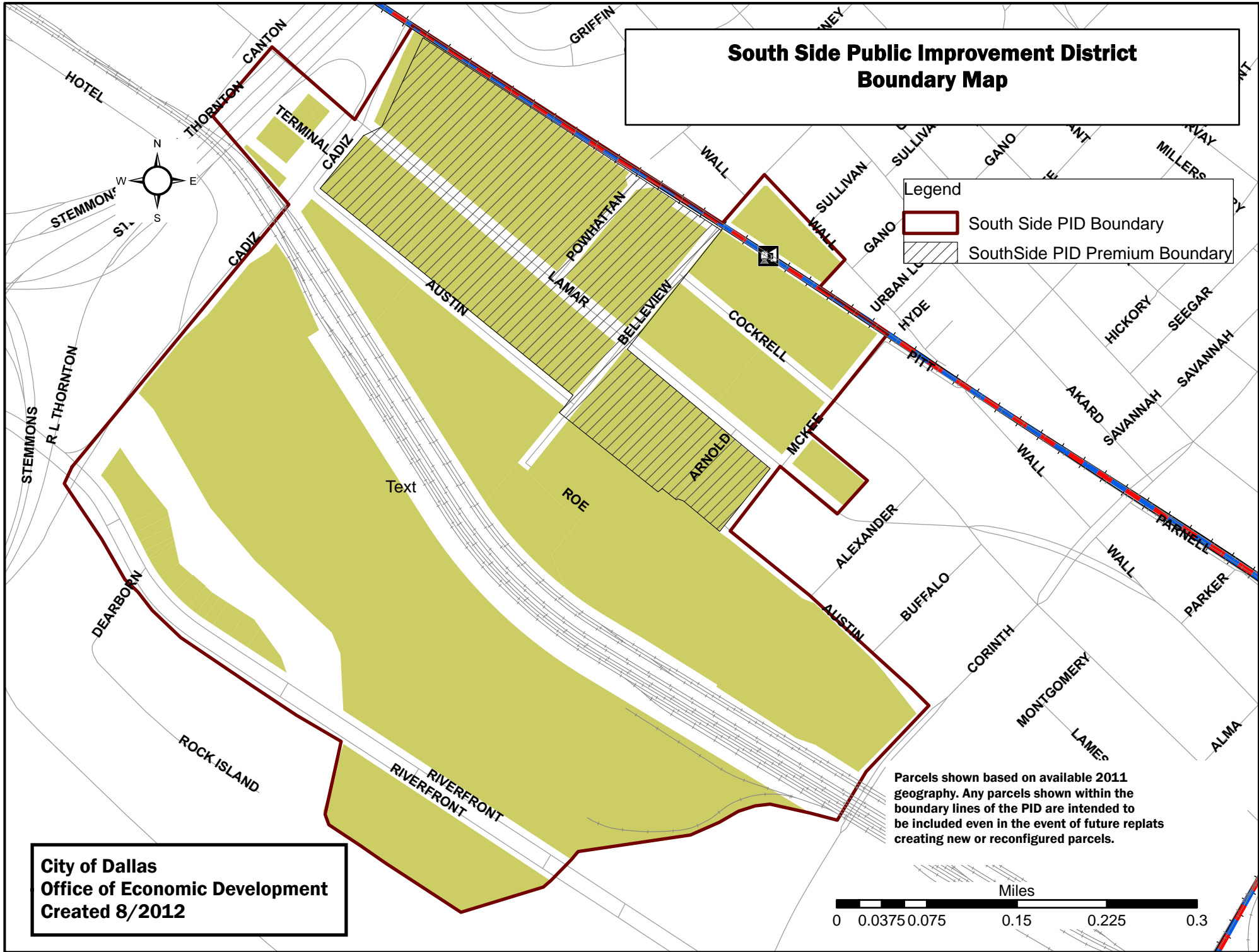
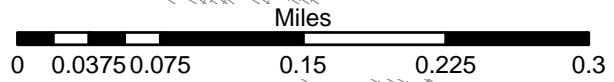
South Side Public Improvement District Boundary Map

Legend

-  South Side PID Boundary
-  SouthSide PID Premium Boundary

Parcels shown based on available 2011 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

City of Dallas
Office of Economic Development
Created 8/2012



August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on August 10, 2005, City Council authorized the creation of the South Side Public Improvement District (District) by Resolution No. 05-2230; and

WHEREAS, on June 13, 2012, City Council authorized the renewal of the South Side PID for a period of seven years and designated South Side Quarter Development Corporation as the management entity for the District by Resolution No. 12-1582; and

WHEREAS, the South Side Quarter Development Corporation provided City staff with the proposed District Service Plan for 2014 and the proposed Assessment Rate for 2013 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the South Side Quarter Development Corporation, evaluated the amended Service Plan to determine whether the services should be made as proposed by the Service Plan and found the services and improvements to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan, and a public hearing shall be held on September 10, 2014 at 1:00 p.m., to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2015 for the South Side Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

The City Council makes the following findings concerning the public improvement district Service Plan:

- (a) **Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.

August 27, 2014**Section 1. (Continued)**

- (b) **Nature of the Services and Improvements.** The general nature of the proposed improvement and services to be performed by the District is to improve security and provide safety and security related services to promote the District, enhance and protect property values, improve infrastructure, streetscape, and improvements of common areas, business recruitment, marketing and other services and improvements that are authorized by the Act and approved by the Dallas City Council.
- (c) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the five year period is approximately six hundred thirty-seven thousand four hundred dollars (\$637,400). The estimated average annual cost of services for the District is approximately one hundred twenty-seven thousand four hundred eighty dollars (\$127,480).
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the real property and real property improvements as determined by the Dallas Central Appraisal District. The real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment of that portion of the assessed value of the property exempt from City real property taxes. The proposed assessment rate for 2014, for the property in the standard area is proposed at \$0.12 per \$100.00 valuation and premium service area is proposed at \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code. The annual assessment rate, during the seven-year life of the PID, however, shall not exceed \$0.15 per \$100.00 of valuation.
- (f) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas shall not be responsible for payment of assessments against exempt City property including City rights-of-way and parks. Payment of assessments by other tax-exempt owners must be established by contract. No such contracts are in place at present.

August 27, 2014

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m., on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of the 2014 assessment against real property and real property improvements, exclusive of rights-of-way, to provide funding for the District for the purpose of providing supplemental services and public improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.



Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving, adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date.

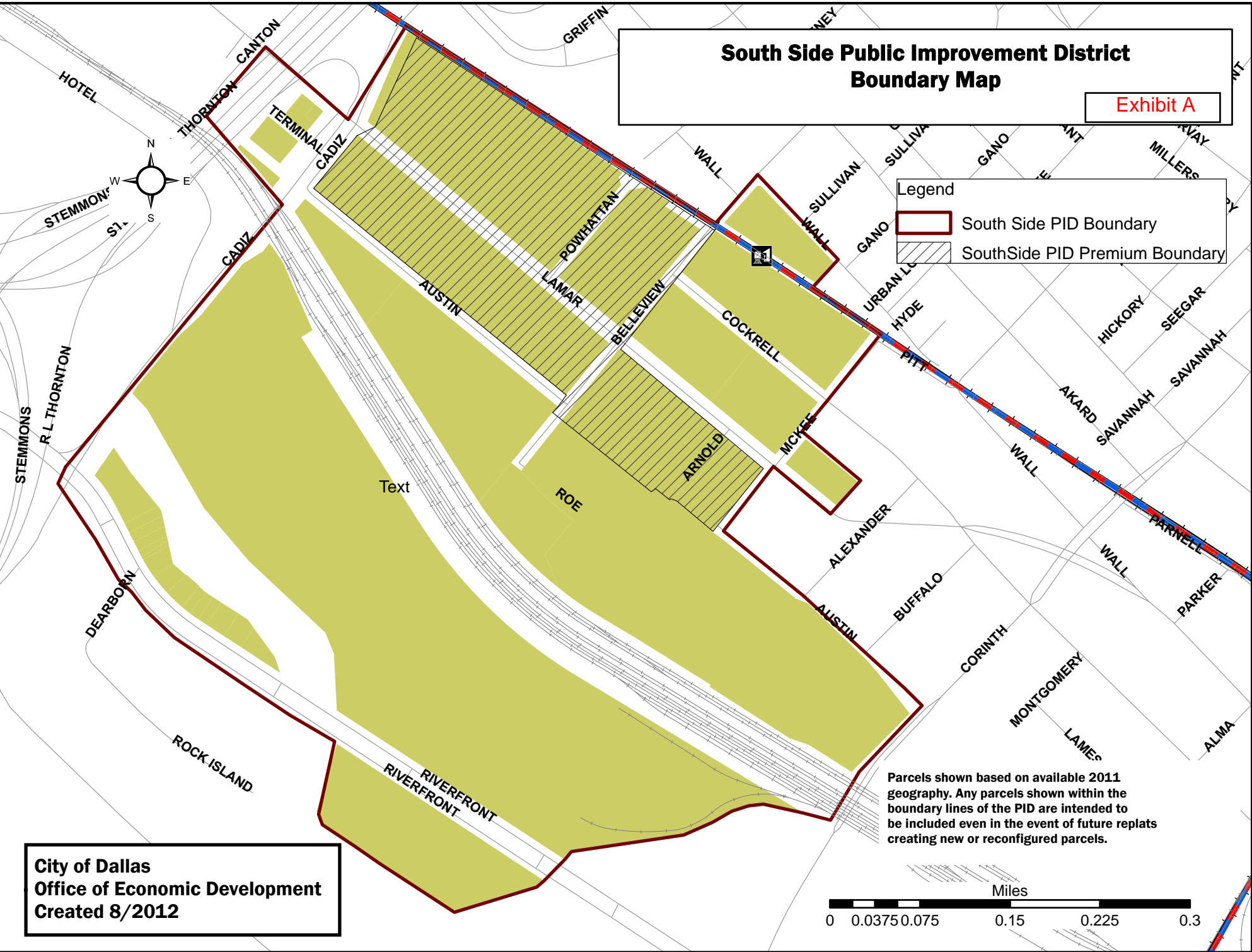
Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

South Side Public Improvement District Boundary Map

Exhibit A

Legend

-  South Side PID Boundary
-  SouthSide PID Premium Boundary



City of Dallas
Office of Economic Development
Created 8/2012

Parcels shown based on available 2011 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

Miles

0 0.0375 0.075 0.15 0.225 0.3

Exhibit B

**South Side Public Improvement District
Service Plan 2014-2019**

	2015		2016	2017	2018	2019
NET TOTAL ASSESSMENTS	\$ 122,500.00		\$ 125,000.00	\$ 127,500.00	\$ 131,500.00	\$ 133,000.00
Surplus/Deficit from previous year	\$ 2,725.87		\$ 3,725.87	\$ 2,025.87	\$ 825.87	\$ 2,825.87
Estimated Annual Income to District	\$ 125,225.87		\$ 128,725.87	\$ 129,525.87	\$ 132,325.87	\$ 135,825.87
Public Improvements						
Distinctive lighting/signs						
Water, wastewater, drainage						
Fountains						
Special Supplemental Services						
Park improvements ⁽¹⁾	\$ 30,000.00	25%	\$ 32,000.00	\$ 34,000.00	\$ 34,500.00	\$ 35,000.00
Public safety/security ⁽²⁾	\$ 60,000.00	49%	\$ 62,500.00	\$ 62,500.00	\$ 62,500.00	\$ 62,500.00
Public art projects ⁽³⁾	\$ -					
Business recruitment/marketing ⁽⁴⁾	\$ 15,000.00	12%	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Cultural events ⁽⁵⁾	\$ 5,000.00	4%	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Administration	\$ 2,000.00	2%	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00
Audit ⁽⁶⁾	\$ 6,500.00	5%	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
Insurance ⁽⁷⁾	\$ 3,000.00	2%	\$ 3,200.00	\$ 3,200.00	\$ 3,500.00	\$ 4,000.00
Estimated Annual Expenses to District	\$ 121,500.00		\$ 126,700.00	\$ 128,700.00	\$ 129,500.00	\$ 131,000.00
SURPLUS (DEFICIT)	\$ 3,725.87		\$ 2,025.87	\$ 825.87	\$ 2,825.87	\$ 4,825.87
(1) Dog park/pedestrian area/plaza improvements						
(2) RHI security group patrol and ensure safety throughout PID						
(3) mural and artistic updates to beautify PID						
(4) marketing and promotional ads & events, website maintainance & development						
(5) events and programs to enrich the culture of the historic area						
(6) Audit line item also includes quarterly and annual accounting charges						
(7) Insurance line item covers both insurance and legal fees						



SOUTH SIDE QUARTER PUBLIC IMPROVEMENT DISTRICT 2014 ASSESSMENT PLAN Exhibit C

The cost of the services and improvements provided by the South Side Public Improvement District will be paid primarily by assessments against real properties within the South Side Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The 2014 assessment rate for the property in the premium service area is proposed at \$0.15 per \$100.00 of value. The 2014 assessment rate for the property in the standard service area is proposed at \$0.12 per \$100.00. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas shall not be responsible for payment of assessments against exempt City property including City rights-of-way and parks. Payment of assessments by other tax-exempt owners must be established by contract. No such contracts are in place at present.

The South Side PID's assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the South Side Quarter Development Corporation.

AGENDA ITEM # 25

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 X Y and 45 A B C F G K

SUBJECT

Authorize **(1)** approval of the proposed Uptown Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Uptown Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The Uptown, Inc., presented City staff with the proposed Service Plan for 2015 and the proposed Assessment Plan for 2014 for review. City staff found the services and improvements to be advisable and recommended for approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The general nature of the services to be performed by the District is to enhance public safety and security, lighting, sidewalk and streetscape improvements, landscaping improvements including plantings, hardscape, trolley operation and capital improvements, District marketing and promotional activities and improvements authorized by the Act and approved by the Dallas City Council.
- (b) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately nine million, four hundred forty thousand, six hundred eighty-one dollars (\$9,440,681). The estimated average annual cost of services for the District is approximately one million, eight hundred eighty-eight thousand, one hundred thirty-six dollars (\$1,888,136). The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment attachment which may specify included or excluded classes of assessable property, is based on an annual assessment rate recommended by The Uptown, Inc., and established by the City Council. The proposed rate per property owner for the 2014 assessment is \$0.0450 per \$100.00 of valuation. The assessment will provide necessary revenue for the annual activities of the District; and the costs of the District shall be apportioned among the property owners on the basis of special benefits accruing to the property because of the services and improvements. The actual assessment rate for 2014 will be established by City Council after the close of an assessment rate public hearing on September 10, 2014. The annual assessment rate, during the seven-year life of the PID, however, shall not exceed \$0.15 per \$100.00 of valuation.
- (e) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the cost of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas shall not be responsible for payment of assessments against exempt City property in the District. The District's cemeteries, which operate on a nonprofit basis and are not specifically benefited by most of the improvements and services, are one class of tax-exempt properties. Accordingly, the cemeteries will be exempt from assessment. Property owned by tax-exempt religious organizations will be exempt from assessment and property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code.

BACKGROUND (Continued)

Payment of assessment by other exempt jurisdictions must be established by contract. No such contracts are in place, nor are any proposed. City rights-of-way and city parks are exempt from assessment. Properties otherwise exempt from ad valorem taxes are not subject to assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 1993, City Council authorized the creation of the Uptown Public Improvement District by Resolution No. 93-2501.

On August 10, 2005, City Council authorized the renewal of the Uptown Public Improvement District by Resolution No. 05-2231.

On June 13, 2012, City Council authorized the renewal of the Uptown PID for a period of seven years and designated Uptown, Inc. as the management entity for the District by Resolution No. 12-1584.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29139.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on June 23, 1993, City Council held and closed a public hearing and authorized the establishment of the Uptown Public Improvement District by Resolution No. 93-2501; and

WHEREAS, on August 10, 2005, City Council authorized the renewal of the Uptown Public Improvement District for a period of seven years by Resolution No. 05-2231; and

WHEREAS, on June 13, 2012, City Council authorized the renewal of the Uptown Public Improvement District by Resolution No. 12-1584; and

WHEREAS, Uptown, Inc., presented City staff with the proposed District Service Plan for 2015 and the proposed Assessment Plan for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Uptown, Inc., evaluated the 2015 Service Plan to determine whether the services should be made as proposed by the service plan and found the services and improvements to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014, at 1:00 p.m., to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2015 for the Uptown Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

- (a) **Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.

August 27, 2014**Section 1. (Continued)**

- (b) **Nature of the Services and Improvements.** The general nature of the services to be performed by the District is to enhance public safety and security, lighting, sidewalk and streetscape improvements, landscaping improvements including plantings, hardscape, trolley operation and capital improvements, District marketing and promotional activities and improvements authorized by the Act and approved by the Dallas City Council.
- (c) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately nine million, four hundred forty thousand, six hundred eighty-one dollars (\$9,440,681). The estimated average annual cost of services for the District is approximately one million, eight hundred eighty-eight thousand, one hundred thirty-six dollars (\$1,888,136). The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment attachment, which may specify included or excluded classes of assessable property, is based on an annual assessment rate recommended by The Uptown, Inc., and established by the City Council. The proposed rate per property owner for the 2014 assessment is \$0.0450 per \$100.00 of valuation. The assessment will provide necessary revenue for the annual activities of the District; and the costs of the District shall be apportioned among the property owners on the basis of special benefits accruing to the property because of the services and improvements. The actual assessment rate for 2014 will be established by City Council after the close of an assessment rate public hearing on September 10, 2014. The annual assessment rate, during the seven-year life of the PID, however, shall not exceed \$0.15 per \$100.00 of valuation.
- (f) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the cost of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas shall not be responsible for payment of assessments against exempt City property in the District. The District's cemeteries, which operate on a nonprofit basis and are not specifically benefited by most of the improvements and services, are one class of tax-exempt properties. Accordingly, the cemeteries will be exempt from assessment.

August 27, 2014

Section 1. (Continued)

Property owned by tax-exempt religious organizations will be exempt from assessment and property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract. No such contracts are in place, nor are any proposed. City rights-of-way and City parks are exempt from assessment. Properties otherwise exempt from ad valorem taxes are not subject to assessment.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m., on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Uptown Public Improvement District Boundary Map Exhibit A

Legend

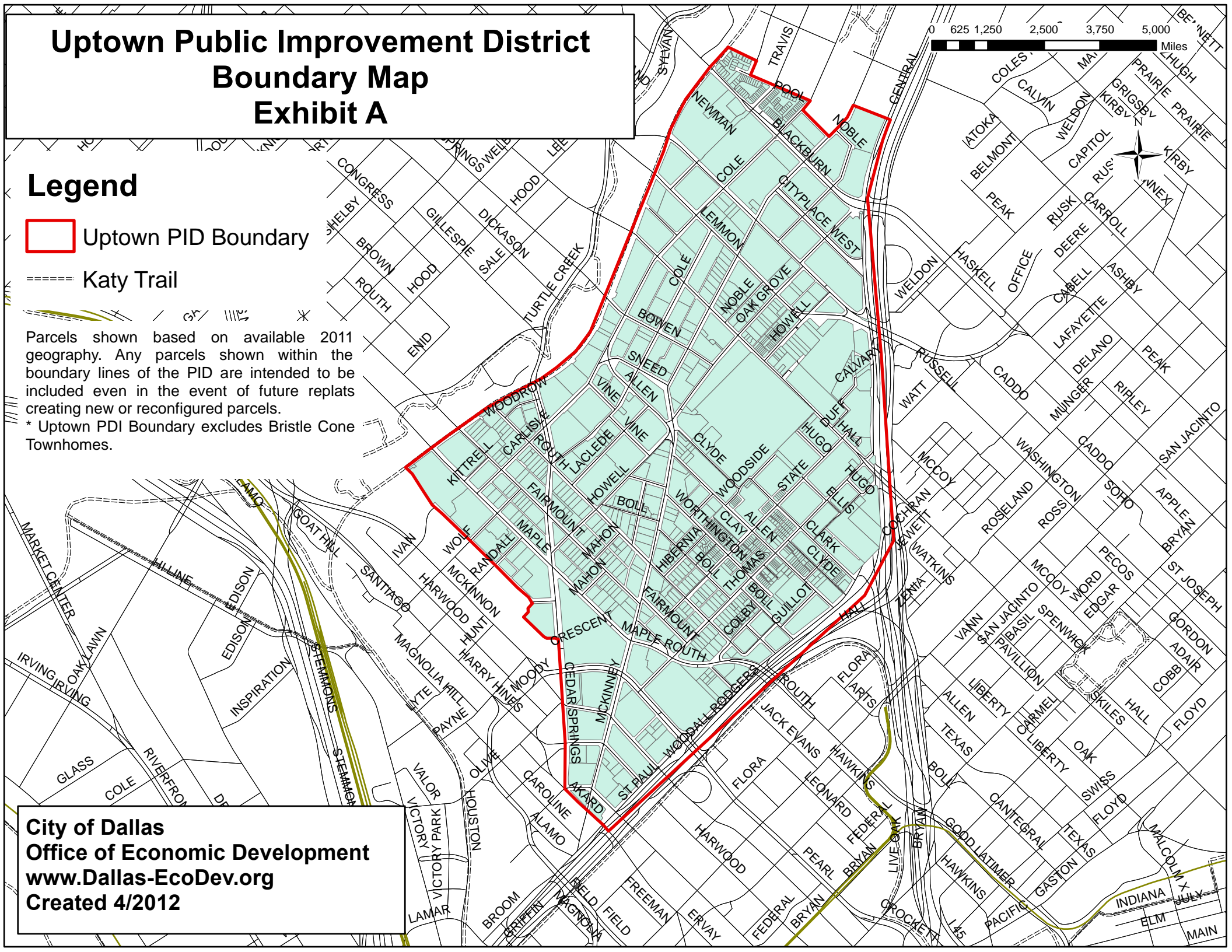
 Uptown PID Boundary

 Katy Trail

Parcels shown based on available 2011 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

* Uptown PDI Boundary excludes Bristle Cone Townhomes.

City of Dallas
Office of Economic Development
www.Dallas-EcoDev.org
Created 4/2012



UPTOWN PUBLIC IMPROVEMENT DISTRICT SERVICE PLAN (2015 - 2019)

Income	2015		2016	2017	2018	2019
Net Assessments	\$1,697,806.00		\$1,787,430.36	\$1,882,432.18	\$1,983,134.11	\$2,089,878.16
Interest	\$2,000.00		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Uptown Dallas, Inc. service fees (memberships)	\$12,500.00		\$13,000.00	\$13,500.00	\$14,000.00	\$14,000.00
Marketing Sponsorships (for events)	\$30,000.00		\$35,000.00	\$40,000.00	\$45,000.00	\$45,000.00
Total	\$1,742,306.00		\$1,837,430.36	\$1,937,932.18	\$2,044,134.11	\$2,150,878.16
Expenditures						
Capital Improvements	\$522,691.80	30%	\$551,229.11	\$581,379.65	\$613,240.23	\$645,263.45
(Median Landscaping, gateway markers, walking trails, parks, streetscape, Katy Trail).						
Services	\$385,576.50	22%	\$409,357.59	\$434,483.05	\$461,033.53	\$487,719.54
(Off-duty police, trolley operations, traffic & parking, marketing and promotion)						
Landscape Improvements	\$522,691.80	30%	\$551,229.11	\$581,379.65	\$613,240.23	\$645,263.45
(Landscape, tree care, street & sidewalk sweeping, trash cans, graffiti removal, grates).						
Finance & Administration	\$261,345.90	15%	\$275,614.55	\$290,689.83	\$306,620.12	\$322,631.72
(Staff Salaries & benefits, rent, office expenses, audit, insurance).						
Griggs Park Improvements ²	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
Contingency ¹	\$50,000.00	3%	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Total:	\$1,742,306.00		\$1,837,430.36	\$1,937,932.18	\$2,044,134.11	\$2,150,878.16

1. Contingency funds: Allowance made for anticipated tax refunds due to protests by property owners

2. Griggs Park Improvements are completed earlier than expected in 2013. Additional funds are allocated towards Landscape Improvements.

EXHIBIT C

2014 ASSESSMENT PLAN

Uptown Public Improvement District

The cost of the services and improvements provided by the Uptown Public Improvement District will be paid primarily by special assessments against properties in the District. Annual assessments will be based on the total value of real property and improvements as determined by the Dallas Central Appraisal District.

All property owners not exempt from assessment will be assessed at a uniform rate. In 2014, the proposed rate continues to be 4.5 cents per \$100 of value. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

The City of Dallas shall not be responsible for payment of assessments against exempt City property in the District. The District's cemeteries, which operate on a nonprofit basis and are not specifically benefited by most of the improvements and services, are one class of tax-exempt properties. Accordingly, the cemeteries will be exempt from assessment. Property owned by tax-exempt religious organizations will be exempt from assessment and property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract. No such contracts are in place, nor are any proposed. City rights-of-way and city parks are exempt from assessment. Properties otherwise exempt from ad valorem taxes are not subject to assessment.

UPID's assessments will be collected by Dallas County or other contractor chosen by the City of Dallas, in accordance with the management contract between the City of Dallas and Uptown Dallas, Inc., the non-profit corporation that manages the District.

AGENDA ITEM # 26

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 35 M and 36 A B E F J K

SUBJECT

Authorize **(1)** approval of the proposed University Crossing Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the University Crossing Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The University Crossing Improvement District Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Plan for 2014 for review. City staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes police safety patrol's for the area, safety awareness and education programs, landscaping, banner program, installation and maintenance of trash containers, promotion of the University Crossing area, implement signage and wayfinding systems, management of new and existing public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (b) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately three million, two hundred ninety-nine thousand dollars (\$3,299,000). The estimated average annual cost of services for the District is approximately six hundred fifty-nine thousand, eight hundred dollars (\$659,800)The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. With the exception of Southern Methodist University (SMU), the real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. SMU has agreed to participate in the University Crossing Public Improvement District (PID) by contract with the University Crossing Improvement District Corporation through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the University Crossing PID. The proposed annual assessment rate for 2014 will be \$0.10 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

BACKGROUND (Continued)

- (e) **Apportionment of costs between the District and the Municipality as a Whole.** The District shall pay the cost of the supplemental improvements and services described in this petition. No portion of the supplemental services shall be apportioned to the City as a whole. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Payment of assessments by other exempt jurisdictions (except SMU) and entities must also be established by contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2013, City Council authorized the creation of the University Crossing Public Improvement District for a period of seven-years and designated the University Crossing Improvement District Corporation as the management entity for the District by Resolution No. 13-1016.

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29140.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.





FISCAL INFORMATION

No cost consideration to the City

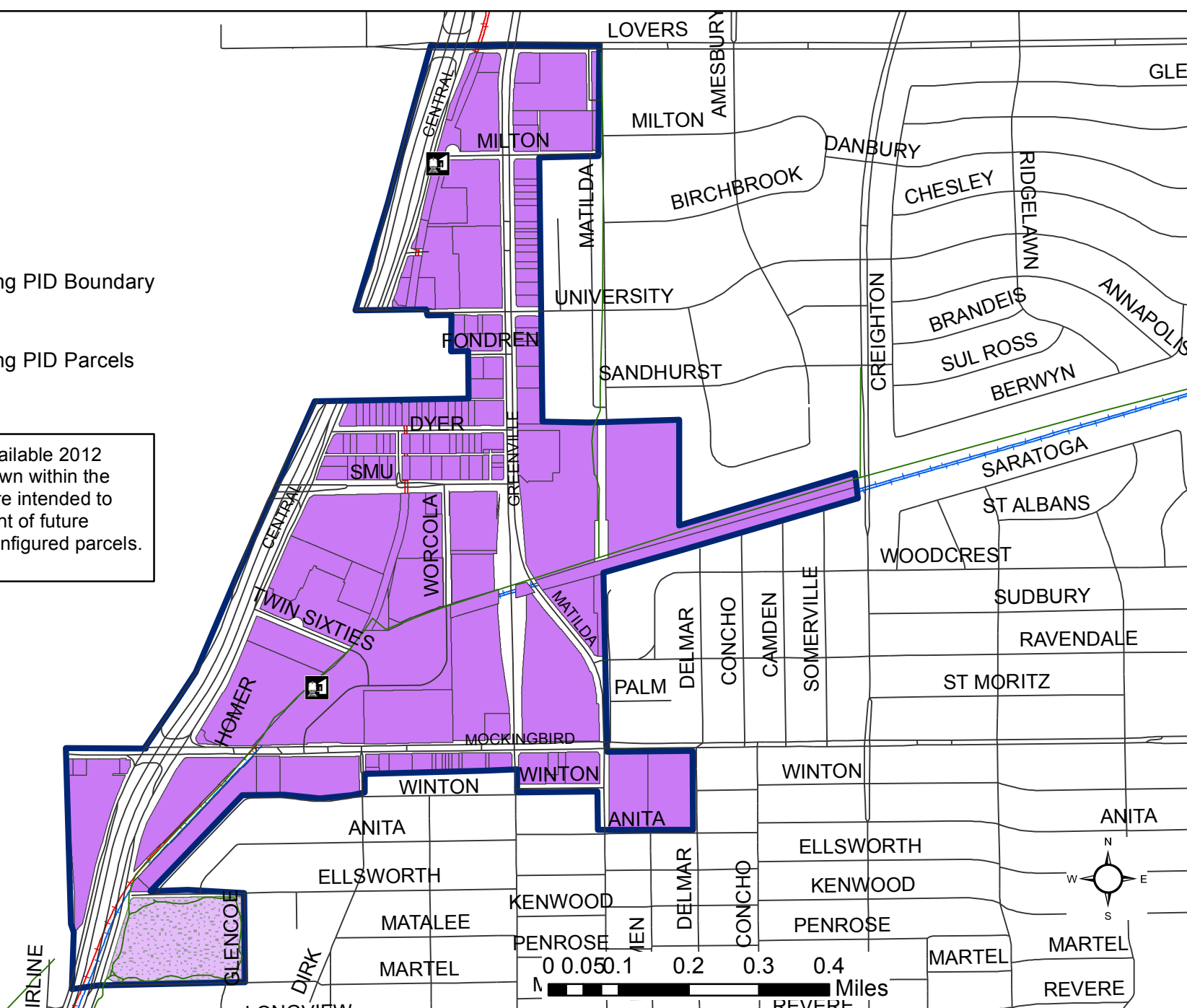
MAP

Attached.

Legend

-  trail_master
-  University Crossing PID Boundary
-  Glencoe_park
-  University Crossing PID Parcels

Parcels shown based on available 2012 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.



August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on June 12, 2013, City Council authorized the creation of the University Crossing Public Improvement District (District), as a public improvement district in accordance with the provisions of Chapter 372 of the Texas Local Government Code and provided findings as to the advisability of the proposed supplemental services and improvements, to be funded by assessments on real property and real property improvements on property located in the District, exclusive of rights-of-way; designating University Crossing Improvement District Corporation, as manager of the District and authorizing a contract for management services; and approving the District Service Plan, and annual updates by Resolution No. 13-1016; and

WHEREAS, the University Crossing Improvement District Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rate for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the University Crossing Improvement District Corporation evaluated the service plan and assessment plan to determine whether the services should be made as proposed by the service plan and found the services and improvements to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014 at 1:00 p.m., to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2014 for the University Crossing Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearing on September 10, 2014.

The City Council makes the following findings concerning the Service Plan for the public improvement district:

- (a) **Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.

August 27, 2014**Section 1. (Continued)**

- (b) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services within the District, but not to replace or supplant existing City services provided within the District. The general nature of the proposed services and improvements to be performed by the District includes police safety patrol's for the area, safety awareness and education programs, landscaping, banner program, installation and maintenance of trash containers, promotion of the University Crossing area, implement signage and wayfinding systems, management of new and existing public and green space, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (c) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately , two hundred ninety-nine thousand dollars (\$3,299,000). The estimated average annual cost of services for the District is approximately six hundred fifty-nine thousand, eight hundred dollars (\$659,800) The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. With the exception of Southern Methodist University (SMU), the real property of jurisdictions and entities that have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. SMU has agreed to participate in the University Crossing Public Improvement District (PID) by contract with the University Crossing Improvement District Corporation through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the University Crossing PID. The proposed annual assessment rate for 2014 will be \$0.10 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. The annual assessment rate shall not exceed \$0.15 per \$100.00 valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

August 27, 2014

Section 1. (Continued)

- (f) **Apportionment of costs between the District and the Municipality as a Whole.** The District shall pay the cost of the supplemental improvements and services described in this petition. No portion of the supplemental services shall be apportioned to the City as a whole. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Payment of assessments by other exempt jurisdictions (except SMU) and entities must also be established by contract.

Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.





Section 3. That a public hearing shall be held at 1:00 p.m., on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Legend

-  trail_master
-  University Crossing PID Boundary
-  Glencoe_park
-  University Crossing PID Parcels

Parcels shown based on available 2012 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

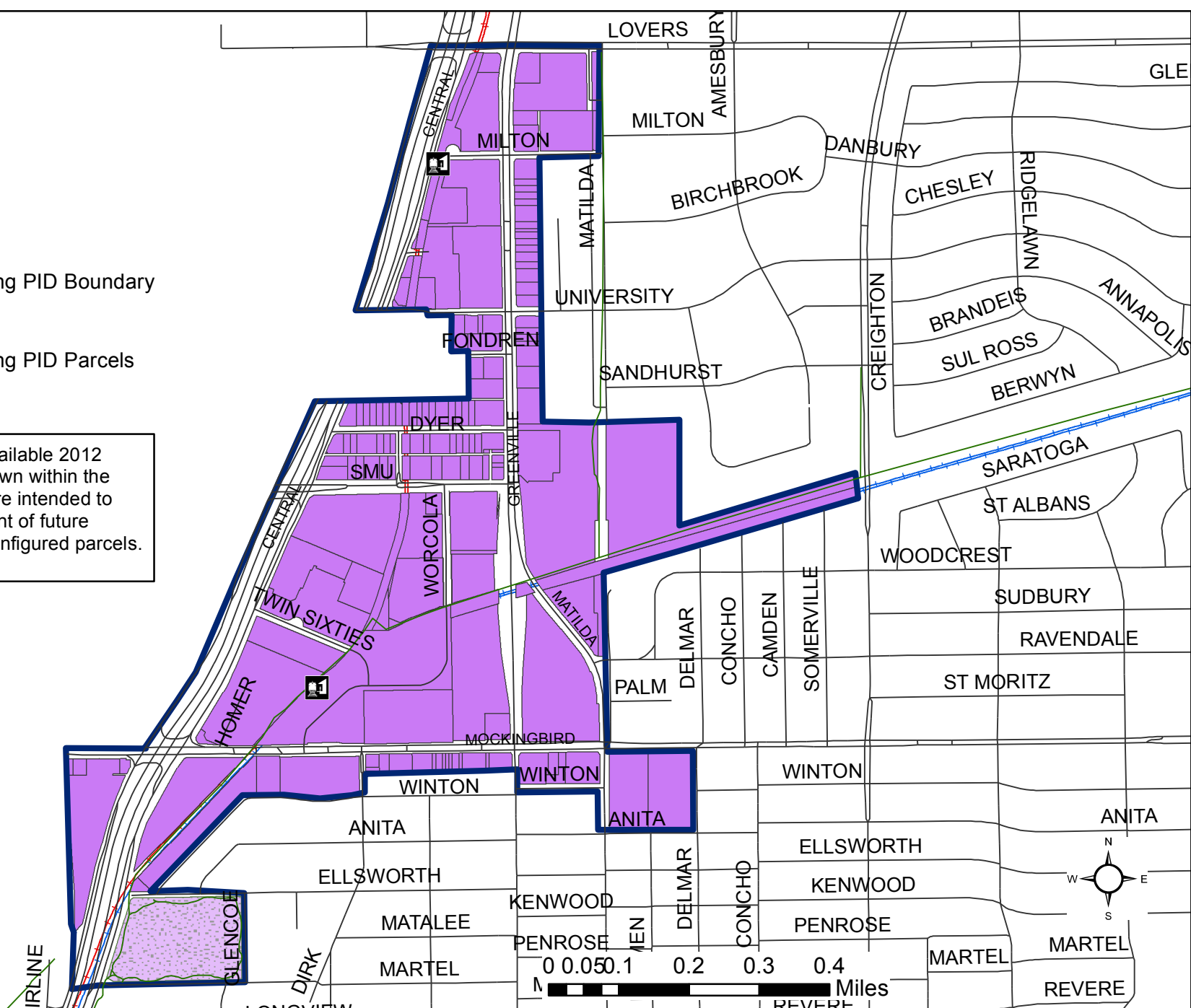


Exhibit A University Crossing Public Improvement District Boundary Map

City of Dallas
Office of Economic Development
www.Dallas-EcoDev.org
Created 4/2013

University Crossing Public Improvement District - Five-Year Budget

	2015 Budget		2016 Budget	2017 Budget	2018 Budget	2019 Budget
INCOME						
Fund balance from previous year	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
Net assessment revenue	\$600,000.00		\$637,000.00	\$650,000.00	\$693,000.00	\$707,000.00
Exempt jurisdictions	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
Interest on cash balances	\$0.00		\$3,000.00	\$2,000.00	\$3,000.00	\$4,000.00
Other income & contributions	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME¹	\$600,000.00		\$640,000.00	\$652,000.00	\$696,000.00	\$711,000.00
EXPENDITURES						
Security	\$200,000.00	33%	\$179,000.00	\$176,000.00	\$188,000.00	\$192,000.00
Improvements	\$120,000.00	20%	\$128,000.00	\$137,000.00	\$146,000.00	\$149,000.00
Landscape and sidewalk improvements	\$115,000.00	19%	\$160,000.00	\$163,000.00	\$174,000.00	\$178,000.00
Promotion and Communication	\$63,000.00	11%	\$64,000.00	\$65,000.00	\$70,000.00	\$71,000.00
Organization & Administration	\$82,000.00	14%	\$90,000.00	\$91,000.00	\$97,000.00	\$100,000.00
Audit & Insurance	\$20,000.00	3%	\$19,000.00	\$20,000.00	\$21,000.00	\$21,000.00
TOTAL EXPENDITURES	\$600,000.00		\$640,000.00	\$652,000.00	\$696,000.00	\$711,000.00
FUND BALANCE/RESERVES	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00

NOTES:

1. The income is net of City/County PID and collection fees based on a \$0.10 per \$100 contribution on the total tax value of the area.
2. Police patrol of the University Crossing area, owner safety coordination, etc.
3. Public Improvements, landscape, parks and pedestrian amenities for the PID.
4. Sidewalk, public planters, waste disposal, clean area programs, and landscape improvements throughout the University Crossing area.
5. University Crossing area coordination among owners, program services for area promotion and awareness.
6. Expenses of the PID and salary of PID director.
7. Annual audit of the PID finances and liability insurance for the PID.

Exhibit C
University Crossing Public Improvement District
Assessment Plan 2014

The costs of the services and improvements by the District will be paid primarily by special assessment against properties in the District. Annual assessments are based on the total value of real property and real property improvements as determined by the Dallas Central Appraisal District ("DCAD").

The University Crossing Public Improvement District (PID) proposed assessment rate for 2014 is \$0.100 per \$100 of appraised value. Actual assessment rates and levies will be set by the Dallas City Council subject to a maximum of \$0.15 per \$100 of value and according to procedures stipulated by Chapter 372 of the Texas Local Government Code. City right-of-way, railroad right-of-way, parks and cemeteries are not specially benefitted and therefore are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities (except SMU) must also be established by contract. SMU has agreed to participate in the University Crossing PID by contract with the University Crossing Improvement District Corporation through special assessment based on all taxable and tax exempt real property owned by SMU or SMU affiliates within the University Crossing PID.

AGENDA ITEM # 27

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 13

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 26 F K L P Q R T U V Y Z and 27 S

SUBJECT

Authorize **(1)** approval of the proposed Vickery Meadow Public Improvement District Service Plan for 2015 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014, to receive comments concerning the levy of the annual assessment for the Vickery Meadow Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of providing supplemental public services, to be funded by assessments on property in the District; and, at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date - Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes the Service Plan for each PID.

The Vickery Meadow Management Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Plan for 2014 for review. City staff found the services and improvements to be advisable and recommended approval subject to the public hearing on September 10, 2014.

BACKGROUND (Continued)

The public improvement district Service Plan is outlined in the following way:

- (a) **Nature of the Services and Improvements.** The general nature of the proposed services and improvements to be performed by the District is to enhance security and public safety within the District, provide improvements, conduct economic development activities, community services, special events and other services and activities that are authorized by the Act.
- (b) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately three million, four hundred fifty thousand, eight hundred sixty-five dollars (\$3,450,865). The average annual cost of services for the District is approximately six hundred ninety thousand, one hundred seventy-three dollars (\$690,173). The District shall incur no bonded indebtedness.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the attached Map of the District.
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements, as determined by the Dallas Central Appraisal District. The proposed 2014 annual assessment rate for the premium service area in the District is \$0.10 per \$100.00 of appraised value by the Dallas Central Appraisal District. The standard service area proposed 2014 assessment rate for the District is \$0.05 per \$100.00 of appraised value by the Dallas Central Appraisal District. The annual assessment rate, during the seven-year life of the PID, shall not exceed \$0.15 per \$100.00 of valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.
- (e) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specifically benefited. City rights-of-way, City Parks, and other tax-exempt property in the District are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 1993, City Council authorized the establishment of Vickery Meadow PID by Resolution No. 93-2502.

On May 13, 1998, City Council authorized the renewal of the Vickery Meadow PID by Resolution No. 98-1440.

On September 10, 2003, City Council authorized the renewal of the Vickery Meadow PID by Resolution No. 03-2475.

On June 25, 2008, City Council authorized the renewal of the Vickery Meadow PID by Resolution No. 08-1867

On September 11, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29141.

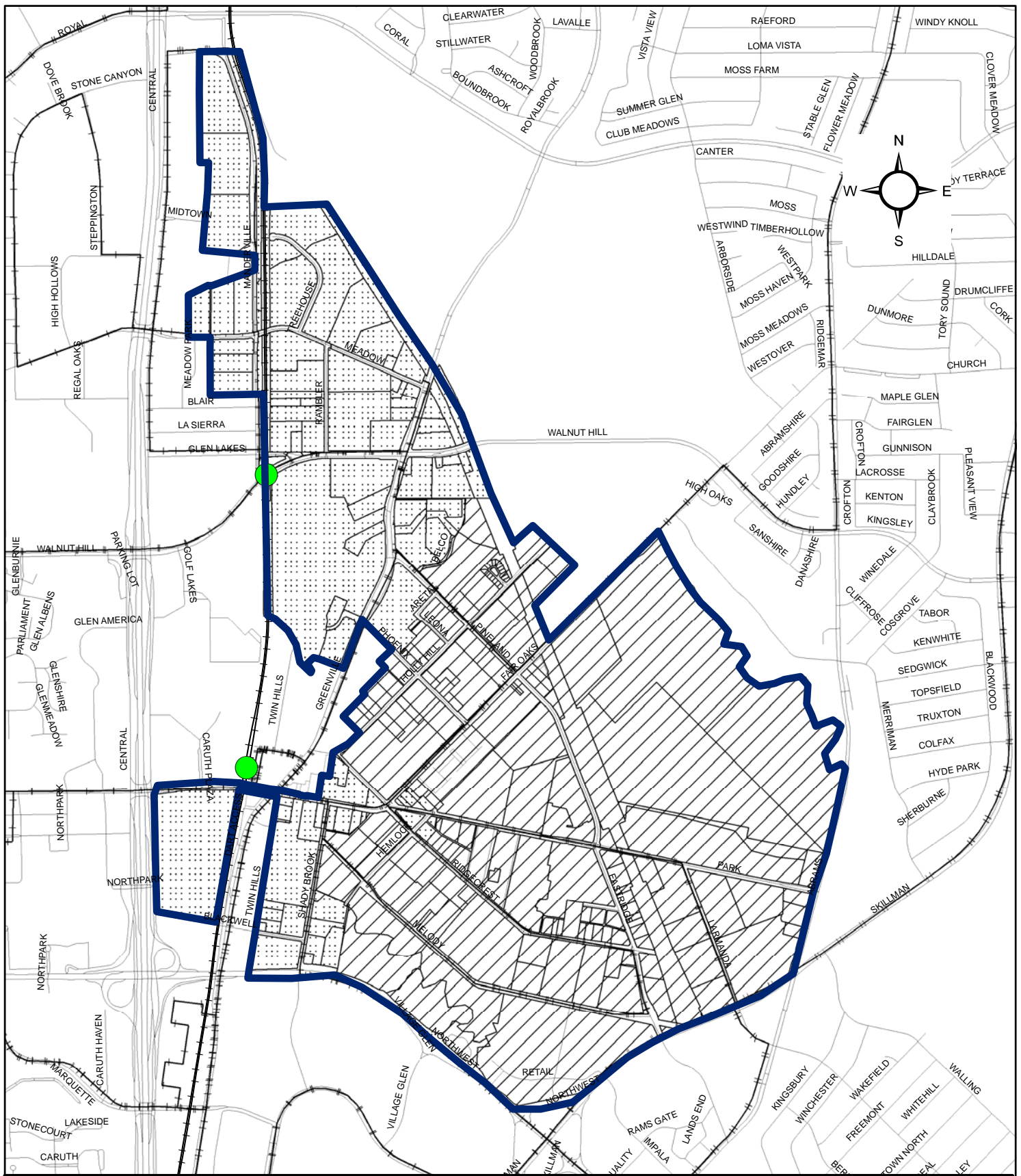
On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.



Vickery Meadow PID Boundary Map

City of Dallas
Office of Economic Development
<http://www.Dallas-EcoDev.org>
Created 07/2010

-  Vickery Meadow PID Boundary
-  DART Station
-  VMPID Standard Service Area
-  VMPID Premium Service Area

August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on June 23, 1993, City Council authorized the renewal of the Vickery Meadow Public Improvement District (District), as a public improvement district in accordance with the provisions of Chapter 372 of the Texas Local Government Code and provided findings as to the advisability of the proposed supplemental services and improvements, to be funded by assessments on real property and real property improvements on property located in the District, exclusive of rights-of-way; designating Vickery Meadow Management Corporation, as manager of the District and authorizing a contract for management services; and approving the District Service Plan, and annual updates by Resolution No. 93-2502; and

WHEREAS, on May 13, 1998, City Council authorized the renewal of the Vickery Meadow PID by Resolution No. 98-1440; and

WHEREAS, on September 10, 2003, City Council authorized the renewal of the Vickery Meadow PID by Resolution No. 03-2475; and

WHEREAS, on June 25, 2008, City Council authorized the renewal of the Vickery Meadow PID by Resolution No. 08-1867; and

WHEREAS, the Vickery Meadow Management Corporation provided City staff with the proposed District Service Plan for 2015 and the proposed Assessment Rates for 2014 as shown in **Exhibits B and C**; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Vickery Meadow Management Corporation evaluated the 2015 Service Plan to determine whether the services should be made as proposed by the Service Plan and found the services and improvements to be advisable; and

WHEREAS, the City Council must review the proposed Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014 at 1:00 p.m., to provide a reasonable opportunity for any owner of property located within the District to speak for or against the 2014 Assessment Rate for a special assessment against real property and real property improvements exclusive of right-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements, subject to the public hearing on September 10, 2014.

NOW, THEREFORE,

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

August 27, 2014

Section 1. That pursuant to the requirements of the Act, the City Council, after reviewing the proposed Service Plan for 2015 for the Vickery Meadow Public Improvement District will consider approval of the final Service Plan for 2015, subject to the public hearings on September 10, 2014.

The City Council makes the following findings concerning the public improvement district proposed Service Plan:

- (a) **Advisability of the Services Proposed for the District.** It is advisable to continue the District to provide the services and improvements described in this resolution.
- (b) **Nature of the Services and Improvements.** The general nature of the services and improvements to be performed by the District is to enhance security and public safety within the District, provide—improvements, conduct economic development activities, community services, special events and other services and activities that are authorized by the Act.
- (c) **Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the next five year period is approximately three million, four hundred fifty thousand, eight hundred sixty-five dollars (\$3,450,865). The average annual cost of services for the District is approximately six hundred ninety thousand, one hundred seventy-three dollars (\$690,173). The District shall incur no bonded indebtedness.
- (d) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are as shown in **Exhibit A**.
- (e) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, is based on the value of the real property and real property improvements, as determined by the Dallas Central Appraisal District. The proposed 2014 annual assessment rate for the premium service area in the District is \$0.10 per \$100.00 of appraised value by the Dallas Central Appraisal District. The standard service area proposed 2014 assessment rate for the District is \$0.05 per \$100.00 of appraised value by the Dallas Central Appraisal District. The annual assessment rate, during the seven-year life of the PID, shall not exceed \$0.15 per \$100.00 of valuation. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.
- (f) **Apportionment of Cost Between District and Municipality as a Whole.** The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements.

August 27, 2014

Section 1. (Continued)

The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specifically benefited. City rights-of-way, City Parks, and other tax-exempt property in the District are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

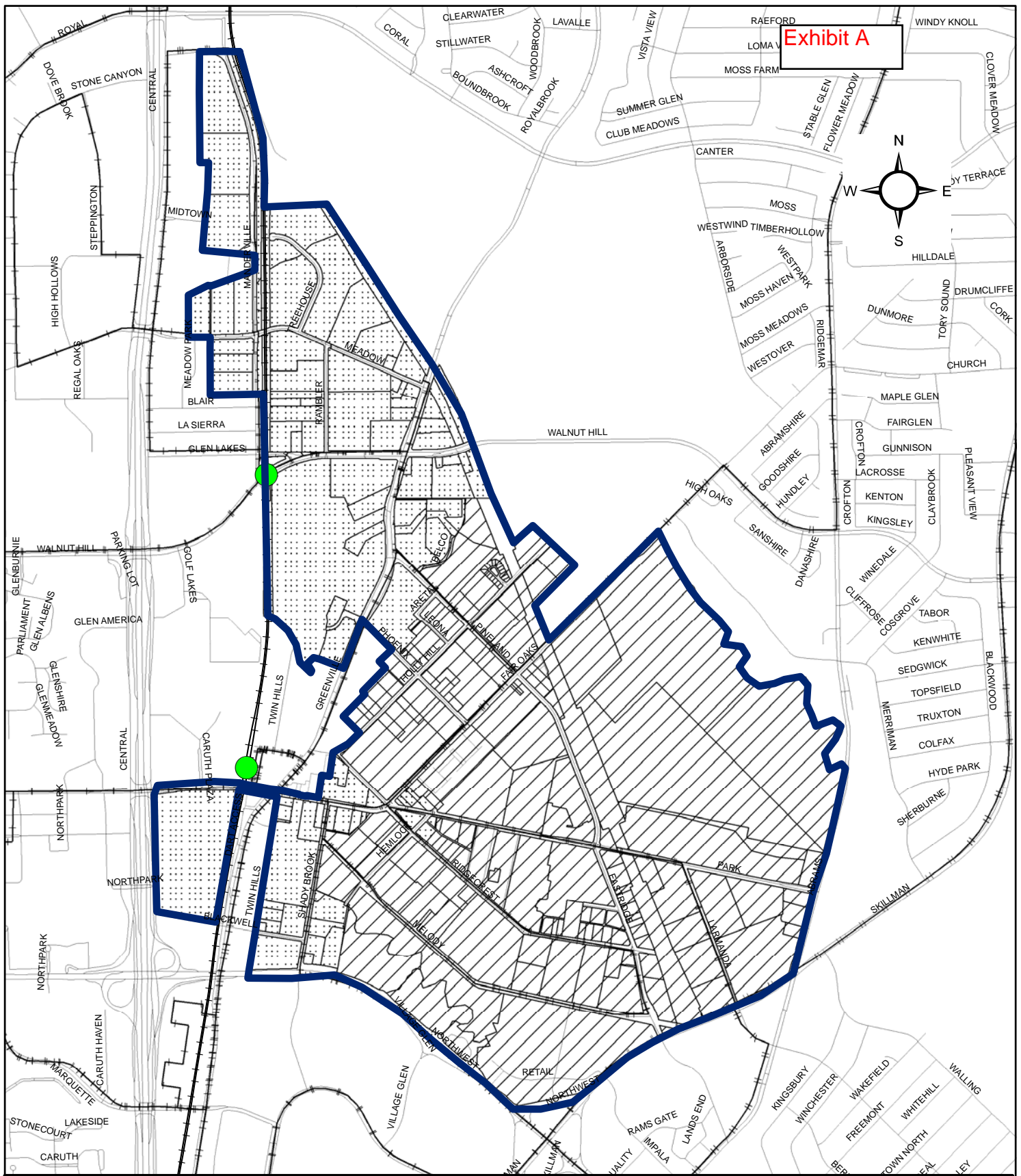
Section 2. That the facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m., on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of an assessment against real property and real property improvements, exclusive of rights-of-way, to continue funding for the District for the purpose of providing supplemental services and improvements.

Section 4. That notice of such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners in the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving, adopting and filing with the City Secretary the 2014 assessment roll; approving the Service Plan for 2015; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2015; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Vickery Meadow PID Boundary Map

City of Dallas
Office of Economic Development
<http://www.Dallas-EcoDev.org>
Created 07/2010

-  Vickery Meadow PID Boundary
-  DART Station
-  VMPID Standard Service Area
-  VMPID Premium Service Area

**VICKERY MEADOW PUBLIC IMPROVEMENT DISTRICT
SERVICE PLAN (2015-2019)**

Exhibit B

	<u>2015 BUDGET</u>		<u>2016* BUDGET</u>	<u>2017* BUDGET</u>	<u>2018* BUDGET</u>	<u>2019* BUDGET</u>
<u>REVENUES:</u>						
Net Assessment	\$530,000.00		\$563,000.00	\$683,000.00	\$933,000.00	\$1,433,000.00
Interest Income	\$415.00		\$650.00	\$1,400.00	\$1,500.00	\$1,600.00
Surplus Carried Forward ⁹	<u>\$250,000.00</u>		<u>\$3,995.00</u>	<u>\$3,296.00</u>	<u>\$67,375.00</u>	<u>\$323,200.00</u>
<u>TOTAL REVENUE</u>	\$780,415.00		\$567,645.00	\$687,696.00	\$1,001,875.00	\$1,757,800.00
<u>DISBURSEMENTS:</u>						
Administrative Expenses ¹	\$54,488.00	7.02%	\$52,306.00	\$53,875.00	\$53,875.00	\$56,000.00
Park Lane Place Improvements (VM TIF) ²	\$46,000.00	5.92%	\$47,380.00	\$48,801.00	\$50,000.00	\$52,000.00
Midtown Park Improvements ³	\$3,000.00	0.39%	\$27,200.00	\$54,400.00	\$108,800.00	\$217,600.00
Community Service Expenses ⁴	\$49,000.00	6.31%	\$58,040.00	\$59,845.00	\$60,000.00	\$64,000.00
Safety & Security Expenses ⁵	\$248,440.00	32.00%	\$250,735.00	\$263,000.00	\$263,000.00	\$268,000.00
Property Standard Expenses ⁶	\$321,528.00	41.41%	\$78,260.00	\$86,000.00	\$87,000.00	\$91,000.00
Public Relations Expenses ⁷	\$30,180.00	3.89%	\$25,620.00	\$28,000.00	\$26,000.00	\$30,000.00
Economic Development Expense ⁸	\$14,184.00	1.83%	\$15,160.00	\$16,500.00	\$18,000.00	\$20,000.00
Insurance & Audit Expenses	<u>\$9,600.00</u>	1.24%	<u>\$9,648.00</u>	<u>\$9,900.00</u>	<u>\$12,000.00</u>	<u>\$12,500.00</u>
<u>TOTAL DISBURSEMENTS</u>	\$776,420.00		\$564,349.00	\$620,321.00	\$678,675.00	\$811,100.00

Notes:

¹. Office Management & Items Required by PID Contract

². Improvements of common areas in the Park Lane Development, lower than expected; based on development timeline

³. Improvements of common areas in the Mid-Town Development, lower than expected; based on delayed development

⁴. Community Enrichment Activities, Youth Development Activities, & Special Events

⁵. Crime Database, Security Patrols, & Crime Prevention

⁶. Landscaping, Litter Removal, & Graffiti Abatement

⁷. Marketing & Promotional Activities

⁸. Neighborhood Planning & Recruitment

⁹ Capital Improvements - accrual for large-scale street improvements, enhanced landscaping.

*. Dependent on Successful Renewal in 2015

EXHIBIT C

VICKERY MEADOW IMPROVEMENT DISTRICT 2014 ASSESSMENT PLAN

The costs of the services and improvements by the Vickery Meadow Improvement District will be paid primarily by assessments against real properties within the District's boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District ("DCAD").

The 2014 assessment rate for the property in the premium service area is proposed at \$.10 per \$100 value. The 2014 assessment rate for the property in the standard service area is proposed at \$.05 per \$100 value. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

The District shall pay the costs of the services and improvements by special assessment against the real property and real property improvements. The City of Dallas is not responsible for payment of assessments against exempt City property in the District, which is specifically benefited. City rights-of-way, City Parks, and other tax-exempt property in the District are not subject to assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

The Vickery Meadow PID assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the Vickery Meadow Management Corporation.

AGENDA ITEM # 28

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 2, 6, 7, 8, 9, 10, 11, 12, 13, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize **(1)** approval of the proposed Tourism Public Improvement District Service Plan for 2014-15 and proposed 2014 assessment roll on file with the City Secretary for public inspection; **(2)** a public hearing to be held on September 10, 2014 to receive comments concerning the annual assessment rate for the Tourism Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the purpose of increasing hotel activities within the City of Dallas, to be funded by a special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms; and at the close of the hearing; **(3)** consideration of an ordinance approving a method of assessment that imposes equal shares of the costs for the services and improvements on property in the District, similarly benefitted and levying assessments for such costs to be provided in the District during 2014-15; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date – Financing: No cost consideration to the City

BACKGROUND

Annually, City Council calls and holds a public hearing to set the annual assessment rate for property in the Public Improvement District (PID) and authorizes a service plan for each PID.

The Tourism Public Improvement District (TPID) was established on June 13, 2012 and started operating on August 1, 2012. The Dallas Tourism Public Improvement District Management Corporation provided City staff with the TPID's proposed Service Plan for 2014-15 for review. The District's annual assessment rate will not change over the course of its five year term (August 1, 2012 to July 31, 2017). Staff found the services and improvements to be advisable and recommended the Service Plan's approval.

BACKGROUND (Continued)

The TPID's Service Plan is outlined in the following way:

- A. Nature of the Services and Improvements.** The nature of the services and improvements to be performed by the District is to provide incentives and increased marketing that will attract more conventions and group meetings to Dallas as authorized by the Act and approved by the Dallas City Council.
- B. Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the five year period is approximately sixty-eight million, six hundred eight thousand, two hundred forty-three dollars (\$68,608,243). The estimated average annual cost of services for the District is approximately thirteen million, seven hundred twenty-one thousand, six hundred forty-nine dollars (\$13,721,649).
- C. Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the Map of the District.
- D. Method of Assessment.** The proposed method of assessment is based on a 2% assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms. Hotels with 100 or more rooms will include the 2% tourism public improvement district fee on the room night charge assessed to each guest. The 2% assessment will only apply on hotel stays that are subject to the City's hotel occupancy tax. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.
- E. Apportionment of costs between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements with funding generated by special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms. Payment of assessments by other exempt jurisdictions and entities must be established by contract. No such contract is in place, nor is any proposed.
- F. District Management.** The District shall be managed through the Dallas Tourism Public Improvement District Management Corporation, a private nonprofit corporation established under the provisions of Section 501(c) (6) of the Internal Revenue Code. The Dallas City Council will review and approve the Service Plan and Assessment Plan annually, determine and levy assessments, and conduct other functions as required by the Act. The Dallas Tourism Public Improvement District Management Corporation will be responsible for the management of the District.

BACKGROUND (Continued)

- G. Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality.
- H. District Dissolution.** The District shall automatically dissolve at the end of the calendar year following the fifth (5th) anniversary of the date the District was established unless the District is renewed through the petition and approval process as provided by the Act.

Additionally, a public hearing may be called for the purpose of dissolving the District if a petition requesting dissolution is filed with the Dallas City Secretary and the petition contains the signatures for at least enough Dallas hotels with 100 or more rooms to make the petition sufficient for the creation of a public improvement district as provided in Section 372.005(b) of the "Act." If the District is dissolved, the District nonetheless shall remain liable for the payment of any indebtedness for the District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2012, City Council authorized the creation of the Tourism Public Improvement District for a five year period and designated the Dallas Tourism Public Improvement District Management Corporation as the management entity for the District by Resolution No. 12-1581.

On June 12, 2013, City Council authorized the Tourism Public Improvement District's assessment rate for 2013 by Ordinance No. 29038.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts.

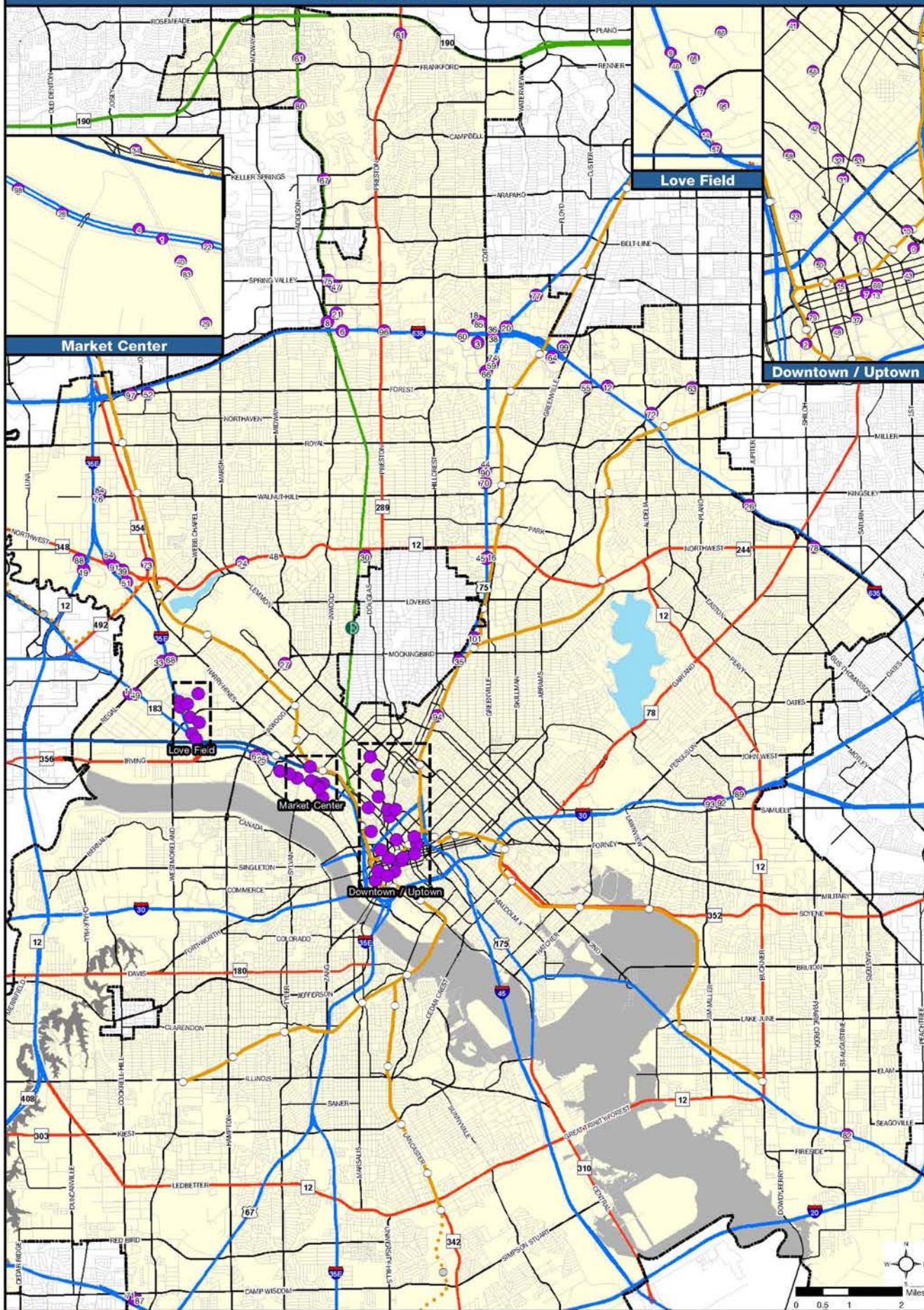
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.

Tourism PID Hotels



August 27, 2014

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

WHEREAS, on June 13, 2012, City Council held and closed a public hearing and authorized the creation of the Tourism Public Improvement District (the "District") and designated the Dallas Tourism Public Improvement District Management Corporation, as the management entity of the District by Resolution No. 12-1581; and

WHEREAS, on June 12, 2013, City Council authorized the assessment rate for 2013 by Ordinance No. 29038; and

WHEREAS, on July 1, 2014, the Dallas Convention & Visitors Bureau presented City staff with the proposed District Service Plan for 2014-15 and the proposed Assessment Rate for 2014, as shown in **Exhibits A and B**; and

WHEREAS, on August 18, 2014, a briefing was presented to the Economic Development Committee regarding twelve City Public Improvement Districts; and

WHEREAS, City Council will hold a public hearing on September 10, 2014, to receive comments concerning the creation of a Tourism Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the Dallas area, for the purpose of increasing hotel activities within the City of Dallas, to be funded by a special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, with the assistance of the Dallas Convention & Visitors Bureau, evaluated the service plan to determine whether the services should be made as proposed by the service plan and found the services and improvements to be viable; and

WHEREAS, City Council must review and approve the Service Plan and Assessment Plan and a public hearing shall be held on September 10, 2014, at 1:00. p.m. to provide a reasonable opportunity for any owner of property located within the District to speak for or against the creation of the Tourism Public Improvement District for a special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms, to provide funding for the District for the purpose of increasing hotel activities within the City.

NOW, THEREFORE,

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

August 27, 2014

Section 1. That pursuant to the requirements of the Act, the City Council, after considering the Service Plan for 2014-15 for the Tourism Public Improvement District hereby approves the Service Plan for 2014-15 (**See Exhibit A**).

The City Council makes the following findings concerning the Service Plan for the public improvement district:

- A. Advisability of the Services Proposed for the District.** It is advisable to create the District to provide the services and improvements described in this Resolution.
- B. Nature of the Services and Improvements.** The nature of the services and improvements to be performed by the District is to provide incentives and increased marketing that will attract more conventions and group meetings to Dallas as authorized by the Act and approved by the Dallas City Council.
- C. Estimated Cost of the Services and Improvements.** The total estimated cost of services and improvements provided by the District for the five year period is approximately sixty-eight million, six hundred eight thousand, two hundred forty-three dollars (\$68,608,243). The estimated average annual cost of services for the District is approximately thirteen million, seven hundred twenty-one thousand, six hundred forty-nine dollars (\$13,721,649).
- D. Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District are shown on the Map of the District.
- E. Method of Assessment.** The proposed method of assessment is based on a 2% assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms. Hotels with 100 or more rooms will include the 2% tourism public improvement district fee on the room night charge assessed to each guest. The 2% assessment will only apply on hotel stays that are subject to the City's hotel occupancy tax. The assessment rate will be reviewed and approved annually by the Dallas City Council and will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.
- F. Apportionment of costs between the District and the Municipality as a Whole.** The District shall pay the costs of the services and improvements with funding generated by special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms. Payment of assessments by other exempt jurisdictions and entities must be established by contract. No such contract is in place, nor is any proposed.

August 27, 2014

Section 2. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 3. That a public hearing shall be held at 1:00 p.m. on September 10, 2014, in the City Council Chamber, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas at which time any interested person may appear and speak for or against the setting of a special assessment on hotel room-nights sold at Dallas hotels with 100 or more rooms, to provide funding for the District for the purpose of increasing hotel activities within the City of Dallas.

Section 4. That such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners of the District before the 10th day before the public hearing.

Section 5. That after the public hearing, the City Council may consider approval of an ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits accruing to property in the District because of the services and improvements in the District, approving and adopting the 2014 assessment roll on file with the City Secretary; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2014; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the 2014 assessment; and providing an effective date.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and is accordingly so resolved.

Exhibit A

Exhibit A

Tourism Public Improvement District (PID) Service Plan						
FISCAL YEAR	2014-15 ¹	2015-16	2016-17 ²	2017-18	2018-19	TOTAL
Assessment Revenue	\$ 12,794,729	\$ 13,178,571	\$ 13,573,928	\$ 13,981,146	\$ 14,400,580	\$ 67,928,954
Investment Income	\$ 127,947	\$ 131,786	\$ 135,739	\$ 139,811	\$ 144,006	\$ 679,290
TOTAL INCOME	\$ 12,922,676	\$ 13,310,357	\$ 13,709,667	\$ 14,120,957	\$ 14,544,586	\$ 68,608,243

Marketing (Promotion/Advertising)	\$ 3,876,803	\$ 3,993,107	\$ 4,112,900	\$ 4,236,287	\$ 4,363,376	\$ 20,582,473
Marketing Support for DCVB	\$ 646,134	\$ 665,518	\$ 685,483	\$ 706,048	\$ 727,229	\$ 3,430,412
Marketing/Event Application Pool	\$ 969,201	\$ 998,277	\$ 1,028,225	\$ 1,059,072	\$ 1,090,844	\$ 5,145,618
Marketing Reserve	\$ 323,067	\$ 332,759	\$ 342,742	\$ 353,024	\$ 363,615	\$ 1,715,206
Marketing Sub-total	\$ 5,815,204	\$ 5,989,660	\$ 6,169,350	\$ 6,354,431	\$ 6,545,064	\$ 30,873,710
Site Visits & Familiarization Tours	\$ 1,292,268	\$ 1,331,036	\$ 1,370,967	\$ 1,412,096	\$ 1,454,459	\$ 6,860,824
Incentives ³	\$ 4,846,004	\$ 4,991,384	\$ 5,141,125	\$ 5,295,359	\$ 5,454,220	\$ 25,728,091
Incentives Reserve	\$ 323,067	\$ 332,759	\$ 342,742	\$ 353,024	\$ 363,615	\$ 1,715,206
Incentives Sub-total	\$ 6,461,338	\$ 6,655,178	\$ 6,854,834	\$ 7,060,479	\$ 7,272,293	\$ 34,304,122
Start-up expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance and Audit	\$ 129,227	\$ 133,104	\$ 137,097	\$ 141,210	\$ 145,446	\$ 686,082
Research	\$ 258,454	\$ 266,207	\$ 274,193	\$ 282,419	\$ 290,892	\$ 1,372,165
Administration	\$ 258,454	\$ 266,207	\$ 274,193	\$ 282,419	\$ 290,892	\$ 1,372,165
Operations Sub-total	\$ 646,134	\$ 665,518	\$ 685,483	\$ 706,048	\$ 727,229	\$ 3,430,412
TOTAL EXPENSES	\$12,922,676	\$13,310,357	\$13,709,667	\$14,120,957	\$14,544,586	\$ 68,608,243
NET Balance	\$0	\$0	\$0	\$0	\$0	\$0

Notes:

¹ Assessment collections are higher than originally anticipated due to increased occupancy at the hotels that comprise the District.

² Budget includes the final 10 months from the Tourism PID's initial five year term. Accordingly, expenses are estimated and are subject to the PID's successful renewal.

³ Incentive funds are committed to future scheduled events. These funds will not be expended until the event occurs.

Exhibit B

Tourism Public Improvement District 2014 Assessment Rate

The cost of the services and improvements provided by the Tourism Public Improvement District will be paid primarily by an assessment on Dallas hotels with 100 or more rooms based on hotel room nights sold. The 2% assessment will only apply to hotel stays that are subject to the City's hotel occupancy tax.

AGENDA ITEM # 29

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 5

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize an amendment to Resolution No. 13-1865, previously approved on October 23, 2013, to: **(1)** further subordinating the City's lien position to accommodate all Lenders providing construction financing; and **(2)** correct the terms for the Deed Restrictions - Financing: No cost consideration to the City

BACKGROUND

Dr. Belinda Marsaw has been a dental practitioner since 1984, serving southern Dallas. Her practice, Dental Delite PG is located at 8228 Bruton Road, Dallas in the Pleasant Grove area. Her business has outgrown its existing facilities and she needs to expand to accommodate an increasing patient load. She has purchased a vacant lot next to her current location for expansion.

The project will add 10,000 square feet of space to the existing Dental Delite facility improve a vacant lot, improve the efficiency and productivity of the current practice, increase revenue and add 20 jobs. The total project cost is \$1,512,000. Dr. Marsaw will bring \$460K of equity to the project.

The development of the Property will further the City's goals for development in the Southern Sector. The total consideration of \$150,000 is contingent upon approval of \$900K of financing from a conventional bank and the Small Business Administration and completion of the redevelopment and expansion at the subject site within three (3) years from the date of the first draw under the Loan Agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 23, 2013, City Council authorized a Chapter 380 Forgivable Loan in the amount of \$150,000 to GBG BDM, LLC for construction cost related to expanding the offices of Dental Delite to 8222 Bruton Road, Dallas TX by Resolution No. 13-1865.

On August 4, 2014, a memo was submitted to the Economic Development Committee regarding an amendment to Resolution No. 13-1865, previously approved on October 23, 2013 to: (1) further subordinating the City's lien position to accommodate all Lenders providing construction financing; and (2) correct the terms for the Deed Restrictions.

FISCAL INFORMATION

No cost consideration to the City

OWNER

GBG BDM, LLC

Dr. Belinda Marsaw, President

DEVELOPER

GBG BDM, LLC

Dr. Belinda Marsaw, President

MAP

Attached.

Dental Delite

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS
ECONOMIC
DEVELOPMENT**

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 10.02.13,
Last Updated 10.02.13 - FileName.13-10-01 LeeMcKinney

Legend

Dallas Area Roads

- | | |
|---------|------------|
| Freeway | Arterial |
| Tollway | Local Road |
| Highway | |

Data Source: COD GIS and OED files

August 27, 2014

WHEREAS, GBG BDM, LLC wishes to partner with the City of Dallas to expand the Dental Delite dental practice to 8222 Bruton Road in Dallas by adding 10,000 square feet of space to the current site at 8228 Bruton Road, Dallas Texas; and

WHEREAS, the new construction will improve a currently vacant lot, increase revenue and add 20 new jobs and further the City's goals for development in the Southern Sector; and

WHEREAS, on October 23, 2013, City Council authorized a Chapter 380 Forgivable Loan in the amount of \$150,000 to GBG BDM, LLC for construction cost related to expanding the offices of Dental Delite to 8222 Bruton Road, Dallas Texas by Resolution No. 13-865.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to the form by the City Attorney's Office is hereby authorized to execute an amendment to Resolution No. 13-1865, previously approved on October 23, 2013, to: (1) further subordinating City lien positions to accommodate all Lenders providing construction financing; and (2) modify terms of Deed Restrictions.

Section 2. That the other terms of the loan documents shall remain in full force and effect, except as amended below:

- (a) Borrower must complete redevelopment of the subject site within three (3) years from the date of the first advance under the Loan Agreement.
- (b) If the Borrower fails to complete development of the subject site within the three year period, the City of Dallas has the option to require Borrower to convey to the City of Dallas Fee simple title to the properties acquired with funds under the loan, free of any liens or encumbrances not acceptable to the City.
- (c) ~~Borrower shall execute a subordinate second lien deed of trust on the subject development site for all costs expended from loan proceeds~~ City will subordinate its lien position to all Lenders in order to secure financing needed for construction of the Dental Delite expansion located at 8222 Bruton Road, Dallas Texas.

August 27, 2014

Section 2. (Continued)

- (d) Borrower shall obtain approval from the City for permitted uses of the property. "Permitted uses" includes those uses that are permitted under the Dallas Development Code on the property, but in no event may they include any use that requires a sexually oriented business license under Chapter 41A of the Dallas City Code, or a liquor store, a pawn shop, a body piercing studio, or a tattoo studio as those terms are defined by the Dallas Development Code.
- (e) As a certificate of occupancy has been obtained for a constructed structure or project on the subject site, Borrower will be released from any obligation associated with the Loan corresponding with loan proceeds advanced.
- (f) Deed Restrictions to prevent property sale or transfer of ownership without consent and the approval of the City prior to completion of project and issuance of Certificate of Occupancy; City will release of all liens, restrictions and covenants when construction is complete and Certificate of Occupancy is issued.
- (g) Loan is subject to final approval of all financing necessary to complete the project.

Section 3. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available funding, and there will be no liability or obligation on the City until final contract documents are approved, executed and final closing complete.

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 13

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 26 P T and U

SUBJECT

Authorize **(1)** a public hearing to be held on September 10, 2014, to receive comments on an amendment to Tax Increment Reinvestment Zone Number Nine (Vickery Meadow TIF District) to increase the geographic area of the TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres); and at the close of the hearing **(2)** consideration of an ordinance amending Ordinance Nos. 25964 and 26181 to increase the geographic area of the Vickery Meadow TIF District to include adjacent properties located at 5905 East Northwest Hwy, 5915 East Northwest Hwy, 5929 East Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres) – Financing: No cost consideration to the City

BACKGROUND

Staff has reviewed a request by Half Price Books, Records, Magazines, Inc., to consider expanding the Vickery Meadow TIF District to help facilitate the redevelopment of the former Parker Plaza along with the development of two vacant adjacent properties. The site, which is located at the northeast corner of Northwest Highway and Shady Brook, is across the street from the company's flagship store. Current uses are a Starbucks and a vacant commercial building.

Half Price Books has prepared a multi-phase plan for redeveloping the 5.7 acre site which it owns. The first phase is underway and consists of converting a vacant warehouse into a REI sporting goods store that will contain approximately 35,000 square feet of retail space. The total estimated private investment for the project is approximately \$8.1 million, including an investment of approximately \$4.8 million for the first phase. The project's anticipated build-out includes 49,000 square feet of retail/restaurant space and 356 parking spaces. The first phase is scheduled to be completed in March 2015. TIF assistance is not required for the first phase of the project but will likely be needed for the second phase which is anticipated to commence in October 2014.

BACKGROUND (Continued)

The completed project will help satisfy the District's Final Plan objective of diversifying its economy, eliminating unemployment or underemployment, and developing or expanding commercial activity within the area. It would also increase the taxable value of the properties that comprise the project site and encourage redevelopment activity at the District's southern gateway.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 27, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Nine, the Vickery Meadow TIF District, by Ordinance No. 25964, as amended.

On December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181.

On August 1, 2014, the Vickery Meadow TIF Board of Directors adopted and recommended City Council approval of an amended Project Plan and Reinvestment Zone Financing Plan to expand the District boundaries.

On August 18, 2014, a memo was submitted to the Economic Development Committee regarding a boundary amendment to the Vickery Meadow TIF District.

FISCAL INFORMATION

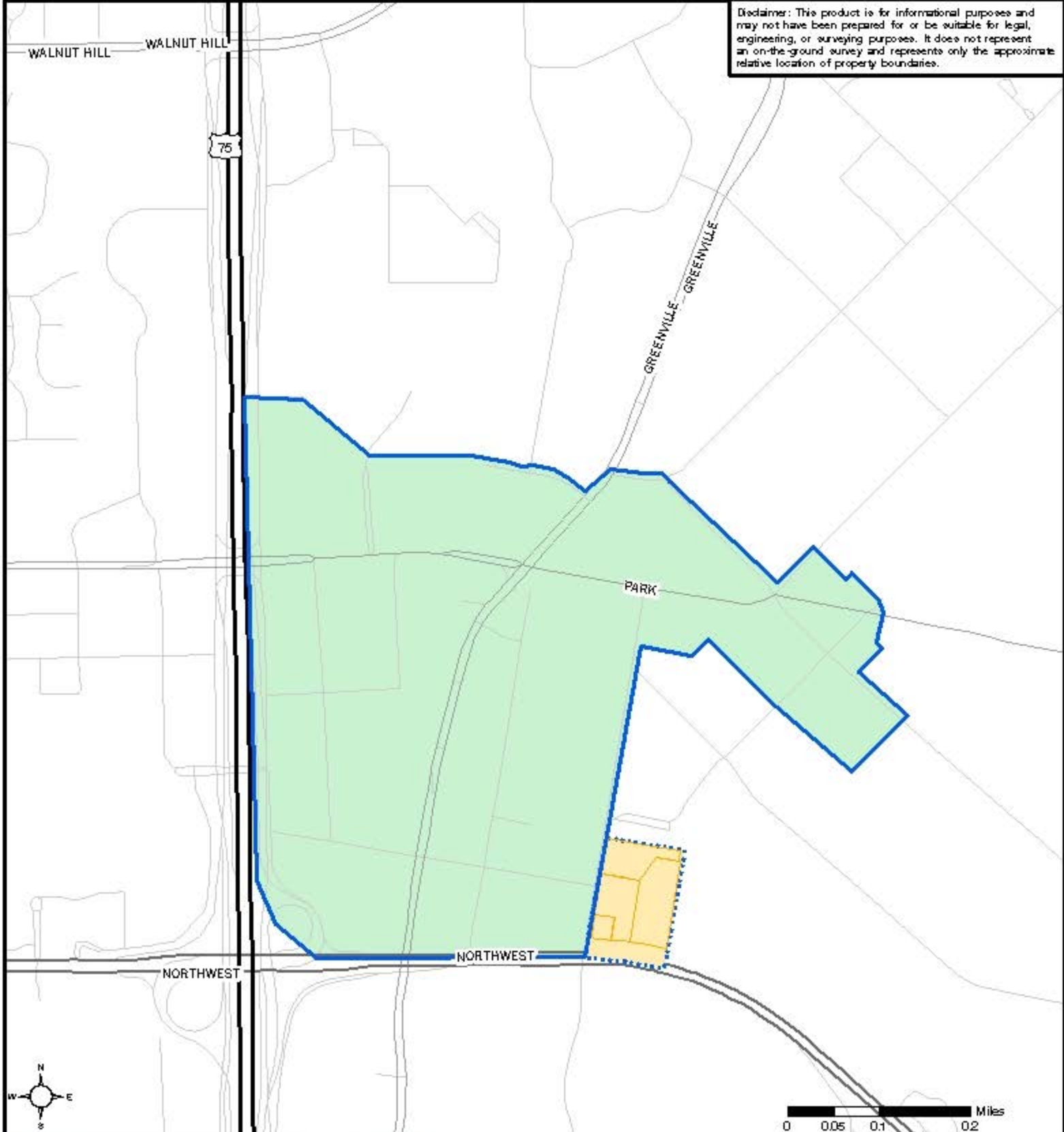
No cost consideration to the City

MAP

Attached.

Vickery Meadow TIF District Boundary Amendment Proposed Changes

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.










**DALLAS
ECONOMIC
DEVELOPMENT**

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Created: 06.23.14 Last Updated: 06.27.14 - 2014Amendment-2.ALP

Legend

- | | | | |
|---|---|---|------------|
|  | Vickery Meadow TIF District |  | Highway |
|  | Parcels to be Added (Half Price Books Properties) |  | Arterial |
|  | Parcels |  | Local Road |
|  | Freeway or Tollway | | |

Data Source: City of Dallas, Dallas Central Appraisal District

August 27, 2014

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

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Nine, (Vickery Meadow TIF District or District) and established a Board of Directors for the District to promote development or redevelopment in the Vickery Meadow area pursuant to Ordinance No. 25964, authorized by the City Council on April 27, 2005, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas State Code, as amended; and

WHEREAS, on December 14, 2005, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the Vickery Meadow TIF District by Ordinance No. 26181; and

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

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

WHEREAS, the Vickery Meadow TIF Board of Directors recommended a TIF District boundary amendment to the Vickery Meadow TIF District on August 1, 2014, consistent with the requirements and limitations of the Act.

NOW, THEREFORE,

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

Section 1. That a public hearing shall be held at 1:00 p.m. on September 10, 2014, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against an amendment to increase the geographic area of the Vickery Meadow TIF District boundary to include selected adjacent properties.

August 27, 2014

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

Section 3. That after the public hearing is closed, City Council shall consider an ordinance amending Ordinance No. 25964 to increase the geographic area of the Vickery Meadow TIF District boundary to include adjacent properties at 5905 E. Northwest Hwy, 5915 E. Northwest Hwy, 5929 E. Northwest Hwy and 6730 Shady Brook Lane (totaling approximately 5.70 acres) as shown on the map attached hereto as **Exhibit A**, and Ordinance No. 26181 to make corresponding modifications to the Project Plan and Reinvestment Zone Financing Plan attached hereto as **Exhibit B**.

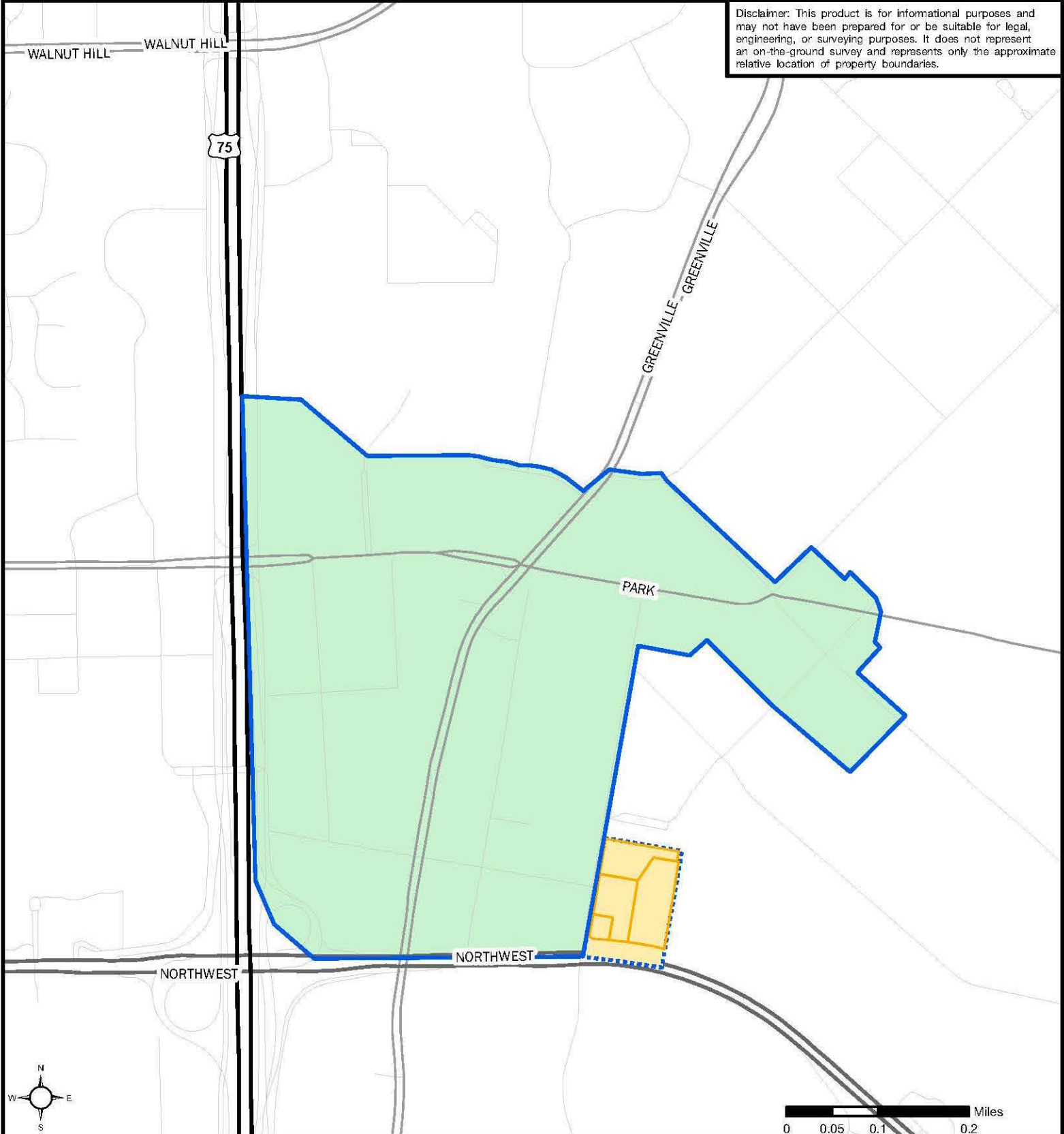
Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Vickery Meadow TIF District Boundary Amendment

Proposed Changes

Exhibit A

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS
ECONOMIC
DEVELOPMENT**

Area Redevelopment Division
214.670.1685
dallas-ecodev.org

Created 05.23.14, Last Updated 05.27.14 - 2014Amendment-2.ALF

Legend

- Vickery Meadow TIF District
- Parcels to be Added (Half Price Books Properties)
- Parcels
- Freeway or Tollway
- Highway
- Arterial
- Local Road

Data Source: City of Dallas, Dallas Central Appraisal District

VICKERY MEADOW

TAX INCREMENT FINANCING DISTRICT



PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN

**Approved December 14, 2005 (Ordinance No. 26181)
Amended September 10, 2014 (Ordinance _____)**

Acknowledgements

The Vickery Meadow TIF District Project Plan and Reinvestment Zone Financing Plan was prepared by the City of Dallas, Office of Economic Development, based on a preliminary plan prepared by Stein Planning and Management. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

City of Dallas

A. C. Gonzalez	City Manager
Ryan Evans	Assistant City Manager
Karl Zavitskovsky	Director, Office of Economic Development
Hammond Perot	Asst. Director, Office of Economic Development
Karl Stundins	Area Redevelopment Manager, Office of Economic Development
Sue Hounsell	Office of Economic Development
Telemachus Evans	Office of Economic Development
Barbara Martinez	City Attorney's Office
Ian Fredrickson	City Attorney's Office
Del Crouser	Public Works and Transportation

Previous City of Dallas

Mary Suhm	City Manager
David Levitan	Office of Economic Development

Dallas City Council

Mayor Mike Rawlings	Carolyn R. Davis
Mayor Pro Tem Tennell Atkins	Sheffie Kadane
Deputy Mayor Pro Tem Monica R. Alonzo	Jerry R. Allen
Scott Griggs	Lee M. Kleinman
Adam Medrano	Sandy Greyson
Vonciel Jones Hill	Jennifer Staubach Gates
Dwaine R. Caraway	Philip T. Kingston
Rick Callahan	

Previous Dallas City Council

Mayor Laura Miller	James L. Fantroy
Mayor Pro Tem Donald W. Hill	Gary Griffith
Deputy Mayor Pro Tem Dr. Elba Garcia	Bill Blaydes
Pauline Medrano	Linda Koop
Ed Oakley	Ron Natinsky
Dr. Maxine Thornton-Reese	Mitchell Rasansky
Steve Salazar	Angela Hunt
Leo V. Chaney, Jr.	

Vickery Meadow TIF District Board of Directors

City of Dallas

Gay W. Donnell
Michon Fulgham
Raj Narayanan
Douglas J. Lattner

Dallas County

Rick Loessberg

Previous Vickery Meadow TIF District Board of Directors

City of Dallas

Judy Jacks
Frank Nucheren
Sharon Simmons
Beverly Tobian
Kevin Felder

Dallas Independent School District

Larry Oliver
David Rastellini
Orlando Alameda

Private Sector

Tod Ruble
Blaine Lee
Barry Knight
Mark Stein

Harvest Partners
Harvest Partners
Winstead Sechrest & Minick
Stein Planning

Table of Contents

I. Section 1 – Project Plan

Background	5
TIF District Map	
Existing Conditions	
Development Goals and Objectives	12
Anticipated Development Projects	
Description of Vickery Meadow TIF District	16
Existing Uses	
Existing Zoning	
Market Feasibility	19
TIF District Policy Considerations	20

II. Section 2 – Project Plan Improvements

Project Plan Improvements	21
Public Improvement Plan	24
Planned Private Development	25
“Park Lane” Conceptual Drawings	

III. Section 3 – Financing Plan

Financing Plan	30
TIF Public Improvement Budget	
Financing Method	
Expected Revenues	
Financial Assumptions	37
Financial Feasibility	37
Financial Policies	38
Other Financial Benefits	39
Sales Tax	
Hotel Occupancy Tax	
Business Personal Property Tax	
DISD Taxes	

IV. Appendices

Appendix A: Dallas Area Income/Affordable Housing (2005)	43
Appendix B: Real Property Accounts	44
Appendix C: 2014 Real Property Accounts – Vickery Meadow	
TIF District Boundary Amendment	46

Section 1: Project Plan

Background

The Vickery Meadow Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping urban corridors to take full advantage of the expanding DART light rail system, to promote transit oriented development and to implement appropriate urban design standards.

The Vickery Meadow TIF District is located east of Central Expressway, along Park Lane. It contains two primary areas - the "Five-Points" area, located generally around the intersection of Park Lane, Ridgecrest Road, Fair Oaks Avenue and adjacent property and the "Park Lane" site, a large tract of land bounded by Central Expressway, Park Lane, Greenville Avenue and Blackwell Street. A map of the Vickery Meadow TIF District is included below (see Exhibit A). The District's original geographic area contained approximately 134 acres (excluding rights-of-way). On August 28, 2014, the District's geographic area was amended to include selected adjacent properties at 5905 E. Northwest Hwy, 5915 E. Northwest Hwy, 5929 E. Northwest Hwy and 6730 Shady Brook. The properties that comprise the boundary amendment have a total land area of approximately 5.70 acres. As a result, its total acreage is currently 139.7 acres. Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

The Vickery Meadow TIF District contains deteriorated structures; a predominance of inadequate sidewalks and streets; faulty lot layouts in relation to size, adequacy, accessibility, and usefulness; unsanitary or unsafe conditions; and deteriorated site improvements. These conditions substantially impair the sound growth of property within the area.

Photos of Park Lane and cross streets in the District show deteriorated public infrastructure and building stock (see Exhibit B). Much of the housing in the District was built in the 1970s. Streets and utilities are now over 40 years old and are inadequate for new development. By the late 1990s, several of the apartment buildings in the area exhibited signs of deterioration and neglect. Tenants who could afford better homes moved out and tenants with smaller budgets, many with larger families, moved in. Census information from 2000 indicates that over 75% of residents resided in the area for less than five years.

Each of the five census tracts lying partly within the proposed zone has a median household income of less than \$40,000 (Source: North Central Texas Council of Governments), an amount well below the Dallas median family income of \$66,500. The percentage of people at or below the poverty level in these census tracts is at least 20%.

Property owners in Vickery Meadow organized a Public Improvement District (PID) in 1993 to help revitalize the area. The PID has paid for enhanced security patrols, a child care center and other services.

DART has invested in Vickery Meadow with the Park Lane light rail station and transfer facility at Park Lane within the last five years. This station is currently carrying approximately 2,200 riders per weekday (Source: DART, LRT Weekday Ridership).

DART - Park Lane Light Rail Station



The Dallas Independent School District purchased and razed several apartment buildings and is building a neighborhood elementary school and middle school in the Five-Points area near the intersection of Park Lane, Fair Oaks and Ridgecrest.

These are significant investments for the neighborhood, but insufficient to change the real estate market in the area.

On April 27, 2005, the Dallas City Council created Tax Increment Financing Reinvestment Zone Number Nine, (the "Vickery Meadow TIF District"), to provide a source of funding for public infrastructure improvements anticipated to enhance the real estate market for the Vickery Meadow TIF District.

The economic catalyst for the Vickery Meadow TIF District will be the redevelopment of the "Park Lane" site. Bordered by Park Lane, Greenville Avenue, Blackwell Street and North Central Expressway, the site currently includes three underused office buildings (one completely vacant), a former theater and a large amount of surface parking. It has suffered from limited public improvements and requires re-configuration of the entire site, new infrastructure, including utilities, and a local street and pedestrian accessibility system. Harvest Partners, a Dallas-based developer, proposes to develop the site as a transit oriented, sustainable development with a mix of land uses, including

approximately 750,000 square feet of retail space, an upscale full-service hotel, office space, the Dallas Art Institute and residential uses, all connected to the DART Park Lane light rail station.

In the summer of 2004, Harvest Partners determined that an urban specialty retail center (characterized by pedestrian-friendly streets, well landscaped sidewalks, stores on both sides, multiple levels and upscale restaurants) at “Park Lane” would produce significantly more in City taxes than would a conventional low density retail center of anchor stores, a retail strip and several restaurant pads. The City of Dallas, Office of Economic Development has estimated that the proposed “Park Lane” development would produce over \$58 million (net present value) more in City taxes than the alternative of a low density center. Harvest Partners will require incentives of approximately \$20 million from the Vickery Meadow TIF District for the proposed “Park Lane” development.

This specialty retail center is projected to generate, within twenty years, enough tax increment revenue to cover the project costs related to the “Park Lane” development and generate an additional \$10 million of incremental revenue to fund the public improvements needed for the redevelopment of the Five-Points area. An additional public benefit of this project is the significant amount of sales tax revenue generated by retail sales from this project. The City and DART are each estimated to receive nearly \$37 million (net present value) in incremental sales tax revenue from this development during the term of the TIF District.

The second major component of the Vickery Meadow TIF Project Plan and Reinvestment Zone Financing Plan (the “Project Plan”) relates to the redevelopment of the Five-Points area. The Five-Points area includes portions of the TIF District outside of the “Park Lane” site. The City of Dallas Office of Economic Development and Public Works Department personnel drafted a preliminary plan to replace the confusing, unsightly and hazardous five-point intersection with one-way circulation around a newly created rectangular block (see Exhibit C). The street improvement plan creates a potential neighborhood center as a by-product with a traffic pattern similar to many Texas courthouse squares. It is undetermined whether the rectangle inside these roadways should be a park, a building, or a combination of both. Exhibit C represents a preliminary plan to address traffic issues in the area and may be modified as additional research and plan development is completed.

Five-Points Intersection – Existing Conditions



The projected duration of the Vickery Meadow TIF District is 22 years, beginning on January 1, 2006. It is scheduled to terminate December 31, 2027 (including collection of the 2027 increment in calendar year 2028 and any related matters to be concluded in 2028) or when the budget of \$32.2 million (2006 dollars) has been collected, whichever occurs first. The City's participation is 0% in 2006 and 2007 and will increase to 80% in 2008 and thereafter. Based on current development projections, the TIF budget is expected to be reached in 2027, after twenty years of collections.

Exhibit A Vickery Meadow TIF District Map

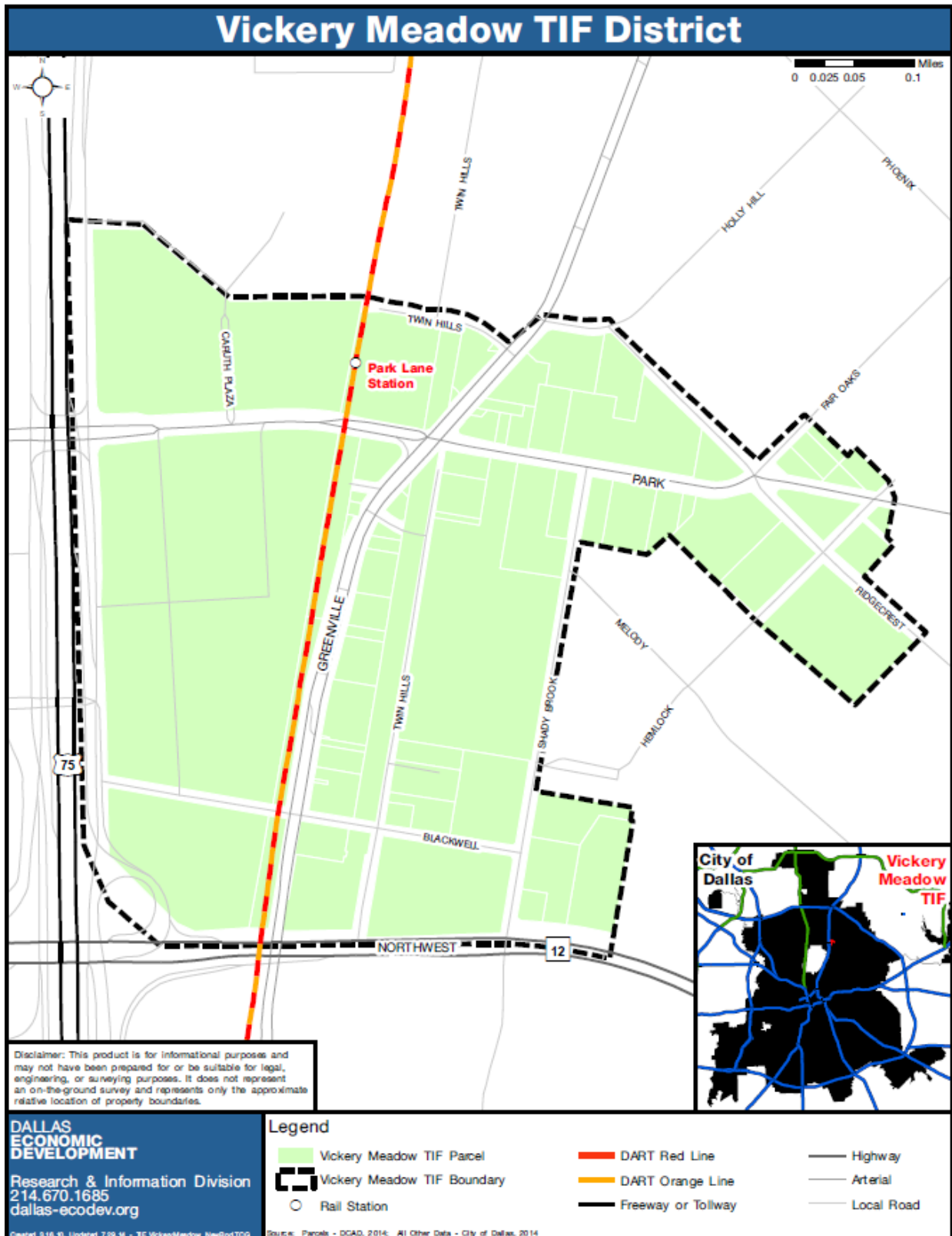


Exhibit B Vickery Meadow TIF District Existing Conditions

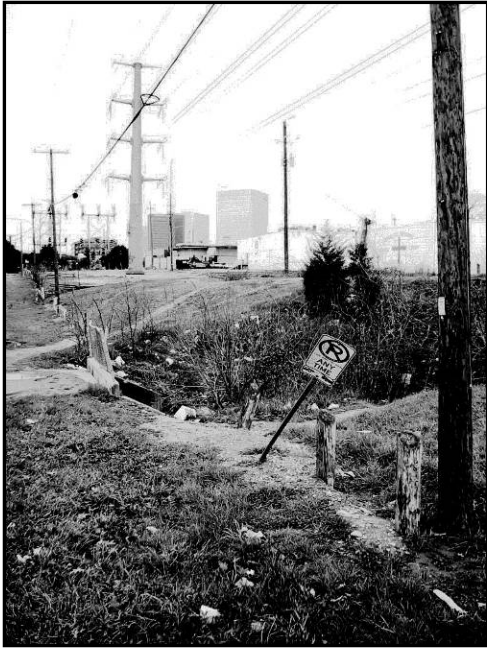


Exhibit C
Preliminary Traffic Improvement Plan for the Five-Points Area



Development Goals and Objectives

The following development goals will meet the specific needs of the Vickery Meadow TIF District:

- Goal 1 – Facilitate private development within the Vickery Meadow TIF District for the public purpose of developing and diversifying the economy of the District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District.
- Goal 2 – The Vickery Meadow TIF District shall focus predominantly on encouraging the redevelopment of the “Park Lane” site and improving pedestrian connections between the existing DART Park Lane light rail station to increase density and provide enhanced urban design for the District.
- Goal 3 – The Vickery Meadow TIF District should, as funds accrue and can be supplemented with non-TIF sources, focus on traffic improvements and redevelopment of properties in the Five-Points area.
- Goal 4 – Additional taxable value attributed to new private investment in projects in the Vickery Meadow TIF District shall total approximately \$322 million. A map and list of anticipated development projects is attached (see Exhibits D-1 and D-2).
- Goal 5 – New private development in the Vickery Meadow TIF District shall add a total of approximately: 850,000 square feet of retail space, 200 hotel rooms, 900 residential units including both rental and owner occupied units, and 336,000 square feet of office space.
- Goal 6 – Ridership at the DART Park Lane light rail station shall increase from 2,200 riders per weekday to 3,500 riders per day by 2011, three years after the anticipated completion of the “Park Lane” development.
- Goal 7 – The Vickery Meadow TIF District will generate approximately \$32.2 million in increment over 20 years.

The following specific objectives set the framework for the planned public improvements within the Vickery Meadow TIF District:

- Improve pedestrian lighting within the Vickery Meadow TIF District.
- Improve the pedestrian environment through landscaping, lighting and design standards for surface parking lots.
- Coordinate linkages with the DART Park Lane light rail station by extending streetscape improvements from the “Park Lane” development and Five-Points

area. Encourage redevelopment of street-front retail within these linkage areas.

- Direct overall development of the Vickery Meadow TIF District through the application of design standards for public improvements and design guidelines for private development.
- Encourage redevelopment of school property and improve educational and training facilities within the district.

The Vickery Meadow TIF District Project Plan provides a long term program to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Vickery Meadow TIF District. Tax increment financing will be used to pay for these improvements.

Certain costs of improvements, as further discussed herein, are eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan provide for approximately \$20 million in grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment of the "Park Lane" project, including but not limited to environmental remediation and demolition of existing structures and facilities; park and open space improvements; DART related improvements; land acquisition; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities; and design and engineering. The City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Vickery Meadow TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

This program is intended to encourage private development and public infrastructure improvements thereby improving the economics of redeveloping the Vickery Meadow TIF District.

Exhibit D-1 Vickery Meadow TIF District – Map of Anticipated Projects

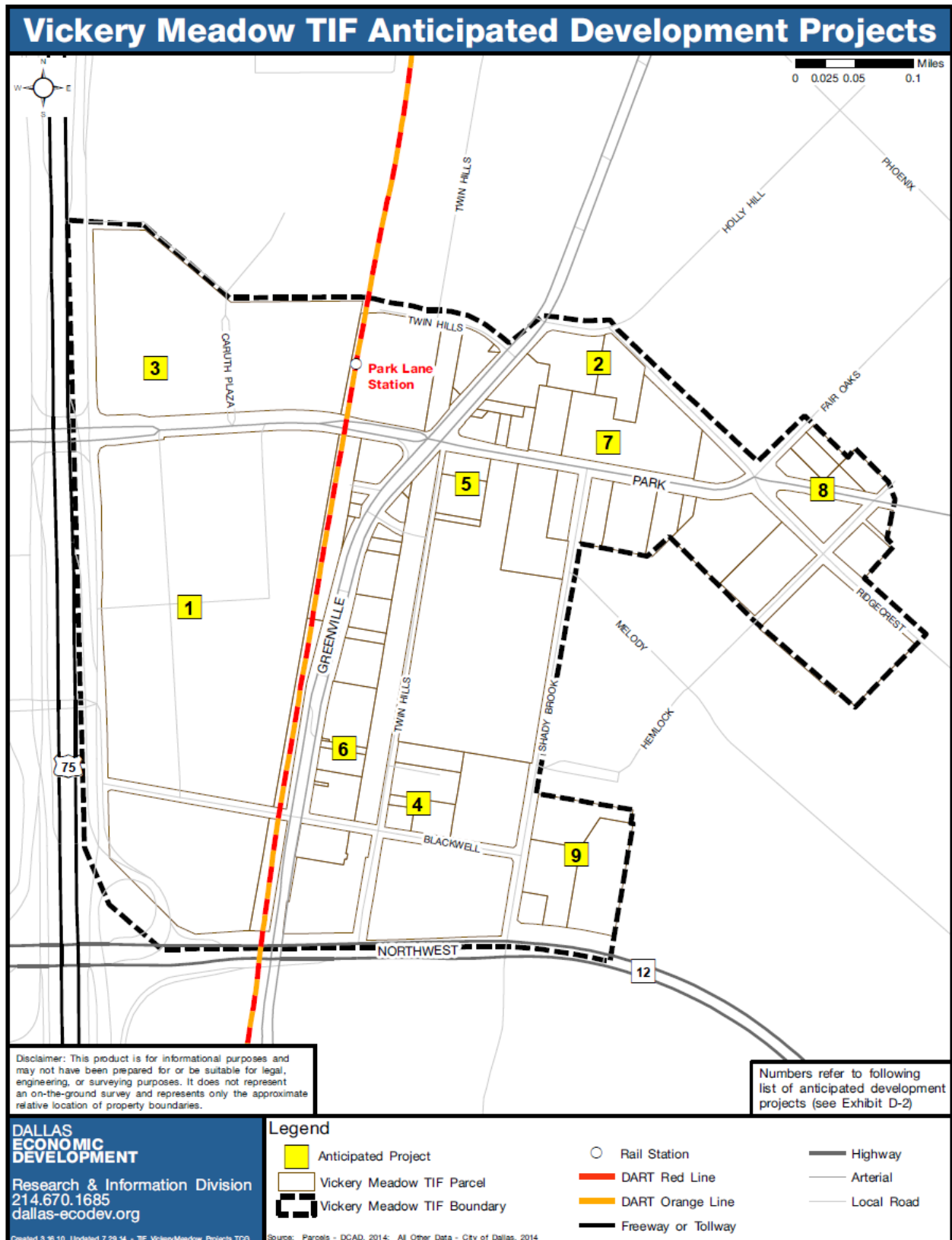


Exhibit D-2

Vickery Meadow TIF District – Anticipated Projects

Dev #	Project	Location	Proposed Use
1	"The Shops at Park Lane"	Central Expressway between Park Lane and Blackwell	Residential, retail, office and hotel
2	Holly Hill/Greenville	SE corner of Greenville @ Holly Hill	Residential
3	Caruth Plaza site addition	NE corner of Central Expressway @ Park Lane	Retail
4	Black Forest Area	NE corner of Twin Hills @ Blackwell	Residential
5	Sam's/Eckerd's site addition	SE corner of Twin Hills @ Park Lane	Retail
6	Greenville frontage	Greenville near Twin Hills	Retail
7	Library Mixed-use Project (former site of the Acacia Apartments)	NW corner of Park Lane @ Ridgecrest	Library, residential and retail
8	Former Five Points	Park Lane / Fair Oaks / Ridgecrest	Residential
9	Half Price Books' mixed-use project	NE corner of Northwest Highway and Shady Brook	Retail and restaurant

Note: The anticipated development projects listed above are subject to market conditions and may change over time. The locations of the above projects are shown in Exhibit D-1.

Description of Vickery Meadow TIF District

The boundaries of the Vickery Meadow TIF District are generally located along North Central Expressway, Northwest Highway, Shadybrook Lane, Ridgecrest Road, and Twin Hill Connection. The “Five Points” intersection of Park Lane, Ridgecrest Road, Fair Oaks Avenue and surrounding area is also included.

Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

Appendix B identifies all real property accounts within the Vickery Meadow TIF zone boundary, according to 2005 Dallas Central Appraisal District records. The base value of the zone will be the total appraised value of all taxable real property in the zone as determined by the Dallas Central Appraisal District in the certified roll for 2005.

The total assessed real property tax value of all taxable real property within the Vickery Meadow TIF District for tax year 2005, according to the Dallas Central Appraisal District, was \$161,270,320.

Existing Uses

The Vickery Meadow TIF District is a mixed-use area, primarily composed of underutilized commercial and multi-family residential properties. Exhibit E shows the existing land use for the area within the Vickery Meadow TIF District (for specific parcels included in the TIF District refer to Exhibit A, the TIF Boundary Map).

Zoning

Exhibit F shows existing zoning and the Planned Development Districts in the Vickery Meadow TIF District. No immediate zoning changes are contemplated. However, in order to accomplish redevelopment goals along Park Lane and the Five-Points area, zoning changes may be needed in the future.

Exhibit E Vickery Meadow TIF District – Existing Land Uses

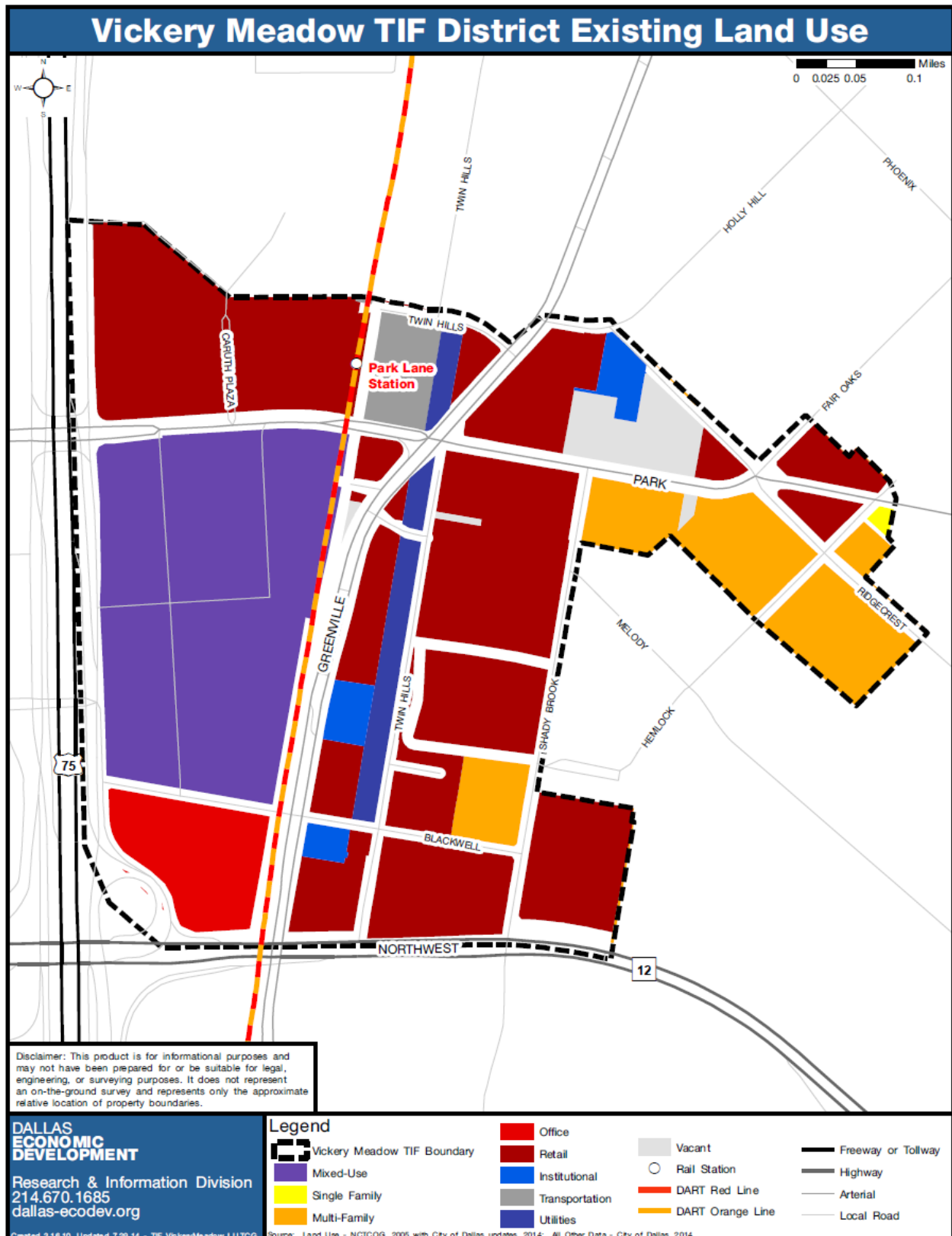
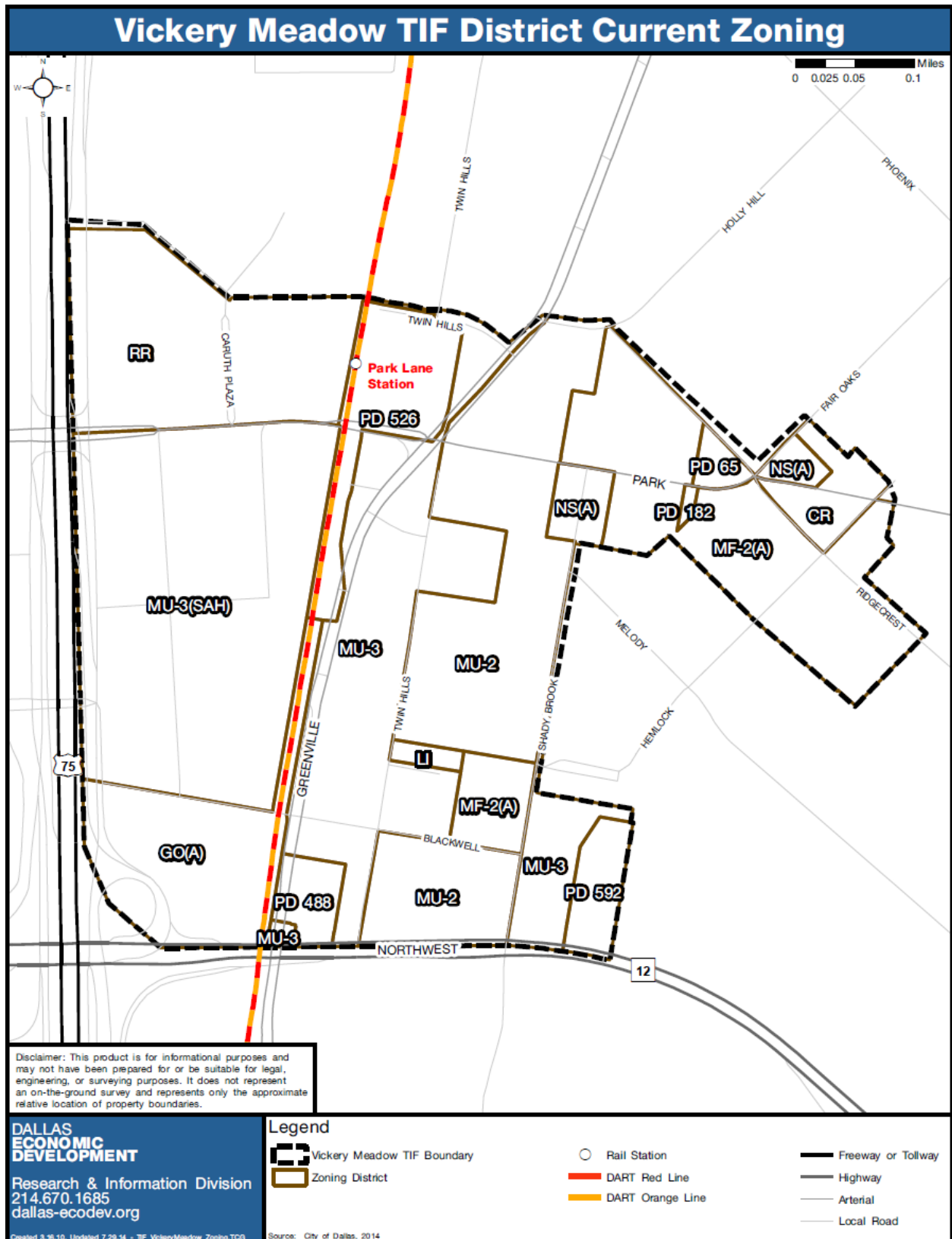


Exhibit F Vickery Meadow TIF District – Existing Zoning



Market Feasibility

The predominant land use in the planned 22-year Vickery Meadow TIF District development program is for mixed-use development. The proposed “Park Lane” development will occur within three years of the initiation of the TIF District. This development will include approximately 750,000 square feet of retail space, a 200 room full service hotel, 447 apartment units, 50 for-sale residential units, and 336,000 square feet of office space in a pedestrian, transit oriented core. Market analysis shows demand for the retail component of the project. It is anticipated that the retail component of the project will draw people within a 25-minute drive or train ride of the project.

During the last decade the development and initial success of the DART light rail system has not fully been taken advantage of by the development community. Obstacles that are detrimental to project financing for high density projects include higher land costs, need for structured parking and additional infrastructure costs relating to taller, more costly buildings and enhanced pedestrian amenities. Especially in markets like the Vickery Meadow TIF District, where a suburban type retail strip center without a mixed-use component could be built at a much lower cost, it has been difficult to attract denser, transit oriented development.

While the appeal of creating a one-of-a-kind, transit oriented development has been a key feature in the investigation of the financial feasibility of this project, it is unlikely that this scale of development would occur without public assistance.

The second phase of the Project Plan involves the redevelopment of the Five-Points area which includes property outside the “Park Lane” site and is generally identified by the intersection of Park Lane, Ridgecrest Street and Fair Oaks Drive. This area currently contains a large amount of underutilized commercial structures, deteriorated multi-family complexes and some new public school buildings. The Five-Points area has faulty lot layout in relation to size, adequacy, accessibility, and usefulness. The traffic pattern is confusing and detrimental to the redevelopment process. It is anticipated that as additional TIF increment is generated from the Phase I “Park Lane” development, an investment can be made to improve traffic circulation and expand development opportunities in the Five-Points area. The proposed traffic configuration will allow the development of a town square.

The Vickery Meadow TIF District includes property to the south and west of the Five-Points area that is also anticipated to be redeveloped in the second phase of the TIF redevelopment process.

Based on an analysis of this proposed development, the “Park Lane” development and the Five-Points area redevelopment are found to be feasible and unlikely to occur without the creation and implementation of this TIF District to fund needed infrastructure in the Vickery Meadow TIF District.

TIF District Policy Considerations

The Vickery Meadow TIF District's assessed real property tax value in 2005 was \$161,270,320. By 2027, the District's assessed real property tax value is forecasted to increase to approximately \$637 million. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Vickery Meadow TIF District is approximately \$476 million. Of the \$476 million in captured taxable value, approximately \$322 million is attributed to new private investment and \$154 million is attributed to property appreciation. The cumulative incremental property tax revenue potential of the planned development will be approximately \$32.2 million (net present value) for public improvement projects.

No persons are expected to be displaced by redevelopment of the Park Lane site. Future development projects in the Five-Points area of the Vickery Meadow TIF District may include demolition of existing residential property. There is an abundance of available housing in the area and the current vacancy rate of rental property is 30%. It is understood that some displacement may occur by redevelopment activity within the TIF District and the City will only provide TIF assistance for projects where the incidence and impact of any displacement has been minimized.

The affordable housing requirement for the "Park Lane" project will be satisfied by the allocation of \$1 million in TIF assistance for affordable housing. This assistance will be used for new construction of multi-family housing within the Vickery Meadow Public Improvement District and will be provided by the developer of the Park Lane project by July 1, 2008. All other TIF-assisted residential projects will have to meet the requirement that at least 20% of the housing produced be affordable to households earning no more than 80% of the Dallas area median income (based on an annual schedule, Appendix A shows the 2005 figures).

Other requirements to qualify for TIF funds shall be compliance with Fair Share Guidelines for private construction and promotion of hiring for neighborhood residents for permanent jobs created. This latter requirement means TIF applicants will agree to sponsor job fairs or other programs to attract residents to jobs. The process for Fair Share Compliance and City oversight will be set in the development agreement for each individual project.

Design guidelines for new development and redevelopment in the Vickery Meadow TIF District shall be developed and adopted by the Vickery Meadow TIF Board of Directors within two years of the creation of the District. Once the guidelines are adopted, any future development project requesting TIF funds will be required to comply with these design guidelines. The "Park Lane" project provides a high quality design standard and the design guidelines will be developed to be compatible with this project. City staff and the Vickery Meadow community have given input on the design of the "Park Lane" project and discussions are ongoing as the details of the project are finalized. City staff will review this project for compatibility with the conceptual plans contained in the Project Plan to ensure that the development sets a standard for future transit oriented development in the City of Dallas.

Section 2

Project Plan Improvements

This Project Plan provides for approximately \$32.2 million in TIF-eligible public improvements as further described below. See Exhibits G and K for a detailed map and budget of TIF-funded Project Plan Improvements (“Project Costs”):

I. “Park Lane” Project – In order to create a transit oriented mixed-use center, approximately \$20 million is included in the Vickery Meadow TIF District budget for incentives supporting the proposed “Park Lane” development, located in the area bounded by Central Expressway, Park Lane, Greenville Avenue and Blackwell Street. This project includes the redevelopment of some existing office buildings, a former movie theater and a large amount of surface parking lots. The redevelopment project will be integrally tied to the DART Park Lane light rail station through an extension of the rail platform and improved pedestrian connections. To implement the Vickery Meadow Project Plan, the Vickery Meadow TIF Board of Directors may consider establishing a program for making Grants (defined herein) to the developer for the “Park Lane” project. The amount of such a Grant will be based on the costs of: environmental remediation and demolition of existing structures and facilities; park and open space improvements; land acquisition; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities; and design and engineering.

II. Five-Points Area Project(s) – In order to improve traffic circulation and create an opportunity for the redevelopment of the Five-Points area, located outside of the “Park Lane” site and generally near the intersection of Park Lane, Ridgecrest Drive and Fair Oaks Street, an amount of \$10 million is included in the Vickery Meadow TIF District budget to fund Project Costs related to the design and reconfiguration of this intersection and associated projects needed for the redevelopment of the area. This development will be associated with the replacement or redevelopment of some existing apartment complexes, deteriorated retail properties and small office uses in the area. Project costs to be considered as part of this line item include: public infrastructure improvements - streets, sidewalks, lighting, right-of-way acquisition, DART related improvements; landscaping and utilities; environmental remediation and demolition of existing structures and facilities; and design and engineering.

The following describes in greater detail eligible TIF Project Costs for both the “Park Lane” Project and the Five-Points Area Project(s):

A. Environmental Remediation, Interior/Exterior Demolition. The Vickery Meadow has some buildings that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and interior and exterior demolition costs. Interior and external demolition expenses are tied directly to the remediation expenses, especially where the location of these buildings is not conducive to the development of a transit oriented mixed-use center. These costs are TIF eligible expenditures. Remediation of environmentally hazardous

materials and associated improvements, using TIF funds, greatly improves the marketability of these buildings or can enable redevelopment of a structurally obsolete building. This budget category is necessary for furthering the Vickery Meadow redevelopment effort.

State law has been amended to permit the Vickery Meadow TIF District to consider making direct grants to accomplish these purposes.

B. Street and utility improvements. This category includes TIF eligible expenditures for design and engineering, street paving and related items, infrastructure upgrades/relocation (water, wastewater, storm sewer), and burial or relocation of overhead utilities.

C. Streetscape Improvements. The category includes lighting, sidewalk and infrastructure improvements, expanding and enhancing pedestrian and vehicle continuity in the corridor and other streetscape improvements related to specific projects.

D. Land Acquisition. The City may consider acquiring property, using eminent domain as necessary and to the extent permitted by law, to implement the TIF Plan. Potential land acquisitions may include:

- 1) Right-of-way or public access easements needed for improved traffic circulation or pedestrian safety and accessibility in a transit oriented mixed-use development
- 2) Park or pedestrian connection development

E. Park and plaza design and acquisition. Public open space is an important amenity in the Vickery Meadow TIF District. Funding would be provided for design, improvements and land acquisition as necessary for implementation.

F. DART related improvements. Funding for the improvements to DART facilities needed to foster a better connection between the transit facilities and the development is an important component of the Vickery Meadow TIF District Plan.

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

Grants

State law has been amended to permit the Vickery Meadow TIF District to consider making direct grants to accomplish any of these purposes. The Vickery Meadow TIF

District Board of Directors may provide for a program to make economic development Loans or Grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the District as necessary or convenient to implement this Plan. Projects receiving such Loans or Grants must be consistent with the goals and objectives of the Vickery Meadow TIF District Project Plan and Reinvestment Zone Financing Plan and would be subject to specific project agreements and City Council approval of the Loan or Grant program and the project agreements.

Exhibit G

Vickery Meadow TIF District Public Improvement Plan



Planned Private Development

- Approximately 900 residential units, including apartments and for sale units
- Approximately 850,000 square feet of additional retail development
- Approximately 330,000 square feet of office development
- Development of a 200 room, upscale full-service hotel
- Investment of approximately \$45 million in parking structures associated with the “Park Lane” development, privately financed by the developer
- Development of site adjacent to Park Lane DART light rail station

The “Park Lane” development will include approximately 750,000 square feet of retail space, a 200 room full-service hotel, 447 apartment units, 50 for-sale residential units, 336,000 square feet of office space and a \$45 million investment in parking structures, all in a pedestrian and transit oriented core. See Exhibit H for conceptual renderings of the “Park Lane” development.

Exhibits I-1 and I-2 show the conceptual site layout and proposed easement plan of the “Park Lane” project, including areas of public access for pedestrians and vehicles. Anticipated TIF public improvements would include enhanced streetscape, plazas and other public amenities. Exhibit J shows the conceptual public plaza design and improved pedestrian connections to the DART Park Lane light rail station.

A concept for the realignment of the Five-Points intersection and newly created rectangular block is shown in Exhibit C. The street improvement plan creates a potential neighborhood center as a by-product with a traffic pattern similar to many Texas courthouse squares. It's undetermined whether the rectangle inside these roadways should be a park, a building, or a combination of both. It is anticipated that these infrastructure improvements will spur additional private investment in the Five Points area.

Exhibit H “Park Lane” Conceptual Renderings

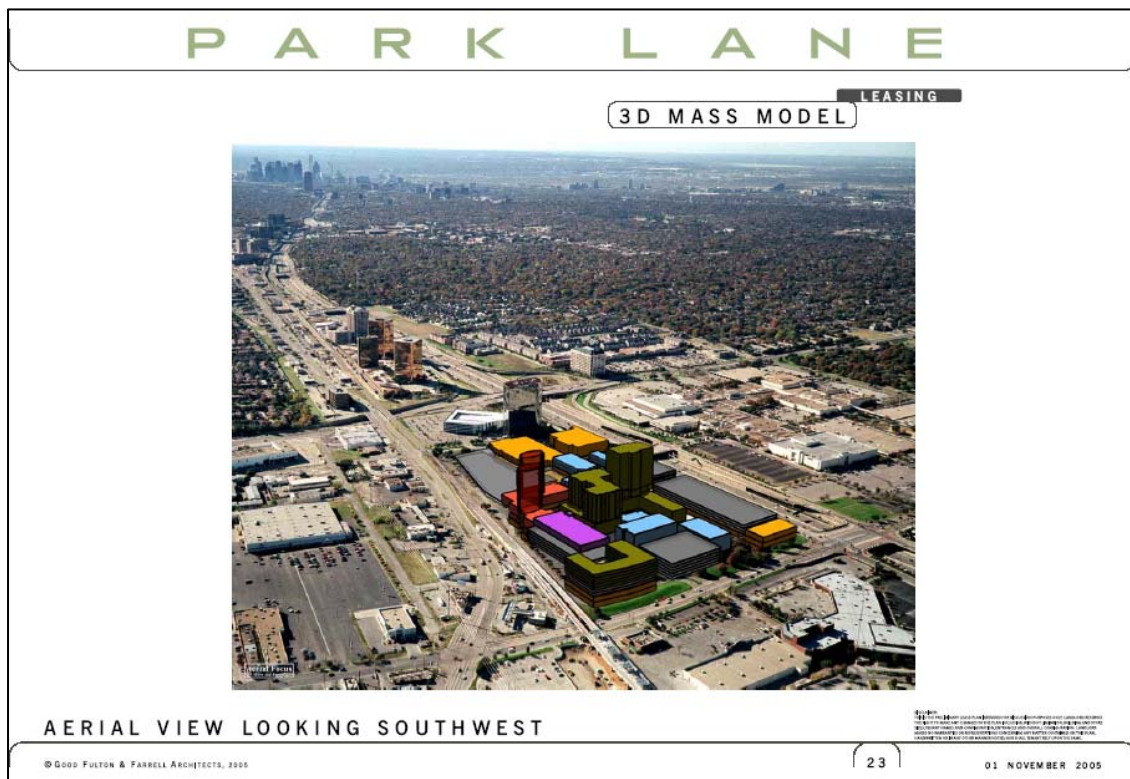
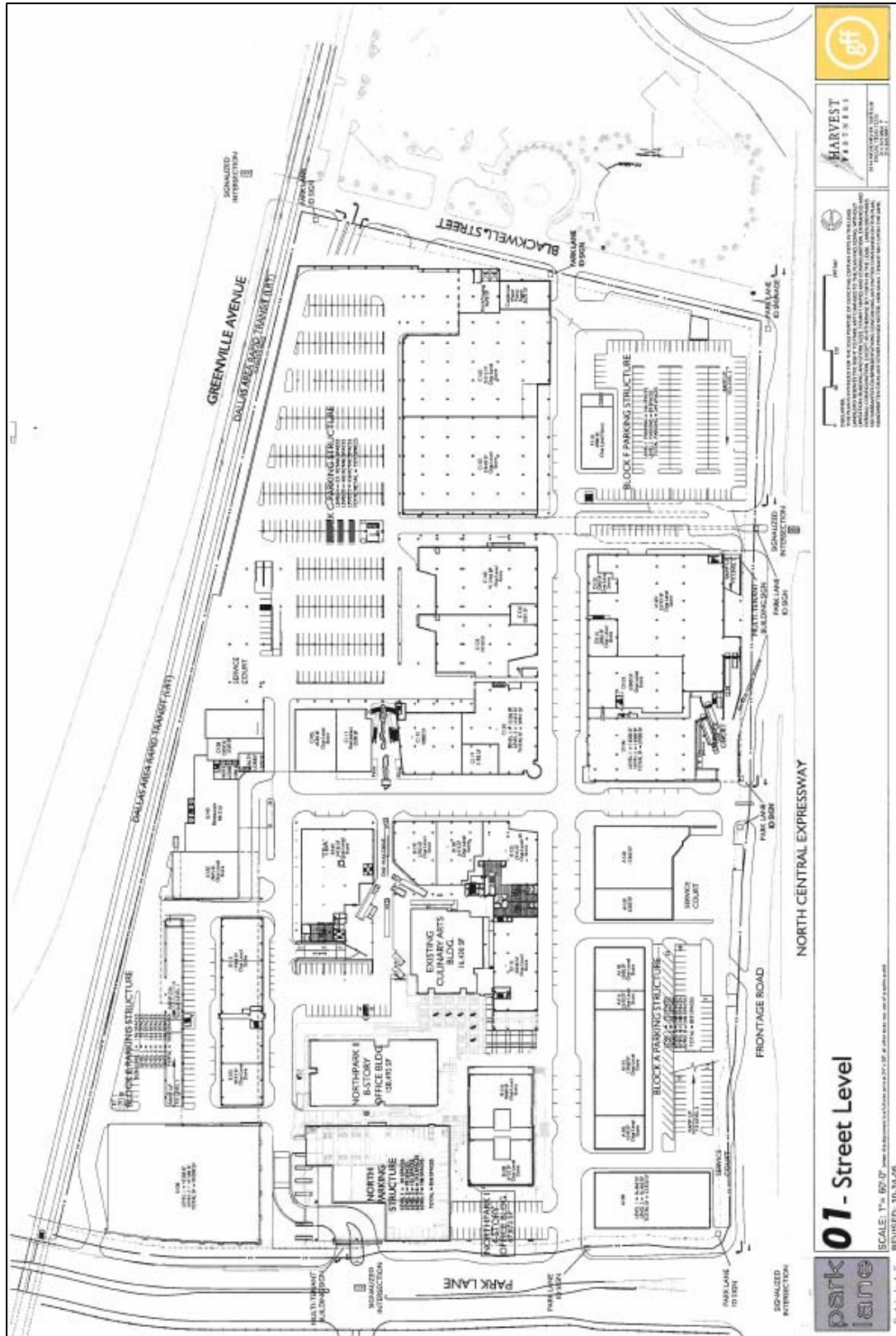


Exhibit I-1 "Park Lane" Conceptual Site Layout



100' 0" 1" = 100'

PROPOSED LOT LINES

PROPOSED EASEMENTS

EXISTING EASEMENTS

TIF EXHIBIT

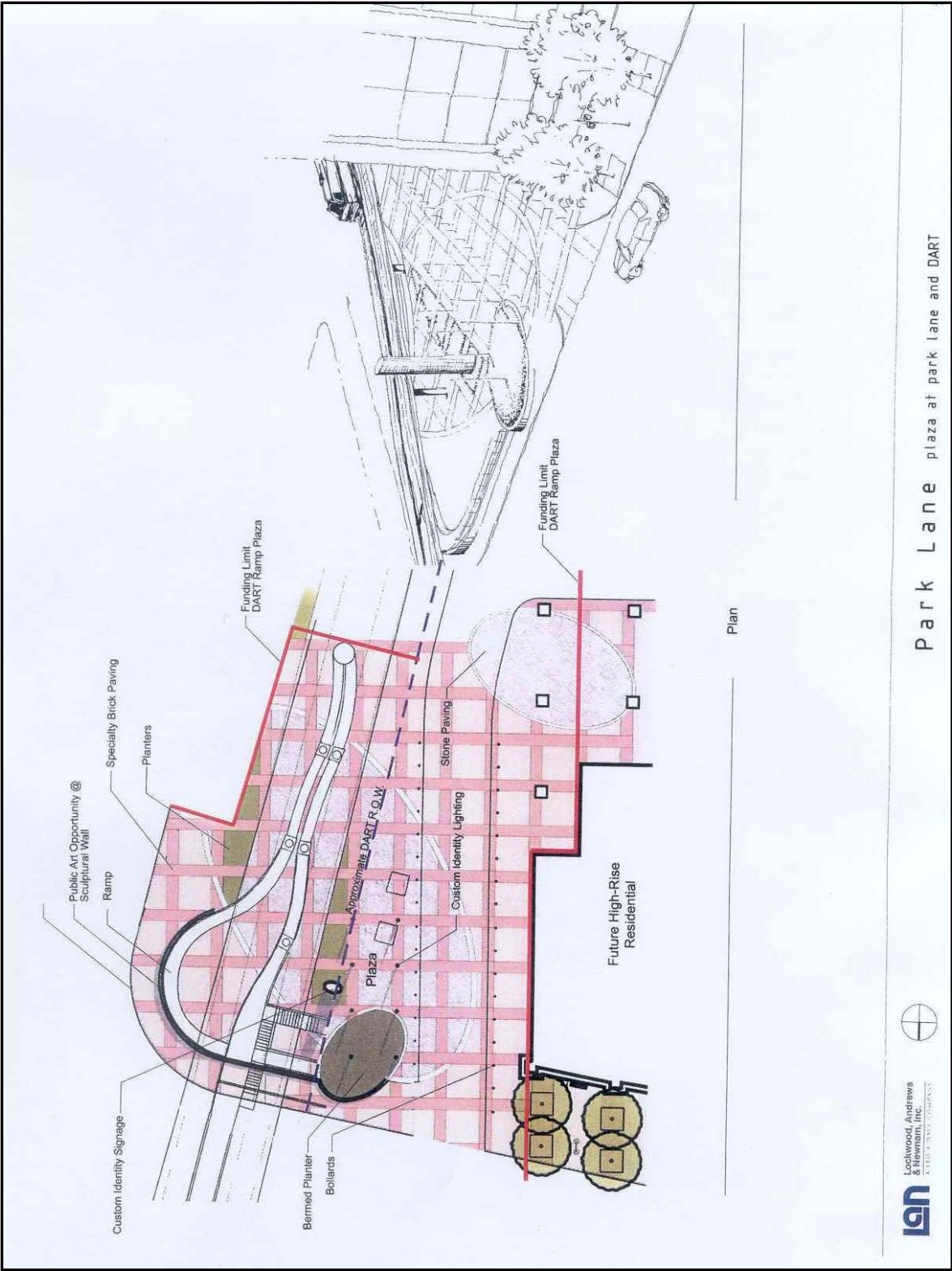
PROPOSED EASEMENTS

PORT LANE

CITY OF DALLAS, TEXAS

JULY 1, 2011

Exhibit J
“Park Lane” Conceptual DART Connection



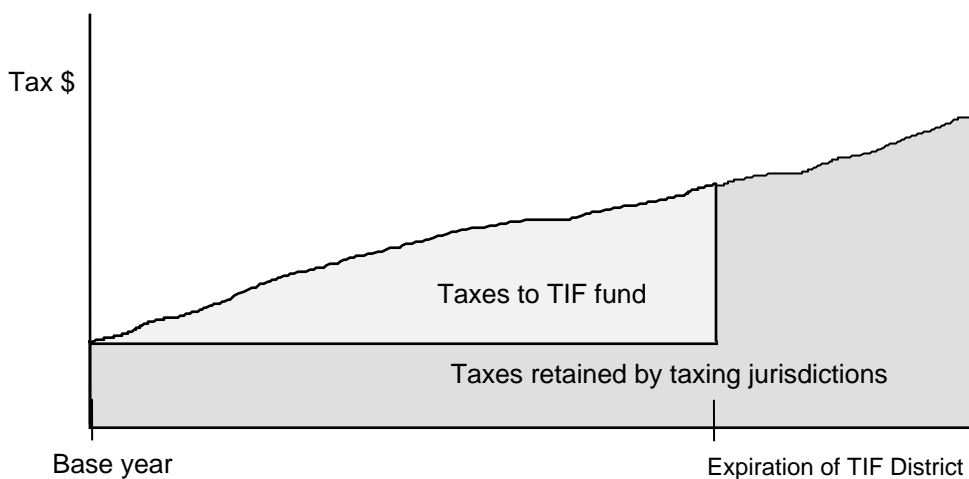
Section 3: Financing Plan

Tax increment financing (“TIF”) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. The improvements strengthen existing communities and attract investment. The Tax Increment Financing Act is in Chapter 311 of the Texas Tax Code (the “Act”).

The governing body of a municipality may designate an area a reinvestment zone if the City Council finds that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. The additional tax dollars generated by growth of real property value flow to a “tax increment financing fund” (“TIF fund”) for a specified term of years. Money flowing to the TIF fund each year is disbursed according to the Project Plan approved by the TIF board and the City Council, as prescribed by the Act and the ordinance designating the reinvestment zone. The TIF fund may be used to make grants in furtherance of the development for the District and for public improvements within the reinvestment zone. TIF funds may also to be used for public improvements at places of public assembly, such as a park, or for affordable housing, even though outside the zone.

The illustration below shows how tax from real properties in a TIF zone flows to a taxing jurisdiction and to a TIF fund. This assumes real property values in the TIF zone rise soon after the zone’s designation.

Real Property Tax Flow with Tax Increment Financing



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

Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing, and predicts revenues for the Vickery Meadow TIF District.

Exhibit K TIF Project Plan Improvements

Project costs are public improvements or grants paid or reimbursed by TIF.

Project costs may be changed in subsequent project and financing plans.

This schedule excludes interest, which is also a project cost.

(a)	(b)
Category	Estimated TIF Expenditure * (in 2006 Dollars)
"Park Lane" Project:	\$20,000,000
Environmental remediation	
Interior/exterior demolition	
Street & utility improvements & relocation	
Streetscape improvements	
Land acquisition	
Enhanced pedestrian area design & acquisition	
Engineering and design	
Non-project costs	
Five-Points Area Improvements:	\$10,000,000
Environmental remediation	
Interior/exterior demolition	
Street & utility improvements	
Streetscape improvements	
Land acquisition	
Park & plaza design & acquisition	
DART related improvements	
Engineering and design	
Non-project costs	
Administration and implementation	\$2,195,100
Total Project Costs, excluding interest	<u>\$32,195,100</u>

* All values discounted to 2006 dollars at 4% annually.

The project principal costs in Exhibit K are expressed as if paid in 2006. Cash for most of these expenditures won't be drawn, however, until later.

Financing Method. The City's current policy for financing TIF projects is for private groups to advance funds for public improvements in the reinvestment zone or to have funds paid directly from the Vickery Meadow TIF District Fund as funds become available. The City has financed the vast majority of its prior TIF District projects on a pay-as-you-go basis. Advances may be repaid by the future cash flows to the Vickery Meadow TIF District fund. Taxing jurisdictions do not guarantee these reimbursements with any other source.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF zone, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for eligible TIF expenditures.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

Financing Policy and Long Term Financing. The goal of the Vickery Meadow TIF District is to leverage increment accrued to maximize development in the District.

Expected Revenues. Exhibit L is a list of developments anticipated in the Vickery Meadow TIF District through 2027. Some of the identified developments may not occur, while other development projects likely may replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in Exhibit L are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan. To show the reasonableness of appraisal estimates in this plan, Exhibit M presents 2004 appraisals by DCAD of several properties in the TIF zone and nearby that are believed similar to the forecast development.

The sites anticipated for redevelopment with the Vickery Meadow TIF District may constitute most of the redevelopment in the District through 2027, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment after 2027 is likely, but not forecast in this analysis for two reasons: (1) Tax increments are

estimated to flow to the TIF zone for only twenty years; (2) Forecasts further into the future become marginally reliable.

Based on the development projects identified in Exhibit L and other stated assumptions, Exhibit N estimates annual City and County real property taxes from the TIF zone and annual percentages and amounts of the real property tax growth increment reinvested each year in the Vickery Meadow TIF District fund. Cumulative increased property value is expected to reach approximately \$637 million during the 22-year term of the TIF District. Since the TIF receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Vickery Meadow TIF District is approximately \$476 million. This includes approximately \$322 million in increased taxable value attributed to new private investment and \$154 million in increased taxable value attributed to property appreciation.

Projections assume an 80% reinvestment rate for the City and 55% for Dallas County with a maximum term of twenty two years or until the Project Cost Budget of \$32,195,100 is reached. The City and County are not expected to participate during the first two years of the TIF District term. The final terms of participating taxing jurisdiction’s contribution of tax increment shall be set forth in interlocal participation agreements between the City and County.

Exhibit L

Anticipated Redevelopment Projects in Vickery Meadow TIF District

Assumptions:

Development plans are subject to change

Site locations, sizes uses, floor areas and development timing are estimates subject to market demand and zoning.

Site location numbers in column (a) are from Exhibits D-1 and D-2, the Vickery Meadow TIF District Anticipated Development Project Map and List

Unit appraisal values are by Stein Planning and Management and City of Dallas, Office of Economic Development, based on comparable appraisals by the Dallas Central Appraisal District.

Estimated appraised values of existing improvements are adjusted for anticipated inflation before subtraction from new improvement values.

All appraisal estimates are expressed in 2006 dollars.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)
Site Location	Site Name	Land Area (SF)	Primary Use	Floor Area Ratio	Building Floor Area (excl. parking) (SF)	Land per LSF	Improvements per BSF	Land	Improvements	Total Real Property	Less Existing	Net New	Business Personal Property per BSF	Business All	Assumed Complete Before Jan. 1,
1	Park Lane		Office		336,161		\$85		\$29,430,896	\$29,430,896		\$29,430,896	\$10	\$3,361,610	2009
1	Park Lane		Retail Anchors		466,638		\$100		\$48,063,714	\$48,063,714		\$48,063,714	\$42	\$19,647,290	2009
1	Park Lane		Specialty Retail		183,986		\$120		\$22,740,670	\$22,740,670		\$22,740,670	\$40	\$7,359,440	2009
1	Park Lane		Restaurant		35,343		\$150		\$5,460,494	\$5,460,494		\$5,460,494	\$50	\$1,767,150	2009
1	Park Lane		Health Club		65,000		\$80		\$5,356,000	\$5,356,000		\$5,356,000	\$10	\$650,000	2009
1	Park Lane		Hotel		165,000		\$166		\$28,196,250	\$28,196,250		\$28,196,250	\$10	\$1,650,000	2009
1	Park Lane		Residential		810,000		\$143		\$119,428,500	\$119,428,500		\$119,428,500	\$0	\$0	2009
Total - Park Lane		1,451,289			2,062,128	\$23		\$33,379,647	\$258,676,523	\$292,056,170	\$46,529,260	\$245,526,910		\$34,435,490	
2	Holly Hill/Greenville	70,000	residential	1.25	87,500		\$70		\$6,308,750	\$470,000		\$5,838,750	\$0	\$0	2010
3	Caruth Plaza site addition	150,000	retail	0.40	60,000		\$100		\$6,180,000	\$2,260,000		\$3,920,000	\$30	\$1,800,000	2010
4	Black Forest area	70,000	residential	1.50	105,000		\$70		\$7,570,500	\$250,000		\$7,320,500	\$0	\$0	2011
5	Sam's/Eckerd's site addition	90,000	retail	0.20	18,000		\$60		\$1,112,400	\$0 (1)		\$1,112,400	\$30	\$540,000	2012
6	Greenville frontage	60,000	retail	0.40	24,000		\$60		\$1,483,200	\$270,000		\$1,213,200	\$30	\$720,000	2014
7	Acacia site	210,000	residential	1.25	262,500		\$60		\$16,222,500	\$2,400,000		\$13,822,500	\$0	\$0	2016
8	Former Five Points	60,000	residential	1.50	90,000		\$60		\$5,562,000	\$0 (2)		\$5,562,000	\$0	\$0	2018
Total - Other Development		710,000			647,000				\$44,439,350	\$5,650,000		\$38,789,350		\$3,060,000	
Total		2,161,289			2,709,128				\$336,495,520	\$52,179,260		\$284,316,260		\$37,495,490	

(1) No deduction for existing improvements; land and improvements are completely deducted on another schedule.

(2) New construction is not expected to displace existing improvements.

Exhibit M

Comparable Developments based on DCAD Appraisals

Information is for the year noted.
The purpose of this schedule is to relate actual appraisals and other quantitative measures of comparable development in the metropolitan area.
Building floor area measurements exclude parking garages. Improvement appraisals include garages.

(a) Development Name	(b) Address	(c) Improvements	(d) Land	(e) Total Value	(f) Bldg. SF	(g) Imp. per BSF	(h) Land SF	(i) Land per LSF	(j) Total per BSF	(k) FAR	Year
Mixed use centers											
The Crescent	500 Crescent	Dallas	\$245,180,080	\$25,984,920	\$271,165,000	1,722,192	\$142	433,082	\$60	\$157	3.98 2005
Mockingbird Station	5307 Mockingbird	Dallas	\$77,490,670	\$11,386,140	\$88,876,810	565,675	\$137	379,538	\$30	\$157	1.49 2005
West Village		Dallas	\$35,971,000	\$7,957,620	\$43,928,620	315,653	\$114	282,513	\$28	\$139	1.12 2005
Galleria mall and department stores		Dallas	\$221,530,810	\$42,779,370	\$264,310,180	1,722,681	\$129	1,222,267	\$35	\$153	1.41 2005
Westin Galleria Hotel		Dallas	\$50,789,810	\$4,210,190	\$55,000,000	473,645	\$107	120,291	\$35	\$116	3.94 2005
Galleria office buildings		Dallas	\$115,140,300	\$12,908,500	\$128,048,800	1,535,614	\$75	368,814	\$35	\$83	4.16 2005
Galleria vacant land		Dallas	\$0	\$1,558,100	\$1,558,100	0		98,441	\$16		0.00 2005
Galleria grand total		Dallas	\$387,460,920	\$61,456,160	\$448,917,080	3,731,940	\$104	1,809,813	\$34	\$120	2.06
Retail centers											
One-Stop Mini-Mart	2324 McKinney	Dallas	\$576,860	\$1,423,080	\$1,999,940	3,509	\$164	23,718	\$60	\$570	0.15 2005
Lincoln Park (retail with. grocery)	7700 W. Northwest	Dallas	\$36,215,560	\$11,299,680	\$47,515,240	153,642	\$236	502,208	\$23	\$309	0.31 2005
Knox Park Village	3001 Knox	Dallas	\$17,796,280	\$2,798,910	\$20,595,190	81,893	\$217	87,172	\$32	\$251	0.94 2005
Highland Park Village total		High. Park	\$33,687,570	\$19,586,920	\$53,274,490	230,948	\$146	497,455	\$39	\$231	0.46 2005
Best Buy, CompUSA, Office Max	9358 N. Central	Dallas	\$15,455,230	\$9,544,770	\$25,000,000	184,996	\$84	636,318	\$15	\$135	0.29 2005
Office Max, Ross, etc.	2415 N. Haskell	Dallas	\$6,042,190	\$2,901,100	\$8,943,290	92,426	\$65	290,110	\$10	\$97	0.32 2005
Target	2417 N. Haskell	Dallas	\$3,426,210	\$3,873,790	\$7,300,000	128,688	\$27	387,379	\$10	\$57	0.33 2005
Grocery stores											
Whole Foods Market	4100 Lomo Alto	Dallas	\$3,488,800	\$1,775,900	\$5,264,700	35,600	\$98	70,236	\$25	\$148	0.51 2005
Kroger Signature	5665 E. Mockingbird	Dallas	\$578,210	\$6,282,830	\$6,861,040	79,228	\$7	349,046	\$18	\$87	0.23 2005
Office buildings											
2100 McKinney	2100 McKinney	Dallas	\$57,474,900	\$8,189,460	\$65,664,360	374,654	\$153	136,491	\$60	\$175	2.74 2005
Chase Tower	2200 Ross	Dallas	\$158,281,210	\$2,799,830	\$161,081,040	1,250,000	\$127	111,993	\$25	\$129	11.16 2005
Trammell Crow Center	2001 Ross	Dallas	\$141,253,560	\$2,851,440	\$144,105,000	1,245,324	\$113	95,048	\$30	\$116	13.10 2005
Fountain Place	1445 Ross	Dallas	\$127,473,260	\$2,247,740	\$129,721,000	1,297,418	\$98	78,848	\$29	\$100	16.45 2005
1845 Woodall Rodgers	1845 Woodall Rodgers	Dallas	\$10,027,320	\$2,171,400	\$12,198,720	185,007	\$54	36,190	\$60	\$66	5.11 2005
Residences											
1999 McKinney condos (62)	1999 McKinney	Dallas	\$32,925,450	\$1,309,414	\$34,234,864	175,482	\$188	29,098	\$45	\$195	6.03 2004
(Improvement figures are estimates based on 100% of three middle floors.)											
Portobello townhouse condo unit	33xx Blackburn	Dallas	\$415,870	\$59,130	\$475,000	2,606	\$160	N.A.	N.A.	\$182	N.A. 2004
Live Oak Lofts condos (113)	2502 Live Oak	Dallas	\$15,615,100	\$1,030,560	\$16,645,660	104,167	\$150	68,704	\$15	\$160	1.52 2004
(Improvement figures are estimates based on 9 units at middle of DCAD listing)											
Travis Terrace townhouse condo	39xx Travis	Dallas	\$400,610	\$42,420	\$443,030	2,782	\$144	2,121	\$20	\$159	1.31 2004
Lincoln Park	5445 Caruth Haven	Dallas	\$35,455,780	\$9,544,220	\$45,000,000	395,377	\$90	636,281	\$15	\$114	0.62 2004
Heights of State Thomas	3015 State	Dallas	\$14,616,920	\$3,921,090	\$18,538,010	173,545	\$84	122,534	\$32	\$107	1.42 2005
Knox Travis Park	4611 Travis	Dallas	\$12,692,040	\$537,960	\$13,230,000	137,331	\$92	26,898	\$20	\$96	5.11 2005
The Abbey	2521 Worthington	Dallas	\$3,380,550	\$944,450	\$4,325,000	48,082	\$70	29,514	\$32	\$90	1.63 2005
Jefferson at Gaston	2752 Gaston		\$26,158,960	\$4,665,280	\$30,824,240	417,815	\$63	548,856	\$9	\$74	0.76 2005
Rovello	2610 Allen	Dallas	\$24,622,260	\$4,727,740	\$29,350,000	397,294	\$62	132,117	\$36	\$74	3.01 2005
Gables Concord	3003 Bookhout	Dallas	\$5,175,800	\$4,755,420	\$9,931,220	138,390	\$37	158,514	\$30	\$72	0.87 2005
Gables at Routh (Mirabella)	2600 Cole	Dallas	\$7,325,870	\$2,736,590	\$10,062,460	142,507	\$51	60,813	\$45	\$71	2.34 2005
Uptown Village		Dallas	\$29,356,860	\$11,037,660	\$40,394,520	570,793	\$51	328,315	\$34	\$71	1.74 2005
Jefferson at the North End	2323 N. Field	Dallas	\$27,940,320	\$16,395,540	\$44,335,860	623,997	\$45	468,444	\$35	\$71	1.33 2005
Block 588 Condos	3110 Thomas	Dallas	\$14,363,550	\$1,636,450	\$16,000,000	229,074	\$63	51,139	\$32	\$70	4.48 2005
Kirby Building		Dallas	\$12,950,000	\$1,800,000	\$14,750,000	209,223	\$62	30,000	\$60	\$70	6.97 2005
Davis Building	1309 Main	Dallas	\$14,860,940	\$873,000	\$15,733,940	241,481	\$62	14,550	\$60	\$65	16.60 2005
AMLI at Bryan Street		Dallas	\$20,462,860	\$3,847,140	\$24,310,000	375,461	\$55	298,880	\$13	\$65	1.26 2005
Majestic Lofts Residences	1900 Elm	Dallas	\$6,553,000	\$1,200,000	\$7,753,000	126,000	\$52	20,000	\$60	\$62	6.30 2005
Camden Farmers Market	2210 Canton	Dallas	\$16,231,940	\$5,676,390	\$21,908,330	381,441	\$43	306,832	\$18	\$57	1.24 2005
Heights of State Thomas	3110 Thomas	Dallas	\$14,363,550	\$1,636,450	\$16,000,000	299,362	\$48	51,139	\$32	\$53	5.85 2005
Wilson Building	1623 Main	Dallas	\$8,985,000	\$1,740,000	\$10,725,000	250,778	\$36	29,000	\$60	\$43	8.65 2005
Hotels											
The Mansion on Turtle Creek	2821 Turtle Creek	Dallas	\$16,504,580	\$5,495,420	\$22,000,000	82,976	\$199	157,012	\$35	\$265	0.53 2005
Hotel Zaza	2332 Leonard	Dallas	\$16,821,580	\$2,901,120	\$19,722,700	102,010	\$165	48,639	\$60	\$193	2.10 2005
Hotel St. Germain	2516 Maple	Dallas	\$359,600	\$540,400	\$900,000	8,273	\$43	15,440	\$35	\$109	0.54 2005
Hyatt Regency Hotel		Dallas	\$62,744,660	\$7,785,210	\$70,529,870	657,212	\$95	543,964	\$14	\$107	1.21 2004
Adam's Mark Hotel		Dallas	\$75,102,350	\$7,877,820	\$82,980,170	827,534	\$91	230,258	\$34	\$100	3.59 2005
Fairmont Hotel		Dallas	\$20,637,480	\$2,778,020	\$23,415,500	579,037	\$36	99,215	\$28	\$40	5.84 2005
Health											
Cooper Aerobics Center		Dallas	\$9,345,990	\$8,986,280	\$18,332,270	203,725	\$46	1,069,219	\$8	\$90	0.19 2005

Exhibit N

Annual Real Property Appraisals and City/County Tax to the TIF Fund

Assumptions:

City of Dallas is expected to participate in the Vickery Meadow TIF District for a period of 20 years beginning in 2008 at a rate of 80%.

Dallas County is expected to participate in the Vickery Meadow TIF District for a period of 20 years beginning in 2008 at a rate of 55%.

Tax rate is assumed constant at 2005 rate. Actual rate will vary annually.

Tax appraisals are for Jan. 1 of the year. Levies occur by Sept. 30 of the year. Tax receipts generally occur 12-13 months after appraisal.

Stream of annual investments in TIF reflects intent to retire TIF obligations after twenty years of collections.

Property value estimates assume 1.5% annual property appreciation and 3% annual inflation.

PROJECTED TIF INCREMENT SCHEDULE									
Tax Year		Property Value	Property Value	Comp. Value	Anticipated Captured Value	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue into TIF	Tax Increment Revenue into TIF
		Estimate	Growth	Growth				* CITY @ 80%	** COUNTY @ 55%
Base	2005	\$161,270,320							
1	2006	\$162,991,436	1.07%	1.07%	\$1,721,116	\$0	\$0	\$0	\$0
2	2007	\$193,671,430	18.82%	20.09%	\$32,401,110	\$0	\$0	\$0	\$0
3	2008	\$353,160,818	82.35%	118.99%	\$191,890,498	\$1,364,351	\$1,212,903	\$1,138,601	\$225,750
4	2009	\$442,013,886	25.16%	174.08%	\$280,743,566	\$1,996,101	\$2,919,178	\$1,665,820	\$330,281
5	2010	\$459,535,474	3.96%	184.95%	\$298,265,154	\$2,120,680	\$4,662,223	\$1,769,786	\$350,894
6	2011	\$474,906,278	3.34%	194.48%	\$313,635,958	\$2,229,967	\$6,424,599	\$1,860,990	\$368,977
7	2012	\$483,358,136	1.78%	199.72%	\$322,087,816	\$2,290,060	\$8,164,856	\$1,911,140	\$378,920
8	2013	\$490,608,508	1.50%	204.22%	\$329,338,188	\$2,341,611	\$9,875,848	\$1,954,161	\$387,450
9	2014	\$499,494,220	1.81%	209.72%	\$338,223,900	\$2,404,789	\$11,565,421	\$2,006,885	\$397,904
10	2015	\$506,986,633	1.50%	214.37%	\$345,716,313	\$2,458,060	\$13,225,999	\$2,051,342	\$406,718
11	2016	\$533,070,955	5.14%	230.54%	\$371,800,635	\$2,643,521	\$14,943,180	\$2,206,116	\$437,405
12	2017	\$541,067,019	1.50%	235.50%	\$379,796,699	\$2,700,374	\$16,629,825	\$2,253,562	\$446,812
13	2018	\$557,113,107	2.97%	245.45%	\$395,842,787	\$2,814,462	\$18,320,118	\$2,348,773	\$465,689
14	2019	\$565,469,803	1.50%	250.63%	\$404,199,483	\$2,873,879	\$19,979,711	\$2,398,358	\$475,520
15	2020	\$573,951,850	1.50%	255.89%	\$412,681,530	\$2,934,186	\$21,608,961	\$2,448,687	\$485,499
16	2021	\$582,561,128	1.50%	261.23%	\$421,290,808	\$2,995,399	\$23,208,228	\$2,499,771	\$495,628
17	2022	\$591,299,545	1.50%	266.65%	\$430,029,225	\$3,057,529	\$24,777,882	\$2,551,621	\$505,908
18	2023	\$600,169,038	1.50%	272.15%	\$438,898,718	\$3,120,592	\$26,318,294	\$2,604,249	\$516,342
19	2024	\$609,171,574	1.50%	277.73%	\$447,901,254	\$3,184,600	\$27,829,840	\$2,657,667	\$526,933
20	2025	\$618,309,147	1.50%	283.40%	\$457,038,827	\$3,249,569	\$29,312,901	\$2,711,886	\$537,683
21	2026	\$627,583,785	1.50%	289.15%	\$466,313,465	\$3,315,512	\$30,767,859	\$2,766,918	\$548,594
22	2027	\$636,997,541	1.50%	294.99%	\$475,727,221	\$3,382,444	\$32,195,100	\$2,822,775	\$559,669
Total (2006 - 2027)						\$53,477,687	\$32,195,100	\$44,629,110	\$8,848,577
2006 NPV @ 4%						\$32,195,100	-	\$26,868,003	\$5,327,097

Financial Assumptions

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

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

Appreciation. Property appreciation is assumed to be one and one half percent per annum on average.

Tax Rate Changes. Although tax rates will certainly increase during the twenty two year development period, the financial plan conservatively assumes that the tax rate will remain constant for the life of the Vickery Meadow TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The proposed duration of the Vickery Meadow TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City of Dallas will participate at a rate of 0% in 2006 and 2007 and at a rate of 80% in 2008 and thereafter. Dallas County will participate at a rate of 0% in 2006 and 2007 and at a rate of 55% in 2008 and thereafter. TIF collections will terminate once the TIF budget of \$32,195,100 (net present value) has been collected or December 31, 2027, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2027, after twenty years of collections.

Financial Feasibility

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

Cumulative private development is expected to increase property value to approximately \$637 million during the term of the TIF District. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Vickery Meadow TIF District is approximately \$476 million.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed by Year 22 of the TIF term.

In fact, on a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is a direct result of the revenues received (and matched by the City's contributions). Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not

meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

The Reinvestment Zone Financing Plan provides that the City and County will begin to realize additional revenues from the TIF in Year 23 of the program.

Based upon a set of TIF District assumptions and analysis, the preliminary project plan and reinvestment zone financing plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996. This program provides a framework for development incentives in a variety of areas. Within this framework the Vickery Meadow Board of Directors has adopted specific policies for the Vickery Meadow TIF District:

- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in cost-sharing for infrastructure improvements needed for their projects must sign an Agreement with the City.
- Each Agreement is mutually exclusive - that is, the nature and extent of support with public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the TIF zone, using any financial instrument, subject to City Council approval of the note or credit line, or issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.
- If a developer needs infrastructure improvements constructed at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
 - deferred until funds are available
 - constructed at the sole expense of the developer
 - constructed at developer expense, with the City reimbursing the developer as funds become available
- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311, Texas Tax Code, the City will establish sufficient controls to ensure that the expenditure does

result in the public purpose being carried out and that the public is protected in the use of public funds, such as the tax increment revenues, for the intended result.

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

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by Chapter 311, Texas Tax Code.

Other Financial Benefits

During the twenty-two year TIF term, approximately 850,000 square feet of retail space and 500,000 square feet of office and hotel projects are expected to be developed within the boundaries of the Vickery Meadow TIF District. Because the City and DART each have a one percent sales tax and the City also has a nine percent hotel tax and business personal property tax, this generates additional municipal revenue. Exhibit O estimates additional City and DART sales tax attributed to the anticipated retail development. By 2027, the City and DART will each receive roughly \$39 million (net present value) in incremental sales tax revenue from the Vickery Meadow TIF District. Exhibit P estimates additional City hotel tax and business personal property tax attributed to the anticipated hotel, retail and office development. By 2027, the City will receive approximately \$13.9 million (net present value) in incremental hotel and business personal property taxes from the Vickery Meadow TIF District.

The Dallas Independent School District is not expected to participate in the Vickery Meadow TIF program. State law governing school funding since September 1999 makes TIF participation generally unattractive for a school district. Nevertheless, the DISD will receive incremental real property and business personal property taxes from the Vickery Meadow TIF District (see Exhibit Q). DISD will receive an estimated \$86.7 million (net present value) over the twenty two year TIF term. All DISD tax projections bear risk that new Texas law may cap the rate of local property tax a school district may levy.

Conclusions

Based upon a set of assumptions and analysis of the Vickery Meadow TIF District Project Plan and Reinvestment Zone Financing Plan, the plan has been determined to be feasible.

Exhibit O

Estimated Annual City/DART Sales Tax from Net New Development in the Zone

Assumptions:

Gross floor areas and timing estimates provided by developer.

All floor area estimates of existing retail centers represent projected net increase in square footage (net gain)

Businesses are assumed operating by July of the previous fiscal year (three months before the indicated fiscal year begins).

Estimated sales per square foot are adjusted annually for inflation at:

3.00%

Sales tax column approximates tax *receipts* in the indicated fiscal year.

The "Park Lane" development is assumed 25% complete by July 2007, 75% complete by July 2008, and 100% complete by July 2009

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
	"Park Lane"	"Park Lane"	"Park Lane"	"Park Lane"	"Park Lane"	Caruth Plaza	Sam's/Eckerd's	Greenville Frontage		Total		
	Retail Anchors	Specialty Retail	Restaurants	Health Club	Hotel	Retail	Retail	Retail				
	Gross Square Feet of Floor Area =											
	466,638	183,986	35,343	65,000	165,000	60,000	18,000	24,000		1,017,967		
	Estimated Sales per Gross Square Foot (in 2006 Dollars) =									Total	City	DART
	\$300	\$350	\$500	\$130	\$15	\$200	\$200	\$200		Net New	Sales Tax	Sales Tax
	Percent of Gross Sales Subject to Sales Tax =									Annual Sales	from Net New	from Net New
Fiscal Year Ended September 30,	95%	100%	100%	100%	100%	80%	80%	80%		Volume	Sales @	Sales @
2005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2008	\$35,272,758	\$17,079,190	\$4,686,924	\$2,241,151	\$656,432	\$0	\$0	\$0	\$59,936,455	\$599,365	\$599,365	\$599,365
2009	\$108,992,823	\$52,774,698	\$14,482,594	\$6,925,157	\$2,028,374	\$0	\$0	\$0	\$185,203,647	\$1,852,036	\$1,852,036	\$1,852,036
2010	\$149,683,476	\$72,477,252	\$19,889,429	\$9,510,549	\$2,785,634	\$0	\$0	\$0	\$254,346,341	\$2,543,463	\$2,543,463	\$2,543,463
2011	\$154,173,981	\$74,651,570	\$20,486,112	\$9,795,866	\$2,869,203	\$11,129,031	\$0	\$0	\$273,105,763	\$2,731,058	\$2,731,058	\$2,731,058
2012	\$158,799,200	\$76,891,117	\$21,100,695	\$10,089,742	\$2,955,279	\$11,462,902	\$0	\$0	\$281,298,936	\$2,812,989	\$2,812,989	\$2,812,989
2013	\$163,563,176	\$79,197,851	\$21,733,716	\$10,392,434	\$3,043,938	\$11,806,789	\$3,542,037	\$0	\$293,279,940	\$2,932,799	\$2,932,799	\$2,932,799
2014	\$168,470,071	\$81,573,786	\$22,385,727	\$10,704,207	\$3,135,256	\$12,160,993	\$3,648,298	\$0	\$302,078,339	\$3,020,783	\$3,020,783	\$3,020,783
2015	\$173,524,173	\$84,021,000	\$23,057,299	\$11,025,333	\$3,229,314	\$12,525,823	\$3,757,747	\$5,010,329	\$316,151,018	\$3,161,510	\$3,161,510	\$3,161,510
2016	\$178,729,899	\$86,541,630	\$23,749,018	\$11,356,093	\$3,326,193	\$12,901,597	\$3,870,479	\$5,160,639	\$325,635,548	\$3,256,355	\$3,256,355	\$3,256,355
2017	\$184,091,796	\$89,137,879	\$24,461,489	\$11,696,776	\$3,425,979	\$13,288,645	\$3,986,594	\$5,315,458	\$335,404,615	\$3,354,046	\$3,354,046	\$3,354,046
2018	\$189,614,549	\$91,812,015	\$25,195,334	\$12,047,679	\$3,528,758	\$13,687,305	\$4,106,191	\$5,474,922	\$345,466,753	\$3,454,668	\$3,454,668	\$3,454,668
2019	\$195,302,986	\$94,566,375	\$25,951,194	\$12,409,110	\$3,634,621	\$14,097,924	\$4,229,377	\$5,639,169	\$355,830,756	\$3,558,308	\$3,558,308	\$3,558,308
2020	\$201,162,076	\$97,403,367	\$26,729,729	\$12,781,383	\$3,743,660	\$14,520,861	\$4,356,258	\$5,808,345	\$366,505,679	\$3,665,057	\$3,665,057	\$3,665,057
2021	\$207,196,938	\$100,325,468	\$27,531,621	\$13,164,825	\$3,855,969	\$14,956,487	\$4,486,946	\$5,982,595	\$377,500,849	\$3,775,008	\$3,775,008	\$3,775,008
2022	\$213,412,846	\$103,335,232	\$28,357,570	\$13,559,769	\$3,971,648	\$15,405,182	\$4,621,555	\$6,162,073	\$388,825,874	\$3,888,259	\$3,888,259	\$3,888,259
2023	\$219,815,231	\$106,435,289	\$29,208,297	\$13,966,562	\$4,090,798	\$15,867,337	\$4,760,201	\$6,346,935	\$400,490,651	\$4,004,907	\$4,004,907	\$4,004,907
2024	\$226,409,688	\$109,628,347	\$30,084,546	\$14,385,559	\$4,213,522	\$16,343,357	\$4,903,007	\$6,537,343	\$412,505,370	\$4,125,054	\$4,125,054	\$4,125,054
2025	\$233,201,979	\$112,917,198	\$30,987,082	\$14,817,126	\$4,339,927	\$16,833,658	\$5,050,097	\$6,733,463	\$424,880,531	\$4,248,805	\$4,248,805	\$4,248,805
2026	\$240,198,038	\$116,304,714	\$31,916,695	\$15,261,640	\$4,470,125	\$17,338,668	\$5,201,600	\$6,935,467	\$437,626,947	\$4,376,269	\$4,376,269	\$4,376,269
2027	\$247,403,979	\$119,793,855	\$32,874,196	\$15,719,489	\$4,604,229	\$17,858,828	\$5,357,648	\$7,143,531	\$450,755,756	\$4,507,558	\$4,507,558	\$4,507,558
Total for 22 years (2006-2027)										\$6,586,829,767	\$65,868,298	\$65,868,298
2006 NPV @ 4%											\$38,986,596	\$38,986,596

Exhibit P

Estimated City Hotel Occupancy Tax and Business Personal Property Tax from the Reinvestment Zone

Assumptions:

Date of City receipt of Hotel Occupancy Tax may lag date of earning by 3-4 months.

BPP Tax receipts generally occur 12-13 months after appraisal. Appraisals are for Jan. 1 of the year indicated.

Commercial development includes retail, office, and hotel projects.

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
		City Hotel Occupancy Tax			City BPP Tax			Total	
		Annual Room Receipts If 2007 ADR = \$120 Inflation = 3% Guest Rooms Occupancy = 70%			Estimated City Hotel Occupancy Tax @ 9.00% Estimated Square Feet New Commercial Development Estimated City BPP Tax @ \$20 per SF Commercial			Total Estimated City Hotel and BPP Tax	
Year									
Base	2005	0	\$0		\$0	0	\$0	\$0	
1	2006	0	\$0		\$0	0	\$0	\$0	
2	2007	0	\$0		\$0	286,540	\$43,781	\$43,781	
3	2008	0	\$0		\$0	859,621	\$135,282	\$135,282	
4	2009	220	\$7,155,983		\$644,038	1,311,161	\$212,533	\$856,571	
5	2010	220	\$7,370,662		\$663,360	1,398,661	\$233,518	\$896,877	
6	2011	220	\$7,591,782		\$683,260	1,503,661	\$258,580	\$941,840	
7	2012	220	\$7,819,535		\$703,758	1,503,661	\$266,337	\$970,095	
8	2013	220	\$8,054,122		\$724,871	1,503,661	\$274,327	\$999,198	
9	2014	220	\$8,295,745		\$746,617	1,503,661	\$282,557	\$1,029,174	
10	2015	220	\$8,544,618		\$769,016	1,503,661	\$291,034	\$1,060,049	
11	2016	220	\$8,800,956		\$792,086	1,766,161	\$352,096	\$1,144,182	
12	2017	220	\$9,064,985		\$815,849	1,766,161	\$362,659	\$1,178,507	
13	2018	220	\$9,336,934		\$840,324	1,856,161	\$392,573	\$1,232,897	
14	2019	220	\$9,617,042		\$865,534	1,856,161	\$404,350	\$1,269,884	
15	2020	220	\$9,905,554		\$891,500	1,856,161	\$416,481	\$1,307,981	
16	2021	220	\$10,202,720		\$918,245	1,856,161	\$428,975	\$1,347,220	
17	2022	220	\$10,508,802		\$945,792	1,856,161	\$441,845	\$1,387,637	
18	2023	220	\$10,824,066		\$974,166	1,856,161	\$455,100	\$1,429,266	
19	2024	220	\$11,148,788		\$1,003,391	1,856,161	\$468,753	\$1,472,144	
20	2025	220	\$11,483,251		\$1,033,493	1,856,161	\$482,815	\$1,516,308	
21	2026	220	\$11,827,749		\$1,064,497	1,856,161	\$497,300	\$1,561,797	
22	2027	220	\$12,182,582		\$1,096,432	1,856,161	\$512,219	\$1,608,651	
Total for 22 Years		-	\$179,735,876		\$16,176,229	-	\$7,213,113	\$23,389,342	
2006 NPV @ 4%		-	-		\$9,602,293	-	\$4,250,165	\$13,852,458	

Exhibit Q

Estimated Annual DISD Real Property and Business Personal Property Tax from the Reinvestment Zone

Assumptions:

Estimated assessed values and captured appraised values are from a separate schedule.
Taxes are levied in September following the appraisal date. Collections occur in the next fiscal year.
Tax rates are for 2005, although actual rates will vary annually.
Texas school district property tax rates may be reduced by legislative or judicial actions.
This schedule depicts DISD real property and business personal property tax benefits only and does not take into account the effect of state recapture provisions.
The "Park Lane" development is assumed 25% complete by 1/1/2007, 75% complete by 1/1/2008, and 100% complete by 1/1/2009

(a) (b) (c) (d) (e) (f)

DISD Real Property Tax					DISD BPP Tax	DISD Total Tax
Appraisal on January 1,	Estimated Total Assessed Value	Estimated Increase in Assessed Real Property (Captured Appraised Value)	Estimated Total RP Tax @	Estimated Square Feet New Commercial Development	Estimated Total BPP Tax @	Estimated Total DISD Tax from Zone Retained
			\$1.68836		\$20	
			per \$100		per SF Commercial	
2005	\$161,270,320					
2006	\$162,991,436	\$1,721,116	\$29,059	0	\$0	\$29,059
2007	\$193,671,430	\$32,401,110	\$547,047	286,540	\$99,659	\$646,707
2008	\$353,160,818	\$191,890,498	\$3,239,802	859,621	\$307,947	\$3,547,750
2009	\$442,013,886	\$280,743,566	\$4,739,962	1,311,161	\$483,797	\$5,223,759
2010	\$459,535,474	\$298,265,154	\$5,035,790	1,398,661	\$531,565	\$5,567,355
2011	\$474,906,278	\$313,635,958	\$5,295,304	1,503,661	\$588,615	\$5,883,919
2012	\$483,358,136	\$322,087,816	\$5,438,002	1,503,661	\$606,273	\$6,044,275
2013	\$490,608,508	\$329,338,188	\$5,560,414	1,503,661	\$624,461	\$6,184,876
2014	\$499,494,220	\$338,223,900	\$5,710,437	1,503,661	\$643,195	\$6,353,632
2015	\$506,986,633	\$345,716,313	\$5,836,936	1,503,661	\$662,491	\$6,499,427
2016	\$533,070,955	\$371,800,635	\$6,277,333	1,766,161	\$801,489	\$7,078,822
2017	\$541,067,019	\$379,796,699	\$6,412,336	1,766,161	\$825,534	\$7,237,869
2018	\$557,113,107	\$395,842,787	\$6,683,251	1,856,161	\$893,629	\$7,576,881
2019	\$565,469,803	\$404,199,483	\$6,824,342	1,856,161	\$920,438	\$7,744,781
2020	\$573,951,850	\$412,681,530	\$6,967,550	1,856,161	\$948,051	\$7,915,601
2021	\$582,561,128	\$421,290,808	\$7,112,905	1,856,161	\$976,493	\$8,089,398
2022	\$591,299,545	\$430,029,225	\$7,260,441	1,856,161	\$1,005,788	\$8,266,229
2023	\$600,169,038	\$438,898,718	\$7,410,190	1,856,161	\$1,035,961	\$8,446,152
2024	\$609,171,574	\$447,901,254	\$7,562,186	1,856,161	\$1,067,040	\$8,629,226
2025	\$618,309,147	\$457,038,827	\$7,716,461	1,856,161	\$1,099,051	\$8,815,512
2026	\$627,583,785	\$466,313,465	\$7,873,050	1,856,161	\$1,132,023	\$9,005,073
2027	\$636,997,541	\$475,727,221	\$8,031,988	1,856,161	\$1,165,984	\$9,197,972
Total for 22 years (2006-2027)			\$127,564,787	-	\$16,419,485	\$143,984,272
2006 NPV @ 4%			\$76,984,542	-	\$9,674,813	\$86,659,355

Appendix A

2005 Schedule for Dallas Area Median Income 80% of Median Affordable Housing Schedule

Note: This schedule is updated annually and the current year's schedule should be consulted when determining affordable housing standards. Source: City of Dallas Housing Department

Median Income for Family of Four (4) for Dallas Area, 2005: \$65,100

<u>Family Size</u>	<u>80% of Median Income</u>
--------------------	-----------------------------

1 person	\$37,240
2	\$42,560
3	\$47,880
4	\$53,200
5	\$57,456

<u>Unit Type</u>	<u>*30% of 80% of Median Income</u>	<u>Utility Allowance</u>	<u>Monthly Maximum Rent</u>
Efficiency	\$ 931.00	minus \$48 =	\$ 883.00
1 Bedroom	\$ 998.00	minus \$59 =	\$ 939.00
2	\$1,197.00	minus \$76 =	\$1,121.00
3	\$1,383.00	minus \$88 =	\$1,295.00

*These rents assume 1.5 persons per bedroom

The maximum rent and other required payments, including Monthly Utility Expenses, for an affordable unit is limited to no more than 30% of the qualifying income; not to exceed the Maximum Rent by family size specified above as adjusted annually for changes in the Dallas Area Median Income. Monthly Utility Expenses for qualifying units must be calculated in accordance with the HUD requirements.

If reliable utility cost estimates are available for a specific unit, they should be used. The estimates shown in the column referred to as "utility allowance" may be used when the only characteristics known about a unit are its number of bedrooms. These estimates are based on HUD Section 8 utility allowances. Actual allowances assume (1) units are electric (2) garbage collection is included in rent (3) range and refrigerator are provided by apartment owner.

Appendix B

Real Property Accounts in the Vickery Meadow TIF District

DCAD Account #	Exempt	Address	Apt	Improvements	Land	Total Value	Taxable Value
00000366817000000		7024 FAIR OAKS		\$75,080	\$124,800	\$199,880	\$199,880
00000366820000000		8447 PARK		\$428,980	\$244,220	\$673,200	\$673,200
00000366823000000		7020 FAIR OAKS		\$230,950	\$249,600	\$480,550	\$480,550
00000366826000000		8447 PARK		\$0	\$113,330	\$113,330	\$113,330
00000366829000000		7014 FAIR OAKS		\$293,950	\$112,030	\$405,980	\$405,980
00000366832000000		7010 FAIR OAKS		\$0	\$68,400	\$68,400	\$68,400
00000366839500000		8420 PARK		\$164,360	\$517,180	\$681,540	\$681,540
00000366985000000	X	5806 RIDGECREST		\$5,770	\$262,500	\$268,270	\$0
00000366988000000		6914 HOLLY HILL		\$0	\$315,600	\$315,600	\$315,600
00000366995000000		6950 GREENVILLE		\$121,830	\$712,500	\$834,330	\$834,330
00000366996000000		6940 GREENVILLE		\$18,280	\$576,460	\$594,740	\$594,740
00000367000000000		6918 GREENVILLE		\$48,000	\$152,000	\$200,000	\$200,000
00000367006000000		6910 GREENVILLE		\$0	\$37,150	\$37,150	\$37,150
00000367022000000		8219 PARK		\$0	\$110,800	\$110,800	\$110,800
00000367024000000		8227 PARK		\$231,190	\$272,000	\$503,190	\$503,190
00000367036000000		8231 PARK		\$92,730	\$528,470	\$621,200	\$621,200
00000367039000000		8255 PARK		\$521,220	\$300,000	\$821,220	\$821,220
00000367063500000		5830 RIDGECREST		\$601,220	\$220,000	\$821,220	\$821,220
00000367064000000		8309 PARK		\$527,030	\$280,500	\$807,530	\$807,530
00000367082000000		8347 PARK		\$387,960	\$472,540	\$860,500	\$860,500
00000367123000000		6935 GREENVILLE		\$0	\$20,000	\$20,000	\$20,000
00000367126000000	X	6909 GREENVILLE		\$0	\$24,820	\$24,820	\$0
00000367403000000		6855 GREENVILLE		\$0	\$58,320	\$58,320	\$58,320
00000367411000000		6867 GREENVILLE		\$103,740	\$57,060	\$160,800	\$160,800
00000367417000000		5700 E NORTHWEST		\$0	\$1,211,470	\$1,211,470	\$1,211,470
00000367420000000		6868 GREENVILLE		\$25,040	\$26,580	\$51,620	\$51,620
00000367424000000		6862 GREENVILLE		\$106,230	\$164,640	\$270,870	\$270,870
00000367426100000		6852 GREENVILLE		\$1,260	\$98,600	\$99,860	\$99,860
00000367429000000		6850 GREENVILLE		\$33,510	\$171,480	\$204,990	\$204,990
00000367432000000		6848 GREENVILLE		\$4,800	\$565,200	\$570,000	\$570,000
00000367438000000		6826 GREENVILLE		\$143,870	\$507,000	\$650,870	\$650,870
00000367441000000		6818 GREENVILLE		\$22,000	\$175,000	\$197,000	\$197,000
00000367444000000		6810 GREENVILLE		\$49,040	\$385,960	\$435,000	\$435,000
00000367450000000		6790 GREENVILLE		\$203,590	\$400,520	\$604,110	\$604,110
00000367453000000		6782 GREENVILLE		\$0	\$412,420	\$412,420	\$412,420
00000367457000000		6778 GREENVILLE		\$95,510	\$420,260	\$515,770	\$515,770
00000367459000000		6770 GREENVILLE		\$510	\$387,520	\$388,030	\$388,030
00000367468000000	X	6742 GREENVILLE		\$190,150	\$421,720	\$611,870	\$0
00000367474000000		5701 E NORTHWEST		\$1,859,220	\$1,340,780	\$3,200,000	\$3,200,000
00000367481000000		6867 SHADY BROOK		\$489,700	\$334,020	\$823,720	\$823,720
00000367492000000		6886 TWIN HILLS		\$0	\$523,600	\$523,600	\$523,600
00000367528000000		6770 TWIN HILLS		\$17,120	\$195,000	\$212,120	\$212,120
00000367531000000		6758 TWIN HILLS		\$212,300	\$291,530	\$503,830	\$503,830
00000367534000000		5811 BLACKWELL		\$204,160	\$211,090	\$415,250	\$415,250
00000367537000000		6744 TWIN HILLS		\$0	\$81,250	\$81,250	\$81,250
00000367543000000		5801 E NORTHWEST		\$1,872,000	\$3,668,400	\$5,540,400	\$5,540,400
00000367573500000		5918 RIDGECREST		\$1,043,710	\$406,290	\$1,450,000	\$1,450,000
00000367576500000		8350 PARK		\$1,075,520	\$374,480	\$1,450,000	\$1,450,000
00000367592000000		8330 PARK	101	\$18,910	\$7,750	\$26,660	\$26,660
00000367592050000		8330 PARK	102	\$18,750	\$7,330	\$26,080	\$26,080
00000367592100000		8330 PARK	103	\$18,500	\$7,580	\$26,080	\$26,080
00000367592150000		8330 PARK	104	\$18,500	\$7,580	\$26,080	\$26,080
00000367592200000		8330 PARK	105	\$18,500	\$7,580	\$26,080	\$26,080
00000367592250000		8330 PARK	106	\$18,500	\$7,580	\$26,080	\$26,080

Appendix B

Real Property Accounts in the Vickery Meadow TIF District (continued)

DCAD Account #	Exempt	Address	Apt	Improvements	Land	Total Value	Taxable Value
00000367592300000		8330 PARK	107	\$15,050	\$7,580	\$22,630	\$22,630
00000367592350000		8330 PARK	108	\$18,500	\$7,580	\$26,080	\$26,080
00000367592400000		8330 PARK	109	\$18,500	\$7,580	\$26,080	\$26,080
00000367592450000		8330 PARK	110	\$18,500	\$7,580	\$26,080	\$26,080
00000367592500000		8330 PARK	111	\$18,500	\$7,580	\$26,080	\$26,080
00000367592550000		8330 PARK	112	\$18,460	\$7,560	\$26,020	\$26,020
00000367592600000		8330 PARK	201	\$17,840	\$7,310	\$25,150	\$25,150
00000367592650000		8330 PARK	202	\$17,900	\$7,330	\$25,230	\$25,230
00000367592700000		8330 PARK	203	\$17,900	\$7,330	\$25,230	\$25,230
00000367592750000		8330 PARK	204	\$17,900	\$7,330	\$25,230	\$25,230
00000367592800000		8330 PARK	205	\$17,900	\$7,330	\$25,230	\$25,230
00000367592850000		8330 PARK	206	\$1,330	\$7,330	\$8,660	\$8,660
00000367592900000		8330 PARK	207	\$17,820	\$7,300	\$25,120	\$25,120
00000367592950000		8330 PARK	208	\$17,000	\$6,960	\$23,960	\$23,960
00000367597000000	X	8320 PARK		\$764,460	\$300,000	\$1,064,460	\$0
00000367603000000		6866 SHADY BROOK		\$361,930	\$360,000	\$721,930	\$721,930
00000368155000000		8502 PARK		\$14,250	\$51,450	\$65,700	\$0
00000368203000000		6003 RIDGECREST		\$798,990	\$161,010	\$960,000	\$960,000
00000404860000000		8750 N CENTRAL		\$34,876,240	\$6,123,760	\$41,000,000	\$41,000,000
00000404886500000		9100 N CENTRAL		\$10,376,680	\$8,757,370	\$19,134,050	\$19,134,050
005197000519A0000		8209 PARK		\$232,640	\$529,500	\$762,140	\$762,140
005198000A0010000		6919 GREENVILLE		\$361,750	\$565,250	\$927,000	\$927,000
005201001013B0000	X	8169 PARK		\$0	\$3,836,900	\$3,836,900	\$0
005201001013B0100		7000 GREENVILLE		\$0	\$231,560	\$231,560	\$231,560
005201001018A0000		6881 GREENVILLE		\$399,160	\$780,280	\$1,179,440	\$1,179,440
005201001021A0000		6855 GREENVILLE		\$11,400	\$68,600	\$80,000	\$80,000
005202001113A0100		6750 GREENVILLE		\$0	\$20,130	\$20,130	\$20,130
005202001113B0000		6750 GREENVILLE		\$568,760	\$657,410	\$1,226,170	\$1,226,170
005203001202B0000		8224 PARK		\$2,306,820	\$1,031,370	\$3,338,190	\$3,338,190
005203001203A0000		8282 PARK		\$1,121,230	\$6,867,550	\$7,988,780	\$7,988,780
005203001205A0000		6860 TWIN HILLS		\$1,033,940	\$963,170	\$1,997,110	\$1,997,110
005203001205A0100		6860 TWIN HILLS		\$0	\$141,400	\$141,400	\$141,400
005204001306A0000		8336 PARK		\$0	\$36,590	\$36,590	\$36,590
005456000A01A0000		8080 PARK		\$23,431,250	\$8,267,340	\$31,698,590	\$31,698,590
005456000A03A0000		8800 N CENTRAL		\$5,682,540	\$9,148,130	\$14,830,670	\$14,830,670
00000367549000000		6727 SHADY BROOK		\$1,193,720	\$590,280	\$1,784,000	\$1,784,000
00000368316000000		6036 RIDGECREST		\$2,861,070	\$656,000	\$3,517,070	\$3,517,070
Total							<u>\$161,270,320</u>

The total base taxable appraised value of real property within the Vickery Meadow TIF District's original zone for tax year 2005 was \$161,270,320. The City will monitor property with different base years separately. Taxable values may vary by taxing jurisdiction due to different exemption levels.

Appendix C

2014 Real Property Accounts – Vickery Meadow TIF District Boundary Amendment

The amendment to increase the District's geographic area consists of the following properties:

DCAD Account #	Exempt	Address	Apt	Improvements	Land	Total Value	Taxable Value
00000367693000000		5905 E Northwest Hwy		\$700,300	\$299,700	\$1,000,000	\$1,000,000
00000367690000000		5915 E Northwest Hwy		\$0	\$792,180	\$792,180	\$792,180
00000394894000000		5929 E Northwest Hwy		\$78,850	\$1,324,280	\$1,403,130	\$1,403,130
00000367699000000		6730 Shady Brook Ln		\$0	\$313,460	\$313,460	\$313,460
Total							\$3,508,770

The City will monitor property with difference base years separately. Taxable values may vary by taxing jurisdiction due to different exemption levels.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 2, 7, 14

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 45 G H L M R 46 J K N P

SUBJECT

Authorize a public hearing to be held on September 10, 2014, to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District) to: **(1)** increase geographic area to add traditional core area of Deep Ellum (approximately 51.0 acres); **(2)** increase the budget of the Deep Ellum TIF District from \$27,162,083 NPV (\$51,706,392 total dollars) to \$29,992,935 NPV (\$57,641,077 total dollars), an increase of \$2,830,852 NPV (\$5,934,685 in total estimated collections); and **(3)** make corresponding modifications to the Deep Ellum TIF District Project Plan & Reinvestment Zone Financing Plans amending Ordinance No. 26043, approved June 22, 2005, as amended and 26304 approved April 2, 2006 as amended - Financing: No cost consideration to the City

BACKGROUND

A public hearing is required any time the boundaries or budget of an existing TIF District is expanded.

This action authorizes calling a public hearing to be held on September 10, 2014, to hear comments on the following proposed amendments to Deep Ellum TIF District (the District) and its Project and Reinvestment Zone Financing Plans to:

1. Increase the geographic area of the district by to add the tradition core area of Deep Ellum (approximately 51.0 acres);
2. Increase the budge of the Deep Ellum TIF District from \$27,162,083 NPV (\$51,706,392 total dollars) to \$29,992,935 NPV (\$57,641,077 total dollars), an increase of \$2,830,852 NPV (\$5,934,685 in estimated total collections); and
3. Make corresponding modifications to the Deep Ellum TIF District's budget and Project and Reinvestment Zone Financing Plans.

BACKGROUND (Continued)

When the Deep Ellum TIF District was initially established, property ownership in the core district was very diverse. Prospects for redevelopment of these properties were limited without consolidation of ownership. Recently, property ownership was consolidated. The new owner developed a redevelopment plan for the core district that can be implemented with the financial support from the Deep Ellum TIF District. This amendment allows consideration of future TIF funding requests for the Deep Ellum core area.

On September 10, 2014, following the public hearing, the requested amendments will be considered by City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2005, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Twelve, (Deep Ellum TIF District) by Ordinance No. 26043, as amended.

On April 12, 2006, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District); and authorized a participation agreement with Dallas County for the Deep Ellum TIF District by Ordinance No. 26304, as amended.

On April 9, 2008, City Council authorized amendments to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Twelve, (Deep Ellum TIF District) to amend the boundaries of the Deep Ellum TIF District to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres bringing the total amount of property in the Deep Ellum TIF District to 159 acres.

On June 22, 2011, City Council authorized amendments to the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan to amend and the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Twelve, City of Dallas, Texas ("Deep Ellum TIF District") in accordance with the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code, Chapter 311, hereafter the "Act"), to change the name of the Latino Cultural Center Improvements budget category to Latino Cultural Center Area Improvements; to modify eligible activities under the Latino Cultural Center Area Improvements category to include infrastructure improvements, environmental remediation and demolition actions needed to promote private development adjacent to the Latino Cultural center; to include the proposed development plan for the City Lights project as part of the Deep Ellum TIF plan and provide for a directed sale of City surplus property, two tracts of land containing a total of approximately 83,478 square feet, located at the intersection of Live Oak and Cantegral Streets, Block 289, Dallas County, Texas, to the proposed City Lights development to implement this component of the plan; and related other minor changes.

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

On June 9, 2013, the Deep Ellum TIF District Board of Directors reviewed and recommended approval of amendments to Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District) and the Project and Reinvestment Zone Financing Plans for the Deep Ellum TIF District to: (1) increase geographic area to add traditional core area of Deep Ellum (approximately 51.0 acres); (2) increase the budget of the Deep Ellum TIF District from \$27,162,083 NPV (\$51,706,392 total dollars) to \$29,992,935 NPV (\$57,641,077 total dollars), an increase of \$2,830,852 NPV (\$5,934,685 in total estimated collections); and (3) make corresponding modifications to the Deep Ellum TIF District Project Plan & Reinvestment Zone Financing Plans amending Ordinance No. 26043, approved June 22, 2005, as amended and 26304 approved April 2, 2006 as amended.

On August 18, 2014, a briefing was presented to the Economic Development Committee regarding the Deep Ellum Plan Amendment.

FISCAL INFORMATION

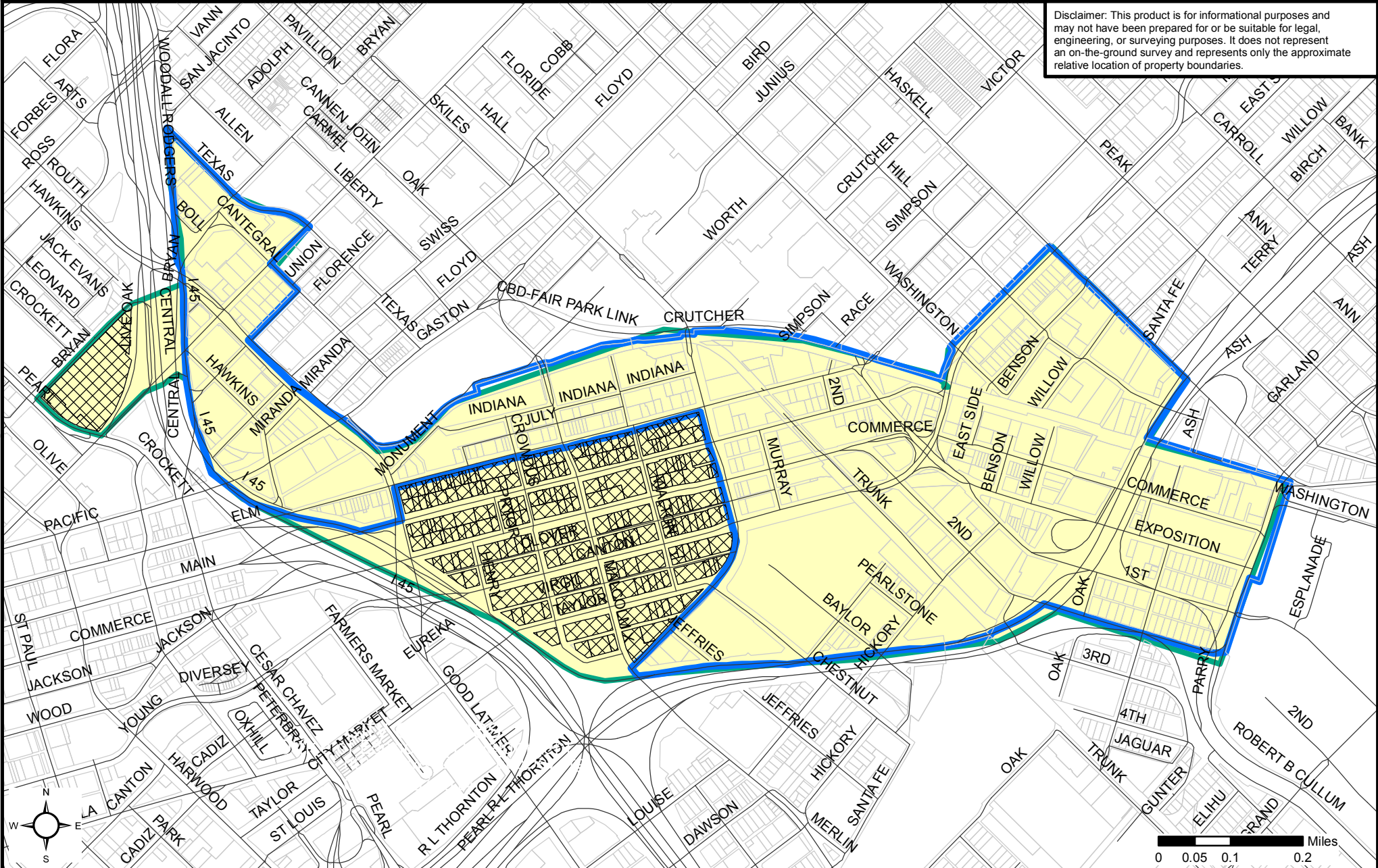
No cost consideration to the City

MAP

Attached.

Deep Ellum TIF Proposed Boundary Amendment 2014

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



City of Dallas

Office of Economic Development
<http://www.Dallas-EcoDev.org>
 Created 5/2014

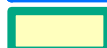
Legend



DEPID_Proposed Boundary Additions 2014



Deep Ellum TIF



Deep Ellum TIF_2014 proposed additions

August 27, 2014

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

WHEREAS, City Council authorized Ordinance No. 26043, on June 8, 2005, as amended, which created Tax Increment Financing Reinvestment Zone Number Twelve, City of Dallas, Texas (the "Deep Ellum TIF District") in accordance with V.T.C.A. Tax Code, Chapter 311 ("Act"), as amended; and

WHEREAS, City Council authorized Ordinance No. 26304, on April 12, 2006, as amended, approving the Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District; and

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

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

WHEREAS, the Deep Ellum TIF District Board of Directors recommended approval of the following amendments to the Deep Ellum TIF District's Project and Reinvestment Zone Financing Plans to: (1) increase geographic area to add traditional core area of Deep Ellum (approximately 51.0 acres); (2) increase the budget of the Deep Ellum TIF District from \$27,162,083 NPV (\$51,706,392 total dollars) to \$29,992,935 NPV (\$57,641,077 total dollars), an increase of \$2,830,852 NPV (\$5,934,685 in total estimated collections); and (3) make corresponding modifications to the Deep Ellum TIF District Project Plan & Reinvestment Zone Financing Plans amending Ordinance No. 26043, approved June 22, 2005, as amended and 26304 approved April 2, 2006 as amended.

NOW, THEREFORE,

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

Section 1. That a public hearing shall be held at 1:00 p.m. on September 10, 2014, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against an amendment to increase the budget and area of the Deep Ellum TIF District.

August 27, 2014

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

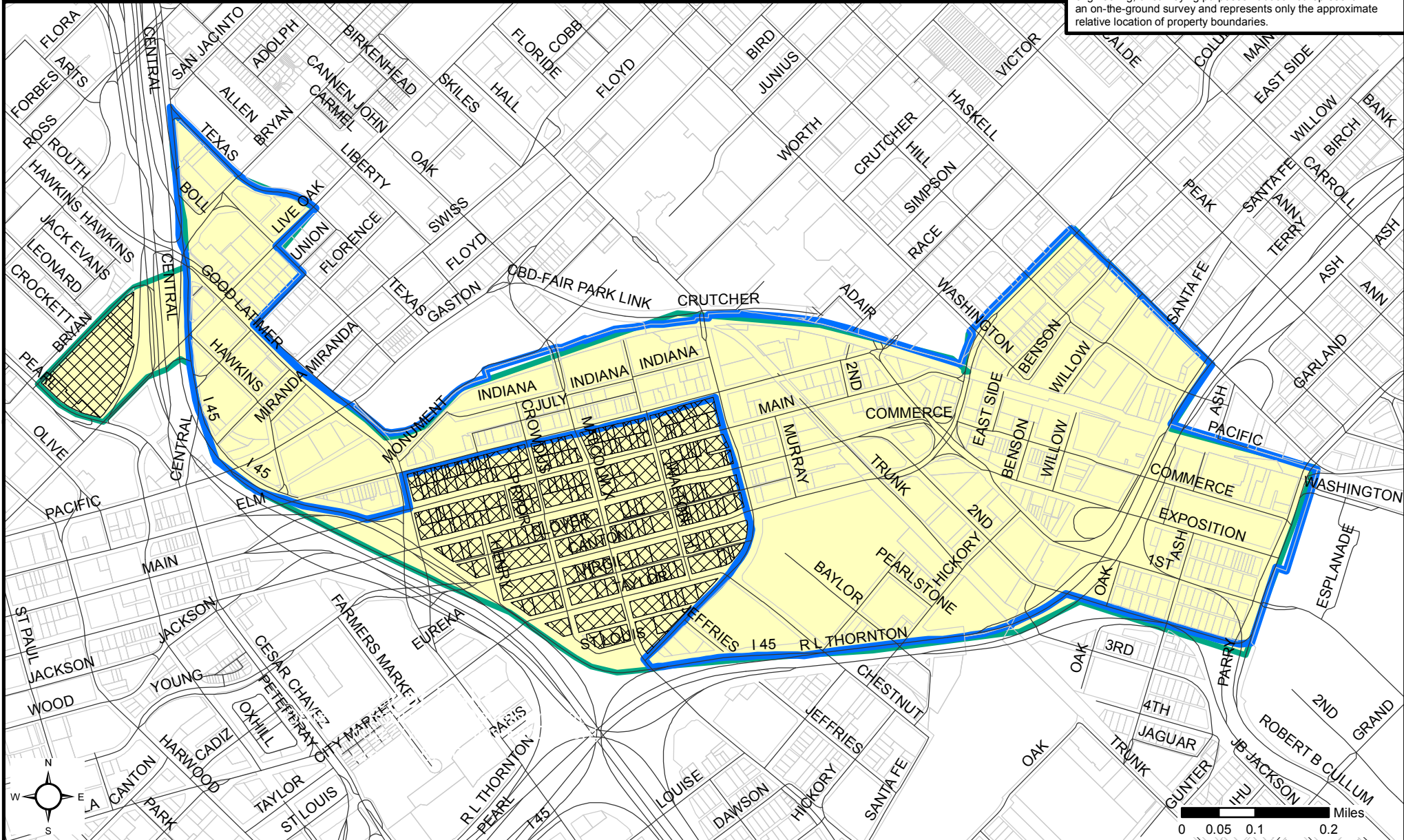
Section 3. That after the public hearing is closed; City Council shall consider an ordinance amending Ordinance Nos. 26043 and 26304, as amended, to (1) increase geographic area to add traditional core area of Deep Ellum (approximately 51.0 acres); (2) increase the budget of the Deep Ellum TIF District from \$27,162,083 NPV (\$51,706,392 total dollars) to \$29,992,935 NPV (\$57,641,077 total dollars), an increase of \$2,830,852 NPV (\$5,934,685 in total estimated collections); and (3) make corresponding modifications to the Deep Ellum TIF District Project Plan & Reinvestment Zone Financing Plans amending Ordinance No. 26043, approved June 22, 2005, as amended and 26304 approved April 2, 2006 as amended; attached here to as **(Exhibit B)**.

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

Deep Ellum TIF Proposed Boundary Amendment 2014

Exhibit A

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



City of Dallas

Office of Economic Development
<http://www.Dallas-EcoDev.org>
 Created 5/2014

Legend



DEPID_Proposed Boundary Additions 2014



Deep Ellum TIF



Deep Ellum TIF_2014 proposed additions

DEEP ELLUM

TAX INCREMENT FINANCING DISTRICT



PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN

**APRIL 12, 2006
AMENDED APRIL 9, 2008
AMENDED JUNE 22, 2011
AMENDED SEPTEMBER 10, 2014**

Acknowledgements

The Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan was prepared by the City of Dallas, Office of Economic Development, based on a preliminary plan prepared by Stein Planning and Management. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

Original Plan - 2006

City of Dallas

Mary Suhm	City Manager
Ryan Evans	Assistant City Manager
Karl Zavitskovsky	Director, Office of Economic Development
Hammond Perot	Asst. Director, Office of Economic Development
Karl Stundins	Area Redevelopment Manager, Office of Economic Development
Sue Hounsel	Senior Coordinator, Office of Economic Development
David Levitan	Economic Development Analyst, Office of Economic Development
Barbara Martinez	Assistant City Attorney, City Attorney's Office
Ian Fredrickson	Assistant City Attorney, City Attorney's Office

Dallas City Council

Mayor Laura Miller	James L. Fantroy
Mayor Pro Tem Donald W. Hill	Gary Griffith
Deputy Mayor Pro Tem Dr. Elba Garcia	Bill Blaydes
Pauline Medrano	Linda Koop
Ed Oakley	Ron Natinsky
Dr. Maxine Thornton-Reese	Mitchell Rasansky
Steve Salazar	Angela Hunt
Leo V. Chaney, Jr.	

Deep Ellum TIF District Board of Directors

City of Dallas	Laura Zane Aveton
	Brian Barton
	Herbert Goodman
	John Miller
	John Tatum
Dallas County	Rick Loessberg
Dallas Independent School District	Larry Oliver
	David Rastellini

Other

Barry Annino	Deep Ellum Foundation
Kenneth Carlson	Westdale Asset Management
Mark Stein	Stein Planning and Management

City of Dallas

A.C. Gonzalez
Ryan S. Evans
Karl Zavitkovsky
J. Hammond Perot
Karl Stundins

Amanda Popken
Jon Hubach

Barbara Martinez
Sarah Hasib

City Manager
Assistant City Manager
Director, Office of Economic Development
Asst. Director, Office of Economic Development
Area Redevelopment Manager, Office of Economic Development
Research Analyst, Deep Ellum TIF
Economic Development Analyst, Office of Economic Development
Assistant City Attorney, City Attorney's Office
Assistant City Attorney, City Attorney's Office

Dallas City Council

Mayor Mike Rawlings
Scott Griggs
Adam Medrano
Vonciel Jones Hill
Dwayne R. Caraway
Rick Callahan
Deputy Mayor Pro Tem
Monica R. Alonzo

Carolyn R. Davis
Mayor Pro Tem Tennell Atkins
Sheffie Kadane
Jerry R. Allen
Lee M. Kleinman
Sandy Greyson
Jennifer Staubach Gates
Philip T. Kingston

Deep Ellum TIF District Board of Directors

City of Dallas

Charles Shelburne
Gen Dennis
Herbert Goodman
Chase Evans
Joseph O'Brien
Chuck Hixson

Dallas County

Rick Loessberg

Other

Barry Annino
Scott Rohrman

Deep Ellum Foundation
42 Realty

Table of Contents

I. Section 1 – Project Plan

Background	4
TIF District Map	
Existing Conditions	
Development Goals and Objectives	10
Anticipated Development Projects	
Description of Deep Ellum TIF District	14
Existing Uses	
Existing Zoning	
Market Feasibility	18
TIF District Policy Considerations	19

II. Section 2 – Project Plan Improvements

Project Plan Improvements	20
Public Improvement Plan	22
Planned Private Development	23
Conceptual Renderings	
Conceptual Site Study	

III. Section 3 – Financing Plan

Financing Plan	26
TIF Public Improvement Budget	
Financing Method	
Expected Revenues	
Anticipated Development Projects	
Comparable Developments	
Annual Real Property Appraisals to the TIF Fund	
Financial Assumptions	33
Financial Feasibility	33
Financial Policies	34
Other Financial Benefits	35
Sales Tax	
Hotel Occupancy Tax	
Business Personal Property Tax	
DISD Taxes	
2007 DCAD Real Property Accounts Added	

IV. Appendix A

2005 DCAD Real Property Accounts	41
----------------------------------	----

Section 1: Project Plan

Background

The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, promote transit oriented development, improve the historic core area of Deep Ellum, implement appropriate urban design standards to differentiate and brand the area, and improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area and improve the urban fabric and connections between Central Expressway and Fair Park. Strengths of the District include a mix of unique and historic buildings that create an identifiable district, adjacency to three DART light rail stations and proximity to Downtown Dallas, the Arts District, Dallas Farmers Market, Baylor Medical Center, and Fair Park. See **Exhibit A** for a map of the Deep Ellum TIF District. The original boundaries of the District contain approximately 157 acres, not counting public right-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land located within the 2005 boundaries included approximately 123.8 acres.

The boundaries of the Deep Ellum TIF District were amended in April 2008 to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres. This boundary amendment was initiated to promote new development and increased urban density near the Latino Cultural Center and nearby the Deep Ellum DART Light Rail station.

The boundaries of the Deep Ellum TIF District were amended again in 2014 to include the core area of Deep Ellum – Main, Commerce and Elm Streets between IH-45 and Hall Street and the Old Dallas High School site. The acreage of the added area is approximately 51.0 acres, not including public right-of-way and is valued at approximately \$69,578,016. Property ownership in this area changed significantly since 2012 and new property owners have indicated a willingness to make a sizable financial investment in the area subject to the availability of future TIF funding.

This boundary amendment was initiated to encourage reinvestment in the core buildings and venues that give Deep Ellum and the southeastern section of downtown its identity, encourage redevelopment and increased development density on key sites, such as the Union Bankers parcel, extend private development to the eastern portion of the downtown area, and to encourage development or lease of parking facilities within the core area of Deep Ellum to better serve this entertainment/dining venues in the area. It is anticipated that TIF investment in this area will lead to significant redevelopment and

new development – approximately \$100,000,000 in new private investment is anticipated.

Photos of property in the District show deteriorated public infrastructure and building stock (see **Exhibit B**). Streets and utilities are now over 60 years old and require improvements. TIF funds are anticipated to be used to supplement General Obligation Bond funds in completing these necessary infrastructure upgrades in the area.

Many of the commercial structures in the District were developed prior to World War II. During the 1980's and 1990's, the area experienced revitalization and some warehouse and commercial buildings were renovated as residential and entertainment uses (see **Exhibit C**). Over the past twenty years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. Previously renovated buildings are also needing additional investment to remain competitive with other downtown area entertainment, dining and residential districts.

The Deep Ellum TIF District exhibits high commercial vacancy rates, deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. Extension of the boundaries of the Deep Ellum TIF District will enable the City of Dallas to address these market concerns and infrastructure needs over time.

DART has made a significant investment in the Deep Ellum TIF District with three light rail stations as part of the Southeast Corridor light rail line. The Deep Ellum Light Rail Station is located at Good Latimer Expressway, between Swiss Ave. and Gaston Avenue. The Baylor Light Rail Station is situated between Malcolm X Boulevard and Walton Street, near the Baylor Medical Center. The Fair Park Light Rail Station is located at the front door of Fair Park on Parry Avenue near 1st Avenue. These stations are projected to carry over 3,000 riders per weekday.

Exhibit A Deep Ellum TIF District Map

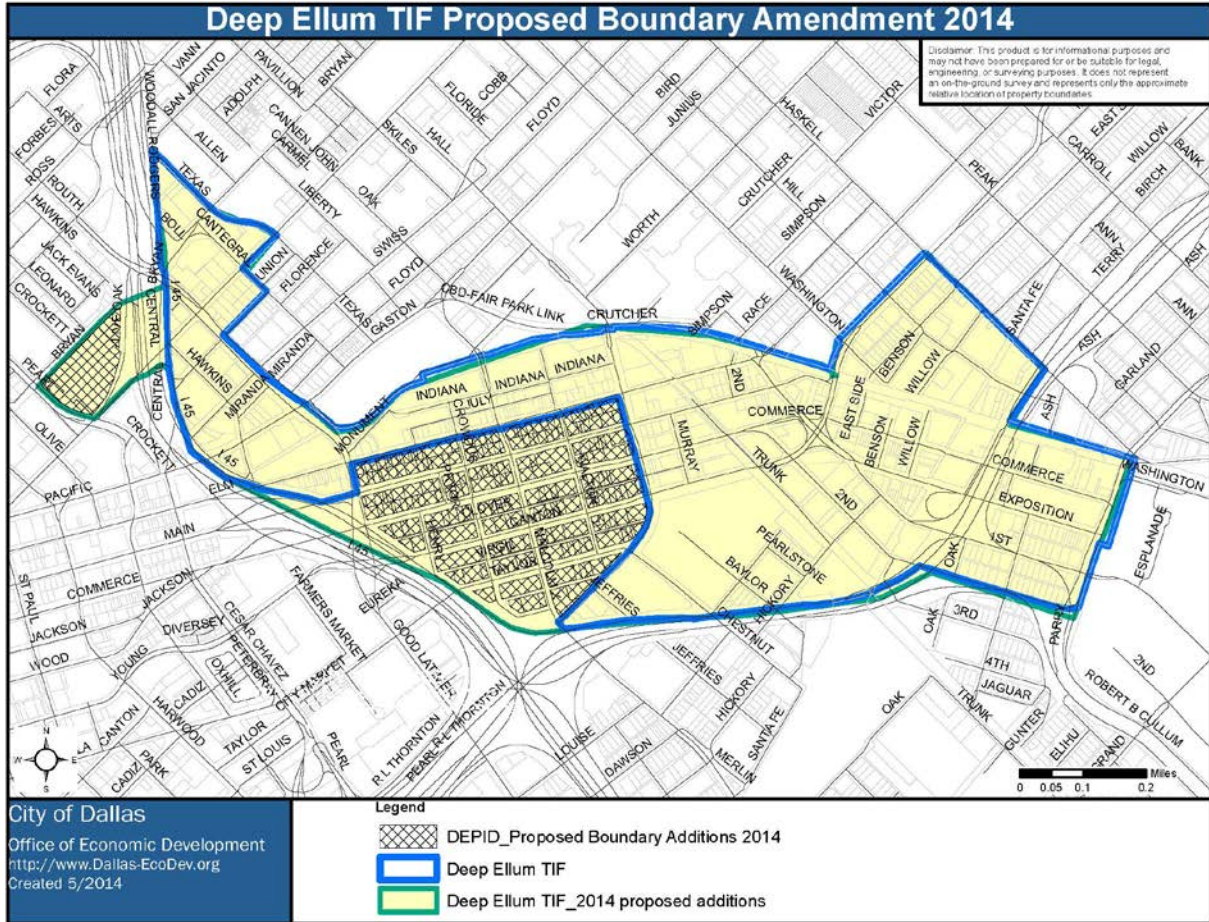


Exhibit B
Deep Ellum TIF District Existing Conditions
Underutilized Property

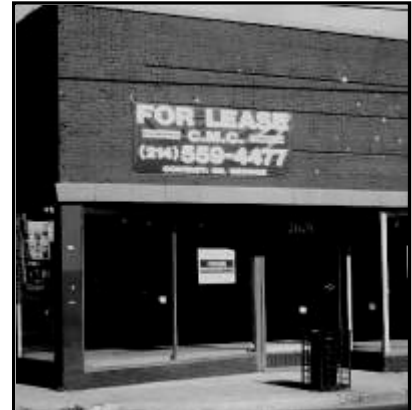


Exhibit C
Deep Ellum TIF District Existing Conditions
Redeveloped Property



In 2004, the Deep Ellum Foundation, a non-profit organization that oversees the Deep Ellum Public Improvement District, initiated the request for the City of Dallas to adopt a TIF Reinvestment Zone for the area. In response to these circumstances, the City Council, using the authority of the Tax Increment Financing Act (Chapter 311, Tax Code), approved Ordinance No. 26043 on June 22, 2005:

- Creating Tax Increment Financing Reinvestment Zone Number Twelve, (the “Deep Ellum TIF District”);
- Establishing the boundaries for the Deep Ellum TIF District;
- Adopting a preliminary project and financing plan; and
- Establishing a Board of Directors for the Deep Ellum TIF District

The Board of Directors includes six City Council appointees and one representative of another taxing jurisdiction (Dallas County).

The cost of redevelopment in the Deep Ellum area is an obstacle. Deteriorated buildings, hazardous materials, inadequate streets, sidewalks and utilities substantially impair the sound growth of this part of Dallas. Redevelopment of property in the Deep Ellum TIF District will require significant expenditures for environmental remediation, demolition, reconstruction of utility systems, roadways and streetscape improvements, improved pedestrian connections to the three DART light rail stations, façade restoration, and the addition of public open spaces.

The use of TIF funds will make it possible for this strategically located development area to compete with other sites where development is not hampered by environmental issues and deteriorated infrastructure.

The Deep Ellum Foundation initiated the planning process for the conversion of this area to a mixed-use, transit oriented neighborhood. Preliminary discussions with city staff included a broader definition of the Deep Ellum neighborhood. The project area initially excluded the portions of Deep Ellum which were substantially redeveloped in the 1980's and early 1990's. Property ownership in this area was consolidated between 2005 and 2014 making strategic redevelopment of the original core district of Deep Ellum a possibility.

Several potential projects are expected to commence during the first three years of the Deep Ellum TIF District. The development of the Ambrose Apartments and expansion of the Reel FX offices set the standard for additional redevelopment activity. Other prospective projects include the redevelopment of the Continental Gin building; the First Dr. Pepper building; the Knights of Pythias building and adjacent site; and other underutilized commercial and warehousing structures as well as tracts of vacant land in the District.

Many of these sites suffer from limited public improvements and require site re-configuration, new infrastructure, including utilities, and a local street and pedestrian accessibility network. The design and redevelopment of these sites and their connection to the three future DART light rail stations are important elements for the success of the redevelopment effort.

Design guidelines for the Deep Ellum TIF District were developed as part of the implementation program for the District. These design guidelines are a requirement for TIF funding. Projects requesting TIF funding are required to follow the established design process including review and recommendations related to design by the City's Peer Review Panel.

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

The total taxable appraised value of real property within the Deep Ellum TIF District as of September 30, 2005, according to the Dallas Central Appraisal District, was \$107,990,540. This is approximately 0.185% of the \$58,417,219,956 of taxable real property in the City of Dallas in 2005. The appraised value of real property in this and all other Dallas TIF reinvestment zones combined will remain significantly below the statutory maximum of 15%. In addition, the appraised value of real property in this and all other Dallas TIF reinvestment zones combined is below the maximum threshold of 5% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC).

The proposed duration of the Deep Ellum TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City's participation is 0% in 2006 and 2007 and increases to 85% in 2008 and thereafter. TIF collections will terminate once the TIF budget has been collected or December 31, 2027, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached by 2022, after sixteen years of collections.

Development Goals and Objectives

The following development goals meet the specific needs of the Deep Ellum TIF District:

- Goal 1 – To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District totaling approximately \$731 million. A list and map of anticipated development projects is attached (see **Exhibits D-1** and **D-2**).
- Goal 2 – To attract new private development in the Deep Ellum TIF District totaling approximately 650,000 square feet of retail space, 850,000 square feet of office/commercial space, 500 hotel rooms, and at least 3,500 new residential units including lofts, town homes and apartments.
- Goal 3 – To reach ridership at future DART light rail stations in the District averaging over 3,000 riders per weekday by 2025.
- Goal 4 – To improve access and connections to the DART light rail system within the District.
- Goal 5 – To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.
- Goal 6 – To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system in the District.
- Goal 7 – To generate approximately \$30.0 million (net present value) in increment over 20 years of collections.
- Goal 8 – To diversify retail and commercial uses in the District.
- Goal 9 – Encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

The following specific objectives set the framework for the planned public improvements within the Deep Ellum TIF District:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the Deep Ellum TIF District.

- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.
- Coordinate linkages with the three DART light rail stations located in the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus, the Old Dallas High School site, and Fair Park.
- Direct overall development of the Deep Ellum TIF District through the application of design guidelines for public improvements and private development.
- Encourage development of new residential and retail uses to complement the District.
- Encourage redevelopment of the commercial core area of Deep Ellum to complement the existing building stock, diversify the retail mix and encourage infill development and structured parking.

Exhibit D-1 Deep Ellum TIF District Map of Anticipated Development Projects

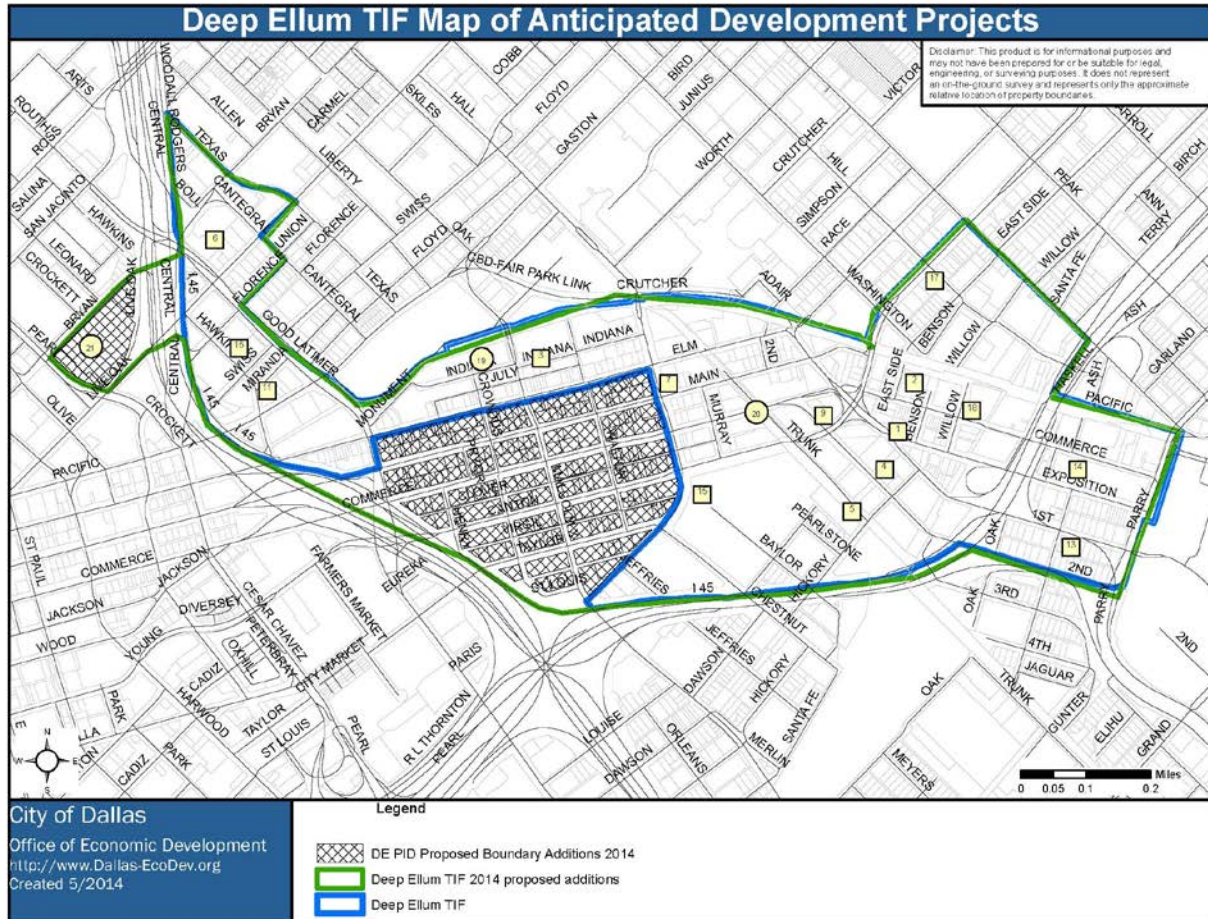


Exhibit D-2
Deep Ellum TIF District
List of Anticipated Development Projects

SITE	ESTIMATED COMPLETION BEFORE JANUARY 1	CONCEPT	APPROXIMATE LOCATION	PROPOSED USE
1	2007	Bill Reed Building (office)	First/Canton/Second	Office
2	2008	Commerce Street Lofts (8 live work homes)	Commerce/Exposition/Benson/ Eastside	Residential
3	2008	The Ambrose (325 lofts and 15,000 s.f. retail)	Indiana Street between Malcolm X and Walton	Residential, retail
4	2008	Eastside Lofts (4 town homes)	First Avenue and Hickory	Residential
5	2008	Olympia Arts Building (18,000 s.f. office)	Eastside/Hill	Office
6	2015	City Lights Phase I - 425 apartments	Live Oak Street and Good Latimer Expressway	Residential
6	2017	City Lights Phase II - 100 condominiums	Live Oak Street and Good Latimer Expressway	Residential
6	2018	City Lights Phase III	Live Oak Street and Good Latimer Expressway	Residential
7	2017	Continental Gin (school)	3309 Elm (Continental Gin historic district)	Residential, retail
9	2019	First Dr. Pepper Building (residential, retail, office)	Second/Hickory/Trunk/Canton	Residential, Office, Retail
11	2019	(Upscale boutique hotel, mixed use new development) Knights of Pythias Building	Knights of Pythias Building Elm @ Good-Latimer	Hotel, retail
12	2021	Small upscale boutique hotel (80 rooms), retail, residential	Elm/Main/Hall/Trunk	Hotel, residential, retail
13	2019	Mixed-use	Parry/First	Residential, retail
15	2016	Service Center Site (mixed use)	Canton/Hall	Mixed Use
14	2018	Loft residences	Exposition/Commerce	Residential, retail
16	2020	Lofts	Good Latimer/Swiss	Residential
17	2021	Residences	Eastside/Hill	Residential
18	2020	Willow Street mixed-use	Willow/Commerce	Residential, office
19	2014	Reel FX Expansion	301 N Crowds	Office
20	2015-2019	Deep Ellum Core Project - 42 Realty	Deep Ellum Commercial Core	Restaurant/Retail/Office
21	2016	Old Dallas High site	Pearl/Bryan	Mixed Use

The Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan (the "Project Plan") provides a long term plan to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Deep Ellum TIF District. The public improvements enumerated in the Project Plan provide for \$30,0 million (net present value) worth of streetscape, pedestrian, and streetlight upgrades; environmental remediation; interior and exterior demolition assistance; utility burial; public use improvements, and design and engineering. Funding in the form of a TIF Grant will also be required, especially in the commercial core area of Deep Ellum. Tax increment financing will be used to pay for these improvements.

Certain costs of improvements, as further discussed herein, are eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan may be implemented in the form of loans or grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment, including but not limited to: environmental remediation and demolition of existing structures and facilities; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities; and design and engineering. The City enacted and implemented controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Deep Ellum TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

This plan is intended to encourage private development and public infrastructure improvements thereby improving the economics of redeveloping the Deep Ellum TIF District.

Description of Deep Ellum TIF District

The Deep Ellum TIF District is generally bounded by IH-45, East RL Thornton Freeway, 2nd Avenue, Parry Avenue, South Pacific Avenue, South Haskell Avenue, Main Street, the DART right-of-way north of Indiana Street, Good Latimer Expressway, Florence Street, Cantegral Street, Live Oak Street, Texas Street, IH-45, Bryan Street, Pearl Expressway and Live Oak Street (see **Exhibit A**). Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

Strengths of the District include a mix of unique and historic buildings that create an identifiable district, adjacency to four DART light rail stations and proximity to Downtown Dallas, the Arts District, Latino Cultural Center, Dallas Farmers Market, Baylor Medical Center, and Fair Park. DART has made a significant investment in the Deep Ellum TIF District with four light rail stations. The District contains approximately 252.0 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels.

Many of the commercial structures in the District were developed prior to World War II. Streets and utilities are now over 60 years old and require improvements. During the 1980's and early 1990's, many of the warehouse and commercial buildings were renovated and converted to residential, restaurant and entertainment uses. Over the past twenty years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. The area has begun to exhibit signs of deterioration and neglect.

Appendix A identifies all real property accounts within the Deep Ellum TIF District boundary, according to 2005 Dallas Central Appraisal District records. The base value of the District will be the total appraised value of all taxable real property in the District as determined by the Dallas Central Appraisal District certified tax roll when property was included in the Deep Ellum Tax Increment Reinvestment Zone.

The total base assessed real property tax value of all taxable real property within the Deep Ellum TIF District, according to the Dallas Central Appraisal District, is \$183,463,786.

Existing Uses

The original portion Deep Ellum TIF District is composed primarily of vacant land and underutilized commercial and warehousing structures. The 2014 addition contains a number of older commercial structures and several lots used for surface parking. **Exhibit E** shows the existing land use for the area within the Deep Ellum TIF District (for specific parcels included in the TIF District refer to **Exhibit A**, the TIF Boundary Map).

Existing Zoning

Exhibit F shows existing zoning and the Planned Development Districts in the Deep Ellum TIF District. Potential changes to PD 269, the primary Planned Development District in the area, are currently under discussion.

Exhibit E Deep Ellum TIF District Existing Land Uses

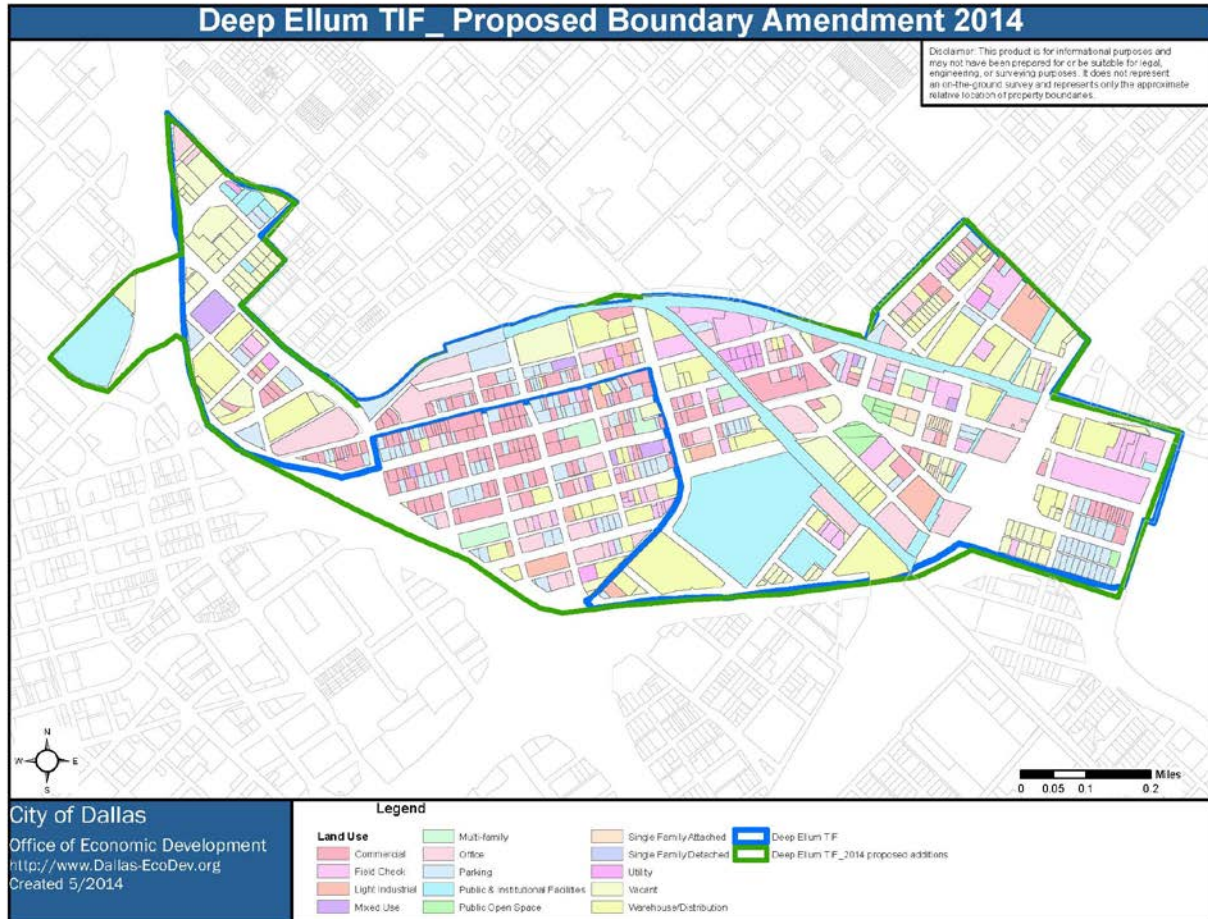
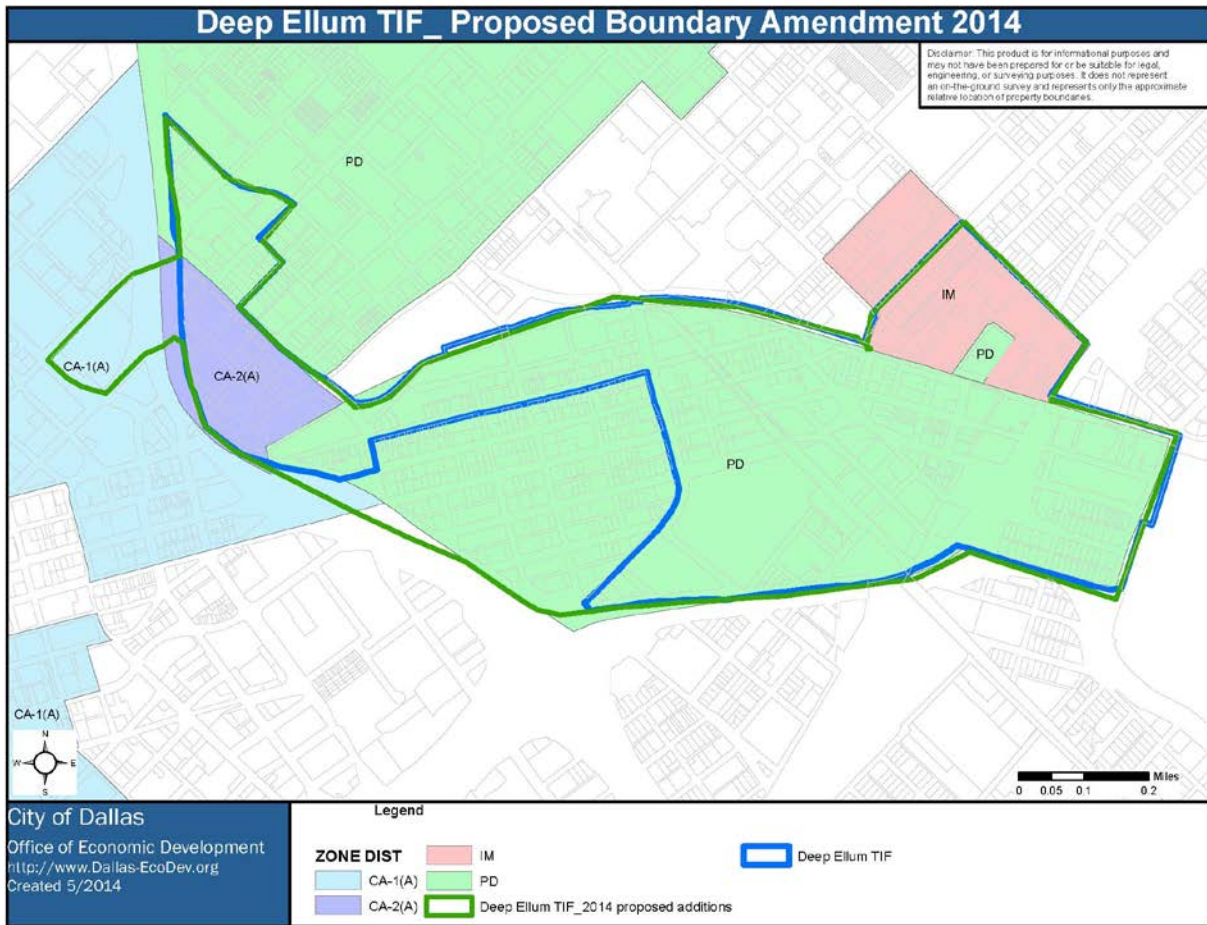


Exhibit F Deep Ellum TIF District Existing Zoning



Market Feasibility

The predominant land use in the planned 22-year Deep Ellum TIF District development program will be for mixed-use development. This area currently contains a large amount of underutilized commercial structures and large tracts of vacant or undeveloped land. It is anticipated that as additional TIF increment is generated from initial developments, an investment can be made to expand development opportunities in the remainder of the area.

During the last decade the development and initial success of the DART light rail system has not fully been taken advantage of by the development community. Obstacles that are detrimental to project financing for high density projects include higher land costs, need for structured parking and additional infrastructure costs relating to taller, more costly buildings and enhanced pedestrian amenities. Though the Deep Ellum TIF District will include three future light rail stations, it is unlikely that significant transit oriented, quality development would occur without public assistance for the reasons mentioned above.

Market analysis suggests that these developments are feasible but would likely not occur without the creation and implementation of this TIF District to fund needed infrastructure in the TIF District.

TIF District Policy Considerations

The adjusted Deep Ellum TIF District's base assessed real property tax value is \$183,463,786. By 2027, the District's assessed real property tax value is forecasted to increase to approximately \$997 million. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Deep Ellum TIF District will be approximately \$883 million. Of the \$883 million in captured taxable value, approximately \$731 million will be attributable to new private investment and \$152 million will be due to property appreciation.

No persons are expected to be displaced by redevelopment activity within the Deep Ellum TIF District. Relocation policies are not applicable for this reason, therefore, inapplicable to this TIF District.

Residential projects receiving TIF funding will be required to meet Mixed Income Housing Guidelines. Twenty percent of all housing units in the Deep Ellum TIF District using TIF funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or below of the median family income for the Dallas metropolitan area

Other requirements to qualify for TIF funds include compliance with Fair Share Guidelines for private construction and promotion of hiring for neighborhood residents for permanent jobs created. This latter requirement means TIF applicants will agree to sponsor job fairs or other programs to attract residents to jobs. The process for Fair

Share Compliance and City oversight will be negotiated by City staff and included in the development agreement for each individual project.

Design guidelines for new development and redevelopment in the Deep Ellum TIF District were adopted by the Deep Ellum TIF Board of Directors. Any future development project requesting TIF funds will be required to comply with these design guidelines and recommendations developed through the Peer Review design review process.

Section 2

Project Plan Improvements

This project plan provides for approximately \$30.0 million (net present value) in TIF-eligible public improvements as further described below. See **Exhibits G** and **J** for a detailed map and budget of TIF-funded Project Plan Improvements (“Projects Costs”):

The following describes in greater detail eligible TIF Project Costs for the Deep Ellum TIF District:

Water, Wastewater, Storm & Off-site Utility Replacement. This category includes TIF eligible expenditures for infrastructure upgrades and utility relocation (water, wastewater, storm sewer, overhead utilities).

Paving, Streetscape, & Lighting. This category includes lighting, sidewalk and infrastructure improvements, expanding and enhancing pedestrian and vehicle continuity in the corridor and other streetscape improvements related to specific projects.

Open Spaces & Trails. Public open space is an important amenity in the Deep Ellum TIF District. Funding will be provided for design, improvements and land acquisition as necessary for the development of public plazas and trails in the District.

Façade Restoration/ Environmental Remediation, Interior/Exterior Demolition. Preservation of historic buildings is an important element of the Project Plan. Funding will be provided for façade restoration of historic buildings in the Deep Ellum TIF District. The Deep Ellum TIF District has some buildings and land that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and interior and exterior demolition costs. Interior and exterior demolition expenses are tied directly to the remediation expenses, especially where the location of these buildings is not conducive to the development of a transit oriented mixed-use center. These costs are TIF eligible expenditures. The use of TIF funds to remediate environmentally hazardous materials and make associated improvements greatly improves the marketability of these buildings and may enable redevelopment of a structurally obsolete building.

Latino Cultural Center Area Improvements. Exhibits G-1 and G-2 show planned improvements for the City of Dallas Latino Cultural Center. The development plan for the Latino Cultural Center calls for increased parking at the site to accommodate parking needs, especially when large event are hosted by the facility. A City owned tract of land located on the northeast corner of Live Oak and Cantegral Streets was held for such a purpose but no funding was available to demolish the existing buildings on the site or construct the needed parking. In order to facilitate the immediate construction of the additional parking at a preferable location, specifically below ground

on the site of the existing parking for the Latino Cultural Center, it is the intent of the City to allowed a directed sale of the tract of land located at the northeast corner of Live Oak and Cantegral Streets for fair market value and require the purchaser to redevelop the property in a manner that approximates Exhibit G-2. The purchaser may be eligible for future TIF funding related to the redevelopment of this site under this budget category.

Parking Improvements. As redevelopment efforts evolve in the Deep Ellum TIF District, especially in the core area, the need for transient, public parking will become increasingly important. Funding is set aside to address public parking needs for the area. Because of the high cost of structured parking, it is anticipated that TIF funds may be used to leverage other funding sources or to rent parking spaces, in addition to acquiring public parking spaces.

Administration and Implementation. Administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the TIF District will be eligible for reimbursement as project costs, upon approval by the TIF Board of Directors and in connection with the implementation of the Project Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category. The development of a Deep Ellum Improvement Plan to maximize assets of the surrounding area is also included in this category. This plan will help guide public and private development and will incorporate the linkage of trails, walks, activity nodes, transit stations and new parking garages in and around the District. The TIF expense for the development of this plan will be leveraged by other sources.

State law has been amended to permit the Deep Ellum TIF District to consider making direct grants to accomplish any of these purposes. The Deep Ellum TIF District Board of Directors may provide for a program to make economic development Loans or Grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the District as necessary or convenient to implement this Plan. Projects receiving such Loans or Grants must be consistent with the goals and objectives of the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan and would be subject to specific project agreements and City Council approval of the Loan or Grant program and the project agreements.

Exhibit G-2

Redevelopment Plans for City-Owned Property located at Live Oak and Cantegral Streets

******Conceptual Plans Not For Construction******

prepared by



for



Malouf Interests Inc.



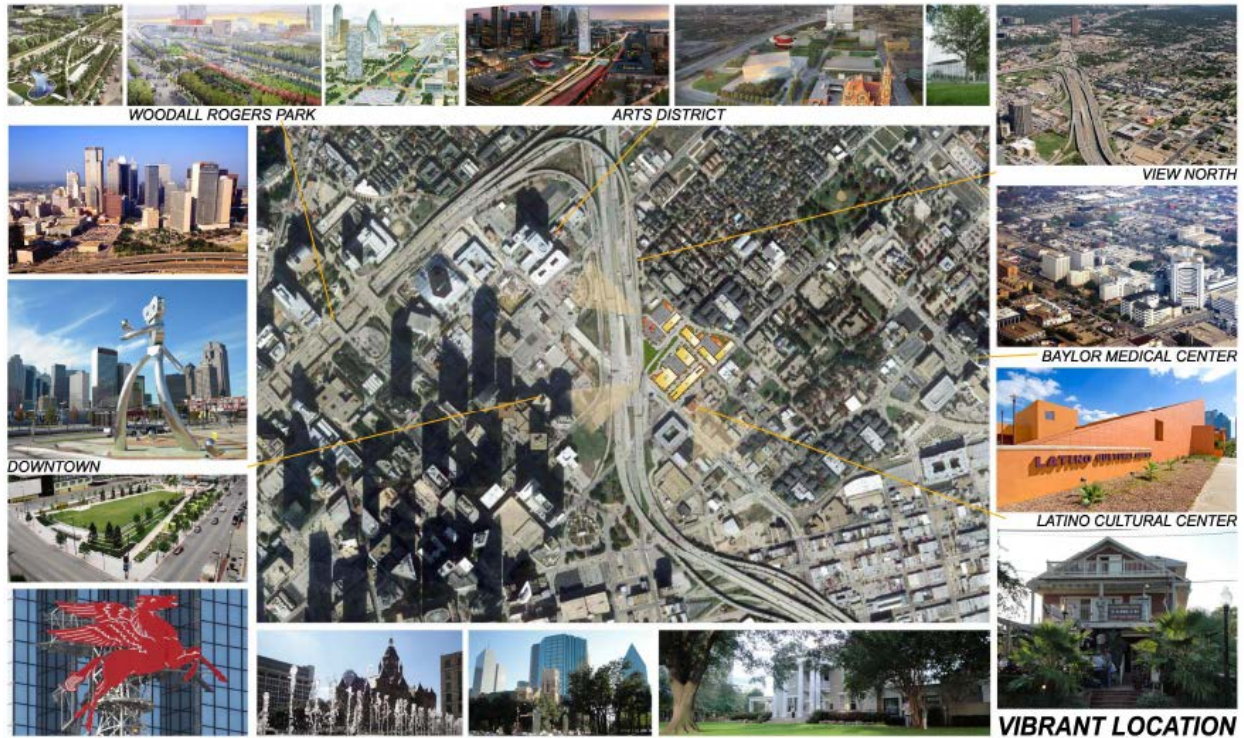
VISION...

CITY LIGHTS | Dallas, TX

Dallas's Newest Urban Community
City Lights Dallas sits on over 8 acres of land located near the heart of downtown. The recent revitalization of the Dallas Arts District, the continued expansion and use of the Dallas Area Rapid Transit system, and the growth in the downtown population place the City Lights development at the center of Dallas's progress.

- 170,000 SF of planned retail development
- 300 + planned apartment units
- Affluent neighborhood demographics
- High traffic counts supported by nearby housing and downtown activity
- Strong interest from Dallas area retailers
- Easy access to the revitalized Dallas Arts District via recent pedestrian additions
- Nearby Dallas Area Rapid Transit station connecting downtown to suburban communities
- Support from the Dallas Economic Development Council
- Recent progress with HUD and other housing partners





	RETAIL
	RESIDENTIAL
	HOTEL
	GARAGE

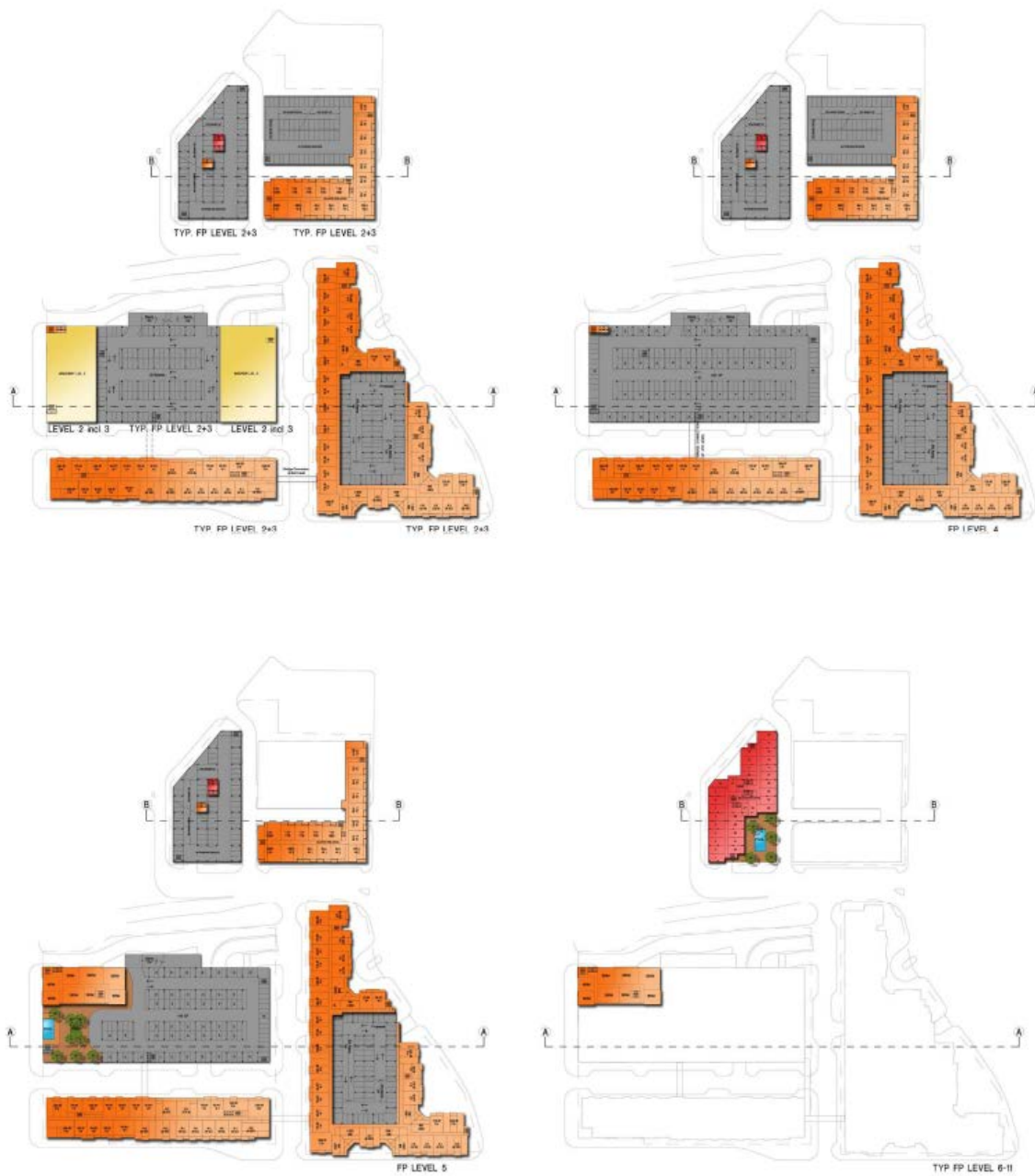
BLOCK A:	RET/REST 13,320 SF
	4 LEVELS APTS ABOVE
	28 UNITS/LVL = 104 UNITS TOTAL
	14 SP SURF. PARKING

BLOCK B:	40,000 SF GROCERY
	34,800 SF ANCHOR
	18 LEVELS APTS ABOVE
	8 UNITS/LVL = 128 UNITS TOTAL
	5-LVL GARAGE + 1 LVL BELOW
	928 SP IN GARAGE
	14 SP SURF. PARKING
	1002 SP TOTAL

BLOCK C:	RET/REST 39,870 SF
	4 APT-UNITS on 1
	4 LEVELS APTS ABOVE
	40 UNITS/LVL = 164 UNITS TOTAL
	12 SP SURF. PARKING
	5-LVL GARAGE + 1 LVL BELOW
	457 SP IN GARAGE
	469 SP TOTAL

BLOCK D-1:	5-LVL GARAGE + 1 LVL BELOW
	341 SP TOTAL
	6-LVL HOTEL ABOVE
	30 RMS/LVL = 180 KEYS
	9-LVL CONDOS ABOVE
	7 UNITS/LVL = 83 UNITS TOTAL

BLOCK D-2:	RET/REST 12,875 SF
	4 APT-UNITS on 1
	4 LEVELS APTS ABOVE
	18 UNITS/LVL = 76 UNITS TOTAL
	4-LVL GARAGE 296 SP TOTAL







VIEW FROM GOOD LATIMER STREET



VIEWS ON CANTEGRAL STREET

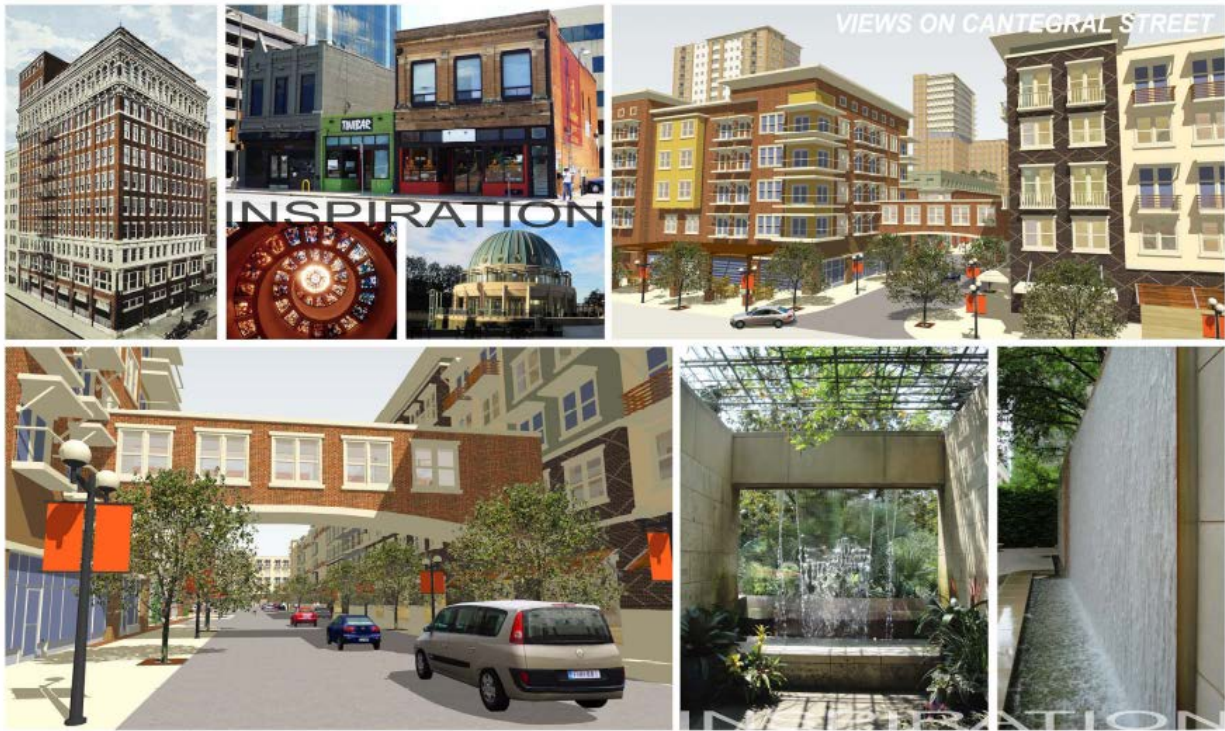




Exhibit H

Deep Ellum TIF District Public Improvement Plan

Category	Previous TIF Expenditure ' (in 2006 Dollars)	Estimated Change	Revised Estimated TIF Expenditure * (in 2006 Dollars)	Previous TIF Expenditure ** (actual)	Estimated Change	Revised Estimated TIF Expenditure * (in 2006 Dollars)
Water, Wastewater, Storm & Off-site Utility Replacement	\$1,247,748		\$1,247,748	\$2,375,243	\$22,706	\$2,397,949
Paving, Streetscape & Lighting	\$14,507,977		\$14,507,977	\$27,617,732	\$264,014	\$27,881,747
Open Spaces & Trails	\$1,410,498		\$1,410,498	\$2,685,057	\$25,668	\$2,710,725
Façade Restoration/Environmental Remediation/Demolition	\$2,485,163	\$3,041,549	\$5,526,712	\$4,730,815	\$5,890,541	\$10,621,356
Environmental Remediation & Demolition	\$0	-\$210,698	\$0	\$401,089	-\$401,089	\$0
Latino Cultural Center Improvements	\$5,000,000		\$5,000,000	\$9,518,120	\$90,989	\$9,609,109
** Administration and implementation	\$2,300,000		\$2,300,000	\$4,378,335	\$41,855	\$4,420,190
Total Project Costs, excluding interest	<u>\$26,951,385</u>	<u>\$2,830,851</u>	<u>\$29,992,935</u>	<u>\$51,706,392</u>	<u>\$5,934,685</u>	<u>\$57,641,077</u>

* All values discounted to 2006 dollars at 4% annually.

** Administrative costs include city management fees as well as the development of a Deep Ellum Improvement Plan to maximize assets of the surrounding area. The TIF expense for the development of this plan will be leveraged by other sources.

Planned Private Development

- At least 3,500 new residential units including lofts, townhomes, and apartments
- Approximately 650,000 square feet of new or renovated retail, restaurant and event space
- Approximately 850,000 square feet of office/commercial space
- Approximately 500 hotel rooms
- Development of property near four DART light rail stations to create a destination for transit riders

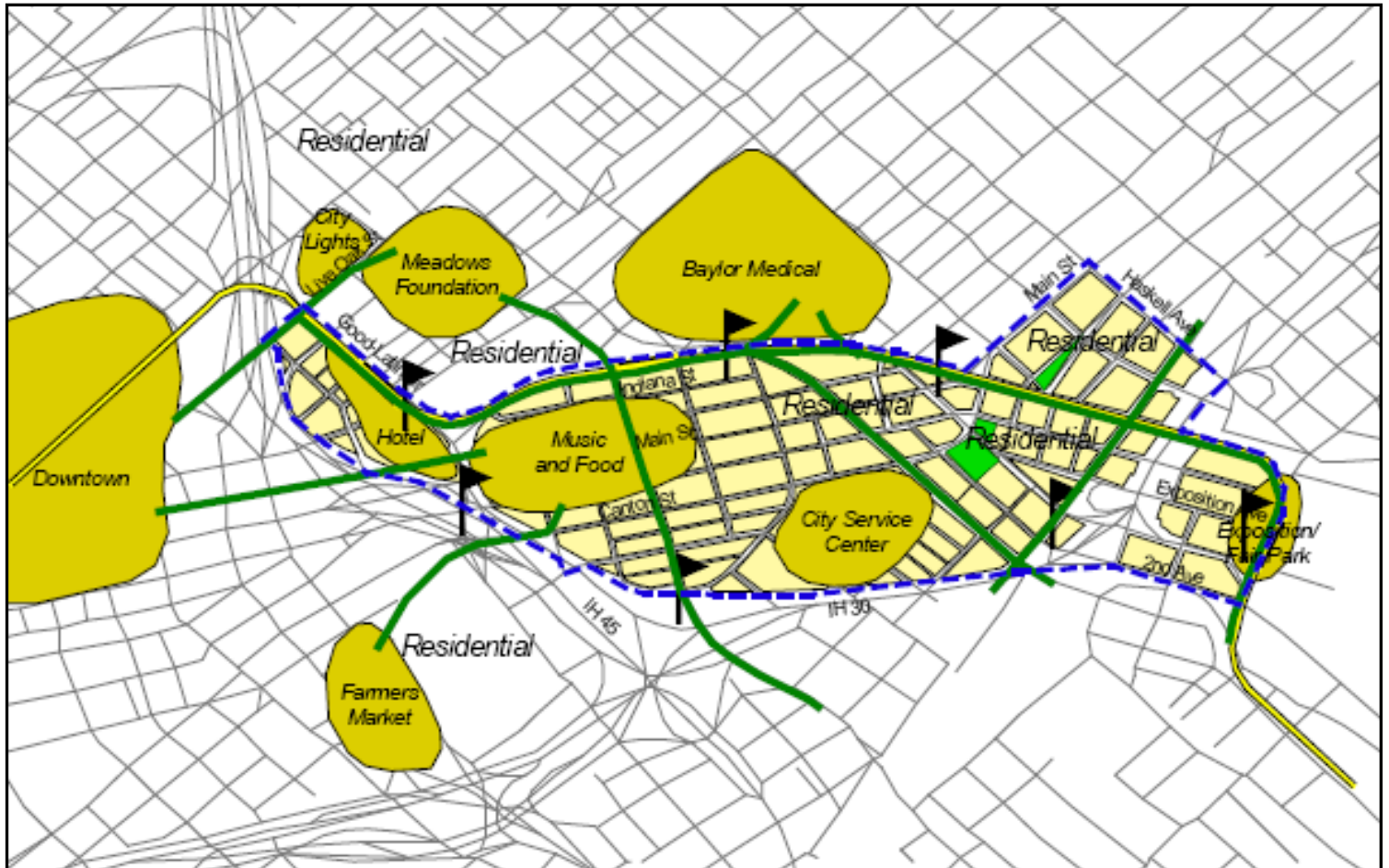
Prospective projects in the Deep Ellum TIF District include the redevelopment of the City Lights Project site, the Continental Gin building, the First Dr. Pepper building, the Knights of Pythias, the old Dallas High School site, and other underutilized commercial and warehousing structures as well as large tracts of vacant land. In addition, unspecified infill development is expected to occur in the District. See **Exhibit I** for conceptual renderings of potential developments in the Deep Ellum TIF District. **Exhibit J** is a conceptual site study of the Deep Ellum TIF District and surrounding area depicting anticipated development nodes, trails, and gateways.

Exhibit I
**Conceptual Renderings of Potential Projects in the
Deep Ellum TIF District**



A conceptual rendering of potential hotel, retail, and residential buildings along Elm Street incorporating the historic Knights of Pythias building. The north side of this project would face the future Deep Ellum light rail station at Good Latimer and Gaston.

Exhibit J
Conceptual Site Study of
Deep Ellum TIF District



Note: This conceptual site study includes a larger area than the Deep Ellum TIF District. For specific parcels included in the TIF District refer to Exhibit A, the TIF Boundary Map.

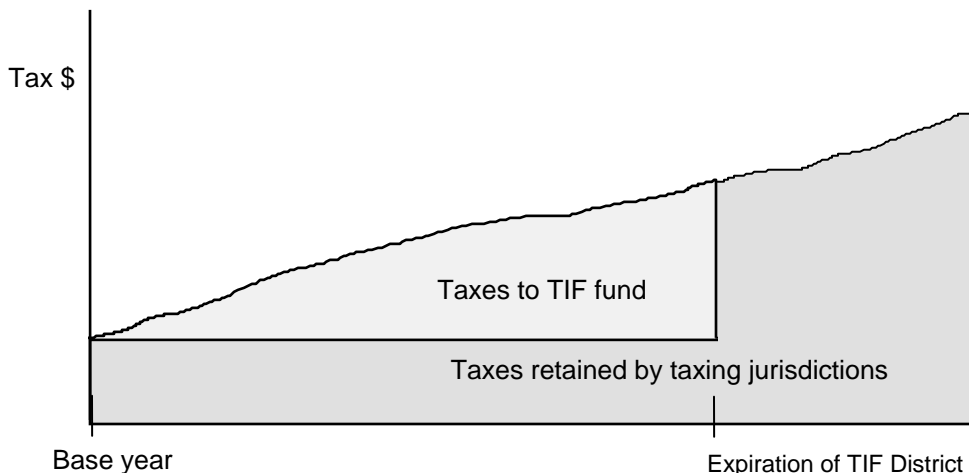
Section 3: Financing Plan

Tax increment financing (“TIF”) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. Public improvements strengthen existing communities and attract investment. The Tax Increment Financing Act is found in Chapter 311 of the Texas Tax Code (the “Act”).

The governing body of a municipality may designate an area as a reinvestment zone if the City Council finds that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. The additional tax dollars generated by growth of real property value flow to a “tax increment financing fund” (“TIF fund”) for a specified term of years. Money flowing to the TIF fund each year is then disbursed according to the Project Plan approved by the TIF board and the City Council, as prescribed by the Act and the ordinance designating the reinvestment zone. The TIF fund may be used to make grants in furtherance of the development for the District and for public improvements within the reinvestment zone. TIF funds may also be used for public improvements at places of public assembly, such as a park, or for affordable housing, even though outside the zone.

The illustration below shows how taxes from real properties in a TIF zone flow to a taxing jurisdiction and to a TIF fund. This assumes real property values in the TIF zone rise soon after the zone's designation.

Real Property Tax Flow with Tax Increment Financing



Inclusion of property in a TIF district does not change tax rates for the property. Tax rates in a TIF zone are the same as tax rates outside the zone and within the same set of taxing jurisdictions.

Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in the area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing, and predicts revenues for the Deep Ellum TIF District.

Exhibit K TIF Project Plan Improvements

The project principal costs in **Exhibit K** are expressed as if paid in 2006. Cash for most of these expenditures will not be drawn until subsequent years.

Financing Method. The City’s current policy for financing TIF projects is for private groups to advance funds for public improvements in the reinvestment zone or to have funds paid directly from the Deep Ellum TIF District Fund as funds become available. The City has financed the vast majority of its prior TIF District projects on a pay-as-you-go basis. Advances, plus applicable interest, may be repaid by the future cash flows to the Deep Ellum TIF District fund, if and when funds are available. The typical interest rate used to repay developer advances has been the fixed rate for a TIF Bond with a 15-year payout level debt service and a “Baa” credit rating on the date the development agreement is authorized by City Council. This method is subject to City policy with the assistance of its financial advisor. Taxing jurisdictions do not guarantee these reimbursements with funding from any other source.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for eligible TIF expenditures.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

Financing Policy and Long Term Financing. The goal of the Deep Ellum TIF District is to leverage increment accrued to maximize development in the District.

Expected Revenues. **Exhibit L** is a list of developments anticipated in the Deep Ellum TIF District through 2027. Some of the identified developments may not occur, while other development projects likely may replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in **Exhibit L** are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan. To show the reasonableness of appraisal estimates in this plan, **Exhibit M** presents 2005 appraisals by DCAD of properties near the TIF District that are believed to be similar to the forecasted development.

The sites anticipated for redevelopment with the Deep Ellum TIF District may constitute most of the redevelopment in the District through 2027, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment after 2027 is likely, but is not forecasted in this analysis for two reasons: (1) Tax increments are estimated to flow to the TIF zone for only twenty years; (2) Forecasts further into the future are only marginally reliable.

Based on the development projects identified in **Exhibit L** and other stated assumptions, **Exhibit N** estimates annual City and County real property taxes from the TIF District and annual percentages and amounts of the real property tax growth increment reinvested each year in the Deep Ellum TIF District fund. Cumulative increased property value is expected to reach approximately \$997 million during the 22-year term of the TIF District. Because the TIF fund receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Deep Ellum TIF District is approximately \$883 million. This includes approximately \$731 million in increased taxable value attributable to new private investment and \$152 million in increased taxable value due to property appreciation.

Projections assume an 85% reinvestment rate for the City and 55% for Dallas County with a maximum term of twenty two years or until the Project Cost Budget of \$30.0 million is reached. The City and County did not participate during the first two years of the TIF District term, allowing the general fund to collect full revenue. The final terms of participating taxing jurisdictions’ contributions of tax increment shall be set forth in interlocal participation agreements between the City and County.

Exhibit L

Anticipated Redevelopment Projects in Deep Ellum TIF District

Assumptions:

Development assumptions, appraisal estimates, and timing are by Stein Planning & Management and City of Dallas, Office of Economic Development. Site location numbers in column (c) are from Exhibit D-1 the Deep Ellum TIF District Anticipated Development Project Map. Appraisal estimates are adjusted for inflation at 3% annually. Construction costs, values and appraised values are not necessarily the same. Development plans are subject to change.

(a)	(b)	(c)	(i)	(d)	(e)	(f)	(g)	(h)	(j)
Concept	Location	Site Location from Exhibit D-1	Assumed Complete Before Jan. 1,	Estimated Floor Area (SF)	Est. Total Appraised Value per SF of Floor Area	Estimated Total Appraised Value (2005 Dollars)	Less Est. Existing Appraisal of Site (2005 Dollars)	Net Appraised Value Added (2005 Dollars)	Net Addition to Roll at Completion; Pre-completion Inflation = 3.00%
Villas of Commerce (loft townhomes)	Commerce/Exposition/Benson/	1	2007	18,000	\$120	\$2,160,000	\$325,000	\$1,835,000	\$1,946,752
Bill Reed Building (residential, office)	First/Canton/Second	10	2008	50,000	\$70	\$3,500,000	\$700,000	\$2,800,000	\$3,059,636
Ambrose (lofts and retail)	Indiana Street between Malcom X and	2	2008	240,000	\$80	\$19,200,000	\$1,100,000	\$18,100,000	\$19,778,359
Olympia Arts	Eastside/Hill		2008	18,000	\$100	\$1,800,000	\$100,000	\$1,700,000	\$1,857,636
Sandbar (restaurant infill)	317 S 2nd Ave		2013	3,000	\$167	\$975,000	\$503,208	\$471,792	\$485,946
Reel FX Renovation & Streetscaping	301 N Crowds at Indiana to Elm		2015	101,720	\$85	\$8,646,200	\$5,358,840	\$3,287,360	\$3,487,560
Deep Ellum Renovations - Rohrman	Varies		2015	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,243,600
City Lights Ph I	Live Oak & Good Latimer	6	2015	425,000	\$89	\$37,825,000	\$2,533,900	\$35,291,100	\$38,563,538
Crozier Tech site	Live Oak & Pearl		2016	350,000	\$120	\$42,000,000	\$1,000,000	\$41,000,000	\$44,801,807
Deep Ellum Renovations - Rohrman	Varies		2016	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,370,908
City Lights Ph II	Live Oak & Good Latimer	6	2017	332,000	\$89	\$29,548,000	\$2,967,590	\$26,580,410	\$29,916,486
Deep Ellum Renovations - Rohrman	Varies		2017	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,502,035
Continental Gin (school)	3309 Elm (Continental Gin historic district)	3	2017	60,000	\$80	\$4,800,000	\$500,000	\$4,300,000	\$6,130,772
Lofts, retail	Good Latimer/Swiss/Pacific	11	2017	420,000	\$90	\$37,800,000	\$2,500,000	\$35,300,000	\$50,329,359
Deep Ellum Renovations - Rohrman	Varies		2018	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,637,096
Loft residences	Exposition/Commerce	9	2018	100,000	\$80	\$8,000,000	\$1,500,000	\$6,500,000	\$9,545,469
Knights of Pythias Building (Upscale boutique hotel 170 rooms + surrounding mixed use)	Knights of Pythias Building Elm @ Good-Latimer	6	2019	500,000	\$120	\$60,000,000	\$3,000,000	\$57,000,000	\$68,060,981
Deep Ellum Renovations - Rohrman	Varies		2019	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,776,209
City Lights Ph III	Live Oak & Good Latimer	6	2019	210,000	\$89	\$18,690,000	\$1,878,240	\$16,811,760	\$20,074,121
Mixed-Use	Pacific/Hawkins		2019	200,000	\$89	\$17,800,000	\$2,267,320	\$15,532,680	\$18,546,832
Mixed-use	Unspecified infill	N/A	2019	100,000	\$90	\$9,000,000	\$1,500,000	\$7,500,000	\$11,344,423
First Dr. Pepper Building (residential, retail, office)	Second/Hickory/Trunk/Canton	5	2019	110,000	\$70	\$7,700,000	\$700,000	\$7,000,000	\$10,588,128
Residences	Unspecified infill		2020	100,000	\$80	\$8,000,000	\$1,500,000	\$6,500,000	\$10,126,788
Service Center Site	Varies		2020	125,000	\$120	\$15,000,000	\$0	\$15,000,000	\$18,448,108
Deep Ellum Renovations - Rohrman	Varies		2020	50,000	\$100	\$5,000,000	\$1,000,000	\$4,000,000	\$4,919,495
Mixed-use	Parry/First	N/A	2020	100,000	\$90	\$9,000,000	\$1,500,000	\$7,500,000	\$11,684,756
Benson Willow Townhomes	3917 Willow and 3900-3916 Benson	4	2020	120,000	\$120	\$14,400,000	\$800,000	\$13,600,000	\$21,188,357
Lofts	Pacific/Good Latimer		2021	200,000	\$100	\$20,000,000	\$904,520	\$19,095,480	\$24,189,583
Service Center Site	Varies		2021	125,000	\$120	\$15,000,000	\$0	\$15,000,000	\$19,001,551
Small upscale boutique hotel (80 rooms), retail, residential	Elm/Main/Hall/Trunk	7	2021	130,000	\$120	\$15,600,000	\$2,000,000	\$13,600,000	\$21,824,008
Residences	Eastside/Hill	12	2021	60,000	\$80	\$4,800,000	\$1,000,000	\$3,800,000	\$6,097,884
Office	unspecified infill		2021	90,000	\$50	\$4,500,000	\$3,863,810	\$636,190	\$1,020,898
Service Center Site	Varies		2022	125,000	\$120	\$15,000,000	\$0	\$15,000,000	\$19,571,598
Mixed-use	Unspecified infill	8	2022	200,000	\$105	\$21,000,000	\$1,500,000	\$19,500,000	\$32,230,529
Service Center Site	Varies		2023	450,000	\$120	\$54,000,000	\$0	\$54,000,000	\$72,571,484
Upscale retail and food service	Unspecified infill	N/A	2023	100,000	\$100	\$10,000,000	\$1,500,000	\$8,500,000	\$14,470,681

Exhibit M

Comparable Developments based on DCAD Appraisals

Information is for the year noted.
The purpose of this schedule is to relate actual appraisals and other quantitative measures of comparable development in the metropolitan area.
Building floor area measurements exclude parking garages. Improvement appraisals include garages.

(a) Development Name	(b) Address	(c) Improvements	(d) Land	(e) Total Value	(f) Bldg. SF	(g) Imp. per BSF	(h) Land SF	(i) Land per LSF	(j) Total per BSF	(k) FAR	Year
Mixed use centers											
The Crescent	500 Crescent	Dallas	\$245,180,080	\$25,984,920	\$271,165,000	1,722,192	\$142	433,082	\$60	\$157	3.98 2005
Mockingbird Station	5307 Mockingbird	Dallas	\$77,490,670	\$11,386,140	\$88,876,810	565,675	\$137	379,538	\$30	\$157	1.49 2005
West Village		Dallas	\$35,971,000	\$7,957,620	\$43,928,620	315,653	\$114	282,513	\$28	\$139	1.12 2005
Galleria mall and department stores		Dallas	\$221,530,810	\$42,779,370	\$264,310,180	1,722,681	\$129	1,222,267	\$35	\$153	1.41 2005
Westin Galleria Hotel		Dallas	\$50,789,810	\$4,210,190	\$55,000,000	473,645	\$107	120,291	\$35	\$116	3.94 2005
Galleria office buildings		Dallas	\$115,140,300	\$12,908,500	\$128,048,800	1,535,614	\$75	368,814	\$35	\$83	4.16 2005
Galleria vacant land		Dallas	\$0	\$1,558,100	\$1,558,100	0		98,441	\$16		0.00 2005
Galleria grand total		Dallas	\$387,460,920	\$61,456,160	\$448,917,080	3,731,940	\$104	1,809,813	\$34	\$120	2.06
Retail centers											
One-Stop Mini-Mart	2324 McKinney	Dallas	\$576,860	\$1,423,080	\$1,999,940	3,509	\$164	23,718	\$60	\$570	0.15 2005
Lincoln Park (retail with. grocery)	7700 W. Northwest	Dallas	\$36,215,560	\$11,299,680	\$47,515,240	153,642	\$236	502,208	\$23	\$309	0.31 2005
Knox Park Village	3001 Knox	Dallas	\$17,796,280	\$2,798,910	\$20,595,190	81,893	\$217	87,172	\$32	\$251	0.94 2005
Highland Park Village total		High. Park	\$33,687,570	\$19,586,920	\$53,274,490	230,948	\$146	497,455	\$39	\$231	0.46 2005
Best Buy, CompUSA, Office Max	9358 N. Central	Dallas	\$15,455,230	\$9,544,770	\$25,000,000	184,996	\$84	636,318	\$15	\$135	0.29 2005
Office Max, Ross, etc.	2415 N. Haskell	Dallas	\$6,042,190	\$2,901,100	\$8,943,290	92,426	\$65	290,110	\$10	\$97	0.32 2005
Target	2417 N. Haskell	Dallas	\$3,426,210	\$3,873,790	\$7,300,000	128,688	\$27	387,379	\$10	\$57	0.33 2005
Grocery stores											
Whole Foods Market	4100 Lomo Alto	Dallas	\$3,488,800	\$1,775,900	\$5,264,700	35,600	\$98	70,236	\$25	\$148	0.51 2005
Kroger Signature	5665 E. Mockingbird	Dallas	\$578,210	\$6,282,830	\$6,861,040	79,228	\$7	349,046	\$18	\$87	0.23 2005
Office buildings											
2100 McKinney	2100 McKinney	Dallas	\$57,474,900	\$8,189,460	\$65,664,360	374,654	\$153	136,491	\$60	\$175	2.74 2005
Chase Tower	2200 Ross	Dallas	\$158,281,210	\$2,799,830	\$161,081,040	1,250,000	\$127	111,993	\$25	\$129	11.16 2005
Trammell Crow Center	2001 Ross	Dallas	\$141,253,560	\$2,851,440	\$144,105,000	1,245,324	\$113	95,048	\$30	\$116	13.10 2005
Fountain Place	1445 Ross	Dallas	\$127,473,260	\$2,247,740	\$129,721,000	1,297,418	\$98	78,848	\$29	\$100	16.45 2005
1845 Woodall Rodgers	1845 Woodall Rodgers	Dallas	\$10,027,320	\$2,171,400	\$12,198,720	185,007	\$54	36,190	\$60	\$66	5.11 2005
Residences											
1999 McKinney condos (62)	1999 McKinney	Dallas	\$32,925,450	\$1,309,414	\$34,234,864	175,482	\$188	29,098	\$45	\$195	6.03 2004
(Improvement figures are estimates based on 100% of three middle floors.)											
Portobello townhouse condo unit	33xx Blackburn	Dallas	\$415,870	\$59,130	\$475,000	2,606	\$160	N.A.	N.A.	\$182	N.A. 2004
Live Oak Lofts condos (113)	2502 Live Oak	Dallas	\$15,615,100	\$1,030,560	\$16,645,660	104,167	\$150	68,704	\$15	\$160	1.52 2004
(Improvement figures are estimates based on 9 units at middle of DCAD listing)											
Travis Terrace townhouse condo	39xx Travis	Dallas	\$400,610	\$42,420	\$443,030	2,782	\$144	2,121	\$20	\$159	1.31 2004
Lincoln Park	5445 Caruth Haven	Dallas	\$35,455,780	\$9,544,220	\$45,000,000	395,377	\$90	636,281	\$15	\$114	0.62 2004
Heights of State Thomas	3015 State	Dallas	\$14,616,920	\$3,921,090	\$18,538,010	173,545	\$84	122,534	\$32	\$107	1.42 2005
Knox Travis Park	4611 Travis	Dallas	\$12,692,040	\$537,960	\$13,230,000	137,331	\$92	26,898	\$20	\$96	5.11 2005
The Abbey	2521 Worthington	Dallas	\$3,380,550	\$944,450	\$4,325,000	48,082	\$70	29,514	\$32	\$90	1.63 2005
Jefferson at Gaston	2752 Gaston		\$26,158,960	\$4,665,280	\$30,824,240	417,815	\$63	548,856	\$9	\$74	0.76 2005
Rovello	2610 Allen	Dallas	\$24,622,260	\$4,727,740	\$29,350,000	397,294	\$62	132,117	\$36	\$74	3.01 2005
Gables Concord	3003 Bookhout	Dallas	\$5,175,800	\$4,755,420	\$9,931,220	138,390	\$37	158,514	\$30	\$72	0.87 2005
Gables at Routh (Mirabella)	2600 Cole	Dallas	\$7,325,870	\$2,736,590	\$10,062,460	142,507	\$51	60,813	\$45	\$71	2.34 2005
Uptown Village		Dallas	\$29,356,860	\$11,037,660	\$40,394,520	570,793	\$51	328,315	\$34	\$71	1.74 2005
Jefferson at the North End	2323 N. Field	Dallas	\$27,940,320	\$16,395,540	\$44,335,860	623,997	\$45	468,444	\$35	\$71	1.33 2005
Block 588 Condos	3110 Thomas	Dallas	\$14,363,550	\$1,636,450	\$16,000,000	229,074	\$63	51,139	\$32	\$70	4.48 2005
Kirby Building		Dallas	\$12,950,000	\$1,800,000	\$14,750,000	209,223	\$62	30,000	\$60	\$70	6.97 2005
Davis Building	1309 Main	Dallas	\$14,860,940	\$873,000	\$15,733,940	241,481	\$62	14,550	\$60	\$65	16.60 2005
AMLI at Bryan Street		Dallas	\$20,462,860	\$3,847,140	\$24,310,000	375,461	\$55	298,880	\$13	\$65	1.26 2005
Majestic Lofts Residences	1900 Elm	Dallas	\$6,553,000	\$1,200,000	\$7,753,000	126,000	\$52	20,000	\$60	\$62	6.30 2005
Camden Farmers Market	2210 Canton	Dallas	\$16,231,940	\$5,676,390	\$21,908,330	381,441	\$43	306,832	\$18	\$57	1.24 2005
Heights of State Thomas	3110 Thomas	Dallas	\$14,363,550	\$1,636,450	\$16,000,000	299,362	\$48	51,139	\$32	\$53	5.85 2005
Wilson Building	1623 Main	Dallas	\$8,985,000	\$1,740,000	\$10,725,000	250,778	\$36	29,000	\$60	\$43	8.65 2005
Hotels											
The Mansion on Turtle Creek	2821 Turtle Creek	Dallas	\$16,504,580	\$5,495,420	\$22,000,000	82,976	\$199	157,012	\$35	\$265	0.53 2005
Hotel Zaza	2332 Leonard	Dallas	\$16,821,580	\$2,901,120	\$19,722,700	102,010	\$165	48,639	\$60	\$193	2.10 2005
Hotel St. Germain	2516 Maple	Dallas	\$359,600	\$540,400	\$900,000	8,273	\$43	15,440	\$35	\$109	0.54 2005
Hyatt Regency Hotel		Dallas	\$62,744,660	\$7,785,210	\$70,529,870	657,212	\$95	543,964	\$14	\$107	1.21 2004
Adam's Mark Hotel		Dallas	\$75,102,350	\$7,877,820	\$82,980,170	827,534	\$91	230,258	\$34	\$100	3.59 2005
Fairmont Hotel		Dallas	\$20,637,480	\$2,778,020	\$23,415,500	579,037	\$36	99,215	\$28	\$40	5.84 2005
Health											
Cooper Aerobics Center		Dallas	\$9,345,990	\$8,986,280	\$18,332,270	203,725	\$46	1,069,219	\$8	\$90	0.19 2005

Exhibit N

Annual Real Property Appraisals and City/County Tax to the TIF Fund

Assumptions:

City of Dallas is expected to participate in the Deep Ellum TIF District for a period of 19 years beginning in 2008 at a rate of 85%.

Dallas County is expected to participate in the Deep Ellum TIF District for a period of 19 years beginning in 2008 at a rate of 55%.

Tax rate is assumed constant at 2005 rate. Actual rate will vary annually.

Tax appraisals are for Jan. 1 of the year. Levies occur by Sept. 30 of the year. Tax receipts generally occur 12-13 months after appraisal.

Stream of annual investments in TIF reflects intent to retire TIF obligations after 19 years of collections.

Property value estimates assume 1.5% annual property appreciation and 3% annual inflation.

EXHIBIT N Projected TIF Increment Schedule

Tax Year	Property Value Total	Anticipated Captured Value	TIF Contribution City of Dallas	TIF Contribution Dallas County	Total TIF Contribution	TOTAL TIF 2006 NPV @ 4%
2005	\$107,990,540					
Adj Base08	\$113,885,770					
2006	\$114,140,302	\$6,149,762	\$0	\$0	\$0	
2007	\$119,293,043	\$11,302,503	\$0	\$0	\$0	
2008	\$151,578,174	\$37,692,404	\$269,407	\$59,926	\$329,333	\$292,776
2009	\$163,916,711	\$50,030,941	\$322,509	\$70,654	\$393,163	\$628,853
2010	\$151,873,281	\$37,987,511	\$257,346	\$68,994	\$326,341	\$897,081
2011	\$149,135,375	\$35,249,605	\$239,543	\$65,394	\$304,937	\$1,138,078
2012	\$160,159,315	\$46,273,545	\$313,480	\$77,462	\$390,942	\$1,435,161
2013	\$169,042,489	\$55,156,719	\$373,659	\$73,747	\$447,406	\$1,762,077
2014	\$171,578,126	\$57,692,356	\$390,837	\$77,138	\$467,974	\$2,090,869
2015	\$220,446,496	\$106,560,726	\$721,896	\$142,477	\$864,373	\$2,674,809
2016	\$274,401,090	\$160,515,320	\$1,087,411	\$214,617	\$1,302,028	\$3,520,581
2017	\$393,639,464	\$279,753,694	\$1,895,191	\$374,045	\$2,269,236	\$4,937,939
2018	\$418,049,087	\$304,163,317	\$2,060,554	\$406,682	\$2,467,236	\$6,419,697
2019	\$589,356,203	\$475,470,433	\$3,221,074	\$635,728	\$3,856,802	\$8,646,904
2020	\$690,064,693	\$576,178,923	\$3,903,324	\$770,380	\$4,673,704	\$11,242,046
2021	\$709,109,789	\$595,224,019	\$4,032,345	\$795,844	\$4,828,189	\$13,819,856
2022	\$795,819,605	\$681,933,835	\$4,619,761	\$911,780	\$5,531,540	\$16,659,601
2023	\$939,415,984	\$825,530,214	\$5,592,554	\$256,061	\$5,848,616	\$19,546,642
2024	\$953,507,224	\$839,621,454	\$5,688,016	\$0	\$5,688,016	\$22,246,416
2025	\$967,809,832	\$853,924,062	\$5,784,909	\$0	\$5,784,909	\$24,886,573
2026	\$982,326,980	\$868,441,210	\$5,883,255	\$0	\$5,883,255	\$27,468,343
2027	\$997,061,884	\$883,176,114	\$5,983,077	\$0	\$5,983,077	\$29,992,934
2028	\$1,012,017,813	\$898,132,043	\$0	\$0	\$27,076,123	\$40,978,430
2029	\$1,027,198,080	\$913,312,310	\$0	\$0	\$27,076,123	\$51,541,407
2030	\$1,042,606,051	\$928,720,281	\$0	\$0	\$27,076,123	\$61,698,116
2031	\$1,058,245,142	\$944,359,372	\$0	\$0	\$27,076,123	\$71,464,182
2032	\$1,074,118,819	\$960,233,049	\$0	\$0	\$27,076,123	\$80,854,630
2033	\$1,090,230,601	\$976,344,831	\$0	\$0	\$27,076,123	\$89,883,907
2034	\$1,106,584,060	\$992,698,290	\$0	\$0	\$27,076,123	\$98,565,904
2035	\$1,123,182,821	\$1,009,297,051	\$0	\$0	\$27,076,123	\$106,913,979
TOTAL During TIF			\$52,640,149	\$5,000,928	\$57,641,077	\$29,992,934

Financial Assumptions

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

Inflation. The generally accepted inflation for construction costs and the value of improvements is 3% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 4% per annum.

Appreciation. Property appreciation is assumed to be 1.5% percent per annum on average.

Tax Rate Changes. Although tax rates will certainly increase during the twenty two year development period, the financial plan conservatively assumes that the 2005 tax rate will remain constant for the life of the Deep Ellum TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The proposed duration of the Deep Ellum TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City of Dallas will participate at a rate of 0% in 2006 and 2007 and at a rate of 85% in 2008 and thereafter. Dallas County will participate at a rate of 0% in 2006 and 2007 and at a rate of 55% in 2008 and thereafter. TIF collections will terminate once the TIF budget of \$17,677,121 (net present value) has been collected or December 31, 2027, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2026, after nineteen years of collections.

Financial Feasibility

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

Cumulative private development is expected to increase property value to \$693 million during the term of the TIF District. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Deep Ellum TIF District will be approximately \$585 million.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed by Year 16 of the TIF term.

On a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is a direct result of the revenues received and matched by the City's contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet

expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

The Reinvestment Zone Financing Plan provides that the City and County will begin to realize additional revenues from the TIF in Year 16 of the program.

Based upon a set of TIF District assumptions and analysis, the preliminary project plan and reinvestment zone financing plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996. This program provides a framework for development incentives in a variety of areas. Within this framework the Deep Ellum Board of Directors has adopted specific policies for the Deep Ellum TIF District:

- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must sign a Development Agreement with the City.
- Each Development Agreement is mutually exclusive - that is, the nature and extent of support from public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval, or may issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.
- If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
 - ~ deferred until funds are available
 - ~ constructed at the sole expense of the developer
 - ~ constructed at developer expense, with the City reimbursing the developer (with applicable interest) as funds become available
- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311, Texas Tax Code,

the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Deep Ellum TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

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

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by Chapter 311, Texas Tax Code.

Other Financial Benefits

During the twenty-two year TIF term, approximately 650,000 square feet of retail, restaurant and event space, 850,000 square feet of commercial/office space, 500 hotel rooms, and over 3,500 residential units are expected to be developed within the boundaries of the Deep Ellum TIF District.

Because the City and DART each have a one percent sales tax and the City also has a nine percent hotel tax and business personal property tax, this generates additional municipal revenue. **Exhibit N** estimates additional City and DART sales tax attributed to the anticipated retail development. By 2027, the City and DART will each receive roughly \$22.9 million (net present value) in incremental sales tax revenue from the Deep Ellum TIF District. **Exhibit O** estimates additional City hotel tax and business personal property tax attributed to the anticipated hotel, retail and office development. By 2027, the City will receive approximately \$17.0 million (net present value) in incremental hotel and business personal property taxes from the Deep Ellum TIF District.

The Dallas Independent School District is not expected to participate in the Deep Ellum TIF District program. State law governing school funding since September 1999 makes TIF participation generally unattractive for a school district. Nevertheless, the DISD will receive incremental real property and business personal property taxes from the Deep Ellum TIF District (see **Exhibit P**).

Conclusions

Based upon a set of assumptions and analysis of the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan, the plan has been determined to be feasible.

Exhibit O

Estimated Annual City/DART Sales Tax from Net New Development in the TIF District

Assumptions:

Gross floor areas and timing estimates provided by developer.

All floor area estimates of existing retail centers represent projected net increase in square footage (net gain)

Businesses are assumed operating by July of the previous fiscal year (three months before the indicated fiscal year begins).

Estimated sales per square foot are adjusted annually for inflation at:

3.00%

Sales tax column approximates tax receipts in the indicated fiscal year.

(a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p)

Fiscal Year Ended September 30	Total															Sales Tax	
	Indiana Lofts	Continental Gin	Benson Willow Townhomes	Dr. Pepper Retail	Knights of Pythias	Boutique Hotel	Elm, Main, Good Latimer, Hall	Indiana, Commerce, Good Latimer, Hall	Rohman Retail	Exposition, Commerce Retail	Good Latimer, Swiss Lofts, Retail	Indiana, Canton, Good Latimer, Hall	Indiana, Canton, Good Latimer, Hall	Total	City Sales Tax from Net New Sales @ 1.00%	DART Sales Tax from Net New Sales @ 1.00%	
Gross Square Feet of Retail Floor Area =																	
Estimated Sales per Gross Square Foot (in 2006 Dollars) =																	
Percent of Gross Sales Subject to Sales Tax =																	
2005																	
2006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2009	\$7,965,980	\$3,319,158		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,285,138	\$112,851	
2010	\$8,204,959	\$3,418,733	\$2,734,986												\$14,358,679	\$143,587	
2011	\$8,451,108	\$3,521,295	\$2,817,036	\$3,873,425	\$11,737,650	\$3,051,789	\$13,041,833	\$13,433,088	\$100,748,163	\$2,417,956	\$0	\$0	\$0	\$0	\$164,488,167	\$1,644,882	
2012	\$8,704,641	\$3,626,934	\$2,901,547	\$3,989,627	\$12,089,780	\$3,143,343	\$13,433,088	\$13,836,081	\$103,770,607	\$2,490,495	\$0	\$0	\$0	\$0	\$169,422,812	\$1,694,228	
2013	\$8,965,780	\$3,735,742	\$2,988,593	\$4,109,316	\$12,452,473	\$3,237,643	\$13,836,081	\$14,251,163	\$106,883,726	\$2,565,209	\$21,547,759	\$0	\$0	\$0	\$196,053,255	\$1,960,533	
2014	\$9,234,754	\$3,847,814	\$3,078,251	\$4,232,596	\$12,826,047	\$3,334,772	\$14,251,163	\$14,678,698	\$110,090,237	\$2,642,166	\$22,194,192	\$0	\$0	\$0	\$201,934,853	\$2,019,349	
2015	\$9,511,797	\$3,963,249	\$3,170,599	\$4,359,573	\$13,210,828	\$3,434,815	\$14,678,698	\$15,119,059	\$113,392,945	\$2,721,431	\$22,860,018	\$13,607,153	\$0	\$0	\$221,600,052	\$2,216,001	
2016	\$9,797,150	\$4,082,146	\$3,265,717	\$4,490,361	\$13,607,153	\$3,537,880	\$15,119,059	\$15,572,631	\$116,794,733	\$2,803,074	\$23,545,818	\$14,015,388	\$0	\$0	\$228,248,053	\$2,282,481	
2017	\$10,091,065	\$4,204,610	\$3,363,688	\$4,625,071	\$14,015,388	\$3,643,996	\$15,572,631	\$16,039,810	\$120,298,575	\$2,887,166	\$24,252,193	\$14,435,829	\$0	\$0	\$235,095,495	\$2,350,955	
2018	\$10,393,797	\$4,330,749	\$3,464,599	\$4,763,824	\$14,435,829	\$3,753,316	\$16,039,810	\$16,521,004	\$123,907,532	\$2,973,781	\$24,979,758	\$14,868,904	\$0	\$0	\$242,148,360	\$2,421,484	
2019	\$10,705,611	\$4,460,671	\$3,568,537	\$5,053,940	\$15,314,971	\$3,981,892	\$17,016,634	\$17,016,634	\$127,624,758	\$3,062,994	\$25,729,151	\$15,314,971	\$15,314,971	\$15,314,971	\$264,727,781	\$2,647,278	
2020	\$11,026,779	\$4,594,491	\$3,675,593	\$5,205,559	\$15,774,420	\$4,101,349	\$17,527,133	\$17,527,133	\$131,453,501	\$3,154,884	\$26,501,026	\$15,774,420	\$15,774,420	\$15,774,420	\$272,689,615	\$2,726,896	
2021	\$11,357,882	\$4,732,326	\$3,785,861	\$5,361,725	\$16,247,653	\$4,224,390	\$18,052,947	\$18,052,947	\$135,397,106	\$3,249,531	\$27,296,057	\$16,247,653	\$16,247,653	\$16,247,653	\$280,949,703	\$2,808,497	
2022	\$11,698,310	\$4,874,296	\$3,899,437	\$5,416,420	\$16,735,082	\$4,351,121	\$18,594,536	\$18,594,536	\$139,459,019	\$3,347,016	\$28,114,938	\$16,735,082	\$16,735,082	\$16,735,082	\$289,275,194	\$2,892,752	
2023	\$12,049,259	\$5,020,525	\$4,016,420	\$5,522,577	\$17,237,135	\$4,481,655	\$19,152,372	\$19,152,372	\$143,642,790	\$3,447,427	\$28,958,386	\$17,237,135	\$17,237,135	\$17,237,135	\$297,953,450	\$2,979,535	
2024	\$12,410,737	\$5,171,140	\$4,136,912	\$5,688,254	\$17,754,249	\$4,616,105	\$19,726,943	\$19,726,943	\$147,952,073	\$3,550,850	\$29,827,138	\$17,754,249	\$17,754,249	\$17,754,249	\$306,892,054	\$3,068,921	
2025	\$12,783,059	\$5,326,275	\$4,261,020	\$5,858,902	\$18,286,876	\$4,754,588	\$20,318,751	\$20,318,751	\$152,390,635	\$3,657,375	\$30,721,952	\$18,286,876	\$18,286,876	\$18,286,876	\$316,098,815	\$3,160,988	
2026	\$13,166,551	\$5,486,063	\$4,388,850	\$6,034,669	\$18,835,483	\$4,897,225	\$20,928,314	\$20,928,314	\$156,962,354	\$3,767,097	\$31,643,611	\$18,835,483	\$18,835,483	\$18,835,483	\$325,581,780	\$3,255,818	
2027	\$13,561,547	\$5,650,645	\$4,520,516	\$6,215,709	\$19,385,483	\$4,997,225	\$20,928,314	\$20,928,314	\$159,962,354	\$3,877,097	\$32,598,161	\$19,385,483	\$19,385,483	\$19,385,483	\$335,117,392	\$3,351,173	
Total for 22 years (2006-2027)																	
\$4,085,177,392																	
2006 NPV @ 4%																	
\$22,858,162																	
\$40,851,774																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	
\$22,858,162																	

Exhibit P

Estimated City Hotel Occupancy Tax and Business Personal Property Tax from the Reinvestment Zone

Assumptions:

Date of City receipt of Hotel Occupancy Tax may lag date of earning by 3-4 months.

BPP Tax receipts generally occur 12-13 months after appraisal. Appraisals are for Jan. 1 of the year indicated.

Commercial development includes retail, office, and hotel projects.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Year		City Hotel Occupancy Tax			City BPP Tax		Total
		Annual Room Receipts If 2007 ADR =			Estimated Square Feet New Commercial Development	Estimated City BPP Tax @ \$20 per SF Commercial	Total Estimated City Hotel and BPP Tax
		\$120	Estimated City Hotel Occupancy Tax @				
		Inflation =	3%				
		Occupancy =	70%				
	Guest Rooms			9.00%			
Base	2005						
1	2006	0	\$0	\$0	0	\$0	\$0
2	2007	0	\$0	\$0	0	\$0	\$0
3	2008	0	\$0	\$0	51,000	\$6,020	\$6,020
4	2009	0	\$0	\$0	63,000	\$7,659	\$7,659
5	2010	250	\$8,375,752	\$753,818	526,000	\$65,865	\$819,683
6	2011	250	\$8,627,025	\$776,432	636,000	\$82,028	\$858,460
7	2012	250	\$8,885,836	\$799,725	636,000	\$84,489	\$884,214
8	2013	250	\$9,152,411	\$823,717	670,000	\$91,676	\$915,393
9	2014	250	\$9,426,983	\$848,428	670,000	\$94,426	\$942,855
10	2015	250	\$9,709,793	\$873,881	720,000	\$104,517	\$978,398
11	2016	250	\$10,001,086	\$900,098	720,000	\$107,653	\$1,007,750
12	2017	250	\$10,301,119	\$927,101	720,000	\$110,882	\$1,037,983
13	2018	500	\$21,220,305	\$1,909,827	720,000	\$114,209	\$2,024,036
14	2019	500	\$21,856,914	\$1,967,122	770,000	\$125,804	\$2,092,926
15	2020	500	\$22,512,622	\$2,026,136	770,000	\$129,578	\$2,155,714
16	2021	500	\$23,188,000	\$2,086,920	770,000	\$133,465	\$2,220,385
17	2022	500	\$23,883,640	\$2,149,528	770,000	\$137,469	\$2,286,997
18	2023	500	\$24,600,150	\$2,214,013	770,000	\$141,593	\$2,355,607
19	2024	500	\$25,338,154	\$2,280,434	770,000	\$145,841	\$2,426,275
20	2025	500	\$26,098,299	\$2,348,847	770,000	\$150,216	\$2,499,063
21	2026	500	\$26,881,248	\$2,419,312	770,000	\$154,723	\$2,574,035
22	2027	500	\$27,687,685	\$2,491,892	770,000	\$159,365	\$2,651,256
Total for 22 Years		-	\$317,747,024	\$28,597,232	-	\$2,147,478	\$30,744,710
2006 NPV @ 4%		-	\$175,324,136	\$15,779,172	-	\$1,236,027	\$17,015,199

Exhibit Q

Estimated Annual DISD Real Property and Business Personal Property Tax from the TIF District

Assumptions:

Estimated assessed values and captured appraised values are from a separate schedule.
Taxes are levied in September following the appraisal date. Collections occur in the next fiscal year.
Tax rates are for 2005, although actual rates will vary annually.
Texas school district property tax rates may be reduced by legislative or judicial actions.
This schedule depicts DISD real property and business personal property tax benefits only and does not take into account the effect of state recapture provisions.

(a)	(b)	(c)	(d)	(e)	(f)	(g)
DISD Real Property Tax				DISD BPP Tax		DISD Total Tax
Appraisal on January 1,	Estimated Total Assessed Value	Estimated Increase in Assessed Real Property (Captured Appraised Value)	Estimated Total RP Tax @ \$1.68836 per \$100	Estimated Square Feet New Commercial Development	Estimated Total BPP Tax @ \$20 per SF Commercial	Estimated Total DISD Tax from Zone Retained
2005	\$107,990,540					
2006	\$114,140,302	\$6,149,762	\$103,830	0	\$0	\$103,830
2007	\$119,293,043	\$11,302,503	\$190,827	0	\$0	\$190,827
2008	\$113,885,770					
2008	\$151,578,174	\$37,692,404	\$636,383	51,000	\$13,703	\$650,086
2009	\$163,916,711	\$50,030,941	\$844,702	63,000	\$17,434	\$862,137
2010	\$151,873,281	\$37,987,511	\$641,366	526,000	\$149,931	\$791,297
2011	\$149,135,375	\$35,249,605	\$595,140	636,000	\$186,724	\$781,864
2012	\$160,159,315	\$46,273,545	\$781,264	636,000	\$192,325	\$973,589
2013	\$169,042,489	\$55,156,719	\$931,244	670,000	\$208,685	\$1,139,929
2014	\$171,578,126	\$57,692,356	\$974,055	670,000	\$214,946	\$1,189,000
2015	\$220,446,496	\$106,560,726	\$1,799,129	720,000	\$237,916	\$2,037,045
2016	\$274,401,090	\$160,515,320	\$2,710,076	720,000	\$245,054	\$2,955,130
2017	\$393,639,464	\$279,753,694	\$4,723,249	720,000	\$252,405	\$4,975,655
2018	\$418,049,087	\$304,163,317	\$5,135,372	720,000	\$259,977	\$5,395,349
2019	\$589,356,203	\$475,470,433	\$8,027,653	770,000	\$286,372	\$8,314,025
2020	\$690,064,693	\$576,178,923	\$9,727,974	770,000	\$294,963	\$10,022,938
2021	\$709,109,789	\$595,224,019	\$10,049,524	770,000	\$303,812	\$10,353,337
2022	\$795,819,605	\$681,933,835	\$11,513,498	770,000	\$312,927	\$11,826,425
2023	\$939,415,984	\$825,530,214	\$13,937,922	770,000	\$322,315	\$14,260,236
2024	\$953,507,224	\$839,621,454	\$14,175,833	770,000	\$331,984	\$14,507,817
2025	\$967,809,832	\$853,924,062	\$14,417,312	770,000	\$341,943	\$14,759,256
2026	\$982,326,980	\$868,441,210	\$14,662,414	770,000	\$352,202	\$15,014,616
2027	\$997,061,884	\$883,176,114	\$14,911,192	770,000	\$362,768	\$15,273,960
Total for 22 years (2006-2027)			\$131,489,961	-	\$4,888,387	\$136,378,347
2006 NPV @ 4%			\$67,758,520	-	\$2,813,615	\$70,572,135

Exhibit R

2013 DCAD Real Property Accounts Added in the Deep Ellum TIF District as Amended, September 10, 2014

ACCT	Property Address	EXEMPT	TAX VALUE	TOTAL VALUE	IMPRVMTS	LAND VALUE
00000103987000000	2821 TAYLOR ST	X	\$0	\$93,750	\$0	\$93,750
00000103990000000	2817 TAYLOR ST	X	\$0	\$93,750	\$0	\$93,750
00000103984000000	2803 TAYLOR ST	X	\$0	\$1,162,000	\$912,000	\$250,000
00025900000000100	538 PEARL ST	X	\$0	\$1,865,110	\$0	\$1,865,110
00000129352000000	3016 ELM ST		\$105,000	\$105,000	\$0	\$105,000
00000129364000000	3012 ELM ST		\$73,500	\$73,500	\$0	\$73,500
00000129355000000	3008 ELM ST		\$167,590	\$167,590	\$27,330	\$140,260
00000110956000000	2936 ELM ST		\$240,240	\$240,240	\$136,240	\$104,000
00000129370000000	3015 MAIN ST		\$132,300	\$132,300	\$57,300	\$75,000
00000110959000000	2928 ELM ST		\$116,000	\$116,000	\$0	\$116,000
00000129331000000	3013 MAIN ST		\$184,900	\$184,900	\$147,400	\$37,500
00000110962000000	2920 ELM ST		\$403,850	\$403,850	\$246,850	\$157,000
00000129325000000	3011 MAIN ST		\$2,824	\$83,530	\$38,530	\$45,000
00000110965000000	2918 ELM ST		\$100,000	\$100,000	\$0	\$100,000
00000129361000000	3000 ELM ST		\$413,910	\$413,910	\$137,970	\$275,940
00000110968000000	2912 ELM ST		\$100,000	\$100,000	\$0	\$100,000
00000110974000000	2912 ELM ST		\$125,600	\$125,600	\$75,600	\$50,000
00000110971000000	2908 ELM ST		\$50,000	\$50,000	\$0	\$50,000
00000110953000000	2944 ELM ST		\$200,630	\$200,630	\$100,630	\$100,000
00000110980000000	2939 MAIN ST		\$71,960	\$71,960	\$8,580	\$63,380
00000110983000000	2933 MAIN ST		\$66,510	\$66,510	\$2,380	\$64,130
00000110986000000	2931 MAIN ST		\$75,000	\$75,000	\$0	\$75,000
00000110989000000	2929 MAIN ST		\$112,500	\$112,500	\$0	\$112,500
00000110920000000	2818 ELM ST		\$119,930	\$119,930	\$19,930	\$100,000
00000110992000000	2913 MAIN ST		\$48,000	\$48,000	\$0	\$48,000
00000110923000000	2816 ELM ST		\$148,560	\$148,560	\$48,560	\$100,000
00000110995000000	2911 MAIN ST		\$63,000	\$63,000	\$0	\$63,000
00000110998000000	2911 MAIN ST		\$270,000	\$270,000	\$193,500	\$76,500
00000129400000000	3023 COMMERCE ST		\$635,460	\$635,460	\$368,310	\$267,150
00000110926000000	2810 ELM ST		\$165,000	\$165,000	\$65,000	\$100,000
00000129382000000	3018 MAIN ST		\$51,840	\$51,840	\$0	\$51,840
00000111001000000	2911 MAIN ST		\$168,000	\$168,000	\$0	\$168,000
00000129379000000	3014 MAIN ST		\$66,900	\$66,900	\$29,400	\$37,500
00000110977000000	2906 ELM ST		\$156,000	\$156,000	\$0	\$156,000
00000129388000000	3010 MAIN ST		\$37,500	\$37,500	\$0	\$37,500
00000104158000000	3010 MAIN ST		\$250,000	\$250,000	\$175,000	\$75,000
00000110890000000	2724 ELM ST		\$422,380	\$422,380	\$302,600	\$119,780

00000110917000000	2826 ELM ST	\$176,800	\$176,800	\$59,040	\$117,760
00000110935000000	2825 MAIN ST	\$52,500	\$52,500	\$0	\$52,500
00000104161000000	3004 MAIN ST	\$153,790	\$153,790	\$33,790	\$120,000
00000110938000000	2823 MAIN ST	\$380,710	\$380,710	\$305,710	\$75,000
00000110941000000	2821 MAIN ST	\$130,000	\$130,000	\$55,000	\$75,000
00000129394000000	3033 COMMERCE ST	\$24,000	\$24,000	\$0	\$24,000
00000110944000000	2815 MAIN ST	\$120,000	\$120,000	\$45,000	\$75,000
00000110893000000	2720 ELM ST	\$590,900	\$590,900	\$106,780	\$484,120
00000110947000000	2809 MAIN ST	\$164,980	\$164,980	\$89,980	\$75,000
00000110929000000	2806 ELM ST	\$200,000	\$200,000	\$0	\$200,000
00000103744000000	2650 ELM ST	\$89,780	\$89,780	\$39,780	\$50,000
00000104159000000	3017 COMMERCE ST	\$80,000	\$80,000	\$510	\$79,490
00000103687000000	2644 ELM ST	\$132,220	\$132,220	\$82,220	\$50,000
00000110950000000	2803 MAIN ST	\$230,000	\$230,000	\$80,000	\$150,000
00000104173000000	3009 COMMERCE ST	\$178,530	\$178,530	\$127,780	\$50,750
00000103699000000	2638 ELM ST	\$145,000	\$145,000	\$45,000	\$100,000
00000110905000000	2715 MAIN ST	\$242,590	\$242,590	\$39,590	\$203,000
00000103714000000	2634 ELM ST	\$178,570	\$178,570	\$128,570	\$50,000
00000103651000000	2634 ELM ST	\$50,000	\$50,000	\$0	\$50,000
00000104170000000	3005 COMMERCE ST	\$264,000	\$330,000	\$280,000	\$50,000
00000104164000000	3000 MAIN ST	\$316,800	\$316,800	\$226,800	\$90,000
00000103654000000	2628 ELM ST	\$100,000	\$100,000	\$0	\$100,000
00000110908000000	2707 MAIN ST	\$273,000	\$273,000	\$173,000	\$100,000
00000104020000000	2900 MAIN ST	\$75,000	\$75,000	\$0	\$75,000
00000129385000000	111 HALL ST	\$91,890	\$91,890	\$57,890	\$34,000
00000104167000000	3003 COMMERCE ST	\$172,040	\$172,040	\$122,040	\$50,000
00000103642000000	2626 ELM ST	\$50,000	\$50,000	\$0	\$50,000
00000110911000000	2701 MAIN ST	\$485,760	\$485,760	\$286,760	\$199,000
00000110914000000	2653 MAIN ST	\$60,000	\$60,000	\$0	\$60,000
00000103756000000	2618 ELM ST	\$325,000	\$325,000	\$275,000	\$50,000
00000103711000000	2614 ELM ST	\$259,980	\$259,980	\$159,980	\$100,000
00000103669000000	2610 ELM ST	\$200,000	\$200,000	\$100,000	\$100,000
00000103675000000	2608 ELM ST	\$400,000	\$400,000	\$335,000	\$65,000
00000103660000000	2604 ELM ST	\$125,000	\$125,000	\$0	\$125,000
00000103690000000	2635 MAIN ST	\$151,000	\$151,000	\$1,000	\$150,000
00000104030000000	2924 MAIN ST	\$1,368,730	\$1,368,730	\$701,650	\$667,080
00000104182000000	3034 COMMERCE ST	\$289,000	\$289,000	\$234,000	\$55,000
00000104026000000	2919 COMMERCE ST	\$400,000	\$400,000	\$247,020	\$152,980
00000104047000000	2900 MAIN ST	\$410,000	\$410,000	\$238,250	\$171,750
CONDO00C1151CONDO		\$2,225,260	\$2,442,920	\$2,234,880	\$208,040
00000104053000000	2901 COMMERCE ST	\$115,300	\$115,300	\$800	\$114,500
00000103696000000	2621 MAIN ST	\$50,000	\$50,000	\$0	\$50,000
00000104191000000	3018 COMMERCE ST	\$135,000	\$135,000	\$106,000	\$29,000

00000104194000000	3014 COMMERCE ST	\$115,200	\$115,200	\$71,530	\$43,670
00000103720000000	2619 MAIN ST	\$100,000	\$100,000	\$0	\$100,000
00000104197000000	3012 COMMERCE ST	\$203,770	\$203,770	\$158,140	\$45,630
00000103726000000	2607 MAIN ST	\$88,000	\$88,000	\$0	\$88,000
00000104200000000	3008 COMMERCE ST	\$498,740	\$498,740	\$437,450	\$61,290
00000103831000000	2708 MAIN ST	\$194,400	\$194,400	\$94,400	\$100,000
00000104203000000	3004 COMMERCE ST	\$200,000	\$200,000	\$136,400	\$63,600
00000104206000000	3000 COMMERCE ST	\$220,000	\$220,000	\$95,000	\$125,000
00000104185000000	3035 CANTON ST	\$249,480	\$249,480	\$193,440	\$56,040
00000103828000000	2712 MAIN ST	\$101,000	\$101,000	\$1,000	\$100,000
00000103855000000	2713 COMMERCE ST	\$202,920	\$202,920	\$152,920	\$50,000
00000104059000000	2926 COMMERCE ST	\$62,500	\$62,500	\$0	\$62,500
00000104231000000	3023 CANTON ST	\$62,500	\$62,500	\$0	\$62,500
00000103852000000	2711 COMMERCE ST	\$50,000	\$50,000	\$0	\$50,000
00000103837000000	2702 MAIN ST	\$272,940	\$272,940	\$86,780	\$186,160
00000104062000000	2914 COMMERCE ST	\$187,200	\$187,200	\$121,570	\$65,630
00000104230000000	3021 CANTON ST	\$62,500	\$62,500	\$0	\$62,500
00000103849000000	2705 COMMERCE ST	\$44,500	\$44,500	\$0	\$44,500
00000104065000000	2910 COMMERCE ST	\$205,000	\$205,000	\$139,370	\$65,630
00000104227000000	3017 CANTON ST	\$62,500	\$62,500	\$0	\$62,500
00000103846000000	2703 COMMERCE ST	\$45,500	\$45,500	\$0	\$45,500
00000103840000000	2656 MAIN ST	\$125,000	\$125,000	\$25,000	\$100,000
00000104224000000	3013 CANTON ST	\$485,000	\$485,000	\$422,500	\$62,500
00000103843000000	2653 COMMERCE ST	\$219,790	\$219,790	\$119,790	\$100,000
00000104221000000	3011 CANTON ST	\$306,260	\$306,260	\$243,760	\$62,500
00000103798000000	2618 MAIN ST	\$121,670	\$121,670	\$71,670	\$50,000
00000104215000000	3007 CANTON ST	\$92,200	\$92,200	\$60,950	\$31,250
00000103783000000	2616 MAIN ST	\$121,670	\$121,670	\$71,670	\$50,000
00000104218000000	3005 CANTON ST	\$84,690	\$84,690	\$53,440	\$31,250
00000103816000000	2612 MAIN ST	\$647,500	\$647,500	\$547,500	\$100,000
00000104209000000	210 WALTON ST	\$101,000	\$101,000	\$76,000	\$25,000
00000103813000000	2633 COMMERCE ST	\$100,630	\$100,630	\$630	\$100,000
00000103810000000	2631 COMMERCE ST	\$130,000	\$130,000	\$30,000	\$100,000
00000104056000000	2930 COMMERCE ST	\$435,000	\$435,000	\$218,720	\$216,280
00000104077000000	2904 COMMERCE ST	\$144,500	\$144,500	\$1,000	\$143,500
00000103942000000	2816 COMMERCE ST	\$219,140	\$219,140	\$156,640	\$62,500
00000103945000000	2814 COMMERCE ST	\$62,500	\$62,500	\$0	\$62,500
00000104212000000	3001 CANTON ST	\$116,000	\$116,000	\$78,500	\$37,500
00000103948000000	2808 COMMERCE ST	\$190,150	\$190,150	\$127,650	\$62,500
00000104092000000	2919 CANTON ST	\$347,288	\$397,360	\$322,360	\$75,000
00000103786000000	2615 COMMERCE ST	\$270,000	\$270,000	\$120,000	\$150,000
00000104089000000	2917 CANTON ST	\$272,690	\$272,690	\$210,190	\$62,500
00000104086000000	2913 CANTON ST	\$350,000	\$350,000	\$287,500	\$62,500

00000103804000000	2611 COMMERCE ST	\$100,000	\$100,000	\$0	\$100,000
00000103888000000	2730 COMMERCE ST	\$109,290	\$109,290	\$46,790	\$62,500
00000104083000000	2909 CANTON ST	\$371,280	\$371,280	\$246,280	\$125,000
00000103891000000	2724 COMMERCE ST	\$409,510	\$409,510	\$347,010	\$62,500
00000103894000000	2718 COMMERCE ST	\$91,250	\$91,250	\$0	\$91,250
00000103939000000	2820 COMMERCE ST	\$312,500	\$312,500	\$187,500	\$125,000
00000103897000000	2712 COMMERCE ST	\$62,500	\$62,500	\$0	\$62,500
00000104251000000	3012 CANTON ST	\$274,230	\$274,230	\$211,730	\$62,500
00000104098000000	2921 CANTON ST	\$483,000	\$483,000	\$308,000	\$175,000
00000104254000000	3008 CANTON ST	\$140,000	\$140,000	\$77,500	\$62,500
00000103951000000	2800 COMMERCE ST	\$370,200	\$370,200	\$245,200	\$125,000
00000104257000200	3004 CANTON ST	\$124,927	\$153,850	\$116,780	\$37,070
00000104257000000	3002 CANTON ST	\$118,720	\$148,400	\$117,880	\$30,520
00000103957000000	2809 CANTON ST	\$294,990	\$294,990	\$169,990	\$125,000
00000103885000000	2730 COMMERCE ST	\$176,720	\$176,720	\$145,470	\$31,250
00000104080000000	2901 CANTON ST	\$50,000	\$50,000	\$0	\$50,000
00000103864000000	2622 COMMERCE ST	\$481,150	\$481,150	\$420,610	\$60,540
00000104269000200	333 HALL ST	\$142,947	\$158,830	\$111,870	\$46,960
00000104257000100	306 WALTON ST	\$80,992	\$101,240	\$83,830	\$17,410
00000103867000000	2616 COMMERCE ST	\$753,180	\$753,180	\$650,680	\$102,500
00000104260000000	310 WALTON ST	\$151,360	\$172,000	\$132,000	\$40,000
00000103528000000	2612 COMMERCE ST	\$262,220	\$262,220	\$212,200	\$50,020
00000104269000000	335 HALL ST	\$99,200	\$124,000	\$101,650	\$22,350
00000103900000000	2700 COMMERCE ST	\$187,500	\$187,500	\$0	\$187,500
00000104269000300	3027 TAYLOR ST	\$153,800	\$192,250	\$138,500	\$53,750
00UNPACIFICRRDA00	9999 NO NAME ST	\$0	\$0	\$0	\$0
00000104104000000	2914 CANTON ST	\$324,010	\$324,010	\$204,010	\$120,000
00000103960000000	2825 CANTON ST	\$202,500	\$202,500	\$15,000	\$187,500
00000104107000000	2910 CANTON ST	\$92,670	\$92,670	\$32,670	\$60,000
00000104269000100	3025 TAYLOR ST	\$162,016	\$181,950	\$133,600	\$48,350
00000104263000000	3030 TAYLOR ST	\$800,000	\$800,000	\$543,210	\$256,790
00000103954000000	2805 CANTON ST	\$700,000	\$700,000	\$575,000	\$125,000
000186000410A0000	2713 CANTON ST	\$1,025,000	\$1,025,000	\$586,310	\$438,690
00000103531000000	2600 COMMERCE ST	\$14,850	\$14,850	\$0	\$14,850
00000103903000000	2701 CANTON ST	\$900,000	\$900,000	\$837,500	\$62,500
00000103861000000	2630 COMMERCE ST	\$304,610	\$304,610	\$179,610	\$125,000
00000103972000000	2824 CANTON ST	\$711,360	\$711,360	\$586,360	\$125,000
00000104101000000	2930 CANTON ST	\$390,000	\$390,000	\$150,000	\$240,000
00000104128000000	2929 TAYLOR ST	\$62,500	\$62,500	\$0	\$62,500
00000103975000000	2814 CANTON ST	\$256,672	\$320,840	\$258,340	\$62,500
00000104125000000	2913 TAYLOR ST	\$62,500	\$62,500	\$0	\$62,500
00000103978000000	2810 CANTON ST	\$312,500	\$312,500	\$245,040	\$67,460
00000104122000000	2921 TAYLOR ST	\$62,500	\$62,500	\$0	\$62,500

00000104110000000	2900 CANTON ST	\$159,620	\$159,620	\$51,620	\$108,000
00000104119000000	2919 TAYLOR ST	\$265,640	\$265,640	\$203,140	\$62,500
00000103966000000	2824 CANTON ST	\$357,940	\$357,940	\$295,440	\$62,500
00000104131000000	317 WALTON ST	\$62,500	\$62,500	\$0	\$62,500
00000103879000000	215 HENRY ST	\$475,000	\$475,000	\$350,000	\$125,000
00000103873500000	2622 CLOVER ST	\$67,430	\$67,430	\$0	\$67,430
00000103981000000	2801 VIRGIL ST	\$220,000	\$220,000	\$96,380	\$123,620
00000104113000000	2909 TAYLOR ST	\$814,790	\$814,790	\$577,290	\$237,500
00000104137000000	2928 TAYLOR ST	\$530,210	\$530,210	\$418,000	\$112,210
00000104140000000	2928 TAYLOR ST	\$75,320	\$75,320	\$0	\$75,320
00000104143000000	2924 TAYLOR ST	\$80,000	\$180,000	\$117,500	\$62,500
00000104146000000	2920 TAYLOR ST	\$330,280	\$330,280	\$267,780	\$62,500
00000103924000000	2725 TAYLOR ST	\$268,330	\$268,330	\$80,830	\$187,500
00000104134000000	2934 TAYLOR ST	\$320,680	\$320,680	\$215,980	\$104,700
00000103921000000	2705 TAYLOR ST	\$93,360	\$93,360	\$5,900	\$87,460
00000103915000000	2700 CANTON ST	\$4,593,340	\$4,593,340	\$4,003,100	\$590,240
00000103927000000	2731 TAYLOR ST	\$84,120	\$84,120	\$21,620	\$62,500
00000104149000000	2914 TAYLOR ST	\$1,075,000	\$1,075,000	\$775,000	\$300,000
00000103918000000	2705 TAYLOR ST	\$32,570	\$32,570	\$0	\$32,570
00000104152000000	2903 ST LOUIS ST	\$592,500	\$592,500	\$274,080	\$318,420
00000103930000000	2720 TAYLOR ST	\$157,050	\$157,050	\$1,000	\$156,050
00000103933500000	2700 TAYLOR ST	\$3,050	\$3,050	\$0	\$3,050
00000104155000000	2915 ST LOUIS ST	\$225,320	\$225,320	\$15,390	\$209,930
00000104005000000	2821 ST LOUIS ST	\$511,880	\$511,880	\$324,380	\$187,500
00000103993000000	2800 TAYLOR ST	\$904,540	\$904,540	\$467,040	\$437,500
00000103999000000	2805 ST LOUIS ST	\$101,370	\$101,370	\$0	\$101,370
00000104008000000	2823 ST LOUIS ST	\$134,400	\$134,400	\$71,900	\$62,500
00000105778000000	2400 BRYAN ST	\$1,380,240	\$1,380,240	\$0	\$1,380,240
00000105556000000	2214 BRYAN ST	\$8,262,820	\$8,262,820	\$1,000	\$8,261,820
00000129349500000	3026 ELM ST	\$388,110	\$388,110	\$265,710	\$122,400
00000129343000000	3022 ELM ST	\$98,660	\$98,660	\$1,000	\$97,660
00000129334000000	3033 MAIN ST	\$240,520	\$240,520	\$112,270	\$128,250
00000129337000000	3029 MAIN ST	\$196,650	\$196,650	\$0	\$196,650
00000129340000000	3025 MAIN ST	\$220,000	\$220,000	\$66,670	\$153,330
00000129391000000	3028 MAIN ST	\$225,300	\$225,300	\$0	\$225,300
00000129349000000	3036 ELM ST	\$341,570	\$341,570	\$71,670	\$269,900
00000110854000000	2824 MAIN ST	\$329,250	\$329,250	\$254,250	\$75,000
00000110884000000	2819 COMMERCE ST	\$236,580	\$236,580	\$186,580	\$50,000
00000110857000000	2820 MAIN ST	\$164,840	\$164,840	\$89,840	\$75,000
00000110860000000	2816 MAIN ST	\$167,060	\$167,060	\$92,060	\$75,000
00000103759000000	2642 MAIN ST	\$301,000	\$301,000	\$1,000	\$300,000
00000103825000000	2620 MAIN ST	\$420,400	\$420,400	\$320,400	\$100,000
00000103777000000	2629 COMMERCE ST	\$100,000	\$100,000	\$0	\$100,000

00000103795000000	2627 COMMERCE ST	\$100,000	\$100,000	\$0	\$100,000
00000103792000000	2625 COMMERCE ST	\$100,000	\$100,000	\$0	\$100,000
00000103822000000	2623 COMMERCE ST	\$136,490	\$136,490	\$86,490	\$50,000
00000104248000000	3020 CANTON ST	\$332,780	\$332,780	\$207,780	\$125,000
00000103780000000	2650 MAIN ST	\$275,000	\$275,000	\$77,600	\$197,400
00000103771000000	2626 MAIN ST	\$410,000	\$410,000	\$209,980	\$200,020
00000110870000000	2806 MAIN ST	\$36,190	\$36,190	\$0	\$36,190
00000103780000100	2651 COMMERCE ST	\$300,000	\$300,000	\$97,460	\$202,540
00000110863000000	2814 MAIN ST	\$0	\$390,000	\$332,100	\$57,900
00000110887000000	2825 COMMERCE ST	\$201,030	\$201,030	\$151,030	\$50,000
00000110881000000	2815 COMMERCE ST	\$213,390	\$213,390	\$163,390	\$50,000
00000110869000000	2810 MAIN ST	\$179,710	\$179,710	\$103,810	\$75,900
00000110870000000	2806 MAIN ST	\$36,190	\$36,190	\$0	\$36,190
00000110872000000	2801 COMMERCE ST	\$675,000	\$675,000	\$475,060	\$199,940
00000110866000000	2800 MAIN ST	\$350,000	\$350,000	\$254,000	\$96,000
00000104247000000	3030 CANTON ST	\$430,280	\$430,280	\$221,190	\$209,090
00000104236000000	3027 CANTON ST	\$108,900	\$108,900	\$0	\$108,900
00000103729000000	2603 MAIN ST	\$150,000	\$150,000	\$0	\$150,000
00000103747000000	2646 ELM ST	\$142,800	\$142,800	\$62,800	\$80,000
00000103672000000	2649 MAIN ST	\$136,900	\$136,900	\$52,900	\$84,000
00000103819000000	2604 MAIN ST	\$412,870	\$412,870	\$263,870	\$149,000
00000103807000000	2600 MAIN ST	\$453,420	\$453,420	\$174,420	\$279,000
00000103705000000	2647 MAIN ST	\$101,000	\$101,000	\$0	\$101,000
00000103741000000	2642 ELM ST	\$180,000	\$180,000	\$130,000	\$50,000
00000103708000000	2640 ELM ST	\$68,000	\$68,000	\$18,000	\$50,000
00000103657000000	2624 ELM ST	\$73,430	\$73,430	\$23,430	\$50,000
00000103738000000	2620 ELM ST	\$100,000	\$100,000	\$0	\$100,000
00000103645000000	2625 MAIN ST	\$524,400	\$524,400	\$374,400	\$150,000
00000103723000000	2623 MAIN ST	\$114,000	\$114,000	\$0	\$114,000
00000103717000000	2639 MAIN ST	\$262,500	\$262,500	\$60,500	\$202,000
Total		\$69,578,016	\$73,959,790	\$37,099,550	\$36,860,240

Appendix A
2007 DCAD Real Property Accounts Added in the
Deep Ellum TIF District
As Ammended, April 9, 2008

DCAD Acct. #	Exmpt	Property Address	Imprvmnts	Land	Total Value	Taxable Value
00000106633000000	x	2717 Live Oak	\$0	\$265,610	\$265,610	\$0
00000106642000000	x	2713 Live Oak	\$0	\$272,140	\$272,140	\$0
00000106630000000	x	2707 Live Oak	\$0	\$163,400	\$163,400	\$0
00000106636000000	x	2701 Live Oak	\$0	\$165,800	\$165,800	\$0
00000106654000000	x	718 Cantegral	\$293,340	\$438,300	\$731,640	\$0
00000106660000000	x	726 Cantegral	\$2,350	\$139,480	\$141,830	\$0
00000106624000000	x	2710 Bryan	\$0	\$10,980	\$10,980	\$0
00000106615000000	x	2704 Bryan	\$11,690	\$108,830	\$120,520	\$0
00000106594000000	x	2702 Bryan	\$129,210	\$156,820	\$286,030	\$0
00000105892000000	x	2632 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105907000000	x	2628 Live Oak	\$0	\$84,850	\$84,850	\$0
00000105889000000	x	2628 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105904000000	x	2628 Live Oak	\$0	\$84,850	\$84,850	\$0
00000105886000000	x	2628 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105901000000	x	2623 Florence	\$0	\$84,850	\$84,850	\$0
00000105883000000	x	2600 Live Oak	\$5,899,760	\$148,100	\$6,047,860	\$0
00000105898000000	x	2619 Florence	\$0	\$84,850	\$84,850	\$0
00000105880000000	x	2612 Live Oak	\$0	\$275,380	\$275,380	\$0
00000105887000000	x	2606 Live Oak	\$0	\$229,490	\$229,490	\$0
00000105874000000	x	2602 Live Oak	\$0	\$96,030	\$96,030	\$0
00000105871000000	x	710 Good Latimer	\$0	\$51,840	\$51,840	\$0
00000105895000000	x	700 Good Latimer	\$0	\$84,850	\$84,850	\$0
00028300000010000		910 Central	\$139,310	\$458,440	\$597,750	\$597,750
00000106315000000		827 Texas	\$0	\$96,770	\$96,770	\$96,770
00000106312000000		825 Texas	\$17,050	\$126,360	\$143,440	\$143,440
00000106291000000		819 Texas	\$0	\$638,370	\$638,370	\$638,370
00000106270000000		2709 Bryan	\$0	\$443,550	\$443,550	\$443,550
00000106306000000		2705 Bryan	\$0	\$100,800	\$100,800	\$100,800
00000106300000000		1012 Boll	\$0	\$80,430	\$80,430	\$80,430
00000106297000000		1010 Boll	\$0	\$34,560	\$34,560	\$34,560
00000106309000000		2701 Bryan	\$0	\$77,250	\$77,250	\$77,250
00000106051000000		723 Cantegral	\$0	\$953,250	\$953,250	\$953,250
00000106072000000		2631 Live Oak	\$0	\$303,000	\$303,000	\$303,000
00000106060000000		2625 Live Oak	\$0	\$299,700	\$299,700	\$299,700
00000106078000000		2621 Live Oak	\$0	\$282,900	\$282,900	\$282,900
00000106081000000		2605 Live Oak	\$0	\$71,090	\$71,090	\$71,090
00000106054000000		2601 Live Oak	\$0	\$227,480	\$227,480	\$227,480
000276000a0010000		814 Good Latimer	\$0	\$508,560	\$508,560	\$508,560
00000107302000000		801 Good Latimer	\$0	\$70,920	\$70,920	\$70,920

00000107293000000	2515 Live Oak	\$0	\$232,610	\$232,610	\$232,610
00000107287000000	2505 Live Oak	\$0	\$144,870	\$144,870	\$144,870
	Total		\$15,034,400		\$5,307,500

Appendix B

2005 DCAD Real Property Accounts in the Deep Ellum TIF District

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000129		2502 LIVE OAK	00129	\$129,520.00	\$5,380.00	\$134,900.00	\$107,920.00
00C43520000000130		2502 LIVE OAK	00130	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000131		2502 LIVE OAK	00131	\$217,590.00	\$9,160.00	\$226,750.00	\$181,400.00
00C43520000000132		2502 LIVE OAK	00132	\$142,970.00	\$5,880.00	\$148,850.00	\$148,850.00
00C43520000000133		2502 LIVE OAK	00133	\$123,460.00	\$5,330.00	\$128,790.00	\$103,032.00
00C43520000000134		2502 LIVE OAK	00134	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C43520000000135		2502 LIVE OAK	00135	\$216,740.00	\$8,690.00	\$225,430.00	\$180,344.00
00C43520000000136		2502 LIVE OAK	00136	\$142,970.00	\$5,880.00	\$148,850.00	\$133,965.00
00000103387000100		2511 MAIN		\$0.00	\$8,410.00	\$8,410.00	\$8,410.00
00000103411000000		2429 MAIN		\$0.00	\$35,400.00	\$35,400.00	\$35,400.00
00000103414000000		2509 MAIN		\$309,970.00	\$266,590.00	\$576,560.00	\$576,560.00
00000103414000100		2546 ELM		\$285,550.00	\$28,220.00	\$313,770.00	\$313,770.00
00000103414000200		2544 ELM		\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
00000103423000000		2512 ELM		\$0.00	\$10,580.00	\$10,580.00	\$10,580.00
00000103429500000		2518 ELM		\$6,230.00	\$10,600.00	\$16,830.00	\$16,830.00
00000103432000000		2526 ELM		\$130,340.00	\$69,660.00	\$200,000.00	\$200,000.00
00000103441000000		2528 ELM		\$75,300.00	\$29,100.00	\$104,400.00	\$0.00
00000103444000000		2528 ELM		\$75,300.00	\$29,100.00	\$104,400.00	\$0.00
00000103447000000		2532 ELM		\$0.00	\$45,000.00	\$45,000.00	\$45,000.00
00000103450000000		2536 ELM		\$0.00	\$45,000.00	\$45,000.00	\$45,000.00
00000103453000000		2538 ELM		\$23,240.00	\$26,400.00	\$49,640.00	\$49,640.00
00000103456000000		2542 ELM		\$55,550.00	\$30,000.00	\$85,550.00	\$85,550.00
00000103459000000		2540 ELM		\$135,680.00	\$33,600.00	\$169,280.00	\$169,280.00
00000103462000000		2544 ELM		\$91,500.00	\$30,000.00	\$121,500.00	\$121,500.00
00000103468000000		2550 ELM		\$240,880.00	\$58,500.00	\$299,380.00	\$299,380.00
00000103474000000		2554 ELM		\$0.00	\$30,100.00	\$30,100.00	\$30,100.00
00000103678000000		2556 ELM		\$348,600.00	\$60,000.00	\$408,600.00	\$408,600.00
00000103702000000		2523 MAIN		\$0.00	\$56,940.00	\$56,940.00	\$56,940.00
00000104245500000	X	3131 DAWSON		\$2,122,030.00	\$4,878,810.00	\$7,000,840.00	\$0.00
00000104296000000		514 S HALL		\$261,360.00	\$131,230.00	\$392,590.00	\$392,590.00
00000104299000000		2830 JEFFRIES		\$0.00	\$31,180.00	\$31,180.00	\$31,180.00
00000104302000000		528 S HALL		\$86,970.00	\$76,800.00	\$163,770.00	\$163,770.00
00000104305000000		530 S HALL		\$0.00	\$22,190.00	\$22,190.00	\$22,190.00
00000105784000000		2411 SWISS		\$9,480.00	\$99,210.00	\$108,690.00	\$108,690.00
00000105787100000		2413 SWISS		\$0.00	\$36,960.00	\$36,960.00	\$36,960.00
00000105911000000		2400 GASTON		\$0.00	\$219,420.00	\$219,420.00	\$219,420.00
00000105982000000		201 N HAWKINS		\$0.00	\$4,410.00	\$4,410.00	\$4,410.00
00000106114000000		2408 SWISS		\$0.00	\$112,660.00	\$112,660.00	\$112,660.00
00000106117000000		2441 PACIFIC		\$8,970.00	\$182,630.00	\$191,600.00	\$191,600.00
00000106122000000		2424 SWISS		\$305,970.00	\$96,360.00	\$402,330.00	\$402,330.00
00000106129000000		2439 SWISS		\$2,010,280.00	\$776,980.00	\$2,787,260.00	\$2,787,260.00
00000106132000000		2501 PACIFIC		\$354,550.00	\$90,170.00	\$444,720.00	\$444,720.00
00000106135000000		2515 PACIFIC		\$2,810.00	\$69,190.00	\$72,000.00	\$72,000.00
00000106144000000		2516 MIRANDA		\$0.00	\$189,750.00	\$189,750.00	\$189,750.00
00000106147000000		2400 SWISS		\$0.00	\$249,190.00	\$249,190.00	\$249,190.00
00000106153000000		2525 GASTON		\$0.00	\$75,020.00	\$75,020.00	\$75,020.00
00000106156000000		2509 PACIFIC		\$146,530.00	\$63,470.00	\$210,000.00	\$210,000.00
00000106168000000		404 HAWKINS		\$53,350.00	\$22,060.00	\$75,410.00	\$75,410.00
00000106171000000		2500 SWISS		\$16,500.00	\$22,540.00	\$39,040.00	\$39,040.00
00000106174000000		2504 SWISS		\$28,840.00	\$44,000.00	\$72,840.00	\$72,840.00
00000106177000000		2508 SWISS		\$18,370.00	\$44,000.00	\$62,370.00	\$62,370.00
00000106180000000		505 N GOOD LATIMER		\$235,700.00	\$95,480.00	\$331,180.00	\$331,180.00
00000106183000000		2500 PACIFIC		\$610,810.00	\$802,430.00	\$1,413,240.00	\$1,413,240.00
00000106183000100		2510 PACIFIC		\$0.00	\$214,750.00	\$214,750.00	\$214,750.00
00000106189200000		2505 ELM		\$272,970.00	\$1,601,620.00	\$1,874,590.00	\$1,874,590.00
00000106384000000		2605 ELM		\$137,670.00	\$74,930.00	\$212,600.00	\$212,600.00
00000106390000000		2625 ELM		\$5,699,150.00	\$1,252,560.00	\$6,951,710.00	\$6,951,710.00
00000106393000000		2615 ELM		\$162,720.00	\$114,750.00	\$277,470.00	\$277,470.00
00000106396000000		2609 ELM		\$106,600.00	\$117,300.00	\$223,900.00	\$223,900.00
00000107369000000		601 HAWKINS		\$0.00	\$169,850.00	\$169,850.00	\$169,850.00
00000107464000000		615 N GOOD LATIMER		\$255,330.00	\$478,500.00	\$733,830.00	\$733,830.00
00000107467000000		2501 SWISS		\$0.00	\$105,060.00	\$105,060.00	\$105,060.00
00000107470000000		2519 SWISS		\$500.00	\$64,270.00	\$64,770.00	\$64,770.00

Appendix B **2005 DCAD Real Property Accounts in the** **Deep Ellum TIF District** **(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000107473000000		2511 SWISS		\$265,350.00	\$135,600.00	\$400,950.00	\$400,950.00
00000107476000000		2507 SWISS		\$2,880.00	\$42,000.00	\$44,880.00	\$44,880.00
00000111004000000		2723 ELM		\$65,260.00	\$37,500.00	\$102,760.00	\$102,760.00
00000111007000000		2721 ELM		\$77,160.00	\$37,500.00	\$114,660.00	\$114,660.00
00000111010000000		2717 ELM		\$0.00	\$62,500.00	\$62,500.00	\$62,500.00
00000111013000000		2713 ELM		\$202,000.00	\$149,700.00	\$351,700.00	\$351,700.00
00000111031000000		2707 ELM		\$133,500.00	\$75,000.00	\$208,500.00	\$208,500.00
00000111034000000		2703 ELM		\$0.00	\$75,000.00	\$75,000.00	\$75,000.00
00000111037000000		2701 ELM		\$0.00	\$37,500.00	\$37,500.00	\$37,500.00
00000111040000000		2819 ELM		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
00000111043000000		2801 ELM		\$240,000.00	\$60,000.00	\$300,000.00	\$300,000.00
00000111046000000		2810 INDIANA		\$15,610.00	\$150,000.00	\$165,610.00	\$165,610.00
00000111049000000		2816 INDIANA		\$0.00	\$100,000.00	\$100,000.00	\$100,000.00
00000111052000000		2820 INDIANA		\$500.00	\$50,000.00	\$50,500.00	\$50,500.00
00000111055000000		2817 ELM		\$31,590.00	\$60,000.00	\$91,590.00	\$91,590.00
00000111058000000		2811 ELM		\$159,570.00	\$120,000.00	\$279,570.00	\$279,570.00
00000111061000000		2807 ELM		\$91,880.00	\$60,000.00	\$151,880.00	\$151,880.00
00000111076000000		2606 GASTON		\$0.00	\$262,510.00	\$262,510.00	\$262,510.00
00000111094000000		310 N MALCOLM X		\$0.00	\$1,373,800.00	\$1,373,800.00	\$1,373,800.00
00000111115000000		2901 INDIANA		\$0.00	\$80,000.00	\$80,000.00	\$80,000.00
00000111121000000		2900 INDIANA		\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
00000111130000000		300 N MALCOLM X		\$0.00	\$75,580.00	\$75,580.00	\$75,580.00
00000111133000000		2901 ELM		\$81,600.00	\$48,000.00	\$129,600.00	\$129,600.00
00000111136000000		2905 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111139000000		2907 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111142000000		2909 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111145000000		2911 ELM		\$112,430.00	\$30,000.00	\$142,430.00	\$142,430.00
00000111148000000		2913 ELM		\$71,300.00	\$30,000.00	\$101,300.00	\$101,300.00
00000111151000000		2917 ELM		\$82,910.00	\$152,590.00	\$235,500.00	\$235,500.00
00000111160000000		2927 ELM		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
00000111163000000		2929 ELM		\$51,820.00	\$30,000.00	\$81,820.00	\$81,820.00
00000111166000000		2931 ELM		\$51,620.00	\$30,000.00	\$81,620.00	\$81,620.00
00000111169000000		2935 ELM		\$187,500.00	\$60,000.00	\$247,500.00	\$247,500.00
00000111172000000		3001 ELM		\$0.00	\$120,000.00	\$120,000.00	\$120,000.00
00000111175000000		3009 ELM		\$58,290.00	\$54,140.00	\$112,430.00	\$112,430.00
00000111178000000		3013 ELM		\$48,230.00	\$41,270.00	\$89,500.00	\$89,500.00
00000111181000000		3015 ELM		\$45,330.00	\$60,000.00	\$105,330.00	\$105,330.00
00000111184000000		3004 INDIANA		\$1,500.00	\$200,000.00	\$201,500.00	\$201,500.00
00000111190000000		300 N WALTON		\$171,460.00	\$664,740.00	\$836,200.00	\$836,200.00
00000111193000000		3021 ELM		\$970.00	\$220,000.00	\$220,970.00	\$220,970.00
00000127270000000		503 S HASKELL		\$0.00	\$134,710.00	\$134,710.00	\$134,710.00
00000127276000000		514 S HILL		\$0.00	\$7,460.00	\$7,460.00	\$7,460.00
00000127279000000		514 S HILL		\$0.00	\$5,720.00	\$5,720.00	\$5,720.00
00000127282000000		511 S HASKELL		\$0.00	\$12,050.00	\$12,050.00	\$12,050.00
00000127285000000		603 S HASKELL		\$0.00	\$13,920.00	\$13,920.00	\$13,920.00
00000127291000000		509 S HILL		\$0.00	\$11,200.00	\$11,200.00	\$11,200.00
00000127294000000		503 S HILL		\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
00000127300000000		503 S HILL		\$0.00	\$13,800.00	\$13,800.00	\$13,800.00
00000127303000000		513 S HILL		\$2,220.00	\$25,000.00	\$27,220.00	\$27,220.00
00000127309000000		517 S HILL		\$0.00	\$14,060.00	\$14,060.00	\$14,060.00
00000127345000000	X	3801 PARRY		\$3,030.00	\$41,290.00	\$44,320.00	\$0.00
00000127348000000		3809 PARRY		\$2,800,920.00	\$272,990.00	\$3,073,910.00	\$0.00
00000127357000000		4112 PACIFIC		\$433,340.00	\$84,720.00	\$518,060.00	\$518,060.00
00000127360000000		4100 COMMERCE		\$59,170.00	\$440,830.00	\$500,000.00	\$500,000.00
00000127369000000		4118 COMMERCE		\$1,180,450.00	\$111,830.00	\$1,292,280.00	\$1,292,280.00
00000127372000000		4130 COMMERCE		\$186,920.00	\$95,100.00	\$282,020.00	\$282,020.00
00000127375000000		4008 COMMERCE		\$214,500.00	\$451,660.00	\$666,160.00	\$666,160.00
00000127378000000		4018 COMMERCE		\$0.00	\$5,860.00	\$5,860.00	\$5,860.00
00000127378000100		4006 COMMERCE		\$0.00	\$2,780.00	\$2,780.00	\$2,780.00
00000127381000000		4040 COMMERCE		\$0.00	\$14,830.00	\$14,830.00	\$14,830.00
00000127384000000		4044 COMMERCE		\$11,400.00	\$233,600.00	\$245,000.00	\$245,000.00
00000127396000000		710 EXPOSITION		\$98,320.00	\$37,500.00	\$135,820.00	\$135,820.00
00000127408000000		4003 COMMERCE		\$314,000.00	\$368,360.00	\$682,360.00	\$682,360.00
00000127414000000		4043 COMMERCE		\$0.00	\$28,200.00	\$28,200.00	\$28,200.00
00000127510000000		601 1ST		\$2,100.00	\$313,900.00	\$316,000.00	\$316,000.00

Appendix B **2005 DCAD Real Property Accounts in the** **Deep Ellum TIF District** **(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000127558000000		713	EXPOSITION	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127564000000		721	EXPOSITION	\$92,210.00	\$149,630.00	\$241,840.00	\$241,840.00
00000127567000000		729	EXPOSITION	\$33,890.00	\$61,870.00	\$95,760.00	\$95,760.00
00000127570000000		3609	ASH	\$0.00	\$9,600.00	\$9,600.00	\$9,600.00
00000127573000000		730	1ST	\$0.00	\$17,400.00	\$17,400.00	\$17,400.00
00000127576000000		726	1ST	\$0.00	\$31,490.00	\$31,490.00	\$31,490.00
00000127582000000		701	1ST	\$0.00	\$46,800.00	\$46,800.00	\$46,800.00
00000127585000000		705	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127588000000		709	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127591000000		713	1ST	\$0.00	\$58,500.00	\$58,500.00	\$58,500.00
00000127594000000		721	1ST	\$0.00	\$58,500.00	\$58,500.00	\$58,500.00
00000127597000000		3525	ASH	\$131,120.00	\$93,600.00	\$224,720.00	\$224,720.00
00000127603000000		728	2ND	\$0.00	\$65,520.00	\$65,520.00	\$65,520.00
00000127606000000		720	2ND	\$0.00	\$51,480.00	\$51,480.00	\$51,480.00
00000127609000000		716	2ND	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127612000000		712	2ND	\$0.00	\$48,750.00	\$48,750.00	\$48,750.00
00000127615000000		708	S 2ND	\$4,030.00	\$48,750.00	\$52,780.00	\$52,780.00
00000127618000000		704	S 2ND	\$0.00	\$58,500.00	\$58,500.00	\$58,500.00
00000127708000000		835	EXPOSITION	\$98,920.00	\$19,500.00	\$118,420.00	\$118,420.00
00000127711500000		801	EXPOSITION	\$100.00	\$39,000.00	\$39,100.00	\$39,100.00
00000127712000000		805	EXPOSITION	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127714000000		809	EXPOSITION	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127717000000		813	EXPOSITION	\$55,500.00	\$39,000.00	\$94,500.00	\$94,500.00
00000127720000000		815	EXPOSITION	\$25,340.00	\$39,000.00	\$64,340.00	\$64,340.00
00000127723000000		821	EXPOSITION	\$75,250.00	\$39,000.00	\$114,250.00	\$114,250.00
00000127726000000		825	EXPOSITION	\$17,700.00	\$19,500.00	\$37,200.00	\$37,200.00
00000127729000000		827	EXPOSITION	\$265,130.00	\$19,500.00	\$284,630.00	\$284,630.00
00000127732000000		831	EXPOSITION	\$54,900.00	\$19,500.00	\$74,400.00	\$74,400.00
00000127735000000		829	EXPOSITION	\$43,790.00	\$19,500.00	\$63,290.00	\$63,290.00
00000127738000000		833	EXPOSITION	\$52,410.00	\$19,500.00	\$71,910.00	\$71,910.00
00000127741000000		839	EXPOSITION	\$247,070.00	\$39,000.00	\$286,070.00	\$286,070.00
00000127744000000		842	1ST	\$514,530.00	\$78,000.00	\$592,530.00	\$592,530.00
00000127747000000		830	1ST	\$0.00	\$58,500.00	\$58,500.00	\$58,500.00
00000127750000000		820	1ST	\$80.00	\$48,750.00	\$48,830.00	\$48,830.00
00000127753000000		816	1ST	\$0.00	\$32,500.00	\$32,500.00	\$32,500.00
00000127756000000		812	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127759000000		808	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127762000000		804	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127765000000		800	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127768000000	X	801	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127771000000	X	805	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127774000000	X	809	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127777000000	X	815	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127780000000	X	817	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127783000000	X	821	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127786000000	X	825	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127789000000	X	829	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127792000000	X	835	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127795000000	X	836	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127798000000	X	832	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127801000000	X	828	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127804000000	X	824	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127807000000	X	820	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127810000000	X	816	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127813000000	X	812	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127816000000	X	808	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127819000000	X	804	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127822000000	X	800	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000129499000000		3220	COMMERCE	\$0.00	\$33,110.00	\$33,110.00	\$33,110.00
00000129505000000		3209	CANTON	\$67,300.00	\$33,000.00	\$100,300.00	\$100,300.00

Appendix B **2005 DCAD Real Property Accounts in the** **Deep Ellum TIF District** **(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000129508000000		3215	CANTON	\$182,330.00	\$210,450.00	\$392,780.00	\$392,780.00
00000129511000000		3201	CANTON	\$980.00	\$49,500.00	\$50,480.00	\$50,480.00
00000129607000000		3010	DAWSON	\$100.00	\$15,300.00	\$15,400.00	\$10,400.00
00000129616000000		1601	BAYLOR	\$100.00	\$39,750.00	\$39,850.00	\$31,880.00
00000129619000000	X	1605	BAYLOR	\$0.00	\$41,250.00	\$41,250.00	\$0.00
00000129622000000	X	1609	BAYLOR	\$0.00	\$34,650.00	\$34,650.00	\$0.00
00000129625000000		1613	BAYLOR	\$0.00	\$19,500.00	\$19,500.00	\$19,500.00
00000129652000000		1620	BAYLOR	\$0.00	\$35,560.00	\$35,560.00	\$35,560.00
00000128221000000		507	EXPOSITION	\$144,650.00	\$28,910.00	\$173,560.00	\$173,560.00
00000128224000000		501	EXPOSITION	\$0.00	\$54,720.00	\$54,720.00	\$54,720.00
00000128227000000		345	EXPOSITION	\$377,700.00	\$23,790.00	\$401,490.00	\$401,490.00
00000128233000000		401	EXPOSITION	\$320,950.00	\$79,050.00	\$400,000.00	\$400,000.00
00000128236000000		417	1ST	\$0.00	\$8,990.00	\$8,990.00	\$8,990.00
00000128239000000		418	1ST	\$0.00	\$19,930.00	\$19,930.00	\$19,930.00
00000128242000000		400	1ST	\$0.00	\$9,740.00	\$9,740.00	\$9,740.00
00000128245000000		505	EXPOSITION	\$0.00	\$51,220.00	\$51,220.00	\$51,220.00
00000128248000000		404	1ST	\$0.00	\$26,590.00	\$26,590.00	\$26,590.00
00000128251000000		409	EXPOSITION	\$0.00	\$69,920.00	\$69,920.00	\$69,920.00
00000128254000000		414	1ST	\$0.00	\$41,820.00	\$41,820.00	\$41,820.00
00000128266000000		500	EXPOSITION	\$408,870.00	\$95,360.00	\$504,230.00	\$504,230.00
00000128269000000		3900	COMMERCE	\$0.00	\$62,400.00	\$62,400.00	\$62,400.00
00000128272000000		500	EXPOSITION	\$0.00	\$58,000.00	\$58,000.00	\$58,000.00
00000128278000000		412	EXPOSITION	\$45,000.00	\$40,000.00	\$85,000.00	\$85,000.00
00000128281000000		408	EXPOSITION	\$8,220.00	\$40,000.00	\$48,220.00	\$48,220.00
00000128284000000		404	EXPOSITION	\$211,480.00	\$80,000.00	\$291,480.00	\$291,480.00
00000128314000000		3712	COMMERCE	\$86,660.00	\$80,000.00	\$166,660.00	\$166,660.00
00000128317000000		3710	COMMERCE	\$500.00	\$80,000.00	\$80,500.00	\$80,500.00
00000128326000000		3815	EAST SIDE	\$47,480.00	\$40,000.00	\$87,480.00	\$87,480.00
00000128329000000		3813	EAST SIDE	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
00000128332000000		3809	EAST SIDE	\$89,550.00	\$40,000.00	\$129,550.00	\$129,550.00
00000128335000000		3612	COMMERCE	\$202,420.00	\$69,280.00	\$271,700.00	\$271,700.00
00000128338000000		3600	COMMERCE	\$368,730.00	\$68,800.00	\$437,530.00	\$0.00
00000128341000000	X	3601	COMMERCE	\$0.00	\$83,440.00	\$83,440.00	\$0.00
00000128344000000	X	3609	COMMERCE	\$0.00	\$36,000.00	\$36,000.00	\$0.00
00000128347000000	X	3709	EAST SIDE	\$0.00	\$40,800.00	\$40,800.00	\$0.00
00000128350000000	X	3709	EAST SIDE	\$0.00	\$48,000.00	\$48,000.00	\$0.00
00000128354000000		3600	MAIN	\$300.00	\$83,200.00	\$83,500.00	\$83,500.00
00000128356000000		110	EXPOSITION	\$77,700.00	\$37,300.00	\$115,000.00	\$115,000.00
00000128359000000		3606	MAIN	\$0.00	\$46,240.00	\$46,240.00	\$46,240.00
00000128365000000		3500	COMMERCE	\$33,240.00	\$99,200.00	\$132,440.00	\$132,440.00
00000128368000000		3506	COMMERCE	\$50,000.00	\$40,000.00	\$90,000.00	\$90,000.00
00000128371000000		3713	LA FRANCE	\$35,000.00	\$40,000.00	\$75,000.00	\$75,000.00
00000128374000000		3719	LA FRANCE	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
00000128378500000		3511	PACIFIC	\$2,050.00	\$5,000.00	\$7,050.00	\$7,050.00
00000128380000000		3721	LA FRANCE	\$0.00	\$38,930.00	\$38,930.00	\$38,930.00
00000128392000000		201	S HILL	\$0.00	\$67,930.00	\$67,930.00	\$67,930.00
00000128398000000		4016	EAST SIDE	\$5,030.00	\$31,000.00	\$36,030.00	\$36,030.00
00000128401000000		4020	EAST SIDE	\$0.00	\$30,850.00	\$30,850.00	\$30,850.00
00000128404000000		4024	EAST SIDE	\$0.00	\$32,170.00	\$32,170.00	\$32,170.00
00000128407000000		224	S HILL	\$0.00	\$62,500.00	\$62,500.00	\$62,500.00
00000128410000000		305	S HASKELL	\$386,000.00	\$104,000.00	\$490,000.00	\$490,000.00
00000128413000000		4000	EAST SIDE	\$356,500.00	\$95,250.00	\$451,750.00	\$451,750.00
00000128416000000		207	S HASKELL	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00
00000128419000000		201	S HASKELL	\$302,000.00	\$32,000.00	\$334,000.00	\$334,000.00
00000128422000000		4010	EAST SIDE	\$140,860.00	\$31,000.00	\$171,860.00	\$171,860.00
00000128425000000		407	S HASKELL	\$52,580.00	\$5,810.00	\$58,390.00	\$58,390.00
00000128464000000	X	411	S HASKELL	\$0.00	\$9,560.00	\$9,560.00	\$0.00
00000128476000000	X	317	S HILL	\$0.00	\$110,120.00	\$110,120.00	\$0.00
00000128650000000		4002	MAIN	\$22,810.00	\$35,000.00	\$57,810.00	\$57,810.00
00000128653000000		4004	MAIN	\$20,750.00	\$35,000.00	\$55,750.00	\$55,750.00

Appendix B **2005 DCAD Real Property Accounts in the** **Deep Ellum TIF District** **(continued)**

DCAD Account #	Exempt	Property Address		Apt	Improvements	Land	Total Value	Taxable Value
0000012865600000		4008	MAIN		\$41,100.00	\$35,000.00	\$76,100.00	\$76,100.00
0000012865900000		4012	MAIN		\$0.00	\$17,500.00	\$17,500.00	\$17,500.00
0000012866200000		4010	MAIN		\$0.00	\$17,500.00	\$17,500.00	\$17,500.00
0000012866500000		4016	MAIN		\$0.00	\$35,000.00	\$35,000.00	\$35,000.00
0000012866800000		4020	MAIN		\$86,100.00	\$35,000.00	\$121,100.00	\$121,100.00
0000012867100000		4024	MAIN		\$37,940.00	\$35,000.00	\$72,940.00	\$72,940.00
0000012867400000		4034	MAIN		\$0.00	\$45,500.00	\$45,500.00	\$45,500.00
0000012867700000		113	S HASKELL		\$9,160.00	\$21,000.00	\$30,160.00	\$30,160.00
0000012868000000		121	S HASKELL		\$9,820.00	\$21,000.00	\$30,820.00	\$30,820.00
0000012868300000		113	HASKELL		\$58,380.00	\$12,500.00	\$70,880.00	\$70,880.00
0000012868600000		4023	EAST SIDE		\$53,600.00	\$39,000.00	\$92,600.00	\$92,600.00
0000012868900000		4001	EAST SIDE		\$144,760.00	\$150,000.00	\$294,760.00	\$294,760.00
0000012869200000	X	3900	MAIN		\$0.00	\$1,250.00	\$1,250.00	\$0.00
00000128692000100		3902	MAIN		\$0.00	\$32,370.00	\$32,370.00	\$32,370.00
00000128692000200	X	3906	MAIN		\$0.00	\$2,010.00	\$2,010.00	\$0.00
0000012869500000		3904	MAIN		\$305,000.00	\$70,000.00	\$375,000.00	\$375,000.00
0000012869800000		3912	MAIN		\$361,790.00	\$85,750.00	\$447,540.00	\$447,540.00
0000012870100000		3922	MAIN		\$127,870.00	\$52,500.00	\$180,370.00	\$180,370.00
0000012871000000		3933	EAST SIDE		\$45,060.00	\$54,000.00	\$99,060.00	\$99,060.00
0000012871600000		3923	EAST SIDE		\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
0000012871900000		3925	EAST SIDE		\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
0000012872200000		3921	EAST SIDE		\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
0000012872500000		3919	EAST SIDE		\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
0000012872800000		3917	EAST SIDE		\$0.00	\$21,000.00	\$21,000.00	\$21,000.00
0000012873100000		3915	EAST SIDE		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
0000012873700000		3909	EAST SIDE		\$87,360.00	\$30,000.00	\$117,360.00	\$117,360.00
0000012874000000		3905	EAST SIDE		\$89,850.00	\$30,000.00	\$119,850.00	\$119,850.00
0000012874300000		3901	EAST SIDE		\$5,650.00	\$30,000.00	\$35,650.00	\$35,650.00
0000012896200000	X	3800	MAIN		\$0.00	\$74,900.00	\$74,900.00	\$0.00
0000012896500000		3828	EAST SIDE		\$0.00	\$3,620.00	\$3,620.00	\$3,620.00
0000012897100000		3901	BENSON		\$4,210.00	\$40,930.00	\$45,140.00	\$45,140.00
0000012899800000		305	EXPOSITION		\$0.00	\$257,090.00	\$257,090.00	\$257,090.00
00000128998000100	X	3511	CANTON		\$0.00	\$49,270.00	\$49,270.00	\$0.00
0000012900700000		3400	COMMERCE		\$28,010.00	\$70,400.00	\$98,410.00	\$98,410.00
0000012901000000	X	420	2ND		\$0.00	\$199,150.00	\$199,150.00	\$0.00
0000012901300000		333	1ST		\$0.00	\$218,670.00	\$218,670.00	\$218,670.00
00000129013000100		333	1ST		\$432,520.00	\$307,840.00	\$740,360.00	\$740,360.00
0000012902500000		424	2ND		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
0000012902800000		417	1ST		\$8,500.00	\$159,900.00	\$168,400.00	\$168,400.00
0000012903100000		502	2ND		\$123,030.00	\$516,970.00	\$640,000.00	\$640,000.00
0000012903700000		501	2ND		\$79,550.00	\$412,450.00	\$492,000.00	\$492,000.00
0000012904000000		317	S 2ND		\$0.00	\$324,630.00	\$324,630.00	\$324,630.00
00000129040000100	X	319	S 2ND		\$0.00	\$28,120.00	\$28,120.00	\$0.00
0000012904300000		325	2ND		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
0000012904600000		413	2ND		\$28,200.00	\$60,000.00	\$88,200.00	\$88,200.00
0000012904900000		409	2ND		\$113,500.00	\$208,520.00	\$322,020.00	\$322,020.00
0000012905200000		429	2ND		\$144,420.00	\$147,000.00	\$291,420.00	\$291,420.00
0000012905500000		3300	COMMERCE		\$208,170.00	\$441,830.00	\$650,000.00	\$650,000.00
0000012907000000		3404	MAIN		\$250,000.00	\$80,000.00	\$330,000.00	\$330,000.00
00000129073000100		3412	MAIN		\$0.00	\$35,900.00	\$35,900.00	\$35,900.00
0000012907600000		3416	MAIN		\$108,750.00	\$26,140.00	\$134,890.00	\$107,912.00
00000129076000100		3414	MAIN		\$95,630.00	\$19,170.00	\$114,800.00	\$114,800.00
0000012908200000		3302	ELM		\$0.00	\$47,860.00	\$47,860.00	\$47,860.00
0000012908500000		3308	ELM		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012908800000		3312	ELM		\$0.00	\$56,000.00	\$56,000.00	\$56,000.00
0000012909100000		3326	ELM		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012909400000		3330	ELM		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012909700000		3305	MAIN		\$0.00	\$72,800.00	\$72,800.00	\$72,800.00
0000012910000000		3309	MAIN		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012910300000		3313	MAIN		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00

Appendix B
2005 DCAD Real Property Accounts in the
Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000129106000000		3301 MAIN		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
00000129112000000		3401 MAIN		\$136,360.00	\$60,000.00	\$196,360.00	\$196,360.00
00000129115000000		3400 ELM		\$27,500.00	\$40,000.00	\$67,500.00	\$67,500.00
00000129118000000		3404 ELM		\$40,920.00	\$40,000.00	\$80,920.00	\$80,920.00
00000129121000000		3407 MAIN		\$34,760.00	\$20,000.00	\$54,760.00	\$54,760.00
00000129124000000		3410 ELM		\$56,210.00	\$40,000.00	\$96,210.00	\$96,210.00
00000129127000000		3409 MAIN		\$102,500.00	\$40,000.00	\$142,500.00	\$142,500.00
00000129131000000		3414 ELM		\$151,640.00	\$95,020.00	\$246,660.00	\$246,660.00
00000129133000000		3417 MAIN		\$108,640.00	\$44,860.00	\$153,500.00	\$153,500.00
00000129136000000		3502 PACIFIC		\$0.00	\$88,630.00	\$88,630.00	\$88,630.00
00000129139000000		3601 MAIN		\$136,150.00	\$126,000.00	\$262,150.00	\$262,150.00
00000129142000000		3401 ELM		\$0.00	\$31,820.00	\$31,820.00	\$31,820.00
00000129148000000		232 TRUNK		\$219,380.00	\$26,620.00	\$246,000.00	\$196,800.00
00000129154000000		3333 ELM		\$151,970.00	\$116,210.00	\$268,180.00	\$268,180.00
00000129283000000		210 N HALL		\$28,950.00	\$479,930.00	\$508,880.00	\$508,880.00
00000129285000000		334 N HALL		\$263,860.00	\$414,620.00	\$678,480.00	\$678,480.00
00000129295000000		3027 ELM		\$75,370.00	\$96,000.00	\$171,370.00	\$171,370.00
00000129298000000		3027 ELM		\$1,800.00	\$60,000.00	\$61,800.00	\$61,800.00
00000129301000000		211 N HALL		\$0.00	\$54,000.00	\$54,000.00	\$54,000.00
00000129304000000		3300 INDIANA		\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
00000129307000000		3026 INDIANA		\$1,250.00	\$100,000.00	\$101,250.00	\$101,250.00
00000129310000000		3026 INDIANA		\$21,280.00	\$50,000.00	\$71,280.00	\$71,280.00
00000129313000000		315 N HALL		\$1,500.00	\$214,320.00	\$215,820.00	\$215,820.00
00000129319000000		309 N HALL		\$1,980.00	\$101,750.00	\$103,730.00	\$103,730.00
00000129322000000		301 N HALL		\$49,440.00	\$50,790.00	\$100,230.00	\$100,230.00
00000129406000000		3202 ELM		\$58,310.00	\$527,280.00	\$585,590.00	\$585,590.00
00000129409000000		3101 MAIN		\$0.00	\$315,000.00	\$315,000.00	\$315,000.00
00000129412000000		3115 MAIN		\$0.00	\$68,400.00	\$68,400.00	\$68,400.00
00000129415000000		3117 MAIN		\$34,200.00	\$68,400.00	\$102,600.00	\$102,600.00
00000129421000000		3127 MAIN		\$0.00	\$84,160.00	\$84,160.00	\$84,160.00
00000129424000000		3100 MAIN		\$158,180.00	\$60,000.00	\$218,180.00	\$218,180.00
00000129427000000		3104 MAIN		\$29,590.00	\$60,000.00	\$89,590.00	\$89,590.00
00000129430000000		3112 MAIN		\$11,200.00	\$90,000.00	\$101,200.00	\$101,200.00
00000129433000000		3116 MAIN		\$387,060.00	\$90,000.00	\$477,060.00	\$477,060.00
00000129436000000		3101 COMMERCE		\$134,000.00	\$50,000.00	\$184,000.00	\$184,000.00
00000129439000000		3105 COMMERCE		\$37,510.00	\$50,000.00	\$87,510.00	\$87,510.00
00000129442000000		3117 COMMERCE		\$90,410.00	\$150,000.00	\$240,410.00	\$240,410.00
00000129448000000		3200 MAIN		\$1,532,920.00	\$117,080.00	\$1,650,000.00	\$1,650,000.00
00000129451000000		3210 MAIN		\$1,257,800.00	\$185,620.00	\$1,443,420.00	\$1,163,670.00
00000129454000000		3201 COMMERCE		\$50,220.00	\$63,600.00	\$113,820.00	\$113,820.00
00000129457000000		3209 COMMERCE		\$0.00	\$36,400.00	\$36,400.00	\$36,400.00
00000129460000000		3221 COMMERCE		\$2,960,950.00	\$189,050.00	\$3,150,000.00	\$0.00
00000129463000000		3102 COMMERCE		\$67,110.00	\$27,440.00	\$94,550.00	\$94,550.00
00000129463000100		3100 COMMERCE		\$67,330.00	\$27,440.00	\$94,770.00	\$94,770.00
00000129466000000		3106 COMMERCE		\$78,350.00	\$55,000.00	\$133,350.00	\$133,350.00
00000129469000000		3116 COMMERCE		\$243,960.00	\$165,000.00	\$408,960.00	\$408,960.00
00000129472000000		3101 CANTON		\$136,000.00	\$33,000.00	\$169,000.00	\$169,000.00
00000129475000000		3111 CANTON		\$292,990.00	\$132,010.00	\$425,000.00	\$425,000.00
00000129484000000		3200 COMMERCE		\$133,410.00	\$55,000.00	\$188,410.00	\$188,410.00
00000129487000000		3204 COMMERCE		\$0.00	\$20,350.00	\$20,350.00	\$20,350.00

Appendix B **2005 DCAD Real Property Accounts in the** **Deep Ellum TIF District** **(continued)**

DCAD Account #	Exempt	Property Address		Apt	Improvements	Land	Total Value	Taxable Value
00000129488000000		3206	COMMERCE		\$0.00	\$34,650.00	\$34,650.00	\$34,650.00
00000129490000000		3208	COMMERCE		\$0.00	\$55,000.00	\$55,000.00	\$55,000.00
00000129493000000		3212	COMMERCE		\$0.00	\$55,000.00	\$55,000.00	\$55,000.00
00000129496000000		3216	COMMERCE		\$0.00	\$47,850.00	\$47,850.00	\$47,850.00
00000129655000000		3103	HICKORY		\$0.00	\$25,670.00	\$25,670.00	\$25,670.00
00000129680000000	X	1602	PEARLSTONE		\$250.00	\$90,000.00	\$90,250.00	\$0.00
00000129682000000		1600	PEARLSTONE		\$30.00	\$10,280.00	\$10,310.00	\$10,310.00
00000129683000000		1622	PEARLSTONE		\$6,190.00	\$19,500.00	\$25,690.00	\$25,690.00
00000129684000000		3200	HICKORY		\$40.00	\$17,030.00	\$17,070.00	\$17,070.00
000082700608A0000		3930	MAIN		\$271,490.00	\$96,250.00	\$367,740.00	\$367,740.00
000203000301A0000		400	S HALL		\$894,580.00	\$1,255,420.00	\$2,150,000.00	\$2,150,000.00
000286000001A0000		2639	ELM		\$627,060.00	\$98,150.00	\$725,210.00	\$725,210.00
00034800030000000		100	MURRAY		\$0.00	\$22,480.00	\$22,480.00	\$22,480.00
000485000E08A0000		301	N CROWDUS		\$4,719,860.00	\$639,370.00	\$5,359,230.00	\$5,359,230.00
000486000F02A0000		2711	INDIANA		\$0.00	\$561,530.00	\$561,530.00	\$561,530.00
00080800020200000		501	S HILL		\$0.00	\$44,550.00	\$44,550.00	\$44,550.00
000811000001A0000		4115	COMMERCE		\$1,391,300.00	\$998,580.00	\$2,389,880.00	\$2,389,880.00
000813000603A0000		405	EXPOSITION		\$0.00	\$53,910.00	\$53,910.00	\$53,910.00
00081500080000000		3808	WILLOW		\$76,190.00	\$460,270.00	\$536,460.00	\$536,460.00
00081500080000100		3812	WILLOW		\$0.00	\$29,940.00	\$29,940.00	\$29,940.00
000816000503A0000		3831	COMMERCE		\$401,080.00	\$23,000.00	\$424,080.00	\$339,264.00
000816000503B0000		3827	COMMERCE		\$347,400.00	\$19,000.00	\$366,400.00	\$366,400.00
000816000503C0000		3823	COMMERCE		\$386,000.00	\$19,000.00	\$405,000.00	\$405,000.00
000816000503D0000		3819	COMMERCE		\$347,400.00	\$19,000.00	\$366,400.00	\$366,400.00
000816000504A0000		3815	COMMERCE		\$380,000.00	\$19,000.00	\$399,000.00	\$399,000.00
000816000504B0000		3811	COMMERCE		\$386,000.00	\$19,000.00	\$405,000.00	\$405,000.00
000816000504C0000		3807	COMMERCE		\$386,000.00	\$19,000.00	\$405,000.00	\$405,000.00
000816000504D0000		3803	COMMERCE		\$337,000.00	\$23,000.00	\$360,000.00	\$360,000.00
000817000301A0000		3800	COMMERCE		\$133,120.00	\$265,610.00	\$398,730.00	\$398,730.00
000817000301A0100		3816	EAST SIDE		\$5,000.00	\$88,970.00	\$93,970.00	\$93,970.00
000817000301A0200		3800	COMMERCE		\$5,537,350.00	\$363,920.00	\$5,901,270.00	\$5,901,270.00
00081800040030000		3711	COMMERCE		\$0.00	\$129,580.00	\$129,580.00	\$129,580.00
00081800040040000		3701	COMMERCE		\$0.00	\$129,600.00	\$129,600.00	\$129,600.00
000818000401A0000		302	EXPOSITION		\$0.00	\$152,980.00	\$152,980.00	\$152,980.00
000820000101A0000		3720	CANTON		\$1,599,980.00	\$200,020.00	\$1,800,000.00	\$1,800,000.00
00082200000010000		3917	WILLOW		\$299,370.00	\$450,630.00	\$750,000.00	\$750,000.00
00082500000010000		403	S HASKELL		\$985,160.00	\$232,790.00	\$1,217,950.00	\$1,217,950.00
000827001602A0000		3800	MAIN		\$417,110.00	\$132,430.00	\$549,540.00	\$549,540.00
00082800010010000		3435	COMMERCE		\$2,700.00	\$214,070.00	\$216,770.00	\$216,770.00
00082800010020000		3300	MAIN		\$2,785,590.00	\$614,410.00	\$3,400,000.00	\$0.00
00082800010020100		3400	MAIN		\$10,940.00	\$53,980.00	\$64,920.00	\$64,920.00
00082800030050000	X	300	1ST		\$0.00	\$237,940.00	\$237,940.00	\$0.00
00083300000010000		3309	ELM		\$17,050.00	\$351,720.00	\$368,770.00	\$368,770.00
00083300000010100		3301	ELM		\$394,470.00	\$123,150.00	\$517,620.00	\$517,620.00
00083300000010200		3301	ELM		\$0.00	\$103,710.00	\$103,710.00	\$103,710.00
00083300000010300		3311	ELM		\$3,400,550.00	\$449,450.00	\$3,850,000.00	\$0.00
000844000K04A0000		3027	INDIANA		\$560,770.00	\$194,710.00	\$755,480.00	\$755,480.00
00084900060070000		3226	COMMERCE		\$0.00	\$120,070.00	\$120,070.00	\$120,070.00
00085100010010000		3215	HICKORY		\$404,390.00	\$350,220.00	\$754,610.00	\$754,610.00
000853000A0010000	X	3101	OAK		\$1,292,810.00	\$896,860.00	\$2,189,670.00	\$0.00
00085300000010000		3203	HICKORY		\$0.00	\$4,290.00	\$4,290.00	\$4,290.00
000826000001A0000		3912	WILLOW		\$29,440.00	\$173,300.00	\$202,740.00	\$202,740.00
000826000001A0100		3912	WILLOW		\$575,590.00	\$45,000.00	\$620,590.00	\$0.00
00000111076000200	X	2600	MONUMENT		\$0.00	\$1,142,140.00	\$1,142,140.00	\$0.00
000852000401A0000	X	1600	BAYLOR		\$84,400.00	\$564,540.00	\$648,940.00	\$0.00
00C43520000000119		2502	LIVE OAK	00119	\$143,940.00	\$6,620.00	\$150,560.00	\$150,560.00
00C43520000000120		2502	LIVE OAK	00120	\$131,610.00	\$5,650.00	\$137,260.00	\$109,808.00
00C43520000000121		2502	LIVE OAK	00121	\$258,060.00	\$12,010.00	\$270,070.00	\$152,056.00
00C43520000000122		2502	LIVE OAK	00122	\$97,450.00	\$4,700.00	\$102,150.00	\$81,720.00
00C43520000000124		2502	LIVE OAK	00124	\$143,940.00	\$6,620.00	\$150,560.00	\$120,448.00

Appendix B **2005 DCAD Real Property Accounts in the** **Deep Ellum TIF District** **(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000125		2502	LIVE OAK	00125	\$121,490.00	\$4,700.00	\$126,190.00
00C43520000000127		2502	LIVE OAK	00127	\$164,380.00	\$6,620.00	\$171,000.00
00C43520000000128		2502	LIVE OAK	00128	\$164,380.00	\$6,620.00	\$171,000.00
0000011101000D100		2717	ELM		\$0.00	\$12,500.00	\$12,500.00
0000012823600D100		417	1ST		\$0.00	\$8,990.00	\$8,990.00
0000012823900D100		418	1ST		\$0.00	\$19,930.00	\$19,930.00
0000012824200D100		400	1ST		\$0.00	\$9,740.00	\$9,740.00
00000128377000000		3511	PACIFIC		\$4,000.00	\$30,000.00	\$34,000.00
00000128379000000		3511	PACIFIC		\$2,050.00	\$5,000.00	\$7,050.00
00C43520000000101		2502	LIVE OAK	00101	\$136,040.00	\$5,650.00	\$141,690.00
00C43520000000102		2502	LIVE OAK	00102	\$116,730.00	\$5,090.00	\$121,820.00
00C43520000000208		2502	LIVE OAK	00208	\$161,810.00	\$6,620.00	\$168,430.00
00C43520000000209		2502	LIVE OAK	00209	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000210		2502	LIVE OAK	00210	\$129,820.00	\$5,330.00	\$135,150.00
00C43520000000211		2502	LIVE OAK	00211	\$110,050.00	\$4,700.00	\$114,750.00
00C43520000000212		2502	LIVE OAK	00212	\$227,960.00	\$9,160.00	\$237,120.00
00C43520000000213		2502	LIVE OAK	00213	\$131,300.00	\$5,880.00	\$136,680.00
00C43520000000214		2502	LIVE OAK	00214	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000215		2502	LIVE OAK	00215	\$214,990.00	\$8,690.00	\$223,680.00
00C43520000000216		2502	LIVE OAK	00216	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000217		2502	LIVE OAK	00217	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000218		2502	LIVE OAK	00218	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000219		2502	LIVE OAK	00219	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000220		2502	LIVE OAK	00220	\$139,020.00	\$5,650.00	\$144,670.00
00C43520000000221		2502	LIVE OAK	00221	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000223		2502	LIVE OAK	00223	\$166,430.00	\$6,620.00	\$173,050.00
00C43520000000224		2502	LIVE OAK	00224	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000233		2502	LIVE OAK	00233	\$129,820.00	\$5,330.00	\$135,150.00
00C43520000000234		2502	LIVE OAK	00234	\$155,040.00	\$5,880.00	\$160,920.00
00C43520000000235		2502	LIVE OAK	00235	\$214,990.00	\$8,690.00	\$223,680.00
00C43520000000236		2502	LIVE OAK	00236	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000237		2502	LIVE OAK	00237	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000238		2502	LIVE OAK	00238	\$161,810.00	\$6,620.00	\$168,430.00
00C43520000000301		2502	LIVE OAK	00301	\$139,020.00	\$5,650.00	\$144,670.00
00C43520000000302		2502	LIVE OAK	00302	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000303		2502	LIVE OAK	00303	\$114,480.00	\$4,700.00	\$119,180.00
00C43520000000304		2502	LIVE OAK	00304	\$170,020.00	\$6,620.00	\$176,640.00
00C43520000000305		2502	LIVE OAK	00305	\$170,020.00	\$6,620.00	\$176,640.00
00C43520000000306		2502	LIVE OAK	00306	\$114,480.00	\$4,700.00	\$119,180.00
00C43520000000307		2502	LIVE OAK	00307	\$114,480.00	\$4,700.00	\$119,180.00
00C43520000000308		2502	LIVE OAK	00308	\$170,020.00	\$6,620.00	\$176,640.00
00C43520000000309		2502	LIVE OAK	00309	\$159,750.00	\$6,620.00	\$166,370.00
00C43520000000310		2502	LIVE OAK	00310	\$129,820.00	\$5,330.00	\$135,150.00
00C43520000000137		2502	LIVE OAK	00137	\$116,730.00	\$5,090.00	\$121,820.00
00C43520000000138		2502	LIVE OAK	00138	\$164,380.00	\$6,620.00	\$171,000.00
00C43520000000201		2502	LIVE OAK	00201	\$139,020.00	\$5,650.00	\$144,670.00
00C43520000000203		2502	LIVE OAK	00203	\$96,090.00	\$4,700.00	\$100,790.00
00C43520000000204		2502	LIVE OAK	00204	\$161,810.00	\$6,620.00	\$168,430.00
00C43520000000205		2502	LIVE OAK	00205	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000206		2502	LIVE OAK	00206	\$110,050.00	\$4,700.00	\$114,750.00
00C43520000000207		2502	LIVE OAK	00207	\$96,090.00	\$4,700.00	\$100,790.00
00C43520000000225		2502	LIVE OAK	00225	\$110,050.00	\$4,700.00	\$114,750.00
00C43520000000226		2502	LIVE OAK	00226	\$96,090.00	\$4,700.00	\$100,790.00
00C43520000000227		2502	LIVE OAK	00227	\$153,380.00	\$6,620.00	\$160,000.00
00C43520000000228		2502	LIVE OAK	00228	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000229		2502	LIVE OAK	00229	\$116,520.00	\$5,380.00	\$121,900.00
00C43520000000230		2502	LIVE OAK	00230	\$96,090.00	\$4,700.00	\$100,790.00
00C43520000000231		2502	LIVE OAK	00231	\$227,960.00	\$9,160.00	\$237,120.00
00C43520000000232		2502	LIVE OAK	00232	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000311		2502	LIVE OAK	00311	\$114,480.00	\$4,700.00	\$119,180.00

Appendix B **2005 DCAD Real Property Accounts in the** **Deep Ellum TIF District** **(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000312		2502 LIVE OAK	00312	\$242,780.00	\$9,160.00	\$251,940.00	\$201,552.00
00C43520000000313		2502 LIVE OAK	00313	\$131,300.00	\$5,380.00	\$136,680.00	\$109,344.00
00C43520000000314		2502 LIVE OAK	00314	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000315		2502 LIVE OAK	00315	\$242,950.00	\$8,690.00	\$251,640.00	\$201,312.00
00C43520000000316		2502 LIVE OAK	00316	\$146,100.00	\$5,880.00	\$151,980.00	\$151,980.00
00C43520000000317		2502 LIVE OAK	00317	\$133,860.00	\$5,380.00	\$139,240.00	\$111,392.00
00C43520000000318		2502 LIVE OAK	00318	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000103		2502 LIVE OAK	00103	\$97,450.00	\$4,700.00	\$102,150.00	\$81,720.00
00C43520000000104		2502 LIVE OAK	00104	\$164,380.00	\$6,620.00	\$171,000.00	\$171,000.00
00C43520000000105		2502 LIVE OAK	00105	\$143,940.00	\$6,620.00	\$150,560.00	\$150,560.00
00C43520000000106		2502 LIVE OAK	00106	\$121,490.00	\$4,700.00	\$126,190.00	\$126,190.00
00C43520000000107		2502 LIVE OAK	00107	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000108		2502 LIVE OAK	00108	\$164,380.00	\$6,620.00	\$171,000.00	\$136,800.00
00C43520000000109		2502 LIVE OAK	00109	\$143,940.00	\$6,620.00	\$150,560.00	\$120,448.00
00C43520000000110		2502 LIVE OAK	00110	\$123,460.00	\$5,330.00	\$128,790.00	\$128,790.00
00C43520000000111		2502 LIVE OAK	00111	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000112		2502 LIVE OAK	00112	\$217,600.00	\$9,160.00	\$226,760.00	\$181,408.00
00C43520000000113		2502 LIVE OAK	00113	\$124,870.00	\$5,380.00	\$130,250.00	\$130,250.00
00C43520000000114		2502 LIVE OAK	00114	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C43520000000115		2502 LIVE OAK	00115	\$216,740.00	\$8,690.00	\$225,430.00	\$180,344.00
00C43520000000116		2502 LIVE OAK	00116	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C43520000000117		2502 LIVE OAK	00117	\$124,870.00	\$5,380.00	\$130,250.00	\$130,250.00
00C43520000000118		2502 LIVE OAK	00118	\$142,970.00	\$5,880.00	\$148,850.00	\$148,850.00
00C43520000000319		2502 LIVE OAK	00319	\$157,700.00	\$6,620.00	\$164,320.00	\$131,456.00
00C43520000000320		2502 LIVE OAK	00320	\$139,020.00	\$5,650.00	\$144,670.00	\$115,736.00
00C43520000000321		2502 LIVE OAK	00321	\$131,300.00	\$5,380.00	\$136,680.00	\$109,344.00
00C43520000000322		2502 LIVE OAK	00322	\$104,260.00	\$4,700.00	\$108,960.00	\$108,960.00
00C43520000000323		2502 LIVE OAK	00323	\$173,110.00	\$6,620.00	\$179,730.00	\$179,730.00
00C43520000000324		2502 LIVE OAK	00324	\$159,750.00	\$6,620.00	\$166,370.00	\$166,370.00
00C43520000000325		2502 LIVE OAK	00325	\$114,480.00	\$4,700.00	\$119,180.00	\$119,180.00
00C43520000000326		2502 LIVE OAK	00326	\$104,260.00	\$4,700.00	\$108,960.00	\$108,960.00
00C43520000000327		2502 LIVE OAK	00327	\$153,060.00	\$6,620.00	\$159,680.00	\$159,680.00
00C43520000000328		2502 LIVE OAK	00328	\$157,700.00	\$6,620.00	\$164,320.00	\$131,456.00
00C43520000000329		2502 LIVE OAK	00329	\$131,300.00	\$5,380.00	\$136,680.00	\$123,012.00
00C43520000000330		2502 LIVE OAK	00330	\$114,480.00	\$4,700.00	\$119,180.00	\$119,180.00
00C43520000000331		2502 LIVE OAK	00331	\$242,780.00	\$9,160.00	\$251,940.00	\$201,552.00
00C43520000000332		2502 LIVE OAK	00332	\$178,160.00	\$5,880.00	\$184,040.00	\$184,040.00
00C43520000000333		2502 LIVE OAK	00333	\$122,540.00	\$5,330.00	\$127,870.00	\$127,870.00
00C43520000000334		2502 LIVE OAK	00334	\$152,810.00	\$5,880.00	\$158,690.00	\$158,690.00
00C43520000000335		2502 LIVE OAK	00335	\$228,970.00	\$8,690.00	\$237,660.00	\$190,128.00
00C43520000000336		2502 LIVE OAK	00336	\$146,100.00	\$5,880.00	\$151,980.00	\$151,980.00
00C43520000000337		2502 LIVE OAK	00337	\$123,520.00	\$5,380.00	\$128,900.00	\$103,120.00
00C43520000000338		2502 LIVE OAK	00338	\$170,020.00	\$6,620.00	\$176,640.00	\$141,312.00
00C5775000000000A		3816 COMMERCE	A	\$383,590.00	\$21,090.00	\$404,680.00	\$0.00
00C5775000000000B		3816 COMMERCE	B	\$383,590.00	\$21,090.00	\$404,680.00	\$0.00
00C5775000000000C		3816 COMMERCE	C	\$566,910.00	\$21,090.00	\$588,000.00	\$0.00
00C80500010000100		215 N WALTON	1	\$87,650.00	\$12,050.00	\$99,700.00	\$99,700.00
00C80500010000200		215 N WALTON	2	\$95,140.00	\$13,080.00	\$108,220.00	\$108,220.00
00C80500010000300		215 N WALTON	3	\$88,510.00	\$12,170.00	\$100,680.00	\$62,260.00
00C80500010000400		215 N WALTON	4	\$91,020.00	\$11,480.00	\$102,500.00	\$102,500.00
00C80500010000500		215 N WALTON	5	\$76,850.00	\$10,570.00	\$87,420.00	\$87,420.00
00C80500010000600		215 N WALTON	6	\$81,450.00	\$11,200.00	\$92,650.00	\$92,650.00
00C80500010000700		215 N WALTON	7	\$78,470.00	\$10,780.00	\$89,250.00	\$89,250.00
00C80500010000800		215 N WALTON	8	\$94,280.00	\$12,960.00	\$107,240.00	\$107,240.00
00C80500010000900		215 N WALTON	9	\$80,710.00	\$11,090.00	\$91,800.00	\$56,769.00
00C80500010001000		215 N WALTON	10	\$94,400.00	\$11,520.00	\$105,920.00	\$105,920.00
00C80500010001100		215 N WALTON	11	\$79,000.00	\$10,860.00	\$89,860.00	\$89,860.00
00C80500010001200		215 N WALTON	12	\$89,040.00	\$12,240.00	\$101,280.00	\$101,280.00
00C43520000000126		2505 LIVE OAK	126	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000202		2502 LIVE OAK	202	\$131,300.00	\$5,380.00	\$136,680.00	\$136,380.00
00C43520000000222		2502 LIVE OAK	222	\$110,050.00	\$4,700.00	\$114,750.00	\$91,800.00
Total							\$107,990,540

AGENDA ITEM # 32

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: N/A

SUBJECT

Authorize **(1)** acceptance of the Cities Expanding Health Access for Children and Families implementation grant from the National League of Cities for the period July 1, 2014 through December 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$40,000 - Financing: National League of Cities Grant Funds

BACKGROUND

In December 2012, the National League of Cities Institute (NLCI), through its Institute for Youth, Education and Families (YEF Institute) and with support from the Atlantic Philanthropies, launched the *Cities Expanding Health Access for Children and Families (CEHACF)* initiative. The City of Dallas was selected to participate in the CEHACF planning process from November 2013 through May 2014, during which time the City developed a business plan to implement a city-led outreach campaign. The City submitted its business plan to NLCI on May 20, 2014 and based on that plan, was selected to receive a \$40,000 grant to support campaign implementation.

Some of the activities to be accomplished under this plan will be to facilitate the coordination of enrollment and outreach efforts of the Children's Health Insurance Program (CHIP) coalition, enroll the City of Dallas in the Community Partnership program for the enrollment of eligible clients, and offer expanded enrollment opportunities at the City's Women, Infants, and Children (WIC) clinics.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of a grant awarded from the National League of Cities for a health benefit outreach campaign aimed at enrolling eligible children and families in Medicaid and the Children's Health Insurance Program on February 12, 2014, by Resolution No. 14-0298.

FISCAL INFORMATION

\$40,000 - National League of Cities Grant Funds

August 27, 2014

WHEREAS, the National League of Cities Institute has awarded the City of Dallas, funds to implement a local outreach campaign to enroll children and families in Medicaid and the Children's Health Insurance Program (CHIP); and

WHEREAS, it is recommended that the City Manager be authorized to accept and execute the grant award in an amount not to exceed \$40,000 for the period of July 1, 2014 through December 31, 2015;

NOW, THEREFORE,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to **(1)** accept the Cities Expanding Health Access for Children and Families implementation grant from the National League of Cities for the period July 1, 2014 through December 31, 2015; and **(2)** execute any and all documents required by the grant agreement.

Section 2. That the City Controller is hereby authorized to receive and deposit grant funds from National League of Cities in Fund P112, Dept. HOU, Unit 1571, Revenue Source 8411 in an amount not to exceed \$40,000.

Section 3. That the City Manager is hereby authorized to establish appropriations in Fund P112, Dept. HOU, Unit 1571 in an amount not to exceed \$40,000.

Section 4. That the City Controller is hereby authorized to disburse grant funds from Fund P112, Dept. HOU, Unit 1571 in an amount not to exceed \$40,000, according to the attached Schedule.

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

SCHEDULE

**National League of Cities
Cities Expanding Health Access for Children and Families
Fund P112, Dept. HOU, Unit 1571, Revenue Source Code 8411
July 1, 2014 through December 31, 2015**

<u>Object Code</u>	<u>Description</u>	<u>Amount</u>
1510	Salary (Temporary Employee)	\$17,550
2731	Data Processing Equipment	\$14,440
3330	Miscellaneous Special Services	<u>\$ 8,010</u>
	Total	<u>\$40,000</u>

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 55A B

SUBJECT

Authorize an amendment to Resolution No. 13-0994, previously approved on June 12, 2013, with 2000 Roses Foundation, Inc. for the renovation of 220 North Cliff Street and new construction of 1102 East Ninth Street to remove the 1102 East Ninth Street property from the contract - Financing: No cost consideration to the City

BACKGROUND

On June 12, 2013, City Council approved a project with 2000 Roses Foundation, Inc. for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street for \$85,000. The City would contribute \$45,000 and 2000 Roses would privately finance \$40,000. The total cost of the renovation for 220 N. Cliff was estimated at \$85,000.

As of July 1, 2014, 2000 Roses Foundation, Inc. completed portion of the roofing, windows, flooring, and sheetrock on 220 N. Cliff St. In addition to the City's funds of \$45,000, they obtained a grant from BBP, LLC for \$30,000 to pay for a portion of the renovations. The remaining items to complete by June 12, 2015, are electrical, bathroom, kitchen, flooring, HVAC, exterior siding and trim.

Several issues have left this project under sourced. The house at 220 N. Cliff has a historic designation that requires the exterior of the home to meet the original characteristics and these requirements added costs to the budget. Additionally, 2000 Roses anticipated additional funding from private sources but was unsuccessful in obtaining additional funds. The applicant has asked for the City to modify the contract to remove the 1102 E. Ninth Street project and allow the remaining funds to be used to complete 220 N. Cliff Street. Housing staff evaluated the project for completion and determined a total of \$35,000 additional funds are needed to finish the project. The newly estimated total cost for completion of 220 N. Cliff is \$110,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2013, City Council approved the project with 2000 Roses Foundation, Inc. and the City of Dallas entered into a loan agreement for funding for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street for \$85,000, by Resolution No. 13-0994.

FISCAL INFORMATION

No cost consideration to the City

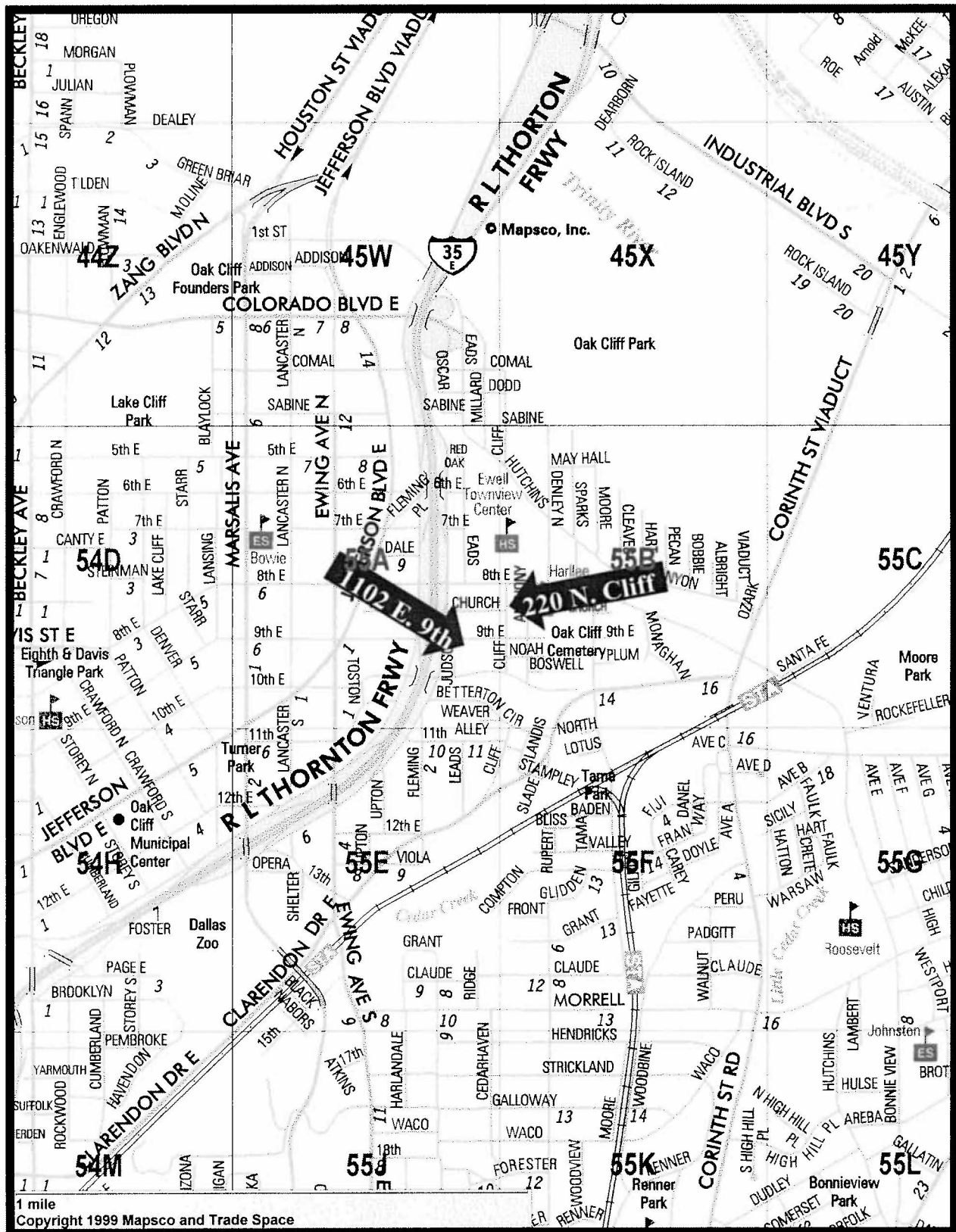
OWNER

2000 Roses Foundation, Inc.

Alonzo Harris, President

MAP

Attached



MAPSCO 55A & 55B

August 27, 2014

WHEREAS, on June 12, 2013, City Council approved the project with 2000 Roses Foundation, Inc. and the City of Dallas entered into a loan agreement for funding for the renovation of 220 N. Cliff Street and new construction of 1102 E. Ninth Street for \$85,000. The \$85,000 was distributed as \$45,000 for the renovation and \$40,000 for the new construction by Resolution No. 13-0994; and

WHEREAS, 2000 Roses Foundation, Inc. requested a revision to the development loan agreement to remove the unit at 1102 E. Ninth Street to allow them to use the remaining funds on 220 N. Cliff Street ; **NOW, THEREFORE**,

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

Section 1. That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to amend the contract with 2000 Roses Foundation, Inc. to remove the 1102 E. Ninth Street property from the contract.

Section 2. The terms of the agreement include:

- (a) Borrower must execute an amendment to the Note.
- (b) Borrower must complete and sell the 220 N. Cliff to a low-to-moderate income family whose income is 140% or less of area median family income by the maturity date.
- (c) Borrower will be released from liability on the Note at the same time the low-to-moderate income family closes the purchase of the home.
- (d) Property will be deed restricted for affordability at 140% or less of Area Median Family Income for sale and resale to eligible homebuyers for a period of ten years.

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That nothing in this resolution shall be construed as a binding contract or agreement upon the City, that it is subject to available funds and there will be no liability or obligation on the City until final contract documents are approved, executed, and final closing completed.

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

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: N/A

SUBJECT

Authorize Supplemental Agreement No. 1 to the Interlocal Agreement between the City of Dallas and Dallas County Health and Human Services to reallocate funds in the amount of \$36,500 from Emergency/Tenant Based Rental Assistance - Housing Services to Emergency/Tenant Based Rental Assistance - Financial Assistance - Financing: No cost consideration to the City

BACKGROUND

The FY2013-14 Consolidated Plan Budget included the Housing Opportunities for Persons with AIDS (HOPWA) grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$4,393,520. HOPWA funds serve not only the City of Dallas, but also Dallas County and seven other counties: Collin, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall.

Under the HOPWA program, Dallas County Health and Human Services (Dallas County HHS) provides short-term emergency rent, mortgage, and utility assistance and long-term tenant based rental assistance, along with housing case management, to low income persons living with HIV/AIDS primarily in Dallas County. Due to staff vacancies, Dallas County HHS expects to have funds remaining in the Housing Services budget category (which funds housing case management staff), and desires to use those funds in the Financial Assistance budget category, to meet the demand for short-term emergency rent, mortgage, and utility assistance.

BACKGROUND (Continued)

Approval of this item will authorize a reallocation of funds from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services category to the Emergency/Tenant Based Rental Assistance (E/TBRA) - Financial Assistance category, with no change to the original contract amount, as follows:

	<u>Original</u>	<u>Change</u>	<u>Revised</u>
E/TBRA - Financial Assistance	\$1,128,000	\$ 36,500	\$1,164,500
E/TBRA - Housing Services	\$ 167,000	\$(36,500)	\$ 130,500
Administrative Costs	\$ 90,650	\$ 0	\$ 90,650
Total	\$1,385,650	\$ 0.00	\$1,385,650

PERFORMANCE MEASURES

Number of Persons Assisted

	2013-14 <u>Goal</u>	2013-14 <u>Actual*</u>
Emergency - unduplicated clients served	125	127
Tenant-based - unduplicated clients served	140	135
Total - duplicated clients served	265	262

*YTD data through 5/31/14 (8 months)

OUTCOME MEASURES

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

	2013-14 <u>Goal</u>	2013-14 <u>Actual*</u>
Emergency - unduplicated clients served	92%	TBD**
Tenant-based - percent in stable housing	92%	98%

*YTD data through 5/31/14 (8 months)

**TBD - Housing Stability for Emergency Assistance determined at year end

In FY2013-14, the agency also collects and reports data on access to care and support per HOPWA requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized Supplemental Agreement No. 1 to the FY2009-10 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on June 23, 2010, by Resolution No. 10-1593.

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

Authorized the FY2010-11 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on September 22, 2010, by Resolution No. 10-2365.

Authorized the FY2011-12 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on September 14, 2011, by Resolution No. 11-2397.

Authorized the FY2012-13 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on September 12, 2012, by Resolution No. 12-2253.

Authorized the FY2013-14 Interlocal Agreement with Dallas County to provide HOPWA scattered site housing assistance on September 11, 2013, by Resolution No. 13-1564.

FISCAL INFORMATION

No cost consideration to the City

August 27, 2014

WHEREAS, Housing Opportunities for Persons with AIDS grant funds received from the U.S. Department of Housing and Urban Development have been designated to provide services to low-income persons with HIV/AIDS and HIV-related illness and their families; and

WHEREAS, the FY2013-14 Consolidated Plan Budget included the Housing Opportunities for Persons with AIDS grant from the U.S. Department of Housing and Urban Development in the amount of \$4,393,520; and

WHEREAS, the City of Dallas entered into an Interlocal Agreement with Dallas County Health and Human Services to provide scattered site housing assistance services to eligible persons residing primarily in Dallas County for the period October 1, 2013 through September 30, 2014 in an amount not to exceed \$1,385,650; and

WHEREAS, Dallas County Health and Human Services has requested to reallocate \$36,500 from the Housing Services category to the Financial Assistance category to meet the demand for short-term emergency rent, mortgage, and utility assistance, with no net change in the contract amount; **NOW, THEREFORE,**

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

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to enter into a Supplemental Agreement No. 1 to the Interlocal Agreement between the City of Dallas and Dallas County Health and Human Services to reallocate funds in the amount of \$36,500 from Emergency/Tenant Based Rental Assistance - Housing Services to Emergency/Tenant Based Rental Assistance - Financial Assistance, and execute any and all documents required by the agreement.

Section 2. That the City Controller is hereby authorized to reallocate funds as follows:

		Object Encumbrance					
Fund	Unit	Code	Number	Description	Original	Change	Revised
HW12	909E	3099	CTGH184586	E/TBRA - Fin Asst	\$ 200,000	\$ 0	\$ 200,000
HW13	250F	3099	CTGH184587	E/TBRA - Fin Asst	\$ 928,000	\$ 36,500	\$ 964,500
HW12	910E	3099	CTGH184588	E/TBRA - Hsg Serv	\$ 100,000	\$ 0	\$ 100,000
HW13	251F	3099	CTGH184589	E/TBRA - Hsg Serv	\$ 67,000	\$(36,500)	\$ 30,500
HW13	255F	3099	CTGH184590	Prog Admin/Proj Sp	\$ 90,650	\$ 0	\$ 90,650
Total					\$1,385,650	\$ 0	\$1,385,650

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

AGENDA ITEM # 35

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Human Resources

CMO: A. C. Gonzalez, 670-3302

MAPSCO: N/A

SUBJECT

Authorize the first one-year extension of the three-year service contract with UnitedHealthcare Services, Inc. for the period January 1, 2015 through December 31, 2015, for services including: **(1)** Medical Third-Party Administration services; **(2)** fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; **(3)** fully-insured vision and dental plans; and **(4)** a Diabetes Prevention and Control Alliance Program - Not to exceed \$6,306,640, from \$18,919,919 to \$25,226,559 - Financing: Employee Benefits Current Funds (subject to appropriations)

BACKGROUND

This service contract will provide the City Third-Party Administration and related insurance services for an additional twelve months. In addition to the current services provided through the original service contract, UnitedHealthcare Services, Inc. will partner with the YMCA to provide a diabetes program during this extension. The Diabetes Prevention and Control Alliance will assist City employees with preventing diabetes if they are pre-diabetic and help employees who have been diagnosed with diabetes control their blood sugar and other risk factors associated with this condition.

In January 2011 the City issued a Request for Proposal (RFP) seeking a Third-Party Administrator (TPA) to provide medical administration and claims processing services, prescription drug services, a comprehensive wellness program, and fully-insured Medicare, Vision, and Dental insurance plans.

To obtain the most competitive pricing, proposals were accepted for bundled and unbundled services. All proposers were asked to give presentations related to their respective services and each service presented was scored by the Evaluation Committee. Buck Consultants, the City's employee benefits consultant, prepared the financial analysis of all proposals.

BACKGROUND (Continued)

The contract with UnitedHealthCare Services, Inc. provides claims processing administration, medical management, PPO network access, utilization review, large-case management, 24-hour nurse line service, COBRA and Flexible Spending Account administration; they also coordinate pharmacy claims with CVSCaremark.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized adoption of the 2006 Employee and Retiree Health Benefits Plan on December 14, 2005, by Resolution No. 05-3545.

On September 27, 2006, City Council authorized (1) termination of the contract with Blue Cross Blue Shield of Texas, previously approved on September 10, 2003 by Resolution No. 03-2578, which offers the fully-insured Health Maintenance Organization (HMO) plan for active employees, retirees and their eligible dependents, effective December 31, 2006; (2) an amendment to the contract with UnitedHealthcare Insurance Company to offer a self-insured Exclusive Provider Organization for active employees, eligible retirees and their eligible dependents to replace the fully-insured HMO plan; and (3) an amendment to the contract with UnitedHealthcare Insurance Company to offer fully-insured Medicare Advantage HMO, AARP Medicare Supplement and enhanced Medicare "Part D" prescription drug plans to Medicare eligible (Part A & B) retirees and their eligible spouses for the period January 1, 2007 through December 31, 2009, by Resolution No. 06-2641.

Authorized adoption of the 2007 Employee and Retiree Health Benefit Plans on September 27, 2006, by Resolution No. 06-2640.

Authorized adoption of the 2008 Employee and Retiree Health Benefit Plans on September 26, 2007, by Resolution No. 07-3828.

Authorized adoption of the 2009 Employee and Retiree Health Benefit Plans on September 24, 2008, by Resolution No. 08-2620.

On October, 14, 2009, City Council authorized (1) approval of the UnitedHealthcare restatement contract document which authorizes a one-year renewal option allowing UnitedHealthcare Services, Inc. to continue services as the Third Party Administrator for the period January 1, 2010 through December 31, 2010, including all state and federal legal requirements in an amount not to exceed \$3,500,000; and (2) approval of the proposed health coverage premium rates. Total cost is based on the number of employee/retiree participants in the plan by Resolution No. 09-2566.

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

On June 23, 2010, City Council authorized (1) a one-year renewal option to the contract with UnitedHealthcare of Texas, Inc. to continue to serve as the Third Party Administrator for employee and retiree health benefits for the period January 1, 2011 through December 31, 2011 in an amount not to exceed \$3,737,454, from \$17,162,546 to \$20,900,000; and (2) a change in Pharmacy Benefits Managers from Medco to Prescription Solutions effective October 1, 2010 through December 31, 2011, by Resolution No. 10-1690.

On June 13, 2011, briefed the Budget, Finance & Audit Committee.

On June 15, 2011, City Council authorized a three-year service contract, with two one-year renewal options, for the period January 1, 2012 through December 31, 2014 with United Healthcare Services, Inc., most advantageous proposer of ten, for: (1) Medical Third-Party Administration services; (2) fully insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; and (3) fully insured vision and dental plans by Resolution No. 11-1635.

FISCAL INFORMATION

\$6,306,640 – Employee Benefits Current Funds (subject to annual appropriations)

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize the first one-year extension of the three-year service contract with UnitedHealthcare Services, Inc. for the period January 1, 2015 through December 31, 2015, for services including: **(1)** Medical Third-Party Administration services; **(2)** fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; **(3)** fully-insured vision and dental plans; and **(4)** a Diabetes Prevention and Control Alliance Program - Not to exceed \$6,306,640, from \$18,919,919 to \$25,226,559 - Financing: Employee Benefits Current Funds (subject to appropriations)

United Healthcare Insurance Company is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$5,505,660.00	87.30%
Non-local contracts	\$800,980.00	12.70%
TOTAL THIS ACTION	\$6,306,640.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Imaging Products Corp dba Buzz Print	WFWBC521901014	\$700,000.00	12.71%
Total Minority - Local		\$700,000.00	12.71%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
KDJ Consultants, inc.	WFWB59047N1014	\$800,980.00	100.00%
Total Minority - Non-local		\$800,980.00	100.00%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$290,000.00	1.15%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$1,500,980.00	23.80%	\$5,718,549.00	22.67%
	<hr/>	<hr/>	<hr/>	<hr/>
Total	\$1,500,980.00	23.80%	\$6,008,549.00	23.82%

August 27, 2014

WHEREAS, on October 13, 2004, City Council authorized the adoption of the 2005 Employee and Retiree Health Benefit Plans by Resolution No. 04-2985; and,

WHEREAS, on October 12, 2005, City Council authorized (1) termination of the contract with Humana Insurance Company for claims processing administration, Preferred Provider Organization network access, utilization review, large-case management, 24-hour nurse line service, prescription drug services, COBRA and Flexible Spending Account administration, effective December 31, 2005, and (2) a forty-eight-month contract, with two twelve-month renewal options, for claims processing administration, Preferred Provider Organization network access, utilization review, large-case management, 24-hour nurse line service, prescription drug services, COBRA and Flexible Spending Account administration by Resolution No. 05-2962; and,

WHEREAS, on December 14, 2005, City Council authorized the adoption of the 2006 Employee and Retiree Health Benefit Plans by Resolution No. 05-3545; and,

WHEREAS, on September 27, 2006, City Council authorized (1) termination of the contract with Blue Cross Blue Shield of Texas, previously approved on September 10, 2003 by Resolution No. 03-2578, which offers the fully-insured Health Maintenance Organization (HMO) plan for active employees, retirees and their eligible dependents, effective December 31, 2006; (2) an amendment to the contract with UnitedHealthcare Insurance Company to offer a self-insured Exclusive Provider Organization for active employees, eligible retirees and their eligible dependents to replace the fully-insured HMO plan; and (3) an amendment to the contract with UnitedHealthcare Insurance Company to offer fully-insured Medicare Advantage HMO, AARP Medicare Supplement and enhanced Medicare "Part D" prescription drug plans to Medicare eligible (Part A & B) retirees and their eligible spouses for the period January 1, 2007 through December 31, 2009, by Resolution No. 06-2641; and,

WHEREAS, on September 27, 2006, City Council authorized the adoption of the 2007 Employee and Retiree Health Benefit Plans by Resolution No. 06-2640; and,

WHEREAS, on September 26, 2007, City Council authorized the adoption of the 2008 Employee and Retiree Health Benefit Plans by Resolution No. 07-3828; and,

WHEREAS, on September 24, 2008, City Council authorized the adoption of the 2009 Employee and Retiree Health Benefit Plans by Resolution No. 08-2620; and,

August 27, 2014

WHEREAS, on October, 14, 2009, City Council authorized (1) approval of the UnitedHealthcare restatement contract document which authorizes a one-year renewal option allowing UnitedHealthcare to continue services as the Third Party Administrator for the period January 1, 2010 through December 31, 2010, including all state and federal legal requirements in an amount not to exceed \$3,500,000; and (2) approval of the proposed health coverage premium rates - Total cost is based on the number of employee/retiree participants in the plan by Resolution No. 09-2566; and,

WHEREAS, on June 23, 2010, City Council authorized (1) a one-year renewal option to the contract with UnitedHealthcare of Texas, Inc. to continue to serve as the Third Party Administrator for employee and retiree health benefits for the period January 1, 2011 through December 31, 2011 in an amount not to exceed \$3,737,454, from \$17,162,546 to \$20,900,000; and (2) a change in Pharmacy Benefits Managers from Medco to Prescription Solutions effective October 1, 2010 through December 31, 2011, by Resolution No. 10-1690; and,

WHEREAS, on June 15, 2011, Resolution No. 11-1635 authorized a three-year service contract with UnitedHealthcare of Texas, Inc., with two one-year renewal options, for the period January 1, 2012 through December 31, 2014, in the amount of \$18,919,918.07; and,

WHEREAS, it is now desirable to authorize the first one-year renewal option to the service contract with UnitedHealthcare Services, Inc. for the period January 1, 2015 through December 31, 2015 for: (1) Medicare Third - Party Administration services; (2) fully insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses; (3) fully insured vision and dental plans; and (4) a Diabetes Prevention and Control Alliance Program in an amount not to exceed \$6,306,640 (subject to appropriations).

NOW, THEREFORE,

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

Section 1. The City Manager is authorized to execute the first one-year extension to the service contract with UnitedHealthcare Service Inc., for the period January 1, 2015 through December 31, 2015, upon approval as to form by the City Attorney, with UnitedHealthcare Services, Inc. (VS0000061054) in the amount of \$6,306,640 for Medical Third-Party Administration services, fully-insured Medicare Advantage HMO, AARP Medicare Supplement, and enhanced Medicare "Part D" prescription drug plans for Medicare eligible retirees and their eligible spouses and fully-insured vision and dental plans.

August 27, 2014

Section 2. Third-Party Administration fees to be paid from Employee Benefits Current Funds (\$6,306,640); Medicare Plans to be paid from Employee Benefits Current Funds (in accordance with the retiree contribution rates approved annually by the City Council and subject to appropriations) based on utilization; and fully-insured vision and dental plans to be paid by employee/retiree payroll deductions. That the City Controller is authorized to disburse funds in an amount not to exceed \$6,306,640, from Employee Benefits Current Fund: 0260; Dept.: PER; Unit: 7906; Obj.: 3071; Amount: \$6,306,640 (subject to appropriations).

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

AGENDA ITEM # 36

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Human Resources

CMO: A. C. Gonzalez, 670-3302

MAPSCO: N/A

SUBJECT

Authorize the first one-year extension of the three-year service contract with CaremarkPCS Health, LLC. for the period January 1, 2015 through December 31, 2015, to provide Pharmacy Benefits Management services with CaremarkPCS Health, LLC. receiving a \$1.00 dispensing fee for each prescription filled – Not to exceed \$270,000, from \$800,000 to \$1,070,000 - Financing: Employee Benefits Current Funds (subject to appropriations)

BACKGROUND

This service contract will provide the City Pharmacy Benefits Management services for a twelve month period, January 1, 2015 through December 31, 2015. In January 2011 the City issued a Request for Proposals (RFP) seeking a Third-Party Administrator (TPA) to provide medical administration and claims processing services, prescription drug services, a comprehensive wellness program, and fully-insured Medicare, Vision, and Dental insurance plans.

To obtain the most competitive pricing, proposals were accepted for bundled and unbundled services. All proposers were asked to give presentations related to their respective services and each service presented was scored by the Evaluation Committee. Buck Consultants, the City's employee benefits consultant, prepared the financial analysis of all proposals.

The contract with CVSCaremark, provides pharmacy claims processing and network access to pharmacies. CVSCaremark also coordinates pharmacy claims with UnitedHealthcare.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On June 13, 2011, briefed to the Budget, Finance & Audit Committee.

June 15, 2011, City Council authorized a three-year service contract, with two one-year renewal options, for the period January 1, 2012 through December 31, 2014, with CaremarkPCS Health, LLC, most advantageous proposer of ten, for Pharmacy Benefits Management services, by Resolution No. 11-1635.

FISCAL INFORMATION

\$270,000 – Employee Benefits Current Funds (subject to appropriations)

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize the first one-year extension of the three-year service contract with CaremarkPCS Health, LLC. for the period January 1, 2015 through December 31, 2015, to provide Pharmacy Benefits Management services with CaremarkPCS Health, LLC. receiving a \$1.00 dispensing fee for each prescription filled – Not to exceed \$270,000, from \$800,000 to \$1,070,000 - Financing: Employee Benefits Current Funds (subject to appropriations)

CaremarkPCS Health, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$64,260.00	23.80%
Non-local contracts	\$205,740.00	76.20%
TOTAL THIS ACTION	<u>\$270,000.00</u>	<u>100.00%</u>

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Joy Promotions	BFDWF094700315	\$32,130.00	50.00%
Alliance of Diversity Printers	BFDWF101381114	\$32,130.00	50.00%
Total Minority - Local		<u>\$64,260.00</u>	<u>100.00%</u>

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$64,260.00	23.80%	\$64,260.00	6.01%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	<u>\$64,260.00</u>	<u>23.80%</u>	<u>\$64,260.00</u>	<u>6.01%</u>

August 27, 2014

WHEREAS, on June 15, 2011, the City Manager was authorized to execute a three-year service contract, with two one-year renewal options, for the period January 1, 2012 through December 31, 2014, upon approval as to form by the City Attorney in an amount not to exceed \$800,000.

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute the first one-year extension of a three-year service contract, with two one-year renewal options, for the period January 1, 2015 through December 31, 2015, in an amount not to exceed \$270,000, from \$800,000 to \$1,070,00, upon approval as to form by the City Attorney, with CaremarkPCS Health, LLC (VS0000024934) for prescription benefit management. CaremarkPCS Health, LLC receives a \$1.00 dispensing fee for each prescription filled in a total cost based on number of employee and retiree participants in the plan. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to CaremarkPCS Health, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by CaremarkPCS Health, LLC under the contract.

Section 2. That the City Controller is authorized to disburse funds in an amount not to exceed \$270,000, from Employee Benefits Current Fund: 0260; Dept.: PER; Unit: 7906; Obj.: 3071; Amount: \$270,000. (subject to appropriations)

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

AGENDA ITEM # 37

KEY FOCUS AREA: Culture, Arts, Recreation, & Education

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 55-Q

SUBJECT

Authorize a professional services contract with Weibring Wolfard Golf Design for an improvement plan to include: resurfacing of the greens, hole-by-hole improvements, bunker restoration, practice putting greens, short game area and driving range at Cedar Crest Golf Course located at 1800 Southerland Avenue - Not to exceed \$120,000 - Financing: Golf Improvement Funds

BACKGROUND

Weibring Wolfard Golf Design will provide for an improvement plan to include: resurfacing of the greens, hole-by-hole improvements, bunker restoration, practice putting greens, short game area and driving range at Cedar Crest Golf Course.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2014
Complete Design	December 2014
Begin Construction	May 2015
Complete Construction	September 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized award of the contract on August 7, 2014.

FISCAL INFORMATION

Golf Improvement Funds - \$120,000

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Weibring Wolfard Golf Design

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

OWNER

Weibring Wolfard Golf Design

D.A. Weibring, Owner

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Weibring Wolfard Golf Design for an improvement plan to include: resurfacing of the greens, hole-by-hole improvements, bunker restoration, practice putting greens, short game area and driving range at Cedar Crest Golf Course located at 1800 Southerland Avenue - Not to exceed \$120,000 - Financing: Golf Improvement Funds

Weibring Wolfard Golf Design is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$19,680.00	16.40%
Total non-local contracts	\$100,320.00	83.60%
TOTAL CONTRACT	\$120,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

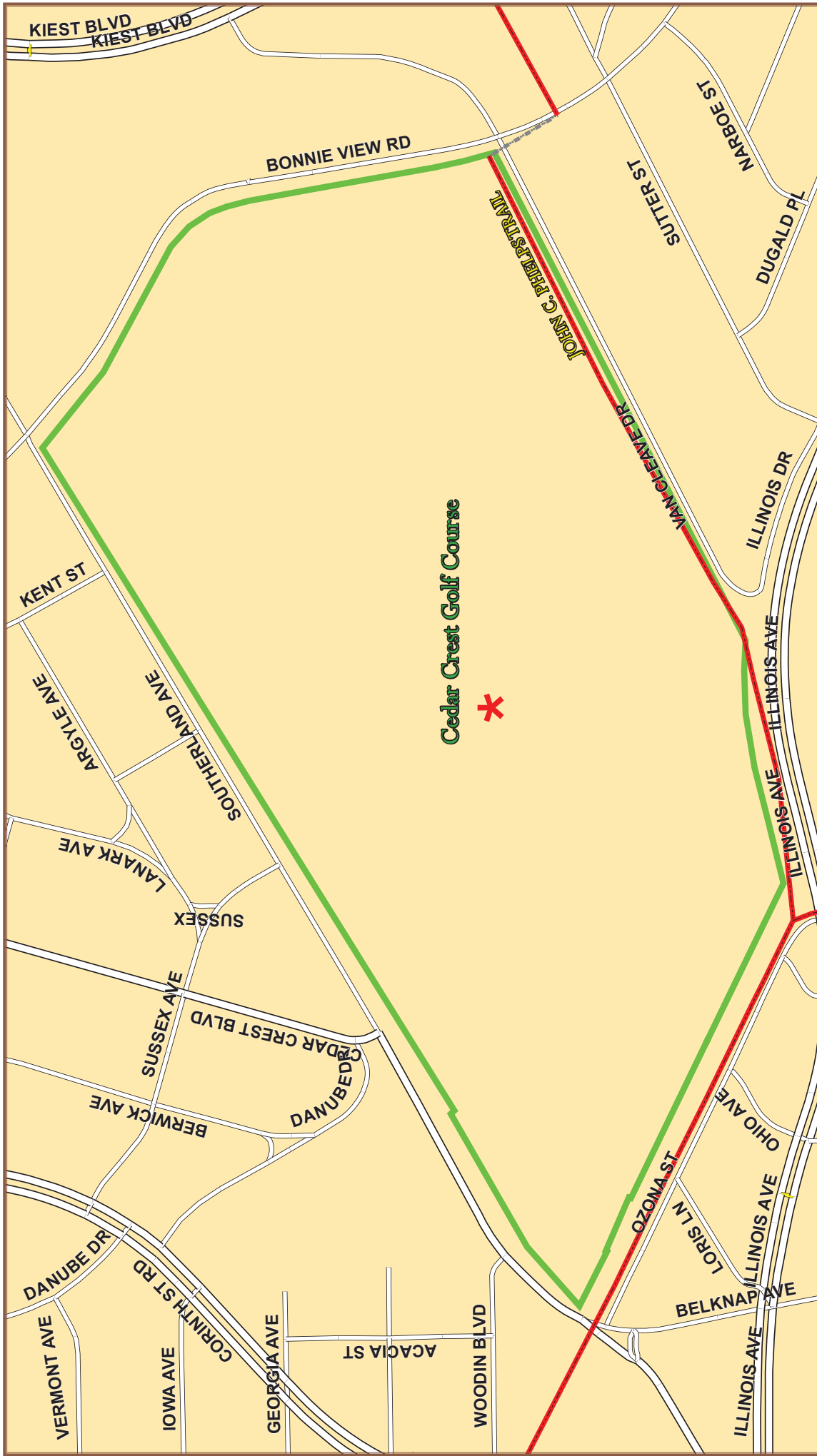
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
LTS Design Group	BMDB59812Y0115	\$19,680.00	100.00%
Total Minority - Local		\$19,680.00	100.00%

Non-Local Contractors / Sub-Contractors

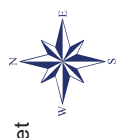
None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$19,680.00	100.00%	\$19,680.00	16.40%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$19,680.00	100.00%	\$19,680.00	16.40%



Cedar Crest Golf Course



0 155 310 620 930 Feet

August 7, 2014



Mapscot
55 Q

District
4

Cedar Crest Golf Course (1800 Southernland Ave)

August 27, 2014

WHEREAS, it is necessary to hire a firm to provide for an improvement plan to include: resurfacing of the greens, hole by hole improvements, bunker restoration, practice putting greens, short game area and driving range at Cedar Crest Golf Course located at 1800 Southerland Avenue, and the firm of Weibring Wolfard Golf Design has presented a proposal dated August 4, 2014 to provide these services for a fee not to exceed \$120,000.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a professional services contract with Weibring Wolfard Golf Design for an improvement plan to include: resurfacing of the greens, hole by hole improvements, bunker restoration, practice putting greens, short game area and driving range at Cedar Crest Golf Course, in an amount not to exceed \$120,000.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with Weibring Wolfard Golf Design, after approval as to form by the City Attorney.

SECTION 3. That the City Controller is hereby authorized to pay the amount of \$120,000 to Weibring Wolfard Golf Design from Golf Improvement Funds, Fund 0332, Department PKR, Unit 9363, Object 4112, Activity PK03, Program PKP9363, CT-PKR14019461, Commodity 90735, Vendor VS0000050301.

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

AGENDA ITEM # 38

KEY FOCUS AREA: Culture, Arts, Recreation, & Education

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 9

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 37-U

SUBJECT

Authorize a contract for the replacement of existing piers at eleven fishing docks, floating dock with American with Disability Act slip and kayak slip at White Rock Lake Park located at 8300 Garland Road - Power Lift Foundation Repair, Inc., lowest responsible bidder of three - Not to exceed \$273,123 - Financing: Outdoor Programs Funds (\$31,623) and Park & Recreation Beautification Funds (\$241,500)

BACKGROUND

On March 20, 2014, three bids were received for the replacement of exiting piers at eleven fishing docks, floating dock with American with Disability Act slip and kayak slip at White Rock Lake Park. This item authorizes award of the construction contract to Power Lift Foundation Repair, Inc. for the Base Bid and Alternate Nos. 2, 3A-1 and 4, with a total bid amount of \$273,122.50.

Power Lift Foundation Repair, Inc., has had no contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2013
Completed Design	May 2013
Begin Construction	September 2014
Complete Construction	January 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized proceeding with advertisement for construction procurement on May 16, 2013.

The Park and Recreation Board authorized award of the contract on August 7, 2014

FISCAL INFORMATION

Outdoor Programs Funds - \$31,622.50
Park & Recreation Beautification Funds - \$241,500.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Power Lift Foundation Repair, Inc.

White Male	9	White Female	8
Black Male	0	Black Female	0
Hispanic Male	50	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following three bids were received and opened on March 20, 2014:

*Denotes the successful bidder

<u>Bidders</u>	<u>Base Bid 3 & 4</u>	<u>Alternate Nos. 2, 3A-1 and 4**</u>	<u>Total Bid</u>
*Power Lift Foundation Repair, Inc. 304 Progress Drive, Sherman, TX	\$233,500.00	\$39,622.50	\$273,122.50
Henneberger Construction, Inc.	\$397,580.00	\$76,320.00	\$473,900.00
Schmoldt Construction, Inc.			***Non-responsive

**Alternate No. 2 - provides for the installation of metal piles.

**Alternate No. 3A-1 - provides for the installation of floating dock, ADA slip and accessibility.

**Alternate No. 4 - provides for the installation of floating dock, kayak/canoe slip.

***Schmoldt Construction, Inc. has been deemed non-responsive for not providing a bid amount for Base Bid No. 3 and 4.

OWNER

Power Lift Foundation Repair, Inc.

Bill McCown, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the replacement of existing piers at eleven fishing docks, floating dock with American with Disability Act slip and kayak slip at White Rock Lake Park located at 8300 Garland Road - Power Lift Foundation Repair, Inc., lowest responsible bidder of three - Not to exceed \$273,123 - Financing: Outdoor Programs Funds (\$31,623) and Park & Recreation Beautification Funds (\$241,500)

Power Lift Foundation Repair, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$11,850.00	4.34%
Total non-local contracts	\$261,272.50	95.66%
TOTAL CONTRACT	\$273,122.50	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Blue Bonnet Waste Control	HMMB59141N1114	\$250.00	2.11%
A. Light Construction	WFWB61931N0516	\$11,600.00	97.89%
Total Minority - Local		\$11,850.00	100.00%

Non-Local Contractors / Sub-Contractors


None

TOTAL M/WBE CONTRACT PARTICIPATION


	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$250.00	2.11%	\$250.00	0.09%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$11,600.00	97.89%	\$11,600.00	4.25%
Total	\$11,850.00	100.00%	\$11,850.00	4.34%



0 155 310 620 930 Feet



June 26, 2014



White Rock Lake Park (8300 Garland Road)

Mapsco 37 U
District 9

August 27, 2014

WHEREAS, on March 20, 2014, three bids were received for pier replacements at eleven fishing docks at White Rock Lake Park located at 8300 Garland Road.

<u>Bidders</u>	<u>Base Bid 3 & 4</u>	<u>Alternate Nos. 2, 3A-1 and 4**</u>	<u>Total Bid</u>
Power Lift Foundation Repair, Inc.	\$233,500.00	\$39,622.50	\$273,122.50
Henneberger Construction, Inc.	\$397,580.00	\$76,320.00	\$473,900.00
Schmoltdt Construction, Inc.			***Non-responsive

**Alternate No. 2 - provides for the installation of metal piles.

**Alternate No. 3A-1 - provides for the installation of floating dock, ADA slip and accessibility.

**Alternate No. 4 - provides for the installation of floating dock, kayak/canoe slip.

***Schmoltdt Construction, Inc. has been deemed non-responsive for not providing a bid amount for Base Bid No. 3 and 4.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with Power Lift Foundation Repair, Inc. for pier replacements at eleven fishing docks at White Rock Lake Park, in an amount not to exceed \$273,122.50.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with Power Lift Foundation Repair, Inc., after approval as to form by the City Attorney.

SECTION 3. That the City Controller is hereby authorized to pay the amount of \$273,122.50 to Power Lift Foundation Repair, Inc., as follows:

Outdoor Programs Funds	
Fund 0469, Department PKR, Unit 6868, Object 4420	
Activity PK19, CT-PKR14019458, Program PKGF5090	
Commodity 91200, Vendor VS0000085528	\$31,622.50

August 27, 2014

SECTION 3. (Continued)

Park and Recreation Beautification Funds	
Fund 0641, Department PKR, Unit 6421, Object 4599	
Activity PK19, CT-PKR14019458, Program PKGF5090	
Commodity 91200, Vendor VS0000085528	<u>\$241,500.00</u>
Total amount not to exceed	\$273,122.50

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

AGENDA ITEM # 39

KEY FOCUS AREA: Culture, Arts, Recreation, & Education

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 46-Q

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for pedestrian wayfinding and parking lot system signage at Fair Park located at 1200 Second Avenue - Not to exceed \$123,825, from \$39,185 to \$163,010 - Financing: Current Funds (subject to appropriations)

BACKGROUND

On January 22, 2014, by Administrative Action No. 14-5258, Quimby McCoy Preservation Architecture, LLP was awarded a contract for a Visitor Center Feasibility Study at Fair Park, in the amount of \$10,000.

On June 4, 2014, by Administrative Action No. 14-0899, Supplemental Agreement No. 1 to the professional services contract with Quimby McCoy Preservation Architecture, LLP was awarded for the design through construction administration phases for building identification signage at Fair Park, in the amount of \$29,185; thereby increasing the contract from \$10,000 to \$39,185.

This award will authorize Supplemental Agreement No. 2 to the contract with Quimby McCoy Preservation Architecture, LLP, in the amount of \$123,825 for wayfinding and parking lot system signage at Fair Park; thereby increasing the contract from \$39,185 to \$163,010. Quimby McCoy previously designed the Fair Park Interpretative Program signage that was implemented in the Esplanade area. The wayfinding signage will be designed to be compatible with the existing Interpretative Program signage.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	October 2014
Complete Design	May 2015
Begin Construction	November 2015
Complete Construction	June 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized Supplemental Agreement No. 2 on August 7, 2014.

FISCAL INFORMATION

Current Funds - \$123,825 (subject to appropriations)

Design Contract	\$10,000
Supplemental Agreement No. 1	\$29,185
Supplemental Agreement No. 2 (this action)	<u>\$123,825</u>
Total	\$163,010

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Quimby McCoy Preservation Architecture, LLP

White Male	2	White Female	4.5
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

OWNER

Quimby McCoy Preservation Architecture, LLP

Nancy McCoy, FAIA, Principal
Marcel Quimby, FAIA, Principal

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for pedestrian wayfinding and parking lot system signage at Fair Park located at 1200 Second Avenue - Not to exceed \$123,825, from \$39,185 to \$163,010 - Financing: Current Funds (subject to appropriations)

Quimby McCoy Preservation Architecture, LLP is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$123,825.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	<u>\$123,825.00</u>	<u>100.00%</u>

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

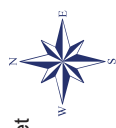
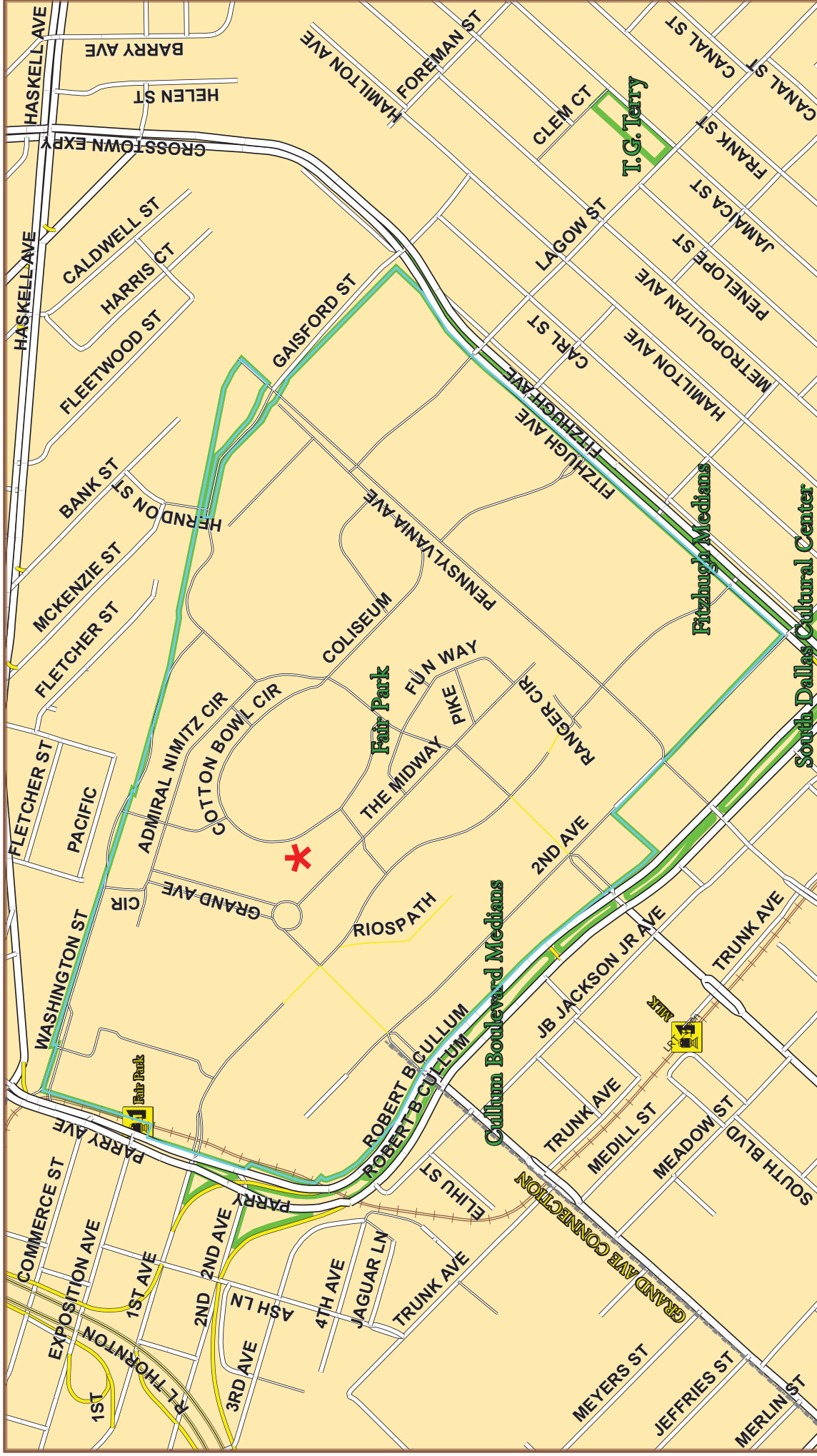
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Jaster Quintanilla Dallas	HMMB60214N0215	\$3,000.00	2.42%
ebr Graphics	WFDB59267Y1114	\$60,500.00	48.86%
Quimby McCoy Preservation Architecture, LLP	WFWB59452N1214	\$60,325.00	48.72%
Total Minority - Local		<u>\$123,825.00</u>	<u>100.00%</u>

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$3,000.00	2.42%	\$3,000.00	1.84%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$120,825.00	97.58%	\$160,010.00	98.16%
Total	<u>\$123,825.00</u>	<u>100.00%</u>	<u>\$163,010.00</u>	<u>100.00%</u>



August 7, 2014



Mapsco
46 Q)

District
7

Fair Park (1200 Second Avenue)

August 27, 2014

WHEREAS, on January 22, 2014, by Administrative Action No. 14-5258, Quimby McCoy Preservation, LLP was awarded a contract for a Visitor Center Feasibility Study at Fair Park, in the amount of \$10,000; and

WHEREAS, on June 4, 2014, by Administrative Action No. 14-0899, Supplemental Agreement No. 1 to the professional services contract with Quimby McCoy Preservation Architecture, LLP was awarded for the design through construction administration phases for Building Identification Signage at Fair Park, in the amount of \$29,185; thereby increasing the contract from \$10,000 to \$39,185; and

WHEREAS, it is now desired to enter into Supplemental Agreement No. 2 to the contract with Quimby McCoy Preservation Architecture, LLP, in the amount of \$123,825, thereby increasing the contract amount from \$39,185 to \$163,010 for wayfinding and parking lot system signage at Fair Park. Quimby McCoy previously designed the Fair Park Interpretative Program signage that was implemented in the Esplanade area. The wayfinding signage will be designed to be compatible with the existing Interpretative Program signage.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP, for wayfinding and parking lot system signage at Fair Park, in an amount not to exceed \$123,825, thereby increasing the contract amount from \$39,185 to \$163,010.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute Supplemental Agreement No. 2 to contract with Quimby McCoy Preservation Architecture, LLP, after approval as to form by the City Attorney.

SECTION 3. That the City Controller is hereby authorized to pay the amount of \$123,825 to Quimby McCoy Preservation Architecture, LLP from Current Fund, Fund 0001, Department PKR, Unit 9487, Object 4112, Activity PK04, Program FPVISITOR, CT-PKR14019434, Vendor VS0000017961 (subject to appropriations).

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

AGENDA ITEM # 40

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize **(1)** the application for and acceptance of the Texas School Safety Center 2014/2015 Tobacco Enforcement Grant in the amount of \$48,750 from the Texas State University System - San Marcos for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2014 through August 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$48,750 - Financing: Texas School Safety Center Tobacco Compliance Grant Funds

BACKGROUND

The Texas School Safety Center 2014/2015 Tobacco Enforcement Program provides funding to support the enforcement and the reporting of tobacco compliance activities for the purpose of reducing youth access to tobacco products. The grant activities include Retailer Controlled Buys ("stings"), to ensure compliance with the Health and Safety Code, Chapter 161.082 - Sale of cigarettes or tobacco products to persons younger than 18 years of age prohibited: Proof of age required.

Ongoing and consistent enforcement initiatives that involve on-site compliance inspections of cigarette or tobacco retail outlets will be required by law enforcement officers and may result in the issuance of citations.

The funding agency requires monthly enforcement activity reports and financial status reports to be provided to the Texas School Safety Center contractor for the Texas State University System.

PRIOR ACTION/REVIEW(Council, Board, Commissions)

Authorized the 2012 Tobacco Enforcement Grant through the Texas School Safety Center at Texas State University - San Marcos on April 25,2012, by Resolution No. 12-1193.

PRIOR ACTION/REVIEW(Council, Board, Commissions) (Continued)

Authorized the 2012/2013 Tobacco Enforcement Grant through the Texas School Safety Center at Texas State University - San Marcos on September 26, 2012, by Resolution No. 12-2371.

Authorized the 2012/2013 Tobacco Enforcement Supplement through the Texas School Safety Center at Texas State University - San Marcos on January 9, 2013, by Resolution No. 13-0115.

Authorized the 2013/2014 Tobacco Enforcement Grant through the Texas School Safety Center at Texas State University - San Marcos on August 28, 2013, by Resolution No. 13-1445.

Authorized the 2013/2014 Tobacco Enforcement Supplement through the Texas School Safety Center at Texas State University - San Marcos on January 22, 2014, by Resolution No. 14-0187.

Authorized the 2013/2014 Tobacco Enforcement Supplement through the Texas School Safety Center at Texas State University - San Marcos on May 28, 2014, by Resolution No. 14-0829.

Briefed to the Public Safety Committee on August 25, 2014.

FISCAL INFORMATION

\$48,750.00 - Texas School Safety Center Tobacco Compliance Grant Funds

August 27, 2014

WHEREAS, the Texas State University System has made the Texas School Safety Center 2014/2015 Tobacco Enforcement Program funds available for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2014 through August 31, 2015; and

WHEREAS, such funding was awarded to the City of Dallas on July 14, 2014; and

WHEREAS, it is in the best interest of the City of Dallas to accept such funding.

Now, Therefore,

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

Section 1. That the City Manager or designee be and is hereby authorized to apply for and accept the Texas School Safety Center 2014/2015 Tobacco Enforcement Program funds in the amount of \$48,750.00 from the Texas State University System.

Section 2. That the City Controller is hereby authorized to receive and deposit grant funds in Fund S273, Department DPD, Unit 1629, Revenue Source 6516, in an amount not to exceed \$48,750.00.

Section 3. That the City Manager is hereby authorized to establish appropriations in the amount of \$48,750.00, in Fund S273, Department DPD, Unit 1629, Object Code 3099.

Section 4. That the City Controller is authorized to disburse funds from Fund S273, Department DPD, Unit 1629, Object Code 3099, in an amount not to exceed \$48,750.00.

Section 5. That the City Manager is hereby authorized to reimburse to the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

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

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize **(1)** the application for and acceptance of the Comprehensive Selective Traffic Enforcement Program grant from the U.S. Department of Transportation pass through in the amount of \$999,998 for travel expenses and overtime reimbursement for the period October 1, 2014 through September 30, 2015; and **(2)** a city contribution of pension in the amount of \$274,669; and **(3)** execution of the grant agreement – Total not to exceed \$1,274,667 – Financing: Texas Department of Transportation Grant Funds (\$999,998) and Current Funds (\$274,669) (subject to appropriations)

BACKGROUND

The Comprehensive STEP (Selective Traffic Enforcement Program) Grant provides for the reimbursement of overtime salaries paid to officers and supervisors enforcing specific traffic laws at targeted locations. The focus is on DWI violations, speeding, occupant restraint use, and traffic control device violations. The goals are: 1) To increase effective enforcement and adjudication of traffic safety-related laws to reduce fatal and serious injury crashes, 2) To reduce the number of DWI related crashes, injuries and fatalities, and 3) To increase occupant restraint use in all passenger vehicles and trucks.

The Traffic Section of the Field Services Division is requesting this item. The grant award is for a one year period, beginning October 1, 2014. The match breakdown is Current Funds (pension) \$274,669. The effective date of the grant is October 1, 2014 through September 30, 2015.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 28, 2005, by Resolution No. 05-2848.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (Continued)

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 25, 2006, by Resolution No. 06-2976.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 24, 2007, by Resolution No. 07-3168.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 22, 2008, by Resolution No. 08-2859.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on October 26, 2011, by Resolution No. 11-2842.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 12, 2012, by Resolution No. 12-2263.

Authorized an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant for overtime reimbursement on September 25, 2013, by Resolution No. 13-1689.

Briefed to the Public Safety Committee on August 25, 2014.

FISCAL INFORMATION

\$999,998 - Texas Department of Transportation Grant Funds
\$274,669 - Current Funds (subject to appropriations)

August 27, 2014

WHEREAS, the Dallas Police Department Comprehensive Selective Traffic Enforcement Program (STEP) grant from the U.S. Department of Transportation pass through the Texas Department of Transportation, has made funds available for overtime salaries for a citywide traffic enforcement campaign, for the period October 1, 2014 through September 30, 2015; and

WHEREAS, the Comprehensive Selective Traffic Enforcement Program (STEP) grant will provide \$999,998; and

WHEREAS, the City of Dallas contributes pension costs of \$274,669; and

WHEREAS, it is in the best interest of the City of Dallas to apply for and accept such funding.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to apply for and accept the Comprehensive Selective Traffic Enforcement Program (STEP) grant 2015-Dallas-S-1YG-0091,CFDA #20.614 in the amount of \$999,998 and execute the grant agreement.

Section 2. That the City Controller is authorized to receive and deposit grant funds in the amount of \$999,998 into Fund F431, Department DPD, Unit 1548, and Revenue Source 6506.

Section 3. That the City Manager is hereby authorized to establish appropriations in the Comprehensive Selective Traffic Enforcement Program (STEP) grant in the amount of \$999,998 in Fund F431, Department DPD, Unit 1548, Object 3899.

Section 4. That the City Controller is authorized to transfer funds in an amount not to exceed \$999,998 from Fund F431, Department DPD, Unit 1548, Object 3899 to Fund 0001, Department DPD, Unit 2127, Object 5110 after the expenditures of overtime.

Section 5. That the City Manager is hereby authorized to reimburse to the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

August 27, 2014

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

AGENDA ITEM # 42

KEY FOCUS AREA: Public Safety

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Police

CMO: Ryan S. Evans, 671-9837

MAPSCO: N/A

SUBJECT

Authorize payment for medical examinations for victims of sexual assault, as required by the State of Texas under the Texas Code of Criminal Procedure - Estimated Annual Cost \$125,000 - Current Funds (subject to annual appropriations)

BACKGROUND

This agenda item will provide for payment of Sexual Assault examinations on behalf of victims who have reported sexual assaults with the Dallas Police Department. Fees for Sexual Assault examinations may be submitted by not only those hospitals locally with Sexual Assault programs such as Parkland, Texas Health Resources Presbyterian Hospital Dallas, Texas Health Resources Presbyterian Hospital Plano, and Methodist Hospital; but also any additional facility, hospital, sexual assault examiner, sexual assault nurse examiner, or other provider that has met the minimum training requirements prescribed by the attorney general.

On May 24, 2013, the Texas State Senate passed Senate Bill number 1191 amending the Texas Health and Safety Code to require each health care facility with an emergency department to provide services to sexual assault survivors who arrive for treatment.

Article 56.06 of the Texas Code of Criminal Procedure requires law enforcement agencies to request a medical evaluation and pay all of the costs for exams used in the investigation or prosecution of a sexual assault.

BACKGROUND (Continued)

The law enforcement agency can submit an application to the Attorney General for reimbursement of reasonable examination costs, if the examination was performed by a physician, sexual assault examiner or sexual assault nurse examiner, as defined by Section 420.003 of the Government Code. To date the City of Dallas has authorized each payment for a sexual assault medical evaluation by an Administrative Action. The purpose of this resolution is for the City Council to provide ongoing authorization for the payment of sexual assault medical evaluations. This Council Action would eliminate hundreds of Administrative Actions and reduce the amount of staff time required to authorize payments for sexual assault exams.

PRIOR ACTION/REVIEW (Council, Board, Commissions)

Briefed to the Public Safety Committee on August 25, 2014

Sexual Assault Nurse Examiners (SANE) Program briefed to the Public Safety Committee on January 14, 2013.

FISCAL INFORMATION

Estimated Annual Cost: \$125,000 - Current Funds (subject to annual appropriations)

August 27, 2014

WHEREAS, under the Texas Code of Criminal Procedure, Article 56.06, law enforcement agencies are required to request a medical evaluation and pay all of the exams costs for exams used in the investigation or prosecution of a sexual assault if: 1) the offense is reported within 96 hours of the assault and 2) consent for a medical evaluation is granted by the victim or person authorized to act on behalf of the victim; and

WHEREAS, the Texas Government Code, Title 4, Subtitle B, Chapter 420, Subchapter B, Section 420.031(d) requires any law enforcement agency that requests a medical examination of a victim of an alleged sexual assault or other sex offense for use in the investigation or prosecution of the offense shall pay the costs of the evidence collection kit; and

WHEREAS, on May 24, 2013, the Texas State Senate passed Senate Bill number 1191 amending the Texas Health and Safety Code Section 323 to require each health care facility with an emergency department to provide services to sexual assault survivors who arrive for treatment at emergency departments.

Now, Therefore,

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

Section 1. That the City Controller is authorized to pay for these services upon approval by the Chief of Police or his designee from Fund 0001, Department DPD, Unit 2162, Object Code 3040, in an amount not to exceed \$125,000 .

Section 2. That the City Controller is hereby authorized to deposit reimbursement from State Texas Comptroller's Office in an amount not to exceed \$125,000 in Fund 0001, Department DPD, Unit 2162, Revenue Source 6526.

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Public Works Department
Office of Economic Development

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

MAPSCO: 76H K L M N

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with APM & Associates, Inc. for additional engineering services for necessary revisions to the plans and specifications for the Telephone Road Project - Not to exceed \$149,585, from \$681,450 to \$831,035 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

On October 13, 2010, Resolution No. 10-2595 authorized a professional services contract with APM & Associates, Inc. for the engineering design of thoroughfare improvements on Telephone Road from Bonnie View Road to Dallas Avenue. This action will authorize Supplemental Agreement No. 1 to the professional services contract with APM & Associates, Inc. for revisions to the plans and specifications needed in order to separate the Telephone Road project into two phases (Phase I and Phase II).

The Telephone Road from S. H. 342 (Dallas Avenue) to Bonnie View Road project scope entails constructing an ultimate four-lane divided roadway. Due to right-of-way constraints, the project was separated into two phases in order to expedite construction and accommodate new adjacent development. Phase I of the project constructed the two ultimate eastbound lanes of the project within the existing right-of-way and was completed in April 2014. Phase II of the project will construct the remaining two eastbound lanes of the ultimate four-lane roadway, thus completing the Telephone Road Project. Phase II of the project was delayed due to right-of-way constraints; however, the needed right-of-way for Phase II has been acquired and construction is estimated to begin in September 2014.

ESTIMATE SCHEDULE OF PROJECT

Phase I

Began Design	October 2010
Completed Design	October 2012
Began Construction	March 2013
Completed Construction	April 2014

Phase II

Began Design	October 2010
Completed Design	April 2014
Begin Construction	September 2014
Complete Construction	October 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a Development Agreement with Ridge South Dallas I, LLC on June 25, 2008, by Resolution No. 08-1871.

Authorized a professional services contract with APM & Associates, Inc. on October 13, 2010, by Resolution No. 10-2595.

Authorized a property Tax Abatement Agreement with Ridge South Dallas I, LLC on September 26, 2012, by Resolution No. 12-2395.

Authorized a Chapter 380 Economic Development Grant Agreement with L'Oreal USA S/D, Inc. on September 26, 2012, by Resolution No. 12-2396.

Authorized an Infrastructure Cost Participation Agreement with Ridge South Dallas I, LLC on September 26, 2012, by Resolution No. 12-2397.

Authorized a construction contract with Tiseo Paving Company on December 12, 2012, by Resolution No. 12-3056.

Authorized Change Order No. 1 to the construction contract with Tiseo Paving Company on June 25, 2014, by Resolution No. 14-1028.

Authorized a construction contract (Phase II) with S. J. Louis Construction of Texas, Ltd. on June 25, 2014, by Resolution No. 14-1081.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - \$149,585

Design	\$ 681,450.00
Supplemental Agreement No. 1 (this action)	\$ 149,585.00
Construction	
Phase I - (PBW & DWU)	\$ 2,758,566.25
Change Order No. 1	\$ 291,490.55
Phase II - (PBW & DWU)	\$10,011,310.45
Private Funds	<u>\$ 398,693.42</u>
Total	\$14,291,095.67

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

APM & Associates, Inc.

Hispanic Female	1	Hispanic Male	0
African-American Female	6	African-American Male	5
Other Female	0	Other Male	0
White Female	0	White Male	14

OWNER

APM & Associates, Inc.

Afisu Olabimtan, P.E.

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the professional services contract with APM & Associates, Inc. for additional engineering services for necessary revisions to the plans and specifications for the Telephone Road Project - Not to exceed \$149,585, from \$681,450 to \$831,035 - Financing: General Obligation Commercial Paper Funds

APM & Associates, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$149,585.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$149,585.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
APM & Associates, Inc.	BMMB61731Y0516	\$129,500.00	86.57%
Urban Engineers Group, Inc.	HFDB58019Y0714	\$20,085.00	13.43%
Total Minority - Local		\$149,585.00	100.00%

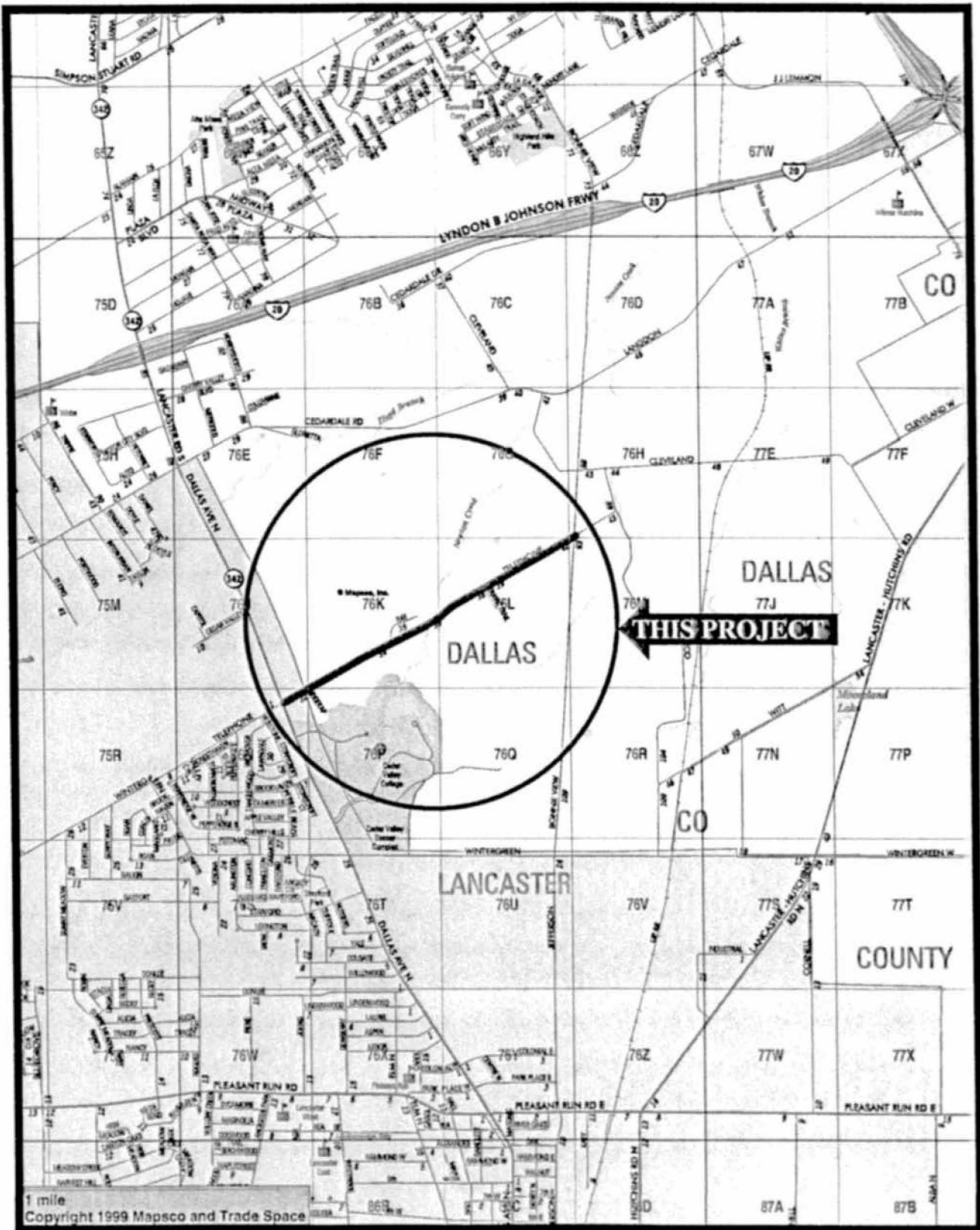
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$129,500.00	86.57%	\$650,950.00	78.33%
Hispanic American	\$20,085.00	13.43%	\$50,085.00	6.03%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$60,000.00	7.22%
Total	\$149,585.00	100.00%	\$761,035.00	91.58%

THOROUGHFARE IMPROVEMENTS TELEPHONE ROAD FROM S. H. 342 TO BONNIE VIEW ROAD



MAPSCO 76H,K,L,M,N

August 27, 2014

WHEREAS, on June 25, 2008, Resolution No. 08-1871 authorized a Development Agreement with Ridge South Dallas I, LLC for the construction of certain public and private improvements supporting the development of Ridge Logistics Center and Telephone Road in the City of Dallas; and,

WHEREAS, on October 13, 2010, Resolution No. 10-2595 authorized a professional services contract with APM & Associates, Inc. for the engineering design of thoroughfare improvements on Telephone Road from Bonnie View Road to Dallas Avenue; and,

WHEREAS, on September 26, 2012, Resolution No. 12-2395 authorized a real property tax abatement Agreement with Ridge South Dallas I, LLC for the added value on real property improvements located within a Texas Enterprise Zone; and,

WHEREAS, on September 26, 2012, Resolution No. 12-2396 authorized a Chapter 380 Economic Development Grant Agreement with L'Oreal USA S/D, Inc. related to the construction of its new distribution facility and job creation near Telephone Road and Dallas Avenue; and,

WHEREAS, on September 26, 2012, Resolution No. 12-2397 authorized an Infrastructure Cost Participation Agreement with Ridge South Dallas I, LLC in order to promptly complete the contemplated public improvements and to facilitate the new private development in the area; and,

WHEREAS, on December 12, 2012, Resolution No. 12-3056 authorized a construction contract with Tiseo Paving Company for thoroughfare and water main improvements for Telephone Road from Bonnie View Road to Dallas Avenue; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1028 authorized Change Order No. 1 to the construction contract with Tiseo Paving Company for additional storm sewer improvements, guardrail on the bridge approaches, construction quantities and items needed to complete the project for Telephone Road from Bonnie View Road to Dallas Avenue; and,

WHEREAS, on June 25, 2014, Resolution No. 14-1081 authorized a construction contract with S. J. Louis Construction of Texas, Ltd. for the construction of a new bridge, street paving, storm drainage, and water pipeline improvements for Telephone Road from S. H. 342 to Bonnie View Road, Phase II; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the contract with APM & Associates, Inc. for additional engineering services for necessary revisions to the plans and specifications for the Telephone Road Project in an amount not to exceed \$149,585, increasing the contract from \$681,450 to \$831,035.

August 27, 2014

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 1 to the professional services contract with APM & Associates, Inc. for additional engineering services for necessary revisions to the plans and specifications for the Telephone Road Project in an amount not to exceed \$149,585, increasing the contract from \$681,450 to \$831,035, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund
Fund 2T22, Department PBW, Unit P767, Act. THRF
Obj. 4111, Program #PB98ED01, CT ECON944K093
Vendor #265694, in an amount not to exceed \$149,585.00

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 1, 2

DEPARTMENT: Public Works Department

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

MAPSCO: 45P S W

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. for additional engineering services for the Houston Street Viaduct bridge repair and rehabilitation improvements - Not to exceed \$812,970, from \$46,172 to \$859,142 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

On August 19, 2013, Administrative Action No. 13-6249 authorized a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for developing the scope of work for the Houston Street Viaduct bridge repair and rehabilitation project. This action will authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of Houston Street Viaduct bridge repair and rehabilitation.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	October 2014
Complete Design	October 2015
Begin Construction	January 2016
Complete Construction	January 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - \$812,970

Design	\$ 46,172.00
Supplemental Agreement No. 1 (this action)	\$ 812,970.00
Construction	
Bridge & Rehabilitation - PBW	<u>\$11,342,831.50</u> (est.)
Total	\$12,201,973.50 (est.)

<u>Council District</u>	<u>Amount</u>
1	\$203,242.50
2	<u>\$609,727.50</u>
Total	\$812,970.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Nathan D. Maier Consulting Engineers, Inc.

Hispanic Female	0	Hispanic Male	2
African-American Female	0	African-American Male	1
Other Female	1	Other Male	1
White Female	10	White Male	26

OWNER

Nathan D. Maier Consulting Engineers, Inc.

Brian J. LaFoy, P.E., Executive Vice President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. for additional engineering services for the Houston Street Viaduct bridge repair and rehabilitation improvements - Not to exceed \$812,970, from \$46,172 to \$859,142 - Financing: General Obligation Commercial Paper Funds

Nathan D. Maier Consulting Engineers, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$812,970.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	<u>\$812,970.00</u>	<u>100.00%</u>

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
JQ Infrastructure, LLC	IMDB58200Y0714	\$72,314.50	8.90%
Nathan D. Maier Consulting Engineers, Inc.	WFWB58329Y0814	\$428,949.15	52.76%
Total Minority - Local		<u>\$501,263.65</u>	<u>61.66%</u>

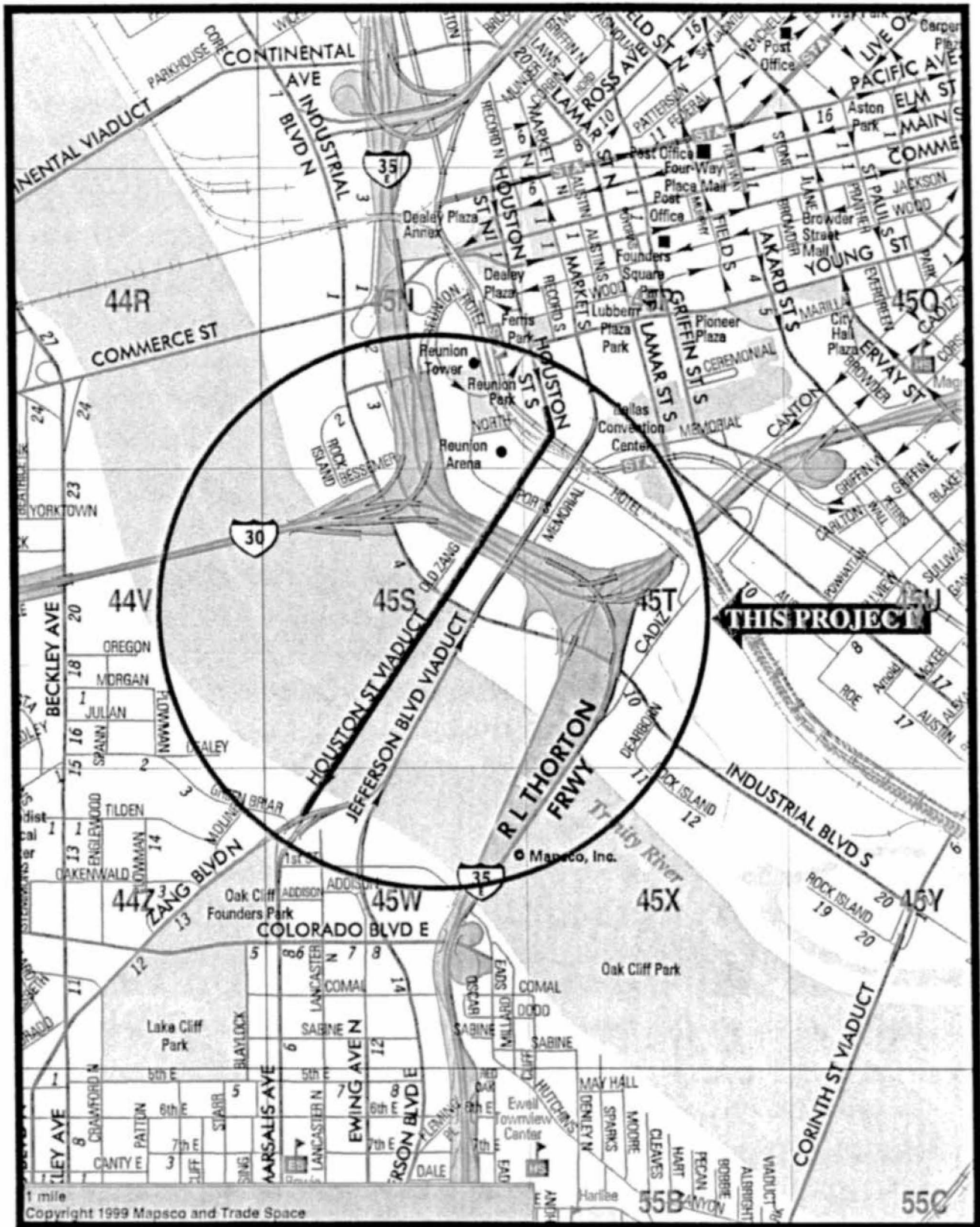
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$72,314.50	8.90%	\$72,314.50	8.42%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$428,949.15	52.76%	\$452,970.70	52.72%
Total	<u>\$501,263.65</u>	<u>61.66%</u>	<u>\$525,285.20</u>	<u>61.14%</u>

HOUSTON STREET VIADUCT



MAPSCO 45P,S,& W

August 27, 2014

WHEREAS, on August 19, 2013, Administrative Action No. 13-6249 authorized a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for developing the scope of work for the Houston Street Viaduct bridge repair and rehabilitation improvements; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. for additional engineering services for the Houston Street Viaduct bridge repair and rehabilitation improvements in an amount not to exceed \$812,970.00, from \$46,172.00 to \$859,142.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. for additional engineering services for the Houston Street Viaduct bridge repair and rehabilitation improvements in an amount not to exceed \$812,970.00, from \$46,172.00 to \$859,142.00, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund	
Fund 2U22, Department PBW, Unit S389, Act. BRAM	
Obj. 4111, Program #PB12S389, CT PBW12S389L1	
Vendor #192659, in an amount not to exceed	\$812,970.00

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Sustainable Development and Construction
Water Utilities

CMO: Theresa O'Donnell, 671-9195
Forest E. Turner, 670-3390

MAPSCO: N/A

SUBJECT

Authorize acquisition from Joyce Fay Lambert, of approximately 157,770 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$21,834 (\$18,834, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This item authorizes the acquisition of a tract of land containing approximately 157,770 square feet of land located in Kaufman County. This property will be used for the construction of a 144-inch raw water transmission line for the Lake Tawakoni Pipeline Project. The consideration is based on an independent appraisal.

This acquisition is part of the Lake Fork Project, currently underway by Dallas Water Utilities, which will allow the construction of a third pipeline from Lake Tawakoni to the Tawakoni Balancing Reservoir, and then to the Eastside Water Treatment Plant. Ultimately, a new 144-inch pipeline will be placed parallel to the existing 72-inch and 84-inch pipelines. The construction of the third pipeline from Lake Tawakoni to Dallas will allow capacity for Lake Fork to supply water to meet current city needs and future water demands.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

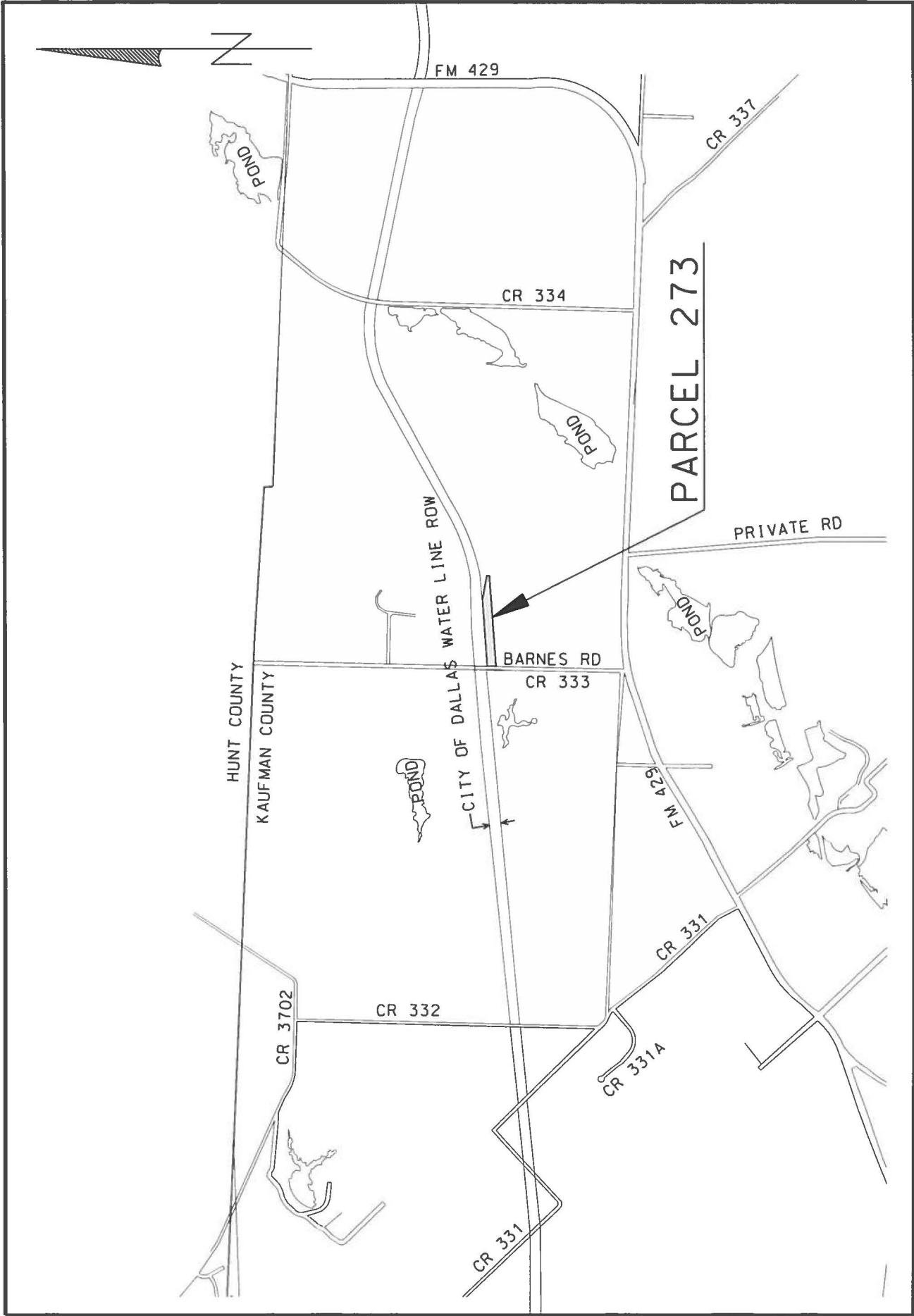
Water Utilities Capital Improvement Funds - \$21,834 (\$18,834, plus closing costs and title expenses not to exceed \$3,000)

OWNER

Joyce Fay Lambert

MAP

Attached



VICINITY MAP
APPROXIMATE SCALE 1" = 2000'

August 27, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Approximately 157,770 square feet of land located in Kaufman County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": Lake Tawakoni 144-inch Raw Water Transmission Pipeline

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of treated water together with such appurtenant facilities as may be necessary.

"PROPERTY INTEREST": Fee Simple subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the instrument more particularly described in Exhibit "B".

"OWNER": Joyce Fay Lambert, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"PURCHASE AMOUNT": \$18,834

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,000

"AUTHORIZED AMOUNT": Not to exceed \$21,834

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

August 27, 2014

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Construction Funds, Fund No. 0115, Department DWU, Unit PW20, Program No. 704041, Object 4210, Encumbrance No. CTDWU704041GZ, Water Utilities Capital Improvement Funds - The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 273

EXHIBIT A

BEING a 3.622 acre tract of land in the J.D. Taylor Survey, Abstract No. 539, in Kaufman County, Texas, and being part of a called 33 acre tract of land described as "Second Tract" in Warranty Deed with Vendor's Lien to Joyce Fay Lambert, dated September 19, 1975, as recorded in Volume 606, Page 906, of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set in the west line of said "Second Tract" and the northeast corner of a called 3.39 acre tract of land described in Warranty Deed to the City of Dallas, dated January 8, 2008, as recorded in Volume 3321, Page 339, D.R.K.C.T., and the southwest corner of a City of Dallas Water Line Right-of-Way (130' width Right-of-Way) as recorded and Volume 431, Page 95, D.R.K.C.T.;

THENCE North 81 degrees 35 minutes 36 seconds East, departing the west line of said "Second Tract", and with the southeast line of said City of Dallas Water Line Right-of-Way, a distance of 984.90 feet to a 1/2-inch iron rod with cap set in the north line of said "Second Tract" and the south line of a called 27.23 acre tract of land described in deed to Robert E. B. Ashby, Jr., dated March 22, 1973, as recorded in Volume 576, Page 457, D.R.K.C.T.;

THENCE South 83 degrees 10 minutes 54 seconds East, departing the southeast line of said City of Dallas Water Line Right-of-Way and with the north line of said "Second Tract" and the south line of said Ashby tract, a distance of 361.93 feet to a 1/2-inch iron rod with cap set at the northeast corner of said "Second Tract" and the southeast corner of said Ashby tract and in the west line of a called 135 acre tract of land described in deed to Sarah Barrow Reedy and Zoe Barrow Talbert, dated March 10, 1959, as recorded in Volume 421, Page 515, D.R.K.C.T.;

THENCE South 03 degrees 06 minutes 40 seconds East, departing the south line of said Ashby tract of land and with the east line of said "Second Tract" and the west line of said 135 acre tract, a distance of 35.10 feet to a 1/2-inch iron rod with cap set;

THENCE South 81 degrees 35 minutes 36 seconds West, departing the east line of said "Second Tract" and the west line of said 135 acre tract, passing at a distance of 996.34 feet, the northeast corner of a called 3.571 acre tract of land described in Warranty Deed to Trinity Valley Electric Cooperative, INC., dated September 24, 2010, as recorded in Volume 3834, Page 567, D.R.K.C.T., and continuing a total distance of 1,346.07 feet to a 1/2-inch iron rod with cap set at the northwest corner of said 3.571 acre tract, in the west line of said "Second Tract" and in the east line of said City of Dallas 3.39 acre tract;

THENCE North 01 degree 44 minutes 40 seconds West, with the east line of said City of Dallas 3.39 acre tract and the west line of said "Second Tract", a distance of 130.88 feet to the POINT OF BEGINNING and containing 157,770 square feet or 3.622 acres of land, more or less.

FIELD NOTES APPROVED:



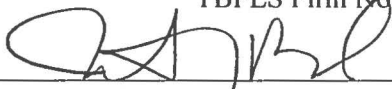
12/4/13
[Signature]

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION
OF RIGHT-OF-WAY FOR THE LAKE TAWAKONI RAW WATER
TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 273

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

By:  Date: 11.20.13

Surveyor's Name: Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504



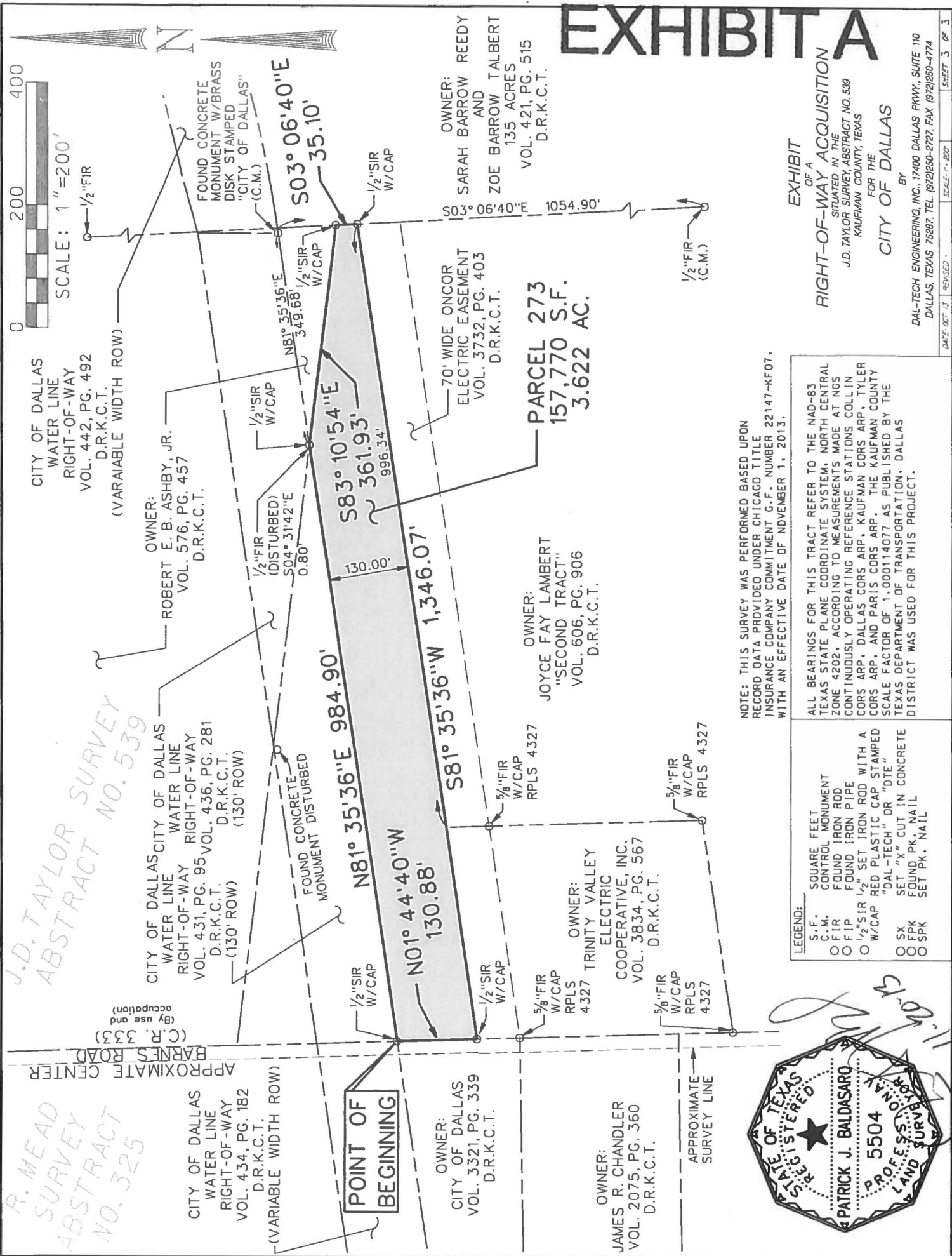


EXHIBIT A

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
J.D. TAYLOR SURVEY, ABSTRACT NO. 539
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 110
DALLAS, TEXAS 75287, TEL. (972) 250-2727, FAX (972) 250-4774

NOTE: THIS SURVEY WAS PERFORMED BASED UPON
RECORD DATA PROVIDED UNDER CHICAGO TITLE
INSURANCE COMPANY COMMITMENT G.F. NUMBER 22147-KF07.
WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2013.

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL
ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NOS
CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN
CORS ARP, DALLAS CORP ARP, KAUFMAN CORP ARP, TYLER
CORS ARP, AND PARIS CORP ARP. THE KAUFMAN COUNTY
SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE
TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS
DISTRICT WAS USED FOR THIS PROJECT.

LEGEND:

S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
O FIP	FOUND IRON ROD
O FIP	FOUND IRON PIPE
O 1/2" SIR	1/2" SET IRON ROD WITH A
W/CAP	RED PLASTIC CAP STAMPED
	"DAL-TECH" OR "DTE"
O SX	SET "X" CUT IN CONCRETE
O FPK	FOUND PK, NAIL
O SPK	SET PK, NAIL

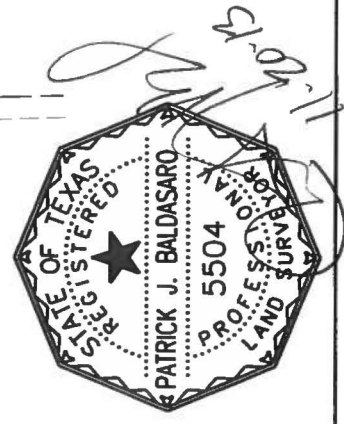


EXHIBIT B

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF KAUFMAN §

That Joyce Fay Lambert, a single woman (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Kaufman, State of Texas, for and in consideration of the sum of EIGHTEEN THOUSAND EIGHT HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$18,834.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

SPECIAL PROVISIONS: NONE

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

Joyce Fay Lambert

EXHIBIT B

* * * * *

STATE OF TEXAS '
COUNTY OF KAUFMAN '

This instrument was acknowledged before me on _____

by Joyce Fay Lambert.

Notary Public, State of TEXAS

Approved As To Form:
WARREN M. S. ERNST,
City Attorney

By: Roxanne Diamond
Assistant City Attorney

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Lisa Andrews

Warranty Deed Log No. 40283

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 1, 2, 4, 6, 8

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 23Z 42P 46A B 53F 65A 69A

SUBJECT

A resolution **(1)** declaring eight properties unwanted and unneeded and authorizing their sale by public auction (list attached); and **(2)** authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute - Estimated Revenue - \$766,482

BACKGROUND

This item declares eight properties unwanted and unneeded and authorizing their advertisement for sale by public auction. These properties have been routed to City departments and outside agencies to determine whether any had a need for the properties.

Texas Local Government Code Section 253.008 authorizes municipalities to sell real property owned by the municipality at an advertised public auction. Section 272.001 states fair market value may be determined by the highest bid price obtained by a municipality at an advertised auction.

All properties will be advertised for sale by public auction with a reservation of all oil, gas and other minerals in and under the property and a restriction prohibiting the placement of industrialized housing.

Upon receipt of the highest qualified bid sold absolute, a Purchase and Sale Agreement, approved as to form by the City Attorney, will be prepared for the highest bidder. Staff will ensure the highest bidders are qualified to bid and be awarded the properties. All properties will be sold by Deed without Warranty, approved as to form by the City Attorney.

These properties will return to the tax rolls upon conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Estimated Revenue: \$766,482

MAP

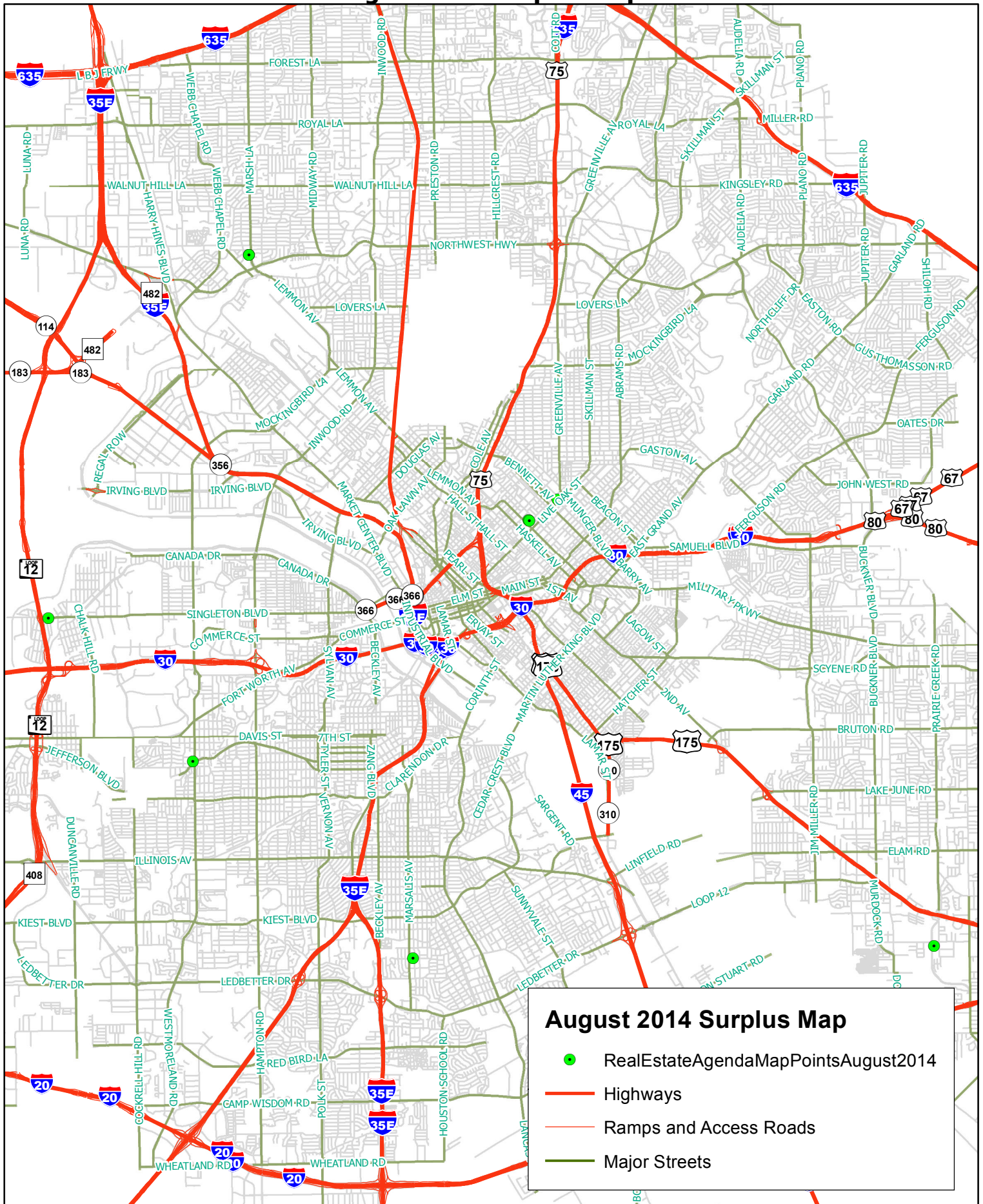
Attached

SURPLUS PROPERTY LIST

<u>CITY-OWNED PROPERTY</u>		<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>	<u>SQ. FT. OR ACREAGE</u>	<u>ZONING</u>	<u>DCAD ASSESSED VALUE</u>
IMPROVED PROPERTIES (INCLUDES STRUCTURE)						
1	4319 BRYAN	46-A	2	11,360	PD-398	\$163,700.00
2	3303 W. JEFFERSON	53-F	1	30,090	PD-532	\$212,480.00
3	9495 MARSH & 3636 ALMAZAN	23-Z	2	28,662	NO(A)	\$104,260.00
UNIMPROVED LAND						
4	1413 BURLEW	46-A	2	2,920	MF-2(A)	\$32,000.00
5	FIRESIDE & PRAIRIE CREEK	69-A	8	33,403	R-7.5(A)	\$80,167.00
6	NE CORNER OF LIVE OAK & COLLETT	46-B	2	15,032	MF-2(A)	\$150,320.00
7	3925 MARYLAND	65-A	4	8,100	R-7.5(A)	\$12,500.00
8	2911 MIKE	42-P	6	4,422	R-5(A)	\$11,055.00

CITY OF DALLAS

August 2014 Surplus Map



August 27, 2014

WHEREAS, the City of Dallas ("City") is the owner of eight (8) tracts of land located in the City of Dallas, Dallas County, Texas, as described on "Exhibit A," attached herein and incorporated by reference, and which are no longer needed for municipal use; and

WHEREAS, pursuant to Section 253.008 and Section 272.001 of the Texas Local Government Code, in accordance with certain procedures, the City may sell its property by public auction, where the highest bid received reflects the fair market value of the property; and; **Now, Therefore**,

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

SECTION 1. That the City-owned property listed on Exhibit "A" are declared unwanted and unneeded by the City Council and are to be advertised for sale by public auction pursuant to state law.

SECTION 2. That the Director of Sustainable Development and Construction is authorized to advertise the properties listed on Exhibit A for sale.

SECTION 3. That the advertisement of the property shall state:

- a) that the sale shall be by Deed Without Warranty in a form approved by the City Attorney;
- b) that the sale shall be subject to the terms, covenants, conditions, reservations, restrictions and exceptions of this authorizing resolution, including without limitation the following:
 - i) a restriction prohibiting the placement of industrialized housing on the property;
 - ii) reservation by the City of Dallas of all oil, gas and other minerals in and under the property with a waiver of surface access rights relating to said minerals;
 - iii) any and all visible and apparent easements and encroachments, whether of record or not;
 - iv) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record and applicable to the property or any part thereof; and

August 27, 2014

- v) standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes, and assessments being assumed by **GRANTEE**.
- c) that, to the maximum extent allowed by law, the sale shall be strictly on an "AS IS, WHERE IS, WITH ALL FAULTS" basis; and
- d) such other terms and requirements of the sale and/or disclaimers as the City deems necessary, convenient or appropriate.

SECTION 4. That, upon the conclusion of a public auction that has been advertised and conducted pursuant to state law, the highest qualified bid received for a surplus property that is sold absolute shall be deemed the sale price and is the fair market value of such property and shall be accepted by the City.

SECTION 5. That the City Manager or designee is authorized to execute a Purchase and Sale Agreement, approved as to form by the City Attorney, to be entered into with respect to each such surplus property between the City and the highest qualified bidder for such property at such advertised public auction.

SECTION 6. That, upon receipt of the consideration from the highest qualified bidder, the City Manager or designee is authorized to execute a Deed Without Warranty, to be attested by the City Secretary, and other miscellaneous closing documents upon approval as to form by the City Attorney.

SECTION 7. That the sale proceeds shall be deposited into the General Fund 0001, Dept DEV, Bal Sheet 0519 and Department of Sustainable Development and Construction, Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Dept DEV, Unit 1183, Object 5011. Remaining proceeds for properties located at 4319 Bryan and 1413 Burlew shall be transferred to the Convention Center Fund 0080, Dept CCT, Unit 7840, Revenue Source 8416. Remaining proceeds for 3925 Maryland shall be transferred to the Capital Gifts Donations and Development Fund 0530, Dept PKR, Unit 919A, Revenue Source 8118. Remaining proceeds for all other properties listed on Exhibit A shall be transferred to the General Capital Reserve Fund 0625, Dept BMS, Unit 8888, Revenue Source 8118.

SECTION 8. That if a title policy is desired by **GRANTEE**, same shall be at the expense of **GRANTEE**.

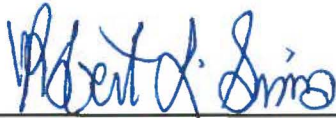
August 27, 2014

SECTION 9. That the sale shall be subject to standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by **GRANTEE**.

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

**APPROVED AS TO FORM:
WARREN M. S. ERNST
CITY ATTORNEY**

By: _____

A handwritten signature in blue ink, appearing to read "Robert A. Sims", is written over a horizontal line.

Assistant City Attorney

Exhibit A

<u>CITY-OWNED PROPERTY</u>		<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>	<u>SQ. FT. OR ACREAGE</u>	<u>ZONING</u>	<u>DCAD ASSESSED VALUE</u>
IMPROVED PROPERTIES (INCLUDES STRUCTURE)						
1	4319 BRYAN	46-A	2	11,360	PD-398	\$163,700.00
2	3303 W. JEFFERSON	53-F	1	30,090	PD-532	\$212,480.00
3	9495 MARSH & 3636 ALMAZAN	23-Z	2	28,662	NO(A)	\$104,260.00
UNIMPROVED LAND						
4	1413 BURLEW	46-A	2	2,920	MF-2(A)	\$32,000.00
5	FIRESIDE & PRAIRIE CREEK	69-A	8	33,403	R-7.5(A)	\$80,167.00
6	NE CORNER OF LIVE OAK & COLLETT	46-B	2	15,032	MF-2(A)	\$150,320.00
7	3925 MARYLAND	65-A	4	8,100	R-7.5(A)	\$12,500.00
8	2911 MIKE	42-P	6	4,422	R-5(A)	\$11,055.00

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 35X

SUBJECT

An ordinance abandoning a water easement and a portion of a utility easement to Belmont Village Turtle Creek, LLC, the abutting owner, containing a total of approximately 9,156 square feet of land, located near the intersection of Hall and Hood Streets - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a water easement and a portion of a utility easement to Belmont Village Turtle Creek, LLC, the abutting owner. The area will be included with the property of the abutting owner for a senior living facility. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

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

OWNER

Belmont Village Turtle Creek, LLC

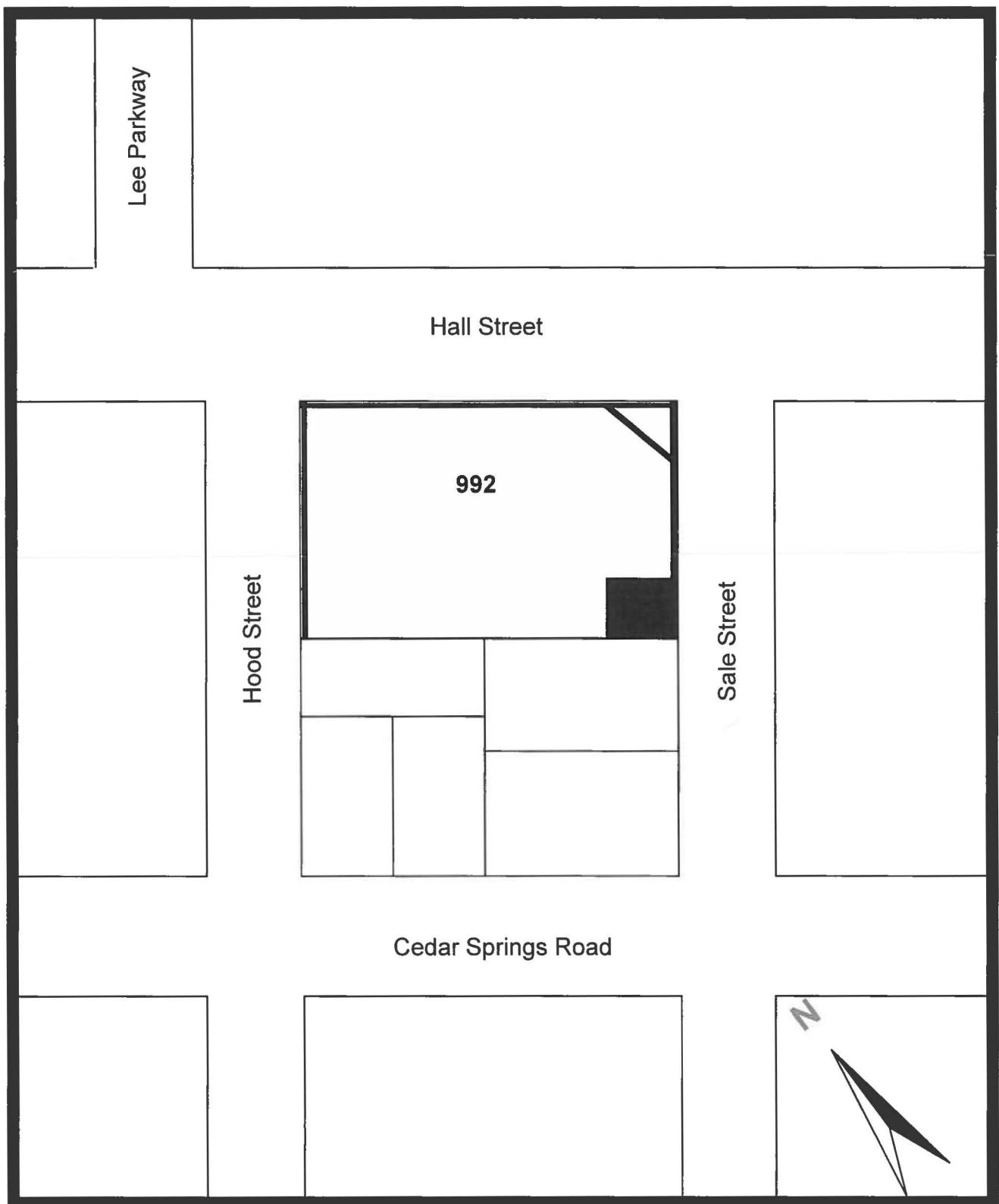
Belmont BP Investors, LLC

BV Development GP 2011, LLC

Patricia G. Will, President

MAP

Attached



= Abandonment Area

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a water easement and a portion of a utility easement, located in City Block 2/992 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Belmont Village Turtle Creek, LLC, formerly known as 3535 N. Hall Street, LLC; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Belmont Village Turtle Creek, LLC, a Delaware limited liability company; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth; **Now, Therefore**,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to those certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others (including but not limited to Time Warner Cable and Oncor), if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold whole and harmless the City of Dallas of, from and against any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M. S. ERNST

City Attorney

DAVID COSSUM

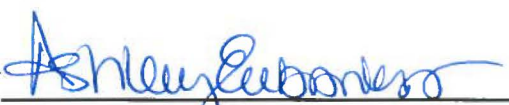
**Interim Director of Department of
Sustainable Development and Construction**

BY



Assistant City Attorney

BY



Assistant Director

Passed _____.

EXHIBIT A-TRACT 1

UTILITY EASEMENT ABANDONMENT SUNRISE AT TURTLE CREEK ADDITION LOT 4A, BLOCK 2/992

BEING an 8,531 square foot tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas and being a portion of Lot 4A, Block 2/992 of Sunrise at Turtle Creek Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Instrument No. 200503643278, Official Public Records of Dallas County, Texas, being created by said Sunrise at Turtle Creek Addition and being a portion of a tract of land described in Special Warranty Deed to 3535 N. Hall Street, LLC as recorded in Instrument No. 201100321743, Official Public Records of Dallas County, Texas, said tract being more particularly described as follows:

Overall Tract:

BEGINNING at a 1/2 inch iron rod found for corner on the Southeast right-of-way line of Hood Street, a variable width right-of-way, said point being the West corner of said Lot 4A and the North corner of Lot 3, Block 2/922, Kersh's Subdivision of Block 992, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 335, Map Records of Dallas County, Texas;

THENCE North 45° 42' 39" East, along the Northwest line of said Lot 4A and the Southeast right-of-way line of said Hood Street, a distance of 260.67 feet to an "X" cut in concrete found for corner at the intersection of the Southeast right-of-way line of said Hood Street with the Southwest right-of-way line of Hall Street, a 50-foot right-of-way, said point being the North corner of said Lot 4A;

THENCE South 47° 37' 13" East, along the Northeast line of said Lot 4A and the Southwest right-of-way line of said Hall Street, a distance of 260.99 feet to a point for corner;

THENCE South 45° 38' 24" West, departing the Southwest right-of-way line of said Hall Street, 1.75 feet Northwest of and parallel to the Northwest right-of-way line of Sale Street, a variable width right-of-way, a distance of 196.74 feet to a point for corner;

THENCE South 44° 21' 36" East, a distance of 1.75 feet to a point for corner on the Northwest right-of-way line of said Sale Street;

THENCE South 45° 38' 24" West, along the Northwest right-of-way line of said Sale Street, a distance of 36.50 feet to a point for corner;

THENCE North 44° 09' 35" West, departing the Northwest right-of-way line of said Sale Street, a distance of 1.45 feet to a point for corner;

THENCE South 27° 17' 25" West, a distance of 4.62 feet to a point for corner on the Northwest right-of-way line of said Sale Street;

THENCE South 45° 38' 24" West, along the Northwest right-of-way line of said Sale Street, a distance of 23.14 feet to a 5/8 inch iron rod found for the South corner of said Lot 4A;

THENCE North 44° 25' 28" West, departing the Northwest right-of-way line of said Sale Street, along the Southwest line of said Lot 4A, a distance of 2.86 feet to a point for corner;

THENCE over and across said Lot 4A, the following courses and distances:

North 27° 17' 25" East, a distance of 28.98 feet to a point for corner;

 BROCKETTE · DAVIS · DRAKE , inc.
consulting engineers

Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

(For SPRG use only)

Reviewed by: 

Date:

05.05.2014

SPRG NO.:

2928

**UTILITY EASEMENT ABANDONMENT
SUNRISE AT TURTLE CREEK ADDITION
LOT 4A, BLOCK 2/992**

North 40° 20' 36" West, a distance of 9.51 feet to a point for corner;
 North 45° 39' 06" East, a distance of 36.49 feet to a point for corner;
 South 44° 25' 28" East, a distance of 9.75 feet to a point for corner;
 North 45° 39' 24" East, a distance of 150.30 feet to a point for corner;
 North 00° 39' 24" East, a distance of 50.44 feet to a point for corner;
 North 47° 37' 13" West, a distance of 172.52 feet to a point for corner;
 North 67° 37' 13" West, a distance of 25.23 feet to a point for corner;
 South 75° 48' 42" West, a distance of 19.61 feet to a point for corner;
 South 45° 42' 39" West, a distance of 98.70 feet to a point for corner;
 South 44° 20' 14" East, a distance of 11.59 feet to a point for corner;
 South 45° 34' 32" West, a distance of 10.00 feet to a point for corner;
 North 44° 20' 14" West, a distance of 11.61 feet to a point for corner;
 South 45° 42' 39" West, a distance of 62.38 feet to a point for corner;
 South 44° 20' 30" East, a distance of 11.98 feet to a point for corner;
 South 45° 42' 39" West, a distance of 35.33 feet to a point for corner;
 North 44° 25' 28" West, a distance of 8.15 feet to a point for corner;
 South 45° 34' 32" West, a distance of 11.01 feet to a point for corner;
 North 89° 25' 28" West, a distance of 15.67 feet to a point for corner on the Northeast line of said Lot 3, Block 2/922;
 THENCE North 47° 44' 26" West, along the Northeast line of said Lot 3, Block 2/922, a distance of 2.56 feet to the POINT OF BEGINNING and CONTAINING 8,794 square feet or 0.202 acres of land.

 BROCKETTE · DAVIS · DRAKE , inc.
 consulting engineers

Civil & Structural Engineering · Surveying
 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
 (214) 824-3647, fax (214) 824-7064

(For SPRG use only)

Reviewed by: 

Date:

05.05.2014

SPRG NO.:

2928

**UTILITY EASEMENT ABANDONMENT
SUNRISE AT TURTLE CREEK ADDITION
LOT 4A, BLOCK 2/992**

Save and Except Tract:

COMMENCING at an "X" cut in concrete found for corner at the intersection of the Southwest right-of-way line of Hall Street, a 50 foot wide right-of-way, with the Northwest right-of-way line of Sale Street, a variable width right-of-way, said corner being the East corner of said Lot 4A;

THENCE North 47° 37' 13" West, along said Southwest right-of-way line of Hall Street and Northeast line of said Lot 4A, a distance of 1.75 feet to a point;

THENCE South 45° 38' 24" West, departing said Southwest right-of-way line of Hall Street and Northeast line of said Lot 4A and running 1.75 feet northwest of and parallel to said Northwest right-of-way line of Sale Street, a distance of 7.51 feet to a point;

THENCE over and across said Lot 4A, the following courses and distances:

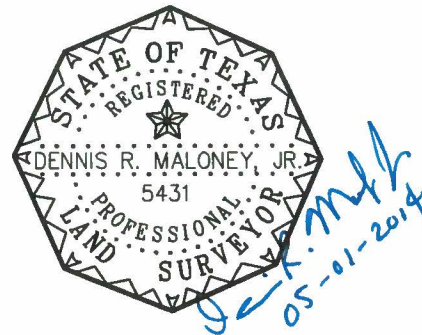
North 47° 37' 13" West, a distance of 9.92 feet to a point for corner, the POINT OF BEGINNING of the herein described tract;

South 45° 39' 24" West, a distance of 23.57 feet to a point for corner;

North 00° 39' 24" East, a distance of 31.53 feet to a point for corner;

South 47° 37' 13" East, a distance of 22.33 feet to the POINT OF BEGINNING and CONTAINING 263 square feet or 0.006 acres of land.

Being a net total of 8,531 square feet or 0.196 acres of land



BASIS OF BEARINGS: The bearing basis for this exhibit is a bearing of S 45°38'24" W for the northwest line of Sale Street as shown on the map of Sunrise at Turtle Creek Addition recorded in Instrument No. 200503643278, Official Public Records of Dallas County, Texas

BROCKETTE · DAVIS · DRAKE , inc.
consulting engineers

Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

(For SPRG use only)

Reviewed by: R2

Date:

05.05.2014

SPRG NO.:

2928

EXHIBIT A-TRACT 1

UTILITY EASEMENT ABANDONMENT SUNRISE AT TURTLE CREEK ADDITION LOT 4A, BLOCK 2/992

LEGEND

IRF IRON ROD FOUND
R.O.W. RIGHT OF WAY
SQ. FT. SQUARE FEET
ACS. ACRES
INST. NO. INSTRUMENT NUMBER
D.R.D.C.T. DEED RECORDS,
DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS,
DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
FND FOUND
CM CONTROLLING MONUMENT
SHT. SHEET

UTILITY EASEMENT
ABANDONMENT
8,531 SQ. FT.
(0.196 ACS.)

X FND
CM

HALL STREET
(50' R.O.W.)

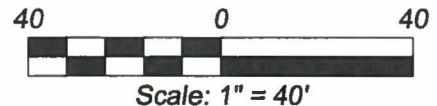
LOT 4A, BLOCK 2/992
SUNRISE AT TURTLE CREEK ADDITION
INST. NO. 200503643278, O.P.R.D.C.T.

3535 N. HALL STREET, LLC
INST. NO. 201100321743, O.P.R.D.C.T.

HOOD STREET
(VARIABLE WIDTH R.O.W.)
VOL. 1, PG. 335, M.R.D.C.T.
VOL. 69150, PG. 2007, D.R.D.C.T.

UTILITY EASEMENT
INST. NO. 200503643278
O.P.R.D.C.T.

NUMBER	BEARING	DISTANCE
L17	S44°20'14"E	11.59'
L18	S45°34'32"W	10.00'
L19	N44°20'14"W	11.61'
L20	S44°20'30"E	11.98'
L21	N44°25'28"W	8.15'
L22	S45°34'32"W	11.01'
L23	N89°25'28"W	15.67'
L24	N47°44'26"W	2.56'



1/2" IRF
CM

OVERALL TRACT
POINT OF BEGINNING

LOT 3, BLOCK 2/992
OF BLOCK 992
VOL. 1, PG. 335
M.R.D.C.T.
KERSH'S SUBDIVISION
DRAGON PARK, LP
INST. NO. 201000330586
O.P.R.D.C.T.

BASIS OF BEARINGS: The bearing basis for this exhibit is a bearing of S 45°38'24" W for the northwest line of Sale Street as shown on the map of Sunrise at Turtle Creek Addition recorded in Instrument No. 200503643278, Official Public Records of Dallas County, Texas

BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers

Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

(For SPRG use only)

Reviewed by:

Date:

05.05.2014

SPRG NO.:

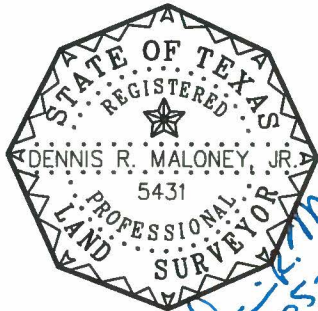
2928

EXHIBIT A-TRACT 1

UTILITY EASEMENT ABANDONMENT SUNRISE AT TURTLE CREEK ADDITION LOT 4A, BLOCK 2/992

LEGEND

IRF IRON ROD FOUND
R.O.W. RIGHT OF WAY
SQ. FT. SQUARE FEET
ACS. ACRES
INST. NO. INSTRUMENT NUMBER
D.R.D.C.T. DEED RECORDS,
DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
FND FOUND
CM CONTROLLING MONUMENT
SHT. SHEET



LOT 4A, BLOCK 2/992
SUNRISE AT TURTLE CREEK ADDITION
INST. NO. 200503643278, O.P.R.D.C.T.

3535 N. HALL STREET, LLC
INST. NO. 201100321743, O.P.R.D.C.T.

8' EASEMENT FOR WATER AND STREET PURPOSES
VOLUME 80064, PAGE 1062
D.R.D.C.T.

10'X10' WATER EASEMENT
INST. NO. 200503643278
O.P.R.D.C.T.

UTILITY EASEMENT
INST. NO. 200503643278
O.P.R.D.C.T.

SEE - SHT. 4 OF 5
HALL STREET
(50' R.O.W.)
S 47°37'13" E - 260.99'
N 47°37'13" W - 172.52'
3' EASEMENT FOR STREET PURPOSES
VOLUME 80064, PAGE 1062
D.R.D.C.T.

SAVE AND EXCEPT TRACT
POINT OF BEGINNING

Scale: 1" = 40'

10.0'X10.0' DEDICATED
SIGHT EASEMENT
VOL. 80064, PG. 1062
D.R.D.C.T. AND
10'X10' CORNER CLIP
EASEMENT
INST. NO. 200503643278
O.P.R.D.C.T.

SAVE AND EXCEPT TRACT
POINT OF COMMENCING

UTILITY EASEMENT
ABANDONMENT
8,531 SQ. FT.
(0.196 ACS.)

NUMBER	BEARING	DISTANCE
L1	N 47°37'13" W	1.75'
L2	S 45°38'24" W	7.51'
L3	N 47°37'13" W	9.92'
L4	S 45°39'24" W	23.57'
L5	N 00°39'24" E	31.53'
L6	S 47°37'13" E	22.33'
L7	S 44°21'36" E	1.75'
L8	N 44°09'35" W	1.45'
L9	S 27°17'25" W	4.62'
L10	S 45°38'24" W	23.14'
L11	N 44°25'28" W	2.86'
L12	N 27°17'25" E	28.98'
L13	N 40°20'36" W	9.51'
L14	S 44°25'28" E	9.75'
L15	N 00°39'24" E	50.44'
L16	S 45°38'24" W	36.50'

SALE STREET
(VARIABLE WIDTH R.O.W.)
VOL. 1, PG. 82, M.R.D.C.T.

SALE STREET ADDITION NO. 1 - REVISED
VOL. 80064, PG. 1062
D.R.D.C.T.
N 44°25'28" W - 99.77'
REMAINDER OF LOT 8
BLOCK 2/992
N 45°39'06" E - 36.49'
L14
L13
L12
L11
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1
5/8" IRF

BASIS OF BEARINGS: The bearing basis for this exhibit is a bearing of S 45°38'24" W for the northwest line of Sale Street as shown on the map of Sunrise at Turtle Creek Addition recorded in Instrument No. 200503643278, Official Public Records of Dallas County, Texas

BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers

Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

(For SPRG use only)

Reviewed by: *[Signature]*

Date: 05.05.2014

SPRG NO.:

2928

EXHIBIT A-TRACT 2

25'x25' WATER EASEMENT ABANDONMENT SUNRISE AT TURTLE CREEK ADDITION LOT 4A, BLOCK 2/992

BEING a 625 square foot tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas and being a portion of Lot 4A, Block 2/992 of Sunrise at Turtle Creek Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Instrument No. 200503643278, Official Public Records of Dallas County, Texas, being created by said Sunrise at Turtle Creek Addition and being a portion of a tract of land described in Special Warranty Deed to 3535 N. Hall Street, LLC as recorded in Instrument No. 201100321743, Official Public Records of Dallas County, Texas, said tract being more particularly described as follows:

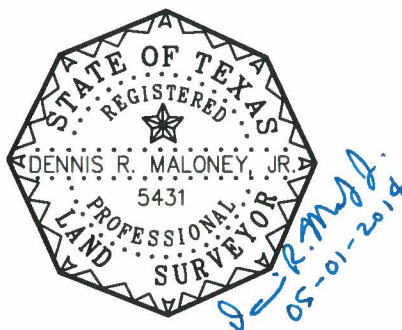
BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "BDD" found for corner on the Northwest right-of-way line of Sale Street, a variable width right-of-way, said point being the South corner of said Lot 4A;

THENCE North 44 degrees 25 minutes 28 seconds West, departing the Northwest right-of-way line of said Sale Street, along the Southwest line of said Lot 4A, a distance of 25.00 feet to a point for corner;

THENCE North 45 degrees 38 minutes 24 seconds East, departing said Southwest line of Lot 4A, then over and across said Lot 4A, a distance of 25.00 feet to a point for corner;

THENCE South 44 degrees 25 minutes 28 seconds East, over and across said Lot 4A, a distance of 25.00 feet to a point for corner on the Northwest right-of-way line of said Sale Street and the Southeast line of said Lot 4A;

THENCE South 45 degrees 38 minutes 24 seconds West, along the Northwest right-of-way line of said Sale Street and said Southeast line of Lot 4A, a distance of 25.00 feet to the POINT OF BEGINNING and CONTAINING 625 square feet or 0.014 acres of land.



(For SPRG use only)

Reviewed by: *[Signature]*

Date: 05.05.2014

SPRG NO.:

2929

BASIS OF BEARINGS: The bearing basis for this exhibit is a bearing of S 45°38'24" W for the northwest line of Sale Street as shown on the map of Sunrise at Turtle Creek Addition recorded in Instrument No. 200503643278, Official Public Records of Dallas County, Texas

 BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers

Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

25'x25' WATER EASEMENT ABANDONMENT SUNRISE AT TURTLE CREEK ADDITION LOT 4A, BLOCK 2/992

8' EASEMENT FOR WATER AND STREET PURPOSES
VOLUME 80064, PAGE 1062
D.R.D.C.T.

LOT 4A, BLOCK 2/992
SUNRISE AT TURTLE CREEK ADDITION
INST. NO. 200503643278, O.P.R.D.C.T.

3535 N. HALL STREET, LLC
INST. NO. 201100321743, O.P.R.D.C.T.

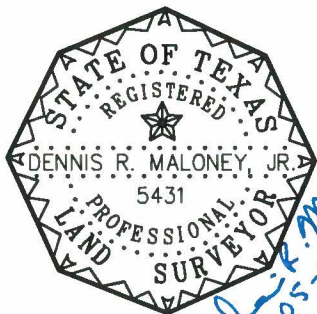
UTILITY EASEMENT
INST. NO. 200503643278
O.P.R.D.C.T.

25'x25' WATER EASEMENT
INST. NO. 200503643278
O.P.R.D.C.T.

REMAINDER OF LOT 8

BLOCK 2/992
SALE STREET ADDITION NO. 1 - REVISED
VOL. 80064, PG. 1062
D.R.D.C.T.

25'x25' WATER
EASEMENT ABANDONMENT
625 SQUARE FEET
(0.014 ACRES)



POINT OF
BEGINNING

SALE STREET
(VARIABLE WIDTH R.O.W.)
VOL. 1, PG. 82, M.R.D.C.T.

Scale: 1" = 20'



Scale: 1" = 20'

BASIS OF BEARINGS: The bearing basis for this exhibit is a bearing of S 45°38'24" W for the northwest line of Sale Street as shown on the map of Sunrise at Turtle Creek Addition recorded in Instrument No. 200503643278, Official Public Records of Dallas County, Texas

(For SPRG use only)

Reviewed by: [Signature]
Date: 05.05.2014
SPRG NO.: 2929

BROCKETTE · DAVIS · DRAKE , inc.
consulting engineers

Civil & Structural Engineering · Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

IRF	IRON ROD FOUND
R.O.W.	RIGHT OF WAY
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS,
	DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS,
	DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CM	CONTROLLING MONUMENT

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: Citywide

SUBJECT

Authorize a professional services contract with Jacobs Engineering Group, Inc., for construction management services during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station – Not to exceed \$2,951,871 – Financing: General Obligation Commercial Paper Funds

BACKGROUND

The 2006 and 2012 Bond Programs include design and construction funding for Levee Drainage System Improvements - Sump A, also referred to as Able Pump Station, which will be located along the south side of Riverfront Boulevard, between the Houston and Jefferson Street viaducts. On November 10, 2008, City Council authorized a professional services contract with HDR Engineering, Inc., to design the Able Pump Station. The project protects nearby properties from frequent flooding and prevents loss of life. Able Pump Station also provides 100-year flood protection to over three square miles, including 171 acres of highly developable land. The new Able Pump Station replaces the two existing 1930s and 1950s Able facilities combined pumping capacity of 220,000 gallons per minute and expands the pumping capacity to 875,000 gallons per minute.

Construction for the Able Pump Station is scheduled to begin September 2014. This project requires specialized construction management due to the complexity of the pump station design and the construction. In addition, the construction manager will serve as an extension of City staff and will also facilitate coordination with the Texas Department of Transportation and Dallas County due to the close vicinity of the Horseshoe Project and the Riverfront Boulevard Project. This action will authorize a professional services contract with Jacobs Engineering Group, Inc., who will serve as the City's construction manager, providing management, oversight and field inspection for the administration, and coordination during the construction of Able Pump Station.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	September 2014
Complete Construction	September 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Trinity River Corridor Project Committee on Levee Drainage System - Sump A (Able Pump Station) on August 5, 2008.

Authorized a professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System - Sump A Improvements on November 10, 2008, by Resolution No. 08-3133.

Briefed the Trinity River Corridor Project Committee on Interior Drainage System – Pump Station Updates on January 18, 2011.

Authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System – Sump A Improvements on April 13, 2011, by Resolution No. 11-0961.

Authorized a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. to relocate an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial Line on February 12, 2014, by Resolution No. 14-0336.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - \$2,951,871.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Jacobs Engineering Group, Inc.

Hispanic Female	14	Hispanic Male	15
African-American Female	6	African-American Male	6
Other Female	5	Other Male	18
White Female	37	White Male	134

OWNER(S)

Jacobs Engineering Group, Inc.

Peter Magallones, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Jacobs Engineering Group, Inc., for construction management services during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station – Not to exceed \$2,951,871 – Financing: General Obligation Commercial Paper Funds

Jacobs Engineering Group, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$794,784.00	26.92%
Total non-local contracts	\$2,157,087.00	73.08%
TOTAL CONTRACT	\$2,951,871.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
APM & Associates, Inc.	BMMB61731Y0516	\$365,184.00	45.95%
Word Wizards	WFDB61493Y0415	\$429,600.00	54.05%
Total Minority - Local		\$794,784.00	100.00%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Dal-Tech Engineering, Inc.	WFWB59510Y1214	\$20,000.00	0.93%
Total Minority - Non-local		\$20,000.00	0.93%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$365,184.00	45.95%	\$365,184.00	12.37%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$429,600.00	54.05%	\$449,600.00	15.23%
Total	\$794,784.00	100.00%	\$814,784.00	27.60%

August 27, 2014

WHEREAS, on November 10, 2008, by Resolution No. 08-3133, authorized a professional services contract with HDR Engineering, Inc. to provide engineering design of major flood management and pump station improvement projects included in the 2006 Bond Program; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0961 authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements, also referred to as Able Pump Station, to add items associated with the sump improvements and to comply with the Federal Emergency Management Agency's redundancy requirements; and,

WHEREAS, on January 10, 2014, Administrative Action No. 14-5250 authorized Supplemental Agreement No. 2 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with recommendations made by the United States Army Corps of Engineers and the Texas Parks and Wildlife Department; and,

WHEREAS, on March 13, 2014, Trinity Watershed Management received Statement of Qualifications for the construction management services for the Levee Drainage System – Sump A Improvements; and,

WHEREAS, on June 5, 2014, Administrative Action No. 14-6047 authorized Supplemental Agreement No. 3 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with the adoption of the 2012 International Building Code and additional items required by Dallas Water Utilities; and,

WHEREAS, on July 3, 2014, Jacobs Engineering Group, Inc. was selected for the construction management services for the Levee Drainage System – Sump A Improvements; and

WHEREAS, it is now necessary to authorize a professional services contract with Jacobs Engineering Group, Inc., for construction management services during construction.

August 27, 2014

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Jacobs Engineering Group, Inc. for construction management services of the Levee Drainage System – Sump A, also referred to as the Able Pump Station, in an amount not to exceed \$2,951,871.00, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Flood Protection and Storm Drainage Facilities Fund	
Fund 2U23, Department TWM, Unit S768, Act. FLDM	
Obj. 4111, Program # TW12S768, CT TWM12S768K3	
Vendor #VC0000011280, in an amount not to exceed	\$2,951,871.00

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: Citywide

SUBJECT

Able No. 3 Stormwater Pump Station

- * Authorize a construction contract with BAR Constructors, Inc., lowest responsible bidder of seven, for construction of the Levee Drainage System - Sump A, also referred to as the Able Pump Station - Not to exceed \$68,275,000 - Financing: General Obligation Commercial Paper Funds (\$68,192,000) and Water Utilities Capital Improvement Funds (\$83,000)
- * Authorize a professional services contract with Kleinfelder Central, Inc. to provide construction material testing during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$378,812 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

The 2006 and 2012 Bond Programs include design and construction funding for Levee Drainage System - Sump A Improvements, also referred to Able Pump Station, which will be located along the south side of Riverfront Boulevard, between the Houston and Jefferson Street viaducts. On November 10, 2008, City Council authorized a professional services contract with HDR Engineering, Inc., to design the Able Pump Station. The project protects nearby properties from frequent flooding and prevents loss of life. Able Pump Station also provides 100-year flood protection to over three square miles, including 171 acres of highly developable land. The Able Pump Station replaces the two existing 1930s and 1950s Able facilities combined pumping capacity of 220,000 gallons per minute and expands the pumping capacity to 875,000 gallons per minute.

BACKGROUND (Continued)

Construction for Able Pump Station is scheduled to begin this September. This action will authorize a contract with BAR Constructors, Inc., lowest responsive bidder of seven, to construct the new Able Pump Station and decommission the two existing obsolete pump stations. This action will also authorize Kleinfelder Central, Inc. to provide the construction material testing services. The construction material testing services was previously performed by a master agreement which no longer exists. Therefore, a separate agreement is now required for this project.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	September 2014
Complete Construction	September 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Trinity River Corridor Project Committee on Levee Drainage System - Sump A (Able Pump Station) on August 5, 2008.

Authorized a professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System - Sump A Improvements on November 10, 2008, by Resolution No. 08-3133.

Briefed the Trinity River Corridor Project Committee on Interior Drainage System - Pump Station Updates on January 18, 2011.

Authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System - Sump A Improvements on April 13, 2011, by Resolution No. 11-0961.

Authorized a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. to relocate an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial Line on February 12, 2014, by Resolution No. 14-0336.

FISCAL INFORMATION

General Obligation Commercial Paper Funds (2012 Bond Program) - \$68,570,812.00
Water Utilities Capital Improvement Funds - \$83,000.00

Construction - TWM	\$68,192,000.00
Water & Wastewater - DWU	\$ 83,000.00
Material Testing	<u>\$ 378,812.00</u>
Total Project Cost	\$68,653,812.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

BAR Constructors, Inc.

Hispanic Female	3	Hispanic Male	103
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	5	White Male	17

Kleinfelder Central, Inc.

Hispanic Female	34	Hispanic Male	79
African-American Female	27	African-American Male	22
Other Female	40	Other Male	63
White Female	426	White Male	1,042

BID INFORMATION

The following bids with quotes were received and opened on July 17, 2014

*Denotes successful bidder

BIDDERS

BID AMOUNT

*BAR Constructors, Inc. 805 Katy Street Lancaster, TX 75146	\$68,275,000.00
Webber, LLC	\$69,234,024.00
PC Construction	\$76,610,000.00
Archer Western	\$77,339,050.00
PCL Construction, Inc.	\$77,743,284.00
Cardinal Contractors, Inc.	\$78,263,200.00
Fru-Con	\$82,400,000.00

OWNERS

BAR Constructors, Inc.

Isidro Arrambide, Jr., President

Kleinfelder Central, Inc.

Aaron Cotton, Jr., Senior Project Manager

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with BAR Constructors, Inc., lowest responsible bidder of seven, for construction of the Levee Drainage System - Sump A, also referred to as the Able Pump Station - Not to exceed \$68,275,000 - Financing: General Obligation Commercial Paper Funds (\$68,192,000) and Water Utilities Capital Improvement Funds (\$83,000)

BAR Constructors, Inc., is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$34,751,737.00	50.90%
Total non-local contracts	\$33,523,263.00	49.10%
TOTAL CONTRACT	\$68,275,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
DFW Aggregates, LLC	HFMB60208N0215	\$200,000.00	0.58%
BAR Constructors, Inc.	HMMB58710Y0914	\$27,610,298.00	79.45%
A-Star Masonry and Stucco, LLC	HMDB61707Y0515	\$762,740.00	2.19%
Fraire's Rebar, Inc.	HMDB62446Y0715	\$575,000.00	1.65%
Berbice Corporation	IMDFW145310115	\$689,743.00	1.98%
QN Management Solutions, Inc.	PMDB62148Y0615	\$10,000.00	0.03%
ALL-Tex Pipe & Supply, Inc.	WFWB60219N0215	\$5,000.00	0.01%
Ram Tool & Supply Company, Inc.	WFWB61372N0416	\$5,000.00	0.01%
Total Minority - Local		\$29,857,781.00	85.92%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Partering For Success, Inc.	HFMB61772Y0516	\$10,000.00	0.03%
MMG Building Services & Construction Services LLC	WFWB62284N0616	\$15,000.00	0.04%
Brock Environmental Services, LLC	WFWB61711Y0516	\$1,000.00	0.00%
Total Minority - Non-local		\$26,000.00	0.08%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$29,148,038.00	83.88%	\$29,158,038.00	42.71%
Asian American	\$699,743.00	2.01%	\$699,743.00	1.02%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$10,000.00	0.03%	\$26,000.00	0.04%
	<hr/>	<hr/>	<hr/>	<hr/>
Total	\$29,857,781.00	85.92%	\$29,883,781.00	43.77%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Kleinfelder Central, Inc. to provide construction material testing during construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$378,812 - Financing: General Obligation Commercial Paper Funds

Kleinfelder Central, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$378,812.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$378,812.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Alliance Geotechnical Group	BMDB59500Y1214	\$94,703.00	25.00%
Total Minority - Local		\$94,703.00	25.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$94,703.00	25.00%	\$94,703.00	25.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$94,703.00	25.00%	\$94,703.00	25.00%

August 27, 2014

WHEREAS, on November 10, 2008, Resolution No. 08-3133, authorized a professional services contract with HDR Engineering, Inc. to provide engineering design of major flood management and pump station improvement projects included in the 2006 Bond Program; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0961 authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements, also referred to as Able Pump Station, to add items associated with the sump improvements and to comply with the Federal Emergency Management Agency's redundancy requirements; and,

WHEREAS, on January 10, 2014, Administrative Action No. 14-5250 authorized Supplemental Agreement No. 2 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with recommendations made by the United States Army Corps of Engineers and the Texas Parks and Wildlife Department; and,

WHEREAS, on June 5, 2014, Administrative Action No. 14-6047 authorized Supplemental Agreement No. 3 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with the adoption of the 2012 International Building Code and additional items required by Dallas Water Utilities; and,

WHEREAS, bids were received on July 17, 2014, for the construction of the Levee Drainage System – Sump A Improvements as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
BAR Constructors, Inc.	\$68,275,000.00
Webber, LLC	\$69,234,024.00
PC Construction	\$76,610,000.00
Archer Western	\$77,339,050.00
PCL Construction, Inc.	\$77,743,284.00
Cardinal Contractors, Inc.	\$78,263,200.00
Fru-Con	\$82,400,000.00

August 27, 2014**Now, Therefore,****BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

Section 1. That the City Manager is hereby authorized to enter into a contract with BAR Constructors, Inc., the construction of Levee Drainage System – Sump A Improvements in an amount not to exceed \$68,275,000, this being the lowest responsive bid as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Flood Protection and Storm Drainage Facilities Fund
Fund 2U23, Department TWM, Unit S768, Act. FLDM
Obj. 4540, Program # TW12S768, CT TWM12S768K1
Vendor #125824, in an amount not to exceed \$68,192,000.00

Water Utilities Capital Improvements Fund
Fund 2115, Department DWU, Unit PW42, Commodity 91200
Obj. 4550, Program # 714391, CT DWU714391CP
Vendor #125824, in an amount not to exceed \$83,000.00

Total amount not to exceed \$68,275,000.00

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

August 27, 2014

WHEREAS, it is now necessary to authorize a professional services contract with Kleinfelder Central, Inc. to provide construction material testing during the construction of the Levee Drainage System – Sump A Improvements.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a professional services contract with Kleinfelder Central, Inc. to provide construction material testing during construction of the Levee Drainage System – Sump A in an amount not to exceed \$378,812.00, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Flood Protection and Storm Drainage Facilities Fund
Fund 2U23, Department TWM, Unit S768, Act. FLDM
Obj. 4113, Program # TW12S768, CT TWM12S768K4
Vendor #041746, in an amount not to exceed \$378,812.00

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

AGENDA ITEM # 51

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: Citywide

SUBJECT

Authorize a Facilities Extension Agreement contract with Oncor Electric Delivery Company, LLC., to provide extension of standard delivery system facilities and an alternate feed for electrical power to the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station - Not to exceed \$1,889,415 - Financing: General Obligation Commercial Paper Funds

BACKGROUND

The 2006 and 2012 Bond Programs include design and construction funding for the Levee Drainage System - Sump A Improvements, also referred to as Able Pump Station, which will be located along the south side of Riverfront Boulevard, between the Houston and Jefferson Street viaducts. On November 10, 2008, City Council authorized a professional services contract with HDR Engineering, Inc., to design the Able Pump Station. The project protects nearby properties from frequent flooding and prevents loss of life. The Able Pump Station also provides 100-year flood protection to over three square miles, including 171 acres of highly developable land. The Able Pump Station replaces the existing 1930s and the 1950s Able facilities combined pumping capacity of 220,000 gallons per minute and expands the pumping capacity to 875,000 gallons per minute. Design of the new pump station is currently complete, and construction is planned to begin in September 2014.

BACKGROUND (Continued)

Able Pump Station is designed to have a back up feed of electrical power sources in the event that the primary electrical source is interrupted. A secondary independent back up dual feed power supply from Oncor providing continuous electric supply to operate this critical pump station is required by the United States Army Corp of Engineers (USACE) to continue flood protection and ensure safety to the public in the case of primary power failure. The dual power provides an automatic switchover to a backup power supply in the event the primary power is lost during a flood. The secondary independent power feed enables the City of Dallas Flood Control to continue pumping flood waters into the Trinity River, preventing loss of life and any unnecessary damage to the adjacent properties in the area. This action authorizes Oncor to construct the necessary facilities and infrastructure to provide extension of standard delivery system facilities and an alternate feed for independent dual feed power supply to the Able Pump Station.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	September 2014
Complete Construction	September 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Trinity River Corridor Project Committee on Levee Drainage System - Sump A (Able Pump Station) on August 5, 2008.

Authorized a professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System - Sump A Improvements on November 10, 2008, by Resolution No. 08-3133.

Briefed the Trinity River Corridor Project Committee on Interior Drainage System – Pump Station Updates on January 18, 2011.

Authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System – Sump A Improvements on April 13, 2011, by Resolution No. 11-0961.

Authorized a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. to relocate an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial Line on February 12, 2014, by Resolution No. 14-0336.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - \$1,889,414.53

OWNER(S)

Oncor Electric Delivery Company, LLC.

Bob Shapard, Chairman and Chief Executive Officer

August 27, 2014

WHEREAS, on November 10, 2008, Resolution No. 08-3133 authorized a professional services contract with HDR Engineering, Inc. to provide engineering design of major flood management and pump station improvement projects included in the 2006 Bond Program; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0961 authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements, also referred to as Able Pump Station, to add items associated with the sump improvements and to comply with the Federal Emergency Management Agency's redundancy requirements; and,

WHEREAS, on January 10, 2014, Administrative Action No. 14-5250 authorized Supplemental Agreement No. 2 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with recommendations made by the United States Army Corps of Engineers and the Texas Parks and Wildlife Department; and,

WHEREAS, on June 5, 2014, Administrative Action No. 14-6047 authorized Supplemental Agreement No. 3 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with the adoption of the 2012 International Building Code and additional items required by Dallas Water Utilities; and,

WHEREAS, it is now necessary to authorize the Facilities Extension Agreement contract with Oncor Electric Delivery Company, LLC. for the extension of Standard Delivery System facilities and an alternate feed for each service.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute the Facilities Extension Agreement contract with Oncor Electric Delivery Company, LLC. for construction services for the extension of standard delivery system facilities and an alternate feed for each service for the Able Pump Station in an amount not to exceed \$1,889,414.53 after it has been approved as to form by the City Attorney.

August 27, 2014

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Flood Protection and Storm Drainage Facilities Fund
Fund 2U23, Department TWM, Unit S768, Act. FLDM
Obj. 4540, Program #TW12S768, CT TWM12S768K2
Vendor #399181, in an amount not to exceed \$1,889,414.53

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: Citywide

SUBJECT

Authorize Supplemental Agreement No. 1 to a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. for additional costs related to the relocation of an existing 138 kilovolt electric transmission tower on Oncor's East Levee-West Industrial Line for the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station – Not to exceed \$116,826, from \$273,174 to \$390,000 – Financing: General Obligation Commercial Paper Funds

BACKGROUND

The 2006 and 2012 Bond Programs include design and construction funding for the Levee Drainage System - Sump A Improvements, also referred to as the Able Pump Station, which will be located along the south side of Riverfront Boulevard, between the Houston and Jefferson Street viaducts. On November 10, 2008, City Council authorized a professional services contract with HDR Engineering, Inc., to design the Able Pump Station. The project protects nearby properties from frequent flooding and prevents loss of life. Able Pump Station also provides 100-year flood protection to over three square miles, including 171 acres of highly developable land. The Able Pump Station replaces the two existing 1930s and 1950s Able facilities combined pumping capacity of 220,000 gallons per minute and expands the pumping capacity of 875,000 gallons per minute.

Design of the new pump station is currently complete, and construction is planned to begin this September. Construction of the new pump station will necessitate the relocation of one of Oncor's 138 kilovolt electric transmission towers on Oncor's East Levee-West Industrial line, which runs along the East Levee of the Trinity River, in the vicinity of the Able Pump Station.

BACKGROUND (Continued)

Oncor's original construction bid for this work expired and it was necessary for Oncor to re-bid the work. The construction bids Oncor received were considerably higher to relocate the tower. This action will authorize Supplemental Agreement No. 1 to a Discretionary Service Agreement between the City and Oncor to relocate an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial line in conjunction with the Able Pump Station Improvements, increasing the amount by \$300,826, from \$273,174 to \$574,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Trinity River Corridor Project Committee on Levee Drainage System - Sump A (Able Pump Station) on August 5, 2008.

Authorized a professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System - Sump A Improvements on November 10, 2008, by Resolution No. 08-3133.

Briefed the Trinity River Corridor Project Committee on Interior Drainage System – Pump Station Updates on January 18, 2011.

Authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System – Sump A Improvements on April 13, 2011, by Resolution No. 11-0961.

Authorized a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. to relocate an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial Line on February 12, 2014, by Resolution No. 14-0336.

FISCAL INFORMATION

2012 Bond Program - (General Obligation Commercial Paper Funds) - \$116,826.00

Tower Relocation	\$273,174.00
Supplemental Agreement No. 1 (this action)	<u>\$116,826.00</u>
Total Project Cost	\$390,000.00

OWNER

Oncor Electric Delivery Company, LLC.

Bob Shapard, Chairman and Chief Executive Officer

August 27, 2014

WHEREAS, on November 10, 2008, Resolution No. 08-3133 authorized a professional services contract with HDR Engineering, Inc. to provide engineering design of major flood management and pump station improvement projects included in the 2006 Bond Program; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0961 authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements, also referred to as Able Pump Station, to add items associated with the sump improvements and to comply with the Federal Emergency Management Agency's redundancy requirements; and,

WHEREAS, on January 10, 2014, Administrative Action No. 14-5250 authorized Supplemental Agreement No. 2 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with recommendations made by the United States Army Corps of Engineers and the Texas Parks and Wildlife Department; and,

WHEREAS, on February 12, 2014, Resolution No. 14-0336 authorized a Discretionary Service Agreement between the City and Oncor Electric Delivery Company LLC to relocate an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial line in conjunction with the Levee Drainage System – Sump A Improvements; and;

WHEREAS, on June 5, 2014, Administrative Action No. 14-6047 authorized Supplemental Agreement No. 3 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with the adoption of the 2012 International Building Code and additional items required by Dallas Water Utilities; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the Discretionary Service Agreement between the City and Oncor Electric Delivery Company LLC. for additional costs relating to the relocation of an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial line in conjunction with the Levee Drainage System – Sump A Improvements.

August 27, 2014

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 1 to the Discretionary Service Agreement between the City and Oncor Electric Delivery Company LLC for additional costs related to the relocation of an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial line in conjunction with the Levee Drainage System – Sump A Improvements in an amount not to exceed \$116,826.00, from \$273,174.00 to \$390,000.00, after it has been approved as to form by the City Attorney.

SECTION 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Flood Protection and Storm Drainage Facilities Fund	
Fund 2U23, Agency TWM, Unit S768, Activity FLDM	
Object 4154, Program No. PB06T513, CT PBW06T513F1	
Vendor #255302, in an amount not to exceed	\$116,826.00

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: Citywide

SUBJECT

Authorize Supplemental Agreement No. 4 to the professional services contract with HDR Engineering, Inc., for design support services during construction of the Levee Drainage System – Sump A Improvements, also referred to as the Able Pump Station – Not to exceed \$1,601,730, from \$9,385,772 to \$10,987,502 – Financing: General Obligation Commercial Paper Funds

BACKGROUND

The 2006 and 2012 Bond Programs include design and construction funding for Able Pump Station, which will be located along the south side of Riverfront Boulevard, between the Houston and Jefferson Street viaducts. On November 10, 2008, City Council authorized a professional services contract with HDR Engineering, Inc., to design the Able Pump Station. The project protects nearby properties from frequent flooding and prevents loss of life. Able Pump Station also provides 100-year flood protection to over three square miles, including 171 acres of highly developable land. The Able Pump Station replaces the existing 1930s and 1950s Able facilities combined pumping capacity of 220,000 gallons per minute and expands the pumping capacity to 875,000 gallons per minute.

Construction for Able Pump Station is scheduled to begin this September. As the engineer of record, it is necessary to have HDR Engineering, Inc., to perform additional design services during construction, including submittal review, to ensure compliance with the contract documents and address any engineering design issues that may arise during construction. This action will authorize Supplemental Agreement No. 4 with HDR Engineering, Inc., for design support services during the construction of Able Pump Station.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	September 2014
Complete Construction	September 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Trinity River Corridor Project Committee on Levee Drainage System - Sump A (Able Pump Station) on August 5, 2008.

Authorized a professional services contract with HDR Engineering, Inc. for design of the Levee Drainage System - Sump A Improvements on November 10, 2008, by Resolution No. 08-3133.

Briefed the Trinity River Corridor Project Committee on Interior Drainage System – Pump Station Updates on January 18, 2011.

Authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for design of the Levee Drainage System – Sump A Improvements on April 13, 2011, by Resolution No. 11-0961.

Authorized a Discretionary Service Agreement between the City and Oncor Electric Delivery Company, LLC. to relocate an existing 138 kilovolt electric transmission on Oncor's East Levee-West Industrial Line on February 12, 2014 by Resolution No. 14-0336.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - \$1,601,730.00

Design Contract (TWM)	\$ 4,333,000.00
Supplemental Agreement No. 1	\$ 5,052,772.00
Supplemental Agreement No. 2	\$ 0.00
Supplemental Agreement No. 3	\$ 0.00
Supplemental Agreement No. 4 (this action)	<u>\$ 1,601,730.00</u>

Total Project Cost	\$10,987,502.00
--------------------	-----------------

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

HDR Engineering, Inc.

Hispanic Female	4	Hispanic Male	11
African-American Female	2	African-American Male	5
Other Female	5	Other Male	12
White Female	43	White Male	126

OWNER

HDR Engineering, Inc.

Ramon Miguez, P.E., Senior Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 4 to the professional services contract with HDR Engineering, Inc., for design support services during construction of the Levee Drainage System – Sump A Improvements, also referred to as the Able Pump Station – Not to exceed \$1,601,730, from \$9,385,772 to \$10,987,502 – Financing: General Obligation Commercial Paper Funds

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

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$1,601,730.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$1,601,730.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Technical Associates Services, Inc.	BMDB62618Y0715	\$10,560.00	0.66%
Urban Engineers Group, Inc.	HFDB62721Y0715	\$44,660.00	2.79%
GSR Andrade Architects, Inc.	HMSCT213030315	\$111,635.00	6.97%
Campos Engineering, Inc.	HMDB6004670215	\$22,145.00	1.38%
Gupta & Associates, Inc.	PMMB62419Y0716	\$211,331.00	13.19%
Caye Cook & Associates	WFWB62079Y0616	\$12,430.00	0.78%
Total Minority - Local		\$412,761.00	25.77%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$10,560.00	0.66%	\$660,560.00	6.01%
Hispanic American	\$178,440.00	11.14%	\$1,428,064.00	13.00%
Asian American	\$211,331.00	13.19%	\$819,331.00	7.46%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$12,430.00	0.78%	\$262,318.00	2.39%
Total	\$412,761.00	25.77%	\$3,170,273.00	28.85%

August 27, 2014

WHEREAS, on November 10, 2008, Resolution No. 08-3133, authorized a professional services contract with HDR Engineering, Inc. to provide engineering design of major flood management and pump station improvement projects included in the 2006 Bond Program; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0961 authorized Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements, also referred to as Able Pump Station, to add items associated with the sump improvements and to comply with the Federal Emergency Management Agency's redundancy requirements; and,

WHEREAS, on January 10, 2014, Administrative Action No. 14-5250 authorized Supplemental Agreement No. 2 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with recommendations made by the United States Army Corps of Engineers and the Texas Parks and Wildlife Department; and,

WHEREAS, on June 5, 2014, Administrative Action No. 14-6047 authorized Supplemental Agreement No. 3 to the professional services contract with HDR Engineering, Inc., for additional design services on the Levee Drainage System – Sump A Improvements to comply with the adoption of the 2012 International Building Code and additional items required by Dallas Water Utilities; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 4 to the professional services contract with HDR Engineering, Inc., for design support services during construction.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 4 to the contract with HDR Engineering, Inc., for design support services during construction of Levee Drainage System – Sump A Improvements in an amount not to exceed \$1,601,730.00, from \$9,385,772.00 to \$10,987,502.00 after it has been approved as to form by the City Attorney.

August 27, 2014

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Flood Protection and Storm Drainage Facilities Fund
Fund 2U23, Department TWM, Unit S768, Act. FLDM
Obj. 4111, Program # PB06T513, CT PBW06T513B1
Vendor #181219, in an amount not to exceed \$1,601,730.00

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 1, 2, 4, 6, 7, 8, 9, 11, 12, 13, 14

DEPARTMENT: Water Utilities

CMO: Forest E. Turner, 670-3390

MAPSCO: Various

SUBJECT

Authorize a contract for the installation of water and wastewater mains at 15 locations and the removal of inoperable wastewater flow control gates and valves at four locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$10,184,725 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the installation of approximately 29,554 feet of water and wastewater mains. This includes the installation of approximately 440 feet of 4-inch, 751 feet of 6-inch, 6,641 feet of 8-inch, 4,200 feet of 12-inch, and 6,206 feet of 16-inch water mains, and the installation of approximately 4,611 feet of 8-inch, 1,870 feet of 12-inch, 950 feet of 15-inch, 850 feet of 18-inch, 500 feet of 24-inch, 2,160 feet of 30-inch, and 375 feet of 36-inch wastewater mains.

Approximately 480 feet of water and wastewater mains will be rehabilitated or installed utilizing technologies that when compared to typical open-cut construction methods will require less excavation, thereby minimizing disturbance to the existing pavement as well as minimizing inconveniences to the public.

The existing water and wastewater mains were built between 1912 and 1976. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

This project also includes the removal of four gates and two valves at four locations within the City of Dallas wastewater collection system. These appurtenances are in poor condition, inoperative, and create a risk of sanitary sewer overflows should they fail in the closed position. Removal of these appurtenances is necessary to mitigate this concern while Dallas Water Utilities evaluates the long-term need to replace the gates and valves for optimal operation and maintenance of the wastewater collection system.

BACKGROUND (Continued)

Ark Contracting Services, LLC contractual activities in the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Authorized	2	2	5
Change Orders	0	0	3
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	May 2008
Completed Design	January 2013
Begin Construction	September 2014
Complete Construction	September 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with GSWW, Inc. to provide engineering design services for the renewal of water and wastewater mains at 70 locations on May 14, 2008, by Resolution No. 08-1427.

Authorized a professional services contract with Criado & Associates, Inc. to provide engineering design services for the renewal of water and wastewater mains at 33 locations on January 26, 2011, by Resolution No. 11-0289.

FISCAL INFORMATION

\$10,184,725.00 - Water Utilities Capital Improvement Funds

Design	\$ 2,526,589.20
Construction (this action)	<u>\$10,184,725.00</u>
Total Project Cost	\$12,711,314.20

FISCAL INFORMATION (Continued)

<u>Council District</u>	<u>Amount</u>
1	\$ 373,080.65
2	\$ 260,000.00
4	\$ 200,000.00
6	\$ 527,858.75
7	\$ 1,710,895.11
8	\$ 2,320,260.18
9	\$ 210,000.00
11	\$ 1,367,962.39
12	\$ 957,196.82
13	\$ 612,003.01
14	<u>\$ 1,645,468.09</u>
Total	\$10,184,725.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION**Ark Contracting Services, LLC**

Hispanic Female	0	Hispanic Male	116
Black Female	0	Black Male	0
Other Female	0	Other Male	0
White Female	5	White Male	9

BID INFORMATION

The following bids with quotes were opened on June 5, 2014:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Ark Contracting Services, LLC 420 South Dick Price Road Kennedale, Texas 76060	\$10,184,725.00
John Burns Construction Company of Texas, Inc.	\$10,285,000.00
S.J. Louis Construction of Texas, Ltd.	\$13,485,596.70

OWNER

Ark Contracting Services, LLC

Steven C. Bowman, President

MAPS

Attached

Installation of Water and Wastewater Mains

District 1

Edgefield Avenue from Clarendon Drive to Lebanon Avenue

District 2

Garland Road Diversion Structure from White Rock Creek Levee south of Garland Road

*Junius Street from Carroll Avenue to Fitzhugh Avenue

District 4

Cedar Crest Gate Structure at Moore Park and Westbank Levee

District 6

East Bank Junction Structure north of Northwest Highway and west of Harry Hines Boulevard

Manana Drive from Webb Chapel Road to Witham Street

District 7

Agnes Street from Bourquin Street northeast

Bourquin Street from Agnes Street northwest

Easement north of State Highway 352 (Scyene Road) from east of Hatcher Street east

Easement north of State Highway 352 (Scyene Road) from east of Hatcher Street east

Electra Street from Carpenter Avenue to Rutledge Street

District 8

Easement along State Highway 310 (Central Expressway) from McCommas Bluff Road to Interstate Highway 20

District 9

White Rock Gate Structure east of White Rock Road

District 11

Peterson Lane from Noel Road to Montfort Drive

Installation of Water and Wastewater Mains
Page 2

District 12

Fernshaw Drive from Davenport Road to Duffield Drive

District 13

Alley Between Silverton Drive and Townsend Drive from Brockbank Drive east
Gramercy Place from Dallas North Tollway to Jamestown Road

District 14, 2

Alley between Gaston Avenue and Swiss Avenue from Parkmont Street to Beacon Street

*Fitzhugh Avenue from Junius Street northwest

*(Junius Street from Carroll Avenue to Fitzhugh Avenue - Also see Segment map 3)

*Project limits in more than one Council Districts (Districts 2 and 14)

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the installation of water and wastewater mains at 15 locations and the removal of inoperable wastewater flow control gates and valves at four locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$10,184,725 - Financing: Water Utilities Capital Improvement Funds

Ark Contracting Services, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$2,700,260.00	26.51%
Total non-local contracts	\$7,484,465.00	73.49%
TOTAL CONTRACT	\$10,184,725.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
J & A Trucking	HMMB58088N0714	\$48,000.00	1.78%
LKT & Associates, LLC	WFDB58958Y1014	\$1,850,000.00	68.51%
Magnum Manhole & Underground Company	WFDB61186Y0415	\$65,000.00	2.41%
Total Minority - Local		\$1,963,000.00	72.70%

Non-Local Contractors / Sub-Contractors

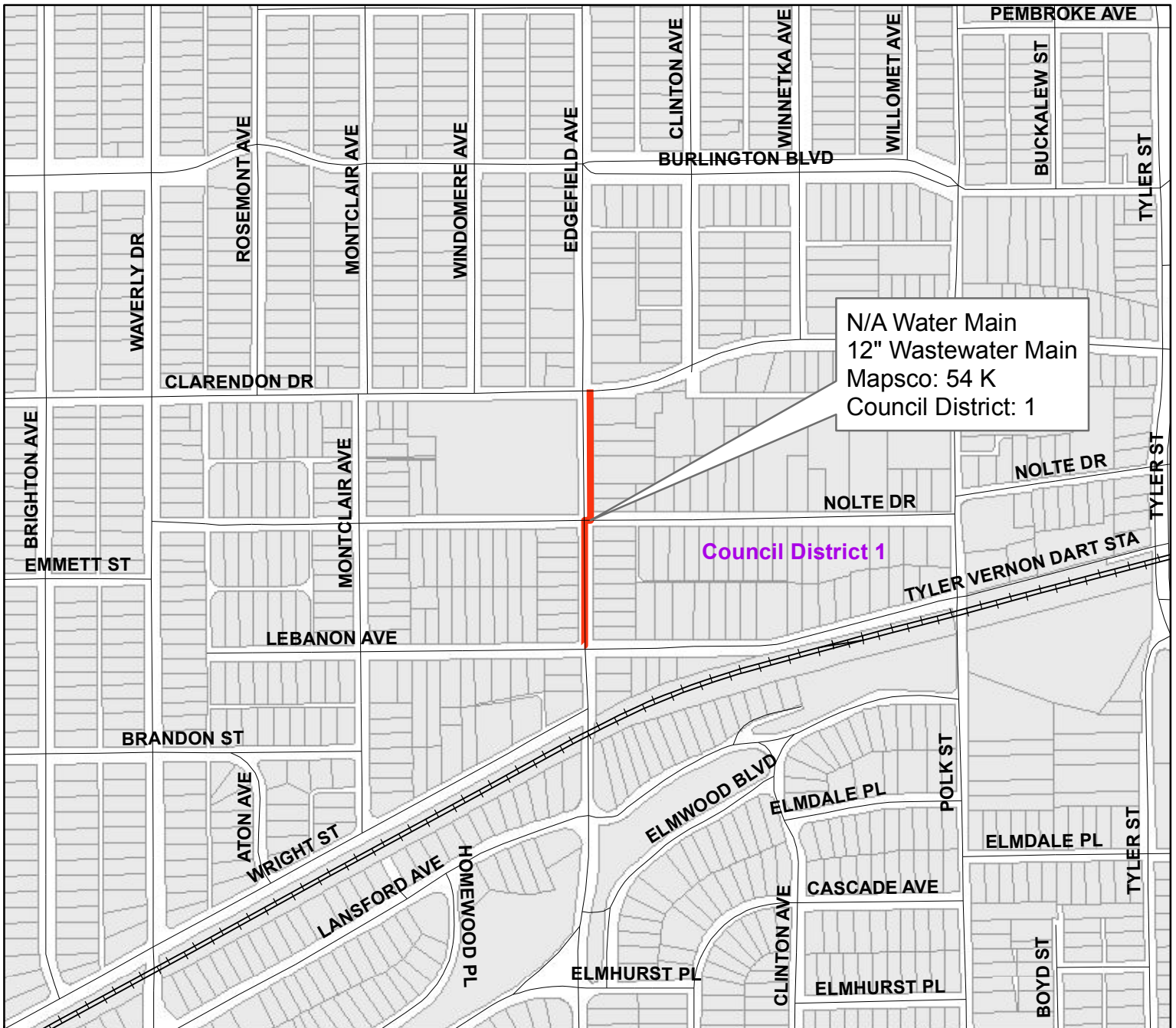
<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Cowtown Redi Mix, Inc.	WFDB62378Y0615	\$500,000.00	6.68%
Buyers Barricades, Inc.	WFDB61106Y0415	\$60,000.00	0.80%
A.N.A. Consultants, LLC	WFDB62067Y0615	\$45,000.00	0.60%
Total Minority - Non-local		\$605,000.00	8.08%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

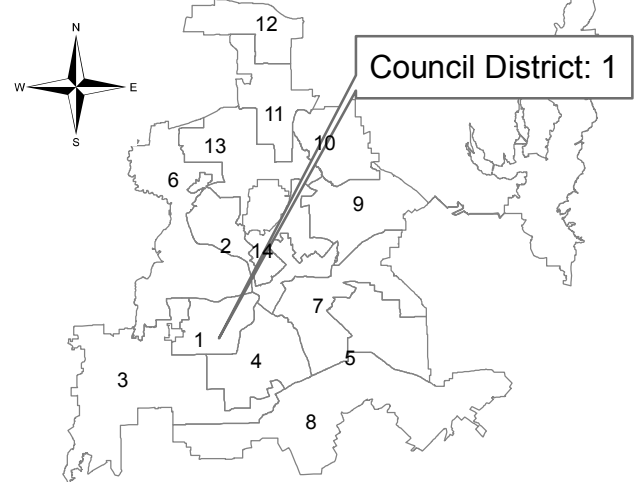
Page 2

TOTAL M/WBE CONTRACT PARTICIPATION

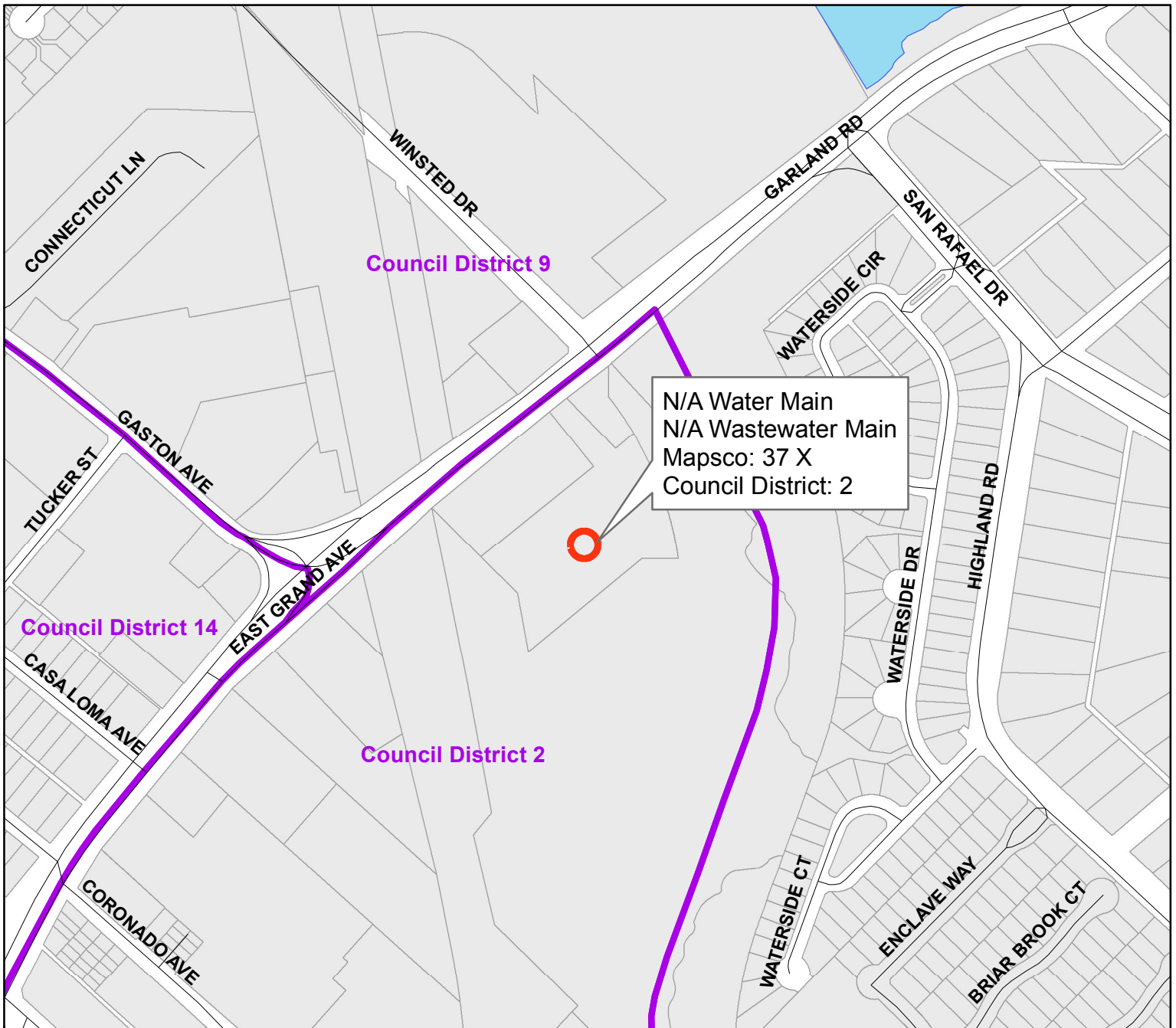
	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$48,000.00	1.78%	\$48,000.00	0.47%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$1,915,000.00	70.92%	\$2,520,000.00	24.74%
	-----	-----	-----	-----
Total	\$1,963,000.00	72.70%	\$2,568,000.00	25.21%



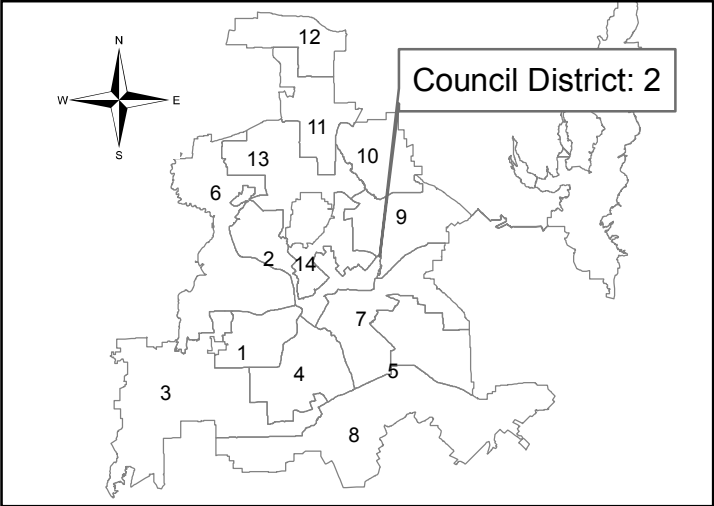
Edgefield Avenue
from Clarendon Drive to Lebanon Avenue



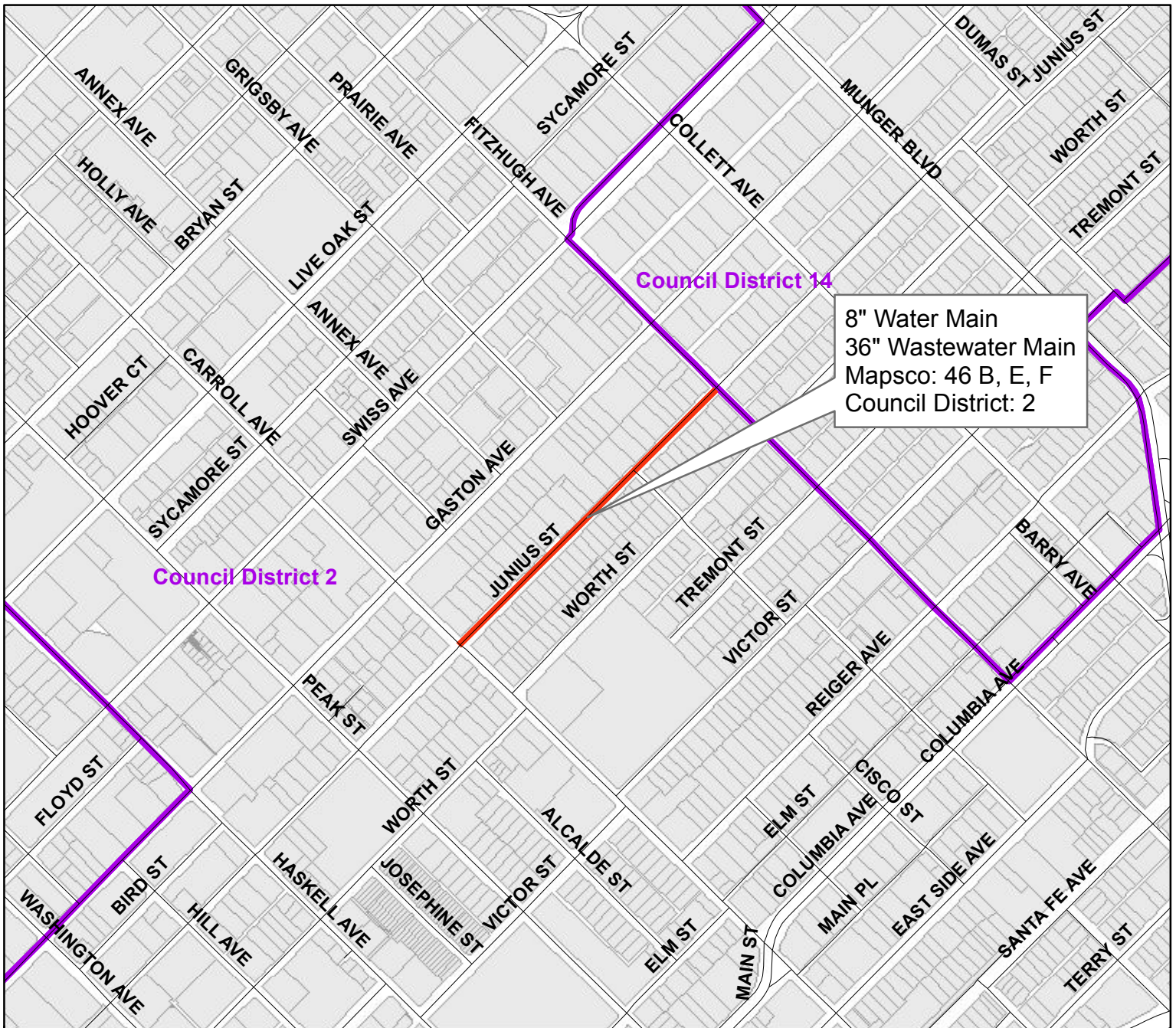
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



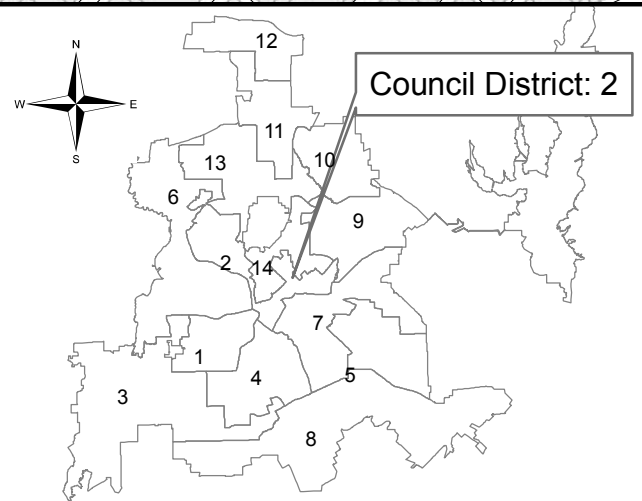
Garland Road Diversion Structure
from White Rock Creek Levee south of
Garland Road



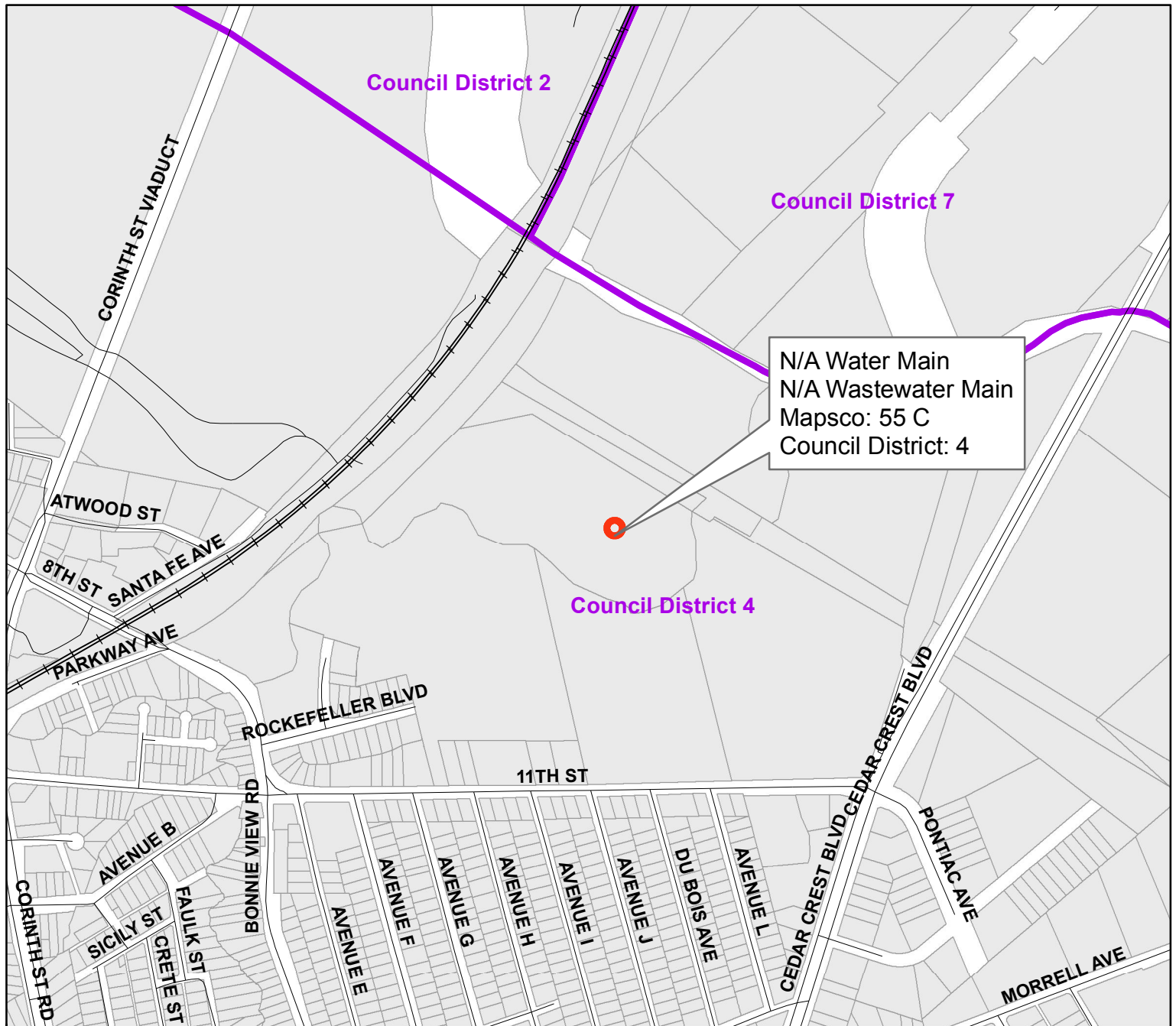
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



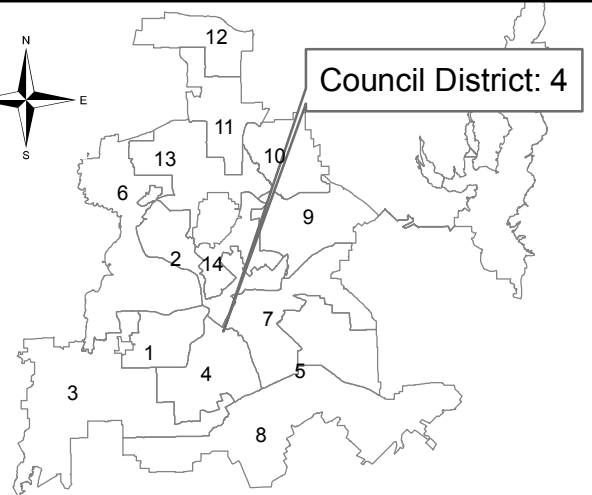
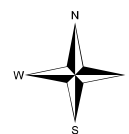
Junius Street
from Carroll Avenue to Fitzhugh Avenue



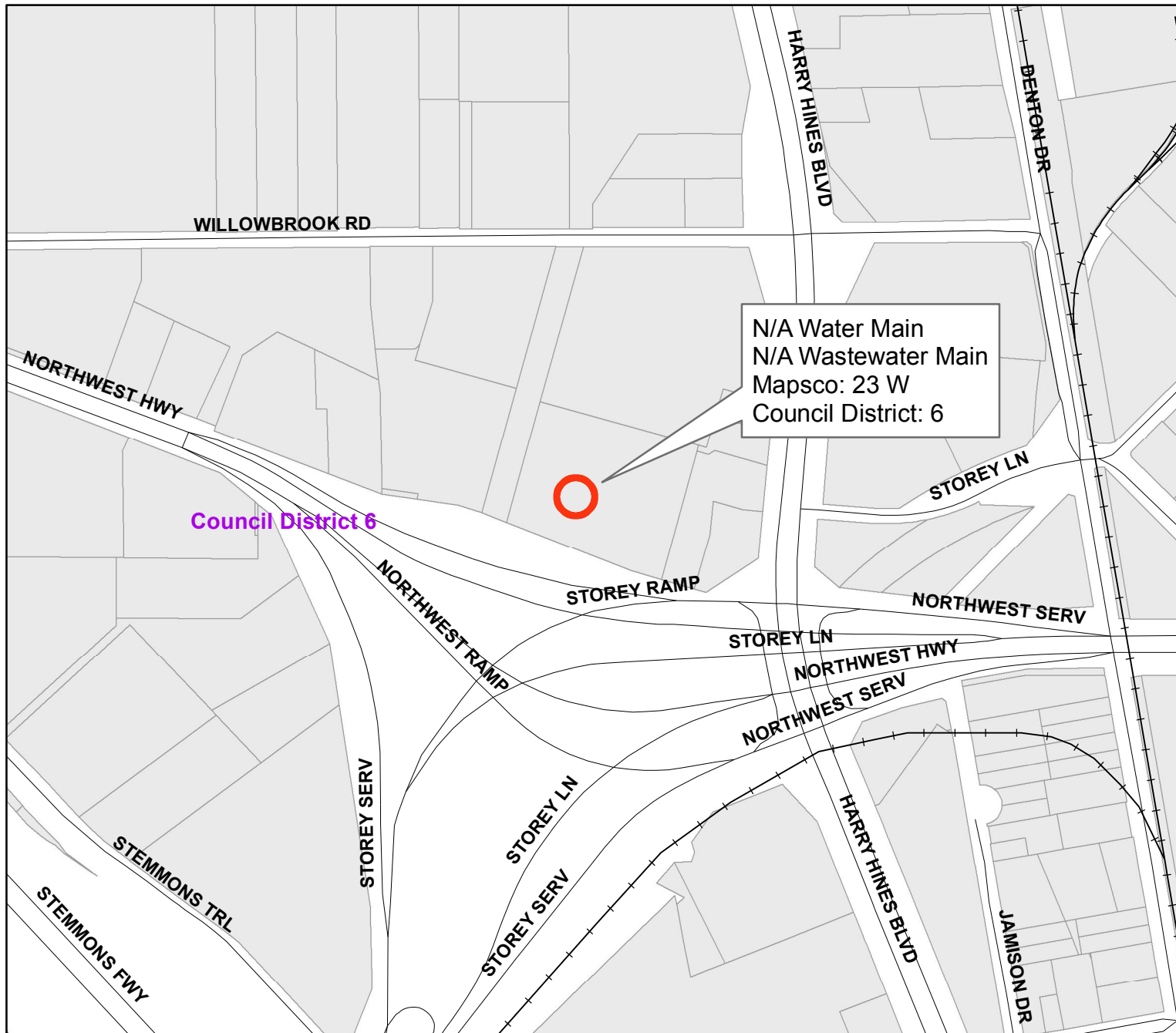
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



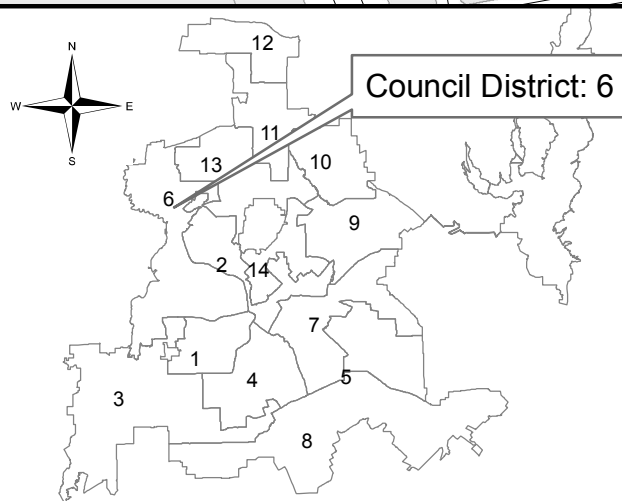
Cedar Crest Gate Structure
at Moore Park and Westbank Levee



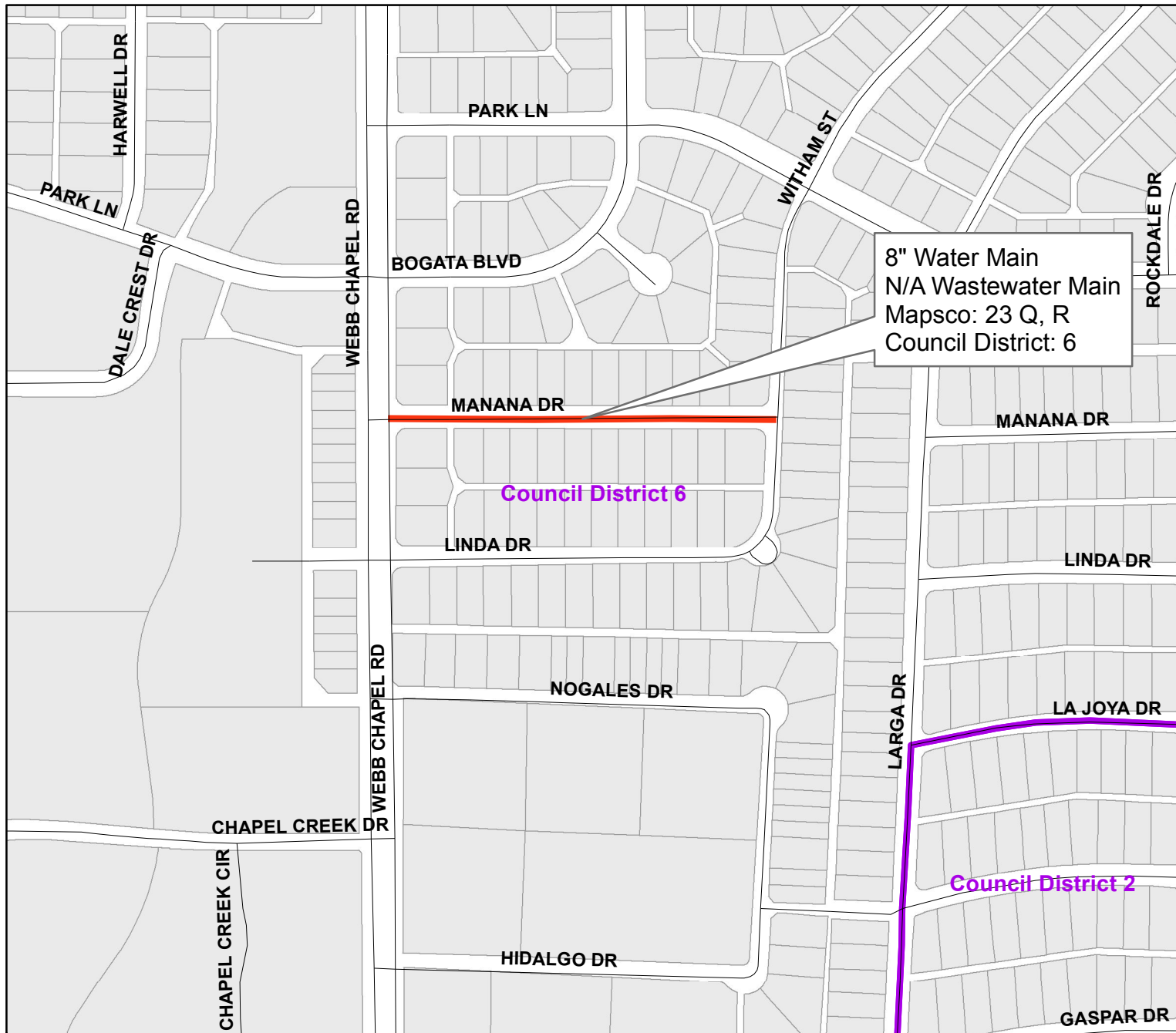
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



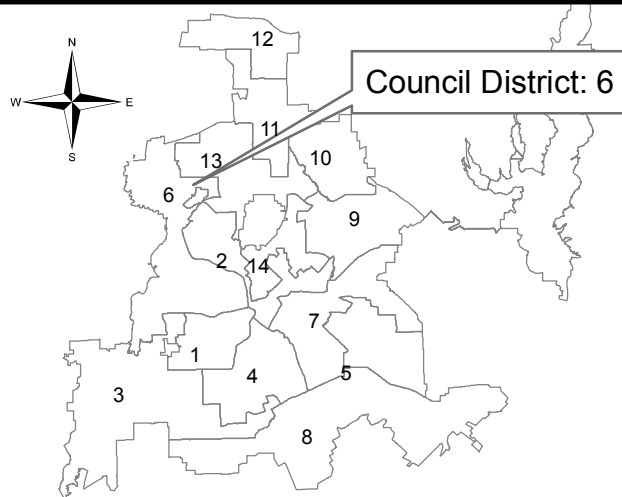
East Bank Junction Structure
north of Northwest Highway and west
of Harry Hines Boulevard



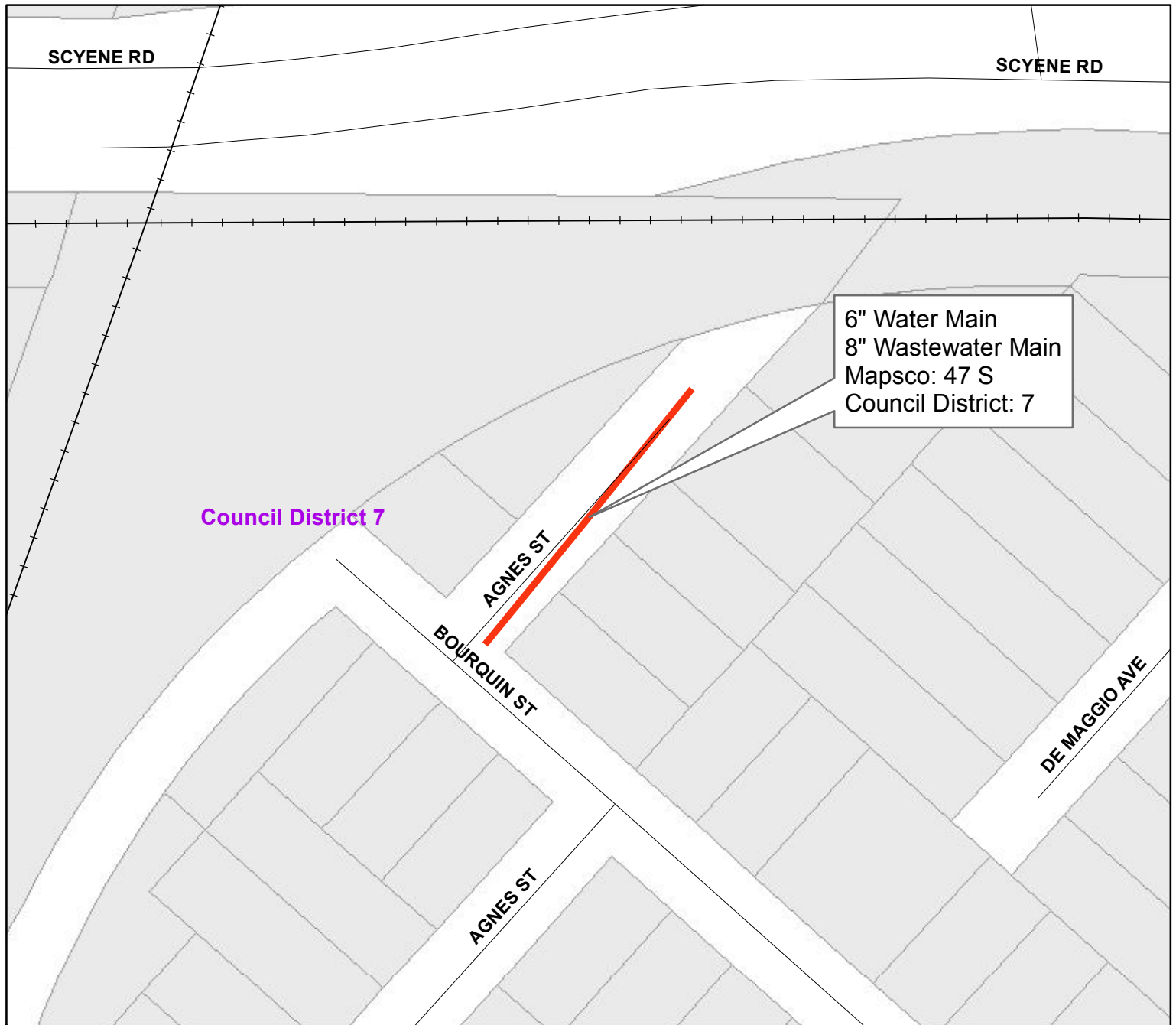
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



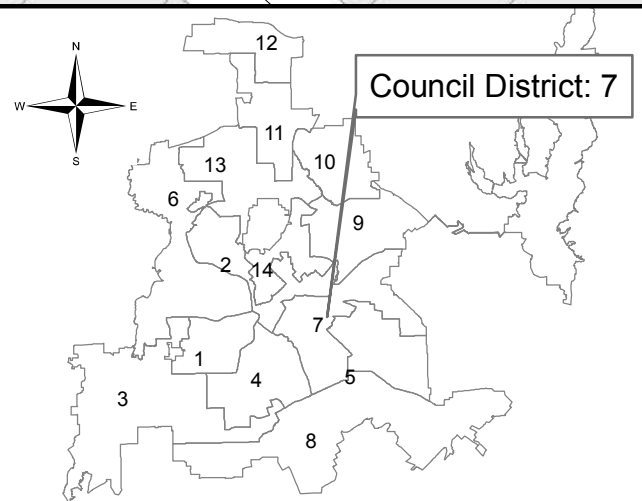
Manana Drive
from Webb Chapel Road to Witham Street



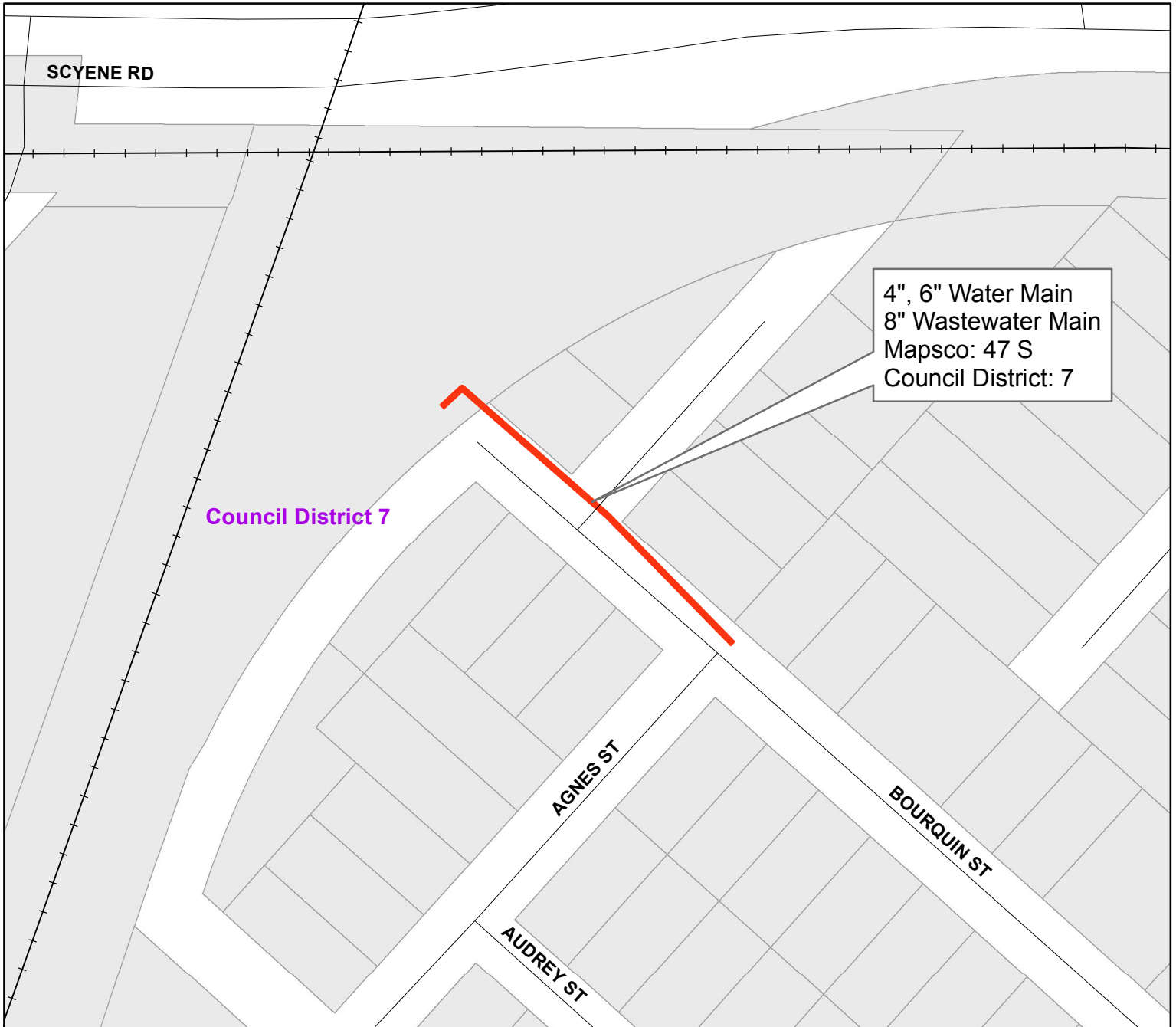
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



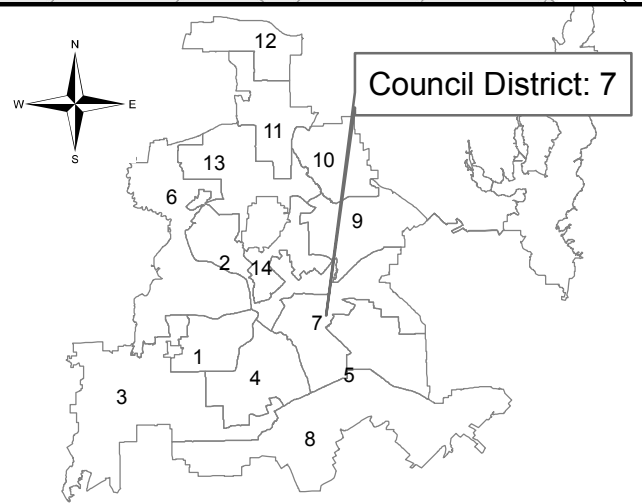
Agnes Street
from Bourquin Street northeast



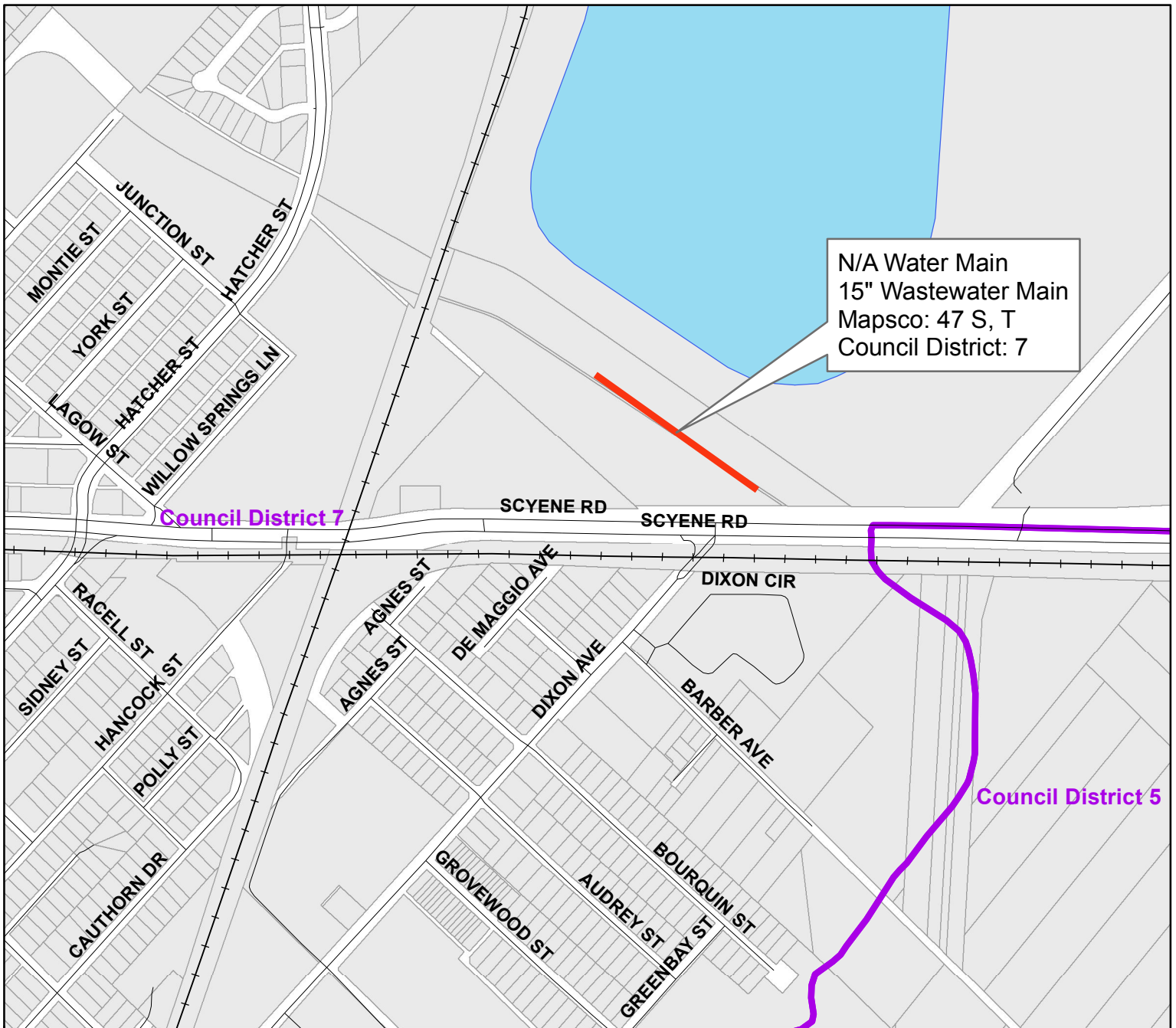
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



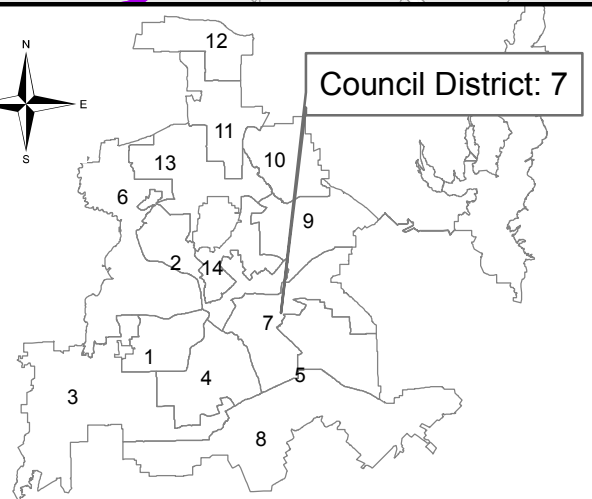
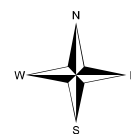
Bourquin Street
from Agnes Street northwest



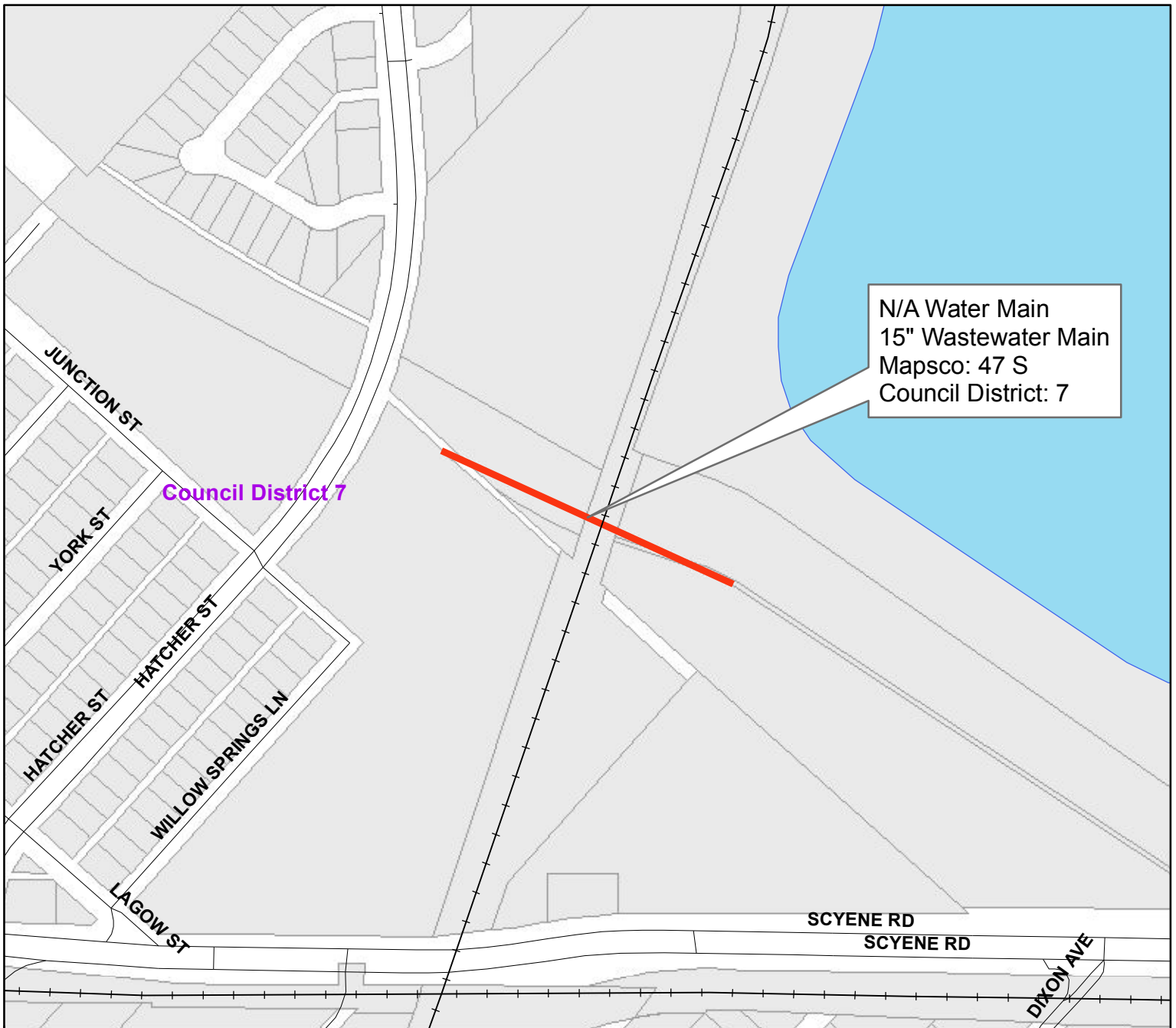
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations**



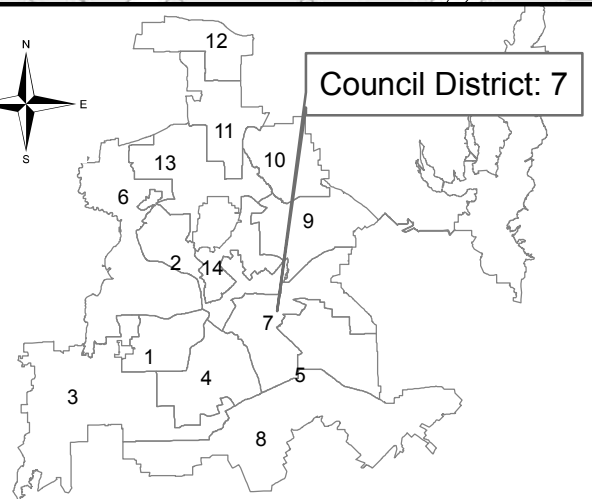
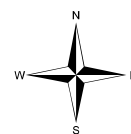
Easement north of State Highway 352
(Scyene Road)
from east of Hatcher Street east



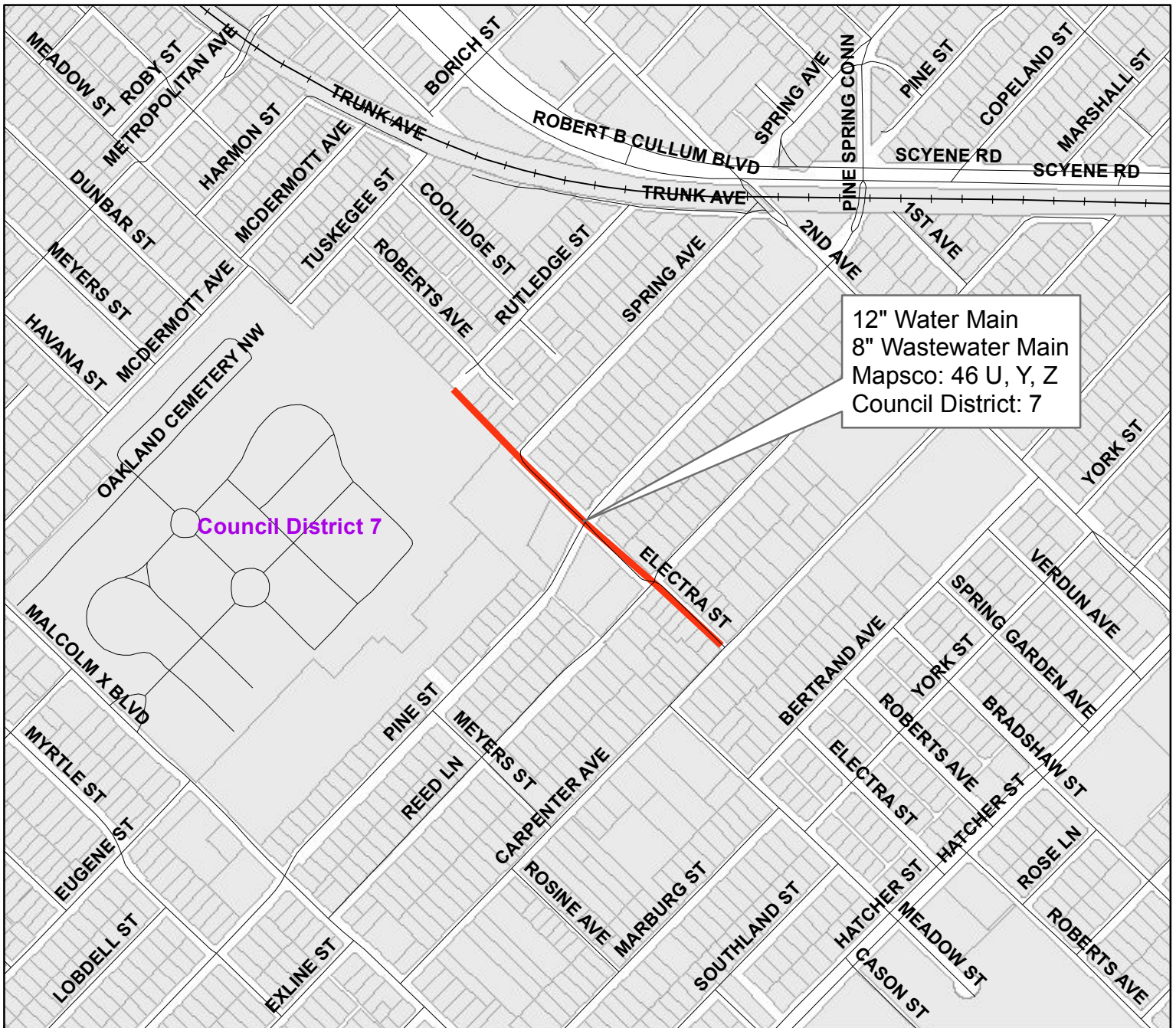
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



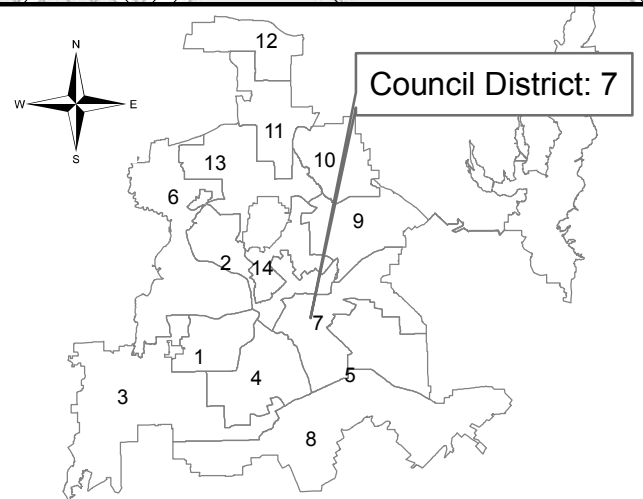
Easement north of State Highway 352
(Scyene Road)
from east of Hatcher Street east



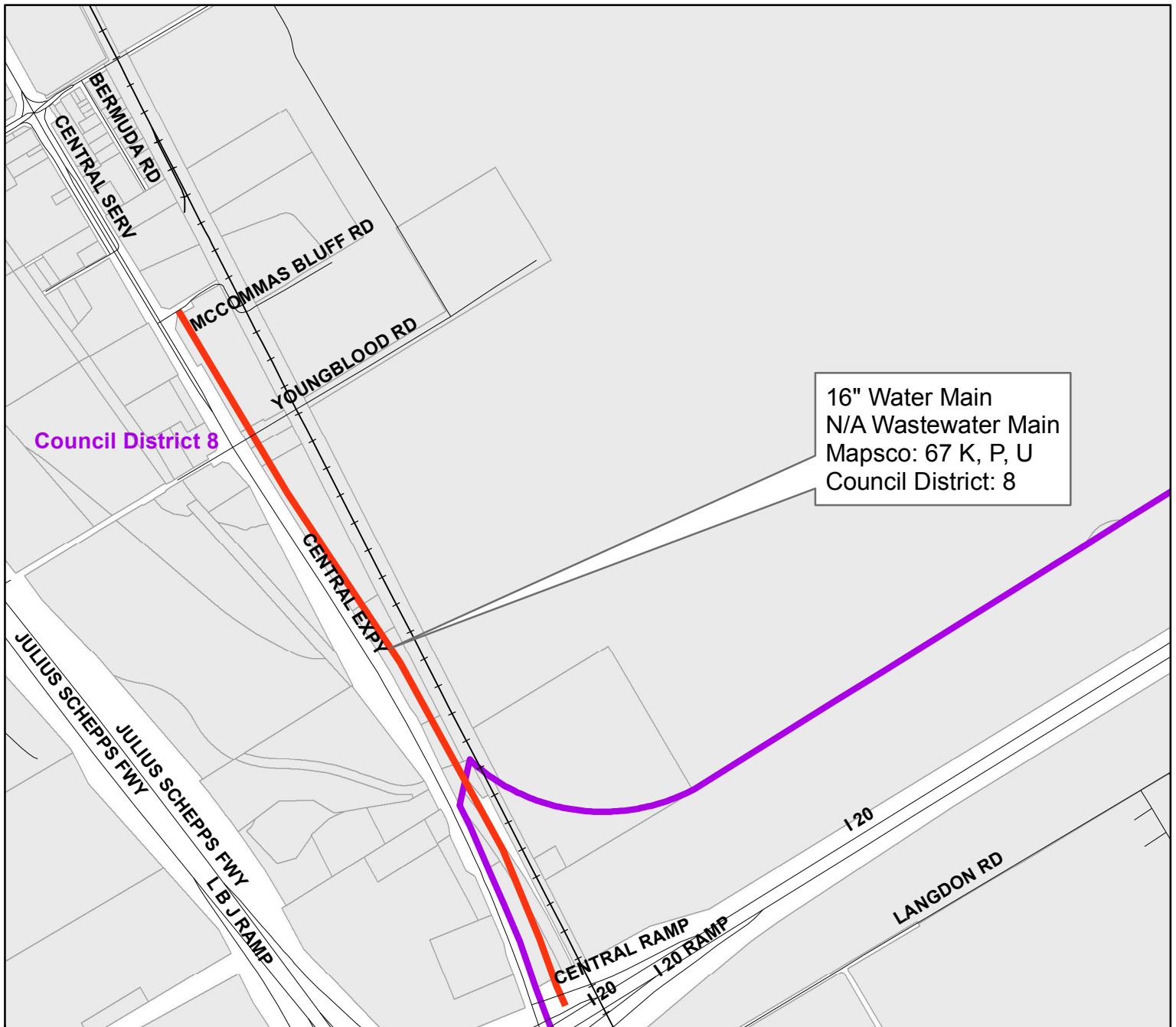
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



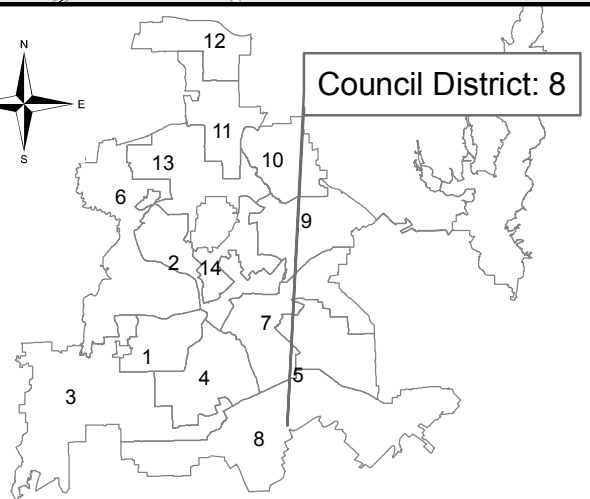
Electra Street
from Carpenter Avenue to Rutledge Street



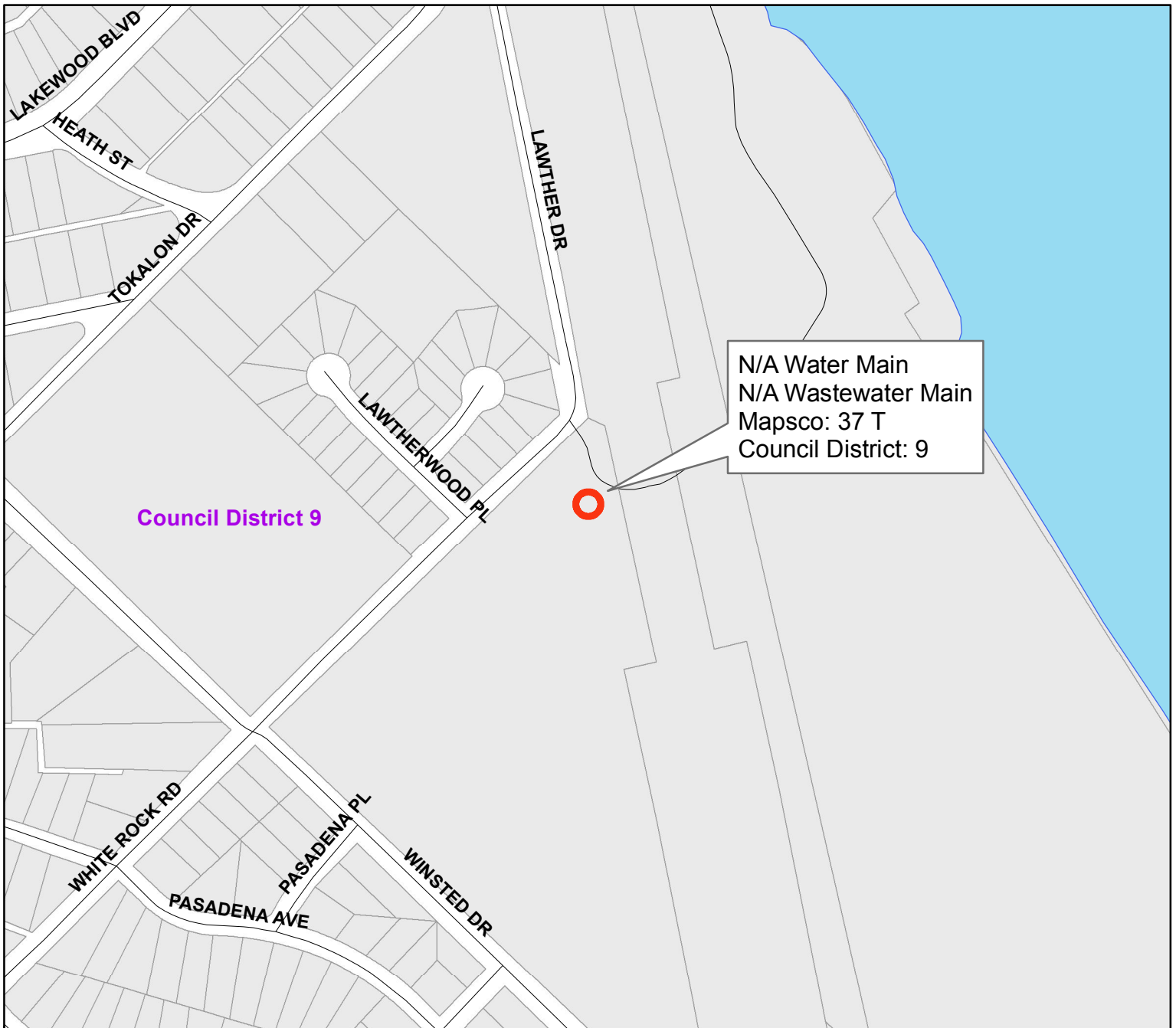
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations**



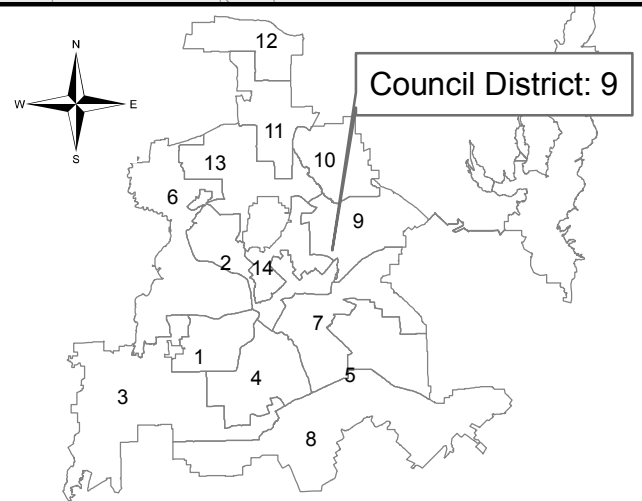
Easement along State Highway 310 (Central Expwy)
from McCommas Bluff Road to
Interstate Highway 20



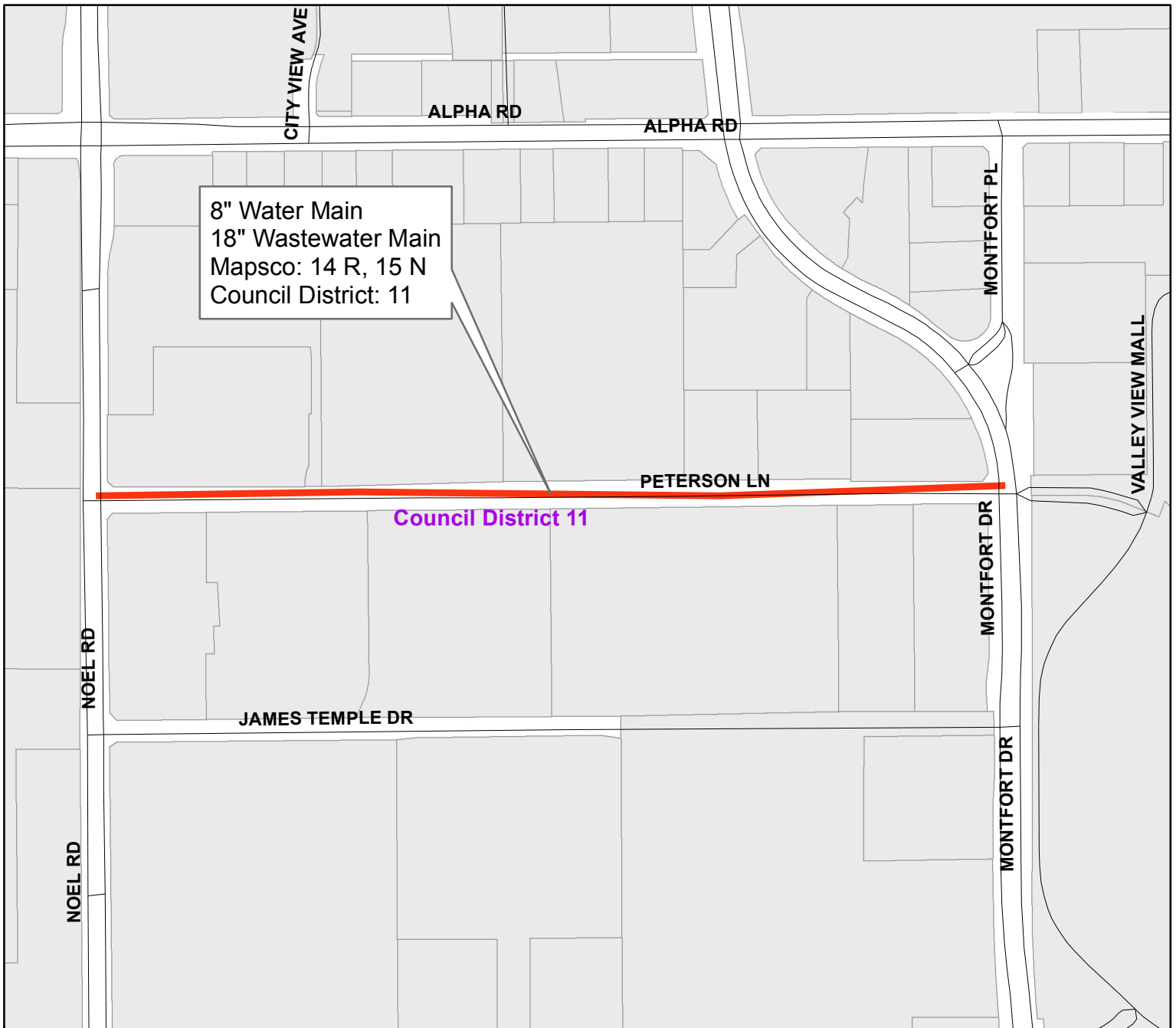
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations**



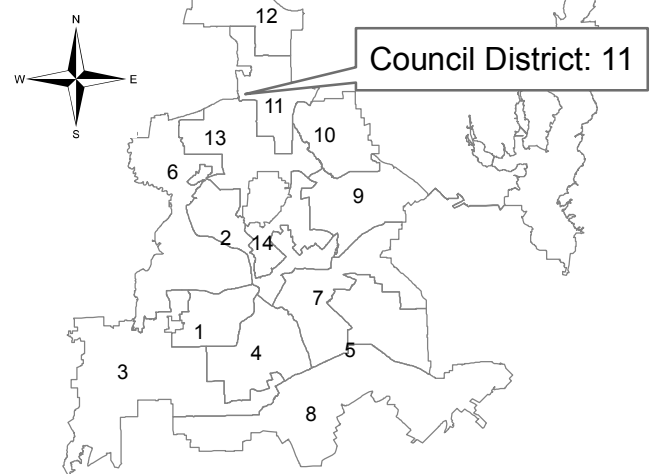
White Rock Gate Structure
east of White Rock Road



Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



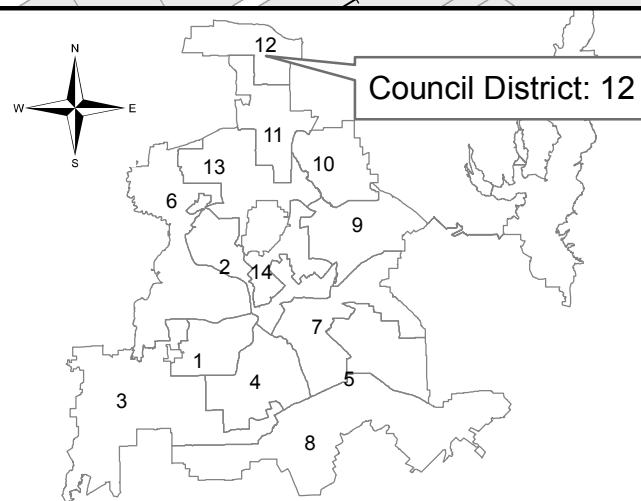
Peterson Lane
from Noel Road to Montfort Drive



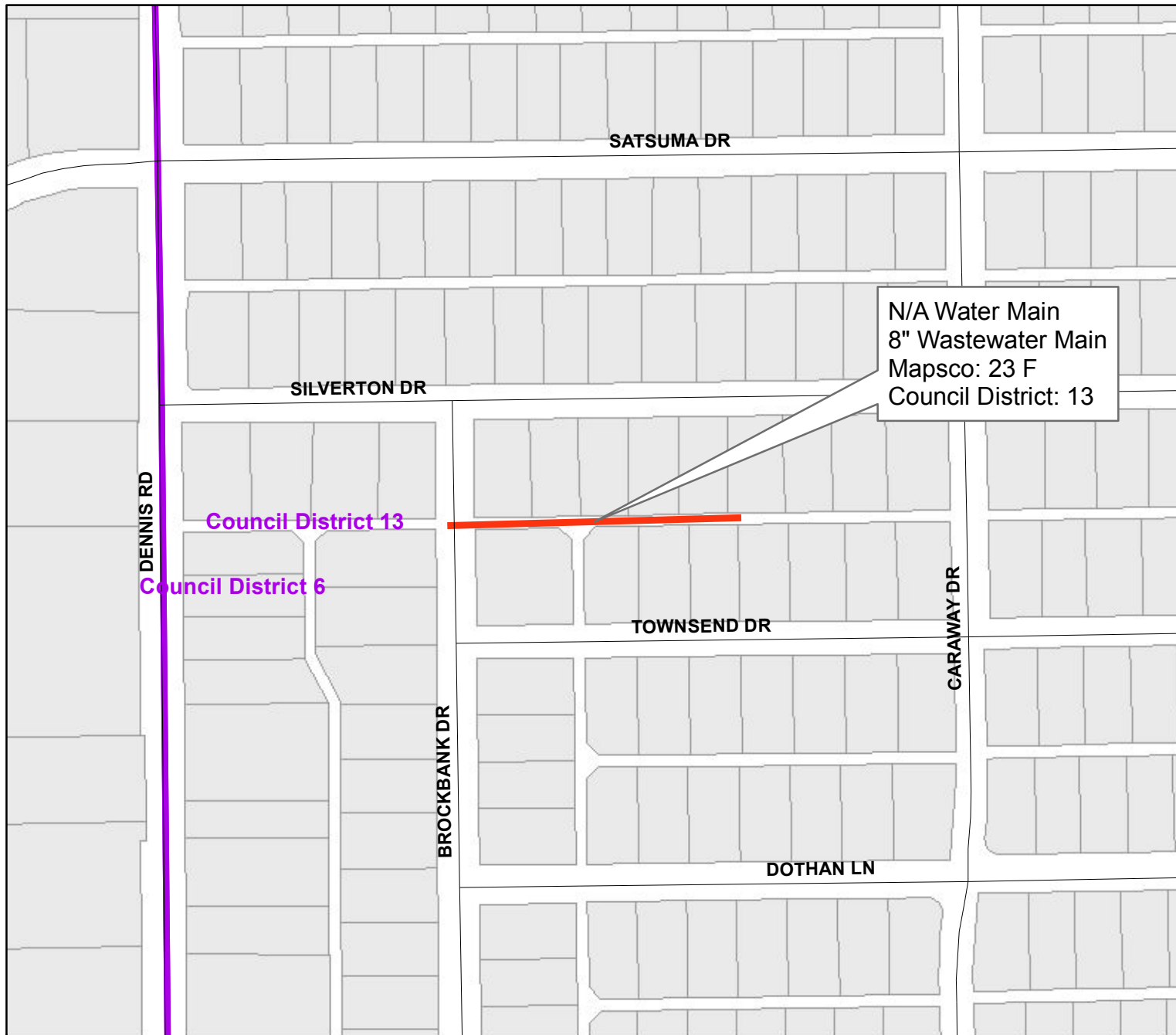
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



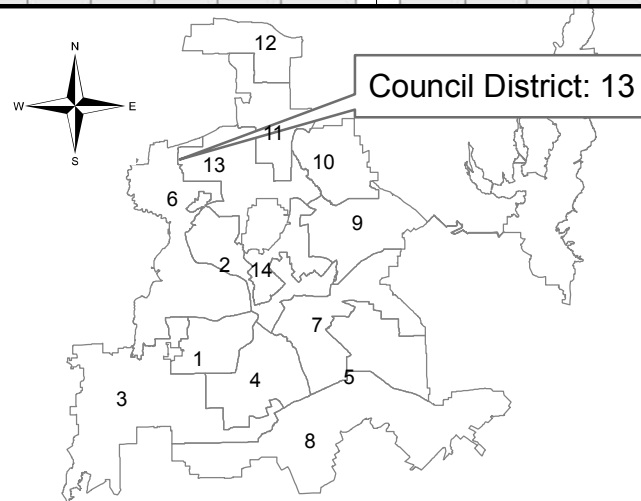
Fernshaw Drive
from Davenport Road to Duffield Drive



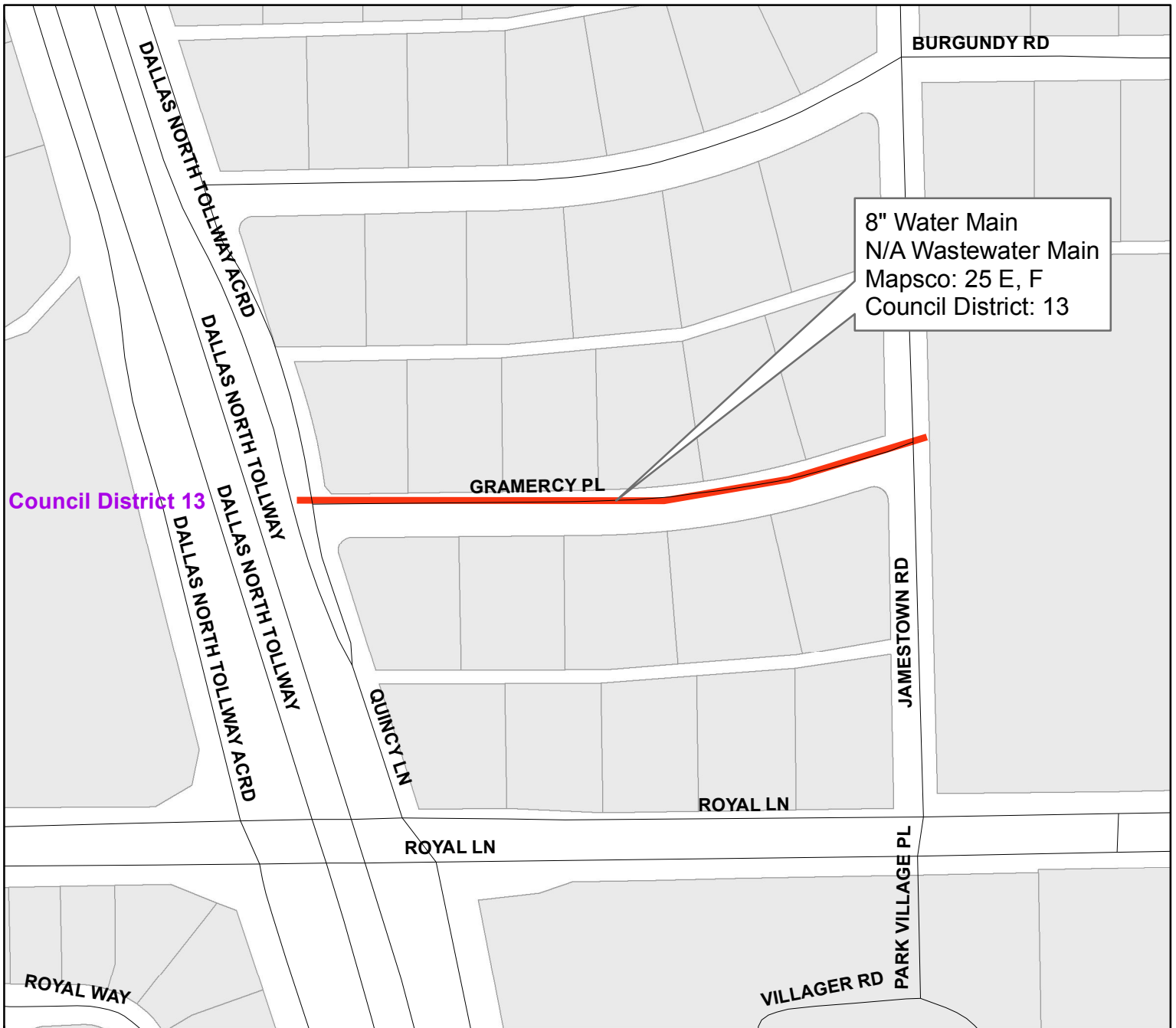
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations**



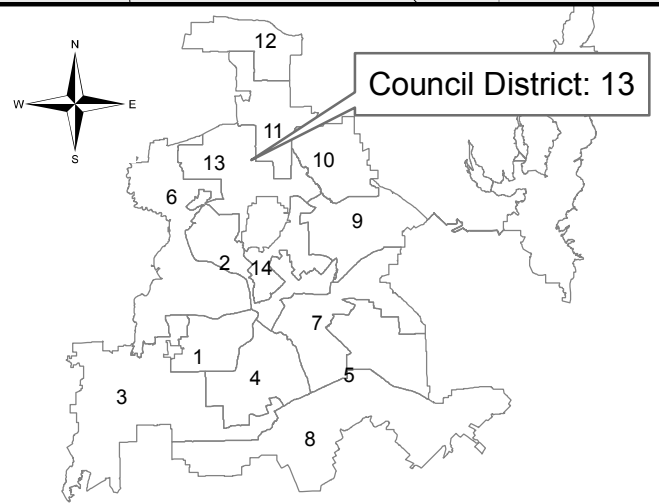
Alley between Silvertown Drive and Townsend Drive
from Brockbank Drive east



Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



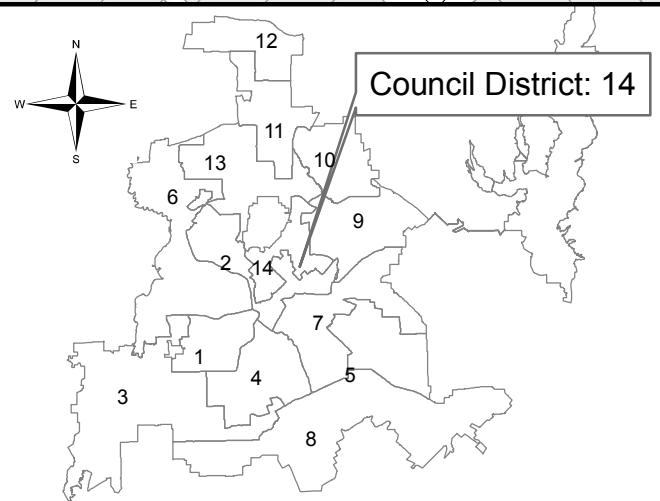
Gramercy Place
from Dallas North Tollway to Jamestown Road



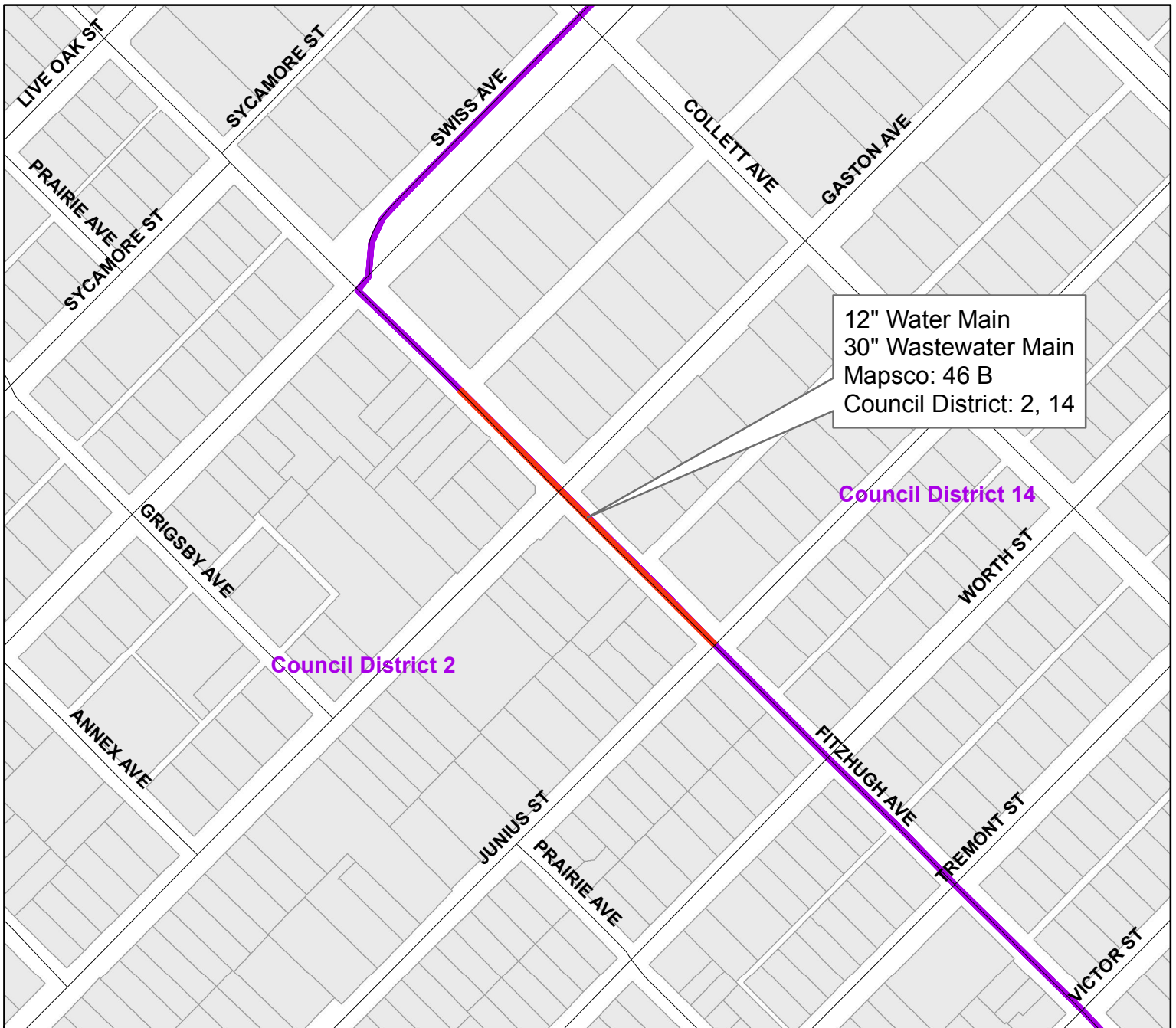
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations**



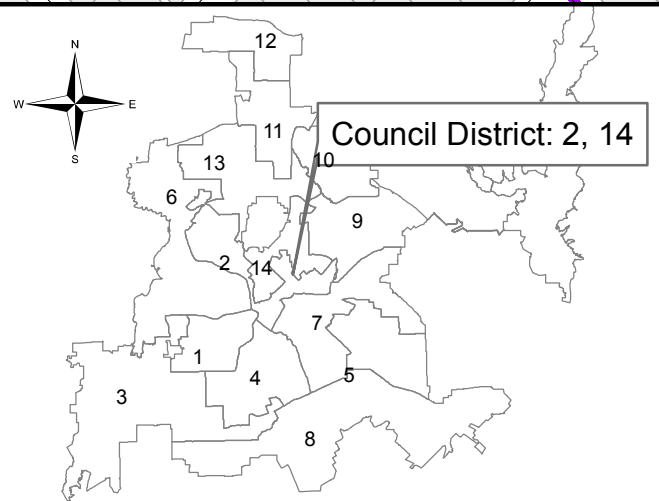
Alley between Gaston Avenue and Swiss Avenue
from Parkmont Street to Beacon Street



Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations



Fitzhugh Avenue
from Junius Street northwest



**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 19 Locations**

August 27, 2014

WHEREAS, bids were received on June 5, 2014 for the installation of water and wastewater mains at 15 locations and the removal of inoperable wastewater flow control gates and valves at four locations, Contract No. 14-089/090, listed as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Ark Contracting Services, LLC	\$10,184,725.00
John Burns Construction Company of Texas, Inc.	\$10,285,000.00
S.J. Louis Construction Company of Texas, Ltd.	\$13,485,596.70

WHEREAS, the bid submitted by Ark Contracting Services, LLC, 420 South Dick Price Road, Kennedale, Texas 76060, in the amount of \$10,184,725.00, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by Ark Contracting Services, LLC in the amount of \$10,184,725.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 14-089/090, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with Ark Contracting Services, LLC, for the installation of water and wastewater mains at 15 locations and the removal of inoperable wastewater flow control gates and valves at four locations, after having approval of the contract documents by the City Attorney.

Section 3. That the City Controller is hereby authorized to pay the amount of \$10,184,725.00 from the Water Capital Improvement Fund and Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
1170	DWU	PW40	4550	714089	CT-DWU714089CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 14-089) - \$4,829,970.50

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2116	DWU	PS40	4560	714090	CT-DWU714090CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 14-090) - \$5,354,754.50

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Water Utilities

CMO: Forest E. Turner, 670-3390

MAPSCO: 22 H 23 E J N S

SUBJECT

Authorize an increase in the Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for additional work associated with water and wastewater main relocations and appurtenance adjustments in Harry Hines Boulevard from Manana Drive to Royal Lane - Not to exceed \$47,000, from \$157,000 to \$204,000 - Financing: Water Utilities Capital Construction Funds (\$11,409) and Water Utilities Capital Improvement Funds (\$35,591)

BACKGROUND

This action will authorize an increase to the Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for additional construction costs associated with the water and wastewater main relocations and appurtenance adjustments in conjunction with pedestrian improvements in Harry Hines Boulevard from Manana Drive to Royal Lane.

TxDOT has received construction bids for the project and the low bid price exceeded the estimated project costs in the Advance Funding Agreement. TxDOT and Dallas Water Utilities have reviewed and concurred with the low bid amount. The low bid exceeded the estimated project costs due to the relative size of the project. This increase will provide TxDOT with the necessary funds to award the construction project in accordance with the requirements in the Advance Funding Agreement.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	September 2014
Complete Construction	July 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for the construction of water and wastewater main relocations and appurtenance adjustments in Harry Hines Boulevard (LP 354) from Manana Drive to Royal Lane on February 26, 2014, by Resolution No. 14-0419.

FISCAL INFORMATION

\$11,408.57 - Water Utilities Capital Construction Funds

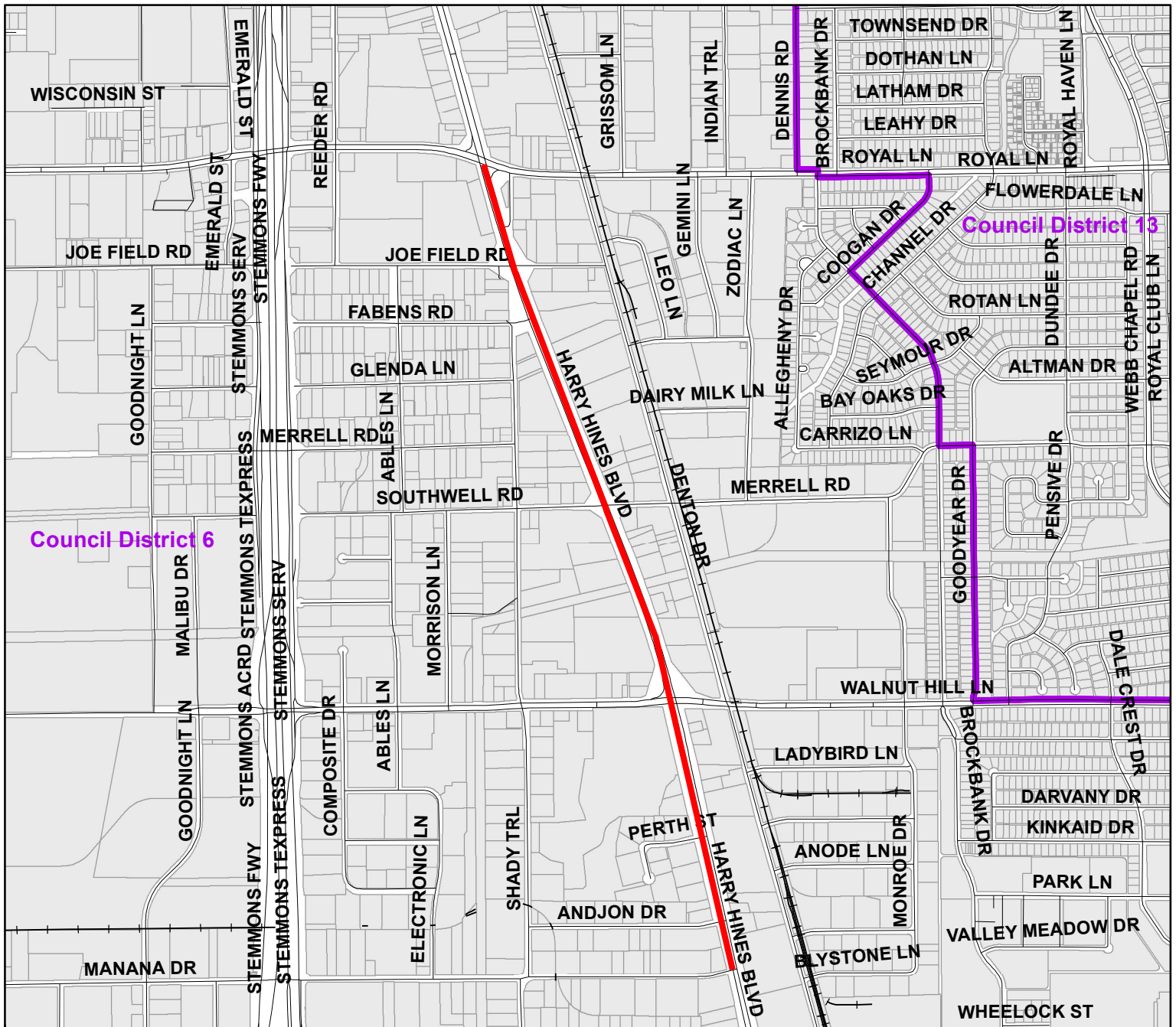
\$35,591.43 - Water Utilities Capital Improvement Funds

Advance Funding Agreement	\$157,000.00
Increase in Agreement (this action)	<u>\$ 47,000.00</u>

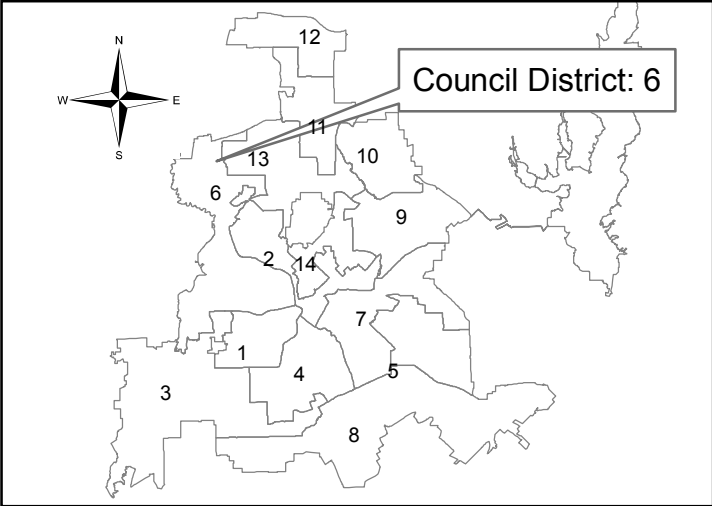
Total Project Cost	\$204,000.00
--------------------	--------------

MAP

Attached



Mapsc0: 22H, 23E, 23J, 23N, & 23S



Dallas Water Utilities
Contract No. 14-113/114F Increase in Agreement
Water and Wastewater Main Relocations and Adjustments
in Harry Hines Boulevard from Manana Drive to Royal Lane

August 27, 2014

WHEREAS, on February 26, 2014, the City Council authorized an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) in the amount of \$157,000.00, by Resolution No. 14-0419, for construction of water and wastewater main relocations and appurtenance adjustments in Harry Hines Boulevard (LP 354) from Manana Drive to Royal Lane; and,

WHEREAS, additional funds are necessary for additional costs associated with the water and wastewater main relocations and appurtenance adjustments in Harry Hines Boulevard; and,

WHEREAS, TxDOT has requested the additional funds in accordance with the Advance Funding Agreement; and,

WHEREAS, Dallas Water Utilities recommends that the agreement with TxDOT be increased by \$47,000.00, from \$157,000.00 to \$204,000.00.

Now, Therefore,

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

Section 1. That the proposed increase in the agreement with the State of Texas, acting through the Texas Department of Transportation, be accepted and that the agreement be revised accordingly.

Section 2. That the City Manager is hereby authorized to increase the Advance Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for additional water and wastewater main relocation and appurtenance adjustment costs in Harry Hines Boulevard from Manana Drive to Royal Lane.

Section 3. That the City Controller is hereby authorized to pay the amount of \$47,000.00 from the Water Capital Improvement Fund, Water Construction Fund, Wastewater Capital Improvement Fund, and Wastewater Construction Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2115	DWU	PW42	4550	714113	CT-DWU714113CP	020318

Texas Department of Transportation - (Contract No. 14-113F) - \$18,324.74

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0102	DWU	CW42	3221	714113X	CT-DWU714113EN	020318

Texas Department of Transportation - (Contract No. 14-113F) - \$8,225.88

August 27, 2014

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2116	DWU	PS42	4560	714114	CT-DWU714114CP	020318

Texas Department of Transportation - (Contract No. 14-114F) - \$17,266.69

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0103	DWU	CS42	3222	714114X	CT-DWU714114EN	020318

Texas Department of Transportation - (Contract No. 14-114F) - \$3,182.69

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 47 S

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas Hidden Creek Apartments, Ltd., of a subsurface easement containing approximately 16,115 square feet located on Hatcher Street near its intersection with Junction Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$12,266 (\$9,266 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a subsurface easement containing approximately 16,115 square feet from Dallas Hidden Creek Apartments, Ltd. This property is located on Hatcher Street near its intersection with Junction Street and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$12,266 (\$9,266 plus closing costs and title expenses not to exceed \$3,000)

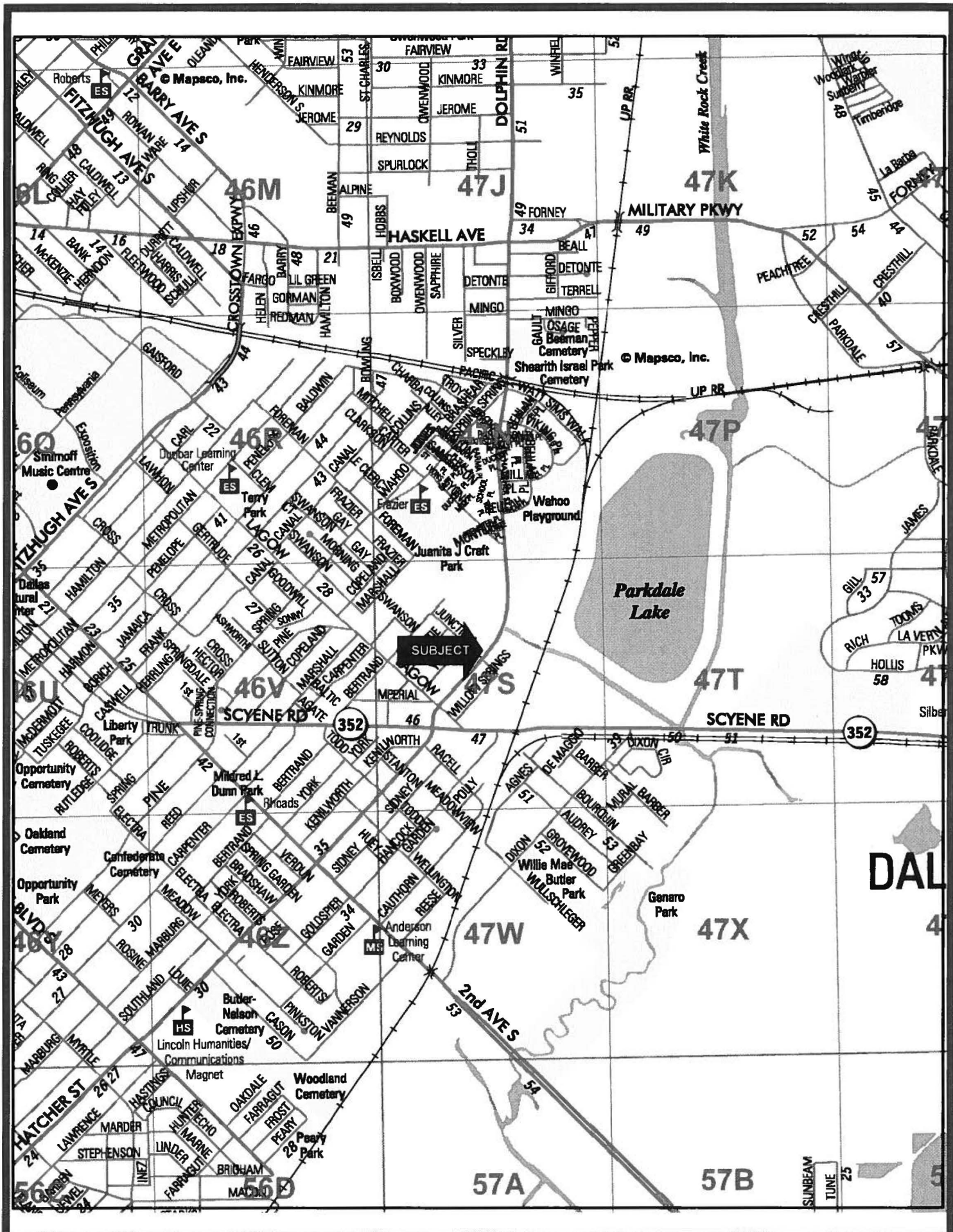
OWNER

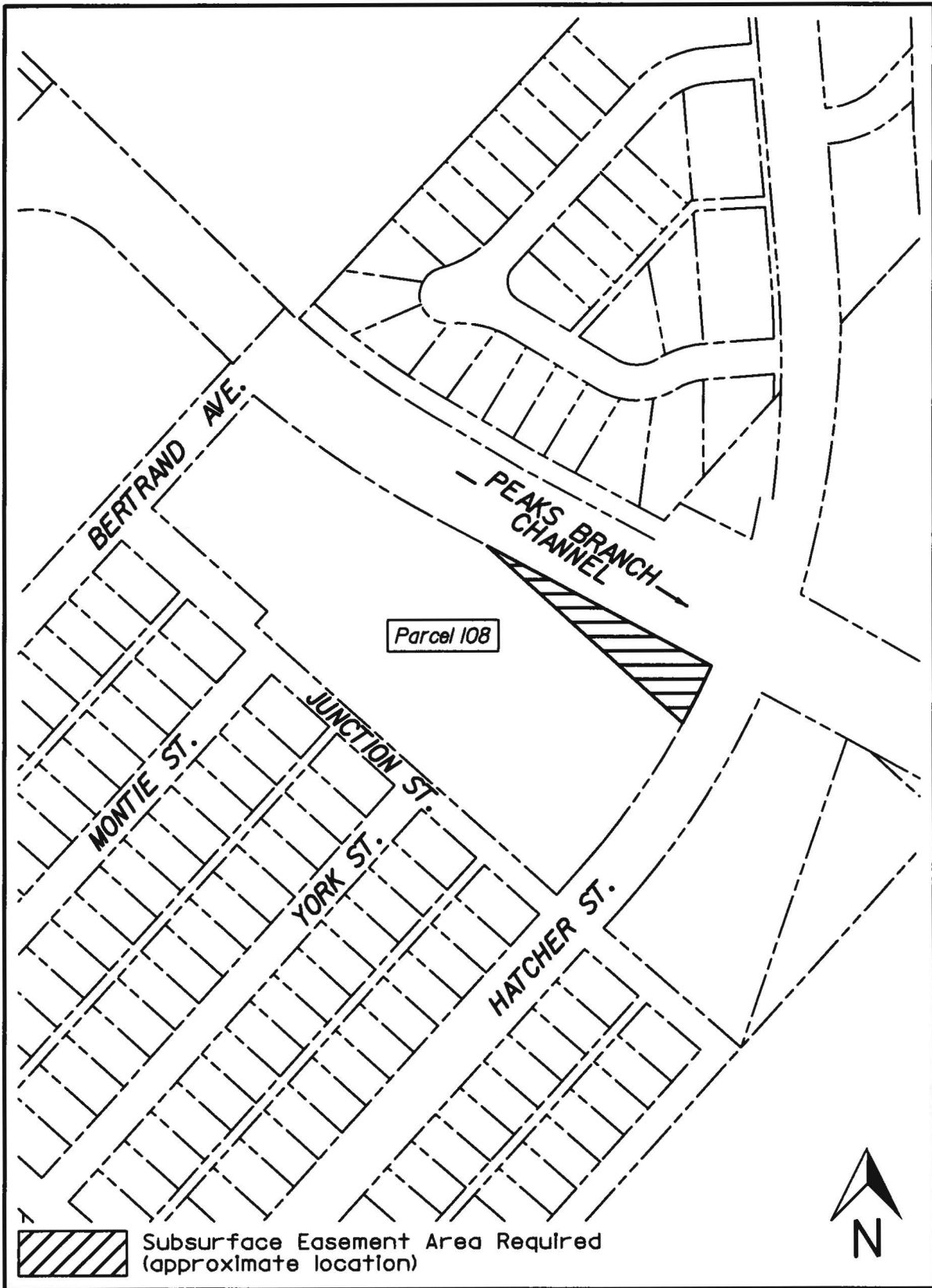
Dallas Hidden Creek Apartments, Ltd.
Dallas Hidden Creek Management, L.L.C., General Partner

Harvey Giddens, Sole Member

MAPS

Attached





August 27, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Consisting of approximately 16,115 square feet in area, lying between the subsurface elevations of 47 feet and 226 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Dallas Hidden Creek Apartments, Ltd., provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$9,266.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,000.00

"AUTHORIZED AMOUNT": \$12,266.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

August 27, 2014

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525L7, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525L8. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

August 27, 2014

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$3,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY


Assistant City Attorney

SUB-SURFACE DRAINAGE TUNNEL EASEMENT EXHIBIT A

City of Dallas Drawing No. 423R-54 (Parcel 108)

16,115 Sq. Ft. or 0.3700 Acres

Part of City of Dallas Block 4471

Thomas Lagow Survey, Abstract No.759

City of Dallas, Dallas County, Texas

From Dallas Hidden Creek Apartments Ltd.

Being a 16,115 square feet or 0.3700 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, and being part of City Block 4471 (an unplatted tract), being in a tract of land conveyed to Dallas Hidden Creek Apartments Ltd., recorded in Volume 2003138, Page 3203 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

NOTE: Subsurface easement corners are not monumented.

COMMENCING at a found PK Nail (Controlling Monument) at the intersection of the centerline of Junction Street (a Variable width right-of-way) and the northwest right-of-way line of Hatcher Street (an 80 foot wide right-of-way) and being the southeast corner of said Hidden Creek Tract, being in the southwest line of said Block 4471, and being the southeast corner of a tract of land conveyed to the City of Dallas as easement for Street Purposes, in Volume 5030, Page 661 of the Deed Records of Dallas County, Texas;

THENCE North $42^{\circ}03'17''$ East, with the northwest Right-of-Way line of said Hatcher Street and with said southeast line of Hidden Creek tract, a distance of 44.96 feet to a point being in the northwest line of said Hatcher Street and being in the southeast line of said Hidden Creek tract, at the beginning of a curve to the left, having a radius of 1106.28 feet, and having a chord which bears North $35^{\circ}27'39''$ East, for a chord distance of 254.07 feet;

THENCE Northeasterly, continuing with the northwest Right-of-Way line of said Hatcher Street and with said southeast line of said Hidden Creek tract, along said curve to the left, through a central angle of $13^{\circ}11'16''$, for an arc distance of 254.63 feet to the **POINT OF BEGINNING** having coordinates of N=6967451.4845 E=2509905.8526, being in the northwest line of said Hatcher Street, and the southeast line of said Hidden Creek tract;

THENCE North $47^{\circ}46'30''$ West, departing said northwest Right-of-Way line of said Hatcher street and over and across a portion of said Hidden Creek tract and said Block 4471, a distance of 371.62 feet to a point having coordinates of N= 6967701.1941, E= 2509630.7028, being on the north line of said Hidden Creek tract and the south line of a tract of land conveyed to the City of Dallas, recorded in Volume 1795, Page 618 of the Deed Records of Dallas County, Texas;

THENCE South $61^{\circ}44'57''$ East, with common northeast line of said Hidden Creek tract and the southwest line of the aforementioned City of Dallas Tract, a distance of 357.94 feet to a point having coordinates N=6967531.7924 E= 2509945.9650, being in the northwest Right-of-Way line of said Hatcher Street, being the southeast corner of the aforementioned City of Dallas tract, and being the northeast corner of said Hidden Creek tract, to the beginning of a curve to the right having a radius of 1106.28 feet, and having a chord bearing South $26^{\circ}32'29''$ West with a chord distance of 89.78 feet;

THENCE Southwesterly, with the common southeast line of said Hidden Creek tract and the northwest Right-of-Way line of said Hatcher Street, along said curve having a central angle of



FIELD NOTES APPROVED:

DER 7-21-14

SUB-SURFACE DRAINAGE TUNNEL EASEMENT EXHIBIT A

City of Dallas Drawing No. 423R-54 (Parcel 108)

16,115 Sq. Ft. or 0.3700 Acres

Part of City of Dallas Block 4471

Thomas Lagow Survey, Abstract No.759

City of Dallas, Dallas County, Texas

From Dallas Hidden Creek Apartments Ltd.

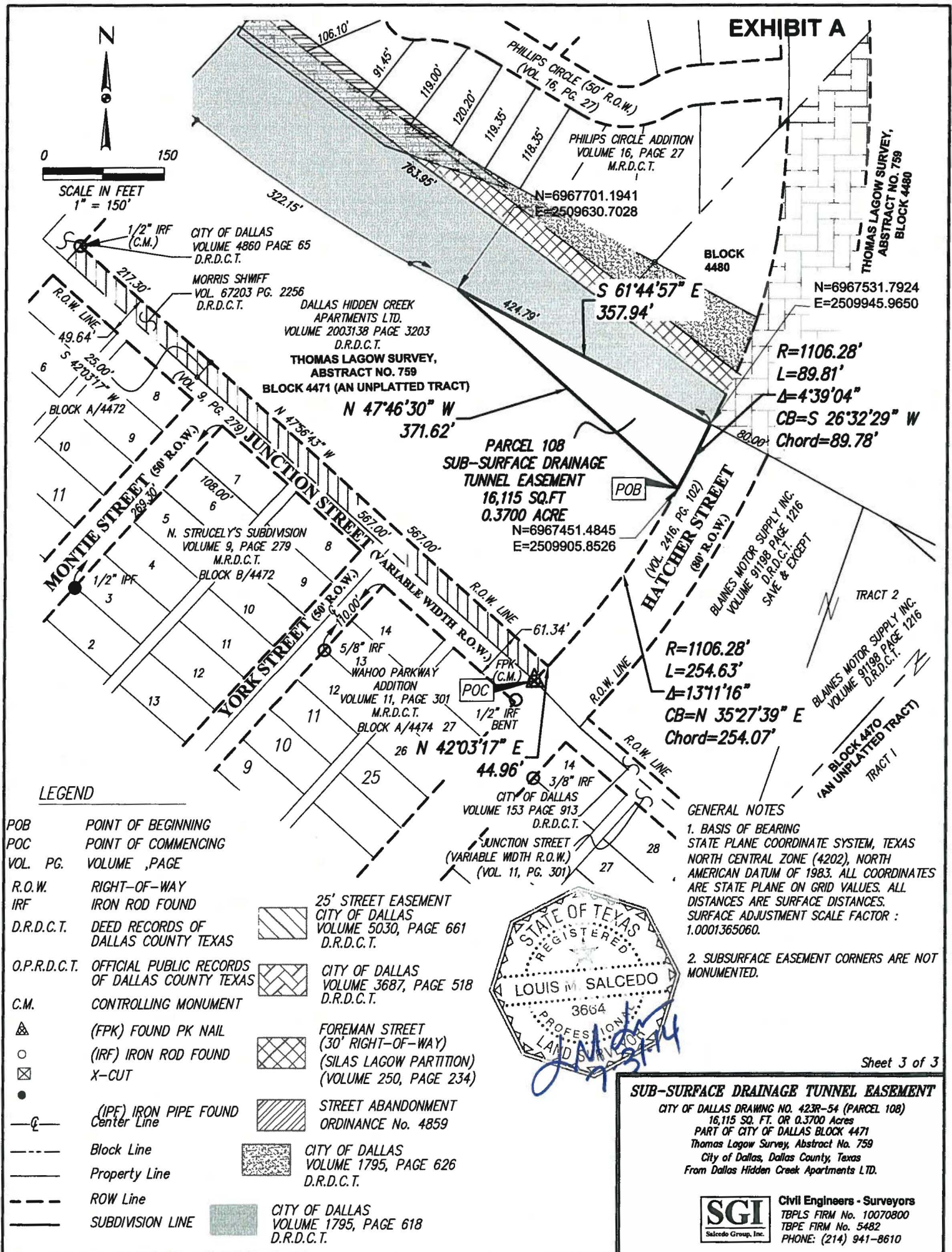
4°39'04", for an arc length of 89.81 feet to the **POINT OF BEGINNING** and containing 0.3700 acres (16,115 square feet) of land, more or less.

BASIS OF BEARING State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All Coordinates are State Plane on grid values. All Distances are Surface Distances. Surface Adjustment Scale Factor: 1.0001365060.



FIELD NOTES APPROVED:
JER 7-31-14

EXHIBIT A



LEGEND

POB POINT OF BEGINNING
 POC POINT OF COMMENCING
 VOL. PG. VOLUME, PAGE
 R.O.W. RIGHT-OF-WAY
 IRF IRON ROD FOUND
 D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
 C.M. CONTROLLING MONUMENT
 (FPK) FOUND PK NAIL
 (IRF) IRON ROD FOUND
 X-CUT

25' STREET EASEMENT
 CITY OF DALLAS
 VOLUME 5030, PAGE 661
 D.R.D.C.T.
 CITY OF DALLAS
 VOLUME 3687, PAGE 518
 D.R.D.C.T.
 FOREMAN STREET
 (30' RIGHT-OF-WAY)
 (SILAS LAGOW PARTITION)
 (VOLUME 250, PAGE 234)
 STREET ABANDONMENT
 ORDINANCE No. 4859
 CITY OF DALLAS
 VOLUME 1795, PAGE 626
 D.R.D.C.T.
 CITY OF DALLAS
 VOLUME 1795, PAGE 618
 D.R.D.C.T.



GENERAL NOTES

1. BASIS OF BEARING
 STATE PLANE COORDINATE SYSTEM, TEXAS
 NORTH CENTRAL ZONE (4202), NORTH
 AMERICAN DATUM OF 1983. ALL COORDINATES
 ARE STATE PLANE ON GRID VALUES. ALL
 DISTANCES ARE SURFACE DISTANCES.
 SURFACE ADJUSTMENT SCALE FACTOR :
 1.0001365060.
2. SUBSURFACE EASEMENT CORNERS ARE NOT
 MONUMENTED.

Sheet 3 of 3

SUB-SURFACE DRAINAGE TUNNEL EASEMENT

CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 108)
 16,115 SQ. FT. OR 0.3700 Acres
 PART OF CITY OF DALLAS BLOCK 4471
 Thomas Lagow Survey, Abstract No. 759
 City of Dallas, Dallas County, Texas
 From Dallas Hidden Creek Apartments LTD.



Civil Engineers - Surveyors
 TBPLS FIRM No. 10070800
 TBPE FIRM No. 5482
 PHONE: (214) 941-8610

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 7
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 47 T

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Jeffery D. Smith, of an unimproved tract of land containing approximately 65,314 square feet located on Barber Avenue at its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$46,676 (\$44,000 plus closing costs and title expenses not to exceed \$2,676) – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of an unimproved tract of land containing approximately 65,314 square feet from Jeffery D. Smith. This property is located on Barber Avenue at its intersection with Dixon Avenue and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

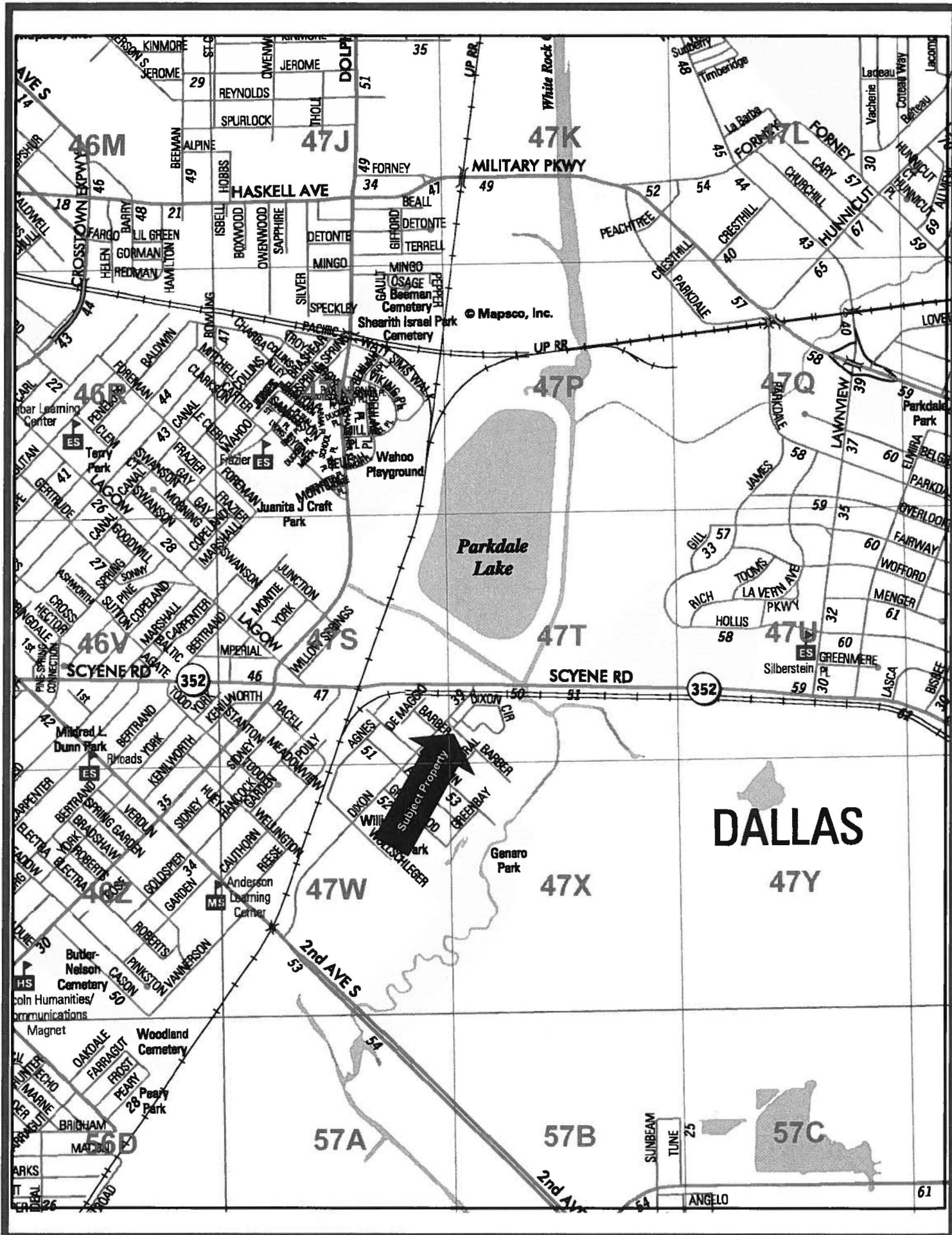
2006 Bond Funds - \$46,676 (\$44,000 plus closing costs and title expenses not to exceed \$2,676)

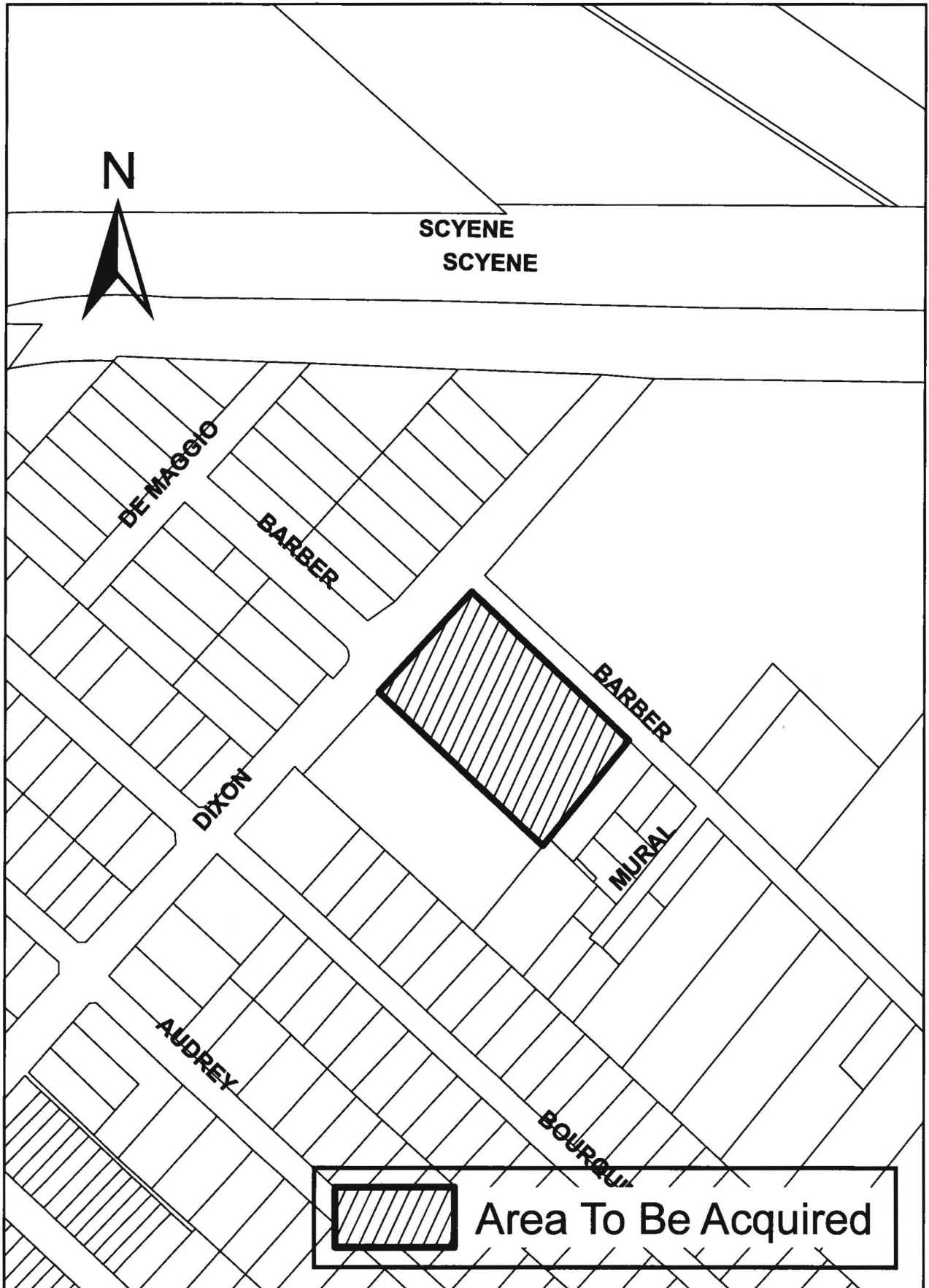
OWNER

Jeffery D. Smith

MAPS

Attached





August 27, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROPERTY": Approximately 65,314 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The construction, installation, use, and maintenance of a realigned section of roadway, utility relocation, tunnel construction operation and a construction staging area for the outfall structure, together with such appurtenant facilities as may be necessary.

"PROPERTY INTEREST": Fee Simple

"OWNER": Jeffery D. Smith, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$44,000.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,676.00

"AUTHORIZED AMOUNT": \$46,676.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

August 27, 2014

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525F2, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525G2. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

August 27, 2014

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,676.00 for CLOSING COSTS and TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

PROPERTY ACQUISITION

City of Dallas Drawing No. 423R-54(Parcel 103)
65,314 Sq. Ft. or 1.4994 Acres
Being Part of City of Dallas Block 6123
Thomas Lagow Survey, Abstract No.759
City of Dallas, Dallas County, Texas
From Jeffery D. Smith

EXHIBIT A

Being a 65,314 square feet or 1.4994 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, and being part of City Block 6123 (a Unplatted tract of Land), and being ALL of that tract of land conveyed to Jeffery D. Smith, recorded in Instrument No. 201000184285 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with broken cap (Controlling Monument) being in the southwest line of Barber Avenue (30'Right-of-Way) Dedicated by the South Dallas Gardens Addition, an Addition to the City of Dallas, Recoded by Plat in Volume 1, Page 448, of the Map Records of Dallas County, Texas, and being the most easterly corner of said Smith tract, being the northwest corner of Lot 17, Block 7 (Official City of Dallas Block Number 7/6122) of said South Dallas Gardens Addition, and being the northwest corner of a tract of land conveyed to Gaythell Smith, by Deed recorded in Instrument No. 201000148256 of the Official Public Records of Dallas County, Texas;

THENCE South $42^{\circ}22'50''$ West, with the northwest line of said Lot 17, Block 7/6122, a distance of 187.51 feet, to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "SGI RPLS 3664", being the most southerly corner of said Jeffery D. Smith Tract, being the northwest corner of a tract of land conveyed to Lawrence E. Baker and Sharon Titus, by Deed recorded in Volume 99187, Page 3535 of the Deed Records of Dallas County, Texas, being the most easterly corner of a tract of land conveyed to Hyman Pearson, ET UX, by Deed recorded in Volume 5387, Page 412 of the Deed Records of Dallas County, Texas;

THENCE North $45^{\circ}49'30''$ West, over and across said City Block 6123, with the common line of said Jeffery Smith Tract and said Pearson Tract, a passing distance of 334.95 feet, being in the southeast line of an Agreed Judgment, easement for street purposes, to the City of Dallas, recorded in Volume 79198, Page 3669, of the Deed Records of Dallas County, Texas, and being in the southeast right-of-way of Dixon Avenue (Variable Width Right-of-Way), continuing with said common line and over and across said Agreed Judgment tract and over and across said Dixon Avenue, in all a total distance of 348.50 feet, to a set "x" cut in concrete, being the most northerly corner of said Pearson Tract, being the most westerly corner of said Jeffery Smith tract, and on the northwest line of said Agreed Judgment tract, said corner also being in Dixon Avenue, and being in the southeast line of Dixon Avenue, Dedicated by the Joe Demaggio Addition, an Addition to the City of Dallas, Recoded by Plat in Volume 5, Page 177, of the Map Records of Dallas County, Texas;

THENCE North $42^{\circ}22'50''$ East, along the northwest line of said Jeffery Smith Tract, and the northwest line of said Agreed Judgment tract, and over and across said Dixon Avenue, a distance of 187.51 feet to a set "x" cut in concrete, being the most northerly corner of said Jeffery Smith tract, being the most northerly corner of said Agreed Judgment tract, and also being in Dixon Avenue;

THENCE South $45^{\circ}49'30''$ East, over and across said Agreed Judgment tract and over and across said Dixon Avenue, along the common line of said Jeffery Smith tract and Barber Avenue, and the northeast line of said Block 6123, a passing distance of 12.70 feet, being the



FIELD NOTES APPROVED:
SER 4-14-14

PROPERTY ACQUISITION

City of Dallas Drawing No. 423R-54(Parcel 103)
65,314 Sq. Ft. or 1.4994 Acres
Being Part of City of Dallas Block 6123
Thomas Lagow Survey, Abstract No.759
City of Dallas, Dallas County, Texas
From Jeffery D. Smith

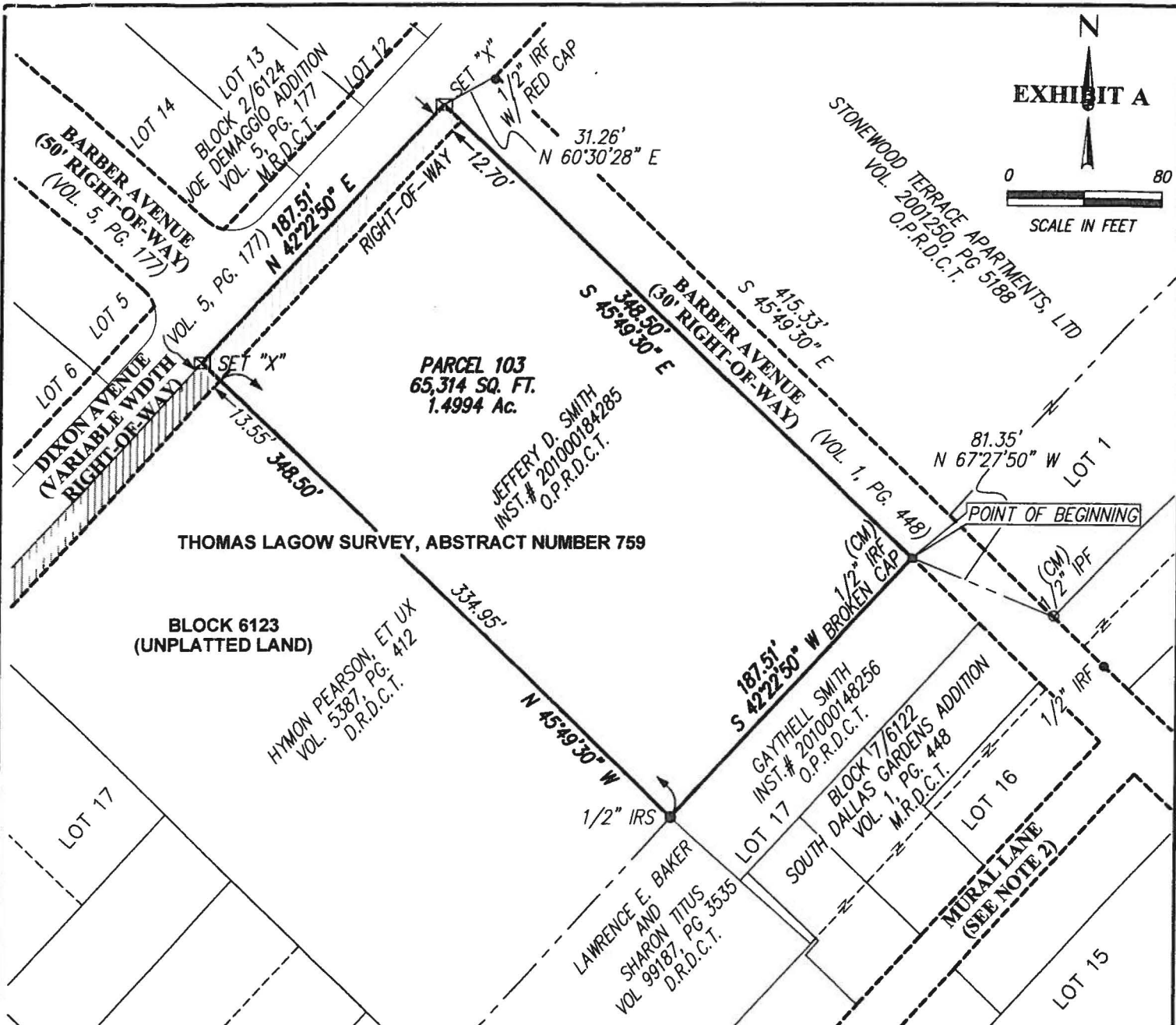
EXHIBIT A

easterly corner of said Agreement tract, and being the intersection of the southwest Right-of-Way line of said Barber Avenue, and the southeast Right-of-Way line of said Dixon Avenue (Variable width Right-of-Way), in all a total distance of 348.50 feet, to the **POINT OF BEGINNING** and containing 1.4994 acres (65,314 square feet) of land, more or less.

BASIS OF BEARING State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All Coordinates are State Plane on grid values. All Distances are Surface Distances. Surface Adjustment Scale Factor: 1.0001365060.



NOTES APPROVED:
JER 4-14-14



LEGEND

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY TEXAS
 IRF IRON ROD FOUND
 M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS

CM CONTROLLING MONUMENT
 PK NAIL
 (IPF) IRON PIPE FOUND (SIZES VARY)
 (IRF) IRON ROD FOUND (SIZES VARY)
 SET X-CUT IN CONCRETE (SET "X")

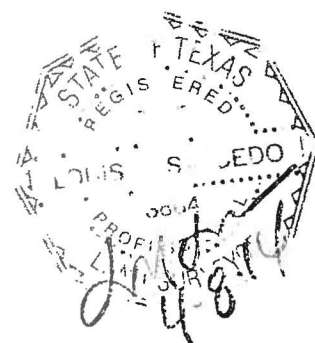
Lot Line
 Property Line
 ROW Line
 SUBDIVISION LINE
 Property Acquisition Line

AGREED JUDGEMENT EASEMENT FOR STREET PURPOSES
 CITY OF DALLAS
 CC No.-74-13121-A
 VOLUME 79198, PAGE 3669
 D.R.D.C.T.

GENERAL NOTES

1. BASIS OF BEARING
 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL COORDINATES ARE STATE PLANE ON GRID VALUES. ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR : 1.0001365060.
2. MURAL LANE IS A "VARIABLE WIDTH ROADWAY BY USE AND OCCUPATION", REFERENCED AS A 25 FEET WIDE STREET EASEMENT IN THE FOLLOWING DEEDS: VOLUME 3975, PAGE 99; VOLUME 4993, PAGE 175; VOLUME 4993, PAGE 177.

● 1/2" IRS 1/2" IRON ROD SET WITH YELLOW CAP
 STAMPED "SGI RPLS 3664"
 (UNLESS OTHERWISE NOTED)



Sheet 3 of 3

PROPERTY ACQUISITION

CITY OF DALLAS DRAWING NO. 423R-54 (Parcel 103)
 65,314 Sq. Ft. or 1.4994 Acres
 BEING PART OF CITY OF DALLAS BLOCK 6123
 Thomas Lagow Survey, Abstract No. 759
 City of Dallas, Dallas County, Texas
 From JEFFERY D. SMITH



Civil Engineers - Surveyors
 TBPLS FIRM No. 10070800
 TBPE FIRM No. 5482
 PHONE: (214) 941-8610

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 47 T

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stonewood Terrace Apartments, Ltd., of a subsurface easement containing approximately 57,609 square feet located on Dixon Circle near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$34,706 (\$31,706 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a subsurface easement containing approximately 57,609 square feet from Stonewood Terrace Apartments, Ltd. This property is located on Dixon Circle near its intersection with Dixon Avenue and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$34,706 (\$31,706 plus closing costs and title expenses not to exceed \$3,000)

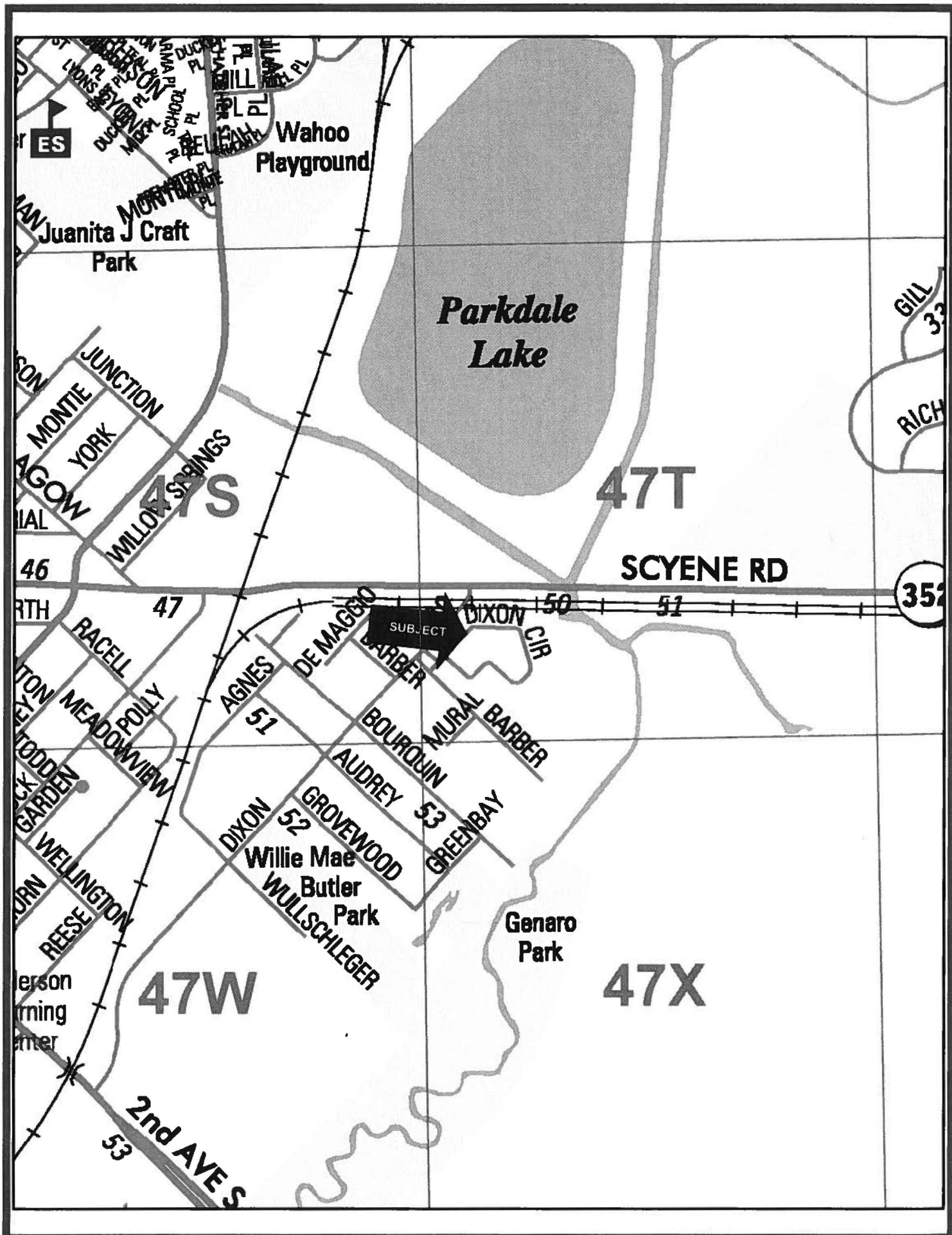
OWNER

**Stonewood Terrace Apartments, Ltd.
DSTA, L.L.C., General Partner**

Harvey Giddens, Sole Member

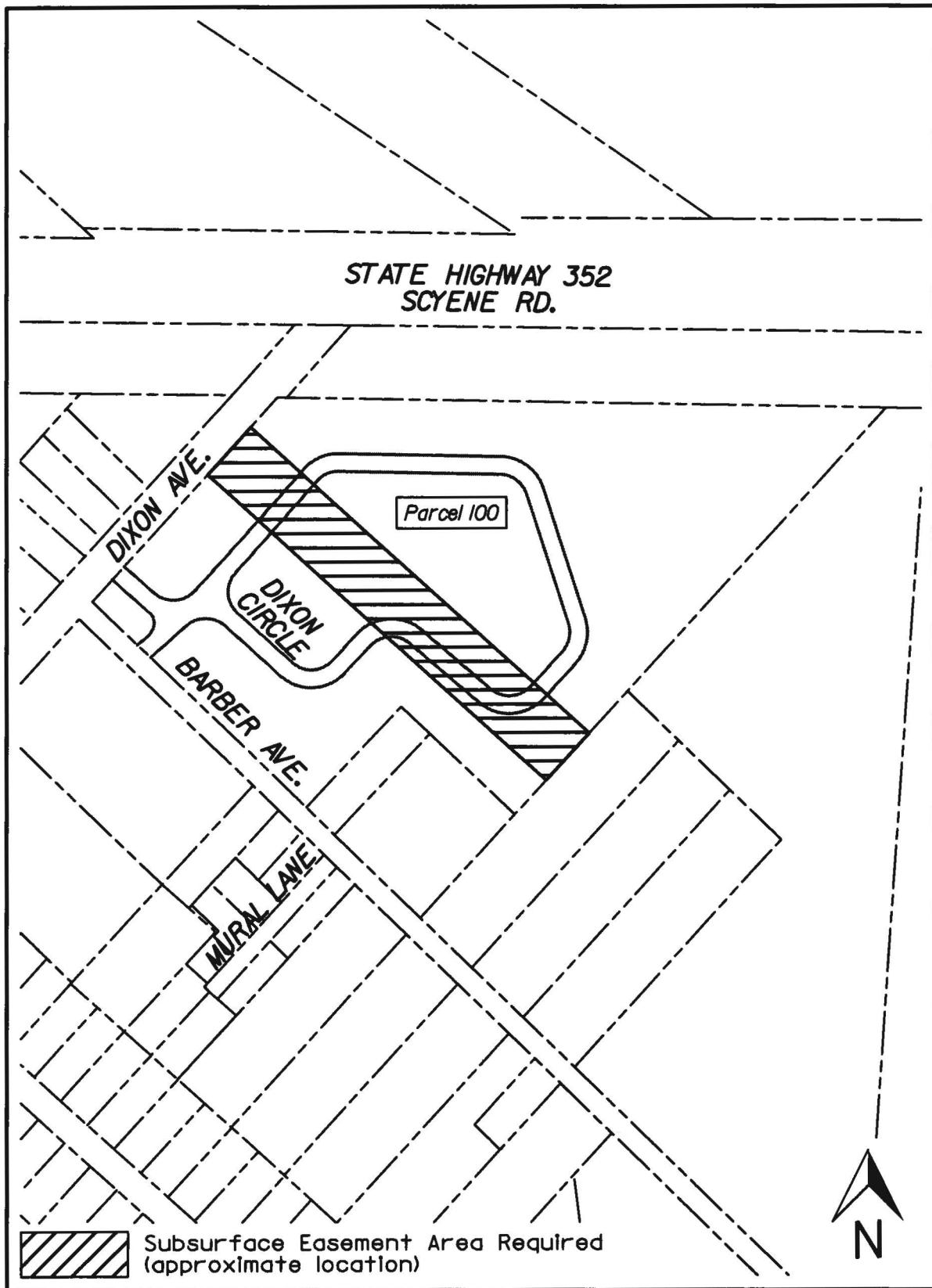
MAPS

Attached



47T

0 MI 0.14 MI 0.29 MI
Scale 1 : 9 195



August 27, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Consisting of approximately 57,609 square feet in area, lying between the subsurface elevations of 43 feet and 223 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Stonewood Terrace Apartments, Ltd., provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$31,706.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,000.00

"AUTHORIZED AMOUNT": \$34,706.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

August 27, 2014

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525L5, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525L6. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

August 27, 2014

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$3,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY


Assistant City Attorney

SUB-SURFACE DRAINAGE TUNNEL EASEMENT EXHIBIT A

City of Dallas Drawing No. 423R-54 (Parcel 100)

57,609 SQ. Ft. or 1.3225 Acres

City of Dallas Block 6123

And City of Dallas Block 6/6122

Part of Lots 1, 2 & 3 of South Dallas Gardens Addition

Thomas Lagow Survey, Abstract No.759

City of Dallas, Dallas County, Texas

From Stonewood Terrace Apartments Ltd.

Being a 57,609 square feet or 1.3225 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, being part of Block 6123 of the Silas Lagow Partion Land out of Thomas Lagow League by Volume 250, Page 234, and being part of Lots 1, 2 & 3, Block 6/6122 of the South Dallas Gardens Addition, recorded in Volume 1, Page 448, of the Map Records of Dallas County, Texas, and also being a part of a tract of land conveyed to Stonewood Terrace Apartments Ltd. (herein called, Stonewood Terrace tract) by Special Warranty Deed recorded by Volume 2001250, Page 5188 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

NOTE: 1. Subsurface easement corners are not monumented.

2. All Coordinates are State Plane on grid. All Distances are Surface Distances. Surface Adjustment Scale Factor: 1.0001365060.

COMMENCING at a found angle Iron (Controlling Monument) being a southwest corner of said Stonewood Terrace tract, and being in the northwest line of a tract of land conveyed to City of Dallas by deed recorded in Volume 86121, Page 106 of the Deed Records of Dallas County, Texas, and being the northeasterly corner of a tract of land conveyed to Common Ground Community Economic Development Corporation, recorded in Volume 85101, Page 2973 of the Deed Records of Dallas County, Texas, being in the common Lot line of Lot 4 and said Lot 3 , Block 6/6122;

THENCE North 42°23'25" East, with the said Common line of said Lots 3 and 4, Block 6/6122, with the said line of said City of Dallas tract, with the southeast line of said Stonewood Terrace Tract, a distance of 64.74 feet to the **POINT OF BEGINNING** having coordinates of N=6965622.7911, E=2511920.8528, being in the east line of said Stonewood Terrace tract, being the west line of said City of Dallas tract, and the southeast line of said Lot 3, Block 6/6122;

THENCE North 47°46'30" West, departing the said common Lot line of Lots 3 and 4, Block 6/6122 said line of said City of Dallas tract and said southeast line of Stonewood Terrace tract and over and across said Stonewood Terrace Tract and said South Dallas Gardens Addition, a passing distance of 100.00 feet being the common line of Lot 2 and said Lot 3 of said Block 6/6122, a passing distance of 200.00 feet, being in the common line of Lot 1 and said Lot 2 of said Block 6/6122, a passing distance of 300.00 feet, being the northwest line of said Lot 1, Block 6/6122, and being the northwest subdivision line of said South Dallas Gardens Addition, and being the common Block line of said Block 6/6122 and said Block 6123, and said Silas Lagow Partition, having a total distance of 639.72 feet, to a point in the northwest line of said Stonewood Terrace tract and the south Right-of-Way line of Dixon Avenue (50' Right-of-Way) dedicated by the South Dallas Gardens Addition, an Addition to the City of Dallas, Recorded in by Plat in Volume 5, Page 177 of the Map Record of Dallas County, Texas, having coordinates of N= 6966052.6537, E= 2511447.1960;



FIELD NOTES APPROVED:

DER 4-14-14

SUB-SURFACE DRAINAGE TUNNEL EASEMENT EXHIBIT A

City of Dallas Drawing No. 423R-54 (Parcel 100)

57,609 SQ. Ft. or 1.3225 Acres

City of Dallas Block 6123

And City of Dallas Block 6/6122

Part of Lots 1, 2 & 3 of South Dallas Gardens Addition

Thomas Lagow Survey, Abstract No.759

City of Dallas, Dallas County, Texas

From Stonewood Terrace Apartments Ltd.

THENCE North $41^{\circ}54'30''$ East, with the south Right-of-Way line of said Dixon Avenue and the said northwest line of Stonewood Terrace tract, a distance of 90.00 feet, to a point in the northwest line of said Stonewood Terrace tract and the southeast Right-of-Way line of said Dixon Avenue, having coordinates of N= 6966119.6248, E= 2511507.3034;

THENCE South $47^{\circ}46'30''$ East, Departing the south Right-of-Way line of said Dixon Avenue and the northwest line of Stonewood Terrace tract and over and across said Stonewood Terrace tract and said South Dallas Gardens Addition, a passing distance of 340.48 feet, being in the northwest line of said Lot 1, Block 6/6122, being in the northwest subdivision line of said South Dallas Gardens Addition, and being the common Block line of said Block 6/6122 and said Block 6123 and said Silas Lagow Partition, a passing distance of 440.48 feet, being in the common line of said Lots 1 and 2, Block 6/6122, a passing distance of 540.48 feet, being in the common line of said Lots 2 and 3, Block 6/6122, having a total distance of 640.48 feet, to a point in the east line of said Stonewood Terrace tract and the west line of said City of Dallas tract, and being in the common line of Lot 3 and Lot 4, Block 6/6122, having coordinates of N= 6965689.2536, E= 2511981.5207;

THENCE South $42^{\circ}23'25''$ West, with the said common line of Lots 3 and 4, Block 6/6122 and with southeast line of said Stonewood Terrace tract, a distance of 90.00 feet, to the **POINT OF BEGINNING**, and containing 57,609 square feet or 1.3225 acres of land.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All Coordinates are State Plane on grid. All Distances are Surface Distances. Surface Adjustment Scale Factor: 1.0001365060.



FIELD NOTES APPROVED:

DER 4 + 14 - 14

THUNG VAN TRAN
VOLUME 93230 PAGE 833
D.R.D.C.T.

CITY OF DALLAS
VOLUME 75106 PAGE 1190
D.R.D.C.T.

DALLAS AREA RAPID TRANSIT
VOLUME 88083 PAGE 4905
D.R.D.C.T.

JOE DEMAGGIO
VOL. 5, PG. 177
M.R.D.C.T.

LOT 6

LOT 7

DIXON AVENUE
(50' RIGHT-OF-WAY)

10' EASEMENT FOR STREET PURPOSES
VOLUME 109 PAGE 1184
D.R.D.C.T.

THOMAS LAGOW SURVEY
ABSTRACT 759

N=6966119.6248
E=2511507.3034

N 41°54'30" E
90.00'

STONEWOOD TERRACE APARTMENTS LTD.
VOLUME 2001250 PAGE 5188
O.P.R.D.C.T.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
57,609 SQ.FT.
1.3225 ACRE

S 47°46'30" E
340.48'

N 47°46'30" W
339.72'

LOT 24
CITY BLOCK 6123
PARTITION OF SILAS LAGOW LAND
VOL. 250, PG. 234

STONEWOOD TERRACE APARTMENTS LTD.
VOLUME 2001250 PAGE 5188
O.P.R.D.C.T.

SOUTH DALLAS GARDENS ADDITION
VOL. 1, PG. 448
M.R.D.C.T.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 7

N=6966052.6537
E=2511447.1960

N=6965689.2536
E=2511981.5207

N=6965622.7911
E=2511920.8528

P.O.B.

P.O.C.

METAL ANGLE IRON CM

COMMON GROUND COMMUNITY ECON. DEVELOPMENT CORP.
VOLUME 85101 PAGE 2973
D.R.D.C.T.

SOUTH DALLAS GARDENS ADDITION
VOL. 1, PG. 448
M.R.D.C.T.

MILDRED TEEL
VOLUME 90106 PAGE 4263
D.R.D.C.T.

BARBER AVENUE
(30' RIGHT-OF-WAY)

LINE TYPE LEGEND

T-OF-WAY BOUNDARY

PROPERTY LINE

EASEMENT BOUNDARY

BACK LINE

COMMON OWNER LOT LINE

DIVISION LINE

LEGEND

POINT OF BEGINNING

POINT OF COMMENCING

CONTROLLING MONUMENT

IRON PIPE FOUND (SIZE AS NOTED)

VOLUME XX, PAGE XX

IRON ROD SET WITH YELLOW CAP STAMPED "SGI RPLS 3664"

INSTRUMENT NUMBER

DEED RECORDS OF DALLAS COUNTY, TEXAS

MAP RECORDS OF DALLAS COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

METAL ANGLE IRON

GENERAL NOTES

1. BASIS OF BEARING
STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE (4202),
NORTH AMERICAN DATUM OF 1983. ALL
COORDINATES ARE STATE PLANE ON GRID
VALUES. ALL DISTANCES ARE SURFACE
DISTANCES. SURFACE ADJUSTMENT
SCALE FACTOR : 1.0001365060.

2. SUBSURFACE EASEMENT CORNERS
ARE NOT MONUMENTED.

STATE OF TEXAS
REGISTERED
JOS M SALCEDO
PROFESSIONAL
3664

SHEET 3 OF 3

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (Parcel 100)
57,609 Sq. Ft. or 1.3225 Acres
CITY OF DALLAS BLOCK 6123
AND CITY OF DALLAS BLOCK 6/6122
PART OF LOT 1, 2 AND 3 OF SOUTH DALLAS GARDENS ADDITION
Thomas Lagow Survey, Abstract No. 759
City of Dallas, Dallas County, Texas
From Stonewood Terrace Apartments Ltd.

SGI Civil Engineers - Surveyors
TBPLS FIRM No. 10070800
TBPE FIRM No. 5482

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (Parcel 100)
57,609 Sq. Ft. or 1.3225 Acres
CITY OF DALLAS BLOCK 6123
AND CITY OF DALLAS BLOCK 6/6122
PART OF LOT 1, 2 AND 3 OF SOUTH DALLAS GARDENS ADDITION
Thomas Lagow Survey, Abstract No. 759
City of Dallas, Dallas County, Texas
From Stonewood Terrace Apartments LTD.

SGI
Salcedo Group, Inc.

Civil Engineers - Surveyors
TBPLS FIRM No. 10070800
TBPE FIRM No. 5482
PHONE: (214) 941-8610

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management

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

MAPSCO: 47 T

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Sylvia Greer and Bernadene Banks, of an improved tract of land containing approximately 10,758 square feet located on Barber Avenue near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$17,500 (\$14,500 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of approximately 10,758 square feet of land improved with a residential structure from Sylvia Greer and Bernadene Banks. This property is located on Barber Avenue near its intersection with Dixon Avenue and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$17,500 (\$14,500 plus closing costs and title expenses not to exceed \$3,000)

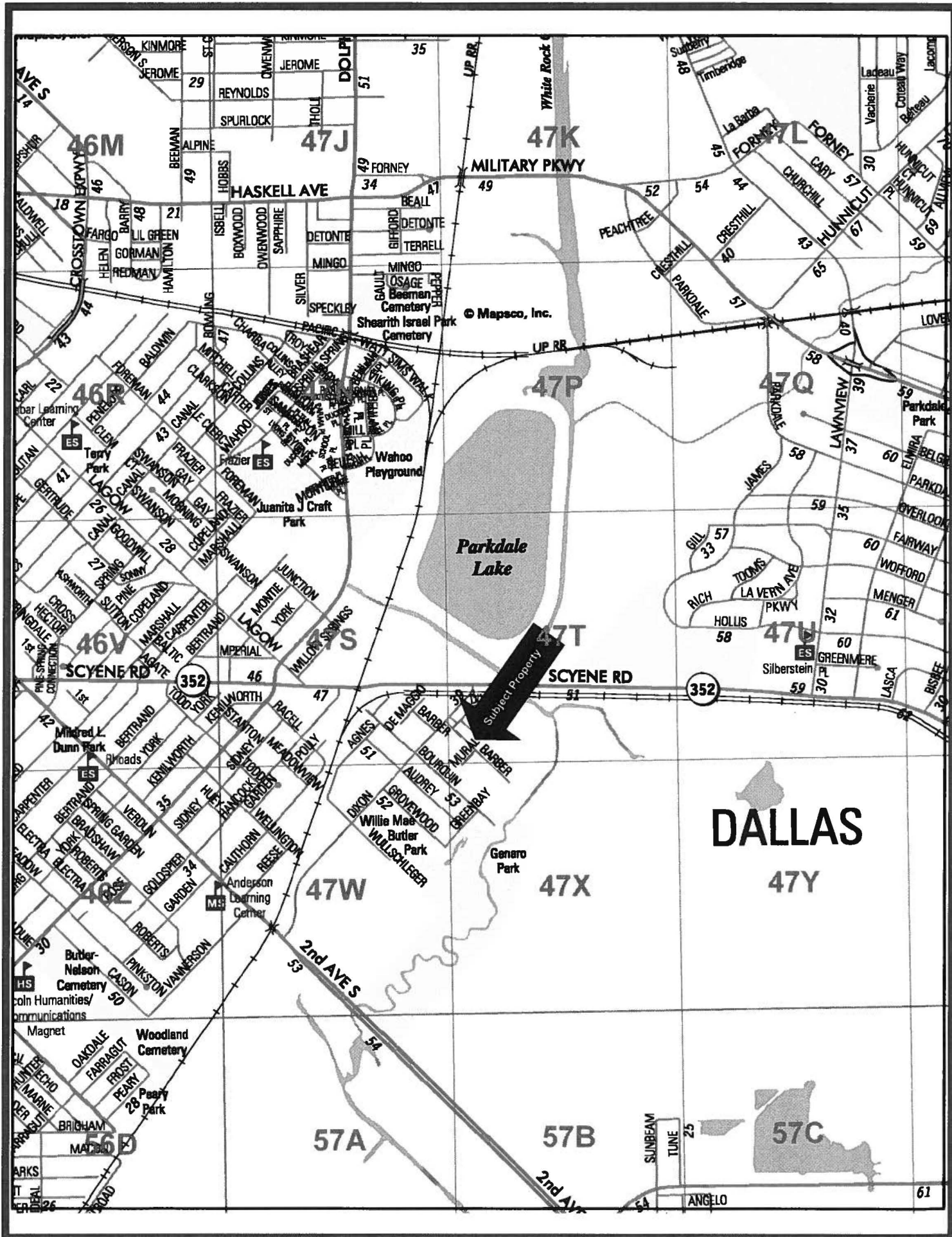
OWNERS

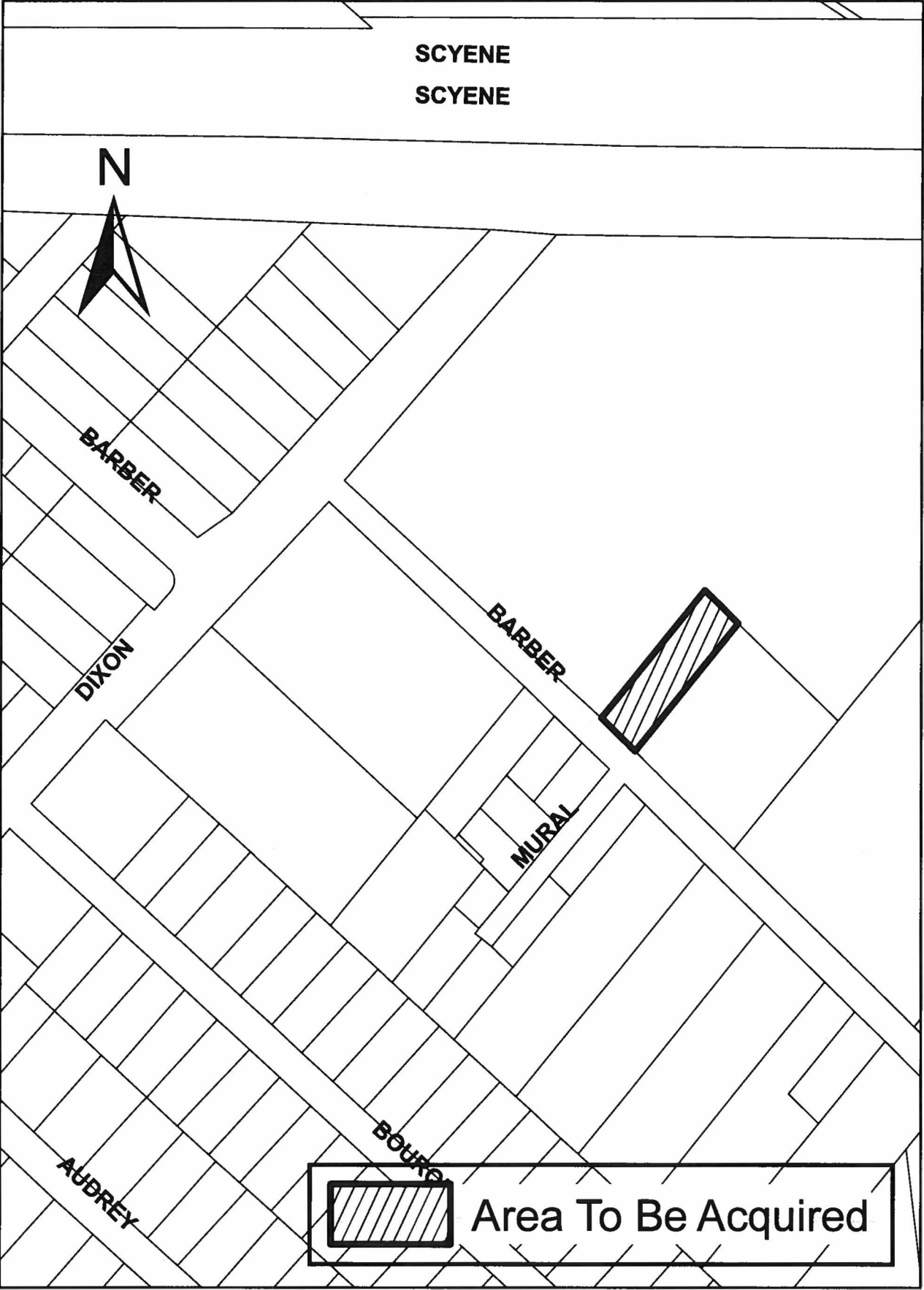
Sylvia Greer

Bernadene Banks

MAPS

Attached





August 27, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROPERTY": Approximately 10,758 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The construction, installation, use, and maintenance of a realigned section of roadway, utility relocation, tunnel construction operation and a construction staging area for the outfall structure, together with such appurtenant facilities as may be necessary.

"PROPERTY INTEREST": Fee Simple

"OWNER": Sylvia Greer and Bernadene Banks, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$14,500.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,000.00

"AUTHORIZED AMOUNT": \$17,500.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

August 27, 2014

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525L3, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525L4. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

August 27, 2014

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$3,000.00 for CLOSING COSTS and TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

PROPERTY ACQUISITION

City of Dallas Drawing No. 423R-54 (Parcel 102)
Being a 10,758 Sq. Ft. or 0.2469 Acres
Part of Lots 1 and Lot 2, City of Dallas Block 6/6122
South Dallas Gardens Addition
Thomas Lagow Survey, Abstract No. 759
City of Dallas, Dallas County, Texas
From Sylvia Greer and Bernadene Banks

EXHIBIT A

Being a 10,758 square feet or 0.2469 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, and being part of Lots 1 and 2, Block 6 (Official City of Dallas Block Number 6/6122) of the South Dallas Gardens Addition, an Addition to the City of Dallas, Recoded by Plat in Volume 1, Page 448, of the Map Records of Dallas, Dallas County, Texas, being ALL of that tract of land conveyed to James Earl Teel and Mildred Teel, recorded in Volume 76159, Page 202 of the Deed Records of Dallas County, Texas said tract of land affected by Probate Deed to Sylvia Geer and Bernadene Banks, as recorded in Volume 299, Page 659, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found $\frac{1}{2}$ " iron pipe (Control Monument) being the southwest corner of said Teel tract, being the most southerly southeast corner of a tract of land conveyed to Stonewood Terrace Apartments, LTD, by Deed recorded in Volume 2001250, Page 5188 of the Official Public Records of Dallas County, Texas and the northeast line of Barber Avenue (30' Right-of-Way) Dedicated by said South Dallas Gardens Addition;

THENCE North $43^{\circ}27'03''$ East, departing the northeast line of said Barber Avenue, over and across said Lot 1, Block 6/6122 and along southeast line of said Stonewood tract, a distance of 194.26 feet, to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "SGI RPLS 3664", being an interior corner of said Stonewood tract, being the northwest corner of said Teel tract, from which the said common line of Lots 1 and 2, Block 6/6122, bears South $46^{\circ}12'54''$ East, a distance of 19.80 feet;

THENCE South $46^{\circ}12'54''$ East, over and across said Lot 1, Block 6/6122 and along the common line of said Teel tract and said Stonewood tract, a passing distance of 19.80 feet, being the common line of said Lots 1 and 2, Block 6/6122, continuing with said common line and over and across Lot 2, Block 6/6122, in all a total distance of 55.33 feet, to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "SGI RPLS 3664", being the northeast corner of said Teel tract, being in the south line of said Stonewood tract, and being the northwest corner of a tract of land conveyed to Common Ground Community Economic Development Corporation, recorded in Volume 85101, Page 2973 of the Deed Records of Dallas County, Texas;

THENCE South $43^{\circ}27'03''$ West, departing the said common line of said Teel tract and Stonewood tract and over and across said Lot 2, Block 6/6122 and along the northwest line of said Community tract and the southeast line of said Teel tract, a distance of 194.63 feet, to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "SGI RPLS 3664", being in the north line of said Barber Avenue (30' Right-of-Way), being the southwest corner of said Community tract, and being the southeast corner of said Teel tract, and being the southwest line of said Lot 2, Block 6/6122;

THENCE North $45^{\circ}49'30''$ West, with the common northeast line of said Barber Avenue, the southwest line of said Teel tract and the southwest line of said Lot 2, Block 6/6122, and passing at a distance of 17.67 feet, a $\frac{1}{2}$ " iron rod found, continuing with said common line, and passing at a distance of 31.90 feet, being the common line of said Lots 1 and 2, Block 6/6122, in all a



FIELD NOTES APPROVED.

DEC 4-14-14

PROPERTY ACQUISITION

City of Dallas Drawing No. 423R-54 (Parcel 102)
Being a 10,758 Sq. Ft. or 0.2469 Acres
Part of Lots 1 and Lot 2, City of Dallas Block 6/6122
South Dallas Gardens Addition
Thomas Lagow Survey, Abstract No.759
City of Dallas, Dallas County, Texas
From Sylvia Greer and Bernadene Banks

EXHIBIT A

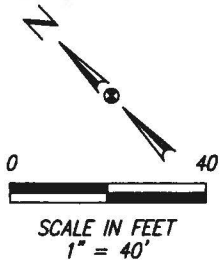
total distance of 55.33 feet, to the **POINT OF BEGINNING** and containing 0.2469 acres (10,758 square feet) of land, more or less.

BASIS OF BEARING State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All Coordinates are State Plane on grid values. All Distances are Surface Distances. Surface Adjustment Scale Factor: 1.0001365060.



FIELD NOTES APPROVED:

PER 4-14-14



**BLOCK 6/6122
SOUTH DALLAS
GARDENS ADD.
VOL. 1, PG. 448
M.R.D.C.T.**

GENERAL NOTES

1. BASIS OF BEARING
STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE (4202),
NORTH AMERICAN DATUM OF 1983. ALL
COORDINATES ARE STATE PLANE ON GRID
VALUES. ALL DISTANCES ARE SURFACE
DISTANCES. SURFACE ADJUSTMENT SCALE
FACTOR : 1.0001365060.

2. MURAL LANE IS A " VARIABLE WIDTH
ROADWAY BY USE AND OCCUPATION",
REFERENCED AS A 25 FEET WIDE STREET
EASEMENT IN THE FOLLOWING DEEDS:
VOLUME 3975, PAGE 99; VOLUME 4993,
PAGE 175; VOLUME 4993, PAGE 177.

LOT 1

STONEWOOD TERRACE
APARTMENTS, LTD
VOL. 2001250, PG 5188
O.P.R.D.C.T.

POINT OF BEGINNING

**PARCEL 102
10,758 SQ. FT.
0.2469 Ac.**

FROM
JAMES EARL TEEL
& MILDRED TEEL
VOL 76159, PG. 202
D.R.D.C.T.
TO
PROBATE DEED
SYLVIA GREER AND
BERNADENE BANKS
VOL 299, PG. 659
D.R.D.C.T.

**THOMAS LAGOW SURVEY
ABSTRACT NO. 759**

LOT 2

COMMON GROUND
COMMUNITY
ECONOMIC DEVELOPMENT
CORPORATION
VOL. 85101, PG. 2973
D.R.D.C.T.

LOT 4

CITY OF DALLAS
VOL. 86121, PG
106
O.P.R.D.C.T.

LOT 3

BARBER AVENUE
(30' RIGHT-OF-WAY)
(VOL. 1, PG. 448)

1/2" IRF

BROKEN CAP
JEFFERY D. SMITH
INST. #
201000184285
O.P.R.D.C.T.

**BLOCK 7/6122
SOUTH DALLAS GARDENS ADD.
VOL. 1, PG. 448
P.R.D.C.T.**

LINE TYPE LEGEND

RIGHT-OF-WAY BOUNDARY - - - - -
PROPERTY LINE - - - - -
PROPERTY ACQUISITION LINE - - - - -
COMMON OWNER LOT LINE - - - - -
SUBDIVISION LINE - - - - -

LEGEND

CM
IRF
IPF
VOL. XX, PG. XX
1/2" IRS
INT#
D.R.D.C.T.
M.R.D.C.T.
O.P.R.D.C.T.

CONTROLLING MONUMENT
FOUND ANGLE IRON
IRON ROD FOUND (SIZE AS NOTED)
IRON PIPE FOUND (SIZE AS NOTED)
VOLUME XX, PAGE XX
IRON ROD SET WITH YELLOW CAP STAMPED
"SGI RPLS 3664"
INSTRUMENT NUMBER
DEED RECORDS OF DALLAS COUNTY, TEXAS
MAP RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS
COUNTY, TEXAS



MURAL LANE
(SEE NOTE 2)

LOT 16
IGNACIO
RAMIERZ
AND FRANCES
RAMIERZ
VOL 85173,
PG 4130

LOT 15
LAWRENCE E. BAKER, JR.
& MICHAEL LYNN BAKER
& FREDDIE M. BAKER
VOL. 93157, PG. 2057

**BLOCK 6/6122
SOUTH DALLAS GARDENS ADD.
VOL. 1, PG. 448
P.R.D.C.T.**

Sheet 3 of 3

PROPERTY ACQUISITION

CITY OF DALLAS DRAWING NO. 423R-54 (Parcel 102)
BEING A 10,758 Sq. Ft. or 0.2469 Acres
PART OF LOTS 1 AND 2, CITY OF DALLAS BLOCK 6/6122
SOUTH DALLAS GARDENS ADDITION
Thomas Lagow Survey, Abstract No. 759
City of Dallas, Dallas County, Texas
From SYLVIA GREER AND BERNADENE BANKS



Civil Engineers - Surveyors
TBPLS FIRM No. 10070800
TBPE FIRM No. 5482
PHONE: (214) 941-8610

AGENDA ITEMS # 61,62,63

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Office of Economic Development

CMO: Ryan S. Evans, 671-9837

MAPSCO: 73 L M

SUBJECT

Stoneridge Distribution Center

- * Authorize a real property tax abatement agreement for 10 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XI, located on approximately 24 acres at the intersection of Hampton Road and Daniieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 90 percent of the added value of the property improvements related to the construction of approximately 400,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$9,444; ten-year revenue estimated at \$94,440 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$849,955)
- * Authorize a real property tax abatement agreement for 8 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XII, located on approximately 9 acres at the intersection of Stoneview Drive and Daniieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 75 percent of the added value of the property improvements related to the construction of approximately 150,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$8,854; eight-year revenue estimated at \$70,830 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$212,489)
- * Authorize a real property tax abatement agreement for 8 years with Stoneridge Fund X, LLC, a single asset entity controlled by Realty Associate Advisors, LLC for the development of Stoneridge XIII, located on approximately 9 acres at the intersection of Old Hickory Trail and Daniieldale Road in Dallas, Texas, within a Texas Enterprise Zone, in the amount of 75 percent of the added value of the property improvements related to the construction of approximately 140,000 square foot speculative industrial/warehouse facility in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$8,263; eight-year revenue estimated at \$198,323 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$198,323)

BACKGROUND

For the past several months, City staff has been in discussions with Holt Lunsford Commercial and Frontier Equity regarding a potential three-building distribution development to be located on land located at the Northwest corner of Hampton Road and Daniieldale Road in Dallas. The proposed facilities would total approximately 690,000 square feet and is owned by an entity known as Stoneridge Fund X, LLC. The developer's plans call for Stoneridge XI to be an approximately 400,000 square feet, Stoneridge XII to be an approximately 150,000 square feet and Stoneridge XIII to be approximately 140,000 square feet. Stoneridge Fund X, LLC will invest approximately \$25,000,000 in construction and related costs to construct the three facilities. Holt Lunsford Commercial will be the development partner on the project and manage the property going forward.

Holt Lunsford Commercial, founded in May 1993 by Holt Lunsford, CEO, is a Dallas-based commercial real estate service and investment company. The company's core lines of business include development, construction management, leasing, property management, insurance consulting as well as investments in office, industrial, land and retail sectors. Holt Lunsford Commercial is the third largest commercial real estate provider in the Dallas/Fort Metroplex, overseeing over 47 million square feet in Dallas, Fort Worth and Houston for private and institutional owners.

The developer plans to build all three buildings at the same time and anticipates construction will begin in August 2014 and be completed by the end of 2015. The City has worked with Holt Lunsford Commercial for several years on a number of different projects.

In order to develop this project, Stoneridge Fund X, LLC and Holt Lunsford request Council consideration of the following:

A 90 percent Real Property Tax Abatement for ten years on added value of Building One (Stoneridge XI - approximately 400,000 sq. ft.)

A 75 percent Real Property Tax Abatement for eight years on added value of improvements of Buildings Two and Three (Stoneridge XII and XIII - totaling approximately 290,000 sq. ft.)

This incentive will help offset costs associated with developing the site and allow the project to compete with other developments in Southern Dallas county, including sites in DeSoto, Lancaster, Wilmer and Hutchins.

In consideration of the tax abatements proposed, Stoneridge Fund X, LLC will: (1) Invest a minimum of \$20,000,000 in real property improvements and other related project costs such as design, engineering, architects, etc., and (2) Obtain substantial completion of all three building shells by December 31, 2015.

BACKGROUND (Continued)

Forgone revenue associated with the abatements is \$1,260,767. The 10-year net estimated fiscal impact, net of incentives is \$314,032. This fiscal impact estimate does not reflect potential value of jobs created because of the speculative nature of the project. Staff recommends the proposed incentives.

ESTIMATED SCHEDULE OF THE PROJECT

Begin Construction	August 2014
Substantial Completion	December 2015

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 2014, a memo was submitted to the Economic Development Committee regarding the Stoneridge Distribution Center.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Stoneridge Fund X, LLC

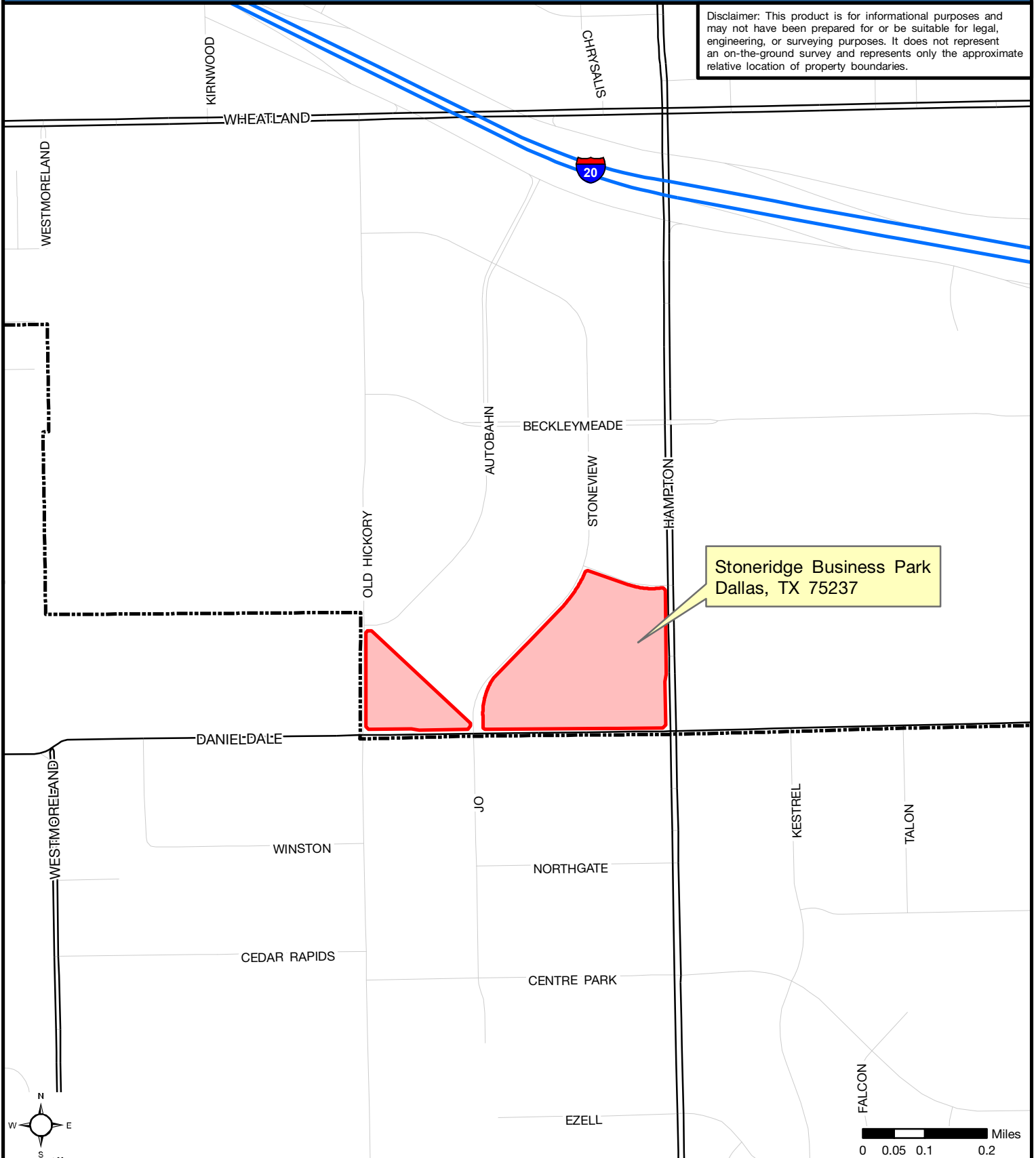
David Cartwright, Partner, Holt Lunsford Commercial

MAP

Attached.

Stoneridge Business Park

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS
ECONOMIC
DEVELOPMENT**

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 7.14.14, Updated 7.15.14 - 14-07-14 Chris O'Brien_SR.TCG

Legend




Site



City of Dallas

 Freeway

 Arterial

 Local Road

Source: City of Dallas, 2014

August 27, 2014

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

WHEREAS, by resolution approved on June 25, 2014, the City Council authorized the continuation of its participation in tax abatement and established the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, V.T.C.A. Tax Code, Chapter 312 (the "Act"); and

WHEREAS, the State of Texas established an Enterprise Zone Program in 1993 which was amended in 2003 to designate Enterprise Zones by Census Tract Block Groups effective September 1, 2003; and

WHEREAS, pursuant to Section 312.2011 of the Property Redevelopment and Tax Abatement Act, the Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, the City desires to enter into a real property tax abatement agreement with Stoneridge Fund X, LLC for the added value to real property related to the construction of Stoneridge XI, a speculative industrial/warehouse facility totaling approximately 400,000 square feet located within a Texas Enterprise Zone on approximately 24 acres at the intersection of Hampton Road and Daniieldale Road in Dallas, Texas.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a real property tax abatement agreement with Stoneridge Fund X, LLC for added value to the real property in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That at least seven (7) days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

Section 3. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

August 27, 2014

Section 4. That the real property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Metes and Bounds)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within a State-designated Enterprise Zone.

Section 5. That the tax abatement agreement shall provide, among other provisions, the following:

- (a) The Property subject to tax abatement shall be located entirely within a State-designated Enterprise Zone.
- (b) None of the Property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.
- (c) That the development of the Property will conform to all requirements of the City's zoning ordinance, and that the use of the Property is consistent with the general purpose of encouraging development or redevelopment in the reinvestment zone during the period the tax abatement is in effect.
- (d) The City will provide Stoneridge Fund X, LLC a 90 percent abatement of the added value to the real property for a period of ten years for real property located within a State-designated Enterprise Zone as provided in **Exhibit A (Metes and Bounds)**. The tax abatement will commence on or before January 1, 2016.
- (e) That approximately \$11,500,000 will be expended on construction, design, site work and other related hard and soft project costs to be substantially completed by December 31, 2015. The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.
- (f) That a proportionate percentage of the property tax revenue lost as a result of the tax abatement agreement will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.
- (g) A description of the kind, number, location and costs of all proposed improvements to the Property will be provided to the Office of Economic Development.

August 27, 2014

Section 5. (Continued)

- (h) That access to the Property will be provided to allow for the inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specification and terms of the tax abatement agreement.
- (i) A requirement that the owner of the Property certify annually to the governing body of each taxing unit that the owner is in compliance with each applicable term of the agreement.
- (j) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.
- (k) That the tax abatement agreement shall be personal to Stoneridge Fund X, LLC and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

DESCRIPTION, of a 9.360 acre tract of land situated in the John Stephens Survey, Abstract No. 1303, Dallas County, Texas and being a part of Block D/7557, Stoneridge Business Park, Phase Two, an addition to the City of Dallas, Texas according to the plat recorded in Volume 86189, Page 4610 of the Deed Records of Dallas County, Texas; said tract being part of that tract of land described as "Parcel 3A" in Correction Deed to Stoneridge I20 At S. Hampton, L.P. recorded in Volume 200056, Page 764 of said Deed Records; said 9.360 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the west end of a right-of-way corner clip at the intersection of the north right-of-way line of W. Danieldale Road (a variable width right-of-way, 106-feet wide at this point) and the east right-of-way line of Old Hickory Trail (a variable width right-of-way); said point being the westernmost southwest corner of said Stoneridge I20 At S. Hampton tract;

THENCE, North 00 degrees, 16 minutes, 10 seconds East, along the east line of Old Hickory Trail and the west line of said Stoneridge I20 At S. Hampton tract, a distance of 800.57 feet to a 5/8-inch iron rod found for corner at the west end of a right-of-way corner clip at the intersection of the south right-of-way line of Autobahn Drive (a 64-foot wide right-of-way) and the east line of Old Hickory Trail; said point being the westernmost northwest corner of said Stoneridge I20 At S. Hampton, L.P. tract;

THENCE, North 45 degrees, 16 minutes, 10 seconds East, along said corner clip and a northwest line of said Stoneridge I20 At S. Hampton, L.P. tract, a distance of 21.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, in an easterly direction along the south line of Autobahn Drive and the north line of said Stoneridge I20 At S. Hampton, L.P. tract, the following two (2) calls:

South 89 degrees, 43 minutes, 50 seconds East, a distance of 31.21 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 00 degrees, 54 minutes, 31 seconds, a radius of 382.00 feet, a chord bearing and distance of North 89 degrees, 48 minutes, 54 seconds East, 6.06 feet, an arc distance of 6.06 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northwest corner of a tract of land described in Special Warranty Deed to Exeter 9303 Stoneview, L.P. recorded in Instrument No. 201300000342 of the Official Public Records of Dallas County, Texas;

THENCE, South 45 degrees, 48 minutes, 16 seconds East, departing the south line of Autobahn Drive and the north line of said Stoneridge I20 At S. Hampton, L.P. tract and along the southwest line of said Exeter 9303 Stoneview, L.P. tract, a distance of 1,153.15 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the west right-of-way line of Stoneview Drive (a 64-foot wide right-of-way) and the east line of said Stoneridge I20 At S. Hampton, L.P. tract, said point being the southeast corner of said Exeter 9303 Stoneview, L.P. tract;

THENCE, South 00 degrees, 45 minutes, 10 seconds East, along the west line of Stoneview Drive and the east line of said Stoneridge I20 At S. Hampton tract, a distance of 21.39 feet to a 5/8-inch iron rod found for corner at the east end of a right-of-way corner clip at the intersection of the west line of Stoneview Drive and the north line of W. Danieldale Road;

THENCE, South 44 degrees, 14 minutes, 50 seconds West, along said corner clip, a distance of 21.21 feet to 5/8-inch iron rod found for corner in the north line of W. Danieldale Road; said point being the southernmost southeast corner of said Stoneridge I20 At S. Hampton, L.P. tract;

THENCE, in a westerly direction, along the north line of W. Danieldale Road and the south line of said Stoneridge I20 At S. Hampton, L.P. tract, the following three (3) calls:

South 89 degrees, 14 minutes, 50 seconds West, a distance of 413.01 feet to a 1/2-inch iron rod found for an angle point;

North 80 degrees, 51 minutes, 28 seconds West, a distance of 66.92 feet to a 1/2-inch iron rod found for an angle point;

South 89 degrees, 14 minutes, 50 seconds West, a distance of 364.45 feet to a 1/2-inch iron rod found for corner at the east end of a right-of-way corner clip at the intersection of the north line of W. Danieldale Road and the east line of Old Hickory Trail;

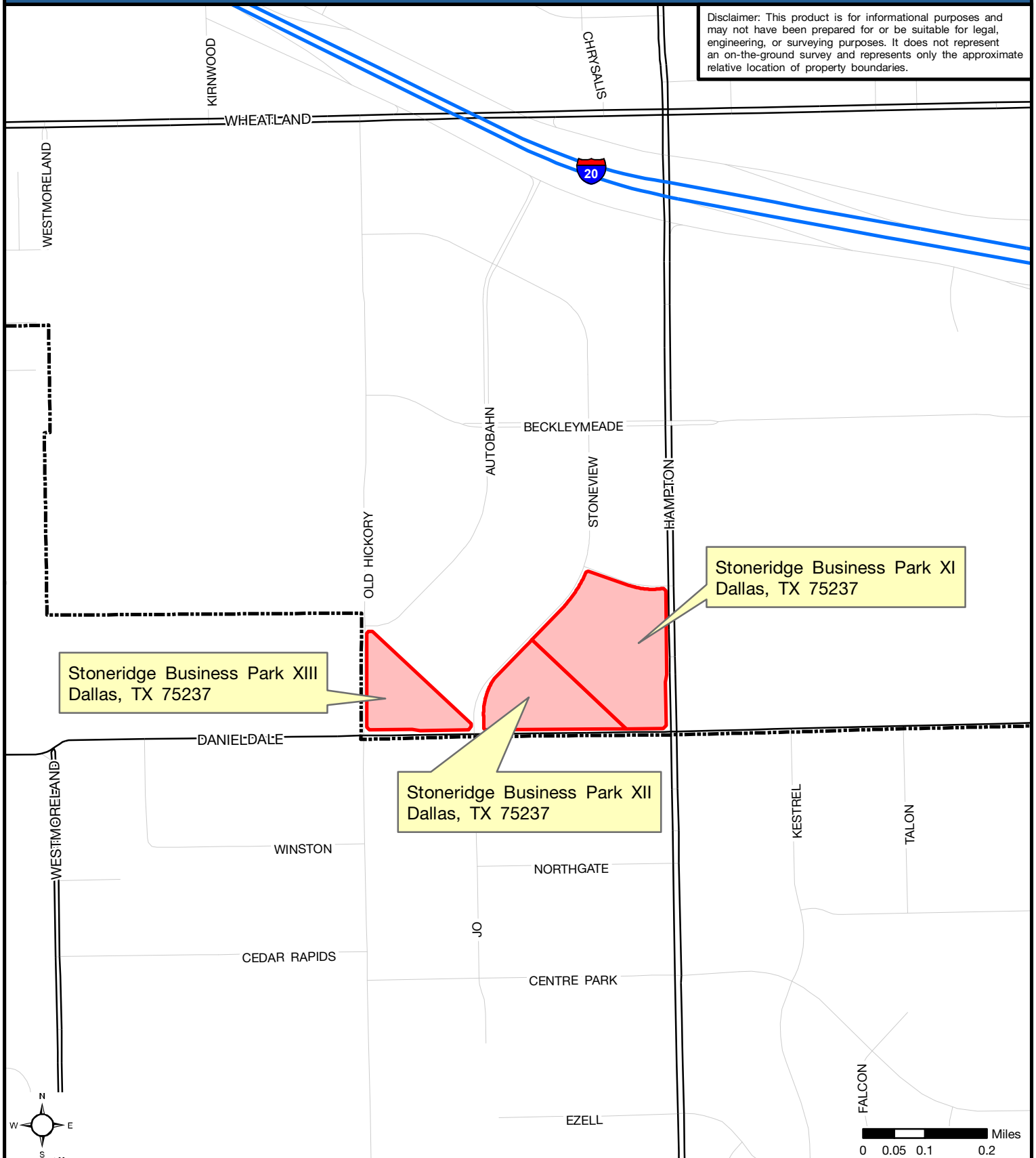
THENCE, North 45 degrees, 14 minutes, 47 seconds West, along said corner clip, a distance of 35.05 feet to the POINT OF BEGINNING;

CONTAINING: 407,713 square feet or 9.360 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Exhibit B: Stoneridge Business Park

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS
ECONOMIC
DEVELOPMENT**

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 7.14.14, Updated 7.25.14 - 14-07-14 Chris O'Brien_SR.TCG

Legend

- Site
- City of Dallas

- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2014

August 27, 2014

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

WHEREAS, by resolution approved on June 25, 2014, the City Council authorized the continuation of its participation in tax abatement and established the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, V.T.C.A. Tax Code, Chapter 312 (the "Act"); and

WHEREAS, the State of Texas established an Enterprise Zone Program in 1993 which was amended in 2003 to designate Enterprise Zones by Census Tract Block Groups effective September 1, 2003; and

WHEREAS, pursuant to Section 312.2011 of the Property Redevelopment and Tax Abatement Act, the Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, the City desires to enter into a real property tax abatement agreement with Stoneridge Fund X, LLC for added value to real property related to the construction of Stoneridge XII, a speculative industrial/warehouse facility totaling approximately 150,000 square feet located within a Texas Enterprise Zone on approximately 9 acres at the intersection of Stoneview Drive and Danieldale Road in Dallas, Texas.

NOW, THEREFORE,

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

Section 1. That the City Manager upon approval as to form by the City Attorney is hereby authorized to execute a real property tax abatement agreement with Stoneridge Fund X, LLC for added value to the real property in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That at least seven (7) days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

Section 3. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

August 27, 2014

Section 4. That the real property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Metes and Bounds)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within a State-designated Enterprise Zone.

Section 5. That the tax abatement agreement shall provide, among other provisions, the following:

- (a) The Property subject to tax abatement shall be located entirely within a State-designated Enterprise Zone.
- (b) None of the Property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.
- (c) That the development of the Property will conform to all requirements of the City's zoning ordinance, and that the use of the Property is consistent with the general purpose of encouraging development or redevelopment in the reinvestment zone during the period the tax abatement is in effect.
- (d) The City will provide Stoneridge Fund X, LLC a 75 percent abatement of the added value to the real property for a period of eight years for real property located within a State-designated Enterprise Zone as provided in **Exhibit A (Metes and Bounds)**. The tax abatement will commence on or before January 1, 2016.
- (e) That approximately \$4,400,000 will be expended on construction, design, site work and other related hard and soft project costs to be substantially completed by December 31, 2015. The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.
- (f) That a proportionate percentage of the property tax revenue lost as a result of the tax abatement agreement will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.
- (g) A description of the kind, number, location and costs of all proposed improvements to the Property will be provided to the Office of Economic Development.

August 27, 2014

Section 5. (Continued)

- (h) That access to the Property will be provided to allow for the inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specification and terms of the tax abatement agreement.
- (i) A requirement that the owner of the Property certify annually to the governing body of each taxing unit that the owner is in compliance with each applicable term of the agreement.
- (j) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.
- (k) That the tax abatement agreement shall be personal to Stoneridge Fund X, LLC and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

DESCRIPTION, of a 9.360 acre tract of land situated in the John Stephens Survey, Abstract No. 1303, Dallas County, Texas and being a part of Block D/7557, Stoneridge Business Park, Phase Two, an addition to the City of Dallas, Texas according to the plat recorded in Volume 86189, Page 4610 of the Deed Records of Dallas County, Texas; said tract being part of that tract of land described as "Parcel 3A" in Correction Deed to Stoneridge I20 At S. Hampton, L.P. recorded in Volume 200056, Page 764 of said Deed Records; said 9.360 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the west end of a right-of-way corner clip at the intersection of the north right-of-way line of W. Danieldale Road (a variable width right-of-way, 106-feet wide at this point) and the east right-of-way line of Old Hickory Trail (a variable width right-of-way); said point being the westernmost southwest corner of said Stoneridge I20 At S. Hampton tract;

THENCE, North 00 degrees, 16 minutes, 10 seconds East, along the east line of Old Hickory Trail and the west line of said Stoneridge I20 At S. Hampton tract, a distance of 800.57 feet to a 5/8-inch iron rod found for corner at the west end of a right-of-way corner clip at the intersection of the south right-of-way line of Autobahn Drive (a 64-foot wide right-of-way) and the east line of Old Hickory Trail; said point being the westernmost northwest corner of said Stoneridge I20 At S. Hampton, L.P. tract;

THENCE, North 45 degrees, 16 minutes, 10 seconds East, along said corner clip and a northwest line of said Stoneridge I20 At S. Hampton, L.P. tract, a distance of 21.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, in an easterly direction along the south line of Autobahn Drive and the north line of said Stoneridge I20 At S. Hampton, L.P. tract, the following two (2) calls:

South 89 degrees, 43 minutes, 50 seconds East, a distance of 31.21 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 00 degrees, 54 minutes, 31 seconds, a radius of 382.00 feet, a chord bearing and distance of North 89 degrees, 48 minutes, 54 seconds East, 6.06 feet, an arc distance of 6.06 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northwest corner of a tract of land described in Special Warranty Deed to Exeter 9303 Stoneview, L.P. recorded in Instrument No. 201300000342 of the Official Public Records of Dallas County, Texas;

THENCE, South 45 degrees, 48 minutes, 16 seconds East, departing the south line of Autobahn Drive and the north line of said Stoneridge I20 At S. Hampton, L.P. tract and along the southwest line of said Exeter 9303 Stoneview, L.P. tract, a distance of 1,153.15 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the west right-of-way line of Stoneview Drive (a 64-foot wide right-of-way) and the east line of said Stoneridge I20 At S. Hampton, L.P. tract, said point being the southeast corner of said Exeter 9303 Stoneview, L.P. tract;

THENCE, South 00 degrees, 45 minutes, 10 seconds East, along the west line of Stoneview Drive and the east line of said Stoneridge I20 At S. Hampton tract, a distance of 21.39 feet to a 5/8-inch iron rod found for corner at the east end of a right-of-way corner clip at the intersection of the west line of Stoneview Drive and the north line of W. Danieldale Road;

THENCE, South 44 degrees, 14 minutes, 50 seconds West, along said corner clip, a distance of 21.21 feet to 5/8-inch iron rod found for corner in the north line of W. Danieldale Road; said point being the southernmost southeast corner of said Stoneridge I20 At S. Hampton, L.P. tract;

THENCE, in a westerly direction, along the north line of W. Danieldale Road and the south line of said Stoneridge I20 At S. Hampton, L.P. tract, the following three (3) calls:

South 89 degrees, 14 minutes, 50 seconds West, a distance of 413.01 feet to a 1/2-inch iron rod found for an angle point;

North 80 degrees, 51 minutes, 28 seconds West, a distance of 66.92 feet to a 1/2-inch iron rod found for an angle point;

South 89 degrees, 14 minutes, 50 seconds West, a distance of 364.45 feet to a 1/2-inch iron rod found for corner at the east end of a right-of-way corner clip at the intersection of the north line of W. Danieldale Road and the east line of Old Hickory Trail;

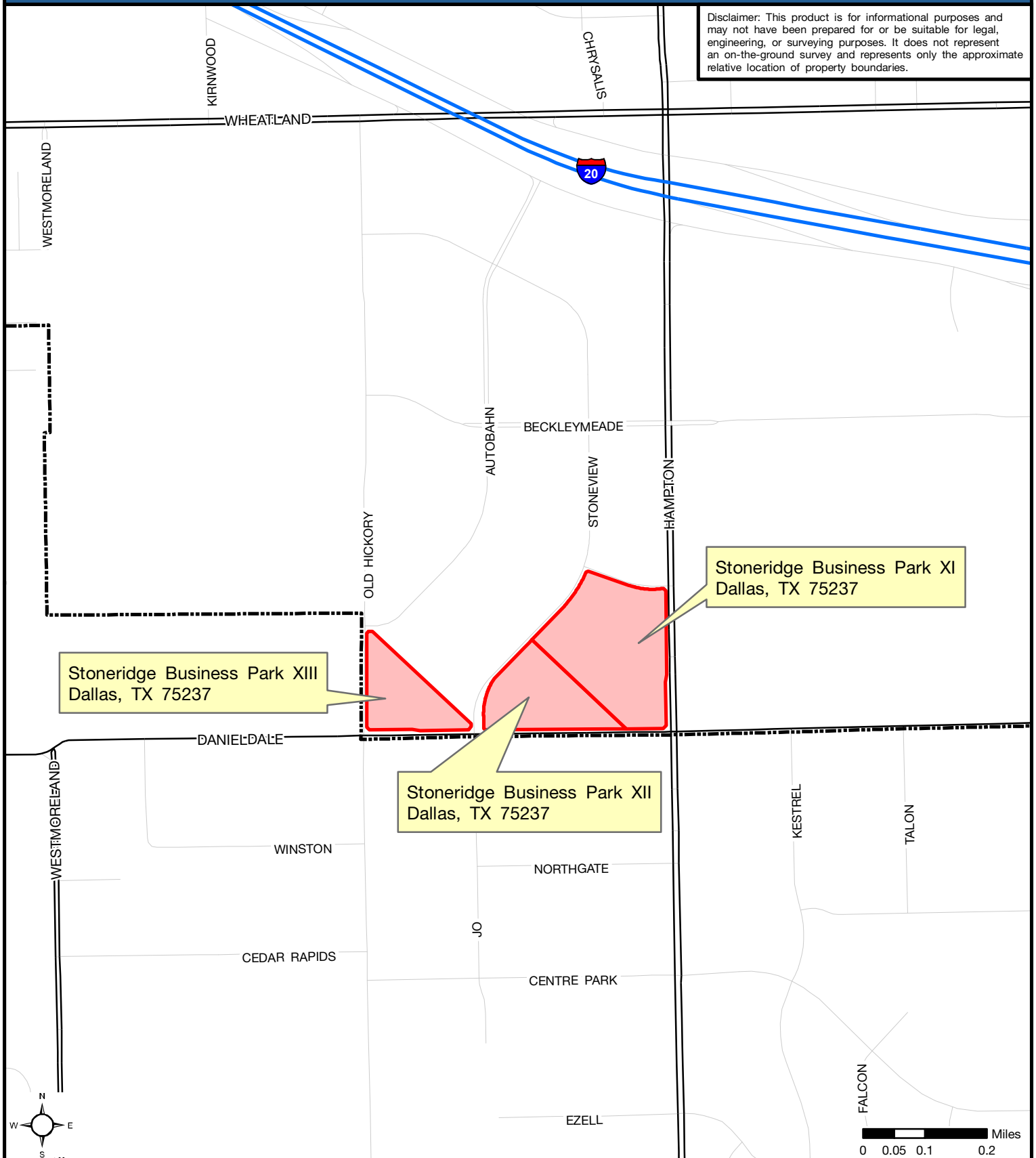
THENCE, North 45 degrees, 14 minutes, 47 seconds West, along said corner clip, a distance of 35.05 feet to the POINT OF BEGINNING;

CONTAINING: 407,713 square feet or 9.360 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Exhibit B: Stoneridge Business Park

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS
ECONOMIC
DEVELOPMENT**

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 7.14.14, Updated 7.25.14 - 14-07-14 Chris O'Brien_SR.TCG

Legend

- Site
- City of Dallas

- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2014

August 27, 2014

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

WHEREAS, by resolution approved on June 25, 2014, the City Council authorized the continuation of its participation in tax abatement and established the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered into by the City as required by the Property Redevelopment and Tax Abatement Act, V.T.C.A. Tax Code, Chapter 312 (the "Act"); and

WHEREAS, the State of Texas established an Enterprise Zone Program in 1993 which was amended in 2003 to designate Enterprise Zones by Census Tract Block Groups effective September 1, 2003; and

WHEREAS, pursuant to Section 312.2011 of the Property Redevelopment and Tax Abatement Act, the Act provides that the designation of an area as an enterprise zone under the Texas Enterprise Zone Act constitutes designation of an area as a reinvestment zone without further hearing or other procedural requirements; and

WHEREAS, the City desires to enter into a real property tax abatement agreement with Stoneridge Fund X, LLC for added value to real property related to the construction of Stoneridge XIII, a speculative industrial/warehouse facility totaling approximately 140,000 square feet located within a Texas Enterprise Zone on approximately 9 acres at the intersection of Old Hickory Trail and Daniel Dale Road in Dallas, Texas.

NOW, THEREFORE,

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

Section 1. That the City Manager upon approval as to form by the City Attorney is hereby authorized to execute a real property tax abatement agreement with Stoneridge Fund X, LLC for added value to the real property in accordance with the Act and the City's Public/Private Partnership Guidelines and Criteria.

Section 2. That at least seven (7) days prior to the execution of the tax abatement agreement, notice of the City's intention to enter into the tax abatement agreement shall be delivered to the governing bodies of each other taxing unit that includes in its boundaries the real property that is the subject of this agreement.

Section 3. That the approval and execution of the tax abatement agreement by the City is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

August 27, 2014

Section 4. That the real property which will be described in the tax abatement agreement, attached hereto as **Exhibit A (Metes and Bounds)** and depicted on the attached site map as **Exhibit B (Map - the "Property")**, is located within a State-designated Enterprise Zone.

Section 5. That the tax abatement agreement shall provide, among other provisions, the following:

- (a) The Property subject to tax abatement shall be located entirely within a State-designated Enterprise Zone.
- (b) None of the Property subject to tax abatement is owned or leased by a member of the City Council of the City of Dallas or by a member of the City Plan Commission.
- (c) That the development of the Property will conform to all requirements of the City's zoning ordinance, and that the use of the Property is consistent with the general purpose of encouraging development or redevelopment in the reinvestment zone during the period the tax abatement is in effect.
- (d) The City will provide Stoneridge Fund X, LLC a 75 percent abatement of the added value to the real property for a period of eight years for real property located within a State-designated Enterprise Zone as provided in **Exhibit A (Metes and Bounds)**. The tax abatement will commence on or before January 1, 2016.
- (e) That approximately \$4,400,000 will be expended on construction, design, site work and other related hard and soft project costs to be substantially completed by December 31, 2015. The Director of the Office of Economic Development may, at his sole discretion, extend the substantial completion date for a period up to six months for just cause.
- (f) That a proportionate percentage of the property tax revenue lost as a result of the tax abatement agreement will be recaptured by the City if improvements to real property are not made as provided by the tax abatement agreement.
- (g) A description of the kind, number, location and costs of all proposed improvements to the Property will be provided to the Office of Economic Development.

August 27, 2014

Section 5. (Continued)

- (h) That access to the Property will be provided to allow for the inspection by City inspectors and officials to ensure that the improvements or repairs are made according to the specification and terms of the tax abatement agreement.
- (i) A requirement that the owner of the Property certify annually to the governing body of each taxing unit that the owner is in compliance with each applicable term of the agreement.
- (j) That the Dallas City Council may terminate or modify the agreement if the property owner fails to comply with the agreement.
- (k) That the tax abatement agreement shall be personal to Stoneridge Fund X, LLC and shall only be assignable upon written approval of the assignment by the City's Director of the Office of Economic Development.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

DESCRIPTION, of a 9.360 acre tract of land situated in the John Stephens Survey, Abstract No. 1303, Dallas County, Texas and being a part of Block D/7557, Stoneridge Business Park, Phase Two, an addition to the City of Dallas, Texas according to the plat recorded in Volume 86189, Page 4610 of the Deed Records of Dallas County, Texas; said tract being part of that tract of land described as "Parcel 3A" in Correction Deed to Stoneridge I20 At S. Hampton, L.P. recorded in Volume 200056, Page 764 of said Deed Records; said 9.360 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the west end of a right-of-way corner clip at the intersection of the north right-of-way line of W. Danieldale Road (a variable width right-of-way, 106-feet wide at this point) and the east right-of-way line of Old Hickory Trail (a variable width right-of-way); said point being the westernmost southwest corner of said Stoneridge I20 At S. Hampton tract;

THENCE, North 00 degrees, 16 minutes, 10 seconds East, along the east line of Old Hickory Trail and the west line of said Stoneridge I20 At S. Hampton tract, a distance of 800.57 feet to a 5/8-inch iron rod found for corner at the west end of a right-of-way corner clip at the intersection of the south right-of-way line of Autobahn Drive (a 64-foot wide right-of-way) and the east line of Old Hickory Trail; said point being the westernmost northwest corner of said Stoneridge I20 At S. Hampton, L.P. tract;

THENCE, North 45 degrees, 16 minutes, 10 seconds East, along said corner clip and a northwest line of said Stoneridge I20 At S. Hampton, L.P. tract, a distance of 21.21 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, in an easterly direction along the south line of Autobahn Drive and the north line of said Stoneridge I20 At S. Hampton, L.P. tract, the following two (2) calls:

South 89 degrees, 43 minutes, 50 seconds East, a distance of 31.21 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 00 degrees, 54 minutes, 31 seconds, a radius of 382.00 feet, a chord bearing and distance of North 89 degrees, 48 minutes, 54 seconds East, 6.06 feet, an arc distance of 6.06 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northwest corner of a tract of land described in Special Warranty Deed to Exeter 9303 Stoneview, L.P. recorded in Instrument No. 201300000342 of the Official Public Records of Dallas County, Texas;

THENCE, South 45 degrees, 48 minutes, 16 seconds East, departing the south line of Autobahn Drive and the north line of said Stoneridge I20 At S. Hampton, L.P. tract and along the southwest line of said Exeter 9303 Stoneview, L.P. tract, a distance of 1,153.15 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the west right-of-way line of Stoneview Drive (a 64-foot wide right-of-way) and the east line of said Stoneridge I20 At S. Hampton, L.P. tract, said point being the southeast corner of said Exeter 9303 Stoneview, L.P. tract;

THENCE, South 00 degrees, 45 minutes, 10 seconds East, along the west line of Stoneview Drive and the east line of said Stoneridge I20 At S. Hampton tract, a distance of 21.39 feet to a 5/8-inch iron rod found for corner at the east end of a right-of-way corner clip at the intersection of the west line of Stoneview Drive and the north line of W. Danieldale Road;

THENCE, South 44 degrees, 14 minutes, 50 seconds West, along said corner clip, a distance of 21.21 feet to 5/8-inch iron rod found for corner in the north line of W. Danieldale Road; said point being the southernmost southeast corner of said Stoneridge I20 At S. Hampton, L.P. tract;

THENCE, in a westerly direction, along the north line of W. Danieldale Road and the south line of said Stoneridge I20 At S. Hampton, L.P. tract, the following three (3) calls:

South 89 degrees, 14 minutes, 50 seconds West, a distance of 413.01 feet to a 1/2-inch iron rod found for an angle point;

North 80 degrees, 51 minutes, 28 seconds West, a distance of 66.92 feet to a 1/2-inch iron rod found for an angle point;

South 89 degrees, 14 minutes, 50 seconds West, a distance of 364.45 feet to a 1/2-inch iron rod found for corner at the east end of a right-of-way corner clip at the intersection of the north line of W. Danieldale Road and the east line of Old Hickory Trail;

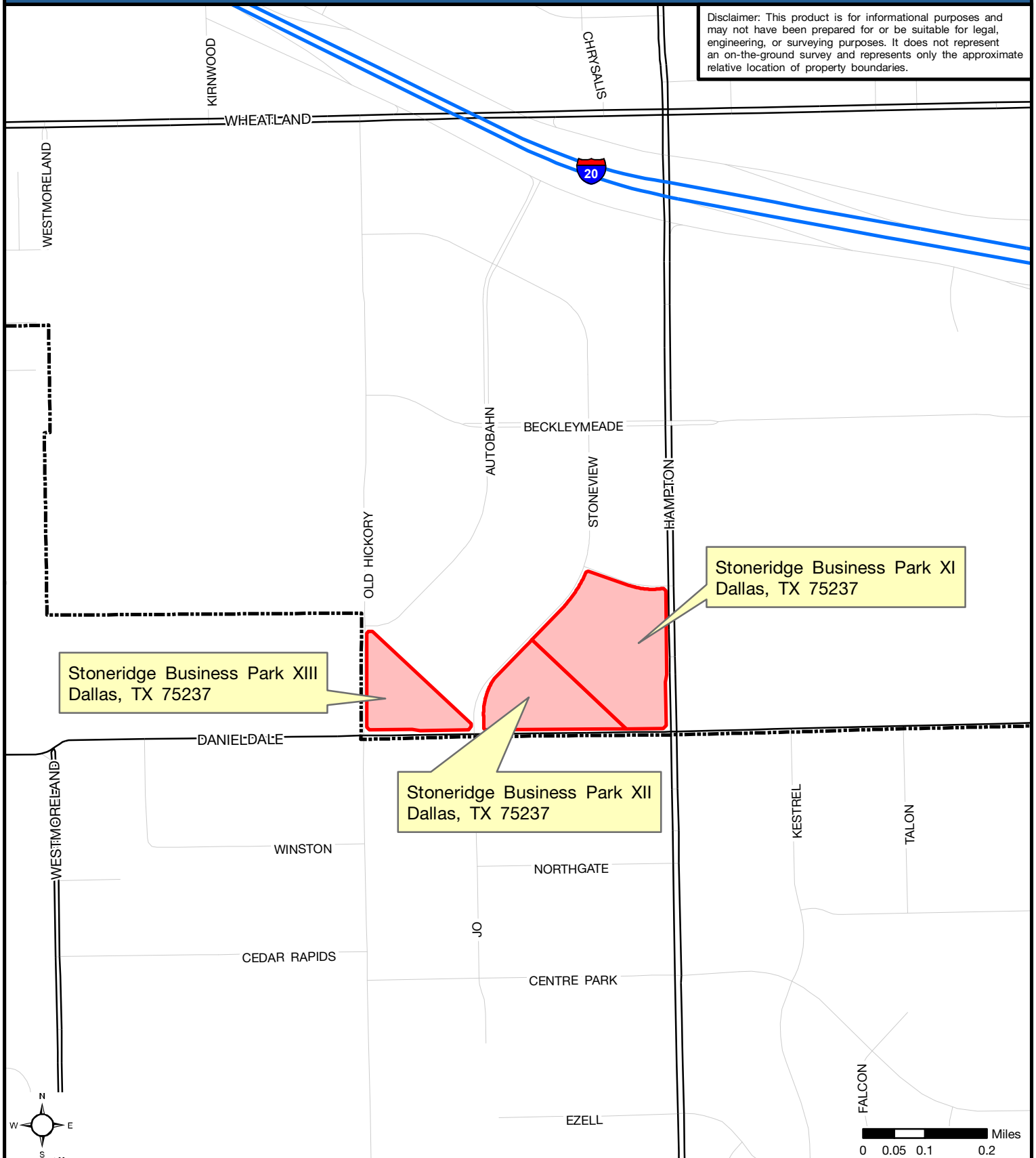
THENCE, North 45 degrees, 14 minutes, 47 seconds West, along said corner clip, a distance of 35.05 feet to the POINT OF BEGINNING;

CONTAINING: 407,713 square feet or 9.360 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Exhibit B: Stoneridge Business Park

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS
ECONOMIC
DEVELOPMENT**

Research & Information Division
214.670.1685
dallas-ecodev.org

Created 7.14.14, Updated 7.25.14 - 14-07-14 Chris O'Brien_SR.TCG

Legend

- Site
- City of Dallas

Source: City of Dallas, 2014

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 65D

SUBJECT

Authorize an amendment to Resolution No. 14-0771, previously approved on May 14, 2014 with Dallas Area Habitat for Humanity, Inc. (DAHFH) to: **(1)** change the terms of the development loan to a conditional grant; **(2)** decrease the federal HOME Investment Partnership Program Funds (HOME) to \$450,000 for the construction of 15 homes; and **(3)** provide \$450,000 in Bond funds for construction of 15 homes for a total of 30 affordable single family homes for the Jimmy & Rosalynn Carter project to be located on Exeter and Custer Streets - Financing: No cost consideration to the City

BACKGROUND

DAHFH has been incorporated as a nonprofit developer in Dallas County since 1986. During this time, they have built over 1,200 homes investing over \$120M and recruited over 12,000 volunteers. They serve a target population of families at or below 60% AMFI.

In partnership with Pioneer Natural Resources, DAHFH plans to revitalize the Oak Cliff Gardens-Lisbon Heights Neighborhood, to include land acquisition (including nuisance properties), demolition, new construction, home repair (Brush of Kindness Program).

In May 2014, Council approved a housing development loan with Dallas Area Habitat for Humanity, Inc. for HOME Investment Partnership (HOME) funds for the revitalization work in Oak Cliff Gardens-Lisbon Heights Neighborhood for the development of 30 single family affordable housing units for low and moderate income families at or below 60% AMFI. Since the approval, DAHFH changed some of the lots to be built on and changed the development timeline in a manner that does not make HOME funds the best source for a portion of the project. They requested a change in funding to continue to provide HOME funds for 15 units and provide 2012 General Obligation Bond Funds for 15 units. All other terms of the conditional grant will remain the same.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, the City Council approved the City of Dallas Consolidated Plan Budget for FY 2012-13 federal funds which included the HOME Investment Partnership Funds, CHDO Development Loans, by Resolution No. 12-1629.

On April 21, 2014, the Housing Committee was briefed on the Dallas Area Habitat for Humanity, Inc. Jimmy & Rosalynn Carter Work Project.

On May 14, 2014, the City Council approved a housing development loan with Dallas Area Habitat for Humanity, Inc. Jimmy & Rosalynn Carter Work Project by Resolution No. 14-0771.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Dallas Area Habitat for Humanity, Inc.

William Hall, Chief Executive Officer

DEVELOPER

Dallas Area Habitat for Humanity, Inc.

William Hall, Chief Executive Officer

MAP(S)

Attached

August 27, 2014

WHEREAS, affordable housing for low and moderate income families is a high priority of the City of Dallas; and

WHEREAS, on June 27, 2012, the City Council approved the FY 2012-13 Consolidated Plan Budget which included the HOME Investment Partnership Program, CHDO Development Loan funds, by Resolution No. 12-1629; and

WHEREAS, on May 14, 2014, the City Council approved a housing development loan with Dallas Area Habitat for Humanity, Inc., Jimmy & Rosalynn Carter Work Project by Resolution No. 14-0771; and

WHEREAS, Dallas Area Habitat for Humanity, Inc. desires to continue to work with the City of Dallas to undertake the development of 30 affordable single family units on Exeter and Custer Streets; and

WHEREAS, the City desires for Dallas Area Habitat for Humanity, Inc. to develop affordable single family units for low and moderate income families; **NOW, THEREFORE**,

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

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to amend Resolution No. 14-0771, previously approved on May 14, 2014 with Dallas Area Habitat for Humanity, Inc. (DAHFH) to (1) change the terms of the development loan to a conditional grant; (2) decrease the federal HOME Investment Partnership Program Funds (HOME) to \$450,000 for the construction of 15 homes; and (3) provide \$450,000 in Bond funds for construction of 15 homes for a total of 30 affordable single family homes for the Jimmy & Rosalynn Carter project to be located on Exeter and Custer Streets.

Section 2. The terms of the agreement include:

- (a) Dallas Area Habitat for Humanity, Inc. must execute two (2) notes payable to the City of Dallas for \$450,000 each for a total of \$900,000.
- (b) Dallas Area Habitat for Humanity, Inc. will execute a lien through a Deed of Trust for a 10-year term for the affordable units.
- (c) Dallas Area Habitat for Humanity, Inc. will have two (2) years to fully complete the project.
- (d) Dallas Area Habitat for Humanity, Inc. must build and occupy the affordable units to low and moderate income families with incomes at or below 80% of area median family income.
- (e) The City will subordinate first lien to the mortgage lender as each unit is sold to a low-income homebuyer.

August 27, 2014

Section 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with the loan terms and deed restrictions.

Section 4. That the City Controller is hereby authorized to disburse funds in accordance with this resolution and the terms and conditions of the agreement as follows:

Dallas Area Habitat for Humanity, Inc. Vendor VC0000002756

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
HM12	HOU	893E	3015	HOUS803K125	(\$450,000)
2U53	HOU	S803	3015	HOUS803K125	\$450,000

Section 5. That the City Controller is hereby authorized to modify receivable balance sheet account 033F and an allowance for uncollectible debt 022D to reverse the original provision in funds HM13 and 13M1 for the amount of \$450,000 of the loan approved in Resolution No. 14-0771 dated May 14, 2014,

Section 6. That the City Controller is hereby authorized to set up receivable balance sheet account 033F and an allowance for uncollectible debt 022D in Funds 2U53, and HM12 for the amount of the loan.

Section 7. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the loan, until such time as the loan documents are duly approved by all parties and executed.

Section 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 65

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 11
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 15 H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 650 for a public library on property zoned an R-10(A) Single Family District on the southeast corner of Belt Line Road and Hillcrest Road

Recommendation of Staff and CPC: Approval, subject to a revised site plan and conditions

Z134-120(WE)

ACM: Theresa O'Donnell

FILE NUMBER: Z134-120(WE) **DATE FILED:** October 7, 2013

LOCATION: Beltline Road and Hillcrest Road, southeast corner

COUNCIL DISTRICT: 11 **MAPSCO:** 15-H

SIZE OF REQUEST: Approx. 1.634 acres **CENSUS TRACT:** 132

APPLICANT / OWNER: City of Dallas

REPRESENTATIVE: Brian Nicodemus, PGAL

REQUEST: An application for an amendment to Specific Use Permit No. 650 for a public library on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the expansion of an existing public library [Fretz Park Branch]. The library will increase by a total of 4,793 square feet of floor area.

CPC RECOMMENDATION: Approval subject to a revised site plan and conditions.

STAFF RECOMMENDATION: Approval subject to a revised site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The request site is located on a portion of the City's park property that is adjacent to several City of Dallas' facilities. The 4,793 square-foot library expansion is compatible with the surrounding uses. The height of the proposed expansion will be lower than the actual building height of 28 feet. The maximum height of the expansion areas will not exceed 14 feet. In addition, the nearest residential uses are approximately 150 feet north of the request site, which is across Belt Line Road.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The functions of the City of Dallas library contributes to the city functions as it served the citizens of Dallas by having a public facility for individuals to further their personal and professional growth.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed library expansion will not be a detriment to the public health, safety or general welfare of the general public.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The amendment to Specific Use Permit No. 650 for a public library will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

BACKGROUND INFORMATION:

- The request site is currently developed with a one-story, 14,707 square-foot library that is adjacent to several City of Dallas facilities. The proposed expansion will increase the total square footage from 14,707 square feet of floor area to 19,500 square feet of floor area.
- In 1974, the City Council approved Specific Use Permit No. 650 for a public library for a permanent time period.
- The surrounding area is primarily developed with single family uses.

Zoning History: There have not been any recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hillcrest Road	Principal Arterial	80 ft.	100 ft.
Belt Line Road	Principal Arterial	100 ft.	100 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed expansion will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-10(A) Single Family	Library, Park
North	R-10(A) Single Family	Single Family
South	R-10(A) Single Family	Public park, playground or golf course
East	R-10(A) Single Family	Single Family
West	R-16(A) Single Family	Single Family

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. The library serves the general public and is located at a major intersection. The proposed expansion is consistent with the Residential Building Block.

STAFF ANALYSIS:

Land Use Compatibility: The 1.634-acre site is developed with a one-story, 14,707 square foot library that is adjacent to several City of Dallas facilities. The proposed expansion will increase the total square footage from 14,707 square feet of floor area to 19,500 square feet of floor area. The expansion will bring the existing library into the current standards that were established in City's Library Master Plan.

Staff recommendation is approval, subject to a site plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-10(A) Single Family	30'	10'/15'	1 Dwelling Unit/ 10,000 sq. ft.	30'	25%		Single family

Landscaping: The proposed library expansion will not trigger any additional landscaping on site.

CPC Action (July 24, 2014)

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 650 for a public library, subject to a revised site plan and conditions on property zoned an R-10(A) Single Family District on the southeast corner of Belt Line Road and Hillcrest Road.

Maker: Schultz
 Second: Murphy
 Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Culbreath, Shidid,
 Anantasomboon, Bagley, Lavallaisaa, Tarpley,
 Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
 Absent: 2 - Rodgers, Shellene
 Vacancy: 0

Notices: Area: 300 Mailed: 13
Replies: For: 1 Against: 0

Speakers: None

**CPC PROPOSED SUP
CONDITIONS**

1. USE: The only use authorized by this specific use permit is a public library.

~~[1] 2. SITE PLAN: [Development shall be in accordance with a City Plan Commission approved site plan which shall be attached to and made a part of the ordinance.]~~
Use and development of the Property must comply with the attached site plan.

~~[2] 3. TIME LIMIT: [This Specific Use Permit shall be in effect on a permanent basis.]~~
This specific use permit has no expired date.

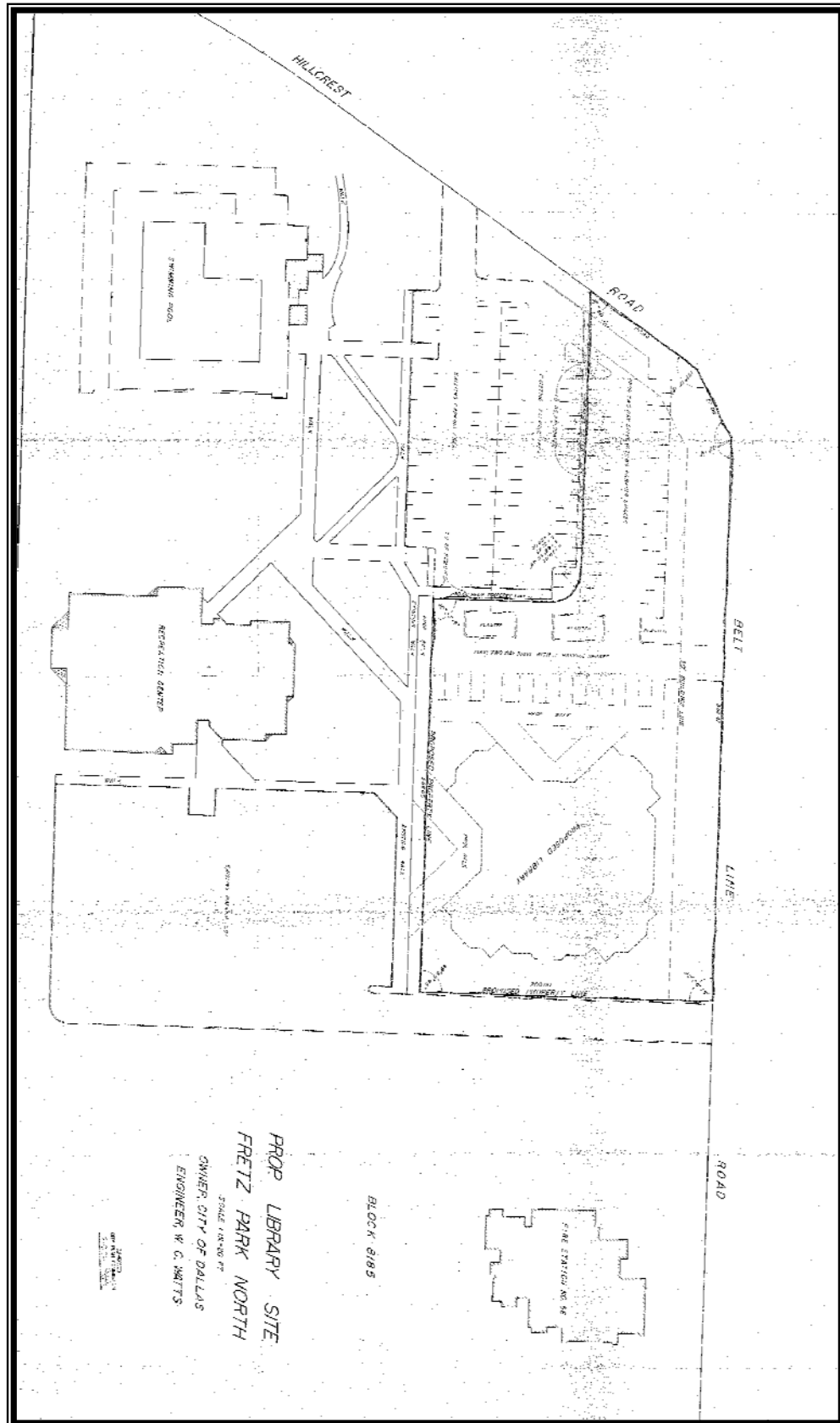
4. FLOOR AREA: The maximum floor area for a public library is 20,000 square feet.

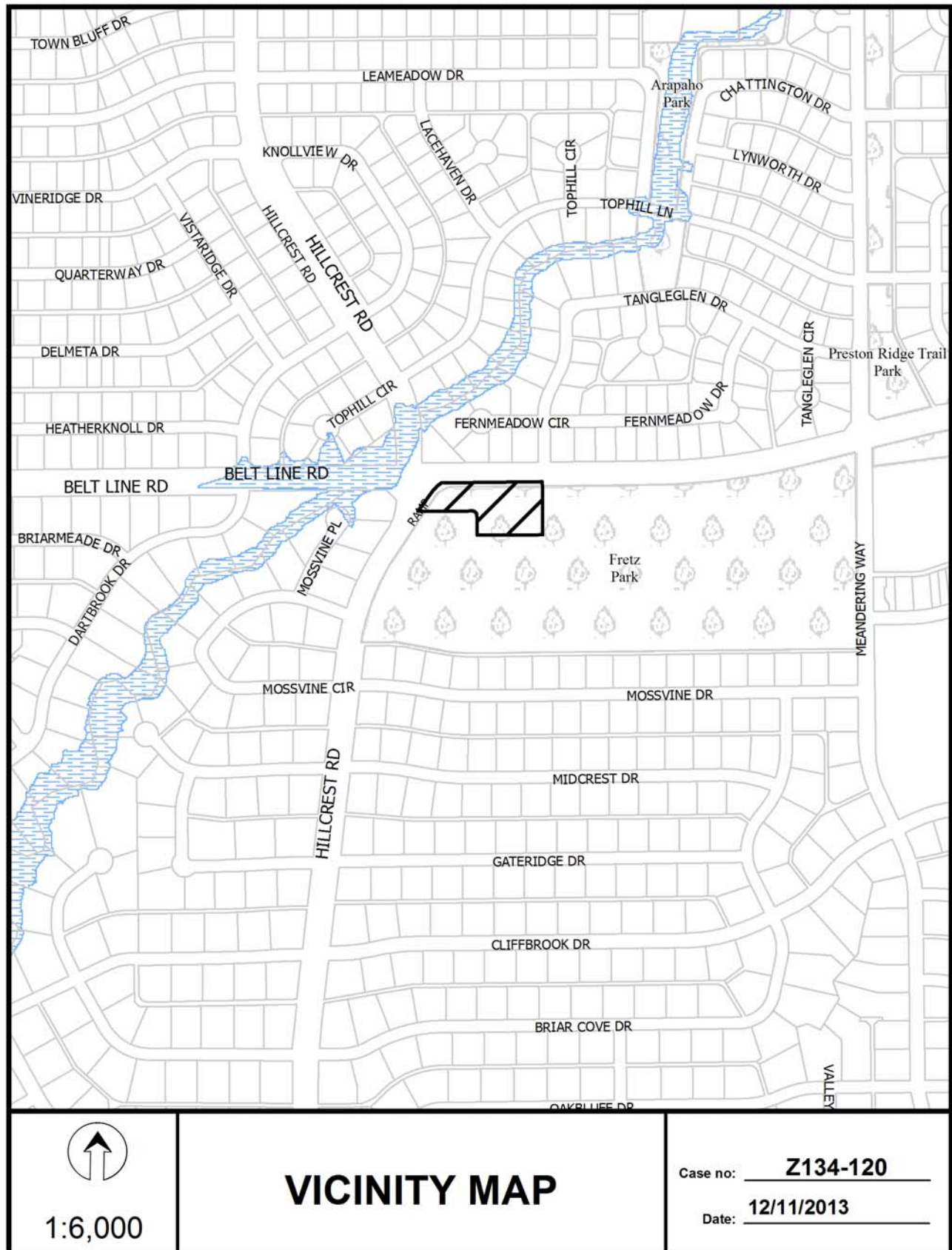
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

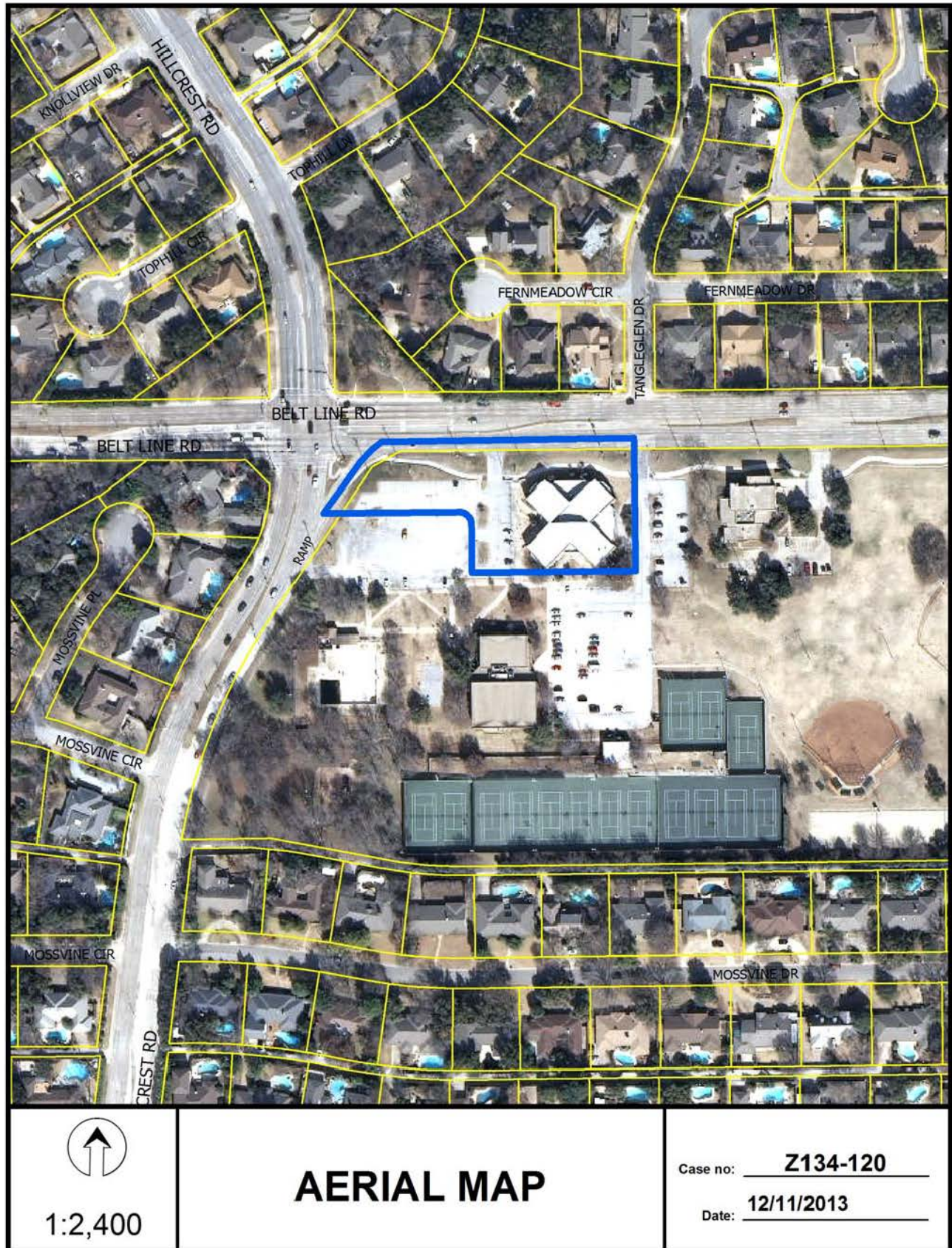
~~[3] 6. GENERAL REQUIREMENTS: [This Specific Use Permit shall be in compliance with the requirements of all department of the City of Dallas.]~~
Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

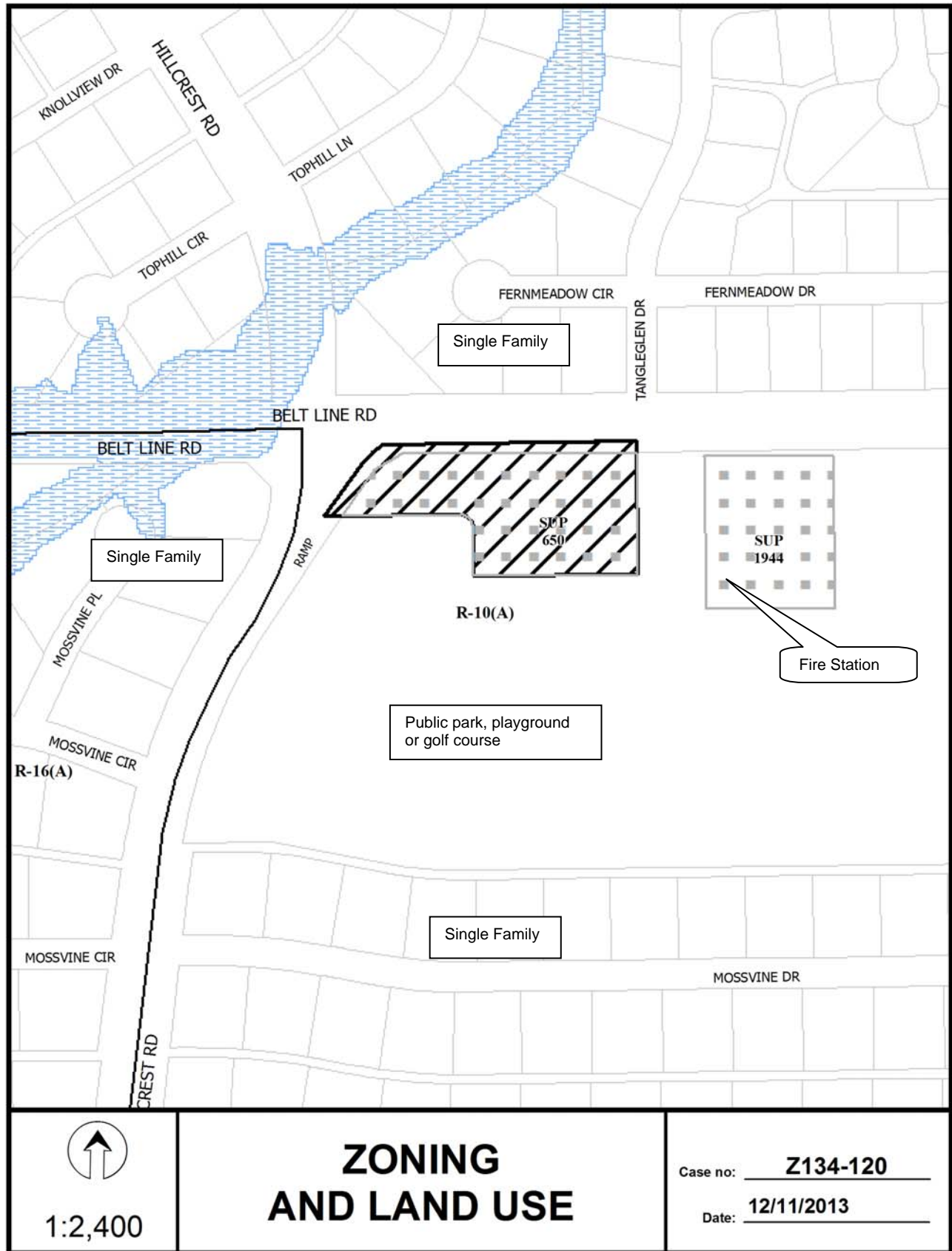


EXISTING SITE PLAN

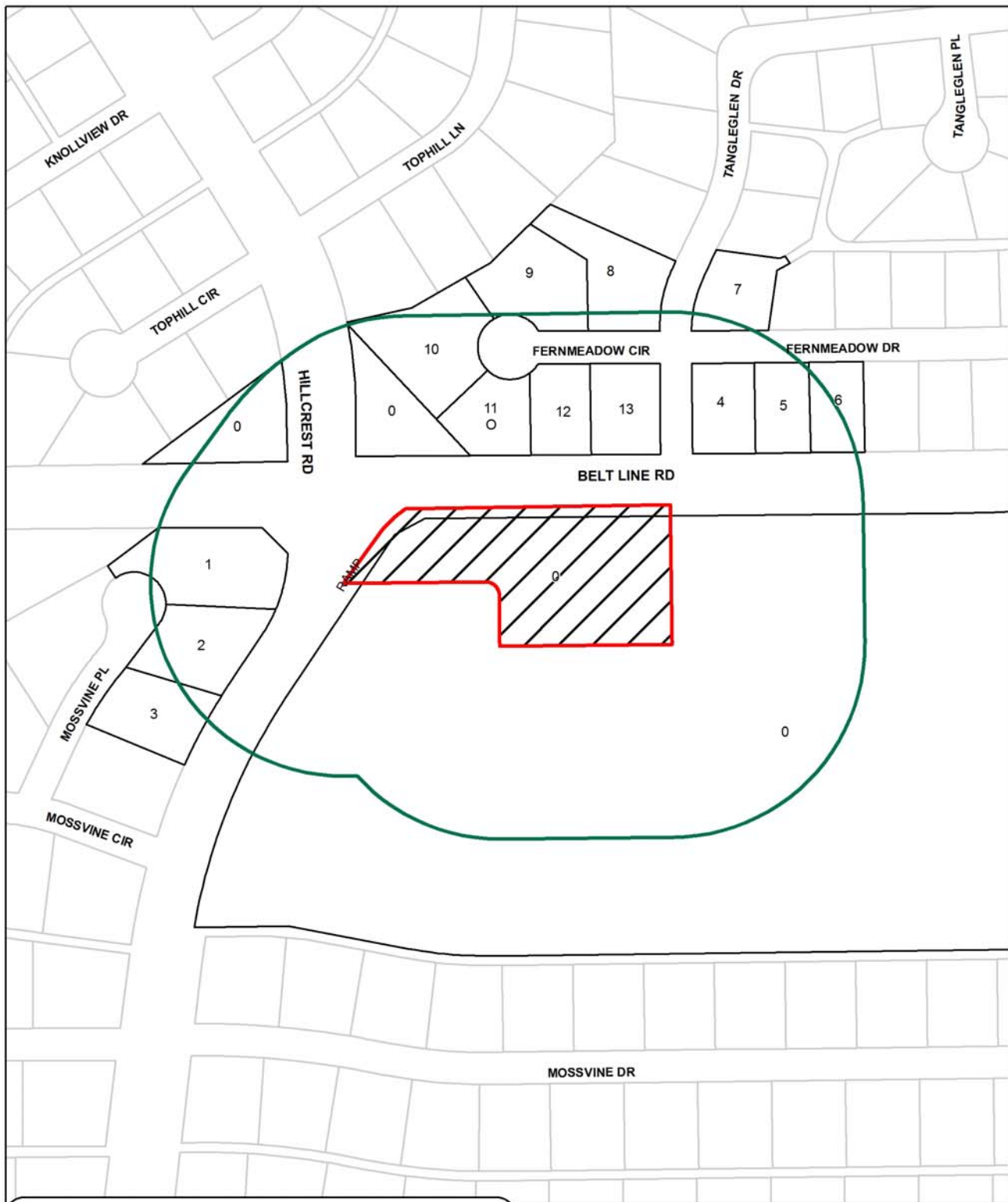








CPC RESPONSES



<u>13</u>	Property Owners Notified (17 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>7/24/2014</u>	Date

Z134-120
CPC



1:2,400

Notification List of Property Owners

Z134-120

13 Property Owners Notified

1 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	6748 MOSSVINE PL	WILLIAMS ANDY ROOSEVELT
	2	6738 MOSSVINE PL	MCENANEY KURT R &
	3	6728 MOSSVINE PL	SMITH DELBERT E
	4	7208 FERNMEADOW DR	NEESE J HARREL
	5	7214 FERNMEADOW DR	KENZIE DAVID A & NANCY K
	6	7220 FERNMEADOW DR	PETERS SAMUEL C
	7	7209 FERNMEADOW DR	ARNOLD HERBERT III
	8	7221 TANGLEGLEN DR	MCDONALD DAVID W & MARSHA
	9	7115 FERNMEADOW CIR	BISHOP BRYAN E &
	10	7105 FERNMEADOW CIR	CANAVAN ROBERT L &
O	11	7110 FERNMEADOW CIR	SOLOMON CARL D &
	12	7116 FERNMEADOW CIR	NIX WILLIAM & EULAINÉ
	13	7126 FERNMEADOW CIR	VERNON DAVID & DEE ANN

AGENDA ITEM # 66

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 35 R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue
Recommendation of Staff and CPC: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions
Z134-147(RB)

FILE NUMBER: Z134-147(RB)

DATE FILED: December 20, 2013

LOCATION: McKinney Avenue and Hester Avenue, South Corner

COUNCIL DISTRICT: 14

MAPSCO: 35-R

SIZE OF REQUEST: Approx. 1.3 Acres

CENSUS TRACT: 7.02

APPLICANTS/OWNERS: See attached

REPRESENTATIVE: Tommy Mann

REQUEST: An application for an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193.

SUMMARY: The purpose of the request is to provide for a mixed use development with an increase in development rights for the residential portion of the request.

STAFF RECOMMENDATION: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions.

CPC RECOMMENDATION: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request, subject to the attached plans and conditions based upon:

1. *Performance impacts upon surrounding property* – Due to the intensity of the proposed development, impact on adjacent properties (lighting, noise, odor) could exist.
2. *Traffic impact* – With the introduction of nonresidential uses, along with the anticipated increase in density, the proposed development will create an increase in trip generations.
3. *Comprehensive Plan or Area Plan Conformance* – The concept of a mixed use development, exclusive of the requested development rights, is in compliance with the designated Building Block for the area. Additionally, the request as recommended by staff in the attached conditions complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria for redevelopment.
4. It should be noted staff supports the vision of the redevelopment, inclusive of the attached design criteria and streetscape requirements, but has determined the proposed scale of development in relation to the site's dimensional controls is not in character with the area.

BACKGROUND INFORMATION:

- The request site is currently developed with a multiple family use and a carwash use (existing PDS No. 71 boundary), with the expansion area also developed with multiple family dwellings.
- The applicant is requesting an amendment to and expansion of PDS No. 71 in order to introduce retail uses (GR Subdistrict Uses) as well as permitting an increase in development rights.
- During the time this item was held under advisement, the applicant entered into further discussions with the Oak Lawn Committee, resulting with a restriction on additional uses as well as providing for certain operational regulations (received by staff without adequate time to review; will provide at the July 10th staff briefing).

Zoning History:

File Number	Request, Disposition, and Date
--------------------	---------------------------------------

- | | |
|-------------|---|
| 1. Z867-264 | In January, 1988, the City Council approved an MF-3 Subdistrict subject to volunteered deed restrictions that prohibit certain uses, limit floor area, structure height, and density. |
|-------------|---|

On June 22, 2005, the City Council denied an MF-3 Subdistrict on property zoned an MF-2 Subdistrict.

Thoroughfare/Street

Existing & Proposed ROW

McKinney Avenue

Minor Arterial; 80' & 80' ROW

Hester Avenue

Local; 60' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction reviewed a traffic impact analysis submitted in conjunction with the request and has determined the proposed development will not significantly impact the level of service of adjacent streets.

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The site is developed with multiple family dwellings and a car wash at the southern end of the site. The applicant is proposing to remove all improvements to support a multiple family development with ground level retail.

Z134-147(RB)

The applicant has worked with staff to achieve closure on the above stated objectives. Nos. 1, 2, and 3 are provided for in the applicant's redevelopment of the property. Lack of compliance with Nos. 4 and 6 due to the significant increase in structure height and density of the project. With respect to No. 7, staff has determined the attached landscape plan is consistent with the spirit of PDD No. 193, thus this objective is not applicable to the applicant's submission.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The existing PDS No. 71 property is developed with multiple family dwelling units situated on the northern 35,750 square feet of the site with a car wash on the southern portion of the site (approx. 7,150 square feet of land area). The expansion area (approx. 14,300 square feet of land area) is developed with two story multiple family uses as provided by the MF-2 Subdistrict.

The applicant is proposing to remove all improvements and redevelop the site with a mix of multiple family uses and ground level retail uses. The requested amendment/expansion of PDS No. 71 will consider the following: 1) revise permitted uses from an MF-2 Multiple Family Subdistrict to a GR General Retail Subdistrict; 2) revise building setbacks; 3) deletion of additional setbacks for structure heights greater than 36 feet; 4) encroachments of certain structural elements into the required yards; 5) increase in structure height; 6) increase in dwelling unit density; 7) introduction of floor area to provide for nonresidential uses; 8) increase in lot coverage; 9) alternate landscape requirements,

Surrounding land use predominately consists of multiple family residential uses west and north of the site. Nonresidential uses are found on properties to the east/southeast that have frontage on Insurance Lane and/or the southbound service road of North

Z134-147(RB)

Central Expressway. Expansion of an adjacent multiple family development that fronts along the southbound service road of North Central Expressway at Hester Avenue is currently under construction [84 foot structure height inclusive of parking, 208 dwelling units (approx.. 130 du/acre)]. Retail and restaurant uses are found along Knox Street, as well as the parcels along both sides of McKinney Avenue between Knox Street and the applicant's southern property line.

While staff is appreciative of the applicant's willingness to garner support from the Oak Lawn Committee, area property owners, as well providing various levels of consideration to staff's suggestions related to design criteria and streetscape improvements, there are certain development standards that cannot be supported due to the site's physical boundary in relation to the requested increase in development rights (i.e., minimal depth to permit separation of building from adjacent residential). For comparison purposes, the adjacent MF-3 Subdistrict development possesses approximately three times the depth as that of the request site, and is further deed restricted to a maximum height of 58 feet and 42 feet (depending on site orientation) and a maximum density of approximately 73 dwelling units per acre. This site boundary permits the additional setbacks required by PDD No. 193 (2:1 ratio for structures exceeding 36 feet). Additionally, while staff does support the introduction of retail uses at street level along this portion of McKinney Avenue, there do remain certain uses permitted in the GR Subdistrict that could have a negative impact on the adjacent residential uses in the immediate area. As a result, the attached recommended amending conditions reflect staff's identification of such uses.

With respect to the increase in density, staff has determined this project is not considered a transit oriented development in that the lack of close proximity to a transit station does not exist. Specifically, Mockingbird Station is situated approximately 6,600 feet northeast of the site while CityPlace Station is situated approximately 7,715 feet to the south. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours.

Staff is supportive of the introduction of nonresidential uses at this location. As the site possesses a cornerside lot location thus allowing for a wrap of ground level activity within the blockface, there are some concerns related to certain uses permitted in the GR Subdistrict that could be problematic to coexistence with the surrounding residential uses. As a result, staff has identified those uses that are recommended to be prohibited in this subdistrict.

Lastly, the requested traffic impact analysis was based on a build-out of 200 multiple family dwelling units and 17,700 square feet of floor area for retail uses. The development standards noted in the attached conditions capture these development rights.

It should be noted that staff does support the vision of the applicant's request; however, differences do remain and are noted in the attached conditions. The city attorney has reviewed the applicant requested/staff recommended draft revised ordinance for PDS No. 71, which is attached for CPC's consideration.

Landscaping: The applicant has worked with the city's arborist to address a presence of connectivity between hardscape requirements and proposed building mass with anticipated pedestrian/tenant/retail patron activity. To that result, the attached landscape plan has been reviewed and is supported by staff.

CPC Minutes – July 10, 2014

Z134-147(RB)

Planner: Richard Brown

Motion I: In considering an application for an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue, it was moved to hold this case under advisement until July 24, 2014.

Maker: Ridley
Second: Emmons
Result: Failed: 5 to 8

For: 5 - Emmons, Rodgers, Bagley, Lavallaisaa, Ridley

Against: 8 - Anglin, Culbreath, Shidid, Anantasomboon,
Tarpley, Schultz, Peadon, Abtahi
Absent: 2 - Shellene, Murphy
Vacancy: 0

Motion II: It was moved to recommend approval of an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to a revised development plan, landscape plan, roof plan, and staff's revised recommended conditions with the modification to remove "retail stores other than listed" under Retail Uses on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue.

Maker: Ridley
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 140
Replies: For: 6 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX,
75201

Z134-147(RB)

Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201

Frank Stich, 4228 N. Hall St., Dallas, TX, 75219

Against: None

ZONING/ MAP NO.	PDS 71 (existing)	MF-2 (expansion area)	PROPOSED
LAND AREA	42,900 SF	14,300 SF	1.31 ACRES
USES	MF-2 MULTIPLE FAMILY SUBDISTRICT	MULTIPLE FAMILY	CERTAIN GR SUBDISTRICT USES
F/S/R SETBACKS	15'/10'/10' PLUS ADDL. SETBACK >36' OF STR. HT.	15'/10'/15'	NO ADDL SETBCKS >36' STRUCTURE HT.
DENSITY	70 DWELLING UNITS (71 DU/ACRE)	NO MAXIMUM (GENERALLY, 28-32 DU/ACRE)	205 DU'S (158 DU/ACRE)
FLOOR AREA	NO MAXIMUM	NO MAXIMUM	14,000 SF FOR NONRES.; MULTIPLE FAMILY-NO MAXIMUM
HEIGHT	60' + 12' /MECHANICALS	36'	85' + 12'/MECHANICALS (75' AND 85' SECTIONS)
STORIES	FOUR	NO MAXIMUM	NO MAXIMUM
LOT COVERAGE	60%	60%-RESIDENTIAL	85% (70% AT \geq 20' ABOVE GRADE)
LANDSCAPE	PDD 193	PDD 193	ALTERNATE REGS (SEE ATTACHED LP)
OFF-STREET PARKING	2 SPACES/DU	CODE	CODE PLUS ALTERNATE LOADING SPACE DESIGN
SIGNS	NON-BUSINESS	NON-BUSINESS	BUSINESS
MISC	N/A	N/A	SIDEWALK CONNECTIVITY, DESIGN CRITERIA, PRIVATE OPEN SPACE

OFFICERS AND DIRECTORS

Applicants/

Prospective Buyers:

TCDFW DEVELOPMENT, INC.

Director: Scott A. Dyche
Director: Michael Duffy

TCDFW ACQUISITIONS, LLC

Managing Member: TCDFW Development, Inc.
-Director: J. Christopher Kirk
-Director: Michael Duffy

Owners:

COURTYARDS AT KNOX PARK, LTD.

General Partner: RBT, Inc.
-President: Tim L. Cantrell
-Vice President: Bridgette Semmler

BPKK, LTD.

General Partner: BPKK Management, LLC
-Manager: Peggy M. O'Boyle

JAMES D. & SUZANNE S. GABERINO, LTD.

General Partner: Gaberino Management Company, Inc.
-President: James D. Gaberino
-Director: James D. Gaberino
-Vice President: Suzanne S. Gaberino

SFA 73, LTD.

General Partner: SFA 73 Management, LLC
-Manager: Cynthia Anne Nelson

**APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS
Division S-71. Subdistrict 71.**

SEC. S-71.101. LEGISLATIVE HISTORY.

PD Subdistrict 71 was established by Ordinance No. 26344, passed by the Dallas City Council on May 10, 2006.

SEC. S-71.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 71 is established on property located on the south corner east side of McKinney Avenue and south of Hester Avenue, ~~and north of Knox Street~~. The size of PD Subdistrict 71 is approximately 1.313 acres, ~~42,900 square feet of land~~.

SEC. S-71.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division: [-]

(1) SUBDISTRICT means a subdistrict of PD 193.

(2) PRIVATE OPEN SPACE means an area that is open to all occupants of the building and is unobstructed to the sky but structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed

(3) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level façade.

~~(e d)~~ Unless otherwise stated, all references to articles, divisions, or sections in this division ordinance are to articles, divisions, or sections in Chapter 51.

~~(d e)~~ This subdistrict is considered to be a residential zoning district. ~~(Ord. 26344)~~

SEC. S-71.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-71A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-71.105. MAIN USES PERMITTED.

(a) Except as otherwise provided in this section, ~~the~~ only main uses

Z134-147(RB)

permitted in this subdistrict are those main uses permitted in ~~the MF-2 Multiple-Family GR General Retail Subdistrict~~, subject to the same conditions applicable in the ~~MF-2 Multiple-Family GR General Retail Subdistrict~~, as set out in Part I of this article. For example, a use permitted in ~~the MF-2 Multiple-Family GR General Retail Subdistrict~~ only by specific use permit (SUP); a use subject to development impact review (DIR) in the ~~MF-2 Multiple-Family GR General Retail Subdistrict~~ is subject to DIR in this subdistrict; etc.

Applicant requested:

(b) Medical clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m., Saturday.
--

Staff recommended:

(b) Medical clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday.
--

(c) The following uses are prohibited.

(1) Medical Uses.

- Medical or scientific laboratory.
- Ambulance service.

(2) Educational Uses.

- Business school.
- College, university, or seminary.
- College fraternity or sorority house.

(3) Recreation and Entertainment Uses.

- Private recreation club or area.
- Inside commercial amusement.
- Outside commercial amusement.
- Theater.

(4) Bar and Restaurant Uses.

- Bar, lounge, or tavern.
- Drive-through restaurant.
- Private club.
- Dance hall.

(5) Retail Uses.

- Liquor store.
- Pawn shop.
- Motor vehicle related uses.

(6) Motor Vehicle Related Uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Car wash.
- Service station.
- Commercial parking lot or garage.

(7) Commercial Uses.

- Building repair or maintenance shop.
- Plumbing, electrical, air conditioning, and heating shop.
- Tool and equipment rental (inside display only).
- Duplication shop.
- Custom print shop.
- Venetian blind or window shade repair, assembly, and sales.

(8) Storage and Waste Uses.

- Recycling buy back center.
- Recycling collection center.

SEC. S-71.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) In this subdistrict, the following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.
- Open storage.

SEC. S-71.107.7 YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the ~~MF-2 Multiple-Family~~ GR General Retail Subdistrict apply in this subdistrict.

~~(b) Multiple family uses. The following restrictions apply to multiple family uses.~~

Z134-147(RB)

(b) Front yard. Except as provided in this subsection, minimum front yard ~~Minimum front yard must be provided as shown on the development plan.~~ is ten feet.

(1) No additional setback for any portion of a building over 36 feet in height.

(2) Canopies and awnings may project to the property line on McKinney Avenue subject to a minimum clearance of eight feet from the sidewalk.

(3) The northwest building corner may encroach into the required front yard, limited in the location as shown on the development plan.

(c) Side and Rear Yard. ~~Minimum side and rear yards must be provided as shown on the development plan.~~

(1) Minimum side and rear yard is ten feet.

(2) No additional setback is required for any portion of a building over 36 feet in height.

(3) Cantilevered roof eaves and balconies may project up to five feet into the required side and rear yards.

(d) Density. Maximum number of dwelling units is ~~70~~ 205.

(e) Height.

Applicant requested:

(A 1) Except as provided in this section, m Maximum structure height is 60 75 feet, except in the location noted on the development plan.

Staff recommended:

Retain maximum structure height of 60 feet.

~~(B) — The following structures may project a maximum of 12 feet above the maximum structure height: elevator penthouse or bulkhead, mechanical equipment room, cooling tower, tank designed to hold liquids, ornamental cupola or dome, skylights, clerestory, visual screens which surround roof-mounted mechanical equipment, chimney and vent stacks.~~

~~(C) — Parapet walls may project a maximum of four feet above the maximum structure height.~~

Applicant requested:

(2) Maximum structure height for mezzanine levels is 85 feet and limited to the locations shown on the roof plan.

Staff recommended:

Retain maximum structure height of 60 feet.

(3) The following may project a maximum of 12 feet above the maximum height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room(s).

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Ornamental cupola or dome.

(F) Skylights.

(G) Observation deck.

(H) Clerestory.

(I) Visual screens which surround roof mounted mechanical equipment.

(J) Chimney and vent stacks.

(4) Parapet walls may project a maximum of ~~four~~ six feet above the maximum structure height.

(f) Lot coverage.

(1) Except as provided in this subsection, m Maximum lot coverage is ~~60~~ 85 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) For a multiple family use, maximum lot coverage as measured from a point equal to or greater than 20 feet above grade is 70 percent, exclusive of private open space.

(g) Floor Area.

(1) Except as provided in this subsection, maximum floor area for all nonresidential uses is 14,000 square feet.

(A) Maximum floor area for all restaurant uses is 8,000 square feet.

(B) No maximum floor area for multiple family uses.

SEC. S-71.108. OFF--STREET PARKING AND LOADING.

~~(a) For multiple-family uses, two spaces per dwelling unit are required.~~

(a) Except as provided in this section, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

~~(b) For all other uses, off-street parking and loading must be provided in accordance with Part I of this article.~~

(b) Large and medium off-street loading spaces may have a minimum width of 10 feet.

SEC. S-71.109. URBAN DESIGN STANDARDS.

(a) For a building on the Property greater than three stories in height, the following regulations apply.

(b) Minimum eight foot-wide sidewalks with a minimum 6 feet unobstructed along McKinney Avenue. Minimum six foot-wide sidewalks along Hester Avenue. Tree wells are allowed within the sidewalk at a maximum spacing of 30 feet on-center with pedestrian street lamps spaced at 45 feet to 60 feet spacing with the exception of visibility triangles and vehicular drives.

(c) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue street frontage:

(1) benches,

(2) trash receptacles, and

(3) bicycle racks.

(d) Facades.

(1) Street-facing facades must have building articulation with a minimum depth of one foot every 75 feet of length.

(2) A minimum of two different facade materials must be provided on each street facing facade.

(e) Architectural Elements. Architectural elements, such as the following, must be provided at all public entry points:

(1) Architecturally prominent public entrances,

(2) Canopies,

(3) Awnings.

(4) Attached towers, or

(5) Turrets.

(f) Ground level residential entrances. For residential uses on the ground level, direct access from the sidewalk must be provided for at least 75 percent of the dwelling units.

(g) Ground level transparency. Except as provided in this subsection, facades facing McKinney Avenue must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 12 feet in height. A minimum of 60 percent of the required minimum transparency must allow views into the ground-story use to a minimum depth of four feet. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. Spandrel glass and backpainted glass are not considered transparent for purposes of this requirement. This provision does not apply to parking structures.

(h) Street level nonresidential uses.

(1) A minimum of 10,000 square feet of floor area on the ground level of any building must contain at least one of the following use categories:

(A) Restaurant uses.

(B) Retail uses.

(C) Professional, personal service and custom craft uses [maximum 8,500 square feet of office uses].

(2) The following uses are prohibited within 85 feet of the north property line located along Hester Avenue as shown on the development plan.

(A) Bar and Restaurant uses.

(B) Retail uses.

(C) Professional, personal service and custom craft uses.

(D) Medical uses.

(E) Motor vehicle related uses.

(F) Commercial uses.

(i) Minimum private open space. For a development on the Property containing 100 or more dwelling units, a minimum of 6,000 square feet of private open space must be provided. Private open space may be located on top of a parking structure. A portion of the private open space must be oriented along the McKinney Avenue frontage and be configured with a minimum linear

Z134-147(RB)
dimension of 80 feet.

SEC. S-71.109 10. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended. ~~(Ord. 26344)~~

SEC. S-71.110 11. LANDSCAPING.

(a) ~~Landscaping and screening must be provided in accordance with Part I of this article.~~ Landscaping must be provided as shown on the landscape plan.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 26344)

SEC. S-71.114 2. SIGNS.

(a) Except as provided in the section, s Signs must comply with the provisions for non-business zoning districts in Article VII.

(b) No signage may be illuminated within 85 feet of the north property line located along Hester Avenue.

SEC. S-71.112 3. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property much comply with Part I of this article.

SEC. S-71.113 14. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this ~~subdistrict~~ Subdistrict until there has been full compliance with this division, the Dallas

Development Code, the construction codes, and all other ordinances, rules, and regulations of the city, as applicable. ~~(Ord. 26344)~~

Z134-147(RB)

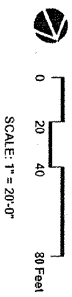
~~SEC. S-71.114~~

~~ZONING MAP.~~

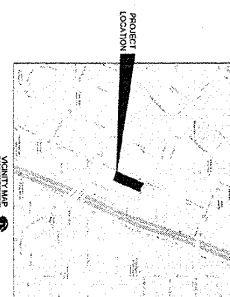
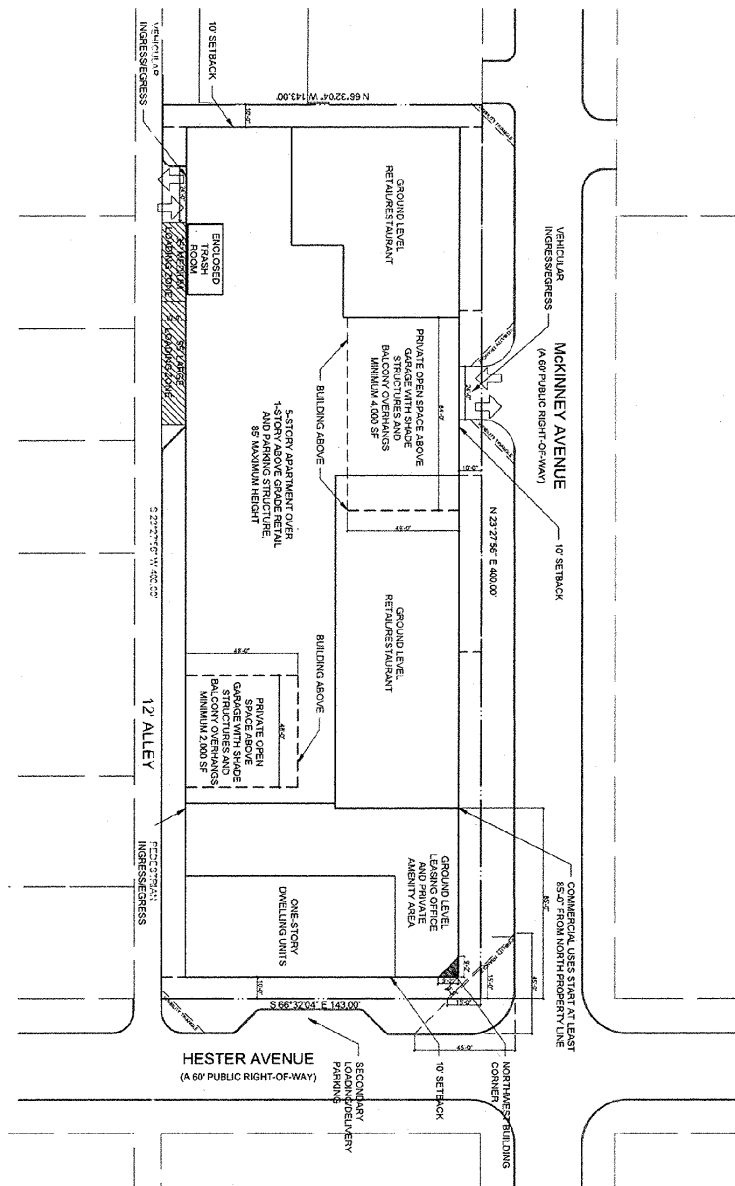
~~PD Subdistrict S-71 is located on Zoning Map No. H-7.~~

DEVELOPMENT PLAN
McKinney and Hester
Dallas, Texas

Job # 13449
The Above Development Plan is a
Date: 06/16/2017
Drawn by: RLB/ST



Good Fulton & Farrell Architects
2000 Ross Avenue, Suite 200
Dallas, Texas 75201
Phone: 214.760.7777
Fax: 214.760.7778
www.gff.com



PROJECT DATA TABLE			
DATE	06/16/2017	PROJECT NO.	13449
CLIENT	McKinney and Hester	PROJECT TYPE	REDEVELOPMENT
LOCATION	20' AND OVER ABOVE GRADE	STRUCTURE HEIGHT	7'6"
NONRESIDENTIAL FLOOR AREA	11,330 SQ. FT.	RESIDENTIAL FLOOR AREA	0 SQ. FT.
MINIMUM SIDE YARD SETBACK	10'	MINIMUM FRONT YARD SETBACK	0'
MINIMUM PRIVATE CORN SPACE	0'		

USE CATEGORY			
Use Category	Area (sq. ft.)	Ratio (%)	Max. Floor Area (sq. ft.)
Residential	11,330	100%	11,330
Commercial	0	0%	0
Industrial	0	0%	0
Office	0	0%	0
Other	0	0%	0
TOTAL	11,330	100%	11,330

Percentage of Total of Building Parking	77.7%	22.3%	100.0%
Garage	9,000	79.5%	9,000
Street	2,330	20.5%	2,330
TOTAL	11,330	100.0%	11,330

NOTES: 1. USE PARKING SPACES TO BE DETERMINED AT TIME OF INDIVIDUAL TENANT LEASE OUT/LEASE APPLICATION.

ROOF PLAN
McKinney and Hester
Dallas, Texas

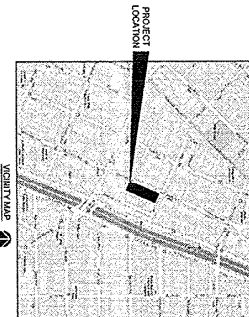
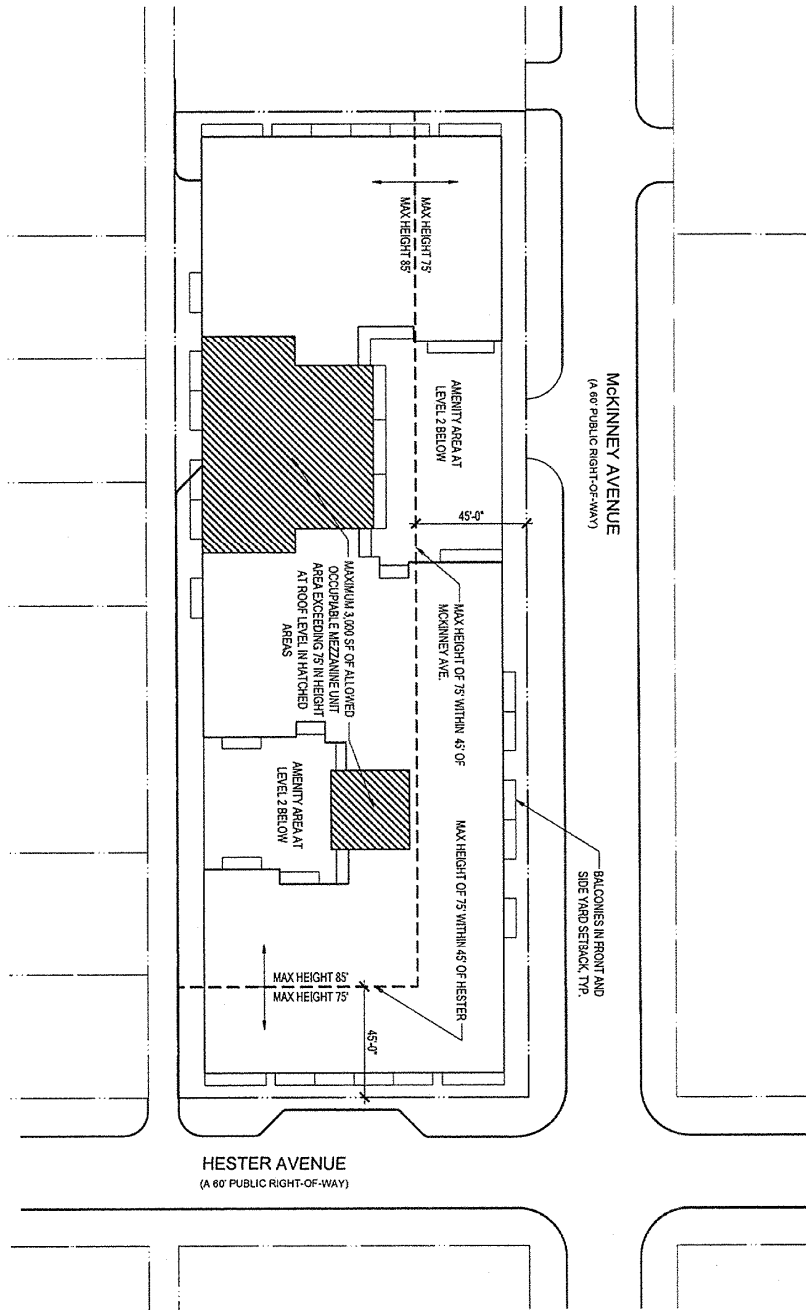
Job # 13249
Final Review Development Plan v3.dwg
Date: 05/14/2014
Drawn by: ELS, BT



0 20 40 80 Feet
SCALE: 1" = 20'-0"

Good Fulton & Farrell Architects
2000 Northwest Blvd.
Suite 300
Dallas, Texas 75201

24,434,507 sq. ft.
24,434,507 sq. ft.
24,434,507 sq. ft.



LANDSCAPE PLAN

McKinney and Hester
Dallas, Texas



Job #: 13249
File Name: D13891-SP-1-1.dwg
Date: 04.15.2014
Drawn by: DW, JH, CC

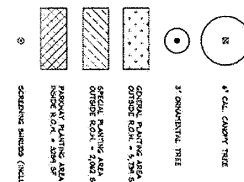
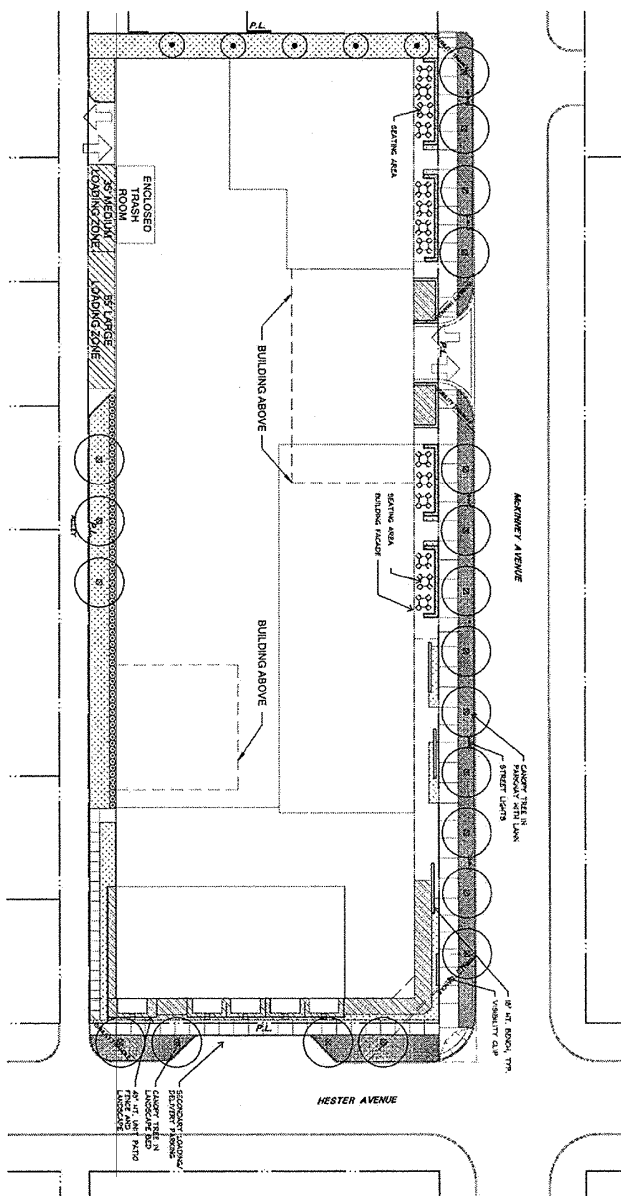


SCALE: 1" = 20'-0"



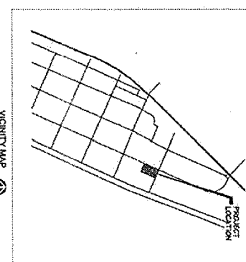
Good Fulton & Farrell Architects
2808 Fairmount Street
Suite 300
Dallas, Texas 75201
214.303.1500/Tel
214.303.1512/Fax
www.gfi.com

Z123-147

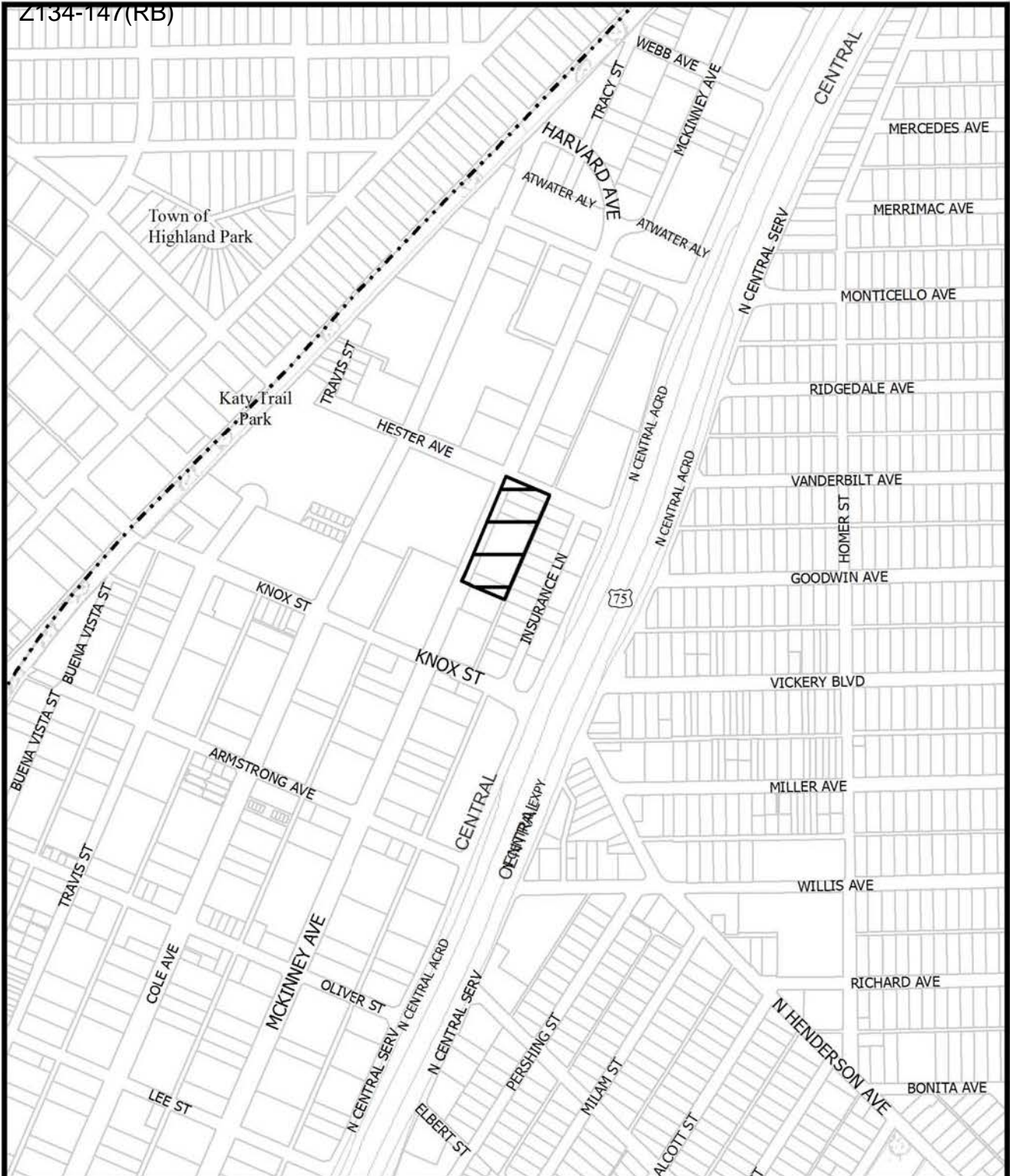


NAME	RELATION	TYPE	UNIT	REMARKS
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20
21	21	21	21	21
22	22	22	22	22
23	23	23	23	23
24	24	24	24	24
25	25	25	25	25
26	26	26	26	26
27	27	27	27	27
28	28	28	28	28
29	29	29	29	29
30	30	30	30	30
31	31	31	31	31
32	32	32	32	32
33	33	33	33	33
34	34	34	34	34
35	35	35	35	35
36	36	36	36	36
37	37	37	37	37
38	38	38	38	38
39	39	39	39	39
40	40	40	40	40
41	41	41	41	41
42	42	42	42	42
43	43	43	43	43
44	44	44	44	44
45	45	45	45	45
46	46	46	46	46
47	47	47	47	47
48	48	48	48	48
49	49	49	49	49
50	50	50	50	50
51	51	51	51	51
52	52	52	52	52
53	53	53	53	53
54	54	54	54	54
55	55	55	55	55
56	56	56	56	56
57	57	57	57	57
58	58	58	58	58
59	59	59	59	59
60	60	60	60	60
61	61	61	61	61
62	62	62	62	62
63	63	63	63	63
64	64	64	64	64
65	65	65	65	65
66	66	66	66	66
67	67	67	67	67
68	68	68	68	68
69	69	69	69	69
70	70	70	70	70
71	71	71	71	71
72	72	72	72	72
73	73	73	73	73
74	74	74	74	74
75	75	75	75	75
76	76	76	76	76
77	77	77	77	77
78	78	78	78	78
79	79	79	79	79
80	80	80	80	80
81	81	81	81	81
82	82	82	82	82
83	83	83	83	83
84	84	84	84	84
85	85	85	85	85
86	86	86	86	86
87	87	87	87	8

ACUTE BURN INJURY. The primary concern is to stabilize the patient and to prevent further damage to the burn. The patient is transported to the hospital in a supine position with the head of the bed elevated on 4 or 6 blocks (unless the patient has a head injury, in which case the head is elevated on 4 blocks). The patient is placed in a supine position with the head of the bed elevated on 4 or 6 blocks (unless the patient has a head injury, in which case the head is elevated on 4 blocks). The patient is placed in a supine position with the head of the bed elevated on 4 or 6 blocks (unless the patient has a head injury, in which case the head is elevated on 4 blocks).



Z134-147(RB)



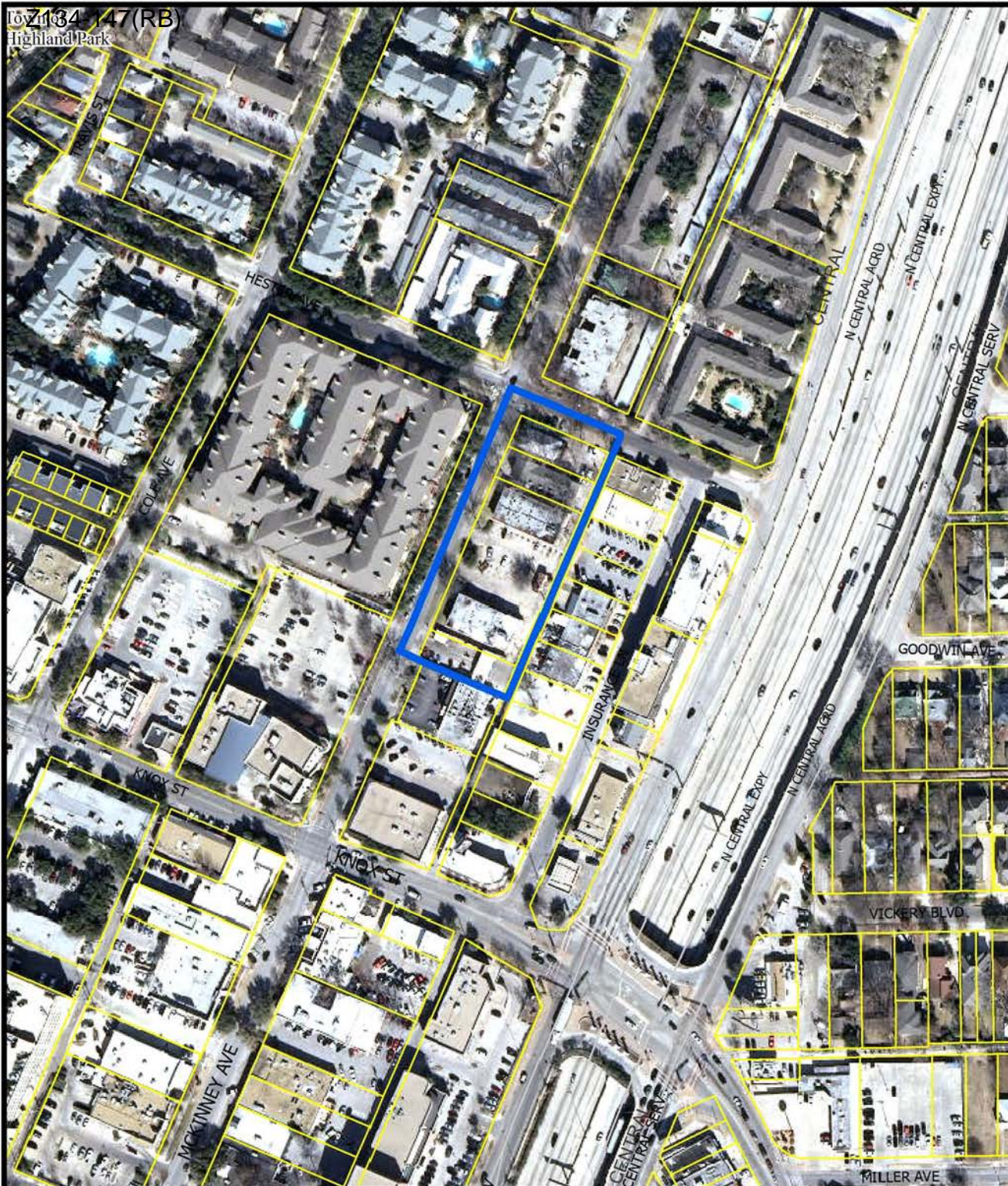
1:6,000

VICINITY MAP

Case no: **Z134-147**

Date: **2/27/2014**

Case no: **Z134-147(RB)**
Highland Park

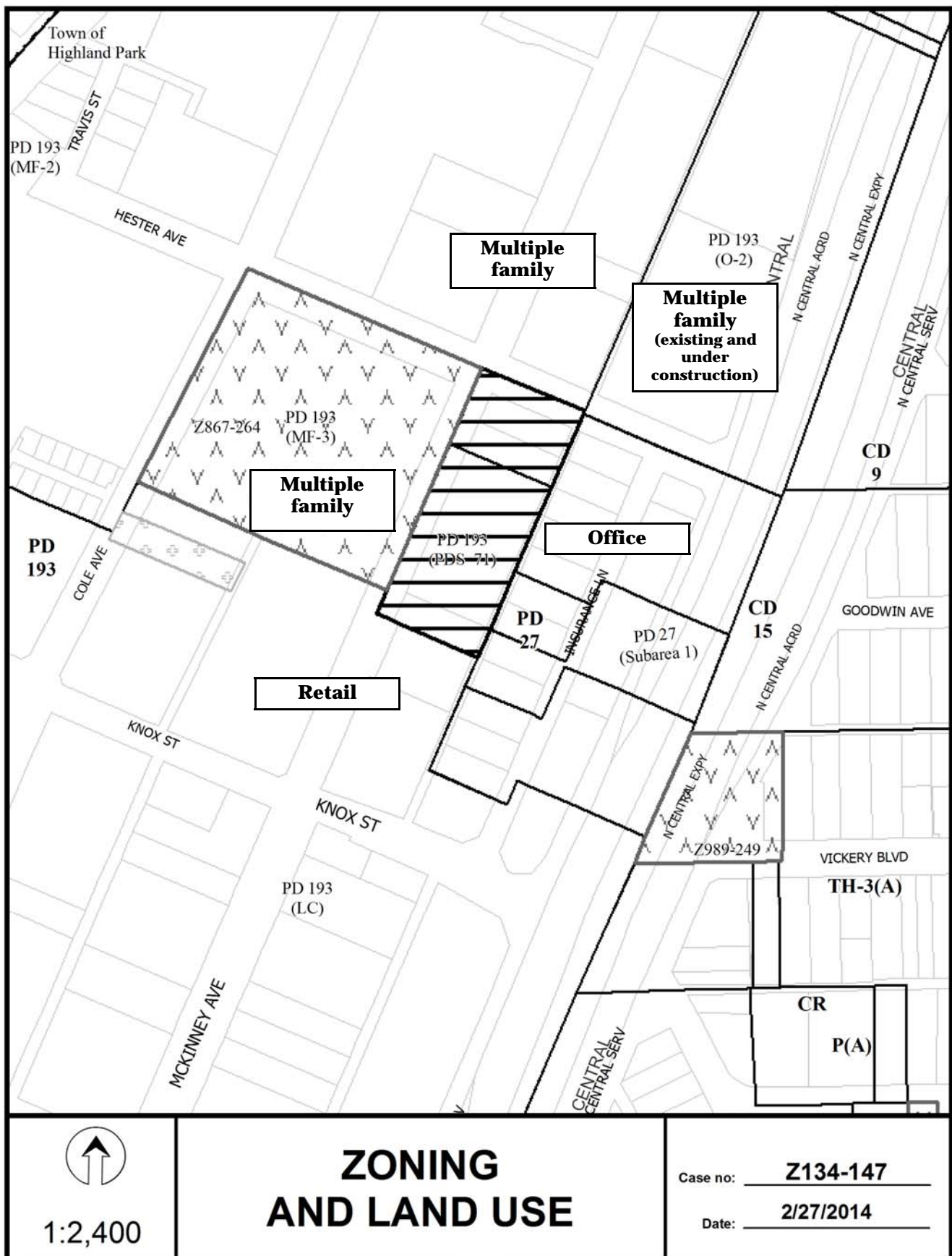


1:2,400

AERIAL MAP

Case no: **Z134-147**

Date: **2/27/2014**





5/30/2014

Reply List of Property Owners***Z134-147******140 Property Owners Notified
Owners Opposed******6 Property Owners in Favor******0 Property***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4626 MCKINNEY AVE	GILLON CARUTH I LTD
	2	4630 MCKINNEY AVE	CASA MONTERREY PS II ETAL
	3	4654 MCKINNEY AVE	COURTYARDS AT KNOX PARK
	4	4650 MCKINNEY AVE	ALDER WILLIAM JAC
	5	4650 MCKINNEY AVE	GABERINO JAMES D &
	6	4650 MCKINNEY AVE	TERSELICH METKA
	7	4650 MCKINNEY AVE	WILLIAMS JAMES H
	8	4650 MCKINNEY AVE	SHEPHERD REGINALD
	9	4650 MCKINNEY AVE	ALDER JAC
	10	3015 KNOX ST	NABHOLTZ KMCK PARTNERS LP
	11	3025 KNOX ST	NABHOLTZ KMCK PARTNERS LP
	12	4531 MCKINNEY AVE	GILLILAND PPTIES II LTD
	13	3107 KNOX ST	BUZZINI LP
	14	3113 KNOX ST	SOUTHERLAND CATHERINE S
	15	3119 KNOX ST	HILL HENRY L JR
	16	4600 MCKINNEY AVE	KNOX STREET VILLAGE
	17	4616 MCKINNEY AVE	MCKINNEY KNOX JOINT
	18	4655 INSURANCE LN	ELIZABETH ANNE PPTIES LLC
	19	4649 INSURANCE LN	ROBERT E LUNA FAMILY
	20	4647 INSURANCE LN	4645 NORTH CENTRAL LLC
	21	4639 INSURANCE LN	SUMMERS STEPHEN J ET AL
O	22	4633 INSURANCE LN	BEAIRD DAN INC
O	23	4631 INSURANCE LN	BEAIRD DAN L
	24	4625 INSURANCE LN	MIHALOPOULOS FRANK
O	25	4619 INSURANCE LN	ARMSTRONG BUILDING LLC
O	26	4617 INSURANCE LN	TRIANGLE CHAPTER AMORC

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4611 INSURANCE LN	TRIANGLE LODGE AMORC
	28	4617 CENTRAL EXPY	730 WEST SPRING VALLEY
	29	4627 INSURANCE LN	KNOX CENTRAL CORP
O	30	4655 CENTRAL EXPY	ZANDER JAMES P
	31	4703 CENTRAL EXPY	KNOX APARTMENTS OWNER LLC
	32	4714 MCKINNEY AVE	KNIGHT WILLIAM R
	33	4719 COLE AVE	TRAVIS COLE APARTMENTS 2012 LP
	34	3001 KNOX ST	J EVANS FAMILY PARTNERSHIP KNOX LTD
	35	3101 KNOX ST	GILLILAND PROPERTIES LTD
	36	3230 KNOX ST	KNOX STREET VILLAGE I INC
	37	4647 COLE AVE	CIM/4649 COLE AVENUE LP
	38	4625 COLE AVE	MODY PRASHANT
	39	4625 COLE AVE	BLOOM KARYN
	40	4625 COLE AVE	4625 COLE TOWNHOMES OWNER
	41	4650 COLE AVE	AMLI RESIDENTIAL PPTIES
	42	3104 KNOX ST	KNOX STREET VILLAGE INC
O	43	3010 KNOX ST	VALLEY OAK INVESTMENTS LP
	44	4611 CENTRAL EXPY	ORR VENTURE LTD
	45	4701 MCKINNEY AVE	MONTICELLO DEVELOPMENT
	46	4722 MCKINNEY AVE	JAZZ IRREVOCABLE TRUST THE JAZZ
	47	4728 MCKINNEY AVE	TIMMERMAN MICHAEL A & SUSAN H
	48	4728 MCKINNEY AVE	NUNEZ RAUL &
	49	4728 MCKINNEY AVE	WEISFELD RONALD A
	50	4728 MCKINNEY AVE	KNOBLER DONALD R
	51	4802 MCKINNEY AVE	KNIGHT WILLIAM RAY
	52	4728 MCKINNEY AVE	GALLAGHER KATHLEEN C
	53	4728 MCKINNEY AVE	WEISERT TARI
	54	4728 MCKINNEY AVE	GIANNASI TAYLOR
	55	4728 MCKINNEY AVE	STANTON LIVING TRUST
	56	4722 MCKINNEY AVE	BUCK JAMES L
	57	4728 MCKINNEY AVE	SCHIMMING VERNON H &

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4728	MCKINNEY AVE	ROCHESTER SARAH
59	4728	MCKINNEY AVE	VILLANUEVA JORGE A
60	4722	MCKINNEY AVE	CASSADA ROBERT HOWARD JR & CHARLOTTE MCI
61	4728	MCKINNEY AVE	ESCAMILLA CONSUELO V
62	4728	MCKINNEY AVE	ESCAMILLA CONSUELO V
63	4728	MCKINNEY AVE	CRUZ MANUEL
64	4728	MCKINNEY AVE	CUELLAS JOSHUA J
65	4728	MCKINNEY AVE	CRONK JOHN A
66	4728	MCKINNEY AVE	PISPIDIKIS RENA
67	4728	MCKINNEY AVE	MALINA JAMES
68	4728	MCKINNEY AVE	SCHUTZ ERIK R
69	4728	MCKINNEY AVE	FANNIE MAE
70	4728	MCKINNEY AVE	SYNODIS DONNA L &
71	4728	MCKINNEY AVE	KILGORE CHRISTOPHER H
72	4722	MCKINNEY AVE	ROZIER PETER B
73	4722	MCKINNEY AVE	MCDONALD BILLY LANE
74	4722	MCKINNEY AVE	KNIGHT WILLIAM R
75	4722	MCKINNEY AVE	KNIGHT WILLIAM
76	4722	MCKINNEY AVE	GAUKLER JOSEPH E & LYNNE
77	4717	MCKINNEY AVE	MCCUTCHEN MARK D
78	4717	MCKINNEY AVE	BERRON CLAUDIA
79	4717	MCKINNEY AVE	SCHAFER CHRISTOPHER & TRACI R
80	4717	MCKINNEY AVE	POLSON JULIE E
81	4717	MCKINNEY AVE	ROHLEDER MARCIE M
82	4717	MCKINNEY AVE	ODONNELL GARY & JULIE
83	4717	MCKINNEY AVE	TRIMMELL JOHN D & SUSAN J
84	4719	MCKINNEY AVE	MURRY SCOTT M
85	4719	MCKINNEY AVE	HABIBI KAMIL
86	4719	MCKINNEY AVE	MATTHEWS AMANDA L
87	4719	MCKINNEY AVE	BUSH DARLA S
88	4719	MCKINNEY AVE	TRAN HONG

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4719	MCKINNEY AVE	AYATS MAS OTILIA
90	4719	MCKINNEY AVE	BAUMANN RACHEL K
91	4803	CENTRAL EXPY	HOPKINS DIANA P
92	4805	CENTRAL EXPY	VANSTRAATEN MARINUS P
93	4807	CENTRAL EXPY	PHILLIPS DAVID G &
94	4809	CENTRAL EXPY	CHUNG YU LIN
95	4811	CENTRAL EXPY	CLINE MARY M
96	4815	CENTRAL EXPY	BARTELL ANGELLE
97	4817	CENTRAL EXPY	BERRY LISA E &
98	4819	CENTRAL EXPY	FRANKLIN CHARLESZETTA
99	4821	CENTRAL EXPY	PHILLIPS ANN
100	4823	CENTRAL EXPY	VAN STRAATEN M P
101	4825	CENTRAL EXPY	GARCIA PATRICIA E
102	4827	CENTRAL EXPY	VAN STRAATEN MARINUS P
103	4829	CENTRAL EXPY	MORRIS TAMECA
104	4831	CENTRAL EXPY	KING CHRISTEN C ET AL
105	4833	CENTRAL EXPY	CERVANTES JULIO CESAR
106	4837	CENTRAL EXPY	COSBY DIANA &
107	4839	CENTRAL EXPY	LINE WINSTON B
108	4839	CENTRAL EXPY	LEE MICHAEL EDWARD
109	4839	CENTRAL EXPY	CODDINGTON CAROLYN P
110	4839	CENTRAL EXPY	GARCIA WAYNE
111	4841	CENTRAL EXPY	PECK ROBBIN M
112	4841	CENTRAL EXPY	SUMLIN RICHARD K
113	4841	CENTRAL EXPY	ROSE GREGORY D
114	4841	CENTRAL EXPY	COSBY DIANA C
115	4843	CENTRAL EXPY	JJ REAL ESTATE LLC
116	4843	CENTRAL EXPY	MARCOULIDES JAMES E
117	4843	CENTRAL EXPY	KNOBLER DONALD G
118	4843	CENTRAL EXPY	MORALES ADRIANA
119	4845	CENTRAL EXPY	THRESHER BRENDA ANN

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4845 CENTRAL EXPY	LEWIS DON V
	121	4847 CENTRAL EXPY	CLORE CHRISTINE W &
	122	4847 CENTRAL EXPY	KRAUSE MARTHA H
	123	4847 CENTRAL EXPY	SMITH REBECCA KAY
	124	4847 CENTRAL EXPY	LOPEZ BENJAMIN
	125	4849 CENTRAL EXPY	COSBY COLE THOMAS &
	126	4849 CENTRAL EXPY	COSBY DIANA
	127	4849 CENTRAL EXPY	SPARKS KRISTEN A
	128	4708 MCKINNEY AVE	COWAN GERALDINE
	129	4708 MCKINNEY AVE	APPLE JAROLD LEE
	130	4708 MCKINNEY AVE	GRAY JUSTIN L
	131	4708 MCKINNEY AVE	J & O BLAKE FAMILY LLC
	132	4708 MCKINNEY AVE	CHAKRABORTY INDRANEEL
	133	4708 MCKINNEY AVE	VEVERA MARK C
	134	4708 MCKINNEY AVE	KOCSI WILLIAM & KATHLEEN
	135	4708 MCKINNEY AVE	LANDON LANA K
	136	4704 MCKINNEY AVE	TORRES ALFREDA
	137	4704 MCKINNEY AVE	SUTLIFF ELIZABETH
	138	4704 MCKINNEY AVE	MUELLER JASON E &
	139	4708 MCKINNEY AVE	OWENS GARY ALLEN
	140	4704 MCKINNEY AVE	LOERA SANDRA V

AGENDA ITEM # 67

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 58 W

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road

Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions

Z134-166(MW)

FILE NUMBER: Z134-166(MW)

DATE FILED: February 12, 2014

LOCATION: Southwest corner of Great Trinity Forest Way and North Jim Miller Road

COUNCIL DISTRICT: 8

MAPSCO: 58-W

SIZE OF REQUEST: ±0.22 acre

CENSUS TRACT: 116.01

REPRESENTATIVE: Parvez Malik, Business Zoom

APPLICANT: Mohammad Sidiqi

OWNER: Juneja Property Holdings, Inc.
Wazir Juneja, President/Secretary

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing convenience store [BZ Food Mart].

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store 3,500 square feet or less is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing general merchandise or food store, which offers the sale of alcoholic beverages, provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

BACKGROUND INFORMATION:

- The ±0.22-acre request site is developed with a ±2,167-square-foot general convenience store with fuel pumps. No new construction is proposed by this application.
- The general merchandise or food store (convenience store) is permitted by right, but the sale of beer and wine for off-premise consumption in conjunction with the convenience store requires a Specific Use Permit due to the D-1 Liquor Control Overlay.
- As depicted on the alcohol measurement survey submitted with the application, the request site complies with the 300 foot door-to-door distance requirement from the church adjacent to the south.
- Deed restrictions volunteered on July 16, 1986, limit the uses to those allowed in the Chapter 51 General Retail District and limit multifamily uses to no more than 26 units per acre.

Surrounding Zoning History:

1. **Z123-337:** On Wednesday, December 11, 2013, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Great Trinity Forest Way	Principal Arterial	160 feet
North Jim Miller Road	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
North	CR-D-1	Auto-related
East	CR-D-1	Undeveloped
South	R-7.5(A)	Church
West	CR-D-1	Carwash

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being a *Multi-Modal Corridor* Building Block. Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family

neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

The applicant’s request generally complies with the following goal and policy of the Comprehensive Plan. The sale of alcoholic beverages in conjunction with the existing main use does not directly impact the consistency.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant’s request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of

alcoholic beverages in conjunction with the existing convenience store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions. The short initial time period will allow re-evaluation of the request to ensure ongoing compliance.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential Other: No min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	RPS Visual Intrusion	Retail and personal service, office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one space per 200 square feet of floor area; the off-street parking requirement for a motor vehicle fueling station is two spaces. Therefore, the ±2,167-square-foot convenience store with fuel pumps requires 13 parking spaces. As depicted on the site plan, 16 spaces are provided.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

CPC Action: July 24, 2014:

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road.

Maker: Lavallaisaa
Second: Emmons
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Shidid, Anantasomboon, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley,
Abtahi









Against: 1 - Culbreath
Absent: 2 - Rodgers, Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 1

Speakers: For: Parvez Malik, 1901 Central Dr., Bedford, TX, 76021
Against: None

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from July 15, 2012 to July 15, 2014 revealed the following results:

Offense Records										
 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes										
Virtual Viewer - Public Access										Welcome
  										
Search Records - Offense										Filter <input type="text"/>
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0015105-A	01/19/2013	*B-Z STAR INC	THEFT	07036	S	LOO...	351	2214	06934	
0033272-B	02/09/2014	DAVIS,COREY	ROBBERY	07036	S	LOO...	351	2214	03911	
0117848-A	05/12/2013	ORTIZ, CLAUDIA	CRIMINAL MISCHIEF/VAND...	07036	S	LOO...	351	2214	14081	
0225438-A	09/02/2013	BOLLIN, RONALD	AUTO THEFT-UUMV	07036	S	LOO...	351	2214	07191	
   										
										Page 1 of 1 (4 items)
AgencyWeb® All rights reserved. ©2009 Orion Communications, Inc.										

Z134-166
CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

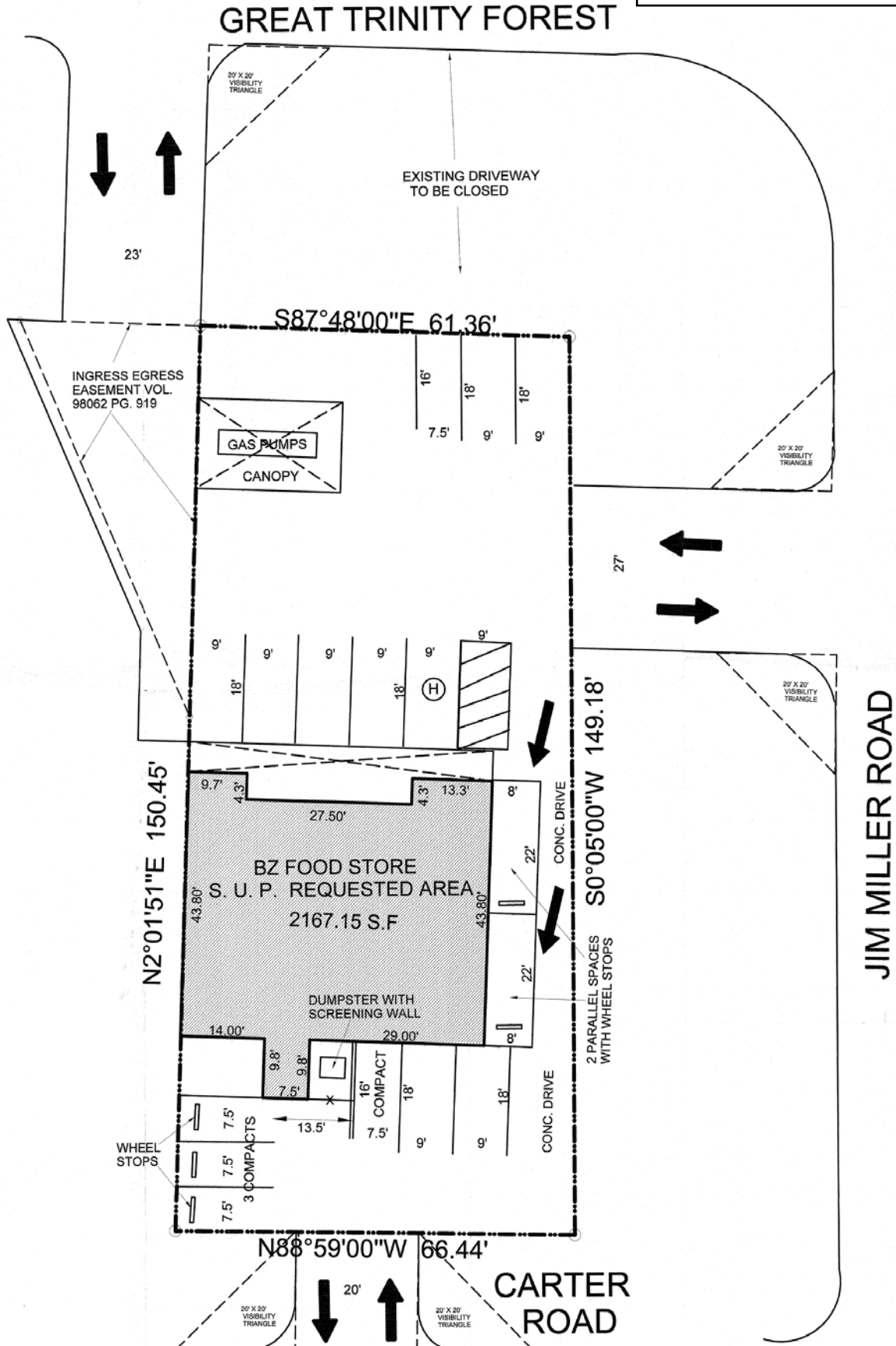
CPC Recommended:

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (two years). |
|---|

Staff recommended:

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) |
|---|
1. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 2. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



2845-291

862221

RECEIVED

DEED RESTRICTIONS

A 35

8763

7:00 PM
10/7/21/21

THE STATE OF TEXAS)

COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

CITY SECRETARY
DALLAS TEXAS

That the undersigned, Paul L. Adams and Jack Kellam, are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the Jesse Elam Survey, Abstract No. 444, being a part of a 64.47 acre tract conveyed to Ben B. Redd recorded in Volume 514, Page 1007, Deed Records, Dallas County, Texas, and also Lots 1, 2, and 3 of Joe R. Krajca's Subdivision, an addition to the City of Dallas according to the Plat recorded in Volume 16, Page 285, of the Map Records of Dallas County, Texas, and being described as follows:

BEGINNING at a point for corner in the West line of said survey, said point bears Southerly, 633.80 feet from the Northwest corner of said 64.47 acre tract, said point also being the Southwest corner of a 2 acre tract conveyed to Mrs. Alfred Duebler as recorded in Volume 2005, Page 134, Deed Records of Dallas County, Texas.

THENCE South 89 degrees, 24 minutes, 21 seconds, East, a distance of 536.47 feet to an Iron Rod for corner;

THENCE South 02 degrees, 18 minutes, 18 seconds, East, a distance of 105.13 to an Iron Rod for corner;

THENCE South 01 degrees, 37 minutes, 29 seconds, East, a distance of 247.86 feet to an Iron Rod for corner in the Northerly line of State Highway Loop 12;

THENCE North 89 degrees, 12 minutes, 46 seconds, West, with the Northerly line of said State Highway Loop 12 a distance of 534.60 feet to an Iron Rod for corner at the intersection of said State Highway with the present occupied East line of North Jim Miller Road;

86140 2744

2845-291/3151-5

OK

THENCE 01 degrees, 05 minutes, 08 seconds, East, with said North Jim Miller Road a distance of 245.89 feet to an Iron Rod for corner;

THENCE North 89 degrees, 24 minutes, 20 seconds, West, a distance of 20.0 feet to a point for corner;

THENCE North 01 degree, 12 minutes, 00 seconds, East, a distance of 105.00 feet to the PLACE OF BEGINNING and containing 187,146.301 square feet or 4.296 acres of land.

That the undersigned, Paul L. Adams and Jack Kellam, do hereby impress all of the following described property with the following deed restrictions, to-wit:

(1) The only permitted uses on the property are those uses allowed in a General Retail District as defined in the Dallas Development Code, as amended (the "Code").

(2) Multiple-family uses are limited to no more than 26 units per acre in density, as defined in the Code.

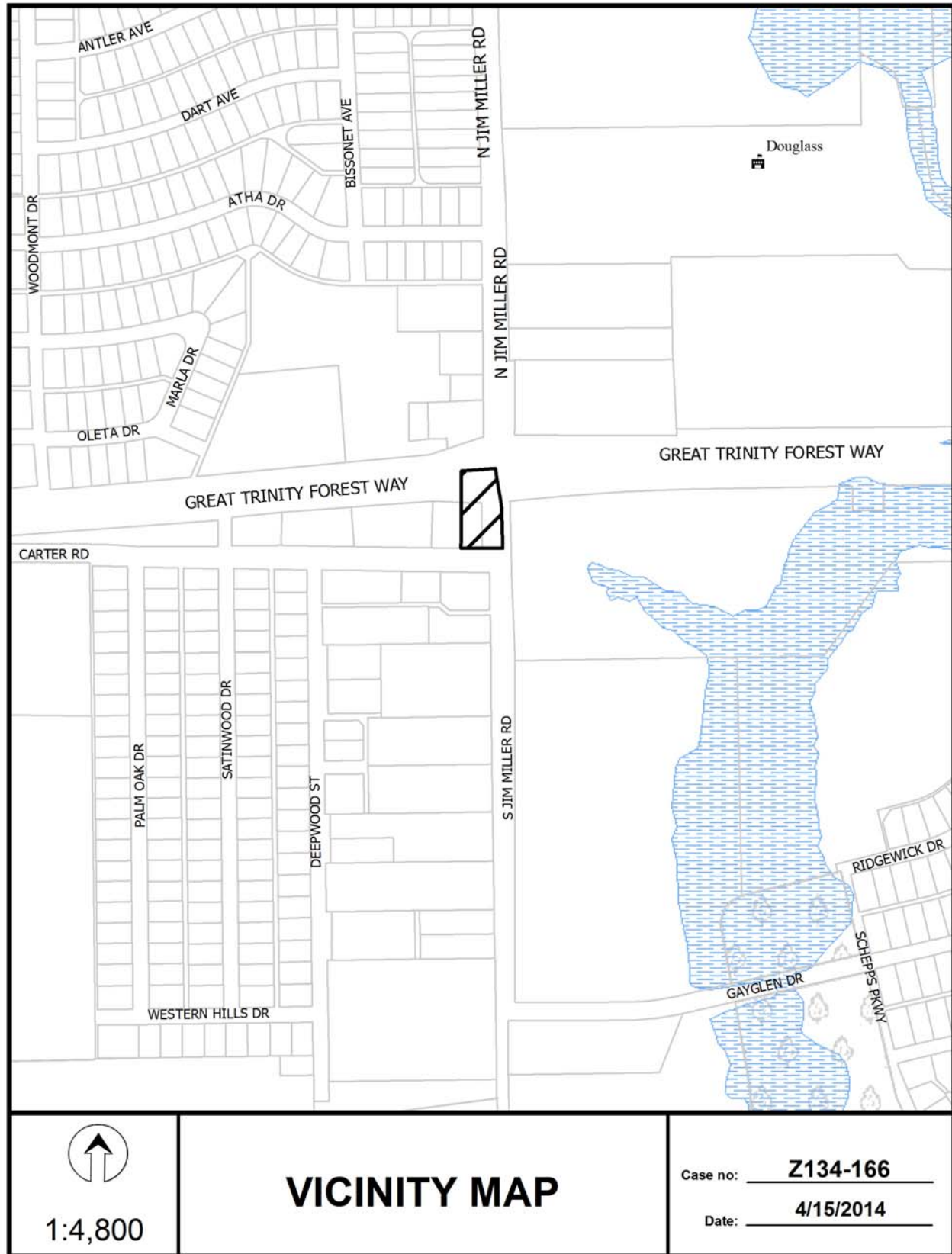
These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional period of ten (10) years unless terminated in the manner specified herein.

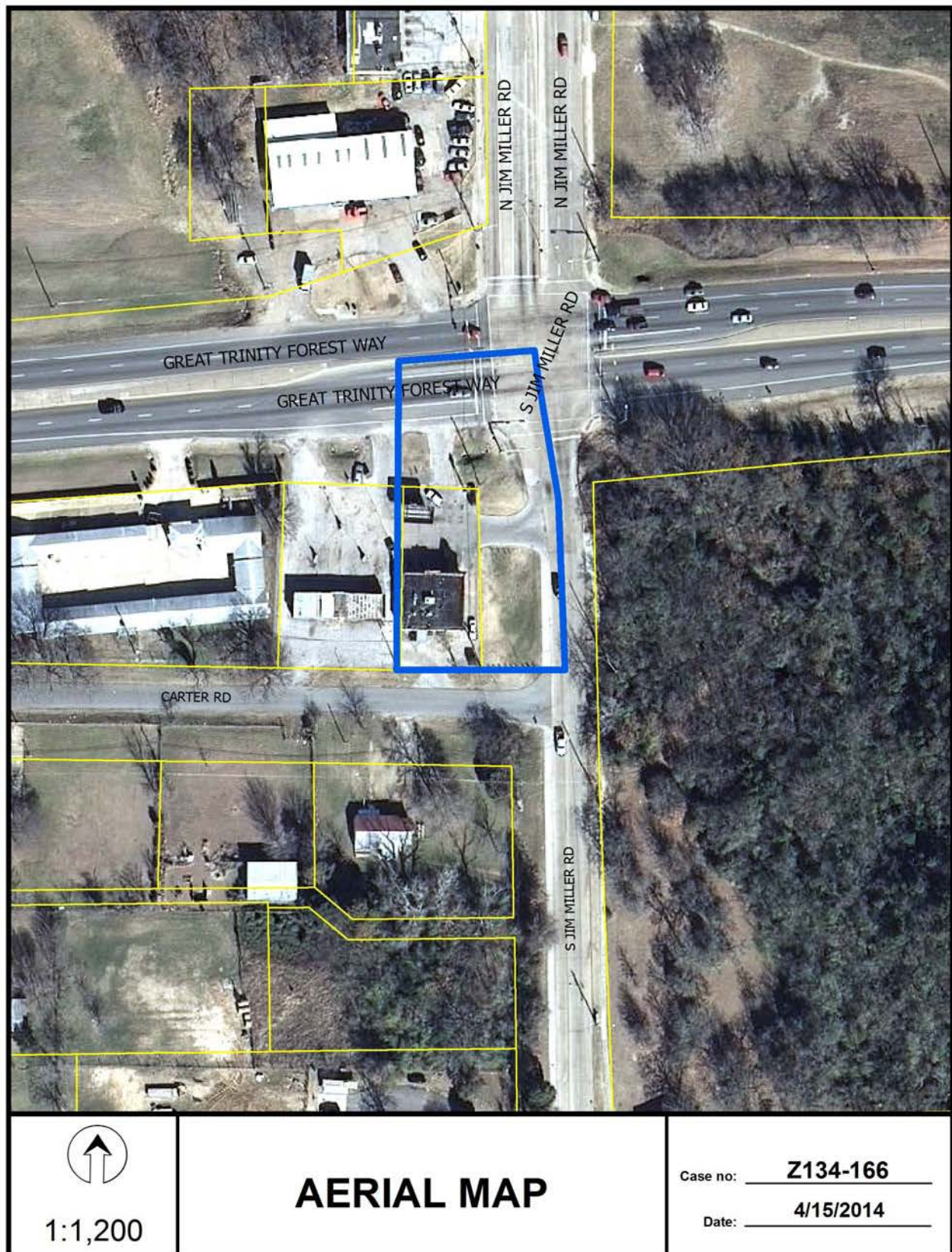
These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

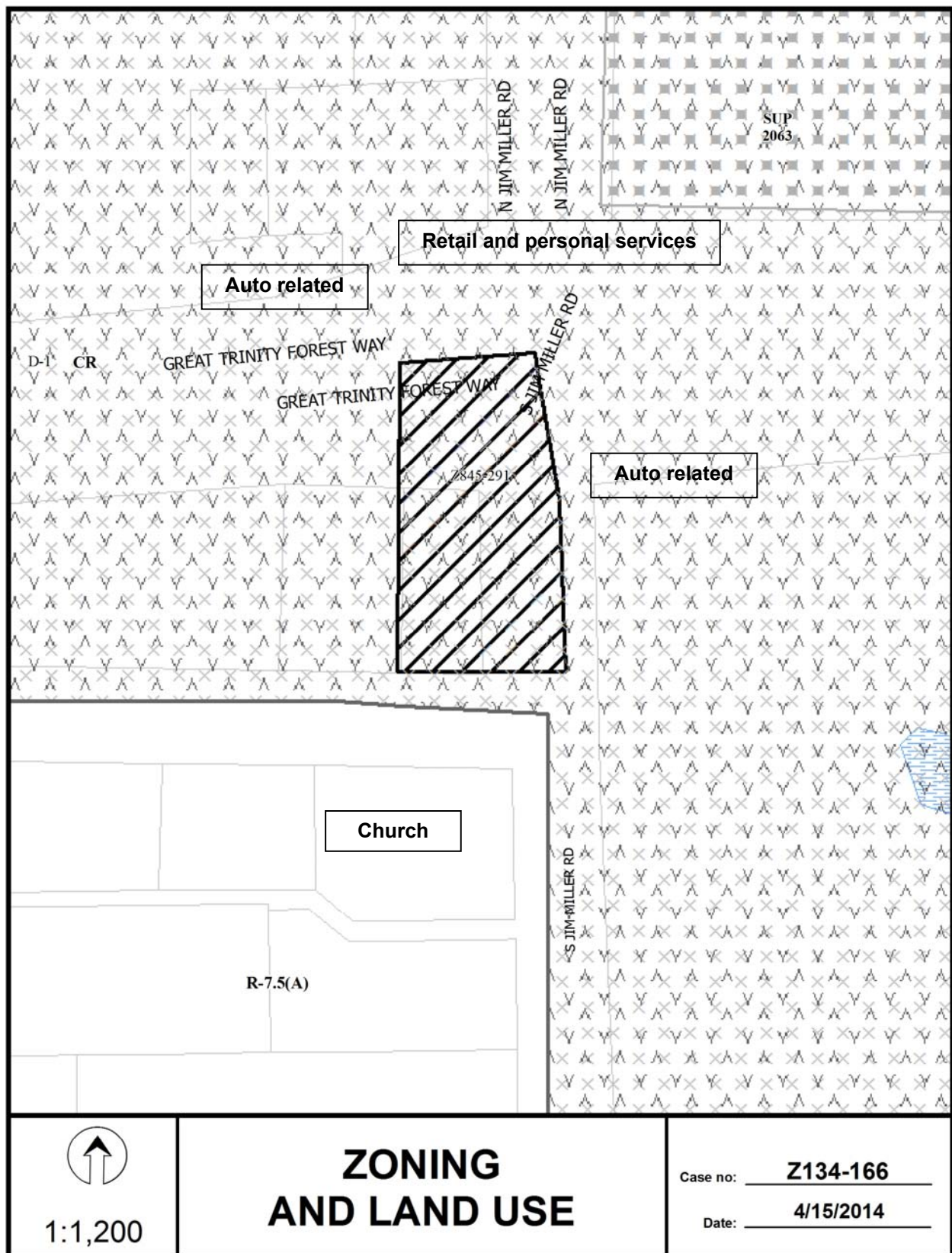
The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

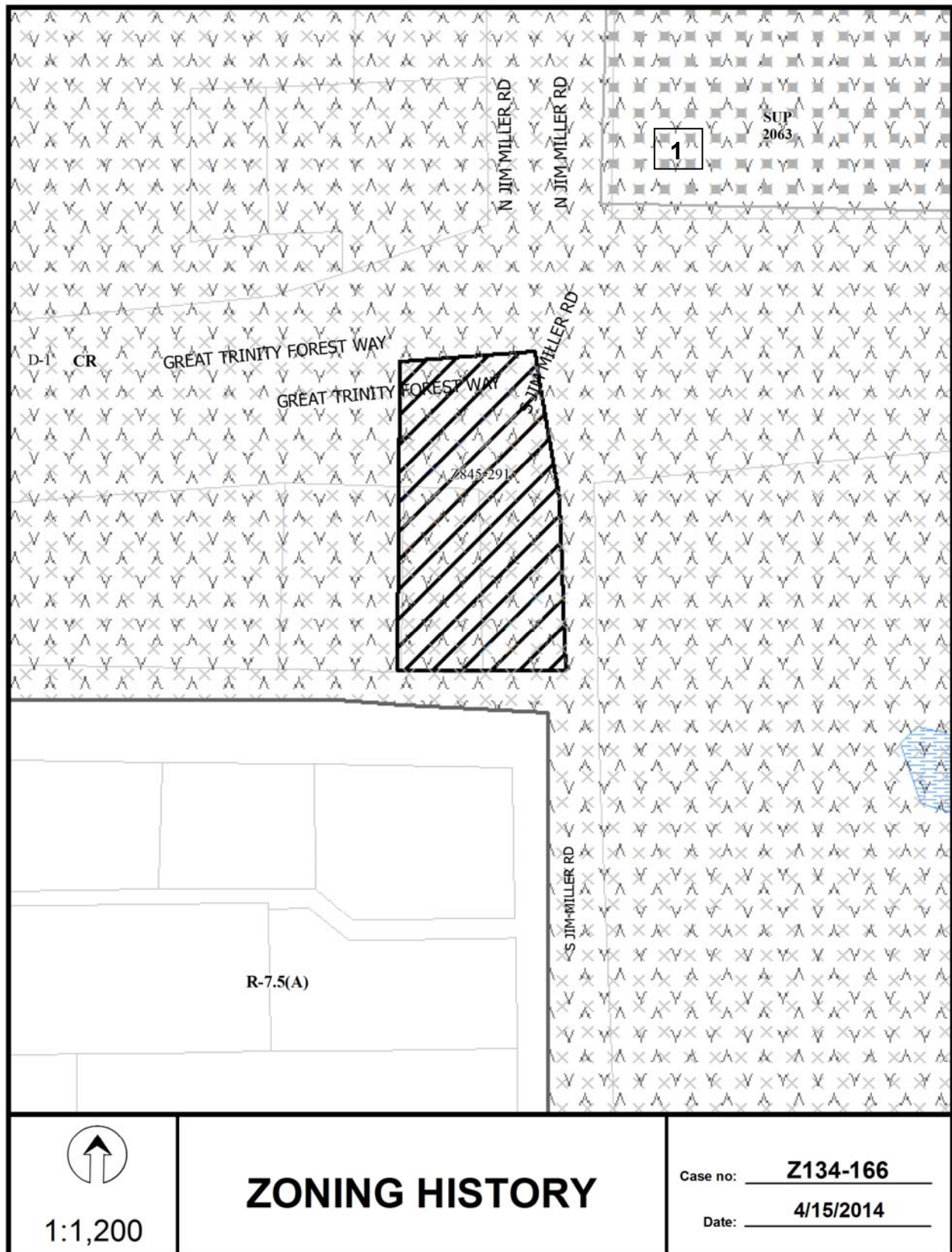
These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does grant to the City of Dallas the right to

86140 2745









CPC Responses



<u>10</u>	Property Owners Notified (10 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>7/24/2014</u>	Date

Z134-166
CPC



1:1,200

4/15/2014

Notification List of Property Owners

Z134-166

10 Property Owners Notified

10 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7036 GREAT TRINITY FOREST WAY	JUNEJA DALLAS LLC
	2	7028 GREAT TRINITY FOREST WAY	PHILLIPS LEO & BEATRICE
	3	6901 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH BAPTIST CHURCH
X	4	7015 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH MISSIONARY BAPTIST CH
	5	7100 GREAT TRINITY FOREST WAY	YMCA OF METROPOLITAN DALLAS
	6	116 JIM MILLER RD	CHONG KWANG
	7	7020 GREAT TRINITY FOREST WAY	JUNEJA HOSPITALITY HOLDINGS LLC
	8	7071 GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL
	9	7026 CARTER RD	GIBSON KENNETH E
	10	7040 CARTER RD	HOUSE OF PRAYER EVANGELISTIC MINISTRIES

AGENDA ITEM # 68

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 22 D; H

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1747 for an alcoholic beverage establishment limited to a private-club bar on property zoned an IR Industrial Research District on the northwest corner of Harcourt Street and Stemmons Freeway

Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions

Z134-211(WE)

ACM: Theresa O'Donnell**FILE NUMBER:** Z134-211(WE) **DATE FILED:** April 4, 2014**LOCATION:** Harcourt Street and Stemmons Freeway, northwest corner**COUNCIL DISTRICT:** 6 **MAPSCO:** 22-D & H**SIZE OF REQUEST:** Approx. 2.9 acres **CENSUS TRACT:** 99.00

APPLICANT: Gyu Chul Yang**OWNER:** US Central Plaza Investment, LP**REPRESENTATIVE:** Susie Yu**REQUEST:** An application for renewal of Specific Use Permit No. 1747 for an alcoholic beverage establishment limited to a private-club bar on property zoned an IR Industrial Research District.**SUMMARY:** The applicant proposes to continue the operation of a ±4,000-square-foot karaoke bar with alcoholic beverage service.**CPC RECOMMENDATION:** Approval for a three-year period, subject to conditions.**STAFF RECOMMENDATION:** Approval for a three-year period, subject to conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing alcoholic beverage establishment use limited to a private club-bar is compatible and conforms to the adjacent retail and personal service uses. Even though there is a church in close proximity to the request sit, the church exceed he distance requirement of 300 feet of an alcoholic beverage establishment. The use should not impact the surrounding uses negatively from a land use perspective.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use has had neither a positive nor negative contribution to the welfare of adjacent properties. The SUP has conditions that associated with the use to mitigate any potential negative impacts.
3. *Not a detriment to the public health, safety, or general welfare* – The use is not anticipated to be a detriment to the public welfare. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the business.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards

BACKGROUND INFORMATION:

- The applicant proposes to continue the operation of karaoke bar in a ±4,000-square-foot suite within the shopping center. The karaoke aspect of the private-club bar is considered a commercial amusement (inside) and is allowed by right in the IR Industrial Research District. The sale or service of alcoholic beverages for on-premise consumption associated with the commercial amusement (inside) requires a Specific Use Permit for a private-club bar.
- The ±2.9-acre property is developed as a shopping center which consists of two (2) buildings, both of which have two (2) stories and are oriented towards Stemmons Freeway.
- On April 22, 2009, the City Council approved this Specific Use Permit No. 1747 for an alcoholic beverage establishment use limited to a private-club bar for a two-year period.

- On June 22, 2011, the City Council approved a renewal of this Specific Use Permit No. 1747 for an alcoholic beverage establishment use limited to a private-club bar for a three-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Emerald Street	Local	60 ft.	60 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the existing does not have a negative impact on the surrounding street system.

Land Use:

	Zoning	Land Use
Site	IR, SUP No. 1747	Retail & Personal Service
North	IR	Church, Electrical substation
South	IR	Vehicle sales
East	IR	Freeway
West	IR	Park

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site is in a Business Center or Corridor Building Block.

The request site lies within a Business Center or Corridor Building Block. This Building Block represents major employment or shopping destinations outside of Downtown. Business Centers are usually at major intersections or along Highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads.

The request site is located within an existing retail development and is adjacent to a major arterial. The site is within an IR Industrial Research District where the development is a mix of institutional uses, retail and office uses. There is also a park, west of the site, across Emerald Street. The request site complies with the Business Center or Corridor Building Block.

STAFF ANALYSIS:**Land Use Compatibility:**

A private-club bar means an establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code that derives 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption and that is located within a dry area as defined in Title 6 (Local Option Elections) of the Texas Alcoholic Beverage Code. Private-club bar does not include a fraternal or veterans organization, as defined in the Texas Alcoholic Beverage Code, holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code. Private-club bar does not include the holder of a food and beverage certificate, as defined in the Texas Alcoholic Beverage Code.

The request site is surrounded by a church and electrical substation the north; Stemmons Freeway and a mini-warehouse to the east; vehicle sales to the south and a park to the west.

Chapter 6 of the Dallas City Code, states that no person may sell alcoholic beverages if the place of business is within 300 feet of a church; the distance is measured from front door to front door along right-of-way lines. The front entrance of the private-club bar is well over 300 feet from the front entrance of the church.




The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Dallas Police Department: A copy of a police report showing the number of offenses on the request site after renewing the SUP in 2011 is provided below. Staff did not provided any reports prior to the SUP renewal because the site was issued an SUP renewal on June 22, 2011. The original SUP was approved on April 22, 2009.

Offences prior to a Specific Use Permit – June 22, 2011 to June 27, 2014

DALLAS POLICE DEPARTMENT										
								UCR Codes	Year Codes	Property Class Code
Virtual Viewer – Public Access										Welco
  										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0100620-A	04/24/2013	@CITY OF DALLAS	FRAUD	11441	N	STEMMONSF...	532	3003	11020	
0188092-A	07/24/2013	*OLYMPIA GOLF TECH	BURGLARY	11441	N	STEMMONSF...	532	3003	05124	
0241480-Y	09/08/2011	*ONCOR ELECTRICAL	THEFT	11441	N	STEMMONSF...	532	3003	06901	
0243877-Z	09/28/2012	WI , SEUNG	AUTO THEFT-U...	11441	N	STEMMONSF...	532	3003	07913	
0251297-Y	09/21/2011	SONG, CHAE	ASSAULT	11441	N	STEMMONSF...	532	3003	08121	
0320379-Z	12/19/2012	@CITY OF DALLAS-VICE	FOUND PROPER...	11441	N	STEMMONSF...	532	3003	43020	
0323131-Y	12/11/2011	WILSON, HARRY	FOUND PROPER...	11441	N	STEMMONSF...	532	3003	43021	
0323132-Y	12/11/2011	@CITY OF DALLAS	FOUND PROPER...	11441	N	STEMMONSF...	532	3003	43020	
0323154-Y	12/11/2011	WILSON, HARRY	FOUND PROPER...	11441	N	STEMMONSF...	532	3003	43020	

CPC Action (July 24, 2014)

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1747 for an alcoholic beverage establishment limited to a private-club bar for a three-year period, subject to conditions on property zoned an IR Industrial Research District on the northeast corner of Harcourt Street and Stemmons Freeway.

Maker: Anantasomboon
 Second: Ridley
 Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Culbreath, Shidid,
 Anantasomboon, Bagley, Lavallaisaa, Tarpley,
 Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
 Absent: 2 - Rodgers, Shellene
 Vacancy: 0

Notices: Area: 300 Mailed: 18
 Replies: For: 1 Against: 1

Speakers: None

LIST OF OFFICERS
US Central Plaza investment, LP

- Bo Y. Kim General Partner

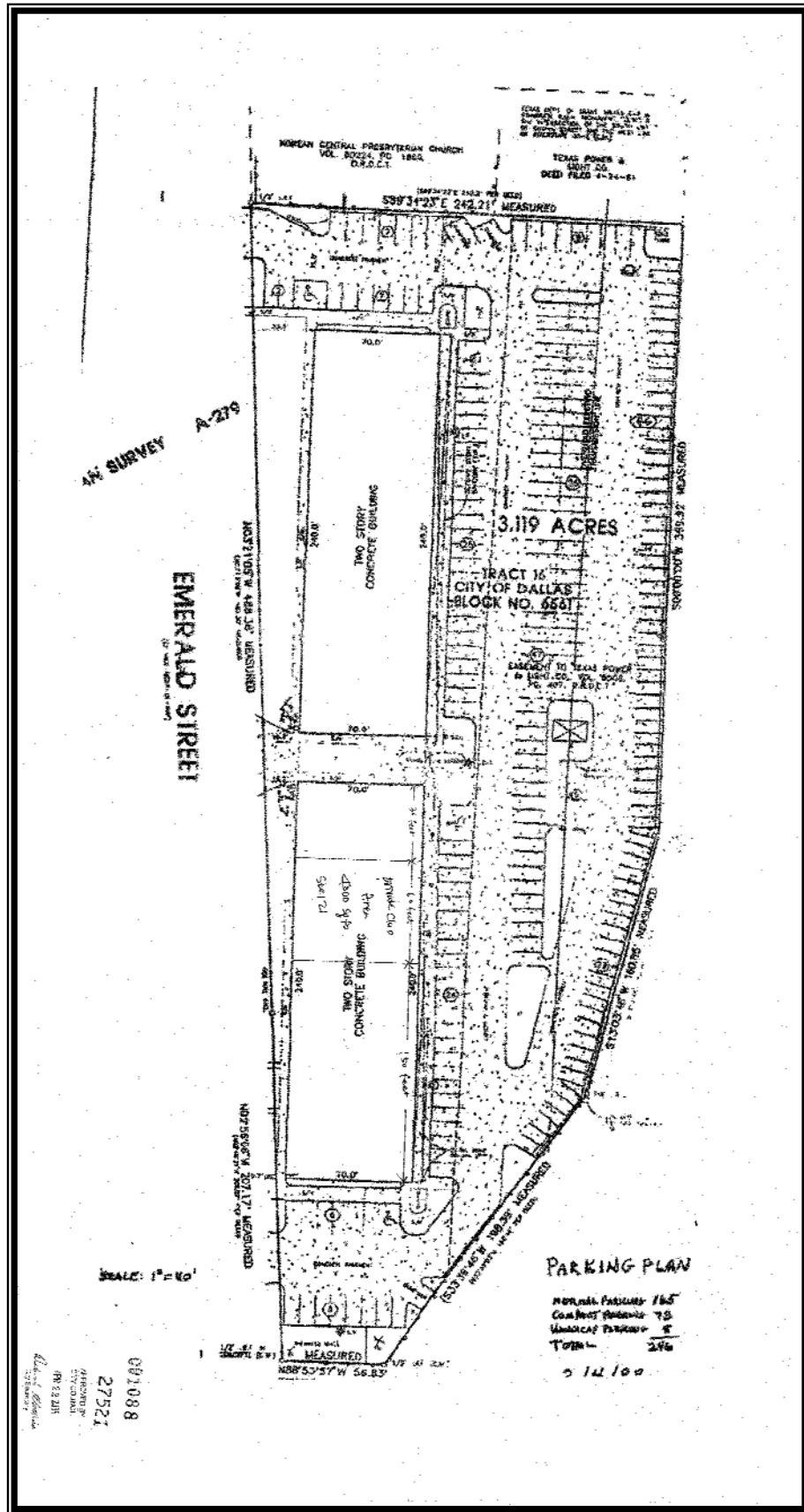
LIST OF OFFICERS
Min & B, Inc.

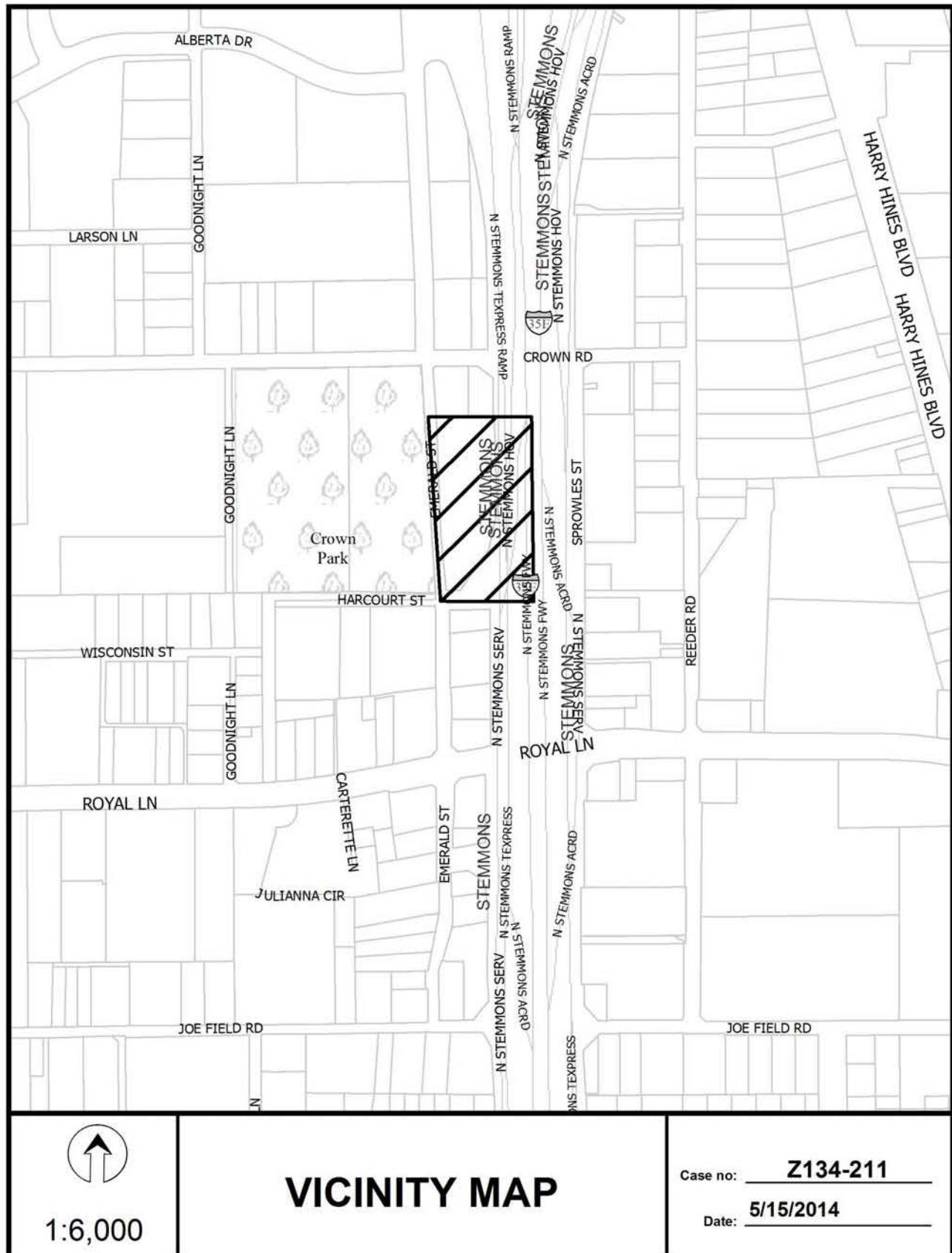
- Guy C. Yang President / Director / Secretary

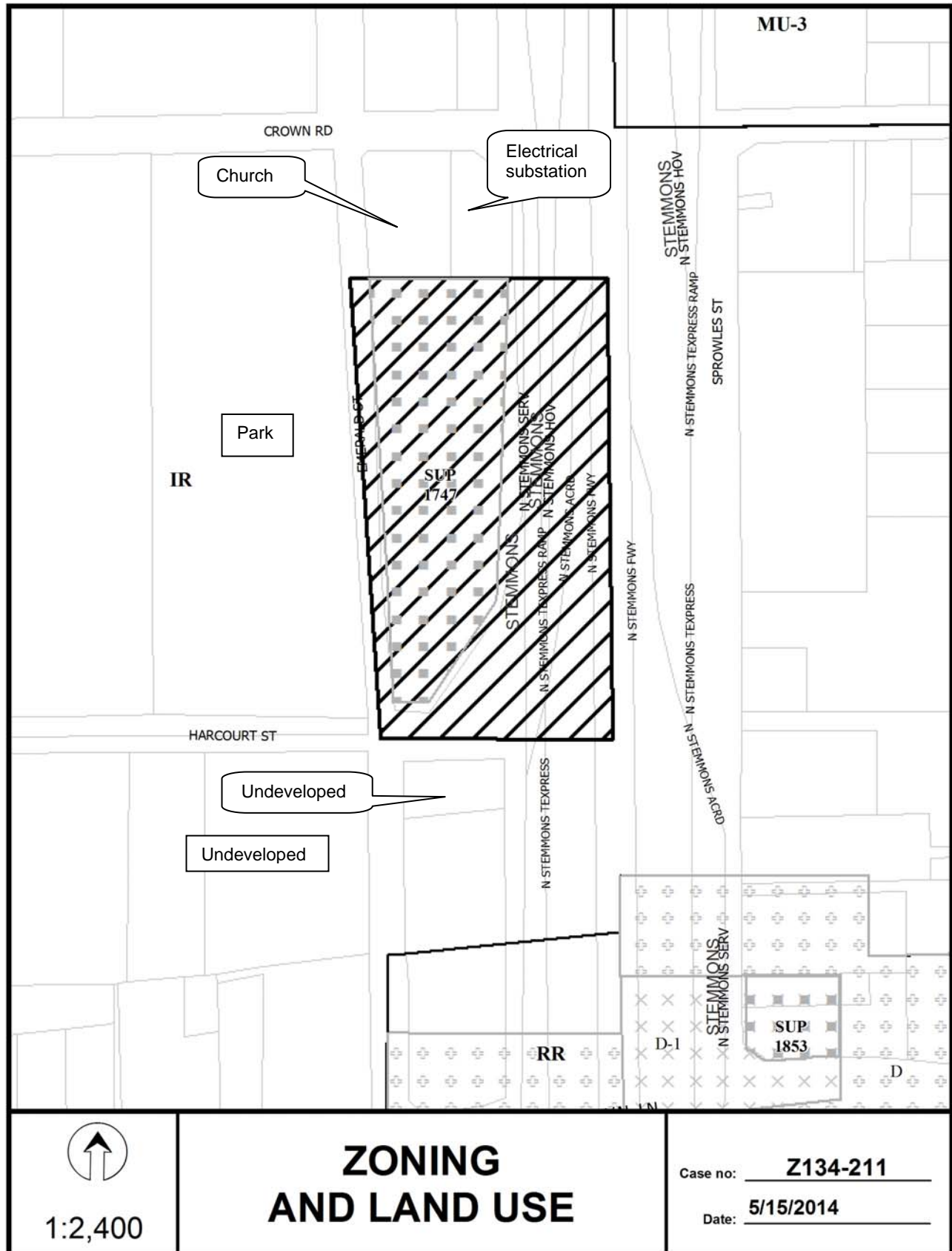
CPC PROPOSED SUP CONDITIONS
--

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment use limited to a private-club bar.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan/landscape plan.
3. TIME LIMIT: This specific use permit expires on [~~April 22, 2011~~], (three-year period from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area is 4,000 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment use limited to a private-club bar may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN

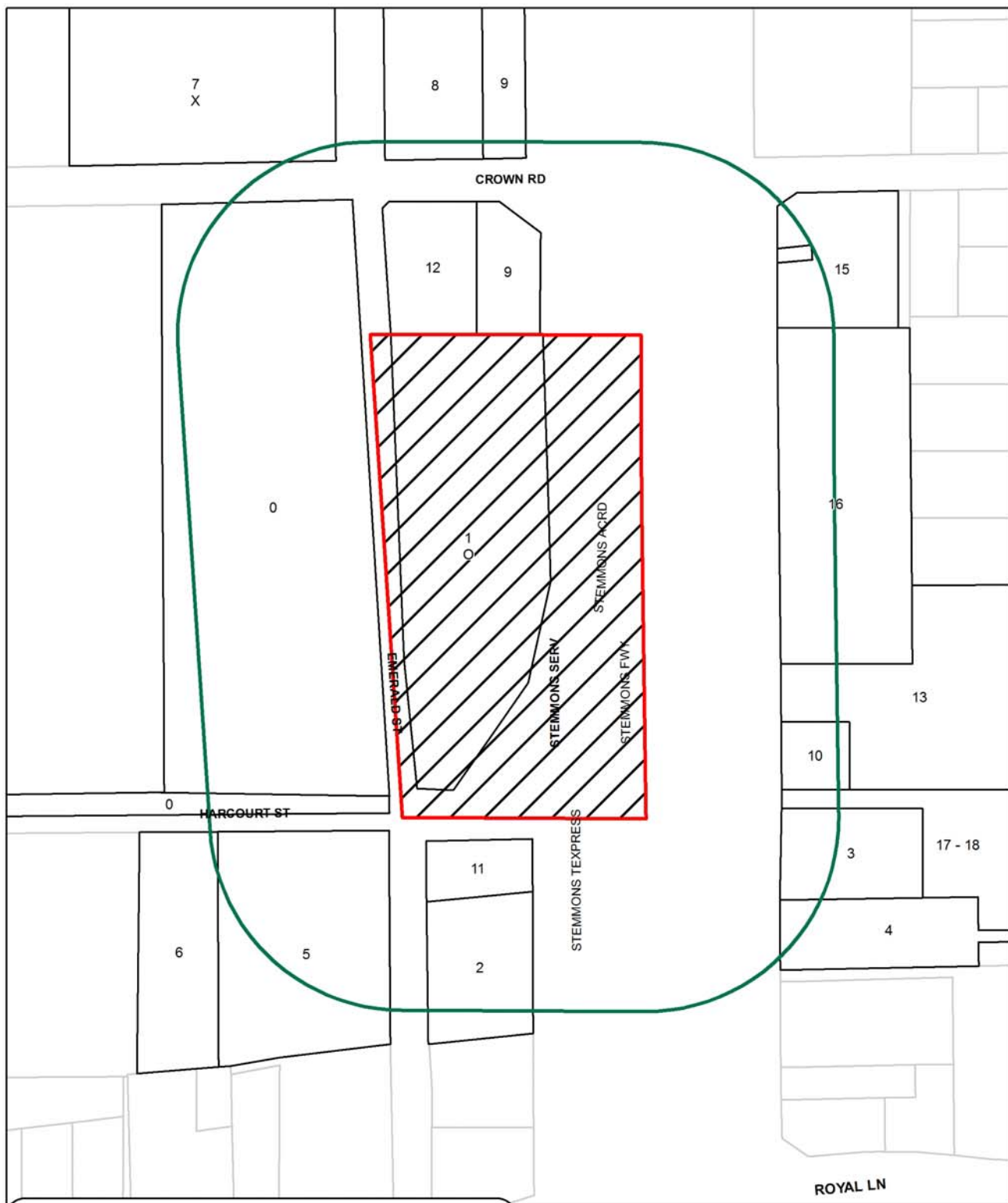








CPC RESPONSES



<u>18</u>	Property Owners Notified (20 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>300'</u>	Area of Notification
<u>7/24/2014</u>	Date <u>7/10/2014</u> Under Advisement

Z134-211
CPC



1:2,400

Notification List of Property Owners

Z134-211

18 Property Owners Notified 1 Property Owners in Favor 1 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	11441 STEMMONS FWY	US CENTRAL PLAZA INV LP
	2	11434 EMERALD ST	B & MK INC
	3	11444 STEMMONS FWY	CDT PROPERTIES
	4	11434 STEMMONS FWY	JAMES INVESCO INC
	5	11445 EMERALD ST	PAK CHAN I & SOON A
	6	2326 HARCOURT ST	MIMS COMPANY LLC
X	7	2323 CROWN RD	2323 CROWN ROAD LTD
	8	2405 CROWN RD	SOLARIUS VENTURES LLC
	9	2415 CROWN RD	TEXAS UTILITIES ELEC CO
	10	11410 SPROWLES ST	PERRY CO THE
	11	11448 EMERALD ST	MILLWEE STEPHEN
	12	2402 CROWN RD	GRACE PRESBYTERY
	13	11422 SPROWLES ST	11422 SPROWLES INC
	14	11450 SPROWLES ST	CLASSIC IMPORTS INC
	15	11450 SPROWLES ST	MARSHALL T J LTD
	16	11434 SPROWLES ST	PS TEXAS HOLDINGS LTD
	17	11420 REEDER RD	BLESSINGS PPTIES INC
	18	11430 REEDER RD	LALANI AMIR ALI

AGENDA ITEM # 69

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 44 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z134-245(DJ)

FILE NUMBER: Z134-245(DJ)

DATE FILED: April 25, 2014

LOCATION: Southeast corner of Gallagher Street and Winnetka Avenue

COUNCIL DISTRICT: 6

MAPSCO: 44-K

SIZE OF REQUEST: ±0.512 acres

CENSUS TRACT: 101.02

APPLICANT/OWNER: Vickery Meadow Learning Center

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to allow the owner/applicant to continue to utilize the existing ±4,977 square foot structure for a community service center [Vickery Meadow Learning Center].

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – Staff supports the application because the proposed use is compatible with surrounding uses. This request is located at the intersection of Winnetka Avenue and Gallagher Street, so vehicular movement through the residential area will be minimized. Although not shown on the zoning history map, City Council approved another community service center approximately 700 feet south of the site, at the intersection of Winnetka Avenue and McBroom Street (SUP No. 1456). The proximity of Benito Juarez Park, also south along Winnetka Avenue, further enhances the compatibility of a community service center within this residential area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Community service centers in residential districts are allowed with Specific Use Permits. According to Chapter 51A of the Dallas Development Code, a community service center is defined as follows: “a multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public.” The applicant provides literacy courses, social skills training and after-school programs to this neighborhood, as well as surrounding ones.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed renewal is consistent with those uses normally found in close proximity to residential uses.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – On May 18, 2009, the Board of Adjustment granted a variance to remedy/address two existing off-street parking spaces located in the required front yards. The attached site plan reflects this action. After the SUP was approved, the applicant removed eight spaces to allow for the addition of a playground area. The applicant has since agreed to remove the playground area and add the eight parking spaces to bring the site back into compliance.

BACKGROUND INFORMATION:

- The ±0.512-acre request site is developed with a ±4,977 square-foot building, previously a church. The applicant intends to continue to utilize the structure as a community service center.
- A community service center is allowed in a residential district with an SUP. The area of request is located within an R-5(A) Single Family District.

- On June 24, 2009, the City Council approved Specific Use Permit No. 1763 for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions. The applicant is applying for a standard renewal and not an automatic renewal because they failed to file an application after the 180th but before the 120th day before the expiration of Specific Use Permit No. 1763.
- The request site is surrounded by single family residential uses to the north, south, east, and west. Benito Juarez Park is also south of the site and serves this residential area.

Zoning History:

There have been no recent zoning requests in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Gallagher Street	Local	50 feet
Winnetka Avenue	Local	50 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Community Service Center
North	R-5(A)	Single-Family Residential
East	R-5(A)	Single-Family Residential
South	R-5(A)	Single-Family Residential, Park
West	R-5(A)	Single-Family Residential

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Neighborhood.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. The proposed use is consistent with the Comprehensive Plan.

STAFF ANALYSIS:

Land Use Compatibility:

Currently, the ±0.512-acre request site is developed with a ±4,977 square-foot structure. The applicant intends to continue using the structure as a community service center.

The request site is surrounded to the north, south, east, and west by single family residential uses. Additionally, Benito Juarez Park is located south of the site, along Winnetka Avenue.

The tutoring services and after-school programs will be provided primarily within the existing building. Outside activities are restricted to specific hours of operation, per the existing conditions, due to the proximity to surrounding single family uses, the closest of those abuts the site on the east.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request complies with the general provisions for consideration of a Specific Use Permit. Therefore, staff recommends the renewal of the Specific Use Permit.

Parking:

Pursuant to §51A-4.204, a community service center requires one space per 200 square feet of floor area. Based on documentation provided by the applicant, 24 spaces are required on the building site. The applicant is providing 25. Two of the spaces are in the required front yards, but the Board of Adjustment granted a variance, thereby bringing these spaces into compliance. This action is reflected in the attached site plan.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Z134-245(DJ)

CPC Action: May 22, 2014:

Z134-245(DJ)

Planner: Danielle Jimenez

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1763 for a community service center for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue.

Maker: Schultz
Second: Murphy
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0

Absent: 2 - Rodgers, Shellene

Vacancy: 0

Notices: Area: 200 Mailed: 40

Replies: For: 0 Against: 0

Speakers: None

List of Partners/Principals/Officers

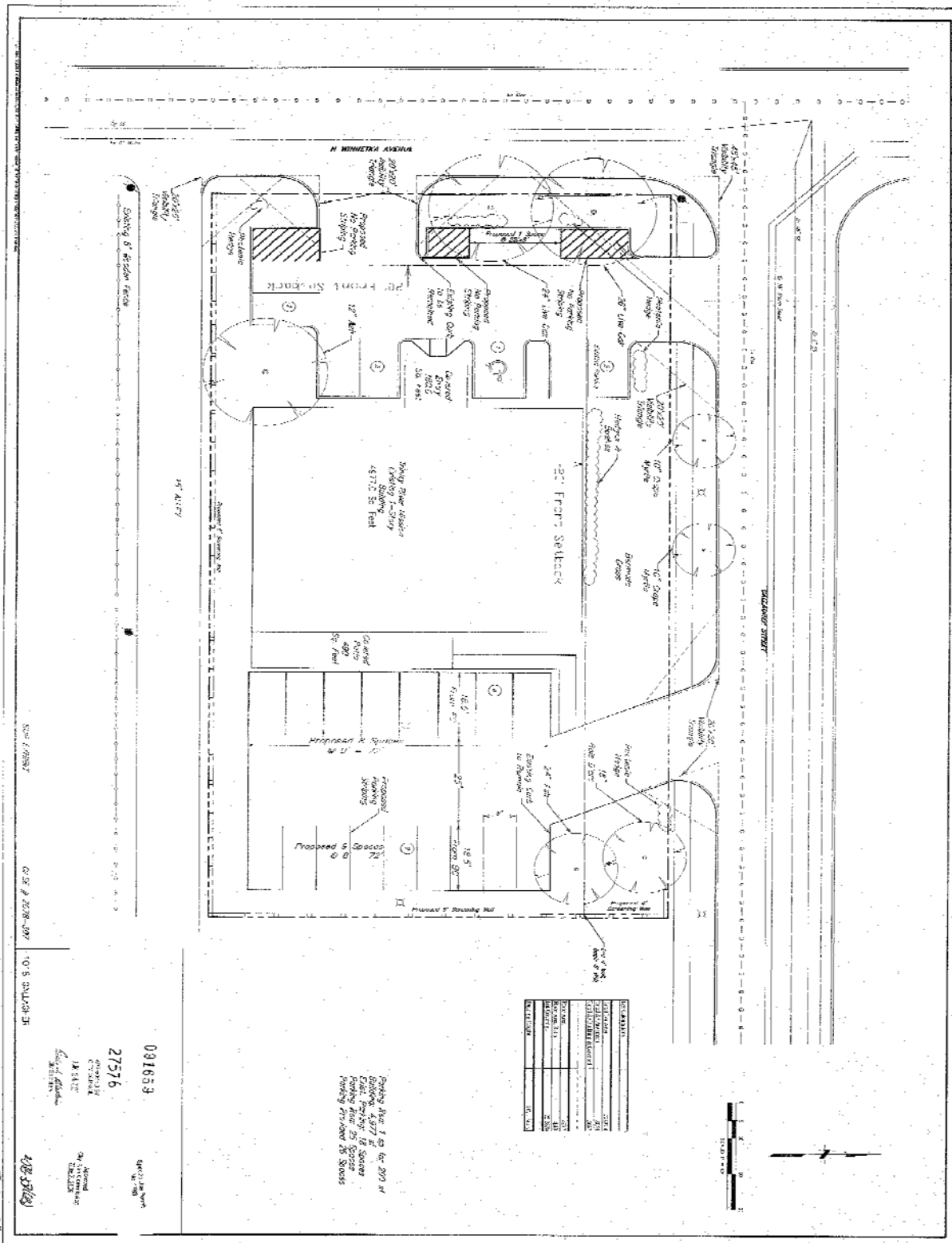
Vickery Meadow Learning Center Board of Directors:

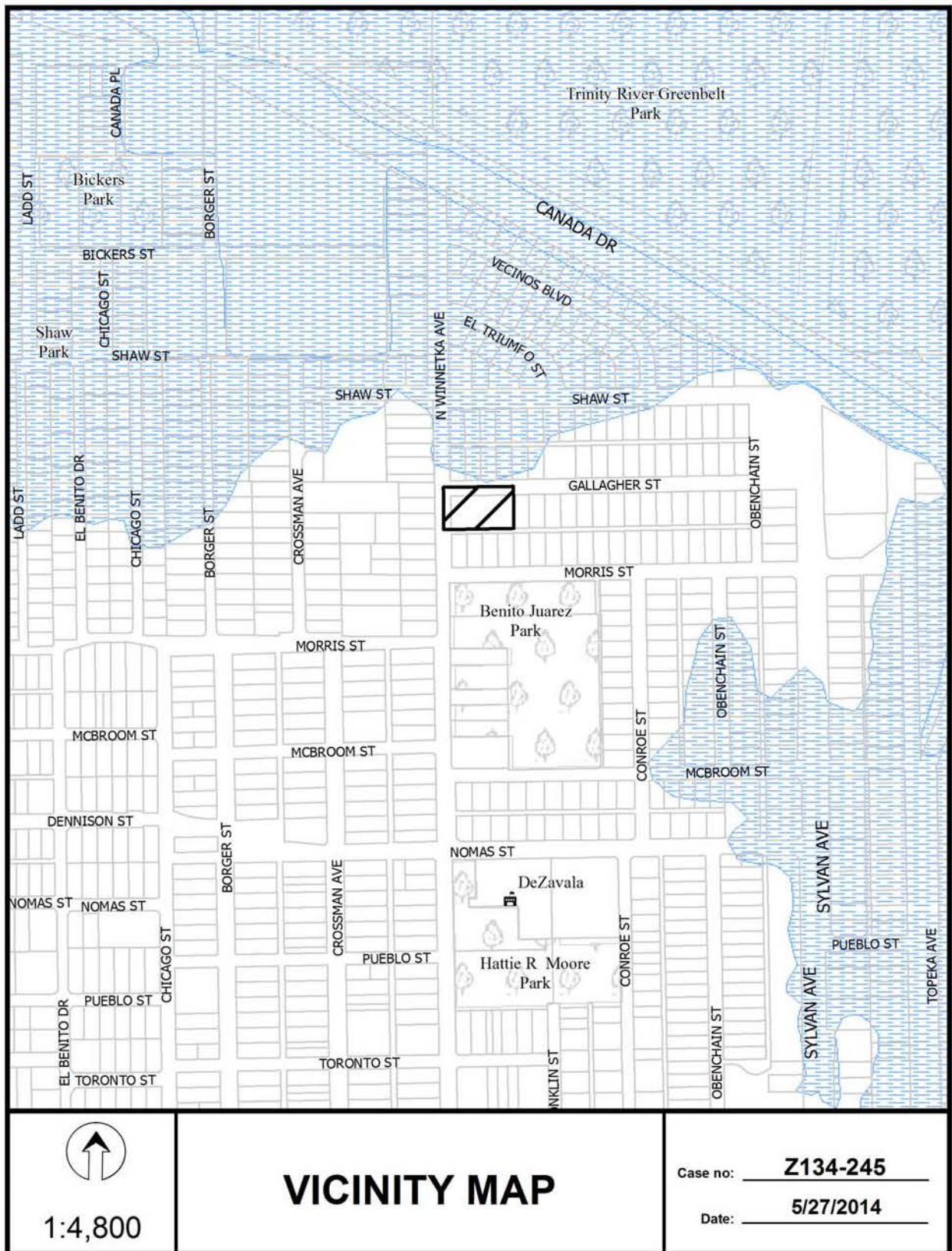
Gayle G. Johansen, President
Camille Owens, Vice President
Sarah Papert, Executive Director
Kevin Jackson, Treasurer
Cory Sutker, Secretary

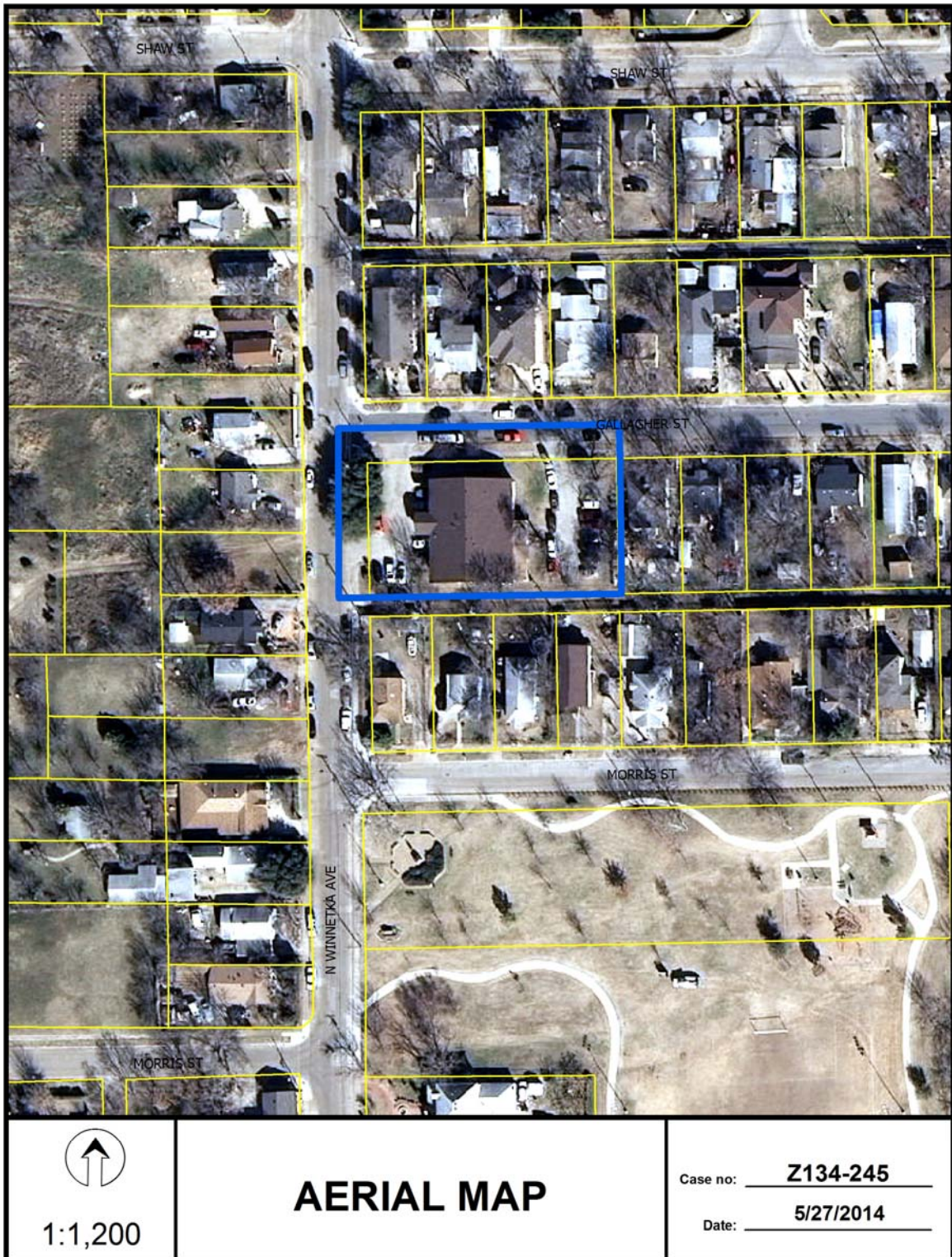
**Z134-245
Existing Conditions**

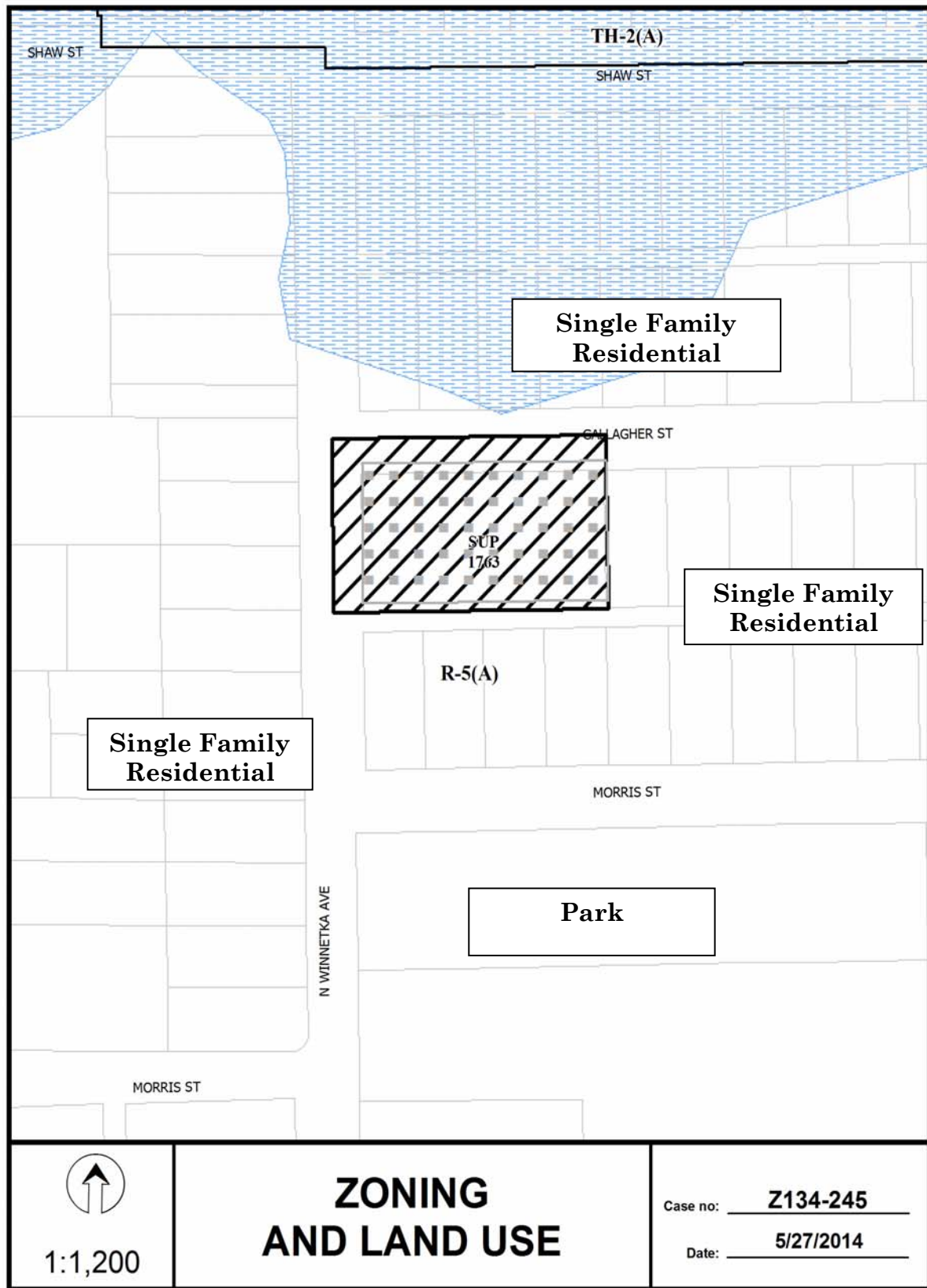
1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
5. FLOOR AREA: The maximum floor area for the community service center is 4,977 square feet in the location shown on the attached site plan.
6. HOURS OF OPERATION: The community service center may only operate between 9:00 a.m. and 2:00 p.m., Monday through Friday, and from August 1st through May 31st between 6:00 p.m. and 9:00 p.m., Tuesday and Thursday.
7. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. PARKING: Off-street parking spaces must be located as shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

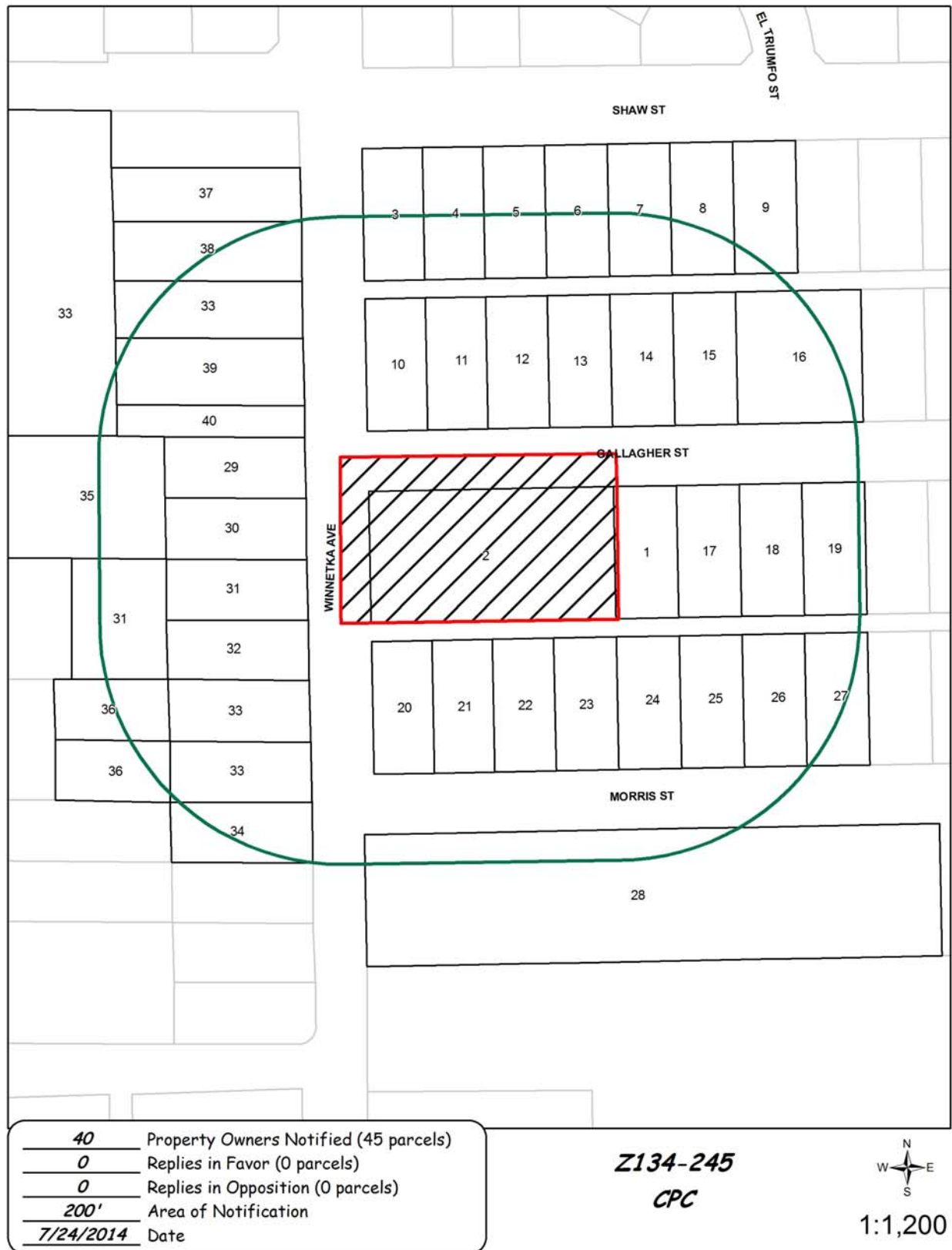
Existing Site Plan











08/13/2014

Reply List of Property Owners***Z134-245******40 Property Owners Notified
Owners Opposed******0 Property Owners in Favor******0 Property***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1006	GALLAGHER ST	RUSSELL W A EST
2	1018	GALLAGHER ST	VICKERY MEADOW LEARNING CENTER
3	1022	SHAW ST	TORRES ODILON &
4	1018	SHAW ST	SALAZAR MAXIMINO &
5	1014	SHAW ST	LEIJA ANGELITA
6	1010	SHAW ST	ARREDONDO MARIA O &
7	1006	SHAW ST	LEOS ALVENIO & ELENA
8	1002	SHAW ST	CASTILLO PETE &
9	926	SHAW ST	MARTINEZ MARINO CERDA
10	1023	GALLAGHER ST	MARTINEZ DIONICIO
11	1019	GALLAGHER ST	LUGO RACHEL FLORES ET AL
12	1015	GALLAGHER ST	TORRES MARIA CONSUELO
13	1011	GALLAGHER ST	SHERIN FREIDA M &
14	1007	GALLAGHER ST	ELIZONDO AMY
15	1003	GALLAGHER ST	CASANOVA PAMELA
16	927	GALLAGHER ST	SALAZAR JUAN &
17	1002	GALLAGHER ST	REYES TERESA
18	926	GALLAGHER ST	SIMMONS DOYLE L
19	922	GALLAGHER ST	CRUZ ABAD &
20	1023	MORRIS ST	MARTINEZ JUANA
21	1019	MORRIS ST	TIPTON TOM L JR
22	1015	MORRIS ST	DANIEL FRANCISCO C &
23	1011	MORRIS ST	FLORES HECTOR D & EDITH F
24	1007	MORRIS ST	FLORES HECTOR
25	1003	MORRIS ST	LOVATO BERTHA
26	923	MORRIS ST	HEREDIO ISIDRO CRUZ &

08/13/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	919	MORRIS ST	MARISCAL FRANCISCO
28	1020	MORRIS ST	Dallas ISD
29	3439	WINNETKA AVE	MATA JOSE ANTONIO &
30	3435	WINNETKA AVE	IPINA AGUSTIN
31	3431	WINNETKA AVE	SLATE LARRY GENE ET AL
32	3427	WINNETKA AVE	GLORIA LUIS ETAL
33	3423	WINNETKA AVE	HMK LTD
34	3415	WINNETKA AVE	VEGA ALBERTO C
35	3438	CROSSMAN AVE	CABALLERO FELIX
36	3411	WINNETKA AVE	TOSCANO JUAN
37	3457	WINNETKA AVE	GAMEZ SEFERINA
38	3453	WINNETKA AVE	SANCHEZ UBALDO &
39	3443	WINNETKA AVE	VILLATORO SANTOS E
40	3441	WINNETKA AVE	MATA JOSE A & MA M

AGENDA ITEM # 70

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 45 M

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and for an amendment to add a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, generally on the north line of Main Street, east of Malcolm X Boulevard
Recommendation of Staff and CPC: Approval for a two-year period, subject to a revised site plan and conditions
Z134-252(CG)

FILE NUMBER: Z134-252(CG)

DATE FILED: May 5, 2014

LOCATION: North line of Main Street, east of Malcolm X Boulevard

COUNCIL DISTRICT: 2

MAPSCO: 45-M

SIZE OF REQUEST: \pm 3,055 square feet

CENSUS TRACT: 204.00

REPRESENTATIVE: Roger Albright

APPLICANT: DBL Partners, LLC

OWNER: SDL Partners, Ltd.

REQUEST: An application for renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and for an amendment to add a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The request is to continue operation of the entertainment venue [2911 Main], and to allow the addition of a 100-square-foot dance floor area in the existing building.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a revised site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The requested commercial amusement (inside) use is compatible and complements the adjacent retail, restaurant, and personal service uses. The use should not impact the surrounding area negatively from a land use perspective. The primary uses in PDD No. 269 consist of a mix of alcoholic beverage establishments, restaurant, personal service and office uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use has had neither a positive nor negative contribution to the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- The application is renewal of SUP No. 1981. The SUP was granted on August 12, 2012, for a bar, lounge or tavern use. In conjunction with renewal, the applicant is requesting an amendment to add a Commercial Amusement (Inside) use for a dance hall, not to exceed 100 square feet.
- The existing SUP will expire on August 22, 2014.

Zoning History:

- | | |
|------------------|--|
| 1. Z123-267(CG) | On May 28, 2014, the City Council approved amendments to certain use regulations and development standards within Planned Development District No. 269, the Deep Ellum/East Side District. |
| 2. Z112-250 (JH) | On August 22, 2012, the City Council approved a SUP for a bar, lounge, or tavern for a two-year period, subject to a site plan and conditions. [SUP No. 1981 expires 08/22/2014] |

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request, and it identifies the request site as being in an Urban Mixed Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested renewal and determined it will not significantly impact the surrounding street system.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Malcolm X Boulevard	Major Arterial	60 feet

STAFF ANALYSIS:

Land Use Compatibility:

The request site is developed with approximately 3,055 square feet of floor area on a 2,730 square foot building footprint. The application is for renewal of existing SUP No. 1981, with an amendment to the existing SUP to allow a commercial amusement (inside) use for a Class A Dance Hall on the first level of the facility, maximum 100-square-feet of floor area. With this licensure, dancing would be permitted three (3) or more days a week.

The use is surrounded by other commercial uses and various surface parking lots. The site is within walking distance to the DART Green Line. As noted below, there has been minimal reported police activity at this location for the past two-years of issuance of the original SUP. As a result of this analysis, staff has determined the request complies with the general provisions for consideration of the SUP.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Parking:

In PDD No. 269, there is a provision that no parking is required for the first 2,500 square feet of an original building. The subject site does not qualify. Based on the total square footage of the subject site, 30 off-street parking spaces are required. The addition of the dance hall use requires one (1) off-street parking space per 25 square feet of dance floor. The proposed 100-square-foot dance floor will require 4 off-street parking spaces for a total of 34 off-street parking spaces. The PDD allows for remote parking on a separate lot that is within walking distance of the use served. A remote parking agreement will be provided prior to issuance of a new Certificate of Occupancy.

The bicycle parking regulations were triggered due to the change in land use. The greater of two (2) spaces per building site or one bicycle parking space per 25 required off-street parking spaces is required. Two (2) on premise bicycle parking spaces are required as shown on the attached revised site plan.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed.

Police Report:

A copy of the police report of offenses is provided below for the SUP permit period of August 22, 2012 to August 22, 2014. Offense reports included none in 2012; four related to criminal mischief/vandalism, theft and assault in 2013; and a traffic motor vehicle offense in 2014.

Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0009656-A	01/10/2013	*EDEN LOUNGE	CRIMINAL MISCHIEF/VANDALISM	02911		MAINST	153	2067	14082	
0113060-B	05/11/2014	PRUCHA, DEREK	TRAFFIC MOTOR VEHICLE	02911		MAINST	153	2067	32090	
0127520-A	05/23/2013	MCCARTHY, JARDIN	ASSAULT	02911		MAINST	153	2067	08311	
0127521-A	05/23/2013	MCCARTHY, JARDIN	THEFT	02911		MAINST	153	2067	26000	06105
0269671-A	10/21/2013	*EDEN LOUNGE	CRIMINAL MISCHIEF/VANDALISM	02911		MAINST	153	2067	14082	

CPC Action:
(August 7, 2014)

Motion: It was moved to recommend approval of the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and for an amendment to add a dance hall for a two-year period, subject to a revised site plan and conditions on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, east of Malcolm X Boulevard.

Maker: Bagley
Second: Abtahi
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 4 Against: 0

Speakers: None

List of Partners/Principals/Officers

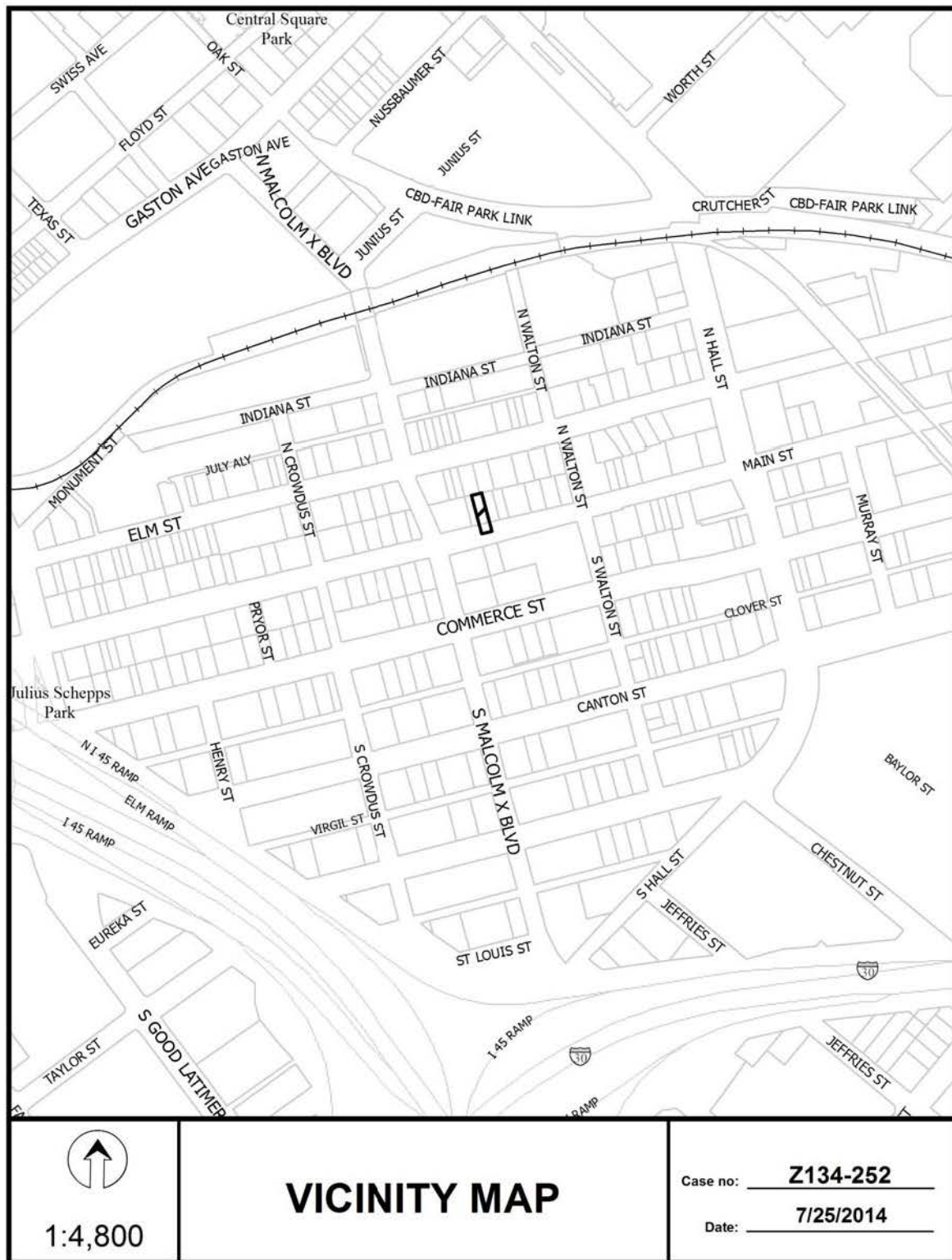
DNL Partners, LLC, is a Texas limited liability company

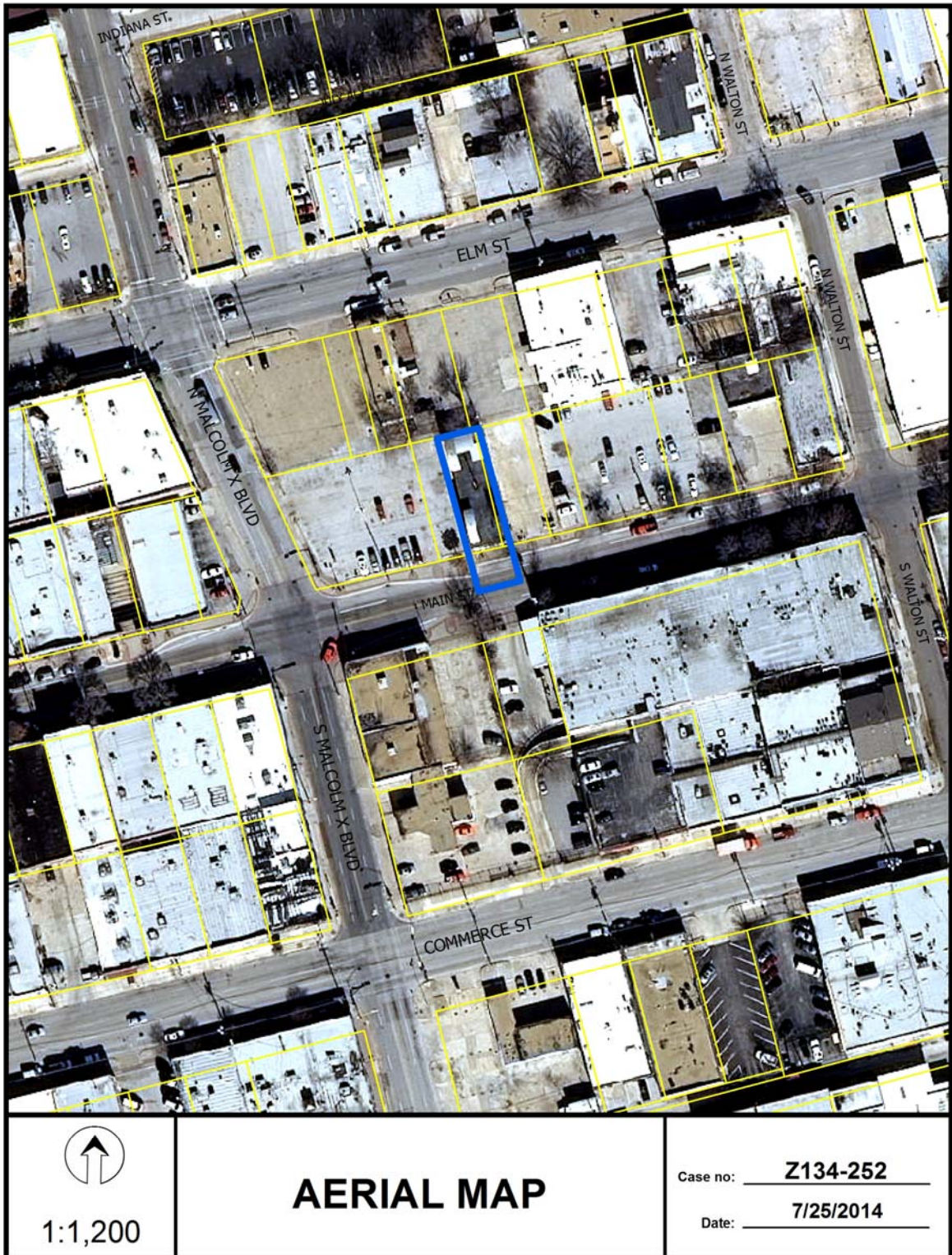
Its principals are:

1. Donald H. Nedler
2. Vincent Tricomi
3. Charles Eaves
4. Charles Allen Falkner Huff
5. Leopold Del Hierro

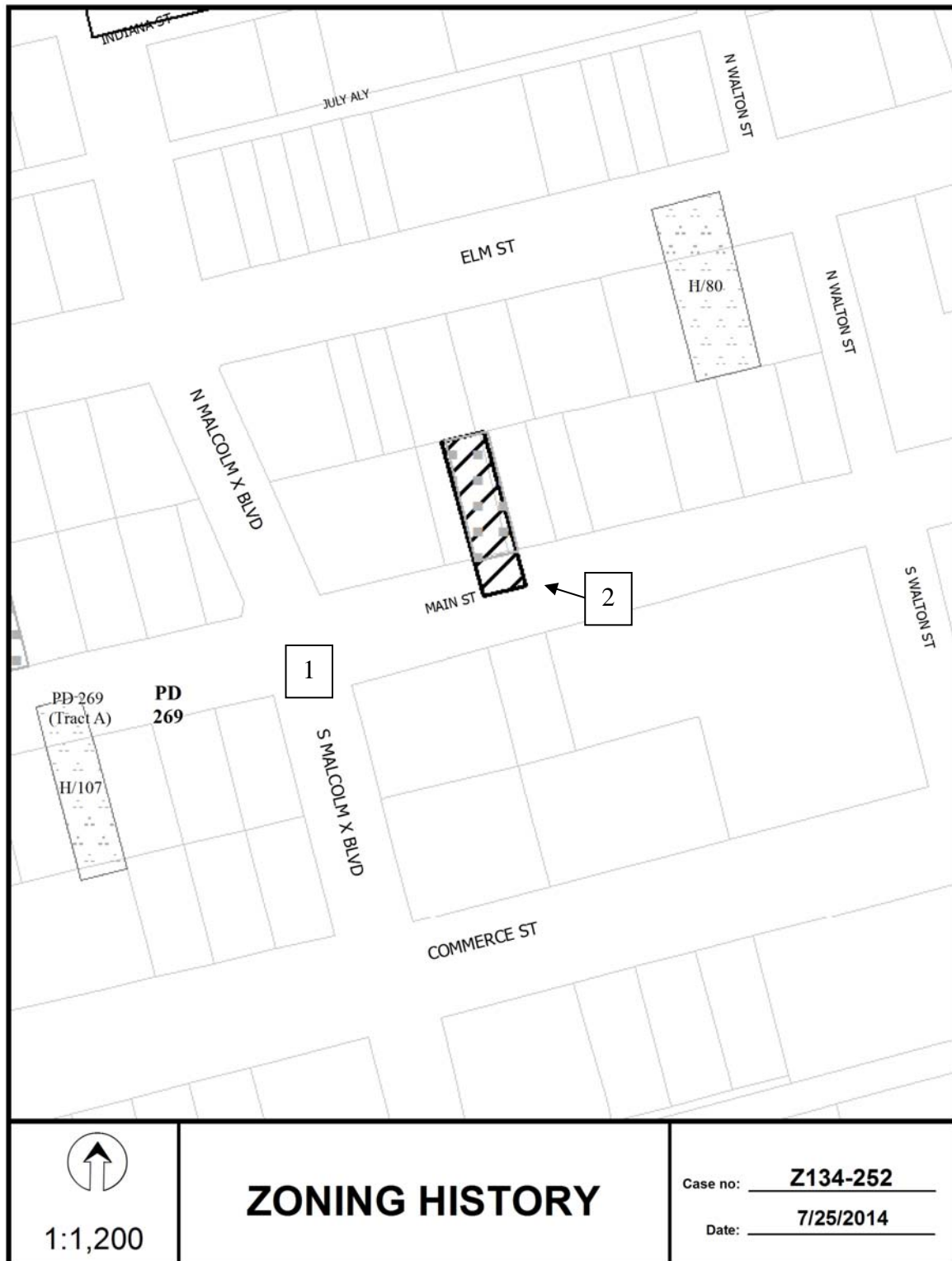
CPC Conditions

1. The only authorized uses by this specific use permit are a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-years from passage of the ordinance).
4. FLOOR AREA: The maximum floor area is 3,055 square feet in the location shown on the attached site plan.
5. DANCE FLOOR AREA: A maximum 100 square-feet for dance floor area is only allowed on the ground floor.
6. HOURS OF OPERATION: The allowed uses only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
7. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4)(A) of Chapter 51A of the Dallas City Code, as amended, may not be used to meet the off-street parking requirement.
8. ROOF DECK: The roof deck may not exceed an area of 325 square feet in the location shown on the attached site plan.
9. CERTIFICATE OF OCCUPANCY: A new certificate of occupancy is required prior to operation of the dance hall use.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

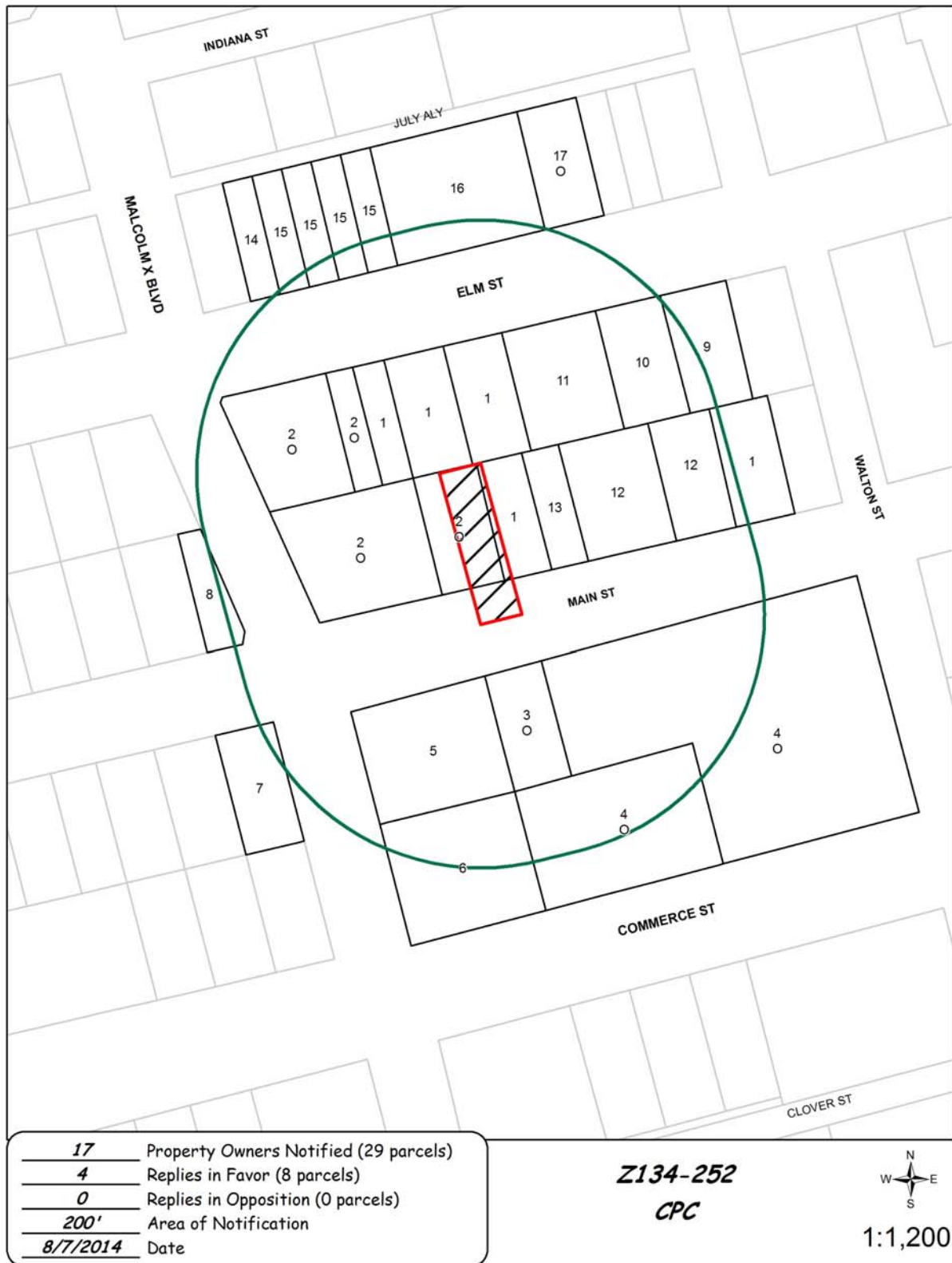








CPC RESPONSES



08/11/2014

Reply List of Property Owners***Z134-252******17 Property Owners Notified******4 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1 2918	ELM ST	ANDREASON JUSTINE POKLADNIK
O	2 2908	ELM ST	SDL PARTNERS LTD
O	3 2900	MAIN ST	SDL PARTNERS LTD &
O	4 2919	COMMERCE ST	SDL PARTNERS LTD
	5 2900	MAIN ST	SUNRISE FURNITURE COMPANY
	6 2901	COMMERCE ST	CITY PARK A LOT LP
	7 2824	MAIN ST	BLADE PROPERTIES LLC
	8 2825	MAIN ST	SMITH PACIFIC INC
	9 2936	ELM ST	EISCHINGER FURTULA BUDD
	10 2928	ELM ST	ANDREASON JUSTIN MARIE POKLADNIK
	11 2920	ELM ST	ANDREASON JUSTINE MARIE POKLADNIK
	12 2931	MAIN ST	POKLADNIK CYRILL J
	13 2913	MAIN ST	POKLADNIK CYRILL J ESTATE
	14 2905	ELM ST	2905 ELM STREET PTNR LTD
	15 2907	ELM ST	2905 ELM STREET PTNRS LTD
	16 2917	ELM ST	CTC TEXAS ASSOCIATES LLC
O	17 2927	ELM ST	MADISON PACIFIC DEV CO

AGENDA ITEM # 71

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 12

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 6 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions

Z134-275(WE)

ACM: Theresa O'Donnell**FILE NUMBER:** Z134-275(WE) **DATE FILED:** June 9, 2014**LOCATION:** East line of Coit Road, north of Cullum Street**COUNCIL DISTRICT:** 12 **MAPSCO:** 6-K**SIZE OF REQUEST:** Approx. 162.83 acres **CENSUS TRACT:** 318.04

APPLICANT: Centurion American**OWNER:** Texas A & M University**REPRESENTATIVES:** Halff Associates and Cumulus Design

REQUEST: An application for a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses.

SUMMARY: The purpose of this request is to allow for the construction of a single family development. The single family development will consist of a mix of lot sizes that will range from 2,730 to 7,200 square foot lots.

CPC RECOMMENDATION: Approval, subject a conceptual plan and conditions**STAFF RECOMMENDATION:** Approval, subject a conceptual plan and conditions

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed single family development is adjacent to and is surrounded by a mix of uses, such as retail and personal service, office and residential uses (senior living facility). The Texas A&M Agrilife Center is located south of the request site. The proposed residential development will be developed in several phases. There are two ingress/egress points into the development from Coit Road. The proposed development will be built primarily as single family detached but will provide approximately 180 townhouses within subarea 3 of the development. The proposed 900 unit single family development should have a positive impact from a land use and economic impact on the surrounding area.

The proposed 900 single family development will also reduce the development rights that are currently permitted in Planned Development District No. 850. In June 2011, the City Council approved PDD No. 850 for a mixed use development. The development rights within Planned Development District No. 850 permitted a maximum of 250 lodging uses, 2,000 single family uses, 745,000 square feet of commercial and business services, industrial, office and office showroom/warehouse uses and 135,000 square feet of institutional and community service and retail and personal service uses. Even though the intent of PDD No. 850 was to provide for the development of a research facility for sustainable development, the reduction in the development rights as it relates to density, scale and structure height could create a pedestrian friendly, walkable community that is supported by the research that is being conducted by the University.

2. *Traffic impact* – The Engineering Section of the Department Sustainable development and Construction has determined that the increased density will not have a detrimental impact upon the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan. The request site is located within a Residential Neighborhood Building Block.
4. *Justification for a Planned Development District as opposed to a straight zoning district* – The request site is located within two zoning districts: PDD No. 850 and R-7.5(A) Single Family. The proposed Planned Development District will provide the flexibility in the development rights and standards to modify the yard, lot and space regulations, and landscape requirements for the proposed single family development. A straight zoning district will not permit the flexibility that is allowed by a Planned Development District.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The proposed single family development will wrap around a portion of the Texas A&M University Research area. This area will remain a research center for the University.

Zoning History: There has not been any recent zoning requests in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Coit Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 850, R-7.5(A)	Undeveloped
North	PDD No. 895	Senior Living
South	City of Richardson	Surface parking
East	PDD No. 780 w/dr, LI w/dr, NO(A)	Offices, Undeveloped
West	CR w/SUP No. 1017, PDD No. 367, MU-1, R-7.5(A)	Offices, Retail, Commercial Amusement, Texas A&M research

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The proposed request is in compliance with the *forwardDallas! Comprehensive Plan*. The applicant proposes to development the ±162 acre tract with approximately 900 single family dwellings. The proposed development is located adjacent to the City of Richardson and is in close proximately to the City of Plano city limits.

STAFF ANALYSIS:

Land Use Compatibility: The 162.83 acre site is undeveloped and is adjacent to the variety of mixed uses, such as retail and personal service, office and residential uses (senior living facility) and the Texas A&M Agrilife Center. The proposed 900-single family development will be constructed with approximately 720-single family detached unit and approximately 180 townhouses and at a maximum height not to exceed 36 feet. In addition, the proposed development will wrap around a portion of the University's research area.

Staff's recommendation is for approval, subject to a conceptual plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
PDD No. 850 -existing	15' -Coit Otherwise no min.	No. min.	2,000 units 0.89 FAR	160' 12 stories	36%		Residential, Retail and personal services
PDD - proposed Single family	varies'	varies'	Subarea A – 160 units Subarea B – 210 units Subarea C – 340 units Subarea E – 190 units	36'	60%		Single family, accessory community center, townhouses

Landscaping: Landscaping of any development must be in accordance with Article X, as amended. However, staff is modifying the number of site trees that are required for each lot. The number of site trees for the proposed development for each subarea is:

(1) For Subareas 1, 2, and 4. Two trees per lot are required for each individual lot. A minimum of one of the two trees must be a large canopy tree.

(i) Type E lots. For Type E lots only, at least three trees per lot are required.

(2) For Subarea 3.

(i) Type A lots. For Type A lots only, one tree per lot is required.

The landscaping requirement for Article X regarding the tree for residential uses is 3 trees per lot. Staff believes that the applicant would not be able to meet the 3 trees per lot requirement in subarea 3 and lot containing less than 5,750 square feet after discussing the proposed development with the applicant's representative. Only Type E lots with a minimum lot size of 7,200 square feet will be required to comply with Article X requirements. The Planting and maintaining proper growth and maturity of the trees on each lot was a concern in discussing the tree requirements for the proposed single family development.

Traffic: The Engineering Section of the Department of Development Services has reviewed the request and determined that the proposed single family development will not have a detrimental impact upon the surrounding street system.

CPC Action (August 7, 2014)

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single family district uses, subject a revised conceptual plan and revised conditions on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street.

Maker: Peadon
Second: Shellene
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons*, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon, Ridley,
Abtahi

Against: 0
Absent: 4 - Shidid, Anantasomboon, Schultz, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 32
Replies: For: 5 Against: 0

Speakers: For: Dennis Chovan, 1201 N. Bowser Rd, Richardson, TX, 75081
For (Did not speak): Phillip Ray, 301 Tarrow, College Station, TX, 77840
Against: None

<p>LIST OF OFFICERS Centurium American</p>
--

Please see below the list of Partners and Principals for Centurium American;

Mehrdad Moayedi	President and CEO
Brad Biber	Executive Vice President
Jeff Shirley	Senior Vice President – Finance
Jack Dawson	Senior President – Development
Sean Terry	Vice President – Entitlements
Dustin Warren	Vice President Finance
Vance McMurry	General Counsel
Casey Ford	Chief Financial Officer

<p>LIST OF OFFICERS Texas A&M University</p>
--

Please see below the list of Chairman and Presidents of the Board of Regents for Texas A&M University;

Richard Coke	Archibald Johnson Rose	Sterling C. Evans
Richard B. Hubbard	Frank A. Reichardt	H. C. Heldenfels
Oran Milo Roberts	Marion Sansom	L. F. Peterson
Edward B. Pickett	K. K. Legett	Clyde H. Wells
James D. Thomas	W. A. Trenckmann	H. R. Bright
George Pfeuffer	Walton Peteet	David G. Eller
W. R. Cavitt	Edward Benjamin Cushing	William A. McKenzie
Christopher C. Garrett	John I. Guion	Ross D. Margraves, Jr.
Laurence Joseph Hart	Wilfred T. Doherty	Mary Nan West
F. Marion Law	Henry B. Zachry	Donald E. Powell
George Rollie White	Eugene B. Darby	Erle Nye
Lowry Mays	John D. White	Bill Jones
Morris E. Foster	Richard A. Box	Phil Adams

<p>CPC PROPOSED PDD CONDITIONS</p>

ARTICLE ____.

PD ____.

SEC. 51P-__.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on ____, 2014.

SEC. 51P-__.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the east side of Coit Road, north of McCullum Road. The size of PD ____ is approximately 163.0 acres.

SEC. 51P-__.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) CORNERSIDE YARD means a side yard that abuts a street

(d) TYPE A LOTS means a minimum lot size of 2,730 square feet with a minimum lot width of 26 feet and a minimum lot depth of 105 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 80 feet

(e) TYPE B LOTS means a minimum lot size of 5,750 square feet with a minimum lot width of 50 feet and a minimum lot depth is 115 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 90 feet.

(f) TYPE C LOTS means a minimum lot size of 4,400 square feet with a minimum lot width is 40 feet and a minimum lot depth is 110 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 85 feet.

(g) TYPE E LOTS means a minimum lot area of 7,200 square feet with a minimum lot width of 60 feet and a minimum lot depth is 120 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 95 feet.

- (h) This district is considered to be a residential zoning district.

SEC. 51P-____.104. EXHIBIT. The following exhibit is incorporated into this article: Exhibit ____A: conceptual plan.

SEC. 51P-____.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-____.106. DEVELOPMENT PLAN.

(a) A development plan that complies with the conceptual plan and this article must be submitted for each phase of development and must be approved by the city plan commission prior to the issuance of a building permit for that phase.

(b) All development plans must include a label for each lot indicating lot type (Type A thru E as defined in this article) and must include a tabulation box including the total for each lot type in compliance with this article.

SEC. 51P-____.107. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted in this district are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) Accessory community center (private) *[(Subarea 3), maximum 2,500 square feet air conditioned space]*

SEC. 51P-____.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) Guard Houses *[Two guard houses are permitted, one at each access point]*

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations contained in Section 51A-4.112, R-7.5(A) Single Family District, apply to this planned development district.

(b) Cornerside yard. Minimum cornerside yard is 15 feet.

(c) Guard house. A maximum of two guard houses are permitted in the front yard as shown on the conceptual plan.

(d) Subarea 1

(1) Front yard. Minimum front yard is:

(a) Type B lots, minimum front yard is 20 feet.

(b) Type C lots, minimum front yard is 20 feet.

(c) Type E lots, minimum front yard is 25 feet.

(2) Side yard. Minimum side yard is 5 feet

(3) Rear yard. Minimum rear yard is 5 feet

(4) Density. Total maximum number of dwelling units is 170

(a) Type B lots. Maximum number of dwelling units is 70.

(b) Type C lots. Maximum number of dwelling units is 65.

(c) Type E lots. Maximum number of dwelling units is 35.

(5) Height. Maximum structure height is 36 feet.

(6) Lot Size.

(a) Type B. Minimum lot size is 5,750 square feet.

(b) Type C. Minimum lot size is 4,400 square feet.

(c) Type E. Minimum lot size is 7,200 square feet.

- (7) Stories. Maximum number of stories above grade is 2.

(e) Subarea 2 – Type B Lots

- (1) Front yard. Minimum front yard is 20 feet.
- (2) Side yard. Minimum side yard is 5 feet:
- (3) Rear yard. Minimum rear yard is 5 feet.
- (4) Density. Maximum number of dwelling units is 215.
- (5) Height. Maximum structure height is 36 feet.
- (6) Lot size. Minimum lot area is 5,750 square feet.
- (7) Stories. Maximum number of stories is 2.

(f) Subarea 3

- (1) Front yard. Minimum front yard is:
 - (a) Type A lots, minimum front yard is 25 feet.
 - (b) Type C lots, minimum front yard is 10 feet.
- (2) Side yard. Minimum side yard is:
 - (a) Type A lots, minimum side yard is 0 feet.
 - (b) Type C lots, minimum side yard is 5 feet.
- (3) Rear yard. Minimum rear yard is:
 - (1) Type A lots, minimum rear yard is 5 feet
 - (2) Type C lots, Minimum rear yard is 20 feet.
 - (i) For cul-de-sacs, minimum rear yard is 5 feet.
- (4) Density. Total maximum number of dwelling units is 345.
 - (a) Type A lots. Maximum number of dwelling units is 180.

- (b) Type C lots. Maximum number of dwelling units is 165.
- (5) Height. Maximum structure height is 36 feet.
- (6) Lot size.
 - (a) Type A. Minimum lot size is 2,730 square feet.
 - (b) Type C. Minimum lot size is 4,400 square feet.
- (7) Stories. Maximum number of stories above grade is 2.
- (g) Subarea 4
 - (1) Front yard. Minimum front yard is:
 - (a) Type B lots, minimum front yard is 20 feet.
 - (b) Type C lots, minimum front yard is 20 feet.
 - (c) Type E lots, minimum front yard is 20 feet.
 - (2) Side yards. Minimum side yard is 5 feet.
 - (3) Rear yard. Minimum rear yard is:
 - (a) Type B lots. Minimum rear yard is 5 feet
 - (b) Type C lots. Minimum rear yard is 20 feet
 - (c) Type E lots. Minimum rear yard is 5 feet
 - (4) Density. Total maximum number of dwelling units is 185.
 - (a) Type B lots. Maximum number of dwelling units is 95.
 - (b) Type C lots. Maximum number of dwelling units is 70.
 - (c) Type E lots. Maximum number of dwelling units is 20.
 - (5) Height. Maximum structure height is 36 feet.

(6) Lot size.

- (a) Type B. Minimum lot size is 5,750 square feet.
- (b) Type C. Minimum lot size is 4,400 square feet.
- (b) Type E. Minimum lot size is 7,200 square feet.

(7) Stories. For single family uses, maximum number of stories above grade is 2.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

(a) Except, as provided in this district, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) An accessory community center (private), Subarea 3 only. Off-street parking ratio for an accessory community center (private) is one space per 200 square feet of floor area. A minimum of 15 spaces is required.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING AND TREE MITIGATION.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Accessory community center (private). For an accessory community center (private), landscaping must be in accordance with Article X, as amended.

(c) Single family uses. The following tree requirements apply.

(1) For Subareas 1, 2, and 4. Two trees per lot are required for each individual lot. A minimum of one of the two trees must be a large canopy tree.

(i) Type E lots. For Type E lots only, at least three trees per lot are required. A minimum of one tree must be a large canopy tree.

(2) For Subarea 3.

(i) Type A lots. For Type A lots only, one tree per lot is required.

(d) Common areas. Common areas must be landscaped in accordance with the development plans.

(e) Street Trees.

(1) Street trees must be provided along the main street and provided at one tree per 50 linear feet of street.

(2) Trees must be evenly distributed along both sides of the street and at a consistent depth within 10-feet of the back of curb.

(3) The installation of street trees must be completed with the completion of each subarea addition.

SEC. 51P-____.113. FENCES

(a) A minimum six-foot-high perimeter fence is required as shown on the conceptual plan. The fence material could consist of oriental metal, masonry, or wood or any combination.

(b) Pedestrian or vehicular access gates are prohibited on the exterior or interior fences.

SEC. 51P-____.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-____.115. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

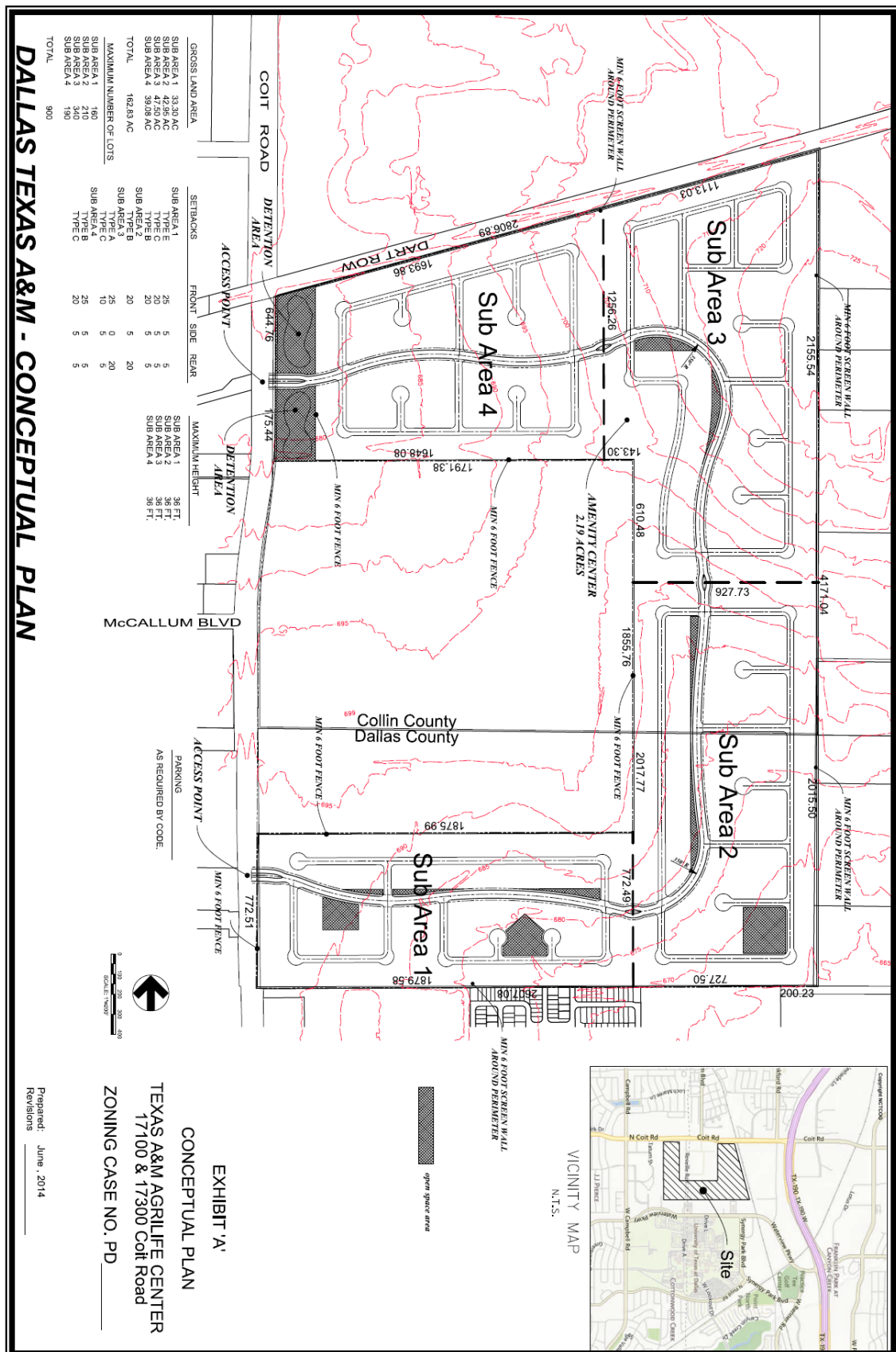
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

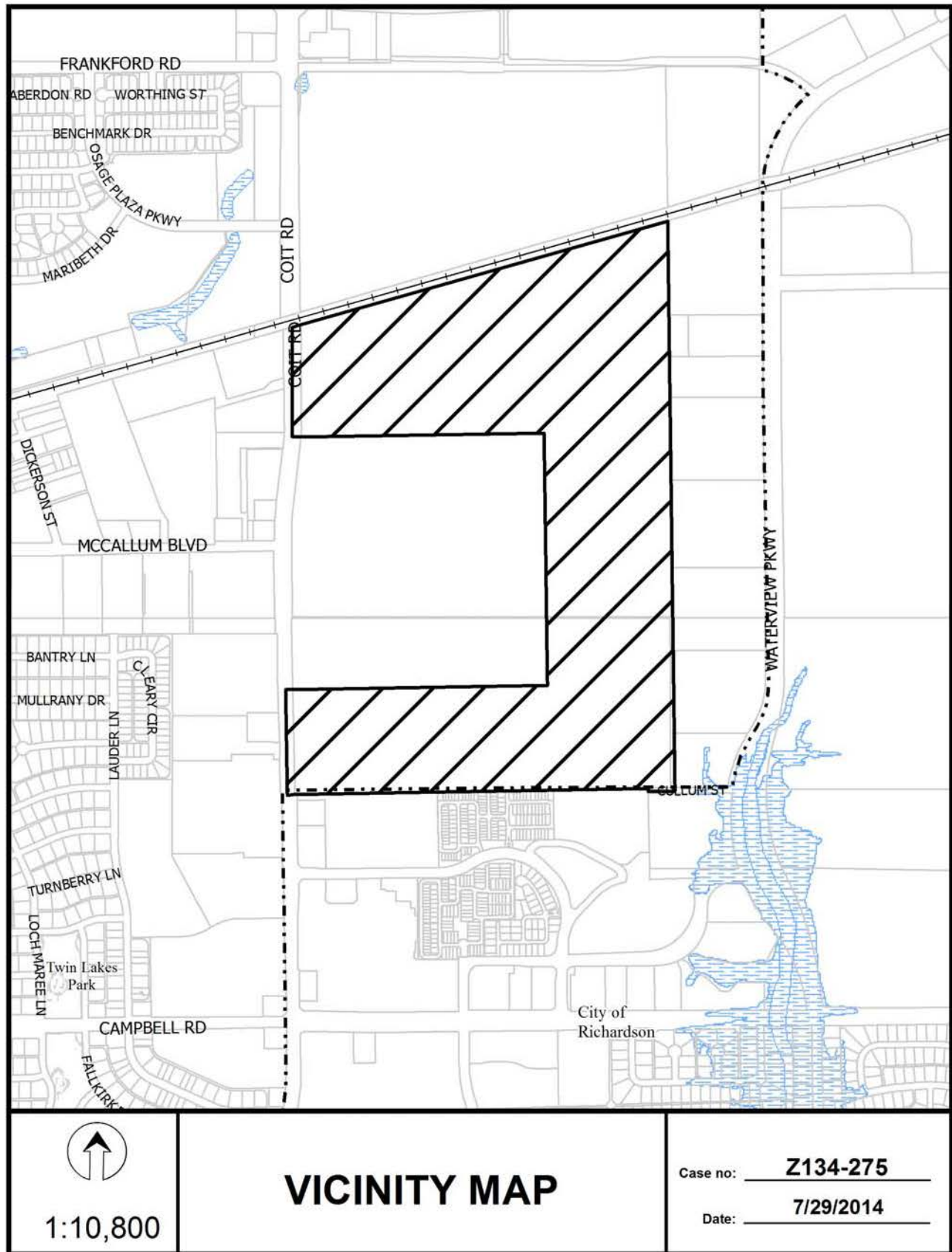
SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

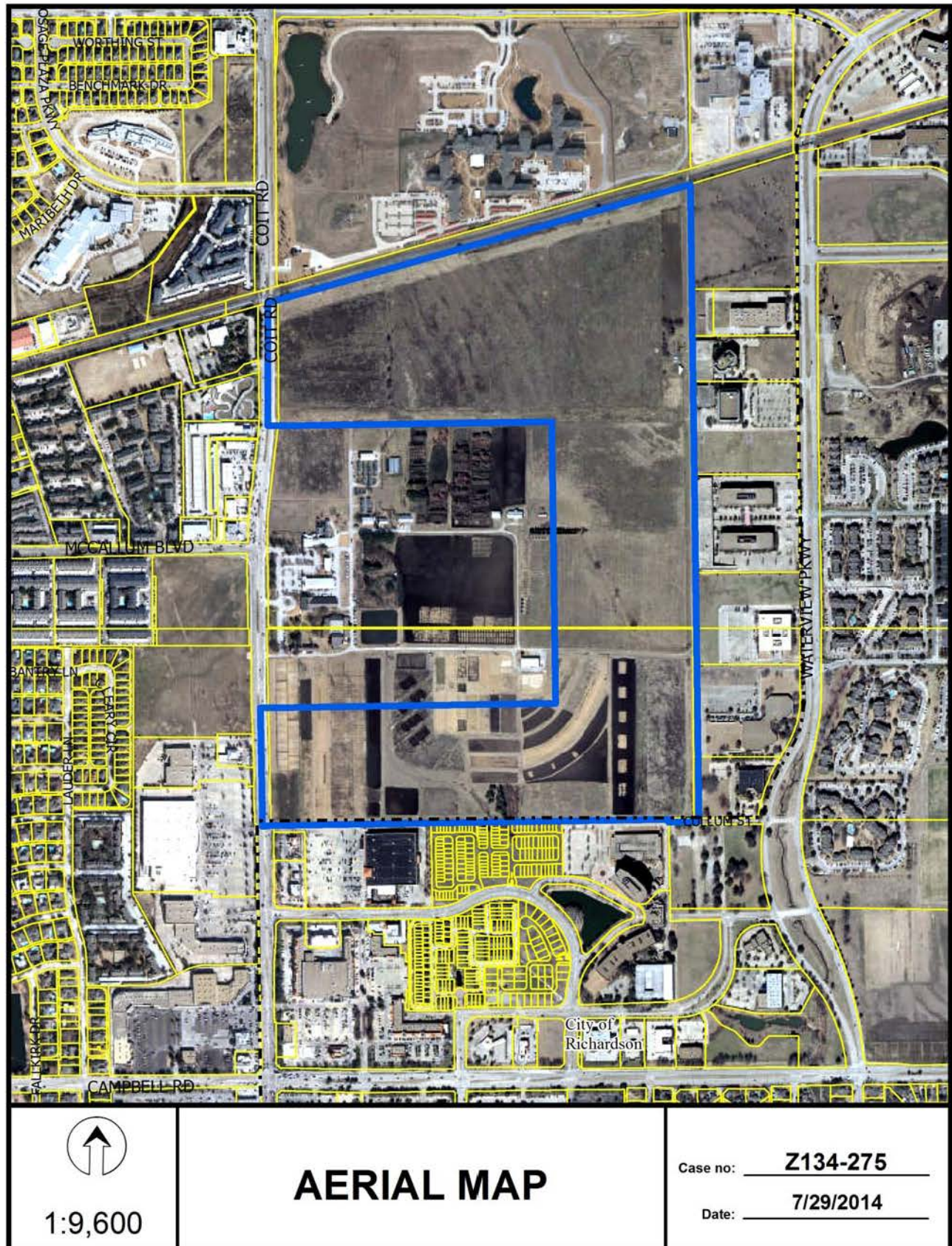
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

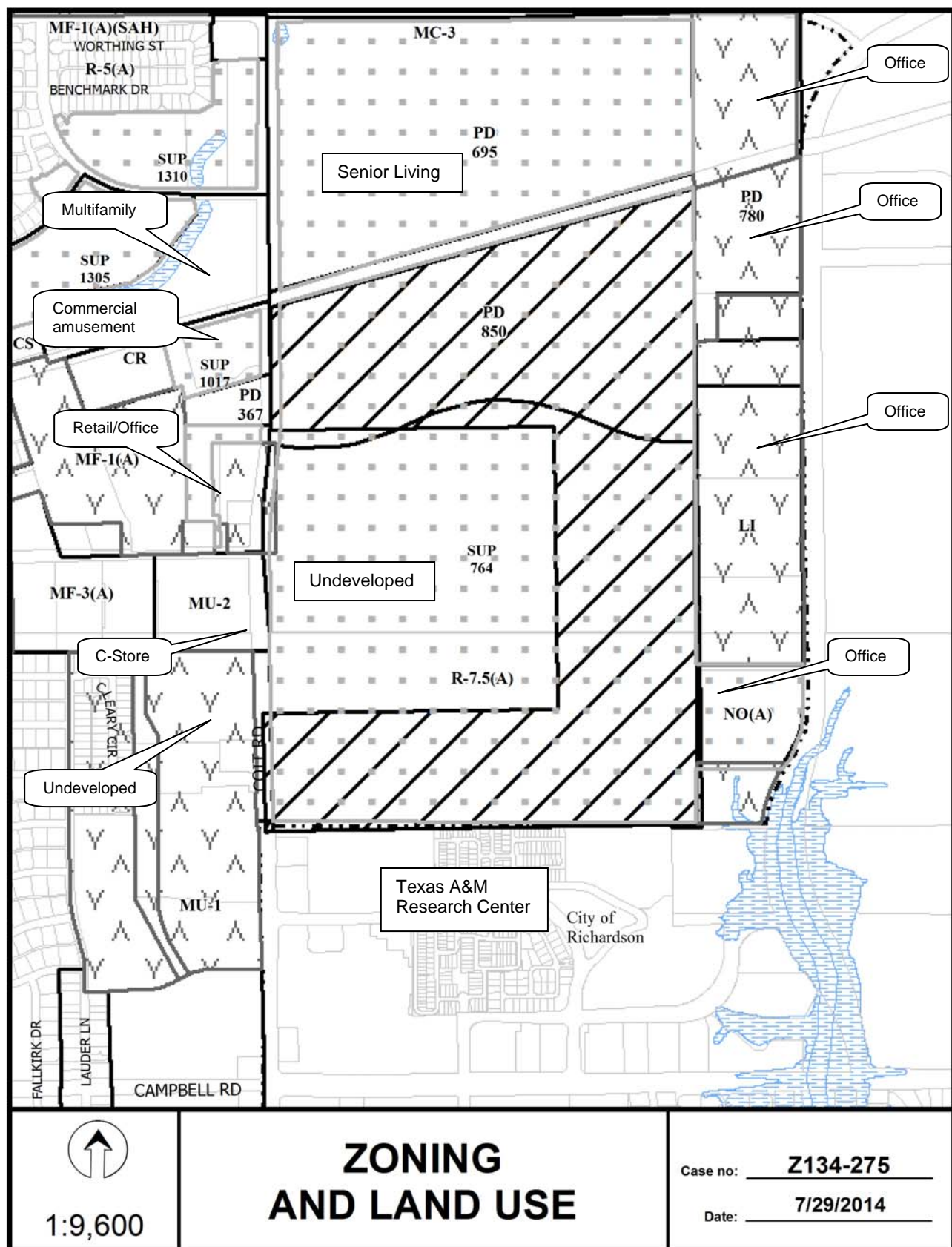
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

CONCEPTUAL PLAN

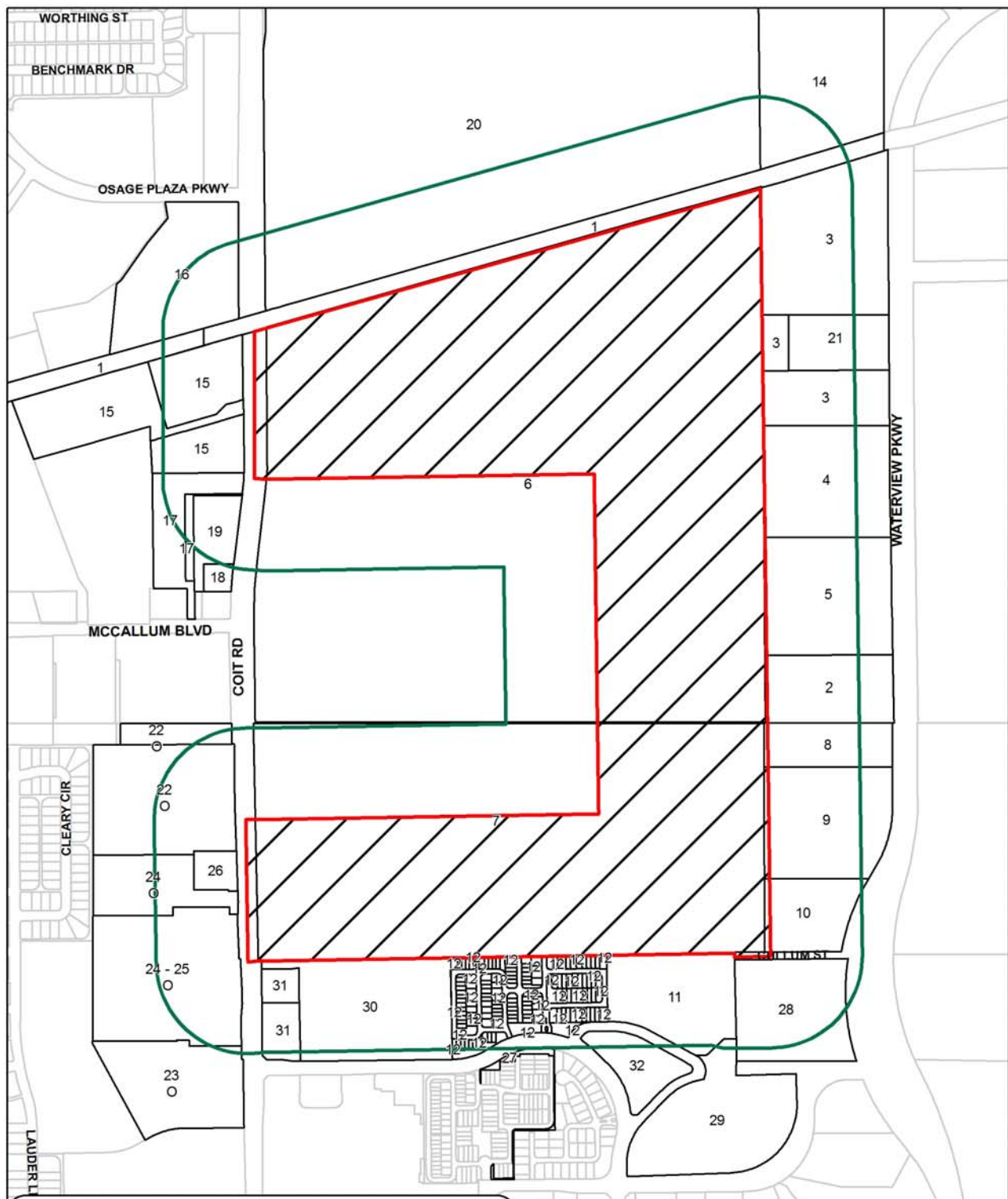








CPC RESPONSES



<u>32</u>	Property Owners Notified (186 parcels)
<u>5</u>	Replies in Favor (5 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>8/7/2014</u>	Date

Z134-275
CPC



1:8,400

Notification List of Property Owners

Z134-275

32 Property Owners Notified

4 Property Owners in Favor 0

Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1		DALLAS AREA RAPID TRANSIT
	2	17217 WATERVIEW	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
	3	WATERVIEW	DALLAS INTERNATIONAL SCHOOL
	4	17787 WATERVIEW	INTERVOICE INC
	5	17655 WATERVIEW	GVAOI/SR WATERVIEW VENTURE LLC
	6	17300 COIT	TEXAS A&M UNIVERSITY
	7	17100 COIT RD	TEXAS A & M UNIVERSITY
	8	17217 WATERVIEW	BOARD OF REGENTS OF THE UNIVERSITY
	9	17201 WATERVIEW	DIGITAL WATERVIEW LLC
	10	17111WATERVIEW	ECLIPSE ELECTRONIC SYSTEMS INC
	11	2140 LAKE PARK	BTMU CAPITAL LEASING & FINANCE INC
	12	1354 CASPIA LN	LAKE PARK TOWNHOMES II LTD
	13	1322 CASPIA LN	LAKE PARK TOWNHOMES II LTD
	14	18325 WATERVIEW	PRIME DIAMOND INVESTMENT LTD
	15	17713 COIT	HILDERBRAND PARTNERSHIP THE
	16	17817 COIT	HUNTER'S RUN APARTMENTS LP
	17	17613 COIT	FRIENDLY ACCESS SELF STORAGE LTD
	18	17501 COIT	ROSSMORE ENTERPRISES
	19	17509 COIT	HH SUNSHINE INVESTMENT TX LP
	20	8000 FRANKFORD	REDWOOD-ERC DALLAS LLC
	21	17919WATERVIEW	BOARD OF REGENTS OF THE
O	22	17001 COIT RD	PAVILLION MCCALLUM
O	23	16623 COIT RD	PAVILLION COURT HOLDINGS
O	24	16731 COIT RD	PAVILLION COURT HOLDING
O	25	16731 COIT RD	TARGET CORPORATION

Z134-275(WE)

08/08/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	26	16831 COIT RD	PAVILLION COURT HOLDING
	27	1209 LAKE VISTA LN	LAKE PARK TOWNHOMES LTD
	28	2201 WATERVIEW	LENNOX COMMERCIAL REALTY
	29	2100 LAKE PARK WAY	LENNOX COMMERCIAL
	30	2220 COIT RD	HD DEVELOPMENT PPTIES LP
	31	2230 COIT RD	DIABLO INVESTMENT CO
	32	2125 LAKE PARK BLVD	UNIVERSITY WORLD OWNERS

AGENDA ITEM # 72

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 12

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 5 L

SUBJECT

A public hearing to receive comments regarding an application for and a resolution accepting an amendment to the deed restrictions volunteered by the applicant at the northwest corner of Gold Dust Trail and Levelland Road
Recommendation of Staff and CPC: Approval
Z134-279(AF)

ACM: Theresa O'Donnell**FILE NUMBER:** Z134-279(AF) **DATE FILED:** June 20, 2014**LOCATION:** Northwest corner of Gold Dust Trail and Levelland Road**COUNCIL DISTRICT:** 12 **MAPSCO:** 5- L**SIZE OF REQUEST:** Approx. 0.688 acres **CENSUS TRACT:** 317.18

APPLICANT/ OWNER/REPRESENTATIVE: Stephen L. & Cheryl D. Landers**REQUEST:** An application for an amendment to deed restrictions volunteered by the applicant.**SUMMARY:** The applicant is proposing to remove the height restrictions within the current deed restrictions to reflect the height permitted within the TH-2(A) Townhouse District. Currently the deed restrictions allow for a maximum structure height of 30 feet measured to the highest point of the structure. The TH-2(A) Townhouse District permits a maximum height of 36 feet.**STAFF RECOMMENDATION:** Approval**CPC RECOMMENDATION:** Approval

BACKGROUND INFORMATION:

- The applicant proposes to amend the existing deed restriction that limits the structure height to a maximum of 30 feet. There are additional restrictions that are imposed on the site.
- In 2013, City Council approved a TH-2(A) Townhouse District with new deed restrictions volunteered by the applicant from an NO(A) Neighborhood Office District. The deed restrictions are as follows:
 1. Setbacks.
 - a. Along Levelland Road, minimum setback is 20 feet
 - b. Except as provided in this subsection, along Gold Dust Trail, minimum setback is 30 feet.
 - c. For fences and accessory structures eight feet height or less and plat equipment less than 20 feet in height, minimum setback along Gold Dust Trail is five feet.
 2. Height.
 - a. Except as provided in this subsection, maximum structure height is 30 feet, measured to the highest point of a structure.
 - b. Chimneys may extend up to 12 feet above the maximum structure height.
- The applicant would like the height of the residential structures measured the same as a TH-2(A) District – 36 feet to the midpoint of the roof. The deed restrictions limit the structure to a height of 30 feet at the peak of the roof, not the midpoint.
- On June 19, 2014, the applicant received a waiver of the two-year waiting period to submit a new application.
- The request site is adjacent to a townhome development to the north, single family development to the east, across Levelland Drive, commercial and auto related uses to south, across Gold Dust Trail and retail and personal service uses to the west.

Zoning History: There has not been any recent zoning change requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Levelland Drive	Local	60 ft.	60 ft.
Gold Dust Trail	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	TH-2(A) w/deed restrictions	Undeveloped
North	TH-2(A)	Townhomes
South	CS	Commercial, Auto related use
East	PD No. 106	Single Family, Undeveloped
West	CS w/deed restrictions	Retail

Comprehensive Plan: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The request site is located within a residential area and surrounded by a mix a residential, retail and commercial uses. The applicant proposes to develop the 0.688 site with single family uses. The applicant's request is in compliance with the goals and policies in the forwardDallas! Comprehensive Plan.

STAFF ANALYSIS:

Land Use Compatibility: The 0.688 acres acre site is undeveloped and is adjacent to a mix of residential, retail and commercial related uses.

In September 1985, the City Council approved a change in the zoning on the request site from Planned Development District No. 106 to an O-1 Office District with deed restrictions volunteered by the applicant. In 1989, Chapter 51 Development Code transitioned to a new development code which is the current Chapter 51A Code. As a result of the change, the O-1 Office District transitioned to an NO(A) District. In 2013, the City Council approved a change in the zoning on the requested site from an NO(A) District to a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant. The deed restrictions currently restrict the site's development to the following:

- 1 Setbacks.
 - a. Along Levelland Road, minimum setback is 20 feet
 - b. Except as provided in this subsection, along Gold Dust Trail, minimum setback is 30 feet.
 - c. For fences and accessory structures eight feet height or less and plat equipment less than 20 feet in height, minimum setback along Gold Dust Trail is five feet.
2. Height.
 - a. Except as provided in this subsection, maximum structure height is 30 feet, measured to the highest point of a structure.
 - b. Chimneys may extend up to 12 feet above the maximum structure height.

The applicant is requesting to amend the deed restrictions to remove the 30 foot height restriction to permit the development of single family detached uses on the site that are taller than 30 feet, which is consistent with the adjacent single family developments in the area.

Staff's recommendation is for approval of the amendment of the deed restrictions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
TH-2(A) - current Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

CPC Minutes – August 7, 2014

Z134-279(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of an amendment to the deed restrictions volunteered by the applicant at the northwest corner of Gold Dust Trail and Levelland Road.

Maker: Peadon
Second: Shellene
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Culbreath, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 3 - Shidid, Anantasomboon, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 18
Replies: For: 6 Against: 2

Speakers: None

**PROPOSED AMENDMENT OF
DEED RESTRICTIONS**

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF COLLIN)

I.

The undersigned, Stephen L. and Cheryl D. Landers ("the Owner"), are the owners of the following described property ("the Property"), being in particular a tract of land out of the Preston Road Highlands Addition Survey, Abstract No. 169, City Block A/8727, City of Dallas ("City"), Collin County, Texas, and being that same tract of land conveyed to the Owners by Texas Torah Institute, by deed dated 18, 2013 March, and recorded in Volume 2, Page 9, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

Being all of Lots 20 and 21 in City Block A/8727; fronting approximately 200 feet on the west line of Levelland Road and approximately 150' on the north line of Gold Dust Trail; and containing approximately 0.688 acres.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. Setbacks.

- (a) Along Levelland Road, minimum setback is 20 feet.
- (b) Except as noted in this subsection, along Gold Dust Trail, minimum setback is 30 feet.
- (c) For fences and accessory structures eight feet height or less and play equipment less than 20 feet in height, minimum setback along Gold Dust Trail is five feet.

2. Height.

- ~~(a) Except as provided in this subsection, maximum structure height is 30 feet, measured to the highest point of a structure.~~
- (b) Chimneys may extend up to 12 feet above the maximum structure height.

EXISTING DEED RESTRICTIONS

131695

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF COLLIN)

I.

The undersigned Stephen L. and Cheryl D. Landers ("the Owners"), are the owners of the following described property ("the Property"), being in particular a tract of land out of the Preston Road Highlands Addition, Abstract No. 169, City Block A/8727, City of Dallas ("City"), Collin County, Texas, and being that same tract of land conveyed to the Owner by Texas Torah Institute, by deed dated 18, 2013 March, and recorded in Volume 2, Page 9, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

Being all of Lots 20 and 21 in City Block A/8727; fronting approximately 200 feet on the west line of Levelland Road and approximately 150 feet on the north line of Gold Dust Trail; and containing approximately 0.688 acres.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. Setbacks.

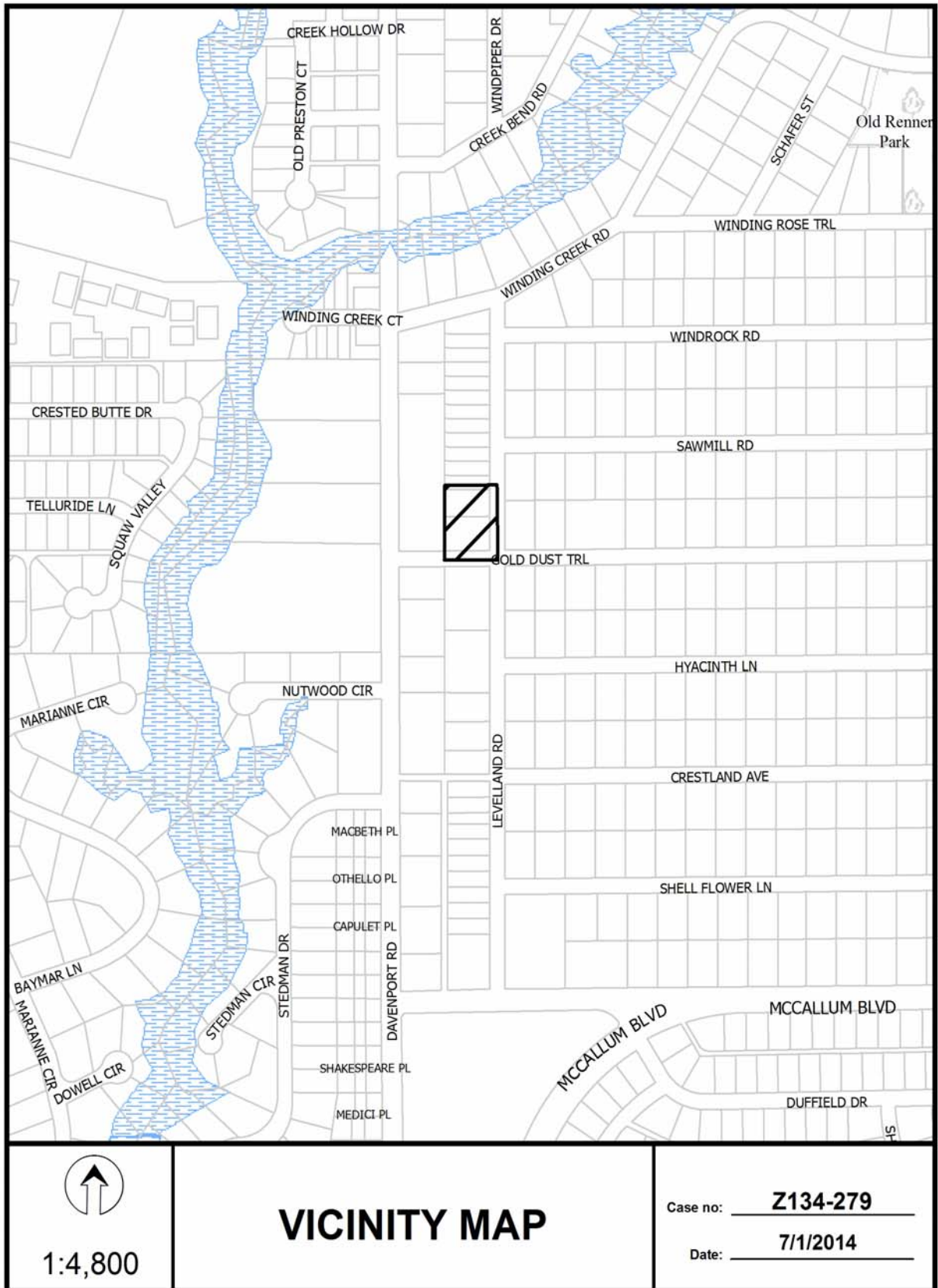
- (a) Along Levelland Road, minimum setback is 20 feet.
- (b) Except as provided in this subsection, along Gold Dust Trail, minimum setback is 30 feet.
- (c) For fences and accessory structures eight feet height or less and play equipment less than 20 feet in height, minimum setback along Gold Dust Trail is five feet.

2. Height.

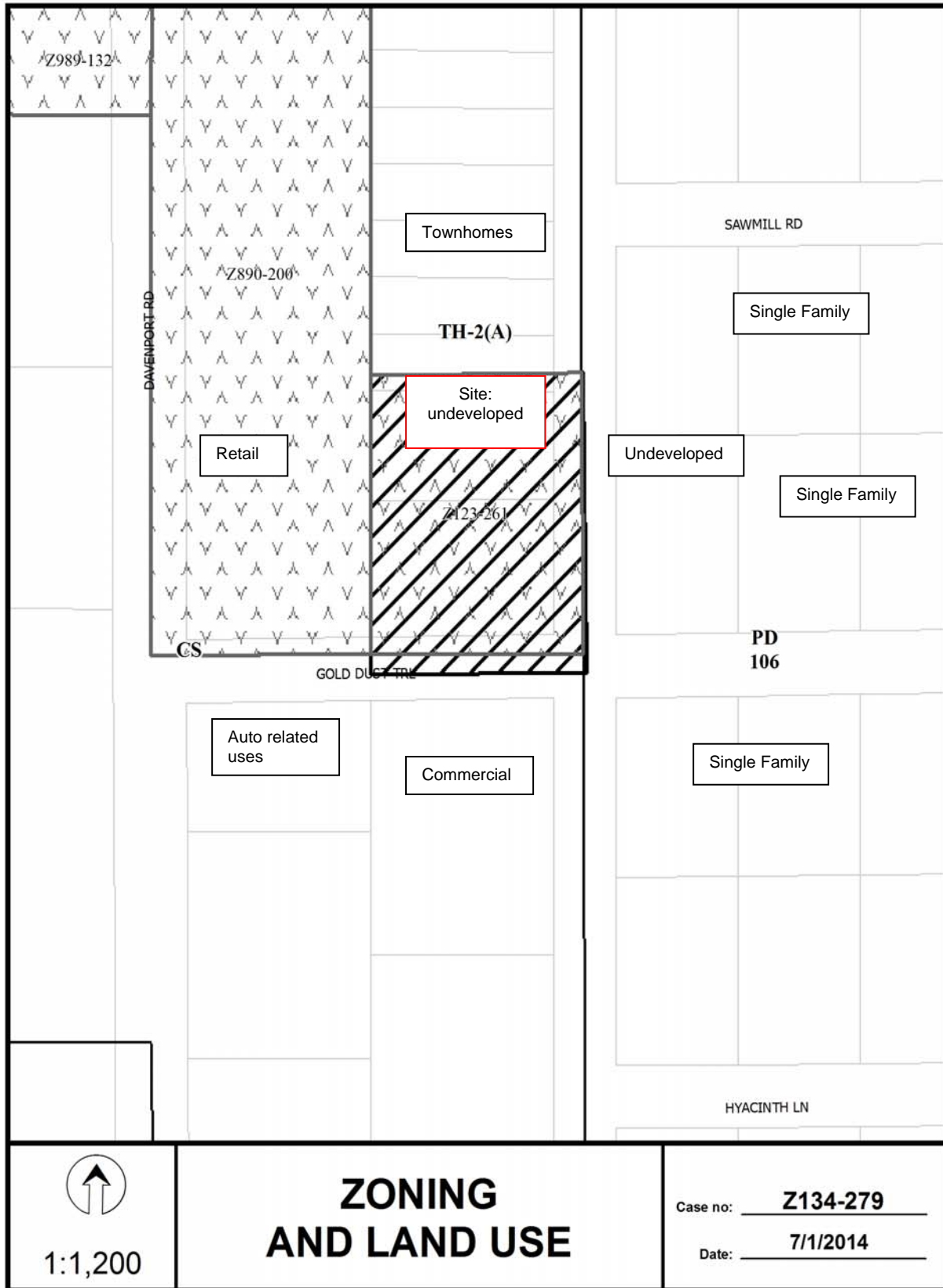
- (a) Except as provided in this subsection, maximum structure height is 30 feet, measured to the highest point of a structure.
- (b) Chimneys may extend up to 12 feet above the maximum structure height.

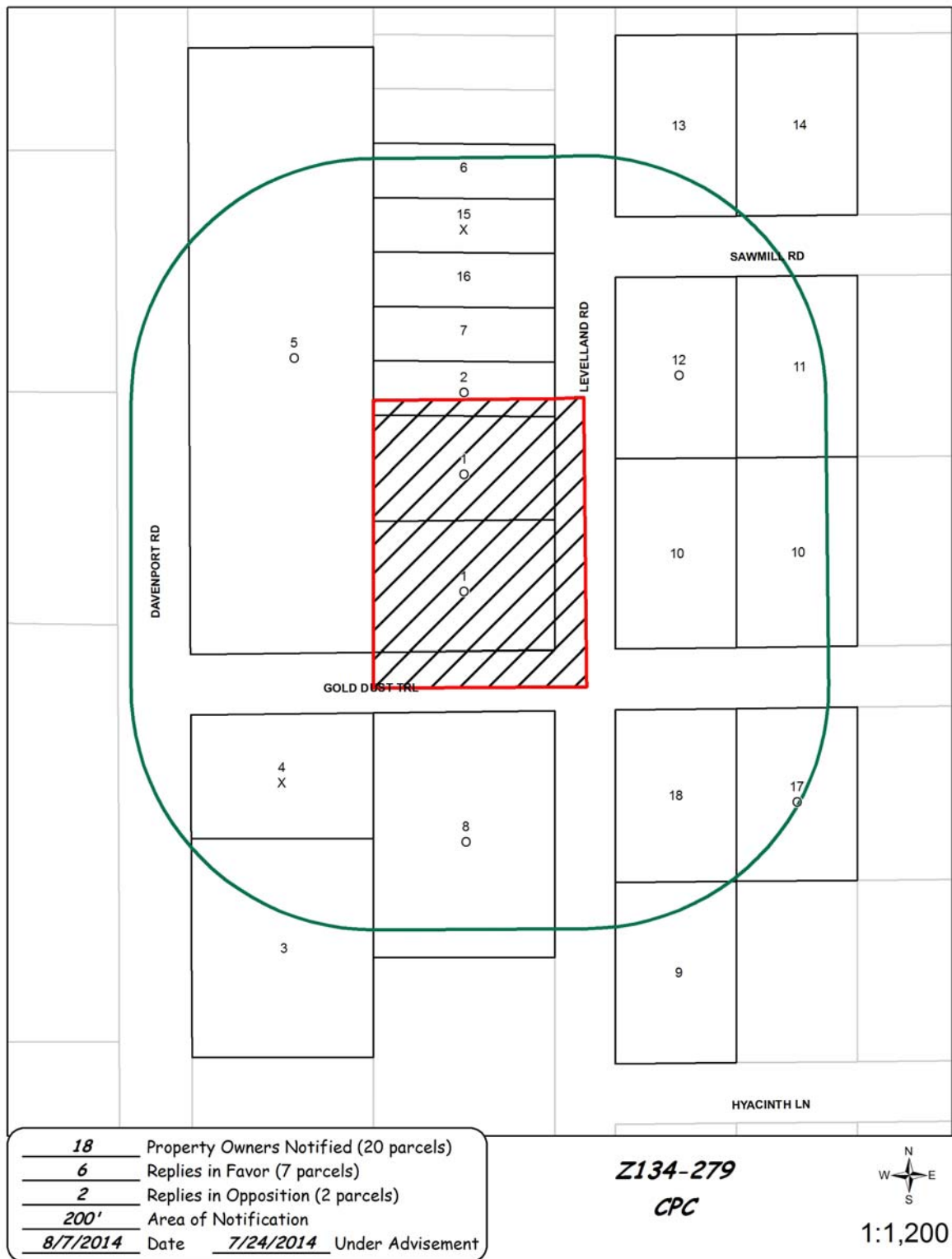
III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.









08/12/2014

Reply List of Property Owners***Z134-279******18 Property Owners Notified
Owners Opposed******6 Property Owners in Favor******2 Property***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	6903 LEVELLAND	LANDERS STEPHEN L &
O	2	6905 LEVELLAND	DAVIS TIMOTHY J
	3	17738 DAVENPORT	BOLD JIMMY
X	4	17752 DAVENPORT	HERSON RODNEY AUTOMOTIVE
O	5	17800-17818 DAVENPORT	DSW DAVENPORT PROPERTIES LP
	6	6915 LEVELLAND	VAYNMAN JEFF & RITA
	7	6907 LEVELLAND	TABARIA ELI & DANA F
O	8	6825 LEVELLAND	LEVELLAND D & S PROPERTIES LP
	9	6601 HYACINTH	MORGAN JAMIE
	10	6601 GOLD DUST	ETHERIDGE LEE R
	11	6606 SAWMILL	PICOLO MICHAEL J
O	12	6602 SAWMILL	QUEVEDO ALDO & ROCIO
	13	6601 SAWMILL	CAMPOS-FIELD LAURIE ANN &
	14	6605 SAWMILL	KATZ BRUCE M ETUX DEBBIE
X	15	6911 LEVELLAND	RICE JENNIFER
	16	6909 LEVELLAND	GOAD CHARLES E
O	17	6604 GOLD DUST	VAN CREVELD ASHLEY & KAREN
	18	6600 GOLD DUST	SUPANGAT WELLY L

AGENDA ITEM # 73

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 52 B; F

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z123-274(WE)

ACM: Theresa O'Donnell**FILE NUMBER:** Z123-274 (WE) **DATE FILED:** April 29, 2013**LOCATION:** East line of North Walton Walker Freeway, south of West Jefferson Boulevard**COUNCIL DISTRICT:** 6 **MAPSCO:** 52- B & F**SIZE OF REQUEST:** Approx. 0.76 acres **CENSUS TRACT:** 107.04

APPLICANT/ OWNER: David & Hector Varela**REPRESENTATIVE:** Santos Martinez, MasterPlan**REQUEST:** An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of this request is to allow for the development of retail type uses on the site.**CPC RECOMMENDATION:** Approval with deed restrictions volunteered by the applicant**STAFF RECOMMENDATION:** Denial

BACKGROUND INFORMATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed RR Regional Retail District may have a negative impact on the residential uses due to the type of uses that are permitted within the RR District such as machinery, heavy equipment or truck sales and services, outside sales, and vehicle display, sales and services. These uses are not compatible or conducive to a low-density residential development but are more suitable to serve a regional area.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the applicant's request will not have a negative impact on the street system. The request site fronts on the Walton Walker frontage Road and North Ira Avenue. However, any utilization of the internal streets to access this site (North Ira Avenue) could have a negative impact upon the residential neighborhood dependent upon the type of RR Regional Retail District uses.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The plan shows the request site located in a Residential Building Block. NS(A) Neighborhood Service District or low-intensity office districts could be more compatible because the Comprehensive Plan envisions some of these low-intensity uses at certain locations along major roadways adjoining residential neighborhoods.

BACKGROUND INFORMATION:

- The applicant's request for an RR Retail Regional District will allow for a variety of retail and personal services uses on the site. The applicant has expressed that the site may be used for vehicle overflow from a proposed vehicle display, sales and service. A zoning case is being proposed to permit a vehicle display, sales and service use on a property located on Jefferson Boulevard (companion case).
- The applicant has held several meetings within the community to discuss the proposed zoning case. As a result of the meetings, the attendees recommended that certain uses are prohibited from being developed on the site. The applicant has agreed to volunteered deed restrictions that reflects the community's recommendation to prohibit specific uses on the site.
- The request site is adjacent to an R-7.5(A) Single Family District where the development is primarily single family uses. The property north of the site is undeveloped.

Zoning History: There are two zoning changes requested in the area.

1. **Z123-275** An application for an RR-D Regional Retail District and deed restrictions volunteered by the applicant with retention of a D Overlay on property zoned a CR-D Community Retail District (companion case).
2. **Z134-201** An application for a CS-D Commercial Service District with retention of a D Overlay on property zoned a CR-D Community Retail District. (not shown on the history map)

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped, Single Family
North	R-7.5(A)	Undeveloped
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Walton Walker Freeway

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The request site is located within an area that limits office uses and is in close proximity to residential uses. The RR District is a more intensive district than the surrounding LO-3 District. The proposed RR Regional Retail District could have a negative impact on the adjacent uses even though the request site is adjacent to a frontage road.

STAFF ANALYSIS:

Land Use Compatibility: A portion of the 0.76-acre site is undeveloped with the remainder of the site being developed with single family uses. The site is located in a residential area where a portion of the street frontage is on North Walton Walker Service Road and several residential streets.

The applicant's request for an RR regional Retail District will allow for the development of various retail and personal service uses. Certain uses that are permitted within the RR District are not compatible when adjacent to low residential uses.

Even though the applicant has volunteered deed restrictions that prohibit the development of certain uses on site, staff is concerned with the impact the remaining intrusive use may have on the adjacent residential uses. Uses such as a machinery, heavy equipment or truck sales and services, auto service center or a vehicle or engine repair or maintenance use could potential have a negative impact on a stable residential area.

Staff is also concerned that any encroachment of the RR Regional Retail District into a residential area could have a negative impact on the surrounding uses. Even though the site has street frontage on a service road and residential street and will be limited in the structure height due to the residential adjacency, an RR Regional Retail District is intended to “provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low-density residential development.” There is an undeveloped tract of land that is zoned for CR-D Community Retail District uses that is located north of the request site at the southeast corner of North Walton Walker Freeway and West Jefferson Boulevard that could be developed to serve the adjacent neighborhood.

Staff’s recommendation is for denial. However, On July 10, 2014, the City Plan Commission recommended approval, subject to the deed restrictions volunteered by the applicant.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
RR - proposed Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Walton Walker	Variable lane widths		
North Ira Avenue	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

CPC Action (December 5, 2013)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until February 6, 2014.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 12 to 0

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon, Murphy,
Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

CPC Action (February 6, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until March 20, 2014.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley*, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: None

CPC Action (March 20, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until April 17, 2014.

Maker: Anantasomboon

Second: Shidid

Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy*, Ridley, Alcantar

Against: 0

Absent: 2 - Culbreath, Shellene

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: None

CPC Action (April 17, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until May 8, 2014.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley*,
Shellene, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

CPC Action (May 8, 2014)

Motion: In considering an application for an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until May 22, 2014.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0
Speakers: None

CPC Action (May 22, 2014)

Motion: In considering an application for an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until June 19, 2014.

Maker: Anantasomboon
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid*,
Anantasomboon, Bagley*, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy*, Ridley, Abtahi*

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0
Speakers: None

CPC Action (June 19, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Abtahi

Against: 0

Absent: 2 - Murphy, Ridley

Vacancy: 0

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: For: Sharon Graham, 115 North Tatum Ave., Dallas, TX, 75211
Against: None

CPC Action (July 10, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until July 24, 2014.

Maker: Anantasomboon

Second: Shidid

Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0

Absent: 2 - Shellene, Murphy

Vacancy: 0

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: None

CPC Action (July 24, 2014)

Motion: It was moved to recommend **approval** of an RR Regional Retail District, subject to revised deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Culbreath*, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz,
Peadon, Murphy, Ridley, Abtahi

Against: 1 - Bagley
Absent: 2 - Rodgers, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices:	Area: 200	Mailed: 21
Replies:	For: 0	Against: 0

Speakers: None

**Applicant's Proposed
Deed Restrictions**

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, David Varela ("the Owner"), is the owner of the following d.r.rib.d property ("the Property"), being in particular tract of land out of the Enoch Horton Survey, Abstract No. 613, City Block 2118342, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Rosendo Galvan, by deed dated January 1, 2001, and recorded in the Instrument Number 200100704180, in the Deed Records of Dallas County, Texas, and tract of land conveyed to the Owner by Eladio Lopez, by deed dated August 13, 2003, and recorded in Instrument Number 20036119505, in the Deed Records of Dallas County, Texas, and a tract of land conveyed to the Owner by Conseco Finance Servicing Corporation KA Green Tree Financial Servicing Corporation, by deed dated February 7, 2003, and recorded in Instrument Number 200302709127, in the Deed Records of Dallas County, Texas, and a tract of land conveyed to the Owner by Hector Varela, by deed dated January 76, 2014, and recorded in Instrument Number 201400011094, in the Deed Records of Dallas County, Texas and being more particularly described as follows:

See Exhibit A

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following main uses are prohibited:

Industrial uses.

- Gas drilling and production
- Temporary concrete or asphalt batching plant.

Institutional and community services uses.

- Halfway house.

Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official].

Office uses.

- Alternate financial establishment.

Recreational uses.

- County club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf course.

Residential uses.

- College dormitory, fraternity, or sorority house.

Retail and personal service uses.

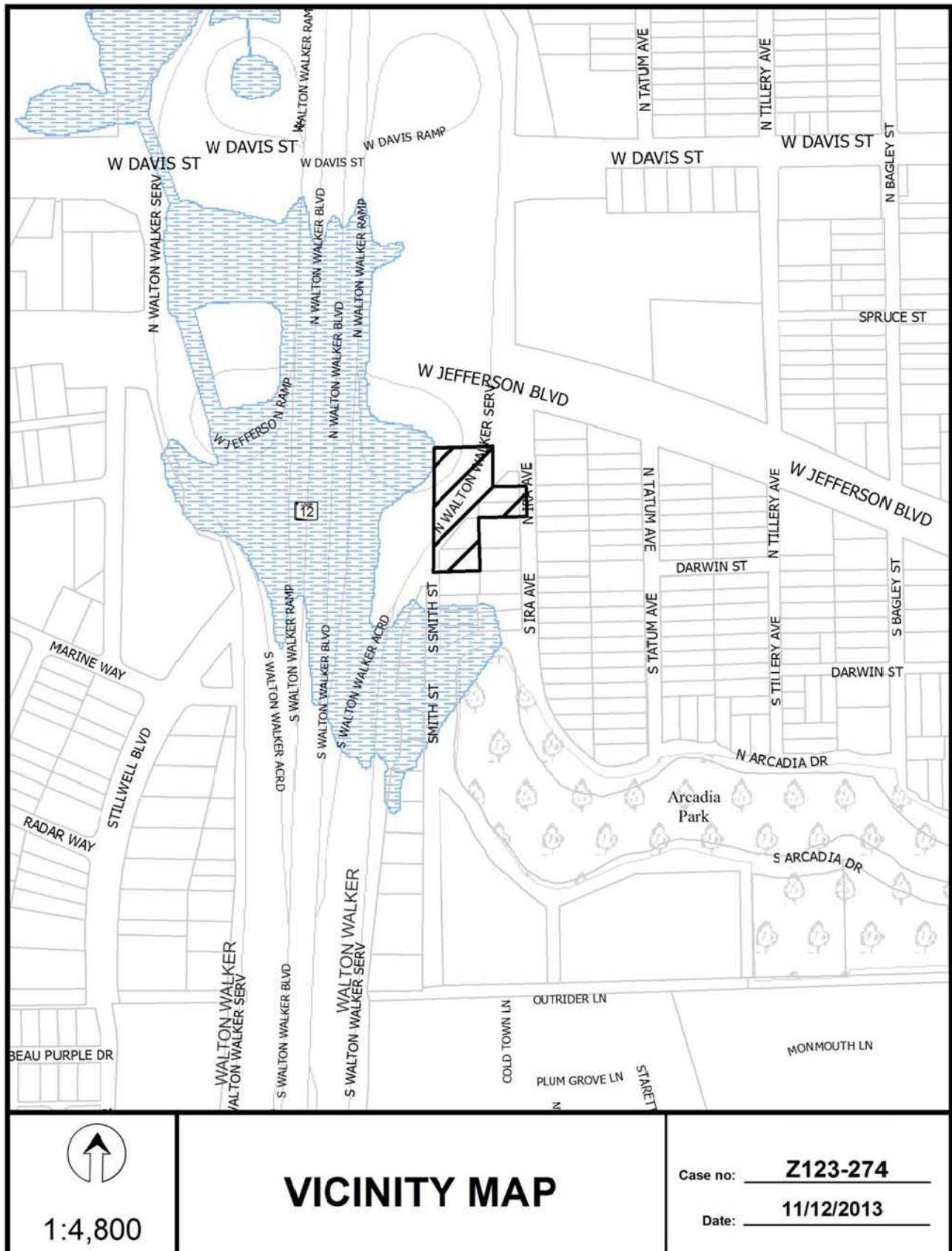
- Alcoholic beverage establishment.
- Car wash [limited to a tunnel service use only].
- Commercial amusement (inside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- General merchandise or food store 100,000 square feet or more.
- Liquor store.
- Pawn shop.
- Swap or buy shop.

Transportation uses.

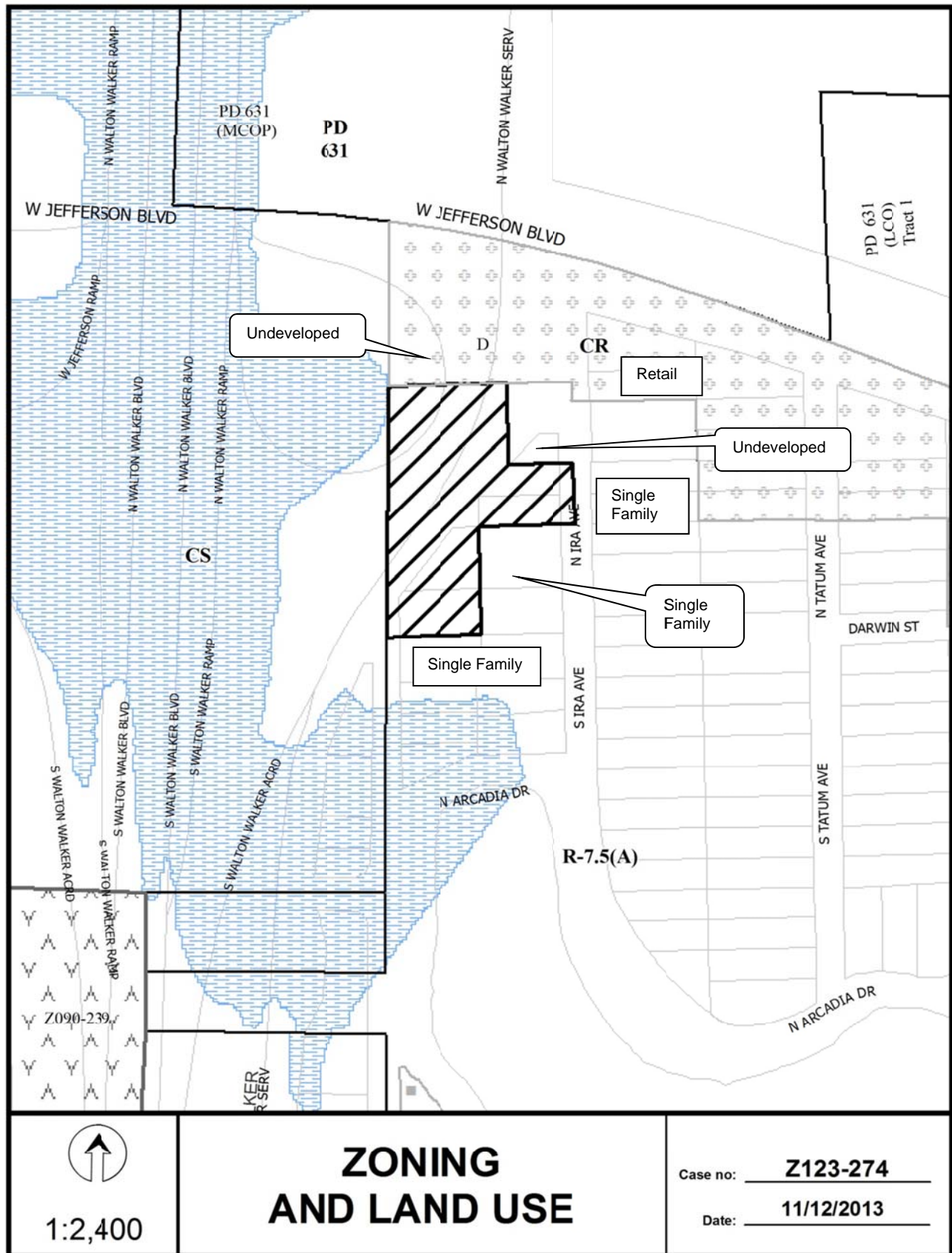
- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger station or transfer center.

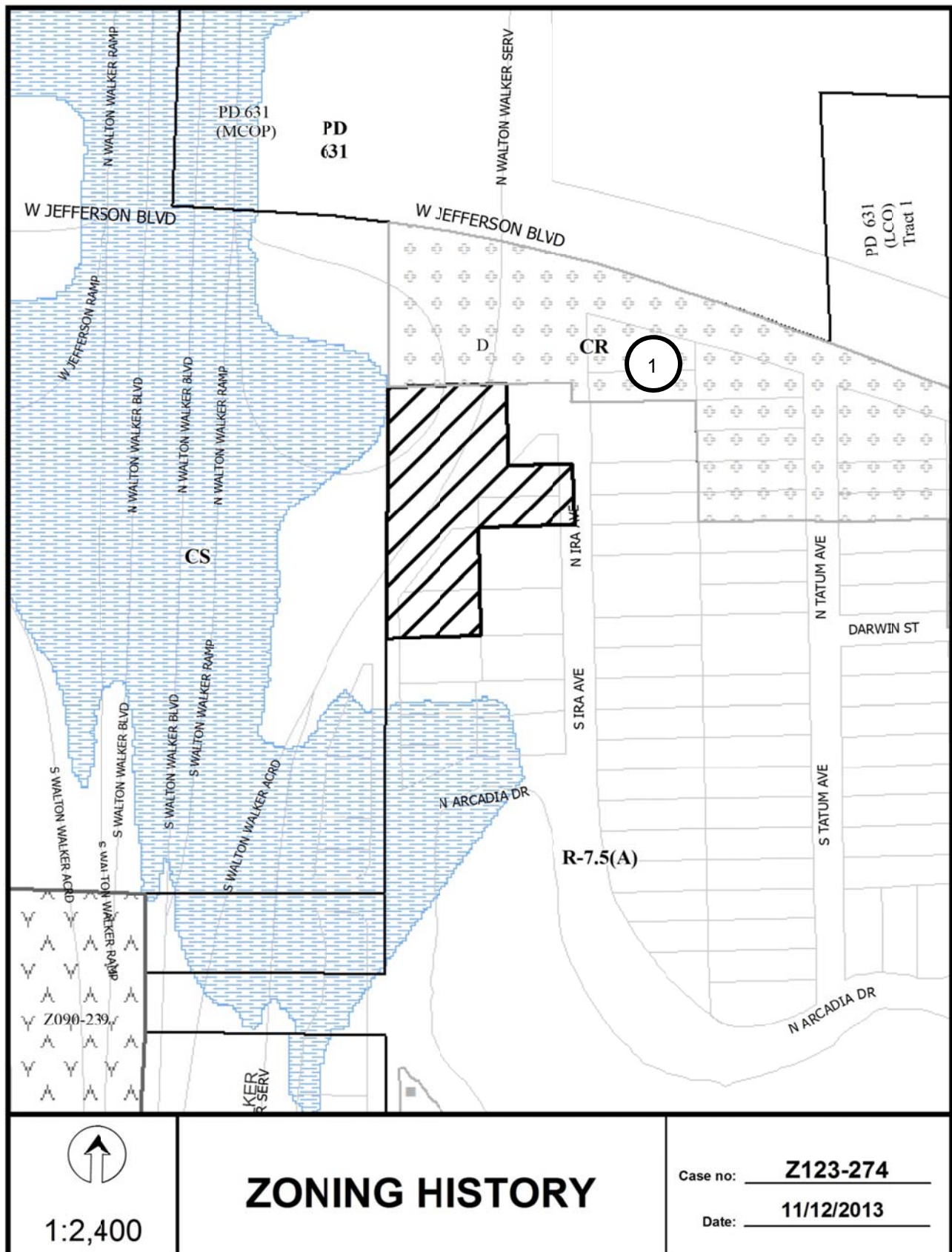
Wholesale, distribution, and storage uses.

- Recycling buy back center.











Notification List of Property Owners

Z123-274

21 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	119	IRA AVE	VARELA DAVID
2	206	IRA AVE	VARELA DAVID
3	108	SMITH ST	VARELA HECTOR & SANDRA
4	110	IRA AVE	COUCH TAWANA
5	106	IRA AVE	CENTRO DE ADORACION
6	106	IRA AVE	MENDEZ PATRICIA
7	110	IRA AVE	ALEMAN LINDA
8	118	IRA AVE	JONES LEROY A
9	111	IRA AVE	FOSTER CLEOPLE &
10	103	IRA AVE	LERMA DIONISIO ARROYO
11	104	SMITH ST	ESPARZA RAUL TORRES &
12	101	IRA AVE	ALVAREZ JOSE DE JESUS &
13	106	SMITH ST	MORALES MARIA GUILLERMINA
14	107	IRA AVE	COOK JOHN H
15	115	IRA AVE	VILLANEDA MARIA GUADALUPE
16	110	SMITH ST	ANDRADE HILARIO LEIVA &
17	114	SMITH ST	GONZALEZ MARIA LUISA
18	103	SMITH ST	TARRANT JOAN SMITH
19	103	SMITH ST	WEBSTER LOLA B
20	107	SMITH ST	STARNES ALTON L
21	202	IRA AVE	GONZALES BERNARDINO O

AGENDA ITEM # 74

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 52 B; F

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z123-275(MW)

FILE NUMBER: Z123-275 (MW) **DATE FILED:** April 29, 2013

LOCATION: South side of West Jefferson Boulevard, east side of North Ira Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 52-B, F

SIZE OF REQUEST: ± 0.472 acre **CENSUS TRACT:** 107.04

APPLICANT/OWNER: David and Hector Varela

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay

SUMMARY: The applicant intends to utilize the site for vehicle display, sales and service and has volunteered deed restrictions to prohibit certain uses that are objectionable to the neighborhood. The D Liquor Control Overlay will be retained.

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

Staff recommends denial based upon the following:

1. *Performance impacts upon surrounding property* – The proposed RR Regional Retail District is not intended to be located in areas of low density residential development and has the potential to negatively impact the surrounding property due to the intensity of the uses that are permitted such as vehicle or engine repair or maintenance and vehicle display, sales and service. The applicant has volunteered deed restrictions to prohibit some of the more intense uses allowed in both the CR Community Retail and RR Regional Retail Districts. However, the volunteered deed restrictions do not address the yard, lot, and space regulations, which allow for more intense development rights on the request site than would typically be found adjoining a residential neighborhood.
2. *Traffic impact* – The Engineering Section has reviewed the requested amendment and determined that the surrounding roadway system can accommodate the additional number of trips that could be expected from this more intense zoning district. However, from a land use perspective, the addition of more intense uses could increase traffic on Ira Avenue, the residential street from which the request site is accessed.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request does not comply with the Comprehensive Plan, which identifies the request site as in a “Residential Building Block”. The existing CR Community Service is intended to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities.

BACKGROUND INFORMATION:

- The ±0.475-acre request site is developed with ±1,064-square-foot building which operates as an office use [dba Auto Titulus de Texas].

Zoning History:

1. **Z123-274** An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District. The City Plan Commission will consider this case on June 19, 2014. Staff has also recommended denial of this request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Ira Avenue	Local	50 feet
West Jefferson Boulevard	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that the surrounding roadway system can accommodate the additional number of trips that could be expected from this more intense zoning district.

Surrounding Land Use:

	Zoning	Land Use
North	PDD No. 631	Auto-related use
East	CR-D	Converted residence; outside storage
South	R-7.5(A)	Single family
West	CR-D	Walton Walker Boulevard right-of-way

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a "Residential Building Block".

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The applicant's request for an RR Regional Retail District in this area of the City is not consistent with the Comprehensive Plan.

Land Use Compatibility:

The ±0.475-acre request site is developed with a ±1,064-square-foot building which operates as an office use [dba Auto Titulus de Texas] and surrounded by what appears to be an auto-related use to the north; a converted residence, which appears to be occupied with a non-residential use with outside storage to the east; single family residential to the south and Walton Walker Boulevard right-of-way to the west.

The existing CR Community Retail District is intended to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The requested RR Regional Retail District will allow for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low density residential development. Planned Development District No. 631, the West Davis Special Purpose District, adjacent to the north of the request site, is intended to accommodate single family residential, light to medium commercial and office uses and mixed use development.

The applicant has volunteered deed restrictions to prohibit certain uses that are objectionable to the neighborhood, as determined in a neighborhood meeting. However, the volunteered deed restrictions do not address the yard, lot, and space regulations, which allow for more intense development rights on the request site. The requested RR Regional District is considered incompatible with the adjacent single family residential development. Therefore, staff does not support the applicant's request.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	RPS Visual Intrusion	Retail and personal service, office
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	RPS U-form setback Visual Intrusion	Retail and personal service, office

Landscaping:

New development on the site will require landscaping in accordance with Article X of the Dallas Development Code.

CPC Action: July 24, 2014:

Motion: It was moved to recommend **approval** of an RR Regional Retail District with deed restrictions volunteered by the applicant, subject to revised deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Culbreath*, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz, Peadon,
Murphy, Ridley, Abtahi

Against: 1 - Bagley
Absent: 2 - Rodgers, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 1

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, David Varela ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Enoch Horton Survey, Abstract No. 613 , City Block 20/8342 , City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Robert Winford Cason, by deed dated October 25, 2000, and recorded in Instrument Number 200020803304, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit A

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following main uses are prohibited:

Commercial and business service uses.

- Machinery, heavy equipment, or truck sales and service.
- Vehicle or engine repair or maintenance.

Industrial uses.

- Gas drilling and production
- Temporary concrete or asphalt batching plant.

Institutional and community services uses.

- Halfway house.

Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

Miscellaneous uses.

- Carnival or circus (temporary).

Office uses.

- Alternate financial establishment.

Recreational uses.

- County club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf course.

Residential uses.

- College dormitory, fraternity, or sorority house.

Retail and personal service uses.

- Alcoholic beverage establishment.
- Auto service center.
- Car wash.
- Commercial amusement (inside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- General merchandise or food store 100,000 square feet or more.
- Liquor store.
- Pawn shop.
- Swap or buy shop.

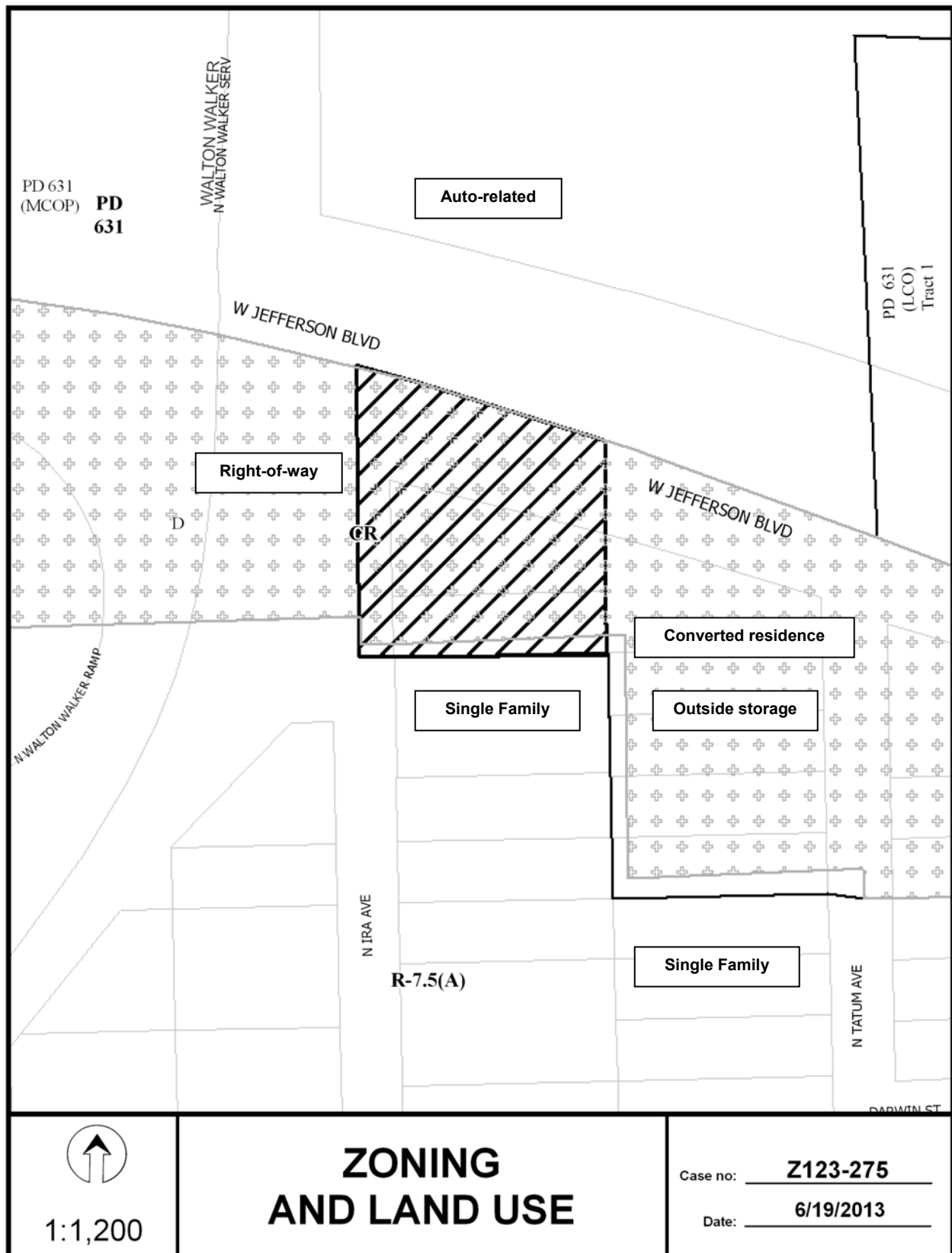
Transportation uses.

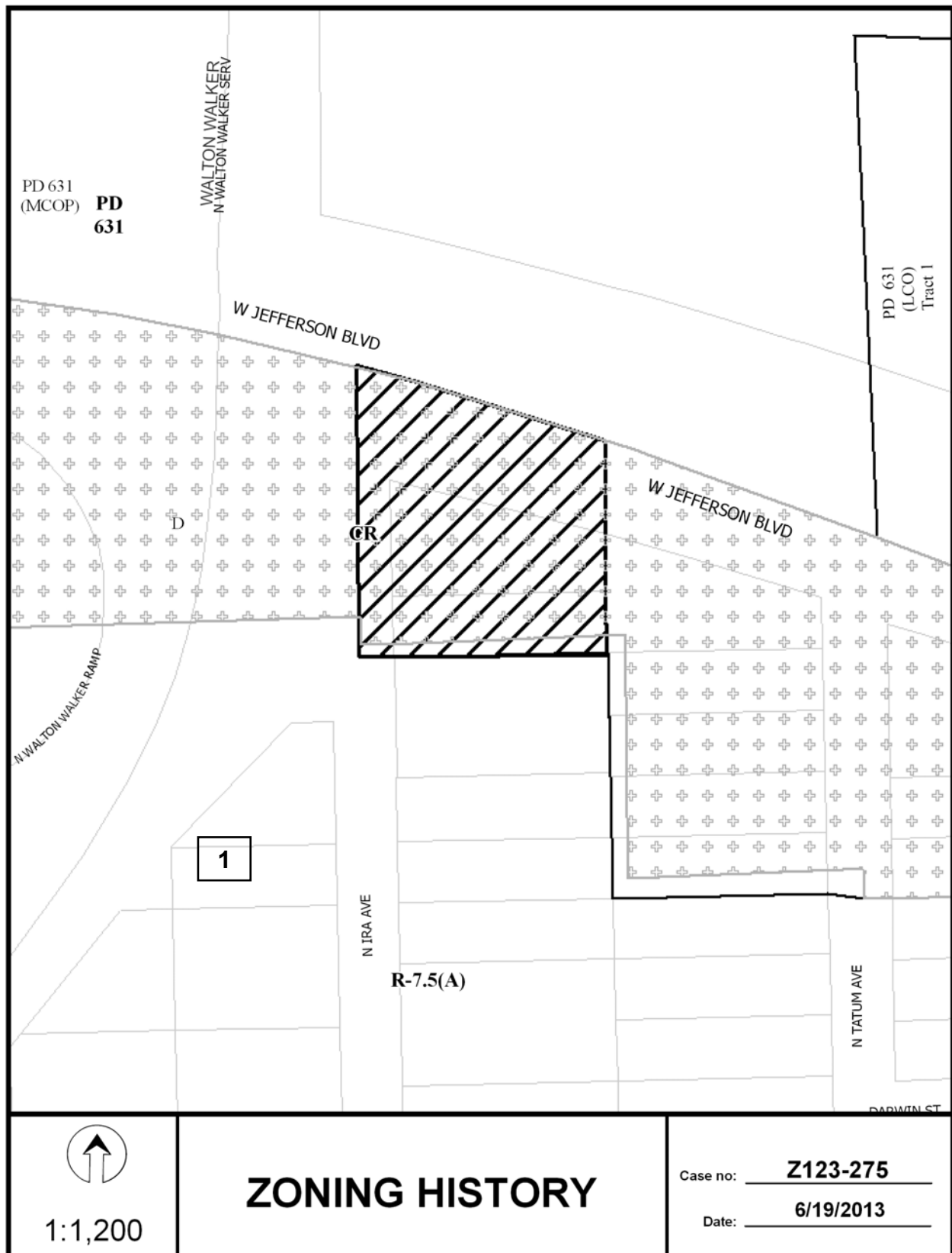
- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger station or transfer center.

Wholesale, distribution, and storage uses.

- Recycling buy back center.









Reply List of Property Owners

Z123-275

***9 Property Owners Notified
Owners Opposed***

1 Property Owners in Favor

1 Property

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	206 IRA AVE	VARELA DAVID
O	2	5601 JEFFERSON BLVD	MARSHALL FREDERICK S
	3	5500 JEFFERSON BLVD	GONZALES GUSTAVO
	4	115 TATUM AVE	WALKER MANITA
X	5	111 TATUM AVE	MUNOZ CHRIS
	6	110 IRA AVE	ALEMAN LINDA
	7	118 IRA AVE	JONES LEROY A
	8	119 IRA AVE	VARELA DAVID
	9	202 IRA AVE	GONZALES BERNARDINO O

AGENDA ITEM # 75

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-197(CE)

FILE NUMBER: Z134-197(CE)

DATE FILED: March 20, 2014

LOCATION: South of May Hall Street along the west line of Sparks Street

COUNCIL DISTRICT: 4

MAPSCO: 55-B

SIZE OF REQUEST: Approx. 0.2867 acres

CENSUS TRACT: 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. While the property comprises 4 lots, a preliminary plat has been approved to replat the lots into 2 lots so that the applicant can construct 2 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
2. *Traffic impact* – The surrounding street system can accommodate the requested zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
4. The volunteered deed restrictions are insufficient for permitting purposes. The following need to be addressed:
 - a. Item # 6 – Define the materials that a porch may be screened with and to what height.
 - b. Item #8 – Clarify “clearly delineated” (i.e. via labeling of the porch).
 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Undeveloped, Single family
South	R-5(A)	Single Family
West	PDD No. 571 SD 2	Undeveloped

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments. While the townhouse zoning is consistent with the building block, the haphazard rezoning at random locations in the neighborhood is inconsistent with planning principles and will not contribute to its long term viability.

Area Plans:

The Trinity River Corridor Comprehensive Land Use Plan, March 2005, displays 'Residential – Neighborhood Infill' to reflect continued single family use within the area.

Pending Plan:

This neighborhood has been targeted by the city in conjunction with area stakeholders for redevelopment. As a result, a plan called the "The Bottom Urban Structure and Guidelines" will be presented to City Council in the near future. The plan will address "the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision". Subsequent to approval of the plan, a city authorized hearing will be initiated to rezone the area in a manner consistent with the plan. Because the applicant wants to start construction before the rezoning of the area, this request has been submitted with volunteered deed restrictions. However, the applicant's request does not address concerns with maintaining the character of the structures in the area, which the plan is meant to address. Rezoning of this property will be the catalyst for the rest of the neighborhood. It is imperative that it is consistent with the neighborhood's vision.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
TH-1(A) Townhouse	0'	0'	6 Dwelling Unit/ Acre	36'	60%		Single family
Existing							
R-7.5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

CPC Minutes – July 10, 2014

Z134-197(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 46
Replies: For: 1 Against: 0

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, Texas Heavenly Homes, Ltd., a Limited Partner ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the W.S. Beatty Survey, Abstract No. 57, City Block 1/7675, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Instrument Numbers: 201100199862; 200900144202; 200900259741; 20080008418 of the O.P.R.D.C.T. and being more particularly described as follows:

Lots 32 thru 36 in Block 1/7675 of the Dewberry Addition out of the W.S. Beatty Survey, Abstract No. 57 in the City of Dallas, Dallas County, Texas having the addresses of 431 Sparks Street, 429 Sparks Street, 425 Sparks Street, and 427 Sparks Street Dallas, TX 75203.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

See Exhibit A

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

Z134-197

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 19th day of March, 2014.

Texas Heavenly Homes, Ltd.

Owner

By: 

Printed Name: Gabriel Meadows

Title: Limited Partner & President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee

By: _____

Printed Name: _____

Title: _____

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

By: _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet.
Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

List of Partners/Principals/Officers

List of Partners/Principals/Officers

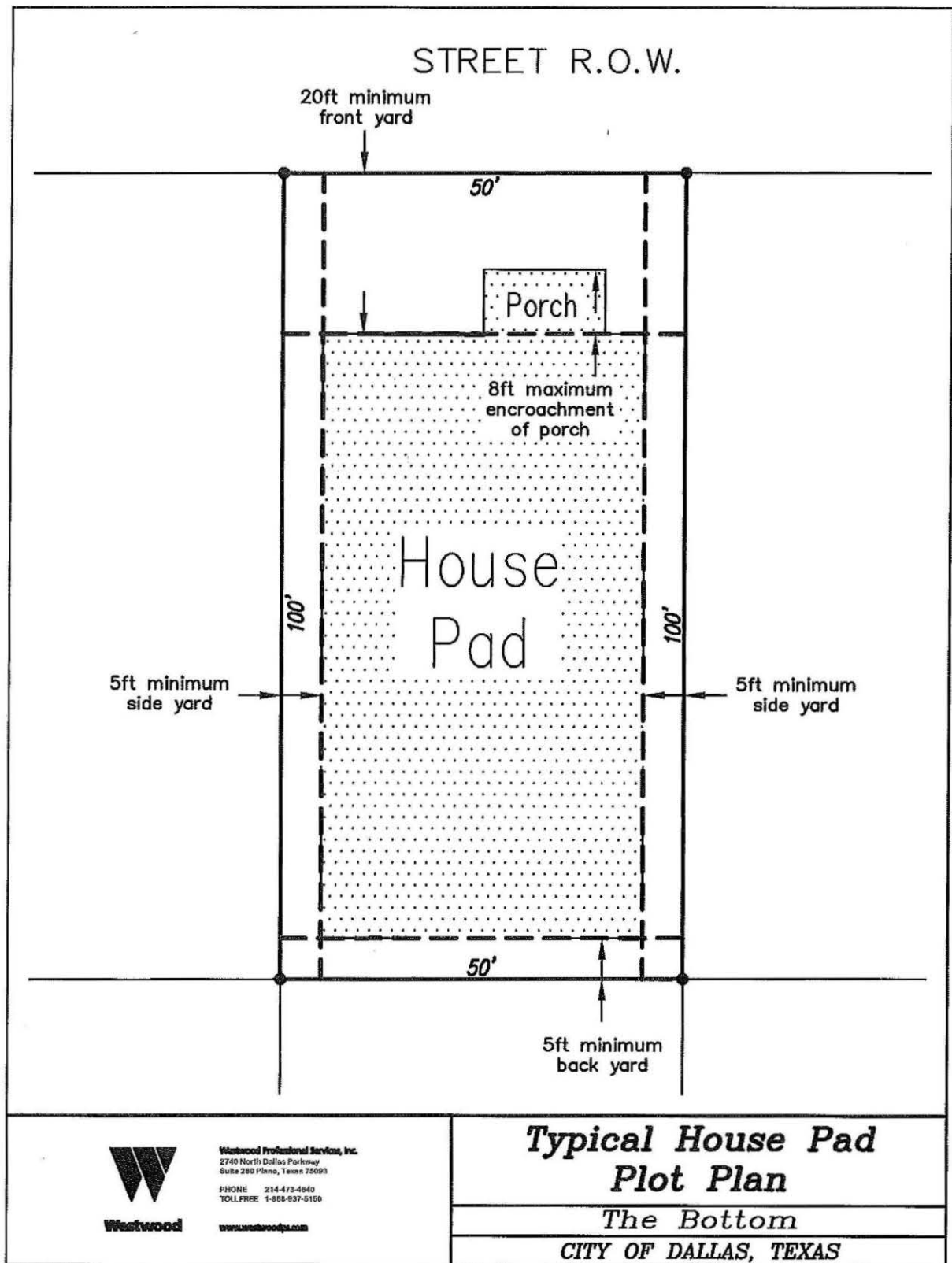
Texas Heavenly Homes, Ltd

Dallas, TX.

- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

No other partners/ principal

Z134-197



Westwood

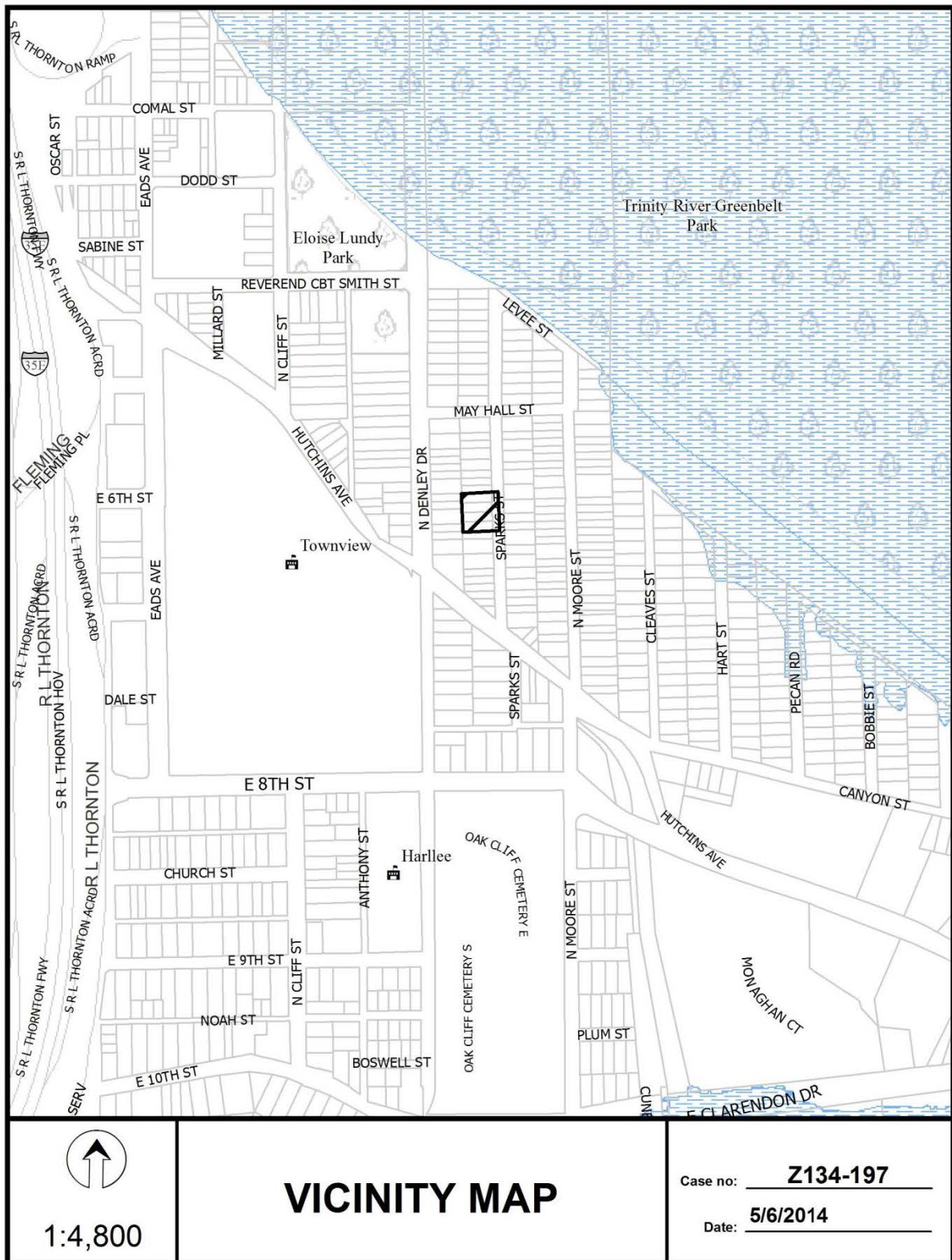
Westwood Professional Services, Inc.
2740 North Dallas Parkway
Suite 280 Plano, Texas 75093
PHONE 214-473-4940
TOLL FREE 1-888-937-5150

www.westwoodps.com

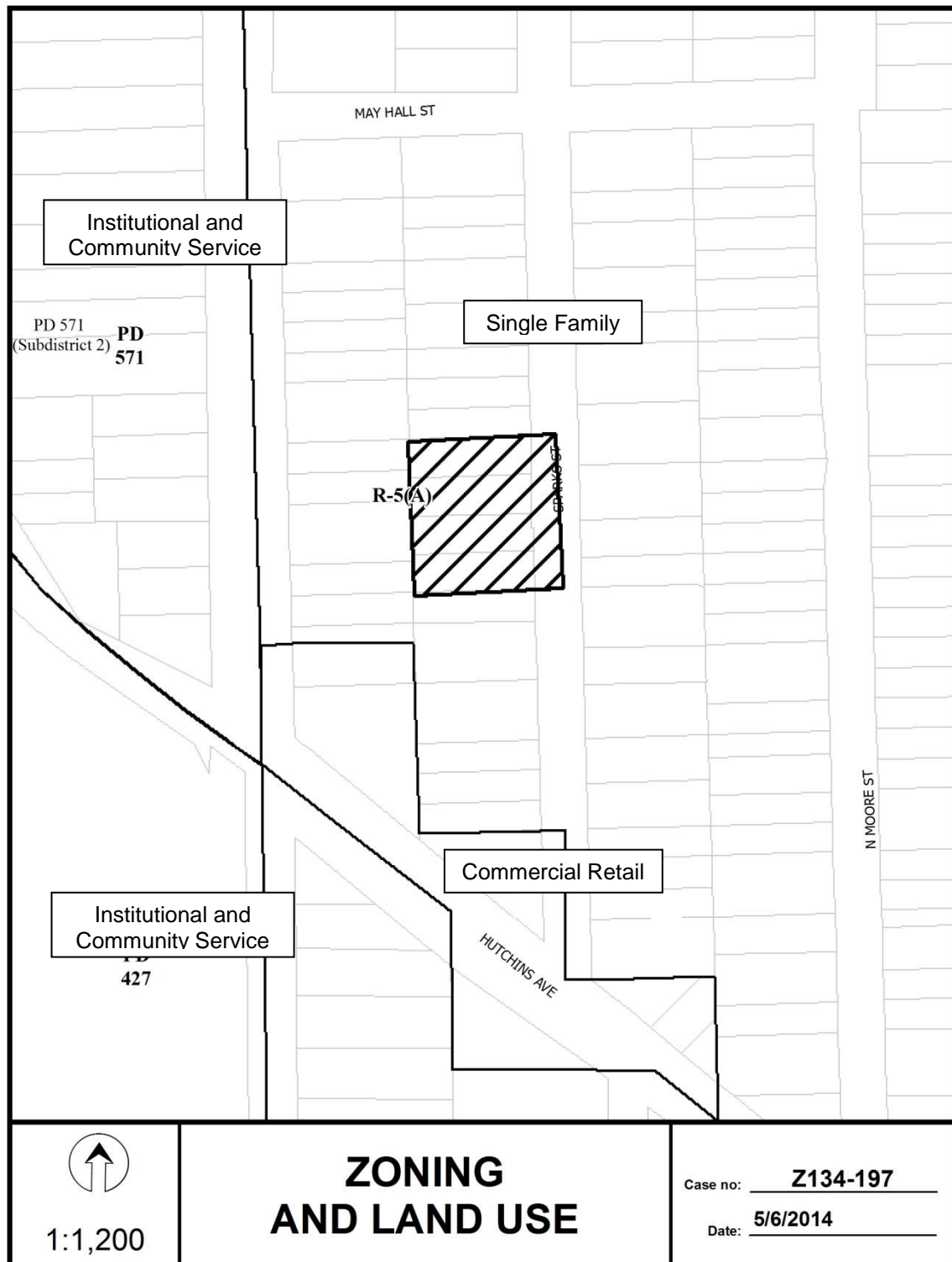
Typical House Pad Plot Plan

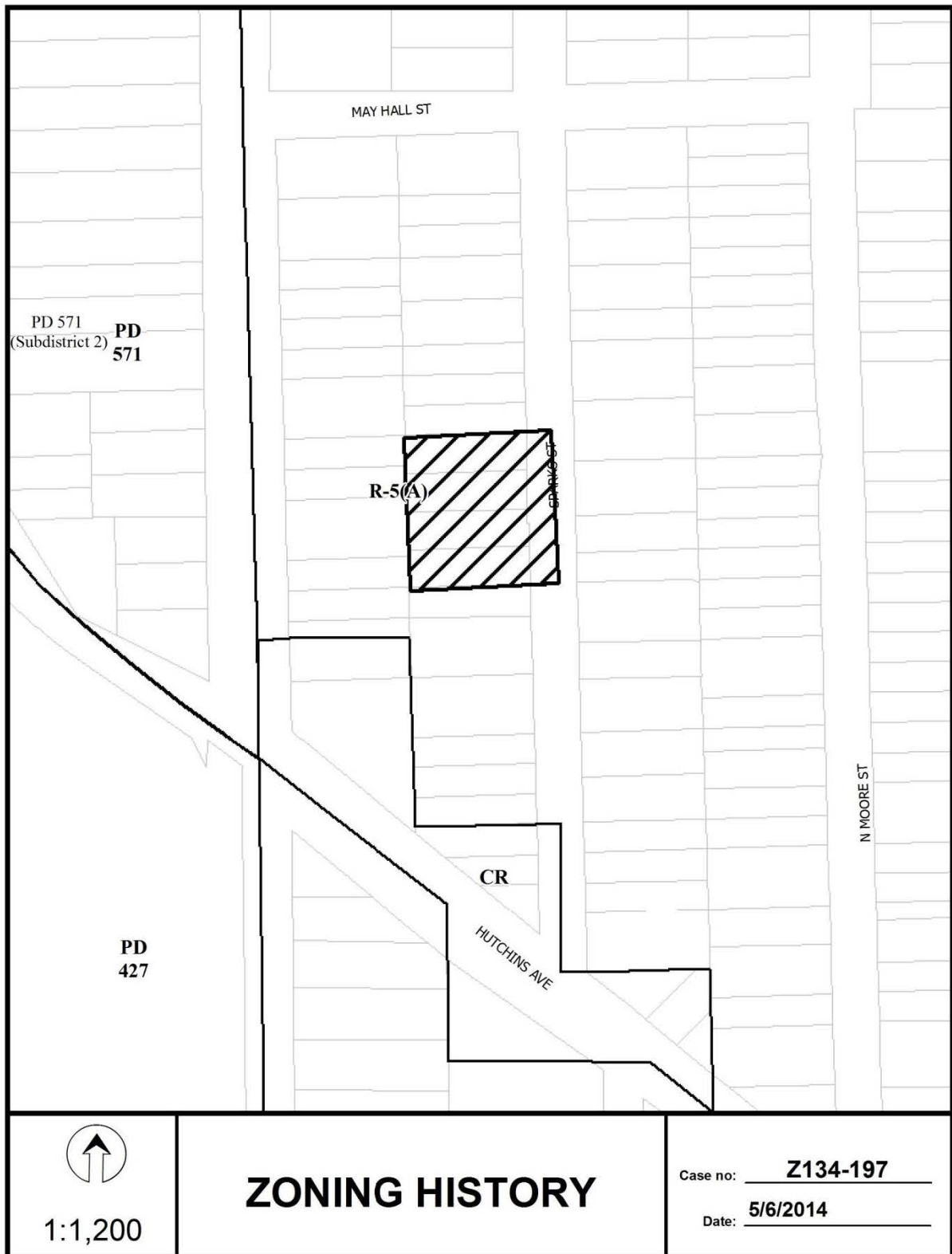
The Bottom

CITY OF DALLAS, TEXAS











Reply List of Property Owners

Z134-197

46 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	423	SPARKS ST	FELDER ROBERT CARL
2	429	DENLEY DR	TEXAS HEAVENLY HOMES LTD
3	429	SPARKS ST	TEXAS HEAVENLY HOMES
4	505	DENLEY DR	WASHINGTON DAVID
5	501	DENLEY DR	SPARKS FANNIE
6	425	DENLEY DR	CARTER JAMES
7	427	DENLEY DR	HOOPER ROSA LEE
8	419	DENLEY DR	WALKER BENNY B &
9	421	DENLEY DR	SAKKINEN WILLIAM U ETAL
10	422	DENLEY DR	THOMAS RONNIE LEE
11	418	DENLEY DR	HAYNES EMMA ET AL
12	410	DENLEY DR	MANUEL BERNET
13	400	DENLEY DR	BAKER LEATHA
14	405	SPARKS ST	MERCER ARTHUR E SR &
15	413	SPARKS ST	AVERY MARJORIE J
16	415	SPARKS ST	BLACKMON CHARLETHA
17	421	SPARKS ST	FELDER ROBERT CARL &
18	435	SPARKS ST	CORIA DAVID &
19	439	SPARKS ST	LOWERY TASHA M
20	441	SPARKS ST	WOODS NEAL
21	443	SPARKS ST	JONES CHARLES E
22	452	SPARKS ST	WYNN DIANE
23	442	SPARKS ST	WRIGHT KATHERINE
24	438	SPARKS ST	COBBS CLYDE B SR
25	436	SPARKS ST	MOORE MRS LORAIN
26	432	SPARKS ST	NEDD ETHEL

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	422 SPARKS ST	WATSON BEATRICE &
	28	420 SPARKS ST	POLK MARIAN L
	29	418 SPARKS ST	BARBEE DOVER C
	30	414 SPARKS ST	BARBEE DOVER C EST OF
	31	405 MOORE ST	SLAUGHTER ROSIE ET AL
	32	407 MOORE ST	ZAPATA MARGARET
	33	411 MOORE ST	HMK LTD
	34	413 MOORE ST	DALLAS HOUSING ACQUISITION & DEV CORP
	35	415 MOORE ST	JONES ALBERT EARL
O	36	417 MOORE ST	CALDWELL EVA MAE
	37	419 MOORE ST	SIMMONS MARY ELLEN
	38	421 MOORE ST	HEAVENLY HOMES LTD THE
	39	423 MOORE ST	JOHNSON WILLIE
	40	425 MOORE ST	TRUE PURPOSE CHURCH TR
	41	427 MOORE ST	TEXAS HEAVENLY HOMES LTD
	42	501 MOORE ST	ATCHELY CHARLES E SR
	43	503 MOORE ST	DUNN KAYE REVELLE
	44	505 MOORE ST	HUBERT PEARLIE
	45	509 MOORE ST	GANT ZELMA
	46	1201 EIGHTH ST	Dallas ISD

AGENDA ITEM # 76

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-198(CE)

FILE NUMBER: Z134-198(CE)

DATE FILED: March 20, 2014

LOCATION: South of May Hall Street between North Denley Drive and Sparks Street

COUNCIL DISTRICT: 4

MAPSCO: 55-B

SIZE OF REQUEST: Approx. 0.5739 acres

CENSUS TRACT: 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. The property comprises 7 lots. A preliminary plat has been approved to replat 4 of the lots into 2 lots so that the applicant can construct 2 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
2. *Traffic impact* – The surrounding street system can accommodate the requested zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
4. The volunteered deed restrictions are insufficient for permitting purposes. The following need to be addressed:
 - a. Item # 6 – Define the materials that a porch may be screened with and to what height.
 - b. Item #8 – Clarify “clearly delineated” (i.e. via labeling of the porch).
 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped, Single Family
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Single family
South	R-5(A)	Undeveloped, Single Family
West	PDD No. 571 SD 2	Undeveloped

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments. While the townhouse zoning is consistent with the building block, the haphazard rezoning at random locations in the neighborhood is inconsistent with planning principles and will not contribute to its long term viability.

Area Plans:

The Trinity River Corridor Comprehensive Land Use Plan, March 2005, displays 'Residential – Neighborhood Infill' to reflect continued single family use within the area.

Pending Plan:

This neighborhood has been targeted by the city in conjunction with area stakeholders for redevelopment. As a result, a plan called the "The Bottom Urban Structure and Guidelines" will be presented to City Council in the near future. The plan will address "the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision". Subsequent to approval of the plan, a city authorized hearing will be initiated to rezone the area in a manner consistent with the plan. Because the applicant wants to start construction before the rezoning of the area, this request has been submitted with volunteered deed restrictions. However, the applicant's request does not address concerns with maintaining the character of the structures in the area, which the plan is meant to address. Rezoning of this property will be the catalyst for the rest of the neighborhood. It is imperative that it is consistent with the neighborhood's vision.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
TH-1(A) Townhouse	0'	0'	6 Dwelling Unit/ Acre	36'	60%		Single family
Existing							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

CPC Minutes – July 10, 2014

Z134-198(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 50
Replies: For: 2 Against: 1

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Texas Heavenly Homes, Ltd., a Limited Partner ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the W.S. Beatty Survey, Abstract No. 57, City Block 1/7675, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Instrument Numbers: 201000185526; 200900259741; 200503565221; 200503568367; 200900335783 of the O.P.R.D.C.T. and Volume 2004214, Page 7262 of the O.P.R.D.C.T. and being more particularly described as follows:

Lots 1 thru 8, 45 & 46 in Block 1/7675 of the Dewberry Addition out of the W.S. Beatty Survey, Abstract No. 57 in the City of Dallas, Dallas County, Texas having the addresses of 514 N. Denley Drive, 512 N. Denley Drive, 432 N. Denley Drive, 430 N. Denley Drive, 428 N. Denley Drive, 426 N. Denley Drive, and 449 Sparks Street Dallas, TX 75203.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

See Exhibit A

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

Z134-198

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 20th day of March, 2014.

Texas Heavenly Homes, Ltd.
Owner
By: 
Printed Name: Gabriel Meadows
Title: Limited Partner & President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee
By: _____
Printed Name: _____
Title: _____

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

By: _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

2134-198

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet.
Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

List of Partners/Principals/Officers

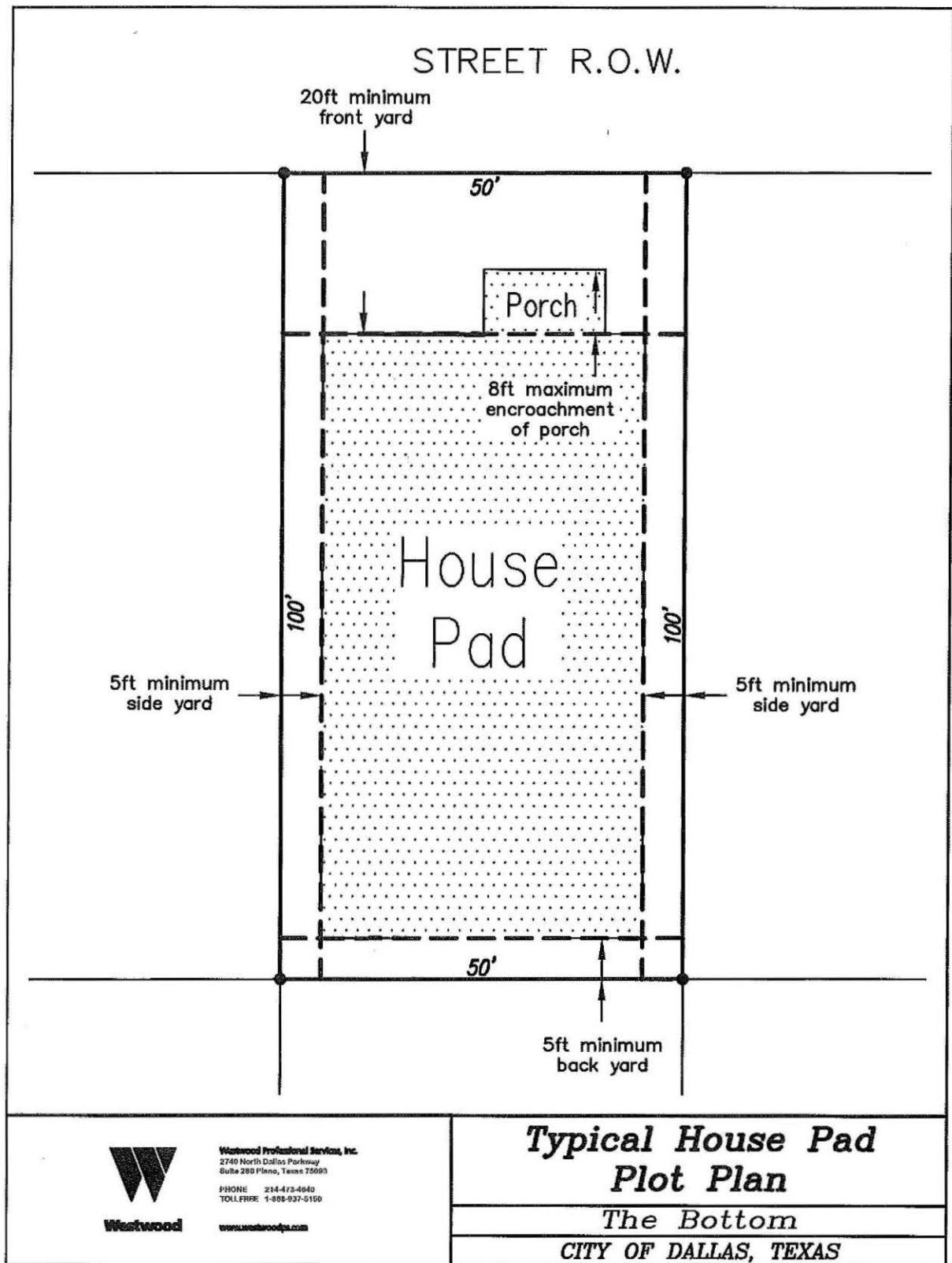
Texas Heavenly Homes, Ltd

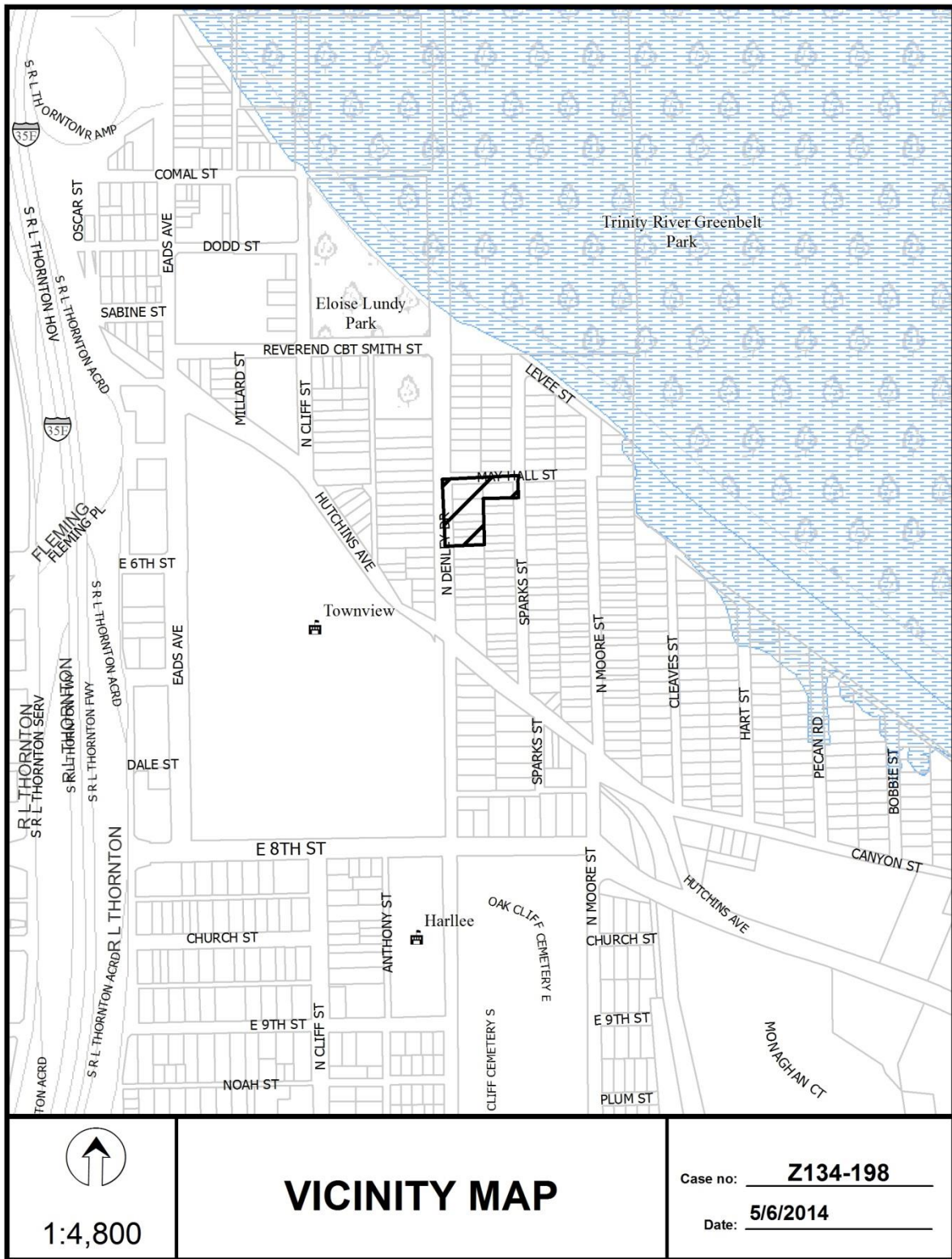
Dallas, TX.

- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

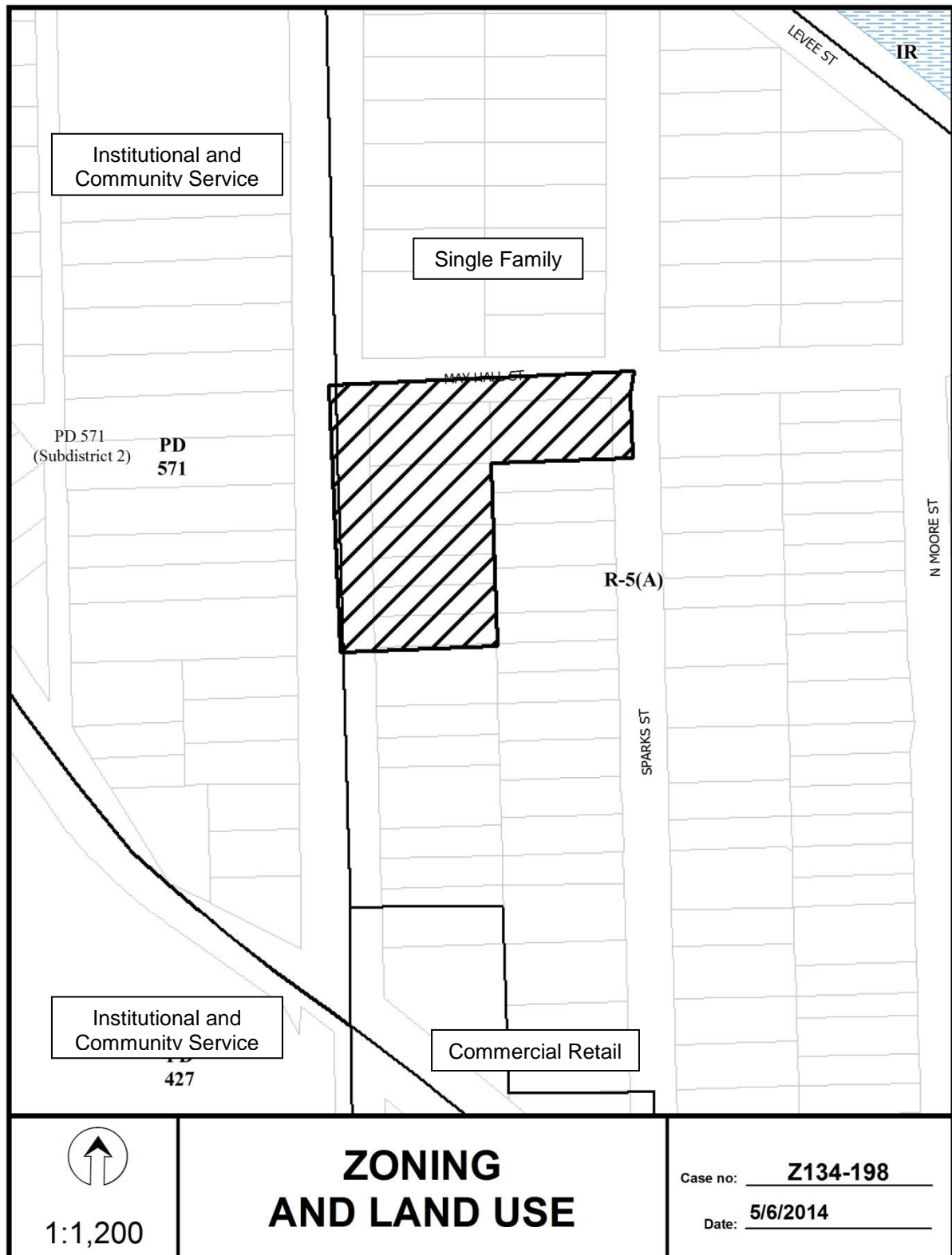
No other partners/ principal

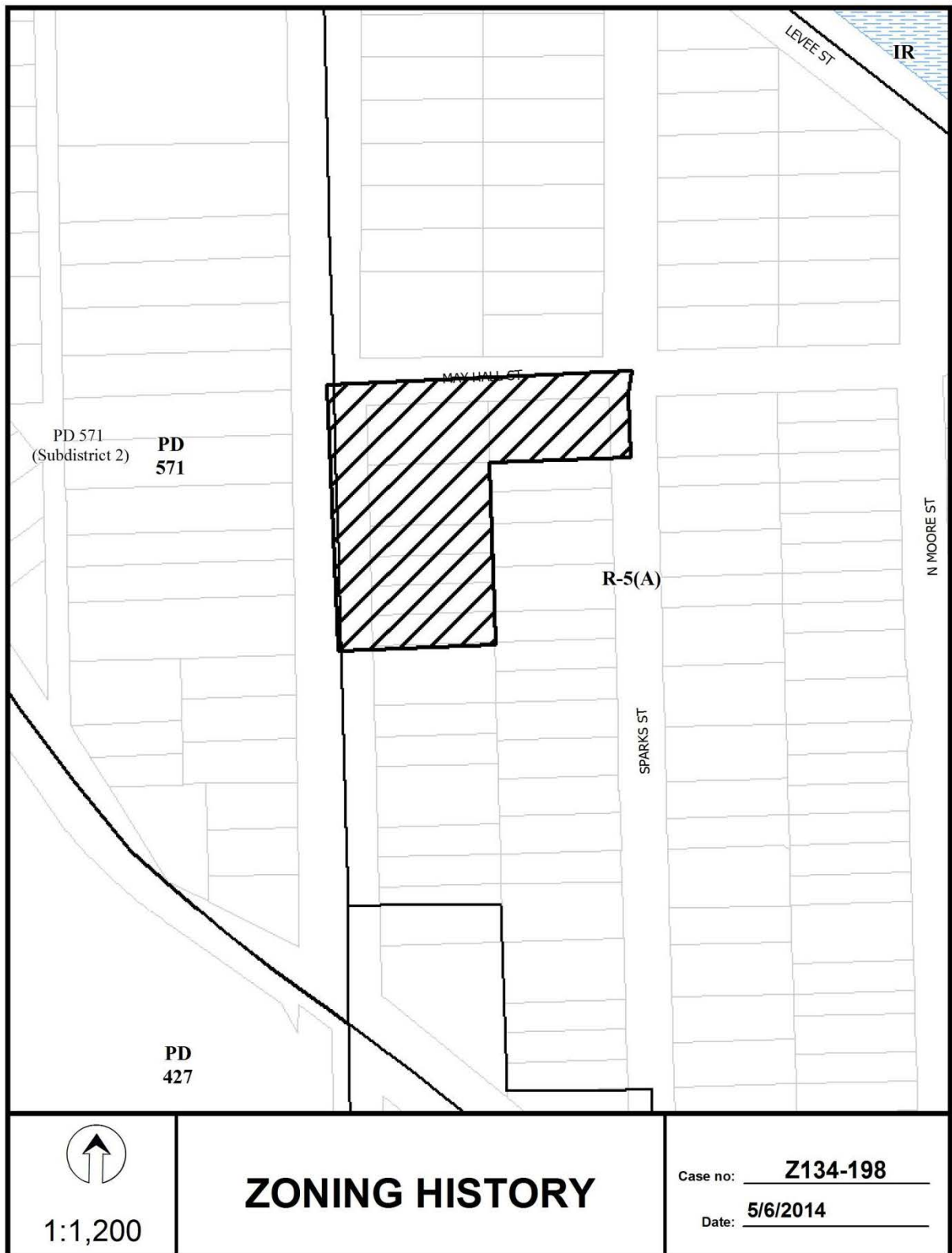
Z134198

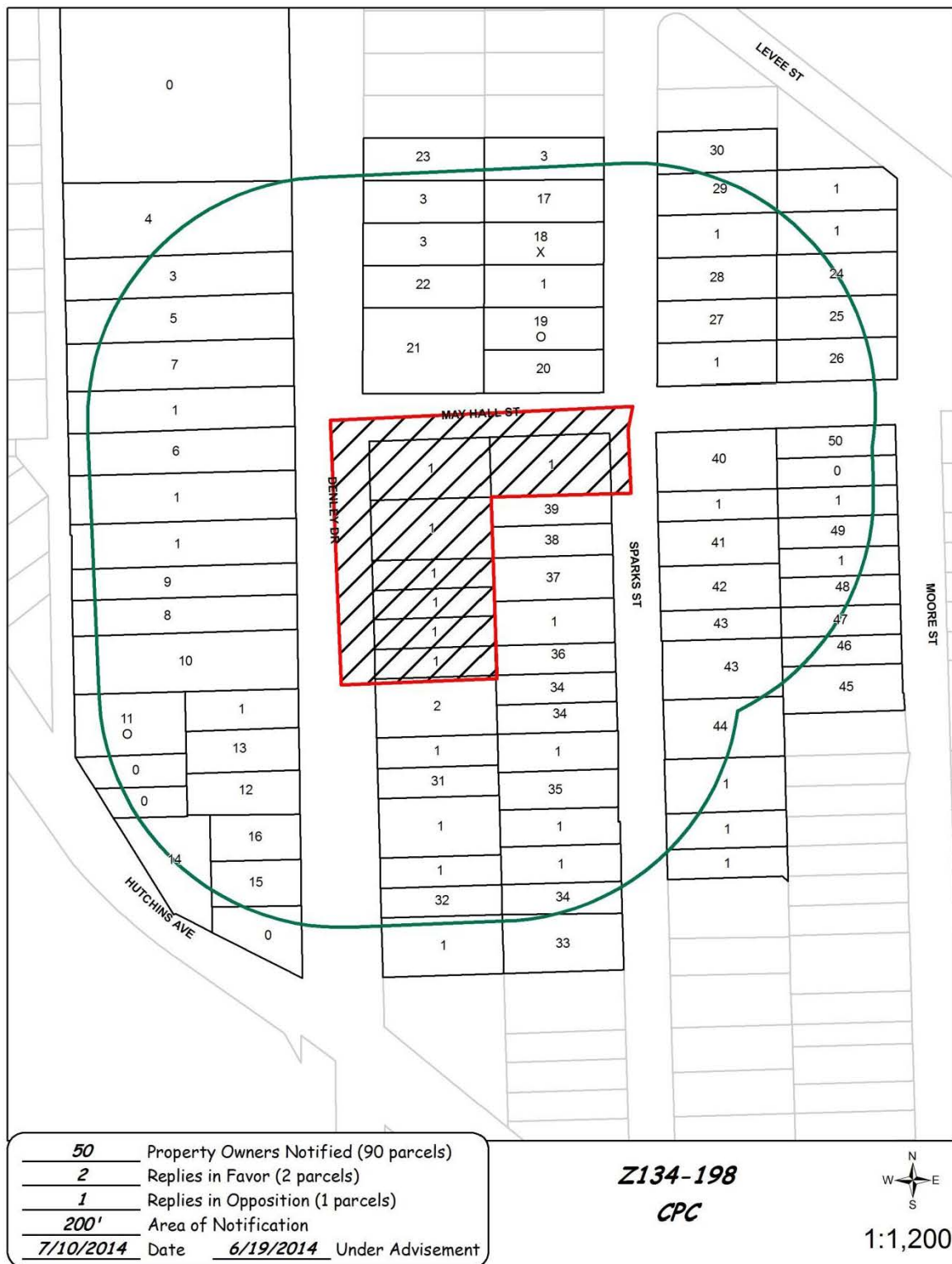












Reply List of Property Owners***Z134-198******50 Property Owners Notified******2 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	523 DENLEY DR	TEXAS HEAVENLY HOMES LTD
	2	422 DENLEY DR	THOMAS RONNIE LEE
	3	607 DENLEY DR	TEXAS HEAVENLY HOMES BUILDERS LTD
	4	611 DENLEY DR	YANCY HELEN
	5	603 DENLEY DR	WILKINS CLIFTON
	6	521 DENLEY DR	JOHNSON SIRDELLIA EST OF
	7	527 DENLEY DR	YANCY JAMES
	8	505 DENLEY DR	WASHINGTON DAVID
	9	507 DENLEY DR	GLOBAL HARVESTERS FDN
	10	501 DENLEY DR	SPARKS FANNIE
O	11	1223 HUTCHINS AVE	EDWARDS NELLA DELOIS
	12	425 DENLEY DR	CARTER JAMES
	13	427 DENLEY DR	HOOPER ROSA LEE
	14	1239 HUTCHINS AVE	WALKER ELMORE L
	15	419 DENLEY DR	WALKER BENNY B &
	16	421 DENLEY DR	SAKKINEN WILLIAM U ETAL
	17	613 SPARKS ST	HOPKINS AUGUSTINE
X	18	509 SPARKS ST	SCOTT DORIS
O	19	503 SPARKS ST	EDWARDS NELLA D
	20	501 SPARKS ST	HOPKINS OLISTENE
	21	604 DENLEY DR	PHILLIPS BILLY F
	22	608 DENLEY DR	HILL VERLINE
	23	616 DENLEY DR	BURKS MARVIN
	24	607 MOORE ST	BRAGGS JOYCE MARIE ET AL
	25	605 MOORE ST	JONES DORIS JEAN
	26	601 MOORE ST	TEXAS HEVENLY HOMES LTD

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	504 SPARKS ST	JONES PAUL DOUGLAS
	28	508 SPARKS ST	TEXAS HEAVENLY HOMES, LTD
	29	622 SPARKS ST	HAYES LEE JR
	30	624 SPARKS ST	VAUGHN JAMES
	31	418 DENLEY DR	HAYNES EMMA ET AL
	32	410 DENLEY DR	MANUEL BERNET
	33	421 SPARKS ST	FELDER ROBERT CARL &
	34	423 SPARKS ST	FELDER ROBERT CARL
	35	429 SPARKS ST	TEXAS HEAVENLY HOMES
	36	435 SPARKS ST	CORIA DAVID &
	37	439 SPARKS ST	LOWERY TASHA M
	38	441 SPARKS ST	WOODS NEAL
	39	443 SPARKS ST	JONES CHARLES E
	40	452 SPARKS ST	WYNN DIANE
	41	442 SPARKS ST	WRIGHT KATHERINE
	42	438 SPARKS ST	COBBS CLYDE B SR
	43	436 SPARKS ST	MOORE MRS LORAIN
	44	432 SPARKS ST	NEDD ETHEL
	45	427 MOORE ST	TEXAS HEAVENLY HOMES LTD
	46	501 MOORE ST	ATCHELY CHARLES E SR
	47	503 MOORE ST	DUNN KAYE REVELLE
	48	505 MOORE ST	HUBERT PEARLIE
	49	509 MOORE ST	GANT ZELMA
	50	515 MOORE ST	MUSSELEWHITE DAVID

AGENDA ITEM # 77

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-199(CE)

FILE NUMBER: Z134-199(CE)

DATE FILED: March 20, 2014

LOCATION: North of May Hall Street between North Denley Drive and Sparks Street

COUNCIL DISTRICT: 4

MAPSCO: 55-B

SIZE OF REQUEST: Approx. 0.4824 acres

CENSUS TRACT: 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. While the property comprises 6 lots, a preliminary plat has been approved to replat the lots into 3 lots so that the applicant can construct 3 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
2. *Traffic impact* – The surrounding street system can accommodate the requested zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
4. The volunteered deed restrictions are insufficient for permitting purposes. The following need to be addressed:
 - a. Item # 6 – Define the materials that a porch may be screened with and to what height.
 - b. Item #8 – Clarify “clearly delineated” (i.e. via labeling of the porch).
 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped, Single Family
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Undeveloped, Single family
South	R-5(A)	Undeveloped, Single family
West	PDD No. 571 SD 2	Community Service

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments. While the townhouse zoning is consistent with the building block, the haphazard rezoning at random locations in the neighborhood is inconsistent with planning principles and will not contribute to its long term viability.

Area Plans:

The Trinity River Corridor Comprehensive Land Use Plan, March 2005, displays 'Residential – Neighborhood Infill' to reflect continued single family use within the area.

Pending Plan:

This neighborhood has been targeted by the city in conjunction with area stakeholders for redevelopment. As a result, a plan called the "The Bottom Urban Structure and Guidelines" will be presented to City Council in the near future. The plan will address "the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision". Subsequent to approval of the plan, a city authorized hearing will be initiated to rezone the area in a manner consistent with the plan. Because the applicant wants to start construction before the rezoning of the area, this request has been submitted with volunteered deed restrictions. However, the applicant's request does not address concerns with maintaining the character of the structures in the area, which the plan is meant to address. Rezoning of this property will be the catalyst for the rest of the neighborhood. It is imperative that it is consistent with the neighborhood's vision.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
TH-1(A) Townhouse	0'	0'	6 Dwelling Unit/ Acre	36'	60%		Single family
Existing							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

CPC Minutes – July 10, 2014

Z123-199(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 1

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Texas Heavenly Homes, Ltd., a Limited Partner ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the W.S. Beatty Survey, Abstract No. 57, City Block A/7674, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Instrument Numbers: 201300145098 of the D.R.D.C.T.; 201300145066 of the O.P.R.D.C.T.; and Volume 2005007, Page 7891; Volume 2004191 Page 2927 of the O.P.R.D.C.T. and being more particularly described as follows:

Lots 5 & 6, 15 & 16, 19 & 20 of Block A/7674 of the Antone Addition out of the W.S. Beatty Survey, Abstract No. 57 in the City of Dallas, Dallas County, Texas having the addresses of 617 Sparks Street, 615 Sparks Street, 610 North Denley Drive, 614 North Denley Drive, 622 North Denley Drive, and 624 North Denley Drive Dallas, TX 75203.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

See Exhibit A

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

Z134-199

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 20th day of March, 2014.

Texas Heavenly Homes, Ltd.

Owner

By: 

Printed Name: Gabriel Meadows

Title: Limited Partner & President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee

By: _____

Printed Name: _____

Title: _____

~~APPROVED AS TO FORM:~~

~~THOMAS P. PERKINS, JR., City Attorney~~ *Update CA*

By: _____

Assistant City Attorney

[Attach an acknowledgment for each signer]

2134-199

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet. Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

List of Partners/Principals/Officers

List of Partners/Principals/Officers

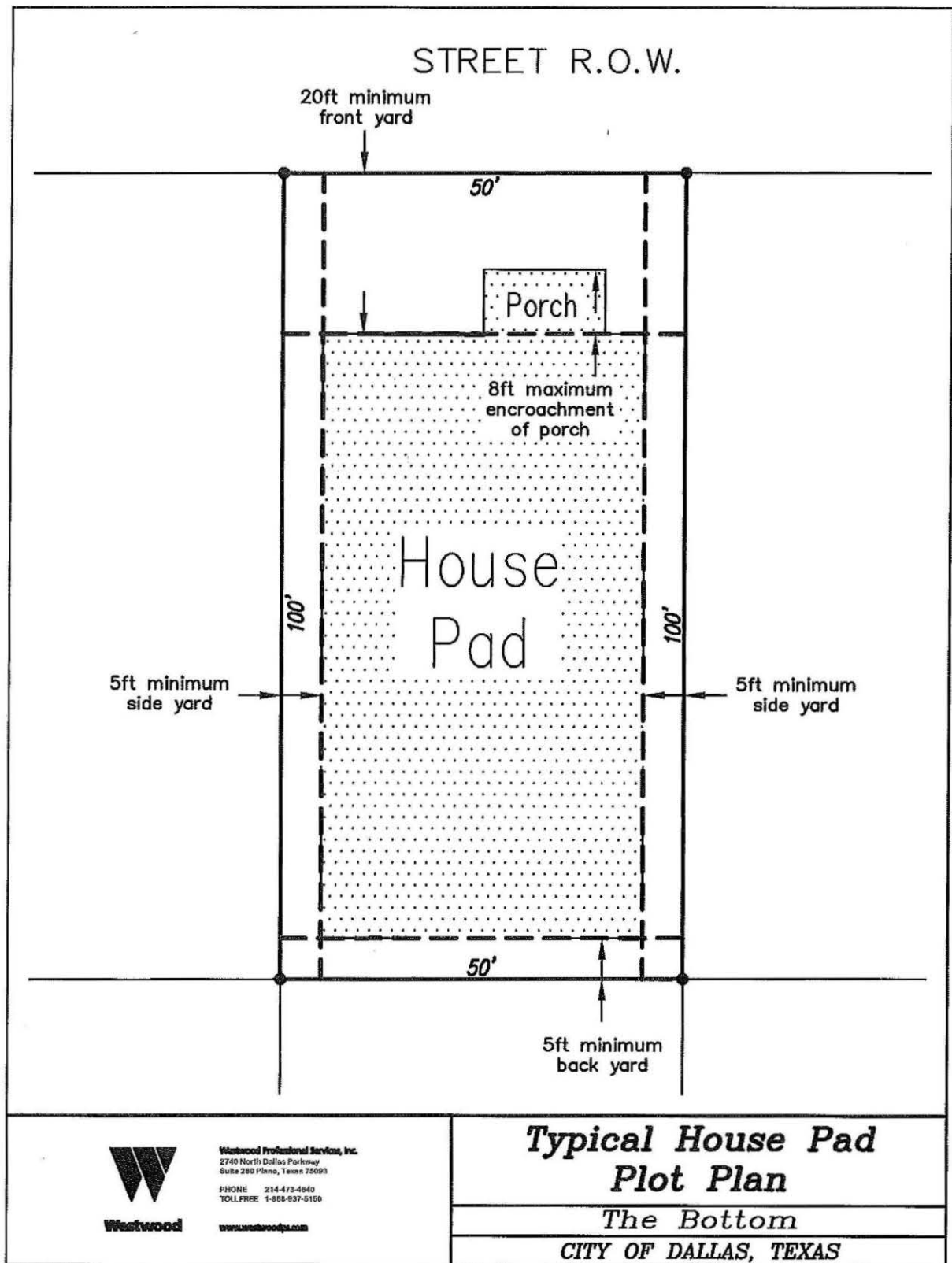
Texas Heavenly Homes, Ltd

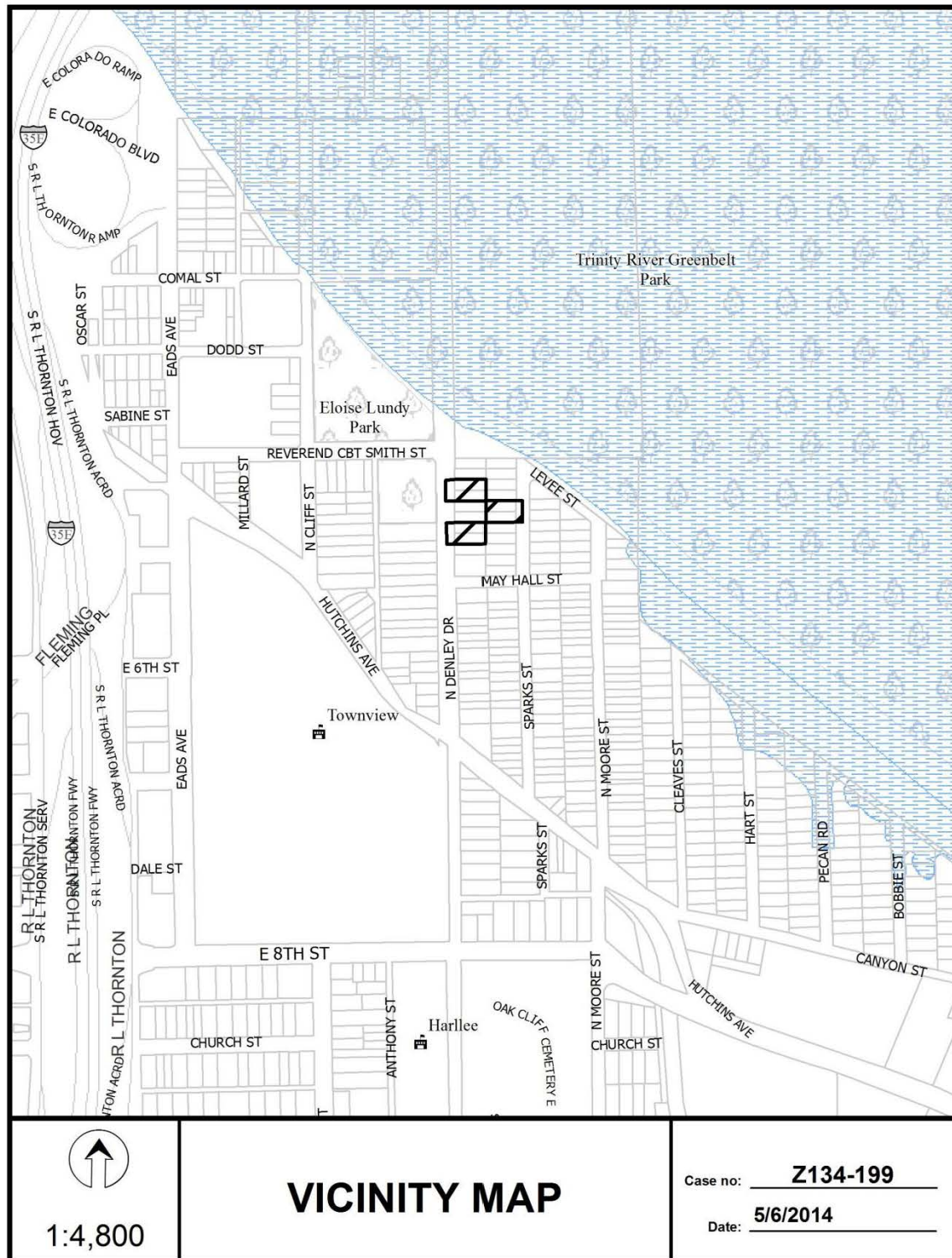
Dallas, TX.

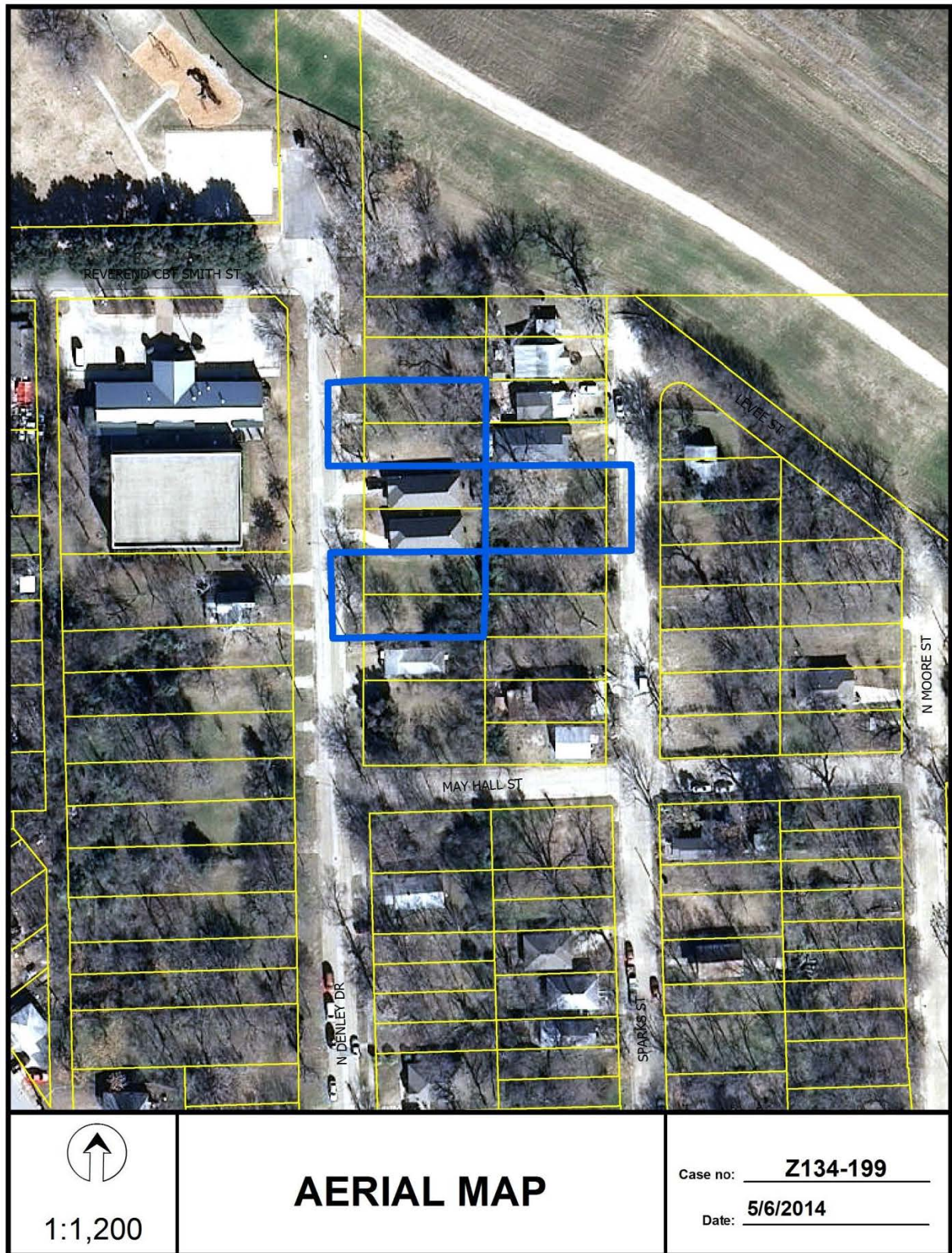
- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

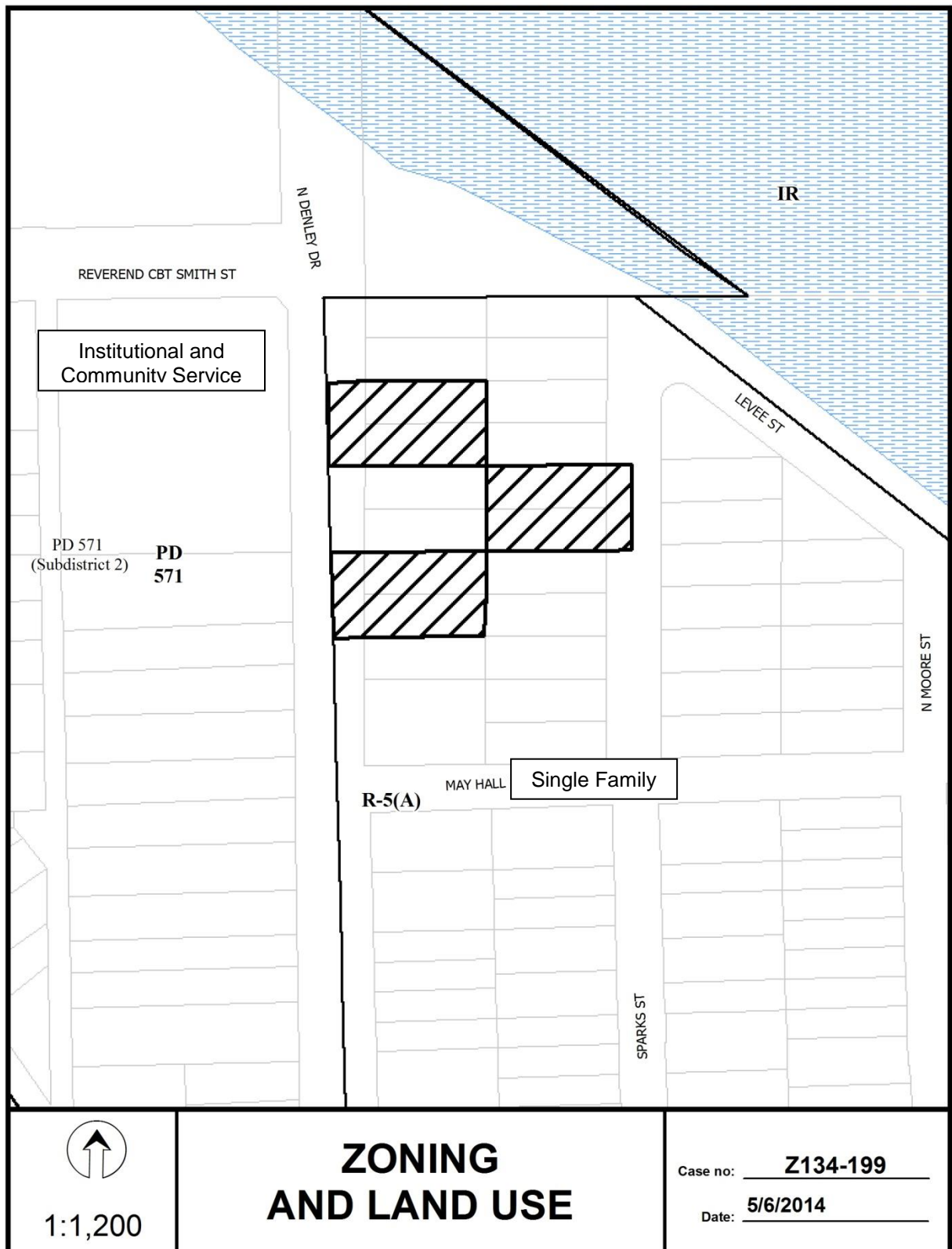
No other partners/ principal

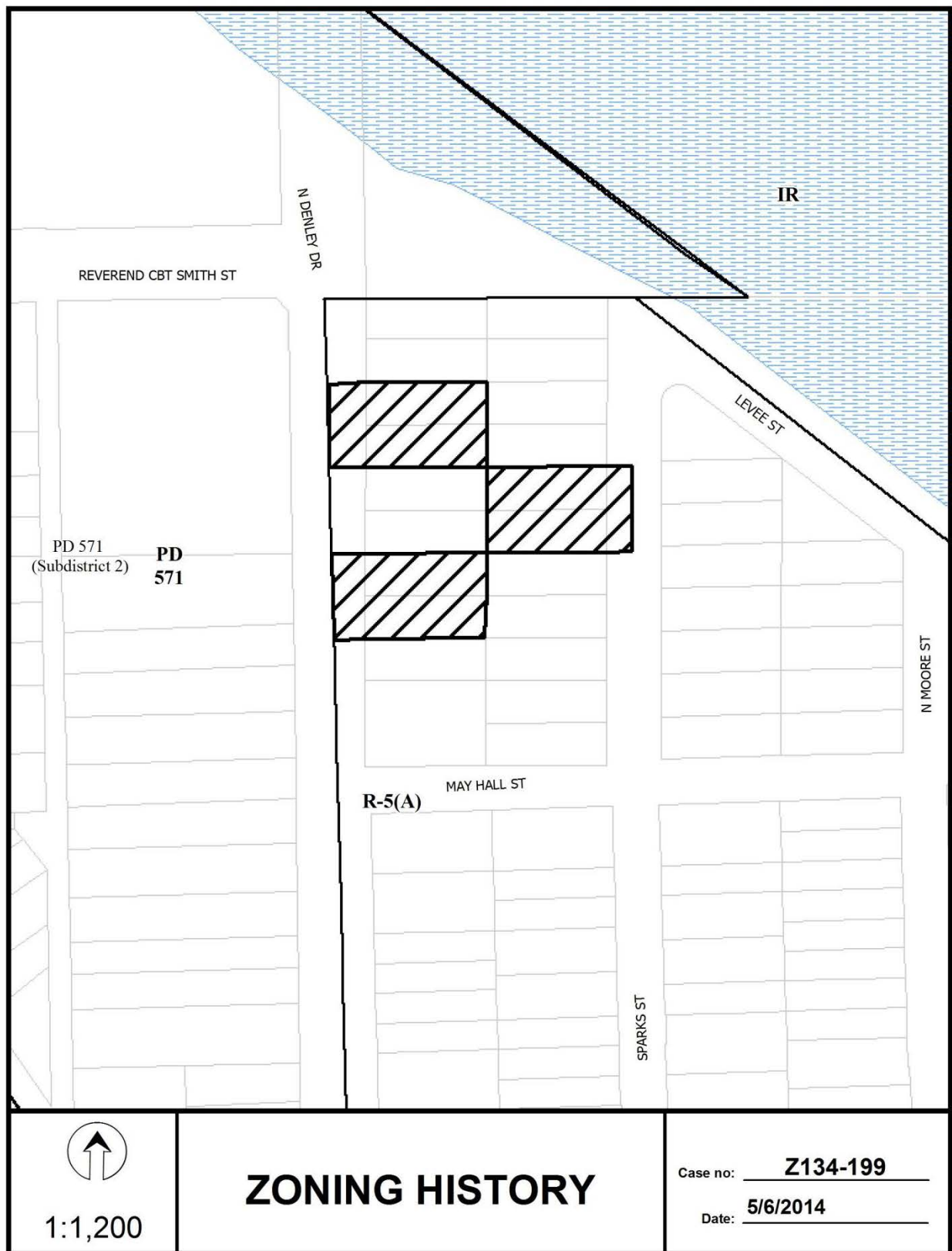
Z134-199











Reply List of Property Owners***Z134-199******32 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	607 DENLEY DR	TEXAS HEAVENLY HOMES BUILDERS LTD
	2	523 DENLEY DR	TEXAS HEAVENLY HOMES LTD
	3	611 DENLEY DR	YANCY HELEN
	4	603 DENLEY DR	WILKINS CLIFTON
	5	521 DENLEY DR	JOHNSON SIRDELLIA EST OF
	6	527 DENLEY DR	YANCY JAMES
	7	633 SPARKS ST	TRISTAN TARAH
	8	629 SPARKS ST	WRIGHT SCESRELL EST OF
	9	625 SPARKS ST	BRADLEY ETHEL LEE EST OF
	10	621 SPARKS ST	GRANTHAM CHARLES W JR
	11	613 SPARKS ST	HOPKINS AUGUSTINE
X	12	509 SPARKS ST	SCOTT DORIS
O	13	503 SPARKS ST	EDWARDS NELLA D
	14	501 SPARKS ST	HOPKINS OLISTENE
	15	604 DENLEY DR	PHILLIPS BILLY F
	16	608 DENLEY DR	HILL VERLINE
	17	616 DENLEY DR	BURKS MARVIN
	18	618 DENLEY DR	DANIEL YVONNE B
	19	628 DENLEY DR	TEXAS HEAVENLY HOME BUILDERS LTD
	20	632 DENLEY DR	TENTH STREET
	21	617 MOORE ST	JBIII INV INC
	22	607 MOORE ST	BRAGGS JOYCE MARIE ET AL
	23	605 MOORE ST	JONES DORIS JEAN
	24	601 MOORE ST	TEXAS HEVENLY HOMES LTD
	25	504 SPARKS ST	JONES PAUL DOUGLAS
	26	508 SPARKS ST	TEXAS HEAVENLY HOMES, LTD

Z134-199(CE)

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	622	SPARKS ST	HAYES LEE JR
28	624	SPARKS ST	VAUGHN JAMES
29	626	SPARKS ST	HERNS THEOPHIA &
30	443	SPARKS ST	JONES CHARLES E
31	452	SPARKS ST	WYNN DIANE
32	101	CADIZ ST	CITY & COUNTY LEVEE

AGENDA ITEM # 78

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 1

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 54 F; G; H

SUBJECT

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations on property generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval of amendments to Planned Development District No. 316

Z112-251(DM)

Note: This item was considered by the City Council at a public hearing on August 13, 2014, and was taken under advisement until August 27, 2014, with the public hearing open

FILE NUMBER: Z112-251(DM)

DATE FILED: May 23, 2012

LOCATION: Generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S (the Tyler Street Connection).

COUNCIL DISTRICT: 1

MAPSCO: 54F, G, H

SIZE OF REQUEST: ±176 acres

CENSUS TRACTS: 46, 47, 50, 51

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for the development of appropriate densities of retail, office, commercial and residential uses in combination on single or contiguous building sites; to protect and maintain the characteristics of the existing urban form; and to promote pedestrian activity while providing guidelines to ensure compatible new development and renovation.

CPC RECOMMENDATION: Approval of amendments to Planned Development District No. 316.

STAFF RECOMMENDATION: Approval of amendments to Planned Development District No. 316.

BACKGROUND INFORMATION:

- In December of 2011, former Council Member Jasso met with a group of property owners and merchants in the Jefferson Boulevard area to establish a committee, the Jefferson Boulevard Alliance (The Alliance), to develop a set of zoning recommendations for amendments to the Jefferson Boulevard Area Special Purpose District.
- Those recommendations, 'The Vision', were then presented by The Alliance to Councilmember Jasso who requested that staff evaluate the recommendations.
- On May 23, 2012, the Dallas City Council authorized a public hearing to consider appropriate zoning on property zoned Planned Development District No. 316.
- In December of 2012, City Staff met with The Alliance to review 'The Vision' they had crafted and to establish a framework in which Staff, the Alliance and the Community could work together.
- On February 6, 2013, a Community meeting was held introducing proposed projects for the area, including:
 - a bond project slated for a portion of Jefferson Boulevard,
 - Streetcar and Trolley expansion plans,
 - Review of the current Planned Development District and the next steps in the process, and
 - extended an invitation to anyone interested in taking an active role in the zoning review process.
- By February 22, 2013, the Jefferson Area Zoning Steering Committee had formed and met for the first of 10 meetings. The major issues of land use, parking, streetscape and signage were addressed, discussed and consensus reached.
- On June 19, 2013, the Dallas City Council authorized a public hearing to consider appropriate zoning on property zoned an NS(A) Neighborhood Service District bound by West Page Avenue, South Tyler Street (northbound), and South Tyler Street Connections (southbound) incorporating the property into the previously authorized hearing for Planned Development District No. 316.
- On January 13, 2014, a second Community meeting was held to present an overview of the proposed changes and the next steps.
- The goal of the authorized hearing is to establish and provide a framework for the development of appropriate densities of retail, office, commercial and residential uses that maintains the characteristics of the existing urban form and history; respects the existing businesses; and promotes a walkable, bikable and sustainable form of development.

- Doing so, in particular, by providing incentives to: 1) preserve older buildings through adaptive re-use, 2) improve security and safety, and 3) activate the streets and public spaces. The amendments focus on urban design, land use, parking, streetscape and signage to ensure provisions that encourage future development consistent with the goal.

Zoning History:

The principal zoning cases over the past five-year period are summarized below:

1. **Z123-104:** On Wednesday, January 23, 2013, the City Council approved the renewal of Specific Use Permit No. 1789 for a Medical clinic for a five-year period; subject to a revised site plan and conditions.
2. **Z101-349:** On Wednesday, August 5, 2011, the City Council approved a new subdistrict within Subdistrict 3 (Garden District) of Planned Development District No. 830, the Davis Street Special Purpose District, with a D Liquor Control Overlay on a portion to accommodate a public library.
3. **Z134-212:** An application for an auto renewal of Specific Use Permit No. 1553 for an Open enrollment charter school for an additional five years; pending staff evaluation.
4. **Z123-368:** An application for a Planned Development District for MF-3(A) uses and termination of Specific Use Permit No. 409 on property zoned MF-3(A); pending City Plan Commission hearing.
5. **Z112-215:** On Wednesday, February 27, 2013, the City Council approved an NS(A) Neighborhood Service District on property zoned a TH-3(A) Townhouse District.
6. **Z112-165:** On Wednesday, April 11, 2012, the City Council approved the removal of the D Liquor Control Overlay on property zoned an MU-1-D Mixed Use District with a D Liquor Control Overlay.
7. **Z112-166:** On Wednesday, April 11, 2012 the City Council approved an MU-1 Mixed Use District on property zoned Subarea 2a within Planned Development District No. 316, the Jefferson Area Special Purpose District.
8. **Z112-193:** On Thursday, June 21, 2012 the City Plan Commission denied an application for a D(A) Duplex District and an SUP for an adult day care facility within Subdistrict 3 of Planned Development District No. 830, the Davis Street Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Cross Section	Thoroughfare Plan Designation
Polk Street*	Principal Arterial	One-way street and a matching one-way street the other direction	Existing CPLT
Tyler Street	Principal Arterial		Existing CPLT
Vernon Avenue	Local		
Van Buren Avenue	Local		
Llewellyn Avenue	Local		
Adams Avenue	Local		
Bishop Avenue	Local		
Madison Avenue	Local		
Zang Boulevard*	Minor Arterial	Min.-6 lanes-Divided, 100' R.O.W.	M-6-D(A)
Beckley Avenue*	Community Collector	Standard-4 lanes-Undivided, 60' R.O.W.	S-4-U
Sunset Avenue	Local		
Jefferson Boulevard*	Community Collector		Existing
Centre Street	Local		
Twelfth Street	Principal Arterial	Min.-6 lanes-Divided, 100' R.O.W.	M-6-D(A)

* Bike Plan designation

Land Use:

	Zoning	Land Use
Site	PDD No. 316, NS(A), Jefferson Area SPSD	Mixed use
North	D(A), PD No. 830 Subdistrict 3	Duplex, Mixed use
East	RR, MU-1	Retail, Mixed use
South	CD 3, MU-1	Single family, Mixed use
West	PD No. 87	Single family

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the area as within an *Urban Neighborhood* Building Block on the ***forwardDallas! Vision Illustration***, adopted June 2006. This building block should be predominantly residential, but are distinguished from other neighborhoods by a wide variety of housing options available. These neighborhoods will have concentrations of shops or offices along key corridors or at key intersections, which provide important services and job opportunities. These areas may have mixed-use buildings with ground floor shops.

In general, this Planned Development District proposal is consistent with the following goals and policies of the ***forwardDallas!*** Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

HOUSING ELEMENT

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

Policy 3.1.3 Encourage stabilization of existing neighborhoods.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility:

The goals of this special purpose district are as follows:

- 1) to provide for the development of appropriate densities of retail, office, commercial and residential uses in combination on single or contiguous building sites;
- 2) to protect and maintain the characteristics of the existing urban form by providing incentives for adaptive re-use of older buildings; and
- 3) to promote pedestrian activity by providing guidelines and incentives for activating the streets and public spaces.

Each of the 19 subareas within the PD was thoroughly reviewed; adding and deleting specific uses in each subarea to allow for transitional and compatible redevelopment yet protect the character of the existing uses.

Street, sidewalk and signage standards were addressed in order to create an inviting and safe pedestrian oriented streetscape.

Parking requirements were analyzed and evaluated to promote revitalization through redevelopment and repurposing of existing buildings and mixed use projects.

Zoning Features and Changes

General overview:

Consolidated 19 subareas into seven subareas. Subarea 1, in particular, was comprised of seven subareas and is now consolidated into one. The Subareas were reconfigured to better protect the existing residential uses while allowing for transitional development in other areas.

New uses are allowed in certain subareas, the most significant of those being: 1) Hotel or motel; 2) Boutique hotel; 3) Bed and breakfast; 4) Live/work; 5) Arts and crafts manufacturing; and 6) Artisan and specialty goods shop.

Broadened types of signage allowed, for example, A-frame, awning, blade, monument and window signs.

Developed surface parking lot design and landscape standards to create and allow for a safer more pedestrian friendly environment.

Modified parking requirements in certain subareas by allowing for mixed use development shared parking, remote parking based on a lease, on-street parking spaces abutting the building site may be counted as required parking and provided parking reductions for providing sustainable amenities.

The seven Specific Use Permits and three Historic Districts in PD No. 316 are unaffected.

Subareas 1 and 2:

Provides for the development of a high intensity mixed use area to include medium density retail, office, personal service and/or multifamily residential.

Uses added to these Subareas: Alcohol beverage establishment by SUP, Artisan and specialty goods shop, Arts and crafts manufacturing, Bed and breakfast, Boutique hotel, Hotel in Subarea 2, Live/work, and Liquor store (beer and wine only).

Uses deleted in these Subareas: Inside industrial and Adult day care.

Parking regulations modified for certain uses, uses in existing structures and remote parking.

Security bars and structures covering windows and doors are prohibited during the hours of 8am and 6pm Monday through Saturday.

Residential Proximity Slope in Subarea 1 with a maximum building height of 200 feet allowed.

Maximum building height allowed in Subarea 2 is 135 feet.

Subarea 3:

Provides for the development of high density office and multifamily residential or limited retail uses.

Very few changes are proposed to the uses in order to continue to promote high density office and multifamily.

Maximum building height allowed is 200 feet south of Twelfth Street and 270 feet north of Twelfth Street.

Subarea 4:

Provides for the development of lower intensity uses including medium density retail and personal service, office and multifamily residential.

Very few changes are proposed to the uses in these areas in order to continue to promote medium density office and multifamily and limited retail.

The medium intensity of the uses is intended to allow for the support of the higher intensity uses in Subarea 1 and buffer between the lower intensity uses in PD No. 830 to the north.

Residential Proximity Slope in Subarea 4 with a maximum building height of 90 feet allowed.

Subarea 5:

Provides for the development and protection of low to medium density residential dwellings and low density office uses.

This subarea was reconfigured in order to capture and better protect the existing residential by limiting the uses allowed in this area to residential and office.

Maximum building height allowed is 36 feet.

Subarea 6:

Provides for the development of lower intensity uses including low density office, multifamily residential and limited retail uses in combination on single or contiguous building sites.

Very few changes are proposed to the uses in these areas in order to continue to promote medium density office, multifamily and limited retail.

The medium intensity of the uses is intended to allow for the support of the higher density and intensity uses in Subarea 1 and buffer between the lower intensity uses in PD No. 830 to the north.

Maximum building height allowed is 54 feet.

Subarea 7:

Accommodates convenience retail shopping services and professional office principally servicing and compatible in scale and intensity of use with adjacent residential uses.

Z112-251(DM)

Very few changes are proposed to the uses in this area in order to continue to promote retail and neighborhood service uses.

Maximum building height allowed is 54 feet.

CPC Action: June 19, 2014

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations, **subject to staff recommended conditions** on property generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S.

Maker: Anglin
Second: Shellene
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Abtahi

Against: 0
Absent: 2 - Murphy, Ridley
Vacancy: 0

Notices: Area: 200 Mailed: 607
Replies: For: 24 Against: 12

Speakers: For: Delories Hilliard, 534 W. 12th St., Dallas, TX, 75208
Jim Lake, 351 W. Jefferson Blvd., Dallas, TX, 75208
Amanda Moreno, 218 S. Madison Ave., Dallas, TX, 75208

For (Did not speak): Eliseo Ruiz, 214 S. Willomet Ave., Dallas, TX, 75208

Against (Did not speak): Joshua Carmona, 801 N. Lancaster Ave., Dallas, TX, 75203
James Acevedo, 915 Centre St., Dallas, TX, 75208
Alma Dominguez, 818 W. Jefferson Blvd., Dallas, TX, 75208
Ruben Dominguez, 818 W. Jefferson Blvd., Dallas, TX, 75208
Edgar Hernandez, 818 W. Jefferson Blvd., Dallas, TX, 75208

CPC RECOMMENDED CONDITIONS
ARTICLE 316.

PD 316.

Jefferson Area Special Purpose District

SEC. 51P-316.101. LEGISLATIVE HISTORY.

PD 316 was established by Ordinance No. 20389, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20389 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20389 was amended by Ordinance No. 21319, passed by the Dallas City Council on June 10, 1992; Ordinance No. 22202, passed by the Dallas City Council on September 28, 1994; Ordinance No. 22705, passed by the Dallas City Council on March 13, 1996; Ordinance No. 22726, passed by the Dallas City Council on April 10, 1996; Ordinance No. 23772, passed by the Dallas City Council on January 27, 1999; and Ordinance No. 25026, passed by the Dallas City Council on September 11, 2002. (Ord. Nos. 10962; 19455; 20389; 21319; 22202; 22705; 22726; 23772; 25026; 25850)

SEC. 51P-316.102. PROPERTY LOCATION AND SIZE.

(a) PD 316 is established on property generally bounded by an alley between ~~Trenton~~Tenth Street and Sunset Street and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, ~~and~~ an alley between Polk Street and Willomet Avenue on the west, and the southwest corner between Tyler Street and Tyler Street Connection. The size of PD 316 is approximately ~~476.03~~ XXX acres. (Ord. Nos. 20389; 22202; 25850)

(b) This district is divided into seven subareas: Subareas 1, 2, 3, 4, 5, 6, and 7. All subareas are described in Exhibit X. A map showing the boundaries of the various subareas is labeled Exhibit XX.

SEC. 51P-316.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) Unless the context clearly indicates otherwise, in this article:

(?) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(A) ~~AREA means one of the areas referred to in Section 51P-316.105 of this article.~~

(?) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public. In order to qualify as an art or craft production facility, a facility must have a floor area of 5,000 square feet or less, limit the delivery and pick-up of materials to twice a week or less, must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m.

(?) ARTISAN AND SPECIALTY GOODS SHOP means a small scale business that manufactures artisan goods or specialty foods for sale on- or off-premise. This use does not include other uses that are specifically listed in 51A-4.200.

(?) ARTWORK means any pictorial or image presentation or design.

(?) AWNING SIGN means any sign on the side or top of an awning (excluding awnings over gas pumps).

(?) BAIL BONDS OFFICE means an office in which a business that acts as a surety and pledges money or property as bail for the appearance of a criminal defendant in court, whether as an accessory use or a main use.

(?) BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(?) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(?) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(?) COMMERCIAL PARKING GARAGE means a multistory vehicle parking facility that is operated as a business enterprise by charging a fee for parking.

(?) COMMERCIAL PARKING LOT means an at-grade parking lot that is operated as a business enterprise by charging a fee for parking.

(?) CORNER LANDSCAPING AREA means an area of any shape abutting the intersection of two right-of-ways equal to the area on a surface parking lot covered by a triangle formed by connecting together the point of intersection of adjacent right-of-way lines and points on each of the right-of-way lines 12.5 percent of the length of the surface

parking lot's right-of-way frontage from the intersection, but in no case to exceed 225 square feet.

(B) DIR means development impact review pursuant to Division 51A-4.800.

(C) DOOR YARD means the area between the edge of the sidewalk furthest from the street and the front building facade.

(?) ENHANCED PEDESTRIAN AMENITIES AREA means an area used by pedestrians in the door yard.

(?) FLAT ATTACHED SIGN means an attached sign projecting from a building and parallel to the building facade.

(?) ISLAND LANDSCAPING AREA means a minimum 160 square foot area located inside the perimeter of a surface parking lot.

(?) LIQUOR STORE 3,500 SQUARE FEET OR LESS means an establishment with a floor area of 3,500 square feet or less principally for the retail sale of alcoholic beverages for off-premise consumption, as defined in the Texas Alcoholic Beverage Code.

(?) LIQUOR STORE GREATER THAN 3,500 SQUARE FEET means an establishment principally for the retail sale of alcoholic beverages for off-premise consumption, as defined in the Texas Alcoholic Beverage Code with a floor area greater than 3,500 square but less than 100,000 square feet.

(?) LIQUOR STORE 100,000 SQUARE FEET OR MORE means an establishment with a floor area 100,000 square feet or more principally for the retail sale of alcoholic beverages for off-premise consumption, as defined in the Texas Alcoholic Beverage Code.

(C) LARGE TREE means a tree of a species which normally reaches a height of 30 feet or more upon maturity.

(?) LIVE/WORK means an interior space with street-level access that combines residential with office or retail and personal service uses.

(?) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, or characters.

(D) MUP means a mixed use project as defined in Section 51P-

316.106 of this article.

(E) OWNER means the owner or owners, from time to time, of property in this district.

(?) PAINTED APPLIED SIGN means a sign painted directly onto the exterior facade of a building, not including doors or windows.

(F) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)".

(G) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(?) PERIMETER LANDSCAPING AREA means an area 3 feet in width abutting the right of way and extending the length of the street frontage of a surface parking lot, excluding the corner landscaping area and openings for pedestrian and vehicular access.

(H) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works and transportation.

(I) RAR means residential adjacency review pursuant to Division 51A-4.800.

(J) SECTION means a section of this article.

(?) STREET FACADE means any facade that faces a lot line that abuts a public right-of-way.

(?) SUBAREA means one of the subareas referred to in Section 51P-316.### of this article.

(K) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)".

(L) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)".

(?) SURFACE PARKING means passenger vehicle parking facility at grade level and not a commercial parking lot.

(M) SUP means specific use permit.

(N) THIS DISTRICT means the entire PD created by Ordinance No. 20389, as amended.

(?) TRANSPARENCY means the total area of windows and door openings filled with glass, expressed as a percentage of the total street-level facade.

(O) USE CATEGORY means the group of uses defined in any one of the following sections: Sections 51A-4.201 through 51A-4.217. The name of the use category corresponds to the section title. For example, "Retail and Personal Service" is a use category consisting of those uses defined in Section 51A-4.210, which is entitled "Retail and Personal Service Uses."

(X) WINDOW SIGN means a sign painted or affixed to a window or hanging parallel within 24 inches of the window and visible from the outside.

(2) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls.

(b) Interpretations.

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(2) Except as provided in this Article, the provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(3) Section 51A-2.101, "Interpretations," applies to this article.

(4) The following rules apply in interpreting the use regulations in this article:

(A) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(B) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

(C) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(D) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(E) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and

approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(F) The symbol *[MUP]* appearing after a listed use means that the use is permitted only as part of a mixed use project. (For more information regarding mixed use projects generally, see Section 51P-316.106 of this article.) (Ord. Nos. 20389; 25850)

SEC. 51P-316.### EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: subarea property descriptions.
- (2) Exhibit ____B: subarea maps.
- (3) Exhibit ____C: etc..

SEC. 51P-316.104. NAME OF DISTRICT.

PD 316 is to be known as the Jefferson Area Special Purpose District. (Ord. Nos. 20389; 25850)

~~SEC. 51P-316.105. CREATION OF SEPARATE AREAS AND SUBAREAS.~~

~~This district is divided into eight areas: Areas 1, 2, 3, 4, 5, 6, 7, and 8. In addition, Area 1 contains eight subareas: Subareas 1a, 1b, 1c, 1d, 1e, 1f, 1g, and 1h; Area 2 contains two subareas: Subareas 2a and, 2b; Area 4 contains one subarea: Subarea 4a; and Area 7 contains one subarea: Subarea 7a. Except for Subareas 1h and 2b, the boundaries of all areas, including the subareas in Area 1, Area 2, Area 4, and Area 7, are verbally described in Exhibit B of Ordinance No. 20389, as amended. A map showing the boundaries of the various areas, including the subareas in Area 1, Area 2, Area 4, and Area 7, is labeled Exhibit 316A. In the event of a conflict, the verbal descriptions in Exhibits A and B of Ordinance No. 20389, as amended, and the descriptions in Section 1 of the ordinances creating Subarea 2b and creating Subarea 1h control over the graphic description in Exhibit 316A. [Note: The area and subarea map labeled Exhibit 316A is supplemented and amended by the Subarea 2b map labeled Exhibit 316B and the Subarea 1h map labeled Exhibit 316C.] (Ord. Nos. 25026; 25850; 25991; 26008)~~

SEC. 51P-316.106. MIXED USE PROJECTS.

(a) In general. Single or multiple uses may be developed on one site in this district; however, in order to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses are awarded to developments in Subareas Areas 1, 2, 3, 4, and 6, and 7. that qualify as "mixed use projects" as defined in Subsection (b). If a development does not

qualify as an MUP, it is limited to a "base" dwelling unit density and floor area ratio. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density and floor area ratio. Additional FAR bonuses are incrementally awarded to encourage the inclusion of "residential" as part of an MUP. The exact increments of increase vary depending on the use categories mixed and the ~~area or~~ subarea that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this article governing the particular ~~area or~~ subarea of interest.

(b) Qualifying as a mixed use project. To qualify as a MIXED USE PROJECT (MUP), a development must contain uses in two or more of the following categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

SUBAREAS 1 and 2

<u>Use Category</u>	<u>Percent of Total Floor Area</u>
<u>Lodging</u>	<u>15 percent or 75 units, whichever is greater</u>
Office	15 percent
Residential	15 percent or 20 dwelling units, whichever is greater
Retail and personal service	10 percent

SUBAREA 23

<u>Use Category</u>	<u>Percent of Total Floor Area</u>
Lodging	15 percent or 75 units, whichever is greater
Office	15 percent
Residential	10 percent or 15 dwelling units, whichever is greater
Retail and personal service	5 percent

SUBAREAS 3 and 4

<u>Use Category</u>	<u>Percent of Total Floor Area</u>
Office	15 percent
Residential	10 percent or 10 dwelling units, whichever is greater
Retail and personal service	5 percent

SUBAREAS 6 and 7

<u>Use Category</u>	<u>Percent of Total Floor Area</u>
Office, or retail and personal service, or both	20 percent
Residential	20 percent

(c) Mixed use project (MUP) regulations.

(1) If an MUP is proposed, a project plan must be submitted to and approved by the building official.

(2) An MUP without residential uses must have a minimum combined floor area of 20,000 square feet.

(23) If an MUP is constructed in phases:

(A) the first phase must independently qualify as an MUP under Subsection (b); and

(B) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (b).

(34) An MUP may consist of two or more building sites if they are developed under a unified development plan. The plan must be:

(A) signed by or on behalf of all of the owners of the property involved;

(B) approved by the building official; and

(C) filed in the deed records of the county where the property is located.

(45) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by combining the sites and treating them as a single building site. (Ord. Nos. 20389; 25850)

SEC. 51P-316.407. ADDITIONAL PROVISIONS APPLICABLE TO CERTAIN USES.

The "additional provisions" in Division 51A-4.200 apply to all uses in this district. The following additional provisions supplement and are cumulative of the additional provisions in that division for the specific main and accessory uses listed below:

(a) Accessory outside display of merchandise. This use may not:

- (1) extend more than four feet from the main structure; or
- (2) reduce the unobstructed width of a sidewalk to less than six feet.

(b) Accessory outside sales. This use may not:

- (1) extend more than four feet from the main structure;
- (2) reduce the unobstructed width of a sidewalk to less than six feet; or
- (3) occur more than ~~three~~ six days during any given month.

(c) Vehicle display, sales, and service. This use must be contained entirely within a building. (Ord. Nos. 20389; 25850)

(d) Tower/antenna for cellular communication use is limited to mounted cellular antenna, as defined in Section 51A-4.212(10.1)(A)(i)

(e) Off-Street Surface Parking Lots.

(1) Site plan.

(A) A site plan must be submitted to and approved by the building official in accordance with this subparagraph before a building permit or certificate of occupancy may be issued.

(B) The site plan must include the following information:

(i) The number of existing and proposed parking spaces on the property.

(ii) The location and dimensions of the property.

(iii) The location and dimensions of all existing and proposed off-street parking and loading areas, parking bays, aisles, driveways, pedestrian access openings, and attendant booths.

(iv) The location and type of all existing and proposed landscaping, fencing, trash receptacles, lighting, and signs.

(v) Any other reasonable and pertinent information that the building official determines to be necessary for site plan review.

(C) If a site plan is approved by the building official, development of the property must be in accordance with the site plan.

(2) Construction.

(A) The entire surface of a surface parking lot may not deviate more than seven degrees from the horizontal plane. No portion of the surface may deviate more than 12 degrees from the horizontal plane.

(B) No more than one two-way driveway or two one-way driveways may be maintained for each 300 feet, or fraction thereof, of frontage of a surface parking lot.

(C) The use of pervious surfacing materials for surface parking lots is encouraged.

(3) Lighting.

(A) Surface parking lot must be lighted between one-half hour after sunset and 2:30 a.m. and between 6:00 a.m. and one-half hour before sunrise:

(B) The intensity of required lighting on the surface where vehicles are parked must be:

(i) an average of at least two footcandles, initial measurement, and at least one footcandle on a maintained basis; and

(ii) a minimum at any point of at least 0.6 footcandle initial, and at least 0.3 footcandle maintained or one-third of the average footcandle measurement for the lighted area, whichever is greater.

(C) Light sources must be indirect, diffused, or shielded-type fixtures, installed to reduce glare and the consequent interference with boundary streets. Bare bulbs or strings of lamps are prohibited.

(D) Fixtures must be attached to buildings or mounted on permanent poles.

(E) Fixtures on surface parking lots must be at least 20 feet above the lot surface. This requirement does not apply to commercial parking garages.

(F) If there is a conflict between this subsection and Section [51A-4.301\(e\)](#), the text of this article controls.

(4) Access openings.

(A) Access openings for drives may not exceed:

(B) 30 feet in width for a two-way drive.

(C) 20 feet in width for a one-way drive.

(D) Pedestrian access openings must be:

(i) provided for every 30 feet of frontage of public right of way with a minimum of one.

(ii) eight feet in width.

(5) Fencing.

(A) Except as provided in this subsection, fencing is not required.

(B) Fencing, if provided:

(i) May not exceed six feet in height.

(ii) Must be located behind a corner landscaping area.

(iii) Must be made of:

(aa) wrought iron

(bb) bollards

(cc) post-and-cable fencing; or

(dd) other fencing material that is in keeping with the intent of this paragraph, as determined by the director.

(6) Landscaping.

(A) Corner landscaping. Corner landscaping area must be planted with a combination of ground cover, shrubs, and trees.

(i) One tree or shrub per 25 square feet of corner landscaping area with a minimum of two provided.

(B) Perimeter landscaping area. Perimeter landscaping area must be planted with a combination of ground cover, shrubs, and trees. If parking spaces are perpendicular to the perimeter landscaping area, the area shall be increased to 5 feet. Car bumpers may overhang the perimeter landscaping area. If six inch curbs are not provided, wheel stops must be provided.

(i) Perimeter landscaping area must contain, at a minimum, the following group of plant materials at an average density of one group for each 30 feet of the perimeter area:

(ii) One large canopy tree, three shrubs and groundcover.

(C) Island landscaping:

(i) Required when parking lot contains 10,000 square feet.

(ii) A minimum of 160 square feet of island landscaping area must be provided for each additional 2,000 square feet in parking lot.

(iii) Island landscaping areas may be contiguous

(iv) Planting areas must include at least one large canopy tree, five shrubs, and groundcover.

(D) The use of Water Wise landscaping is encouraged.

(E) Alternative landscape plan. The director may approve an alternative landscape plan only if compliance with this paragraph is not possible, the inability to comply is not self-created, and the alternative landscape plan is in keeping with the intent of this paragraph. An alternative landscape plan may include placement of landscaping in alternative locations. An alternative landscape plan may reduce the square footage of landscape area if additional trees or shrubs are provided.

(F) Trees. All trees provided must be approved by the director. Each tree planted must have a caliper of at least two and one-half inches.

(G) Shrubs and groundcovers. All shrubs and groundcovers provided must be approved by the director.

(H) Minimum tree clearance. All portions of a tree above street pavement must be at eight feet in height.

(I) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth must be provided for all trees planted within a public sidewalk.

(7) Maintenance.

(A) Any improvements required by this paragraph must be properly maintained in a state of good repair and neat appearance at all times.

(B) Plant materials required by this paragraph must be maintained in a healthy, growing condition at all times.

(8) Special exception.

(A) In general. The board of adjustment may grant a special exception to any requirement of this subsection if the board finds, after a public hearing, the special exception will not adversely affect the other properties within the subarea and strict compliance with the requirement would result in unnecessary hardship. If the board grants a special exception, it must specify the length of time the special exception is effective.

(B) Lighting. The board shall not grant a special exception to a lighting requirement unless the board also finds, after a public hearing, that the special exception will not compromise the safety of persons using the parking. In determining whether to grant this special exception, the board shall consider:

(i) the extent to which the parking will be used after dark;

(ii) the crime statistics for the area;

(iii) the extent to which adequate lighting may be provided by light sources located on adjacent property; and

(iv) the extent to which the surface parking lot will be secured by fences, gates, and chains.

SEC. 51P-316.108. USE REGULATIONS AND DEVELOPMENT STANDARDS.

(a) Subarea 1 and Subarea 2 ~~Area 1 (Central Area).~~

(1) Purpose. To provide for the development of medium density retail, office, and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel; to protect and maintain the characteristics of the existing urban form; and to promote pedestrian activity while providing guidelines to ensure compatible new development and renovation on Jefferson Boulevard.

(2) Main uses permitted.

(A) Agricultural uses.

- ~~— None permitted.~~
- Crop Production.

(B) Commercial and business service uses.

- Arts and crafts manufacturing
- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP on street level otherwise by right]*
- Tool or equipment rental.

(C) Industrial uses.

- ~~-- Inside industrial, excluding high risk or hazardous industrial uses.~~
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Adult day care facility. *[MUP] and [SUP]*
- Child-care facility. *[MUP] and [SUP]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convalescent and nursing homes and related institutions. *[MUP]*
- ~~-- Institution for special education. *[SUP]*~~

- Library, art gallery, or museum.
- Public or private school. *[SUP]*

(E) Lodging uses.

- Bed and Breakfast
- Boutique Hotel
- Hotel or motel. *[Subarea 2 only; minimum of four stories required]*
- ~~None permitted.~~

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[see SEC. 51P.316.... "Additional Provisions"]*
- Medical clinic or ambulatory surgical center. *[SUP on street level otherwise by right]*
- Office. *[Bail bonds offices are prohibited]*

(H) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex. *[MUP]*
- Handicapped group dwelling unit. *[MUP]*
- Multifamily. *[MUP]*
- Live/work
- Retirement housing. *[MUP]*
- Single family. *[MUP]*

(J) Retail and personal service uses.

CPC recommendation

- Alcohol beverage establishment. *[SUP]*

Steering Committee recommendation

- Alcohol beverage establishment. *[SUP} except for Microbrewery, Microdistillery, or Winery by right.]*

- Artisan and specialty goods shop
- ~~Auto service center. [SUP]~~
- Business school.
- Commercial amusement (inside). *SUP only for an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more.*
- Commercial parking lot or garage. ~~[MUP]~~ Structure must contain office or retail and personal service uses at street level facing Jefferson Blvd for the first 30 feet of the building measured inward from the street-facing facade.
- Dry cleaning or laundry store. [MUP]
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet. ~~[SUP] In Subareas 1e and 1g only. A development plan that meets the requirements of Section 51A-4.702(f) must be submitted to and approved by the city plan commission. The director shall give notice of the commission's consideration of the plan in the official newspaper of the city at least 10 days before the date it is scheduled for action by the commission.]~~
- General merchandise or food store 100,000 square feet or more.
[by SUP in Subarea 2 only.]
- Home improvement center, lumber, brick or building materials sales yard. [Limited in size to 10,000 square feet or less and no outdoor display or sales allowed.]
- Household equipment and appliance repair.

CPC Recommendation

- | |
|--|
| <ul style="list-style-type: none"> -- <u>Liquor Store less than 3,500 square feet or less.</u> -- <u>Liquor Store greater than 3,500 square feet. [SUP]</u> -- <u>Liquor Store greater than 100,00 square feet. [by SUP in Subarea 2 only.]</u> |
|--|

Steering Committee Recommendation

- | |
|---|
| <ul style="list-style-type: none"> -- <u>Liquor Store.</u> |
|---|
- Mortuary, funeral home, or commercial wedding chapel.
 - Nursery, garden shop, or plant sales.
 - Pawn shop.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - ~~In Subareas 1b and 1f only: Restaurant with drive in or drive-through service. [DIR]~~
 - Taxidermist.
 - Temporary retail use.
 - Theater.
 - Vehicle display, sales, and service (inside).

(K) Transportation uses.

- Helistop. [SUP]
- ~~—Surface parking.~~
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation. [SUP]
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communications. [see SEC. 51P.316.... “Additional Provisions”]
- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Warehouse. [prohibited at street level otherwise by right]

(3) Accessory uses.

(A) As a general rule, an accessory use is permitted in any Subarea in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this Subarea:

- Accessory community center (private).
- Accessory medical/infectious waste incinerator.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- Private stable.

(C) In this Subarea, the following accessory use is permitted by SUP only:

- Accessory helistop.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls. ~~In the event of a conflict between this paragraph and Division 51A-~~

~~4.400, Division 51A 4.400 controls.)~~

(A) Front yard.

~~(i) In Subareas 1a, 1c, 1d, and 1g, maximum front yard setback is 10 feet.~~

(i) Subarea 1.

(aa) No front yard is required; however, if a front yard is provided, it must be a minimum of 10 feet.

(bb) Maximum front yard is 10 feet.

(ii) Subarea 2.

(aa) Minimum front yard is 10 feet.

(bb) Maximum front yard is 25 feet.

(iii) If a front yard is provided, it must contain a pedestrian facility or feature such as a plaza, covered walkway, fountain, open pavilion or gazebo and at a minimum providing a trash receptacle and seating for a minimum of 6 people per 100 feet of street frontage.

~~(ii) In Subareas 1b, 1f, and 1h, minimum front yard setback is 10 feet, and maximum front yard setback is 25 feet.~~

~~(iii) In Subarea 1e, minimum front yard setback is 10 feet~~

(iv) An additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

(i) No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(ii) An additional side and rear yard "tower spacing" setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on the type of MUP as follows:

<u>MUP TYPE</u>	<u>MAXIMUM DU DENSITY (du/acre)</u>
Mix of 2 categories	50
Mix of 3 categories	60

(D) Floor area ratio. Maximum floor area ratio varies depending on whether the development is an MUP as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is "residential." The third column (MUP=2/with Res) is the FAR for an MUP with a mix of "residential" plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is "residential." The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of "residential" plus two or more other use categories.]

MAXIMUM FLOOR AREA RATIO

<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP=2 (no Res)</u>	<u>MUP=2 (with Res)</u>	<u>MUP=3 (no Res)</u>	<u>MUP=3 (with Res)</u>
Office	1.0	1.25	1.5	1.5	1.75
Residential	---	---	1.25	---	1.5
Retail and personal service	<u>0.8</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>
TOTAL DEVELOPMENT	1.0	1.7	2.0	2.0	2.25

(E) Height. ~~Maximum structure height is:~~

Subarea 1:

(i) Residential proximity slope. If any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is 200 feet.

Subarea 2:

(i) Maximum structure is 135 feet.

~~(i) 200 feet in Subareas 1a;~~

~~(ii) 135 feet in Subareas 1b, 1f, 1g, and 1h;~~

~~(iii) 90 feet in Subarea 1c;~~

~~(iv) 60 feet in Subareas 1d and 1g; and~~

~~(v) 90 feet in Subarea 1e, except for the area extending 137.5 feet north of the Jefferson Boulevard right-of-way line, within which area maximum structure height is 135 feet.~~

(F) Lot coverage. Maximum lot coverage is 100 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

~~(i) Maximum number of stories above grade is:~~
~~(aa) 15 in Subarea 1a;~~

~~(bb) 10 in Subareas 1b, 1f, and 1h;~~

~~(cc) seven in Subarea 1c; and~~

~~(dd) four in Subareas 1d and 1g.~~

~~(ii) Parking garages are exempt from the requirements of Subparagraph (H)(i), but must comply with the height regulations in Subparagraph (E).~~

~~(5) Off street parking and loading.~~

~~(A) Except as provided in this section, consult the use regulations in Division 51A 4.200 for the specific off street parking requirements for each use. Consult the off street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off street parking and loading generally.~~

~~(B) No additional off street parking or loading is required for a use that is established, converted, or expanded in a structure existing on July 26, 1989. This paragraph does not apply to expansions of a structure existing on July 26, 1989.~~

~~(6) Environmental performance standards. See Article VI.~~

(75) Landscape regulations.

(A) In general. Except as provided in this subsection, landscaping must be provided on all property in accordance with Article X. ~~If and when Article X applies to a lot, the following subparagraphs must also be complied with.~~

(B) Street trees. Street trees must be provided within 30 feet of the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 100 feet of lot frontage. Any lot with more than 25 feet but less than 100 feet of lot frontage must provide one tree. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109 of this article.

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding those located in Subarea 4e2 and driveways used for ingress or egress, must be screened from the street in compliance with the provisions contained in Section 51A-4.301.

(D) Additional landscape regulations for Subarea 1e Subarea 2.

(i) All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street by evergreen shrubs ~~or a solid masonry or concrete wall~~ at least three feet in height.

(ii) Large canopy trees must be planted at a density of one for each 30 feet of lot frontage along Jefferson Boulevard.

~~(iii) A publicly accessible special pedestrian facility or feature such as a plaza, covered walkway, fountain, open pavilion or gazebo, or seating area must be provided on a portion of the site adjacent to Jefferson Boulevard.~~

(86) Additional provisions.

(A) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this area if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(B) Minimum sidewalk width. All lots must have a sidewalk along the street frontage with:

- (i) a minimum average width of 10 feet; and
- (ii) a minimum unobstructed width of six feet.

(C) Off-street parking restriction along Jefferson Boulevard.

- (i) In general. If a lot has frontage on Jefferson Boulevard:

(aa) no off-street parking is permitted within the door yard, on that lot unless at least 90 percent of the front 30 feet of the lot is covered by a building of at least one story; and

(bb) if off-street parking is provided on that lot, vehicular access to the parking from Jefferson Boulevard, or to Jefferson Boulevard from the parking, is prohibited.

(ii) ~~Exception. Off street parking is permitted on a lot not meeting the requirements set out in Subparagraph (i)(aa) of this subparagraph, if the lot is located in Subareas 1e or 1g and contains a general merchandise or food store use that is greater than 3,500 square feet, or if the lot is located in Subarea 1f, or Subarea 1h. Vehicular access to the parking from Jefferson Boulevard, or to Jefferson Boulevard from the parking, is permitted in Subarea 1f.~~

(D) For any uses with drive-in or drive-through window or service:

(i) the drive-in or drive through window must be located within the rear 50 percent of the lot and not visible from Jefferson Boulevard; and

(ii) ingress and egress for the drive-in or drive through window or service must be located on the rear 50 percent of the lot.

(DE) Window and door openings. At least ~~30~~ 60 percent of the area of the street wall along Jefferson Boulevard for the first story must consist of transparent material. ~~(such as glass or plexiglass).~~

~~(E) Use and development of Subarea 1h must comply with the development/landscape plan (Exhibit 316D).~~

(b) SubArea 23 (Office/Mixed Use -[High Density]).

(1) Purpose. To provide for the development of high density office and multifamily residential or limited retail uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.

(2) Main uses permitted.

(A) Agricultural uses.

- ~~-- None permitted.~~
- Crop Production.

(B) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. [~~L~~/SUP on street level otherwise by right]

(C) Industrial uses.

- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(D) Institutional and community service uses.

- Child-care facility. [L]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [L]
- Hospital [SUP]
- ~~-- Establishment for the care of alcoholic, narcotic, and psychiatric patients. [L] or [SUP]~~
- ~~-- Institution for special education. [SUP]~~
- Library, art gallery, or museum.
- ~~-- Private school or open enrollment charter school. [In Subarea 2b only and by SUP only.]~~
- Public or private school.

(E) Lodging uses.

- Boutique hotel
- Hotel or motel.

(F) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center. ~~*[In Subarea 2a, limited to a maximum of 10 percent of the floor area of any building.]*~~
- Office. *[Bail bonds offices are prohibited]*

(H) Recreation uses.

- Private recreation center, club, or area. ~~*[L]*~~*[SUP]*
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex. *[MUP]*
- Handicapped Group Dwelling Unit *[MUP]*
- Multifamily. *[MUP]*
- Live/work
- Retirement housing. *[MUP]*
- Single family. *[MUP]*

(J) Retail and personal service uses.

CPC recommendation

- | |
|---|
| -- Alcohol beverage establishment. <i>[SUP]</i> |
|---|

Steering Committee recommendation

- | |
|---|
| -- Alcohol beverage establishment. <i>[SUP]</i> <i>except Microbrewery, Microdistillery, or Winery by right.</i> |
|---|

- ~~-- Bar, lounge, or tavern. *[MUP]* and *[SUP]*~~

- Business school. *[MUP]*

- Car wash (limited to one automatic bay). *[MUP]*

- Commercial amusement (inside). *[MUP]* and *[SUP only for an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more.]*

- Commercial parking lot or garage. ~~*[MUP]*~~

- Dry cleaning or laundry store. *[MUP]*

- Furniture store 3,500 square feet or less *[limited to 20 percent of the building floor area]. [MUP]*

- General merchandise or food store 3,500 square feet or less *[limited to 20 percent of the building floor area]. [MUP]*

CPC Recommendation

- | |
|---|
| -- Liquor Store less than 3,500 square feet or less. <i>[limited to 20 percent of the building floor area]. [MUP]</i> |
|---|

Steering Committee Recommendation

- | |
|---|
| <ul style="list-style-type: none"> -- Liquor Store -- Motor vehicle fueling station. [MUP] -- Nursery, garden shop, or plant sales. [MUP] -- Personal service uses. [MUP] -- Restaurant without drive-in or drive-through service. [MUP] -- <u>Surface parking.</u> -- <u>Temporary retail use</u> -- Theater. [MUP] -- <u>Vehicle display, sales and service (inside only)</u> |
|---|

(K) Transportation uses.

- Helistop. [SUP]
- ~~-- Surface parking.~~
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or television transmitting station. [L]
- Electrical substation. [SUP]
- ~~-- Local utilities.~~
- Police or fire station.
- Post office. [L]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communications. [see SEC. 51P.316.... "Additional Provisions"]
- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- None permitted

(3) Accessory uses.

(A) As a general rule, an accessory use is permitted in any subarea in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this subarea:

- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.

- Accessory pathological waste incinerator.
- Amateur communication tower.
- Private stable.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls. ~~In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.~~)

(A) Front yard.

- (i) Minimum front yard is 15 feet.
- (ii) An additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

- (i) Minimum side and rear yard is:
 - (aa) 20 feet where adjacent to or directly across an alley from a residential district; and
 - (bb) no side and rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.
- (ii) An additional side and rear yard "tower spacing" setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on the type of MUP as follows:

<u>MUP TYPE</u>	<u>MAXIMUM DU DENSITY (du/acre)</u>
Mix of 2 categories	100
Mix of 3 categories	120

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is an MUP as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither

category is "residential." The third column (MUP=2/with Res) is the FAR for an MUP with a mix of "residential" plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is "residential." The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of "residential" plus two or more other use categories.]

MAXIMUM FLOOR AREA RATIO

<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP=2 (no Res)</u>	<u>MUP=2 (with Res)</u>	<u>MUP=3 (no Res)</u>	<u>MUP=3 (with Res)</u>
Lodging	0.7	1.0	1.2	1.3	1.6
Office	2.0	2.6	3.0	3.2	3.75
Residential	---	---	2.6	---	3.2
Retail and personal service	<u>0.5</u>	<u>0.7</u>	<u>0.9</u>	<u>0.9</u>	<u>1.1</u>
TOTAL DEVELOPMENT	2.0	3.4	4.0	4.0	4.5

(E) Height. Maximum structure height is:

(i) 270 feet in the portion of SubArea 23 north of Twelfth Street; and

(ii) 200 feet in the portion of SubArea 23 south of Twelfth Street.

(F) Lot coverage. Maximum lot coverage is 80 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

~~(i) Maximum number of stories above grade is:~~

~~(aa) 20 in the portion of Area 2 north of Twelfth Street;~~
and

~~(bb) 15 in the portion of Area 2 south of Twelfth Street.~~

~~(ii) Parking garages are exempt from the requirements of Subparagraph (H)(i), but must comply with the height regulations in Subparagraph (E).~~

~~(5) Off street parking and loading. Consult the use regulations (Division 51A 4.200) for the specific off street parking requirements for each use. Consult the off street~~

~~parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off-street parking and loading generally.~~

~~(6) — Environmental performance standards. See Article VI.~~

(7) Landscape regulations.

(A) In general. ~~Except as provided in this subsection, landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.~~

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109 of this article.

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(8) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this subarea if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(c) Sub~~Areas 3 and 4~~ (Office/Mixed Use [Medium Density]).

(1) Purpose. To provide for the development of medium density office, ~~and multifamily residential, commercial and business service uses~~ and limited retail uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.

(2) Main uses permitted.

(A) Agricultural uses.

~~— None permitted.~~

-- Crop production.

(B) Commercial and business service uses.

-- Arts and crafts manufacturing.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory.

- (C) Industrial uses.
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

- (D) Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - College, university, or seminary. *[SUP]*
 - Community service center.
 - Convalescent and nursing homes and related institutions.
 - Hospital. *[SUP]*
 - ~~Institution for special education. *[SUP]*~~
 - Library, art gallery, or museum.
 - Public or private school. *[SUP]*

- (E) Lodging uses.
 - Bed and breakfast.
 - Boutique hotel.

- (F) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.

- (G) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[DIR]*
 - Medical clinic or ambulatory surgical center.
 - Office. *[Bail bonds offices are prohibited]*

- (H) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.

- (I) Residential uses.

- Duplex. *[MUP]*
- Handicapped Group Dwelling Unit *[MUP]*
- Live/work
- Multifamily. *[MUP]*
- Retirement housing.
- Single family. *[MUP]*

(J) Retail and personal service uses.

CPC recommendation

- | |
|---|
| -- Alcohol beverage establishment. <i>[SUP]</i> |
|---|

Steering Committee recommendation

- | |
|--|
| -- Alcohol beverage establishment. <i>[SUP]except Microbrewery, Microdistillery, or Winery by right.</i> |
|--|
- Artisan and specialty goods shop
 - ~~Bar, lounge, or tavern. (MUP) and (SUP)~~
 - Business school. *[MUP]*
 - Commercial amusement (inside). ~~*[MUP] and [By right with a floor area less than 2,500 square feet; SUP only for an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more.]*~~
 - ~~Commercial parking lot or garage. (MUP)~~
 - Commercial parking garage.
 - Dry cleaning or laundry store. ~~*[MUP]*~~
 - Furniture store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
 - General merchandise or food store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
 - Household equipment and appliance repair. *[MUP]*

CPC Recommendation

- | |
|--|
| -- <u>Liquor Store 3,500 square feet or less. (limited to 20 percent of the building floor area).</u> <i>[MUP]</i> |
|--|

Steering Committee Recommendation

- | |
|-------------------------|
| -- <u>Liquor Store.</u> |
|-------------------------|
- Nursery, garden shop, or plant sales. *[MUP]*
 - Personal service uses. *(MUP)*
 - Restaurant without drive-in or drive-through service. *(MUP)*
 - Surface parking.
 - Temporary retail use. ~~*[MUP]*~~
 - Theater. *[MUP]*

(K) Transportation uses.

- ~~Surface parking.~~
- Transit passenger shelter.

(L) Utility and public service uses.

- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communications. [see SEC. 51P.316.... "Additional Provisions"]
- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- ~~--- Warehouse. [In Subarea 4a only. This use must be in compliance with a city plan commission approved site plan that complies with the site plan requisites of 51A-4.803. The plan must be submitted to the director of development services. The director shall review the plan and formulate a recommendation for the city plan commission within 30 calendar days of the date of its submission.]~~
- None permitted

(3) Accessory uses.

(A) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in these areas:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Private stable.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls. ~~In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.~~)

(A) Front yard.

(i) Minimum front yard is 15 feet.

(ii) An additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from a residential district; and

(bb) no side and rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(ii) An additional side and rear yard "tower spacing" setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on the type of MUP as follows:

<u>MUP TYPE</u>	<u>MAXIMUM DU DENSITY (du/acre)</u>
Mix of 2 categories	50
Mix of 3 categories	60

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is an MUP as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is "residential." The third column (MUP=2/with Res) is the FAR for an MUP with a mix of "residential" plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is "residential." The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of "residential" plus two or more other use categories.]

MAXIMUM FLOOR AREA RATIO

<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP=2 (no Res)</u>	<u>MUP=2 (with Res)</u>	<u>MUP=3 (no Res)</u>	<u>MUP=3 (with Res)</u>
Office	1.0	1.25	1.5	1.5	1.75
Residential	---	---	1.25	---	1.5
Retail and personal service	<u>0.8</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>
TOTAL DEVELOPMENT	1.0	1.7	2.0	2.0	2.25

(E) Height. ~~Maximum structure height is 90 feet.~~

(i) Residential proximity slope. If any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is 90 feet.

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. ~~No maximum number of stories. Maximum number of stories above grade is seven. Parking garages are exempt from this requirement, but must comply with the height regulations in Subparagraph (E).~~

~~(5) Off street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off street parking requirements for each use. Consult the off street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off street parking and loading generally.~~

~~(6) Environmental performance standards. See Article VI.~~

(7) Landscape regulations.

(A) In general. Except as provided below, landscaping must be provided on all property in accordance with Article X. ~~If and when Article X applies to a lot, the following subparagraphs must also be complied with.~~

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109 of this article.

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(8) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this area if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(d) SubArea 5 ~~(Townhouse Residential/Office).~~

(1) Purpose. To provide for the development and protection of low to medium density residential dwellings and low density office uses.

(2) Main uses permitted.

(A) Agricultural uses.

~~—None permitted.~~
-- Crop production.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

~~—Adult day care facility. [SUP]~~
~~-- Child-care facility. [SUP]~~
~~-- Church.~~
~~—Community homes for disabled persons.~~
~~—Institution for special education. [SUP]~~
~~—Public or private school. (SUP)~~

- (E) Lodging uses.
 - ~~— None permitted.~~
 - Bed and breakfast.
- (F) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (G) Office uses.
 - Office. *[Bail bonds offices are prohibited]*
- (H) Recreation uses.
 - Public park, playground, or golf course.
- (I) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit.
 - Live/work
 - Multifamily
 - Single family.
- (J) Retail and personal service uses.
 - None permitted.
- (K) Transportation uses.
 - ~~— Surface parking.~~
 - Transit passenger shelter.
- (L) Utility and public service uses.
 - Local utilities.
 - Utility or government installation other than listed. *[SUP]*
- (M) Wholesale, distribution, and storage uses.
 - None permitted.

(3) Accessory uses.

(A) As a general rule, an accessory use is permitted in any subarea in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Private stable.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls. ~~In the event of a conflict between this paragraph and Division 51A 4.400, Division 51A 4.400 controls.~~)

(A) Front yard. Minimum front yard setback is 15 feet.

(B) Side and rear yard. No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density is ~~42~~18 dwelling units per acre.

(D) Floor area ratio. Maximum floor area ratio is 0.7.

(E) Height. Maximum structure height is 36 feet.

(F) Lot coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. Minimum lot size is 2,000 square feet per dwelling unit.

(H) Stories. No maximum number of stories.

~~(5) Off street parking and loading. Consult the use regulations (Division 51A 4.200) for the specific off-~~ street parking requirements for each use. ~~Consult the off street parking~~

~~and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off street parking and loading generally~~

~~(6) Environmental performance standards. See Article VI.~~

(7) Landscape regulations.

(A) In general. ~~Except as provided in this subsection, landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.~~

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109 of this article.

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(8) Additional provisions.

(A) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(B) Limit on attached units. No group of attached units may exceed eight in number.

(e) ~~SubAreas 6 and 7~~ (Residential/Office Mix Office/Mixed Use Medium Density).

~~(1) Purpose. To provide for the development of low to moderate density residential uses with provisions for limited office and personal service uses; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel; and to encourage adaptive reuse of existing structures as well as new development that is compatible with the existing urban form.~~

(1) Purpose. To provide for the development of medium density office and multifamily residential and limited retail uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.

- (2) Main uses permitted.
- (A) Agricultural uses.
- ~~—None permitted.~~
 - Crop production.
- (B) Commercial and business service uses.
- Electronics service center.
 - Arts and crafts manufacturing.
- (C) Industrial uses.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- (D) Institutional and community service uses.
- Adult day care facility. (SUP)
 - Child-care facility. *[SUP]*
 - Church.
 - ~~—Community home for disabled persons.~~
 - Convalescent and nursing home and related institutions.
 - ~~—Institution for special education. *[SUP]*~~
 - Library, art gallery, or museum.
 - Public or private school. *[SUP]*
- (E) Lodging uses.
- ~~—None permitted.~~
 - Bed and Breakfast
- (F) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (G) Office uses.
- Office. *[Bail bonds offices are prohibited]*
- (H) Recreation uses.
- Private recreation center, club or area. (SUP)

-- Public park, playground, or golf course.

(I) Residential uses.

- Duplex. (MUP)
- Handicapped group dwelling unit. (MUP)
- Live/work
- Multifamily.
- Retirement housing.
- Single family. (MUP)

(J) Retail and personal service uses.

- Commercial parking lot or garage.
- Dry cleaning or laundry store. ~~*[MUP except in Subarea 7a where no MUP is required]*~~
- General merchandise or food store 3,500 square feet or less. [MUP]
- Nursery, garden shop, or plant sales. [MUP]
- Personal service uses. [MUP]
- Surface parking.

(K) Transportation uses.

- ~~-- Surface parking.~~
- Transit passenger shelter.

(L) Utility and public service uses.

- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communications. [see SEC. 51P.316.... "Additional Provisions"]
- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- None permitted.

(3) Accessory uses.

(A) Generally speaking, an accessory use is permitted in any subarea in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in these subareas:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Occasional sales (garage sales).
- Private stable.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. ~~In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.~~)

(A) Front yard. Minimum front yard setback is 15 feet.

(B) Side and rear yard. Minimum side and rear yard is five feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on whether the development is an MUP as follows:

<u>DEVELOPMENT TYPE</u>	<u>MAXIMUM DU DENSITY (du/acre)</u>
No MUP	18
MUP	30

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is an MUP as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP/no Res) is the FAR for an MUP when no category is "residential." The second column (MUP/with Res) is the FAR for an MUP with a mix of "residential" plus one or more other use categories.]

<u>MAXIMUM FLOOR AREA RATIO</u>			
<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP (no Res)</u>	<u>MUP (with Res)</u>
Office	0.5	0.5	1.0
Residential	0.5	---	1.0

Retail and personal service

0.5

0.5

1.0

TOTAL DEVELOPMENT

0.5

0.5

1.0

(E) Height. Maximum structure height is 54 feet.

~~(i) 54 feet for structures containing a residential use; and~~

~~(ii) 30 feet for all other structures.~~

(F) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

~~(5) Off street parking and loading. Consult the use regulations (Division 51A 4.200) for the specific off street parking requirements for each use. Consult the off street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off street parking and loading generally.~~

~~(6) Environmental performance standards. See Article VI.~~

(7) Landscape regulations.

(A) In general. Except as provided below, landscaping must be provided on all property in accordance with Article X. ~~If and when Article X applies to a lot, the following subparagraphs must also be complied with.~~

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109 of this article.

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(8) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a

permit for work in this subarea if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(f) SubArea 87 (Retail/Neighborhood Service).

(1) Purpose. To accommodate convenience retail shopping services and professional offices principally servicing and compatible in scale and intensity of use with adjacent residential uses.

(2) Main uses permitted.

(A) Agricultural uses.

-- ~~None permitted.~~

-- Crop production.

(B) Commercial and business service uses.

-- Arts and crafts manufacturing.

-- Electronics service center.

(C) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- College, university or seminary (SUP)

-- Community service center. (SUP)

-- ~~Institutional for special education. [SUP]~~

-- Library, art gallery, or museum.

-- Public or private school. *[SUP]*

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*

-- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic or ambulatory surgical center.
- Office. [Bail bonds office are prohibited]

(H) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(I) Residential uses.

- None permitted.

(J) Retail and personal service uses.

- Auto service center. ~~(RAR)~~ [SUP]
- Commercial parking garage [MUP]
- Dry cleaning or laundry store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet. [SUP]
- Home improvement center, lumber, brick or building materials sales yard. [SUP, no outdoor display or sales allowed.]
- ~~Motor vehicle fueling station.~~
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- ~~Theater.~~

(K) Transportation uses.

- ~~Surface parking.~~
- Transit passenger shelter.

(L) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities. [SUP]
- Police or fire station. [SUP]
- Post office. [SUP]
- Radio, television, or microwave tower. [SUP]

- Tower/antenna for cellular communication.
- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- None permitted.

(3) Accessory uses.

(A) As a general rule, an accessory use is permitted in any subarea in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this subarea:

- Accessory community center (private).
- Accessory game court (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Home occupation.
- Private stable.
- ~~Swimming pool (private).~~

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls. ~~In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.~~)

(A) Front yard. Minimum front yard setback is 15 feet.

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. Not applicable.

(D) Floor area ratio. Maximum floor area ratio is 0.5.

(E) Height. Maximum structure height is 54 feet.

(F) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

~~(5) Off street parking and loading. Consult the use regulations (Division 51A 4.200) for the specific off street parking requirements for each use. Consult the off street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off street parking and loading generally.~~

~~(6) Environmental performance standards. See Article VI.~~

(7) Landscape regulations.

(A) In general. Except as provided below, landscaping must be provided on all property in accordance with Article X. ~~If and when Article X applies to a lot, the following subparagraphs must also be complied with.~~

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109 of this article.

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(8) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this area if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20389; 21319; 22202; 22705; 22726; 25026; 25850; 25991; 26008)

SEC. 51P-316.109. LANDSCAPING IN THE PARKWAY.

(a) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to

terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorization by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees in the public right-of-way. (Ord. Nos. 20389; 25850)

SEC. 51P-316.### OFF-STREET PARKING AND LOADING.

(1) Off-street parking and loading.

(A) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Subarea 1.

(i) No additional off-street parking or loading is required for any use that is within a structure which existed on or before July 26, 1989. If there is or has been an addition to an existing structure since July 26, 1989 which increases the square footage by 200 square feet or more, the parking that is required by the use occupying the expansion must be provided.

(ii) Any on-street parking spaces that abut the building site may be counted as required parking for the use adjacent to the on-street parking space. An on-street parking space may not be used as required parking for more than one use, except that on-street parking space may be used to provide the combined total parking requirement for a mixed use development.

(C) Subareas 1, 2, 3, 4, 6 and 7: Mixed Use Development Shared parking. Shared parking is required for all nonresidential uses on a building site. The utilization rates in the following table provide the basis for calculation of parking spaces required with shared parking. The adjusted standard off street parking requirement for the development is the largest of the five "time-of-day" column sums.

Shared Parking Table
(for calculating adjusted standard parking requirement)

<u>Use Category</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Late Afternoon</u>	<u>Evening</u>
<u>Residential uses</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Office uses</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>85%</u>	<u>35%</u>
<u>Retail and personal service related uses</u>	<u>60%</u>	<u>75%</u>	<u>70%</u>	<u>65%</u>	<u>70%</u>
<u>Bar and restaurant uses</u>	<u>20%</u>	<u>100%</u>	<u>30%</u>	<u>30%</u>	<u>100%</u>
<u>All other uses</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

(D) In General. Except as provided in this section, consult the use regulations in Division 51(A)-4.200 for the specific off-street parking and loading requirements for each use.

(i) Retail and Personal Service uses: Except as listed below, one off-street parking space per 220 square feet of floor area.

(aa) Restaurant: one off-street parking space per 125 square feet of floor area. If an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to a street, sidewalk, or publically accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked as a restaurant.

(bb) Parking per Chapter 51A-4.200

- (-) Alcohol beverage establishment
- (-) Business School
- (-) Commercial amusement (inside)
- (-) Liquor store

(ii) Office uses: one off-street parking space per 366 square feet of floor area.

(iii) Art or craft production facility. one space per 1,000 square feet of floor area.

(iv) Live/Work. The non-residential portion of a live/work unit is treated as a non-residential use for parking purposes. No parking is required for the residential portion.

(v) Boutique hotel. Two off-street parking spaces, plus one off-street parking space for each guest room or suite. No required off street loading.

(vi) Bed and Breakfast. Two off-street parking spaces, plus one off-street parking space for each guest room or suite. No required off street loading.

(F) All subareas except 5: Remote Parking:

(i) Except as provided in this subparagraph, ~~F~~for nonresidential uses and mixed use developments, remote parking is permitted if the requirements of Div 51A-4.320, Special Parking Regulations,” are met, including the landscape requirements.

(ii) An agreement authorizing a nonresidential use or a mixed use development to use remote parking for nonresidential uses may be based on a lease for the remote parking space in lieu of a remote parking agreement as required by Section 51A-4.328 only if the lease:

(aa) is in writing on a form obtained from the building official

(bb) contains legal descriptions of the properties affected

(dd) specifies the special parking being provided and the hours of operation of any use involved

(ee) is governed by the laws of the state of Texas

(ff) is signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties

(gg) is for a minimum term of three years

(hh) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(iii) Remote parking may be within a walking distance of 1,000 feet from the use served. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

SEC. 51P-316.### PARKING REDUCTIONS.

(a) In general. Except as provided in this section, consult 51A-4.310 Off-Street Parking Reductions.

(b) Proximity to Trolley stops and DART stations. The off-street parking requirement for uses located within one-fourth mile of a DART light-rail station may be reduced by 10 percent if enhanced pedestrian amenities are provided.

(c) Pedestrian Amenities. In all subareas except 5.

(1) General.

(A) Pedestrian amenities must be located at least seven feet away from a transit stop.

(B) Canopies, awning, and street lamps must have a minimum clearance above a sidewalk of eight feet.

(C) Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaries that direct lighting downward.

(2) Required off-street parking may be reduced by one space for every three of the following pedestrian amenities provided on the building site. The amenities must be located within the door yard, but may not be located within the unobstructed sidewalk width:

(A) At least one bench per 100 feet of street frontage; minimum two per building site.

(B) At least one trash receptacle per 100 feet of street frontage; minimum two per lot.

(C) Free-standing or wall mounted street lamps as specified in Article XIII, "Form Districts"; one per 50 feet of frontage.

(D) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(E) Enhanced sidewalk with stamped concrete or brick pavers in door yard for the full width of the sidewalk, along the entire frontage.

(F) Additional landscaping

(G) Ornamental fountain or water feature

(H) Three bicycle racks per 100 feet for no fewer than six bicycles. (Refer to 51A-4.330 for rack regulations)(If provided adjacent to property, number of spaces provided may be counted towards required bicycle parking)

SEC. 51P-316.### SIGNAGE

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of this district. These sign regulations have been developed with the following objectives in mind:

(1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color and materials.

(2) To ensure that significant architectural features in this district or of a building within this district are not obscured.

(3) To promote the economic success of each business within this district and, in turn, the collective success of this district.

(4) To ensure that the size and orientation of signs are geared toward the high number of pedestrians in this district.

(5) To enhance the aesthetics of this district.

(6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

(1) General

(A) Except as provided in this section,

(i) Subareas 1, 2, 3, 4, and 6 must comply with the provisions for business zoning districts in Section 51A-7.303 (or 51A-7.300).

(ii) Except as provided in this paragraph, Subarea 5 must comply with the provisions for non-business zoning districts in Section 51A-7.400. Exception: allowed signs may convey a commercial message.

(B) Except as otherwise provided in this section, the definitions contained in Sections 51A-2.102 and 51A-7.102 apply to this division. In the event of a conflict, this section controls.

(2) Sign Permit Requirements

(A) No person may alter, erect, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city. This section does not apply to government signs described in Section 51A-7.207.

(3) General requirements for all signs

(A) Non-premise signs are prohibited.

(B) Signs in right-of-way. Signs in this district are permitted to overhang the public right-of-way subject to city franchising requirements.

(i) All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(C) Materials. Although not required, painted applied signs and enameled metal signs are encouraged.

(D) Lighting.

(i) No sign may be illuminated by an independent, external fluorescent light source.

(ii) The only light sources that may be used to illuminate a sign are cold cathode tube (neon), mercury vapor bulbs, or incandescent bulbs. (Ord. Nos. 21114; 22019)

(4) Attached Signs

(A) Attached signs in general.

(i) One attached sign that projects up to four feet from a vertical building surface may be erected at a nonresidential occupancy if:

(aa) the sign does not exceed 20 square feet in effective area;

(bb) no portion of the sign is lower than 10 feet above grade;
and

(cc) there is no detached sign on the premise.

(ii) No portion of a sign may be located less than two feet from the back of a street curb.

(iii) The use of artwork on signs is encouraged.

(iv) Signs may not be mounted on or project above roofs.

(B) Marquee signs.

(i) No premise may have more than one marquee sign.

(ii) The length of the marquee sign must not exceed two-thirds of the length of the facade to which it is attached.

(iii) Marquee signs may incorporate moving patterns or bands of light, except that the use of illumination to produce apparent motion of a visual image, such as expanding or contracting shapes, rotation, or similar effects of animation, is prohibited.

(C) Awning signs.

(i) The maximum size of an awning sign is 18 sf.

(ii) The maximum combined effective area for all awning signs on a building facade is 150 sf.

(iii) No signs are permitted on awning located above the second story.

(iv) Awnings must have a minimum height of 8 feet, and a maximum height of 14 feet. Awnings height is the vertical distance between the ground or pavement directly beneath the awning and the lowest point of the awning.

(v) Awnings must be supported solely by the building to which they are attached, provided the requirements of all applicable ordinances, rules and regulations are satisfied.

(D) Blade signs. The following regulations apply:

(i) Blade signs must be attached premise signs.

(ii) Blade signs may not be internally illuminated.

(iii) There is no limit on the number of blade signs.

(iv) The maximum effective area for blade signs is 30 square feet.

(v) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.

(vi) A blade sign may not project more than three feet into the right-of-way.

(vii) A blade sign may not be located closer than 15 feet to another projecting sign.

(E) Window signs

(i) No window sign may have a painted or opaque background.

(ii) The combined effective area of all signs attached to any window or any glass door may not exceed 25 percent of the area of that window or that glass door.

(iii) Signs in the upper two-thirds of a window or glass door are prohibited.

(aa) Allowed only on street level windows.

(5) Detached Signs

(A) Detached signs may not exceed the height of the tallest building on the premise or 30 feet, whichever is less.

(B) Detached signs may not exceed 150 square feet in effective area.

(6) Monument signs. The following regulations apply:

(A) Monument signs must be premise signs.

(B) Monument signs may not be internally illuminated.

(C) One monument sign is permitted per premise.

(D) Monument signs must be setback five feet from the right-of-way.

(E) The maximum height for a monument signs is four feet.

(F) The maximum effective area for a monument sign is 40 square feet.

(7) A-frame signs. The following regulations apply:

(A) A-frame signs may identify a business use.

(B) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(C) An A-frame sign may only be displayed when the business it identifies is open.

(D) A-frame signs may be located on the sidewalk if a minimum of six feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(E) Only one A-frame sign is permitted for each business use.

(F) A-frame signs must be separated by a minimum of 50 feet.

(G) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

SEC. 51P 316.### WINDOWS AND GLASS TRANSPARENCY.

(a) Except as provided in this section, visibility shall be maintained on any nonresidential first floor of all buildings in compliance with this section. Exception: Refer to Sec. 51P.316. (a)(6)(E) for Window and door coverings.

(1) An unobstructed line of sight that allows a clear view through all windows and public entrance and exit doors of a must be maintained at all times. The unobstructed line of

sight must, at a minimum, extend from three feet above the ground to at least six feet above the ground.

(2) Store windows and doors must be maintained clear of all items that would obstruct a clear view, including, but not limited to, signage, advertisements, shelving, merchandise and interior and exterior window coverings.

(3) All public entrance and exit doors of any nonresidential use must be made of glass or another transparent material. Not applicable to fire escapes.

(b) Window and door coverings. Security bars, guards, blinds, shutters, or curtains are prohibited during open hours of operation. Security bars, guards, blind, shutters, or curtains are allowed as an exception to visibility regulations under subsection(a) during non-business hours.

(c) Area 1. Reflective Glass. Reflective glass may not be used on the first story of a street wall along Jefferson Blvd. The reflectance of glass used on the 2nd story may not exceed 15 percent. The reflectance of glass used on stories above the 2nd story may not exceed 27 percent. As used in this provision, “reflectance” is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

SEC. 51P 316.### STREET AND SIDEWALK STANDARDS.

(a) Jefferson Blvd.

(1) A minimum 10 foot wide sidewalk, with a minimum six foot wide unobstructed sidewalk must be provided.

(i) Except outdoor dining must have a minimum depth of four feet. And have a minimum three-foot high railing at the perimeter. A minimum of six feet of open sidewalk must be maintained between the sidewalk café to the curb. Outdoor dining depth is the horizontal distance between the railing and the facade of the adjacent building.

(2) Where the existing right-of-way width does not allow for the required sidewalk width, an additional sidewalk easement must be provided at the time of platting to achieve a 10-foot-wide sidewalk.

(b) All other streets. A minimum six-foot-wide unobstructed sidewalk must be provided.

SEC. 51P 316.110. REASSESSMENT CLAUSE.

The city staff shall reassess the off street parking and loading provisions for Area 1 in this

~~district two years after July 26, 1989, and every two years thereafter to determine how well those provisions are working and whether revisions should be made at that time. (Ord. Nos. 20389; 25850)~~

SEC. 51P-316.### ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-316.xxx PAVING.

~~All paved area, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.~~

SEC. 51P-316.###. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Variations and exceptions. The city plan commission, whether or not a specific use permit is required, may approve a site plan that does not comply with the requirements of Section 51P-316.XXX, Section 51P-316.XXX or Section 51P-316.XXX provided that:

(1) strict compliance with these sections is impractical due to site constraints or would result in substantial hardship;

(2) the site plan complies with the spirit and intent of these requirements;

(3) the site plan furthers the stated purpose of these requirements; and

(4) the variation or exception from these requirements will not adversely affect surrounding properties.

The city plan commission shall follow the same procedure used for approval of minor amendments to development plans and the fee for a minor plan amendment shall apply.

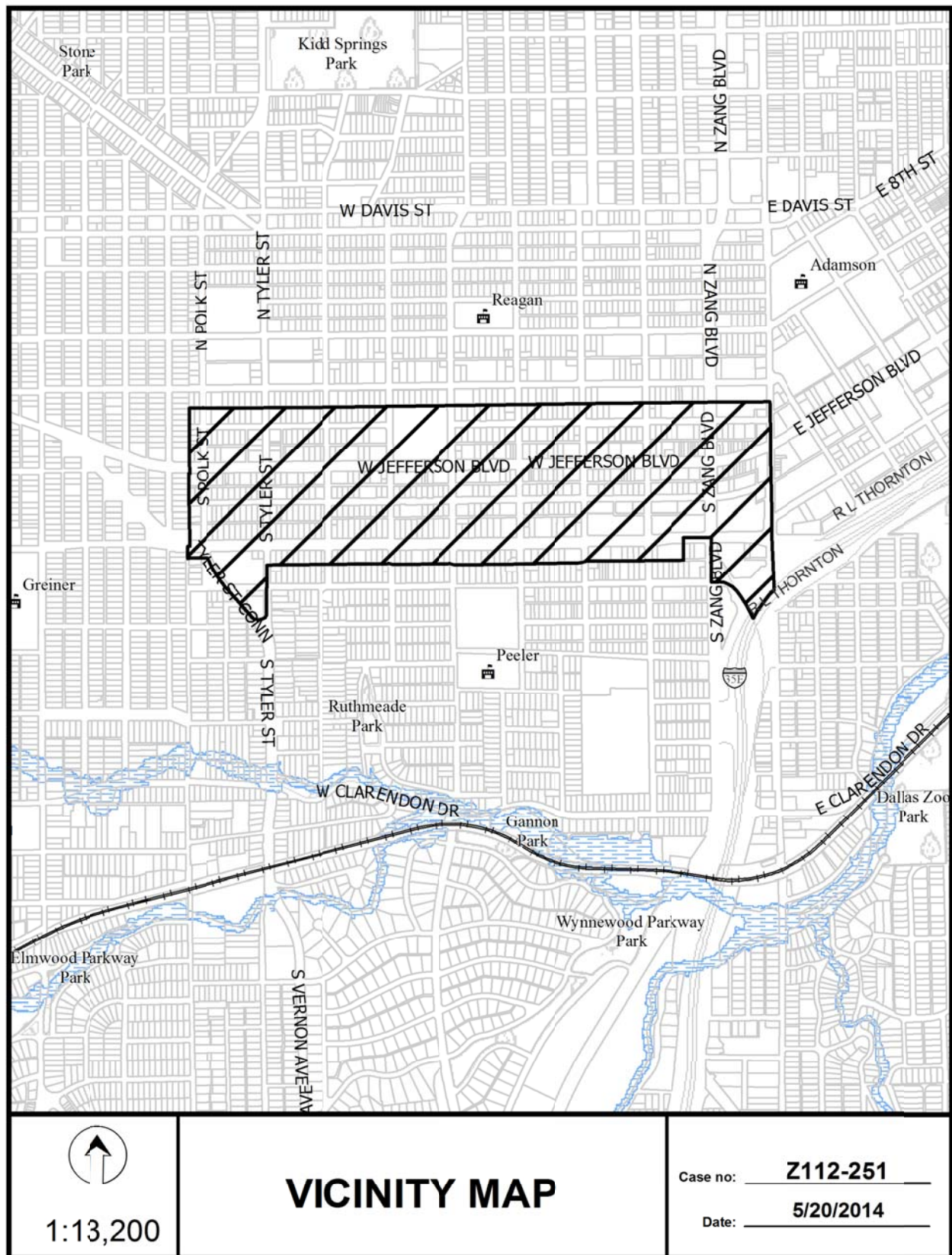
SEC. 51P-316.442. COMPLIANCE WITH CONDITIONS.

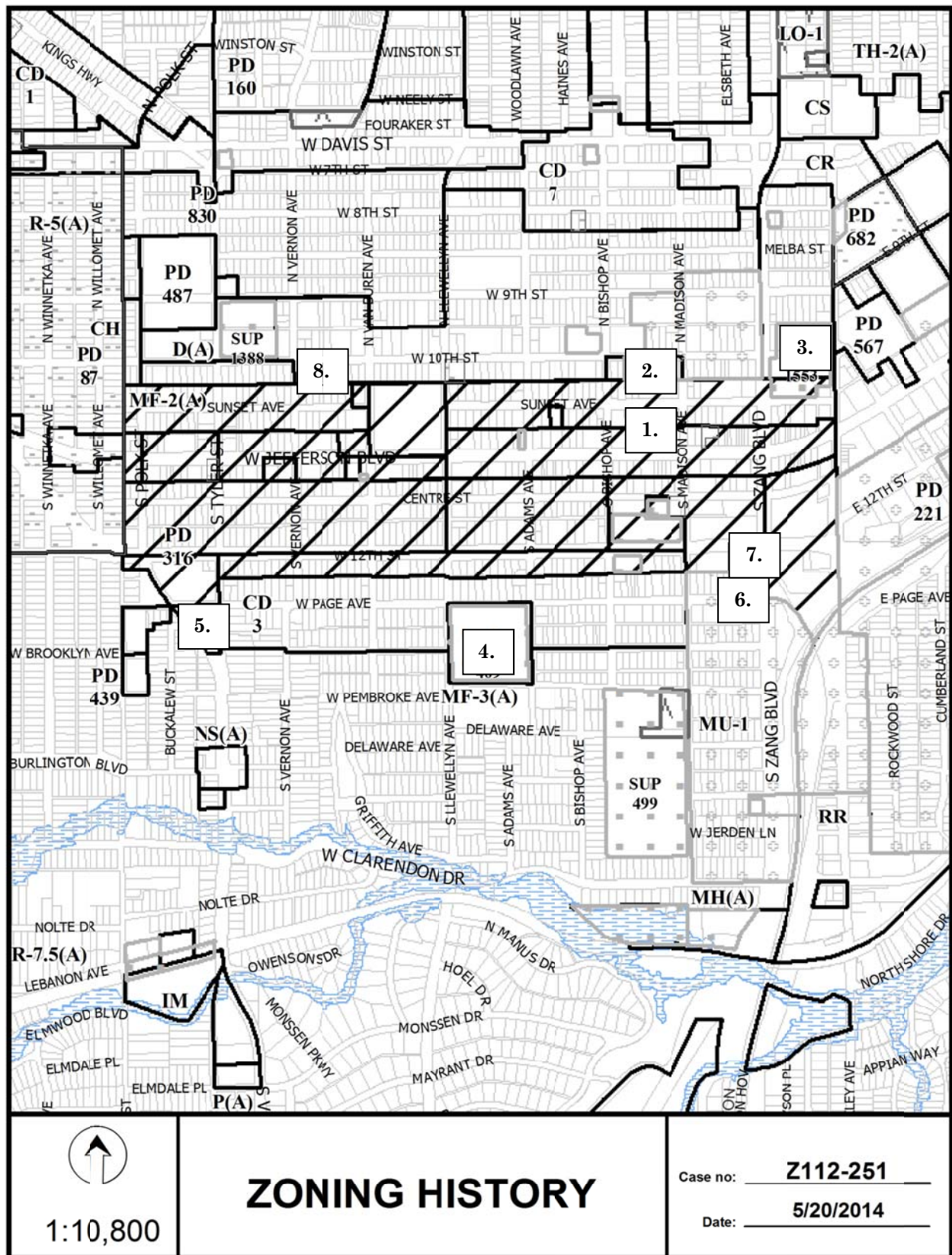
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

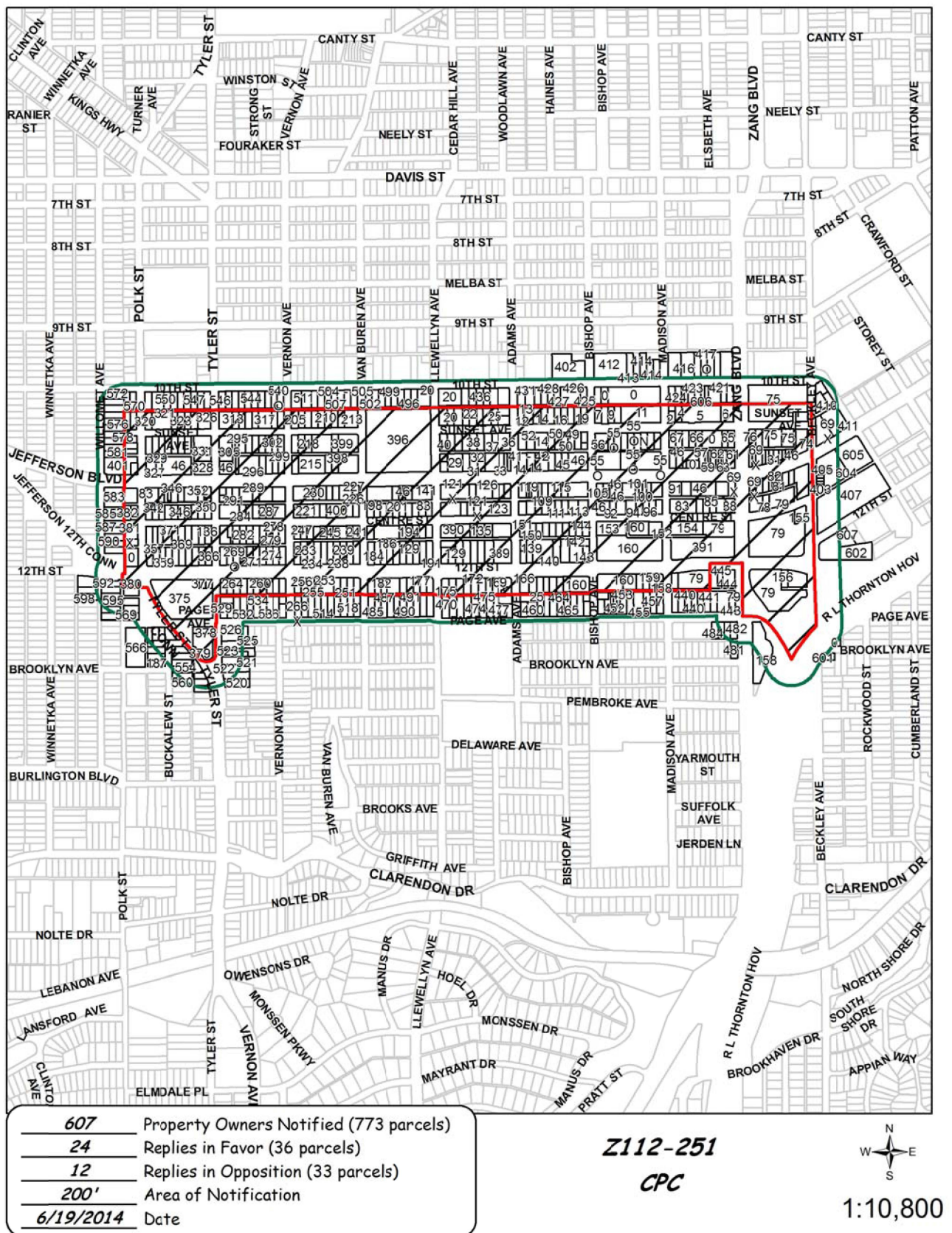
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

~~SEC. 51P-316.113. ZONING MAP.~~

~~PD 316 is located on Zoning Map Nos. L-6 and L-7.”~~







6/19/2014

Reply List of Property Owners***Z112-251***

607 Property Owners Notified 24 Property Owners in Favor 12 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	115 BECKLEY AVE	HALLMARK HOLDINGS LLC
	2	237 SUNSET AVE	DERASAUGH MARGARET &
	3	112 MADISON AVE	SALA JASON BRANDON
	4	233 SUNSET AVE	DERASAUGH MARGARET SUE
	5	219 SUNSET AVE	PJ PPTIES LLC
	6	205 SUNSET AVE	L G PAWN SHOP INC
	7	110 BISHOP AVE	CAMPOS JUAN MANUAL &
	8	333 SUNSET AVE	SANTOS GERONIMO
	9	329 SUNSET AVE	SANTOS GERONIMO ET AL
	10	325 SUNSET AVE	SUNSET I PPTIES LLC
	11	315 SUNSET AVE	SUNSET I PPTIES LLC
	12	437 SUNSET AVE	HERNANDEZ EDELMIRO CERVAN
	13	433 SUNSET AVE	EQUITY TRUST CO FBO
	14	429 SUNSET AVE	NEC WEST JEFFERSON &
O	15	419 SUNSET AVE	SALVAGGIO CHARLES F
	16	415 SUNSET AVE	TORRES ANDRES
	17	411 SUNSET AVE	MARQUEZ JAVIER
	18	409 SUNSET AVE	LOPEZ ALBERTANO & TERESA ALMAZAN
	19	405 SUNSET AVE	JDAL PROPERTIES INC
	20	539 SUNSET AVE	CORPORATION OF EPISCOPAL
	21	527 SUNSET AVE	ORTIZ ALEJANDRA C
	22	525 SUNSET AVE	DELGADO IRMA &
	23	519 SUNSET AVE	STERLING DENTAL REAL
	24	517 SUNSET AVE	STERLING DENTAL REAL EST
	25	501 SUNSET AVE	CRUZ ENGUEL
	26	115 ADAMS AVE	CRUZ ENGUEL & MARIA

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	541 JEFFERSON BLVD	PORKY REALTY INVESTMENTS LP
	28	214 LLEWELLYN AVE	GARCIA RAMON & MARIA E
	29	531 JEFFERSON BLVD	RODRIGUEZ RAUL
	30	525 JEFFERSON BLVD	SPEARS HELEN FAMILY TRUST
	31	523 JEFFERSON BLVD	MOXIE INVESTMENTS LTD
	32	515 JEFFERSON BLVD	CUELLAR JESUS M
	33	507 JEFFERSON BLVD	LAMDIS PARTNERSHIP
	34	503 JEFFERSON BLVD	MARASLIOGLU SAHIN &
	35	503 JEFFERSON BLVD	BAUTISTA MAYOLO
	36	211 ADAMS AVE	GARCIA RAMON MARQUEZ
	37	510 SUNSET AVE	LAMDIS PARTNERSHIP
	38	518 SUNSET AVE	LEVINES
	39	534 SUNSET AVE	GARCIA RAMON
	40	538 SUNSET AVE	DIAZ VICTOR & MARIA L
	41	433 JEFFERSON BLVD	NEC WEST JEFFERSON &
	42	437 JEFFERSON BLVD	WELLBORNE S INC
	43	421 JEFFERSON BLVD	OAK CLIFF JEFFERSON LTD
	44	419 JEFFERSON BLVD	CORDOVA FRED ETAL
	45	413 JEFFERSON BLVD	CORDOVA FRED P
	46	401 JEFFERSON BLVD	BALLAS VICTOR
	47	211 BISHOP AVE	HUERTA SARA R
	48	404 SUNSET AVE	PEREZ HERMELO
	49	410 SUNSET AVE	RODRIGUEZ JOSE L &
	50	414 SUNSET AVE	CORDOVA FRED ETAL
	51	422 SUNSET AVE	CORDOVA FRED P & MARIA
	52	432 SUNSET AVE	RANGEL JOSE M &
	53	436 SUNSET AVE	VALERO JESSE & DIANE
	54	201 MADISON AVE	EFFECTIVE TIME MGMT INC
O	55	304 SUNSET AVE	JEFFERSON MONUMENT LLC
	56	334 SUNSET AVE	TEMPLO MONTE CAVLARIO
	57	221 JEFFERSON BLVD	FTL ASSOCIATES LTD

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	219 JEFFERSON BLVD	GUAQUETA DAVID
	59	217 JEFFERSON BLVD	MACSWINEY IRIS
	60	215 JEFFERSON BLVD	OROZCO MAYRA
	61	201 JEFFERSON BLVD	MSC I LTD
	62	211 JEFFERSON BLVD	JUNG HYUN JIN
	63	207 JEFFERSON BLVD	BIXEL DAVID W &
	64	200 SUNSET AVE	NGUYEN TRI THI
	65	206 SUNSET AVE	RIVCO ENTERPRISE LLC
	66	220 SUNSET AVE	DIXON LIVING TRUST
	67	232 SUNSET AVE	LEE SOO CHEN & EUN CHA
	68	238 SUNSET AVE	LEE SOO CHON & EUN CHA
X	69	103 JEFFERSON BLVD	MEYER ABE PARTNERSHIP
	70	127 JEFFERSON BLVD	MARTINEZ FERNANDO &
	71	125 JEFFERSON BLVD	MARTINEZ FERNANDO &
	72	123 JEFFERSON BLVD	HUDSON & CLARK
	73	119 JEFFERSON BLVD	KONSTANTOPOULOS HRISTOS &
	74	211 BECKLEY AVE	VST ENTERPRISES INC
	75	110 SUNSET AVE	CLIFF TEMPLE BAPTIST
	76	200 ZANG BLVD	POLACK WILLIAM C
	77	330 ZANG BLVD	KA REAL ESTATE LLC
	78	125 CENTRE ST	LOCKMAN PAUL A
	79	121 CENTRE ST	OAK CLIFF TOWER LIMITED
X	80	106 JEFFERSON BLVD	ABE MEYER PARTNERSHIP
	81	118 JEFFERSON BLVD	MAGHAG LTD
	82	122 JEFFERSON BLVD	P & K PROPERTIES LTD
	83	235 CENTRE ST	OLIVAREZ MARCIANO
O	84	221 CENTRE ST	221 CENTRE LP
	85	217 CENTRE ST	BLACK POLICE ASSOCIATION OF GREATER DALL
	86	211 CENTRE ST	BLACK POLICE ASSOCIATION OF GREATER DALL
	87	209 CENTRE ST	LACARRA ANTONIO
	88	311 ZANG BLVD	KIM DO HYUN

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	206	JEFFERSON BLVD	RUBINETT NORMAN H &
90	242	JEFFERSON BLVD	OAK CLIFF OFC SPLY & PR
91	246	JEFFERSON BLVD	RAY MAURY L
92	329	CENTRE ST	SHACKELFORD CHARLES D
93	321	CENTRE ST	COUCH D K &
94	319	MADISON AVE	CENTRO DE ADORACION
95	315	MADISON AVE	JUSTICE RENTAL COMPANY
96	309	CENTRE ST	BELMAR MANAGEMENT LTD
97	301	MADISON AVE	BELMAR MANAGMENT LTD
98	300	JEFFERSON BLVD	MM JEFFERSON MADISON HOLDINGS LLC
99	306	JEFFERSON BLVD	BALLAS VICTOR E &
100	312	JEFFERSON BLVD	BONNER ELSIE R &
101	314	JEFFERSON BLVD	JUSTICE RENTAL COMPANY
102	322	JEFFERSON BLVD	CENTRO DE ADORACION
103	316	JEFFERSON BLVD	CENTRO DE ADORACION
104	332	JEFFERSON BLVD	KIM KI YOUNG &
105	338	JEFFERSON BLVD	BALLAS VICTOR E
106	439	CENTRE ST	436 W JEFFERSON LLC
107	433	CENTRE ST	436 W JEFFERSON LLC
108	431	CENTRE ST	BAPTIST MISSIONARY ASSN
109	423	CENTRE ST	LOPEZ SERGIO M &
110	421	CENTRE ST	GARCIA ELOISA &
111	417	CENTRE ST	VASQUEZ J AMADOR
112	407	CENTRE ST	D MC LEASING INC
113	401	CENTRE ST	400 JEFFERSON LTD PS
114	400	JEFFERSON BLVD	400 JEFFERSON LTD PS
115	416	JEFFERSON BLVD	ZAMORA INSTITUTE INC
116	420	JEFFERSON BLVD	MARTINEZ FERNANDO &
117	426	JEFFERSON BLVD	BAPTIST MISSIONARY ASSN
118	434	JEFFERSON BLVD	MORRISON FAMILY LTD PS
119	432	JEFFERSON BLVD	LONGLEAF LIVING TRUST

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	529 CENTRE ST	GILLILAND PPTIES II LTD
X	121	523 CENTRE ST	JSM DEVELOPMENT CO LP
	122	504 JEFFERSON BLVD	RANOS RENE
	123	515 CENTRE ST	UNLIMITED POSTAL HOLDINGS
	124	500 JEFFERSON BLVD	PATEL VIKAS
	125	510 JEFFERSON BLVD	JEFFERSON BUILDING LLC
	126	512 JEFFERSON BLVD	LAKERIDGE COMMERCIAL
	127	541 12TH ST	STEWART DAVE V
	128	412 LLEWELLYN AVE	GALLARDO ARTURO S
	129	537 12TH ST	VIGIL ANTONIO A
	130	533 12TH ST	TORRES MIRTALA S & EFRAIN
O	131	529 12TH ST	JAMISON JAMES G
	132	523 12TH ST	CORONA JAIME & ASUNCION A
	133	513 12TH ST	BALLAS VICTOR & VA CAPITAL LLC
	134	511 12TH ST	PERALTA TERESA G
	135	516 CENTRE ST	UNLIMITED POSTAL HOLDEING
	136	520 CENTRE ST	JC LEASING LLP
O	137	524 CENTRE ST	FRANCISCO S MEDINA REAL
	138	412 ADAMS AVE	LOPEZ ROGER II
	139	435 12TH ST	LOPEZ ROGER III
	140	423 12TH ST	OCCM INC
	141	417 12TH ST	SANCHEZ & SANCHEZ INC
	142	403 12TH ST	BIXEL D W JR ETAL
	143	425 BISHOP AVE	BIXEL DAVID W JR
	144	400 CENTRE ST	BIXEL DAVID W & MADELINE
	145	410 CENTRE ST	WATKINS ALLEN E TR &
	146	412 CENTRE ST	D MC LEASING INC
	147	416 CENTRE ST	SANCHEZ & SANCHEZ INC
	148	420 CENTRE ST	SANCHEZ & SANCHEZ INC
O	149	424 CENTRE ST	PEREZ ENRIQUE
	150	436 CENTRE ST	BELMAR MANAGEMENT LTD

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	440 CENTRE ST	WELSON HOLDINGS INC
	152	300 CENTRE ST	POMMERENING CHRISTOPHER L
	153	334 CENTRE ST	ALLIANCE/ AFT EDUCATION
	154	220 CENTRE ST	SWISS AVENUE STATE BANK
	155	407 BECKLEY AVE	LUNA VANOD B TRUST PART M
	156	112 12TH ST	SVP OAK CLIFF LP
	157	238 12TH ST	DIMOCK BRIAN
	158	300 12TH ST	VIEW OF THE ZOO LTD
	159	304 12TH ST	SCHULZ JEWEL LYNN
	160	310 12TH ST	TEXANS CAN
O	161	312 12TH ST	Taxpayer at
	162	412 12TH ST	LOPEZ ROGER II
	163	418 12TH ST	GARCIA PRIMITIVO
	164	422 12TH ST	ASH LIZ PROPERTIES INC
	165	434 12TH ST	VILLARREAL JAIME
	166	512 ADAMS AVE	SANCHEZ ALFREDO & MARIA
	167	511 ADAMS AVE	BARRIENTOS MARIA CRUZ
	168	500 12TH ST	RODRIGUEZ HOMERO
	169	508 12TH ST	GARCIA DANIEL
	170	514 12TH ST	COUCH PATRICIA
	171	518 12TH ST	GARCIA TOMAS & ZENAIDA
	172	520 12TH ST	GUTIERREZ OSCAR & SOFIA
	173	524 12TH ST	GUTIERREZ M ANTONIO
O	174	534 12TH ST	HILLIARD DELORIES
	175	536 12TH ST	RENTERIA CLAUDIA
	176	509 LLEWELLYN AVE	PRESIDIO ALTO LLC SERIES 509L
	177	606 12TH ST	PRESIDIO ALTO LLC SERIES 606T
O	178	610 12TH ST	EGUIA RICHARD & DIANA
	179	612 12TH ST	BETANCOURT FERMIN &
	180	618 12TH ST	EGUIA MARIA ELIDA
	181	622 12TH ST	GUZMAN AURORA F

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	630 12TH ST	GUZMAN AURORA
	183	632 12TH ST	VIGIL RALPH DAVID
	184	637 12TH ST	YANEZ VIRGINIA & NICEFORO
	185	633 12TH ST	MONTEMAYER ANSELMO ETAL
	186	629 12TH ST	MONTEMAYOR ANSELMO
	187	621 12TH ST	COUCH KEDRIC & PATRICIA
	188	617 12TH ST	VIGIL JIMMY
	189	611 12TH ST	VIGIL ANTONIO
	190	605 12TH ST	TREVINO FERNANDO &
	191	601 12TH ST	TREVINO FERNANDO &
	192	606 CENTRE ST	CFLP INVESTMENTS LLC
	193	608 CENTRE ST	DENOVA ERIKA
	194	614 CENTRE ST	CASTILLO AJEJANDRO
	195	616 CENTRE ST	MENDEZ NICOLAS &
	196	628 CENTRE ST	WESTURN NORMA NORMA
	197	636 CENTRE ST	TREJO MANUEL J
	198	637 CENTRE ST	BALLAS VISCTOR &
	199	633 CENTRE ST	MATYASTIK PAUL J
X	200	631 CENTRE ST	WILLOCK KARL J
	201	621 CENTRE ST	WILKS ALLAN D
	202	617 CENTRE ST	GARCIAIBANCOVICH MARIA &
	203	615 CENTRE ST	MARTINES MILAGRO D
	204	618 JEFFERSON BLVD	GARCIAIBANCOVICH MARIA E
	205	737 SUNSET AVE	PADILLA PAUL & LUZ R
	206	735 SUNSET AVE	SALANA PROPERTIES LTD
	207	729 SUNSET AVE	HAWLEY AVENDER LLOYD
	208	725 SUNSET AVE	HERNANDEZ RODRIGO
	209	721 SUNSET AVE	GOVEA NOBERTO N
	210	717 SUNSET AVE	MARTINEZ ANTONIO G
O	211	713 SUNSET AVE	CHAPMAN ADAIR
O	212	711 SUNSET AVE	CHAPMAN ADAIR P ET AL

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	707 SUNSET AVE	ROBERTOS LAVANDERIA LLC
	214	737 JEFFERSON BLVD	HERNANDEZ JUAN J
	215	729 JEFFERSON BLVD	BRADY REVOCABLE TRUST
	216	712 SUNSET AVE	ALVAREZ MARGARITA
	217	718 SUNSET AVE	BRADY RONALD D
	218	730 SUNSET AVE	DOWNSTREAM PARTNERS L P
	219	736 SUNSET AVE	LEAL FRANCISCO J &
	220	739 CENTRE ST	SOLANO SILVESTRE
	221	735 CENTRE ST	GARCIA JOSE BERNARDO &
	222	729 CENTRE ST	ACORN INVESTMENTS LLC
	223	725 CENTRE ST	SANCHEZ OCTAVIO H &
	224	721 CENTRE ST	ORTIZ JESUS & VERONICA
	225	705 CENTRE ST	III M ACQUISITION LLC
	226	701 CENTRE ST	PORKY REALTY INVESTMENTS LP
	227	702 JEFFERSON BLVD	AQUAYDEN HOLDINGS INC
	228	714 JEFFERSON BLVD	NIETO ADRIANA G
	229	720 JEFFERSON BLVD	TX MARTIAL ARTS SPLY CO
	230	726 JEFFERSON BLVD	INTERNATIONAL AIKIDO ASSN
	231	739 12TH ST	PALOS HECTOR
	232	412 VERNON AVE	FERNANDEZ RUDOLF R
	233	735 12TH ST	LEIJA JOSE & MARIA L
	234	727 12TH ST	MALDONADO MARTHA OLIVA &
	235	725 12TH ST	MORALES FEDERICO P ET AL
	236	721 12TH ST	SIERRA ISMAEL &
	237	719 12TH ST	VAZQUEZ PEDRO
	238	713 12TH ST	TORRES FRANCISCO
	239	711 12TH ST	MONTIEL ALEJANDRO H
	240	705 12TH ST	MALDONADO PEDRO &
	241	700 CENTRE ST	YANEZ NICEFORO & VIRGINIA
	242	704 CENTRE ST	NVY LLC
	243	708 CENTRE ST	HERRERA J G & CLARA

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	712 CENTRE ST	RAZO JUAN P
	245	718 CENTRE ST	REYES MARIA LUISA
	246	728 CENTRE ST	SANCHEZ JOSE A
	247	732 CENTRE ST	DURAN MIGUEL A
	248	736 CENTRE ST	DURAN MIGUEL
	249	511 VAN BUREN AVE	MEDINA JERONIMO
	250	706 12TH ST	SALEM JOHN G
	251	710 12TH ST	PINA MAURO
	252	714 12TH ST	CASTRO OLGA &
	253	718 12TH ST	GARCIA ELOINA
	254	724 12TH ST	JIMINEZ ABEL E
	255	730 12TH ST	OAK CLIFF PROPERTIES INC
	256	734 12TH ST	SALAZAR BENITO & GENOVEVA
	257	514 VERNON AVE	MATA JULIO &
	258	509 VERNON AVE	VIGIL JIMMY JESSE
	259	810 12TH ST	HERNANDEZ ROBERTO JR &
	260	814 12TH ST	MARTINEZ JULIA VICTORIA
O	261	818 12TH ST	SCHULTZ MEREDITH
	262	824 12TH ST	MARQUEZ FROILAN
	263	824 12TH ST	MARQUEZ ROBERTO
	264	832 12TH ST	ZAPATA ALVARO & LUZ MARIA
O	265	838 12TH ST	ROSALES LEONOR &
X	266	739 PAGE AVE	EWERS LIMITED PARTNERSHIP
	267	837 12TH ST	ZEPEDA EVELIA
	268	835 12TH ST	ARELLANO JULIO &
O	269	829 12TH ST	MATA ABDON &
	270	825 12TH ST	JIMENEZ RIGOBERTO &
	271	821 12TH ST	ELWELL STEVEN J &
	272	817 12TH ST	MEZA JUAN J
	273	815 12TH ST	CARDOZO J ALBERTO &
	274	811 12TH ST	GONZALES LILIA

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	807 12TH ST	LOCASCIO JACK
	276	801 12TH ST	PALOS AVILA MIGUEL ANGEL
	277	800 CENTRE ST	FERNANDEZ HECTOR
	278	804 CENTRE ST	MENDOZA OSCAR
	279	808 CENTRE ST	RAMIREZ TERESA
O	280	812 CENTRE ST	MORENO JACQUELINE ALICIA &
	281	816 CENTRE ST	PEREZ MYRIAM J &
	282	826 CENTRE ST	ZAPEDA EVELIA
	283	837 CENTRE ST	WORLD WIDE REVIVAL
	284	827 CENTRE ST	RODRIGUEZ MARIO A &
	285	817 CENTRE ST	MUNOZ MARK
	286	815 CENTRE ST	LIMA JUANA A LOPEZ
	287	809 CENTRE ST	SRO INV LTD
	288	800 JEFFERSON BLVD	SRO INV LTD
	289	818 JEFFERSON BLVD	RUDUAL INC
	290	820 JEFFERSON BLVD	REICHERT DONALD E
	291	828 JEFFERSON BLVD	MENDEZ GUADALUPE ETAL
	292	832 JEFFERSON BLVD	MENDEZ GUADALUPE ET AL
	293	838 JEFFERSON BLVD	RODRIQUEZ CARMEN I
	294	310 TYLER ST	RODRIGUQUEZ CARMEN I
	295	829 JEFFERSON BLVD	DAY ELIJAH & BOBBIE J
	296	817 JEFFERSON BLVD	CAMELIA FAMILY LTD PS
	297	813 JEFFERSON BLVD	KAHN ALAN L
	298	813 JEFFERSON BLVD	DREYFUS BETTY K
	299	809 JEFFERSON BLVD	ROJAS DANIEL & ANITA
	300	800 SUNSET AVE	GARCIA ROSALIO &
	301	212 TYLER ST	TRIBECCA STUDIOS LLC
	302	804 SUNSET AVE	JG HESTER LLC
	303	808 SUNSET AVE	CARDENAS FLORENCIA
	304	200 TYLER ST	200 TYLER SQUARE LLC
	305	208 TYLER ST	EVANS ENGRAVING &

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	210	TYLER ST	EVANS DAN M
307	812	SUNSET AVE	AGUILAR DIANA E P
308	816	SUNSET AVE	CROUCH ALAN L
309	820	SUNSET AVE	CAGLE JAMES
310	824	SUNSET AVE	GARCIA DAVID
311	116	TYLER ST	HUDSON A M &
312	116	TYLER ST	HUDSON A M &
313	829	SUNSET AVE	SOLORZANO DANIEL
314	825	SUNSET AVE	SOLORZANO DANIEL
315	821	SUNSET AVE	PORTUGAL JUAN & MARICELA
316	817	SUNSET AVE	GARCIA JUAN P & JUANITA
317	815	SUNSET AVE	VALERO JESSE III &
318	805	SUNSET AVE	GONZALEZ JUAN & GLORIA
319	801	SUNSET AVE	STEFFEN JOSEPH
320	939	SUNSET AVE	MOLINA VALERIANO &
321	925	SUNSET AVE	DRENNAN MARGIE LEE
322	921	SUNSET AVE	TIPTON INVESTMENTS LP
323	917	SUNSET AVE	CHESHLER CHRIS L
324	913	SUNSET AVE	BARRETO JESUS & AMALIA
325	909	SUNSET AVE	ALPHA 8 INVESTMENT PROPERTIES INC
326	115	TYLER ST	MCCALL JOHN P JR
327	939	JEFFERSON BLVD	BALLAS VICTOR
328	901	JEFFERSON BLVD	PALOMINO SK PPTIES LLC
329	931	JEFFERSON BLVD	DAVID G DRUMM
330	213	TYLER ST	TECO THEATRICAL
331	209	TYLER ST	Y & T DEV LLC
332	201	TYLER ST	DALLAS CHALLENGE INC
333	918	SUNSET AVE	PUCKETT JONATHAN
334	922	SUNSET AVE	BENNETT STEVEN D & BETTINA
335	926	SUNSET AVE	GOIJAT HANNIBAL
336	928	SUNSET AVE	GARCIA GENROSO & YOLANDA

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	932 SUNSET AVE	GARCIA GENEROSO & YOLANDA
	338	932 SUNSET AVE	GARCIA GENEROSO & YOLANDA
	339	210 POLK ST	DOMINGUEZ ALEX V
	340	934 SUNSET AVE	DOMINGUEZ NOEMI V
	341	937 CENTRE ST	TRUJILLO LOUIS
	342	933 CENTRE ST	E O J BUSINESS TRUST ORG
	343	929 CENTRE ST	CERROS OCTAVIO &
	344	927 CENTRE ST	RHODES MICHELLE
	345	923 CENTRE ST	OLMOS SANDRA &
	346	919 CENTRE ST	CASARIN MINERVA
	347	915 CENTRE ST	ACEVEDO JAMES & CYNTHIA V
	348	911 CENTRE ST	SMITH JUNIOUS E TR
	349	905 CENTRE ST	ARELLANO JULIO
	350	901 CENTRE ST	RAMIREZ ROBERT & OFELIA
	351	900 JEFFERSON BLVD	PEREZ MARIA ELIZABETH
	352	906 JEFFERSON BLVD	MOSITOS INC
	353	912 JEFFERSON BLVD	SMITH JUNIOUS E TR
	354	926 JEFFERSON BLVD	OLEVAREZ MARCIANO &
	355	924 JEFFERSON BLVD	OLIVAREZ MARCIANO
	356	928 JEFFERSON BLVD	OLIVAREZ MARCIANO & ROSA
	357	935 12TH ST	MCCABE JAMES P
	358	937 12TH ST	LEWIS R H JR
	359	931 12TH ST	LUIS JOSE
	360	927 12TH ST	BILLINGS FLOYD G
	361	923 12TH ST	JUREK BILLY
	362	919 12TH ST	BARRETO DAVID & MARBELLA
	363	913 12TH ST	LOPEZ JUAN & SEBARITA
	364	702 TYLER ST	HERNANDEZ MARTIN
	365	907 12TH ST	VAZQUEZ ZONIA
	366	901 12TH ST	MCLEMORE STEVE A
	367	908 CENTRE ST	GARCIA MARTHA

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	912 CENTRE ST	ALVARADO ESPERANZA V
	369	916 CENTRE ST	ROMERO FRED
	370	920 CENTRE ST	MONSIVAIS ARTURO &
	371	926 CENTRE ST	AGULAR MARINA
	372	928 CENTRE ST	ESTEFES SAMUEL
	373	930 CENTRE ST	RODRIGUEZ JESUS
X	374	938 CENTRE ST	TRUJILLO LOUIS
	375	912 12TH ST	SAFEWAY
X	376	900 12TH ST	MOLINA ALFONSO & SOLEDAD
	377	906 12TH ST	GUTIERREZ MARCO A
	378	603 TYLER ST	KP STAR INVESTMENTS INC
	379	607 TYLER ST	K P STAR INVESTMENTS INC
	380	507 POLK ST	RODRIGUEZ JUAN MANUEL
X	381	401 POLK ST	TRUJILLO HENRY MALACARA &
	382	1005 CENTRE ST	HERNANDEZ ALEJANDRO ETAL
X	383	1001 CENTRE ST	TRUJILLO HENRY M ETAL
X	384	1000 JEFFERSON BLVD	TRUJILLO HENRY MALACARA &
	385	1003 JEFFERSON BLVD	SOLIS GLORIA C
	386	207 POLK ST	WILDER THAD
	387	1007 SUNSET AVE	TRUJILLO JOSEPH HENRY
	388	1001 SUNSET AVE	TRUJILLO INEZ T
	389	505 12TH ST	METROPOLITAN SAVINGS
	390	530 CENTRE ST	LOPEZ FELIPA R
	391	201 12TH ST	SWISS AVE STATE BANK
X	392	515 BECKLEY AVE	EARTH FUEL LLC
	393	328 12TH ST	PETERS DONALD A & LINDA N TRUSTEES
	394	426 12TH ST	CORKY PROPERTIES LTD &
	395	430 12TH ST	CORKY PROPERTIES LTD &
	396	611 JEFFERSON BLVD	L&R FIESTA INVESTMENTS
	397	705 JEFFERSON BLVD	FRANCHISE REALTY
	398	713 JEFFERSON BLVD	MCDONALDS CORPORATION

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	399	704 SUNSET AVE	FRANCHISE REALTY
	400	715 CENTRE ST	III M PARTNERS LTD
	401	1005 JEFFERSON BLVD	WINNETKA PLACE LTD
	402	407 10TH ST	CHILD CARE GROUP THE
	403	318 BECKLEY AVE	TRAN QUACH LLC
	404	310 BECKLEY AVE	MAYA JUSTINO
	405	304 BECKLEY AVE	DIALLO BEATRICE LOVETT
	406	306 BECKLEY AVE	MCSWAIN JAMES BRYANT &
	407	400 BECKLEY AVE	County of Dallas
O	408	109 CUMBERLAND ST	SALESMANSHIP CLUB YOUTH &
	409	102 10TH ST	GHAFFAR F ABDAL &
	410	108 BECKLEY AVE	COOK BILL
	411	113 JEFFERSON BLVD	COURTNEY E A EXTRX
	412	323 10TH ST	MAN PARTNERS II LLC
	413	317 10TH ST	BISHOP ARTS VILLAGE LLC
	414	311 10TH ST	HOMEWARD BOUND INC
	415	233 10TH ST	HOMEWARD BOUND INC
	416	227 10TH ST	CMWOC PROPERTIES I LLC
O	417	219 10TH ST	JOMK LLC
	418	209 10TH ST	DALLAS CO MENTAL HEALTH &
O	419	202 10TH ST	DUTTON ALLAN M D
	420	206 10TH ST	MERCADO FRANCISCA M
	421	210 10TH ST	FIVE NINE SEVEN LP
	422	220 10TH ST	PERALTA CHIROPRACTIC INC
	423	224 10TH ST	HIGGINBOTHAM LONNIE
	424	232 10TH ST	PEREZ ARMINDA
	425	400 10TH ST	DEVERS GARY
	426	408 10TH ST	JOSEPH GEORGE K & ROSAMMA
	427	416 10TH ST	CALDERON JUAN C
	428	418 10TH ST	CALDERON JUAN CARLOS
	429	426 10TH ST	JEFFUS WAYNE

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	430	424 10TH ST	JOHNSON BRIAN & MICHELLE
	431	430 10TH ST	JEFFUS WAYNE K
	432	438 10TH ST	TRIPLE L PLACE LLC
	433	502 10TH ST	LILY ENTERPRISES INC
	434	510 10TH ST	MALOLITO INVESTMENTS LLC
	435	514 10TH ST	DELAPAZ ALFREDO JR
	436	518 10TH ST	A & E HOUSING LLC
	437	522 10TH ST	HUNTER RHONDA F
	438	526 10TH ST	WILBURN CHRISTOPHER T TR
O	439	237 PAGE AVE	PROMISE HOUSE INC
	440	233 PAGE AVE	PROMISE HOUSE INC
	441	217 PAGE AVE	QUIKTRIP CORPORATION
	442	215 PAGE AVE	QUIKTRIP CORPORATION
	443	201 PAGE AVE	OAK CLIFF TOWER LTD
	444	511 ZANG BLVD	QUIKTRIP CORPORATION
	445	208 12TH ST	QUIKTRIP CORPORATION
	446	214 12TH ST	HARDY REALTY INC
	447	339 PAGE AVE	WASHINGTON MARIA G &
	448	512 BISHOP AVE	GAYTAN JOSE
	449	335 PAGE AVE	ESPINOZA AGAPITO &
	450	329 PAGE AVE	OCAMPO MIRYAM &
	451	327 PAGE AVE	SIMPSON ROBERT L JR &
	452	331 PAGE AVE	OCAMPO MIRYAM &
	453	325 PAGE AVE	SARMIENTO VICTOR &
	454	321 PAGE AVE	TAYLOR JOHNNY
	455	315 PAGE AVE	JC LEASING LP
	456	309 PAGE AVE	ONEALL LARRY D & NATALIE
	457	307 PAGE AVE	DAVILA PAULINO
	458	301 PAGE AVE	VIEW OF THE ZOO LIMITED
	459	437 PAGE AVE	GARCIA RAMON & LUDIVINA
	460	433 PAGE AVE	ZAPATA BENIGNO

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	429	PAGE AVE	TORRES ALBERTO M
462	425	PAGE AVE	VELA ADRIAN & YESSICA M
463	421	PAGE AVE	CARDENAS ROSE EST OF
464	417	PAGE AVE	RODSONS PROPERTY MGMT INC
465	415	PAGE AVE	ORELLANA ROSA
466	409	PAGE AVE	RANGEL GUADALUPE J &
467	405	PAGE AVE	ZAPATA BENIGNO
468	517	BISHOP AVE	AGUILAR FRANCISCO JAVIER&
469	401	PAGE AVE	GRANADOS ANA P &
470	541	PAGE AVE	COUCH PATRICIA &
471	537	PAGE AVE	FETTIG JAMIE
472	533	PAGE AVE	GOMEZ MOISES &
473	527	PAGE AVE	RENDON ISMAEL &
474	523	PAGE AVE	DAVILA LEOBARDO
475	519	PAGE AVE	GARCIA DIEGO &
476	517	PAGE AVE	QUINTERO JOSE A &
477	511	PAGE AVE	QUINTERO JOSE A
478	515	ADAMS AVE	TORRES JACINTO & FELIPA
479	507	PAGE AVE	LOPEZ ERNEST T
480	501	PAGE AVE	MALDONADO JOSE L & SYLVIA
481	201	BROOKLYN AVE	NAVARRO NANCY A
482	200	PAGE AVE	FOREIGN CAR PARTS
483	204	PAGE AVE	FOREIGN CAR PARTS
484	208	PAGE AVE	MOORE RICHARD L INC
485	639	PAGE AVE	SANTIAGO EPIFANIO
486	635	PAGE AVE	LOREDO JUAN MANUEL
487	631	PAGE AVE	BARAJAS SAMUEL
488	625	PAGE AVE	QUINTERO PABLO ESTEVAN &
489	623	PAGE AVE	LAZO ISIDRO &
490	617	PAGE AVE	ESPINAL JESUS
491	615	PAGE AVE	CASASOLA FREDI A & OLDA

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	492	609 PAGE AVE	GONZALES CONNIE B
	493	605 PAGE AVE	GARAY MARIA
	494	603 PAGE AVE	SMITH R E
O	495	608 10TH ST	BETJO MANAGEMENT LLC
	496	614 10TH ST	OLASCUAGA JOSE & IRMA
	497	618 10TH ST	CRUZ HERMAN & OLGA
	498	620 10TH ST	MAZZMANIA LP
	499	626 10TH ST	EVANS CARL SR
X	500	630 10TH ST	RODRIGUEZ RAFAEL G &
	501	634 10TH ST	BELMAR MGMT LTD
	502	638 10TH ST	MORIEL BENITO & EDITH
	503	700 10TH ST	BRYANT DAVID B
	504	704 10TH ST	ARANDA MIGUEL A ET AL
	505	704 10TH ST	ARANDA MIGUEL A &
	506	708 10TH ST	REYES MIGUEL A &
	507	710 10TH ST	CASTILLO MARCO A &
	508	714 10TH ST	DAVILA ENRIQUE & BRISLA
	509	720 10TH ST	VICTOR PROPERTIES LLC
	510	724 10TH ST	BUTLER DEBRA A
	511	726 10TH ST	ARAIZA REYES & ANTONIA D
	512	731 PAGE AVE	SANCHEZ MARCIAL M ET AL
	513	727 PAGE AVE	MARTINEZ JUAN
	514	723 PAGE AVE	BAC HOME LOANS SERVICING LP
	515	717 PAGE AVE	VILLARREAL MARTHA L
	516	713 PAGE AVE	SOLIS ELEN0 &
	517	709 PAGE AVE	MUNGUIA JESUS &
	518	705 PAGE AVE	BLANCO CLIMACO & ANA ELVIA
	519	701 PAGE AVE	BLANCO CLIMACO & ANA E.
	520	706 TYLER ST	HERNANDEZ JAIME
	521	618 TYLER ST	HERNANDEZ SANTIAGO
	522	624 TYLER ST	NORTHCUTT LINDY GENE

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	523	616 TYLER ST	ROCKETT JAMES S
	524	612 TYLER ST	ROCKETT JAMES S &
	525	820 PAGE AVE	FIGUEROA DORA G
	526	600 TYLER ST	HERNANDEZ RAFAEL E
	527	606 TYLER ST	GARCIA MIGUEL C ETAL
	528	516 TYLER ST	DIAZ LINO & BEATRIZ
	529	837 PAGE AVE	CASTILLO MAGDALENA &
	530	833 PAGE AVE	DOMINGUEZ JUAN M
	531	831 PAGE AVE	COUCH KEDRIC
	532	827 PAGE AVE	TALAMANTES PEDRO
	533	823 PAGE AVE	CRUZ EVELIA
	534	819 PAGE AVE	MONTELONGO GERARDO
	535	815 PAGE AVE	VILLEGAS RAUL ETAL
	536	811 PAGE AVE	DODSON CINDY LOU
	537	807 PAGE AVE	SALINAS JOSE LUIS &
	538	517 VERNON AVE	ADAME FELIPE
	539	801 PAGE AVE	ADAME MIGUEL
O	540	101 VERNON AVE	BRYANT DAVID
	541	804 10TH ST	806 W 10TH ST LAND TRUST
	542	810 10TH ST	HERNANDEZ JESSE &
	543	812 10TH ST	SALAS JUAN H & FELIPA
	544	816 10TH ST	CREEDE CAPITAL, LP
	545	824 10TH ST	GRACE TEMPLE BAPTIST
	546	838 10TH ST	GRACE TEMPLE BAPT
	547	900 10TH ST	TYLER STREET UNITED METH
	548	906 10TH ST	TYLER ST METHODIST
	549	912 10TH ST	TYLER ST UNITED METH CH
	550	918 10TH ST	TYLER ST METH CHURCH
	551	922 10TH ST	LIGHT BEATRIX DINA
	552	928 10TH ST	TYLER ST METH CHURCH
	553	621 TYLER ST	BENITEZ MARIA DEL CARMEN

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	554	626 BUCKALEW ST	MARTINEZ GILBERTO &
	555	622 BUCKALEW ST	GARZA SOPHIA
	556	618 BUCKALEW ST	GARZA ALFREDO
	557	614 BUCKALEW ST	GARZA OSCAR DIEGO CARDENAS
	558	707 TYLER ST	SANCHEZ ASCENCION B &
	559	711 TYLER ST	ROMERO JUAN L & ROSA M
	560	706 BUCKALEW ST	JAIME JUAN E &
	561	702 BUCKALEW ST	ARMIGO CELESTINO &
	562	930 PAGE AVE	FOUNTAIN VILLA INC
	563	934 PAGE AVE	SOSA JORGE & GUADALUPE
	564	611 BUCKALEW ST	TAMEZ JOSE L &
	565	613 BUCKALEW ST	RIOS PEDRO
	566	942 PAGE AVE	SALA TATIANA M
	567	519 POLK ST	COUCH PATRICIA ET AL
	568	521 POLK ST	SALA DONALD A
	569	523 POLK ST	RODRIGUEZ SANTIAGO
	570	1000 10TH ST	TYLER ST METHODIST CHURCH
	571	1004 10TH ST	TYLER ST METHODIST CHURCH
	572	102 WILLOMET AVE	LESSARD PIERRE A
	573	106 WILLOMET AVE	THOMPSON JOYCE
	574	110 WILLOMET AVE	CARRANZA CHRISTOPHER
	575	114 WILLOMET AVE	GUTIERREZ NORMA V
	576	118 WILLOMET AVE	TRUJILLO ALMA ROSA TRUST
	577	120 WILLOMET AVE	WILDER STEVEN M
	578	202 WILLOMET AVE	CARR JUDITH A &
	579	204 WILLOMET AVE	STOLTZ BRIAN &
	580	206 WILLOMET AVE	VASQUEZ JUAN M JR &
	581	214 WILLOMET AVE	RUIZ ELISEO III
	582	302 WILLOMET AVE	MITCHELL JIM
	583	306 WILLOMET AVE	SPEARS THOMAS K &
	584	310 WILLOMET AVE	WHITE CHRISTINA

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	585	314 WILLOMET AVE	KENNEDY KAMBRIA K &
	586	318 WILLOMET AVE	BRIN MICHAEL J
	587	400 WILLOMET AVE	ALKIRWI JESSICA L
	588	406 WILLOMET AVE	RODRIGUEZ LYDIA &
	589	410 WILLOMET AVE	ESQUIVEL CHARLES
	590	414 WILLOMET AVE	BOUCHER CAMERON P
	591	418 WILLOMET AVE	DCMIR PROPERTIES LLC
	592	506 WILLOMET AVE	LOREDO FIDENCIA
	593	510 WILLOMET AVE	OCHOA ADAM
	594	514 WILLOMET AVE	GONZALEZ MIKE A & MARIA C
	595	518 WILLOMET AVE	COUCH TAWANA
O	596	522 WILLOMET AVE	BOYKIN TERRANCE
O	597	526 WILLOMET AVE	TRIPLE M LEASING LTD
	598	515 WILLOMET AVE	STADLER NICHOLAS
	599	509 WILLOMET AVE	BECK JANICE R
	600	507 WILLOMET AVE	MANCILLAS DANIEL &
	601	702 BECKLEY AVE	OMNIBUS ENTERPRISES INC
	602	875 R L THORNTON FWY	STEVENS MARILOU M &
	603	111 BROOKLYN AVE	LINE DEE
	604	108 JEFFERSON BLVD	FIREBRAND PROPERTIES LP
	605	118 JEFFERSON BLVD	GREGG GUION III
	606	218 10TH ST	OCD PPTIES LLC
	607	510 BECKLEY AVE	BUTLER JP INV CO LP

AGENDA ITEM # 79

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 2

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 34 P

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, on property generally on the northwest line of Manor Way, between Maple Avenue and Denton Drive

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions

Z123-192(RB)

Note: This item was considered by the City Council at public hearings on June 25, 2014, and August 13, 2014, and was taken under advisement until August 27, 2014, with the public hearing open

FILE NUMBER: Z123-192(RB)

DATE FILED: February 4, 2013

LOCATION: Northwest Line of Manor Way, between Maple Avenue and Denton Drive

COUNCIL DISTRICT: 2

MAPSCO: 34-P

SIZE OF REQUEST: Approx. 16.8 Acres

CENSUS TRACT: 4.06

APPLICANT/OWNER: Canyon-Small Love Field, L.P.

REPRESENTATIVES: Kirk R. Williams, Tommy Mann

REQUEST: An application for a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District.

SUMMARY: The applicant is proposing to redevelop the site with a mix of uses inclusive of multifamily dwelling units.

CPC RECOMMENDATION: Approval, subject to a conceptual plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request, subject to the attached conceptual plan and conditions based upon:

1. *Performance impacts upon surrounding property* – As the anticipated redevelopment of a mixed use project is envisioned, impact on adjacent properties (lighting, noise, odor) should be negligible as adjacent properties have redeveloped with similar uses.
2. *Traffic impact* – In light of the site possessing close proximity to the DART's Denton/Inwood Station, as well as the PDD requiring connectivity along all street frontages to facilitate pedestrian activity, the existing street system can accommodate the proposed development.
3. *Comprehensive Plan or Area Plan Conformance* – The concept of a mixed use development is in compliance with the designated Building Block for the area. Additionally, the applicant's vision is in compliance with the objectives stated in the area plan (see detail, below).

BACKGROUND INFORMATION:

- The property is an assembly of various lots/tracts with frontage along Denton Drive, Manor Way, and Maple Avenue, all with mid-block face frontage.
- The site is located within the 70 DNL contour of Dallas Love Field Airport.
- The applicant proposes to redevelop the property with a mix of uses inclusive of multifamily dwelling units. At this time, no specific plans for redevelopment are planned, nor has a timeline been set for the orderly relocation of existing tenants in the various structures.
- A PDD is being requested for consideration of the following: 1) to provide for residential uses at a maximum of 75 dwelling units per acre; and 2) revised urban form setback and tower spacing regulations.
- On September 25, 2013, the City Council remanded this request back to the City Plan Commission in order to address alternative regulations for anticipated multifamily development. The following two areas have been addressed, with the cumulative outcome to favorably impact not only the anticipated coexistence of a mixed use project internal to the site boundary, but also a more accepting project as it relates to adjacent properties:
 - 1) provide for a 300 foot setback from Denton Drive, to further provide for sensitivity to the existing Love Field flight overlay; and
 - 2) require design criteria for new development.

- On June 25, 2014, the City Council remanded this request back to the City Plan Commission due to an error in the notification of the requested PDD.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z045-116	On April 13, 2005, the City Council approved an IR District.
2. Z045-119	On April 13, 2005, the City Council approved an IR District.
3. Z045-257/Z067-320	On March 8, 2006, the City Council approved an application for an MF-2(A) District, with deed restrictions and an avigation easement. On January 9, 2008, the City Council approved an MU-2 District with terminated deed restrictions.
4. Z056-145/Z078-221	On March 28, 2007 City Council approved an IR District on a property zoned MU-2 District with deed restrictions/ On August 13, 2008 City Council approved an IR District on a property zoned MU-2 District with deed restrictions.
5. Z078-275/Z112-228	On October 22, 2008, the City Council approved an MU-2 District on property zoned an IR District/On August 22, 2012, the City Council approved a WR-5 District on property zoned an MU-2 District.
6. Z078-288	On November 10, 2008, the City Council approved an MU-2 District on property zoned an IR District.
7. Z123-258	On August 8, 2013, the CPC approved an MU-2 District on property zoned an IR District. Pending a September 11, 2013 City Council public hearing.

Thoroughfares/Streets:

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Denton Drive	Local; 56' ROW
Manor Way	Local; 50" ROW
Maple Avenue	Collector; 60' & 60' ROW

Traffic: The applicant's requested MU-2 District would provide for development rights greater than that addressed in the provided traffic impact analysis. The proposed scale of development would be consistent those development standards in the immediate area. The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request in conjunction with a requested traffic impact analysis. The TIA was prepared based on the following anticipated build-out:

Land Use	Amount	Unit
Residential Uses	600	Dwelling Units
Lodging Uses	250	Rooms
Retail and Personal Services Uses	50,000	Square Feet
Office Uses	300,000	Square Feet

While the applicant has requested development standards provided for in an MU-2 District (greater than that noted above), staff's request for a revised traffic impact analysis address development rights greater than studied was not accommodated. In efforts to address development rights over what is anticipated, staff is recommending (and the applicant has agreed) that prior to the issuance of a building permit that would exceed the study's focus, or an equivalent for development for any other permitted use, a revised traffic impact analysis would need to be completed and reviewed by the department's engineering staff.

Comprehensive Plan: The site is located in a Commercial Center or Corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development

Area Plan: The property is situated within the boundary of the Stemmons Corridor-Southwestern Medical District Area Plan, adopted by the City Council on June 10, 2010. The approximate 3,900 acre-site is generally bounded by the Trinity River, Mockingbird Lane, the downtown area, and Uptown.

The *Consensus Development Vision* for the site and immediate area is anticipated to accommodate Urban Residential Medium. This is defined as a scale of development of two to seven stories and a mix of residential housing products (approx. 80%-90%; 10% retail and services uses). Residential uses anticipated for the site are envisioned to

connect via a pedestrian-friendly streetscape along Maple Avenue and Denton Drive, the latter providing for a connection to the Denton/Inwood DART Station.

STAFF ANALYSIS:

Land Use Compatibility:

The site is surrounded by a mix of uses, inclusive of typical office, commercial, and inside industrial uses typical for this part of the city. Additionally, there has been a surge of redevelopment in the general area between Inwood Road to the and Mockingbird Lane to the north with multifamily developments, all of which benefit from the city's mass transit system and the Southwest Medical Center as a magnet for residential uses in close proximity to its campus. It should be noted that the Denton/Inwood DART Station is situated approximately 2,500 feet south/southeast of the site, as measured along the Denton Drive right-of-way.

As noted in the Background Section, the site is located within the 70-decibel day-night average sound level contour of Dallas Love Field Airport. The Aviation Department has reviewed the request and is recommending the redevelopment of the property invest in appropriate sound attenuation practices to address noise levels emanating from Love Field.

On September 25, 2013, the City Council adopted revisions to the Dallas Building Code (Chapter 53) of the Dallas City Code to require certain aircraft noise attenuation requirements. All properties within (whole or part) a DNL noise contour of 65 dBA or greater must provide for construction and/or sound insulation measures that will result in 45 dBA or less inside the structure.

The following represents an ability to understand the volume levels of various sources and how they may affect hearing and overall enjoyment within a particular environment as well as a table reflecting acceptable noise levels for various periods of time.

Environmental Noise	
Weakest sound heard	0dB
Whisper Quiet Library	30dB
Normal conversation (3-5')	60-70dB
Telephone dial tone	80dB
City Traffic (inside car)	85dB
Train whistle at 500', Truck Traffic	90dB
Subway train at 200'	95dB
Jet engine at 100', Gun Blast	140dB
Death of hearing tissue	180dB
Loudest sound possible	194dB

OSHA Daily Permissible Noise Level Exposure	
Hours per day	Sound level
8	90dB
6	92dB
4	95dB
3	97dB
2	100dB
1.5	102dB
1	105dB
.5	110dB
.25 or less	115dB

In summary of this analysis, staff supports the request, subject to the attached conceptual plan and recommended conditions.

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR	15'	30' adj. To residential OTHER: No min	2.0:1	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Requested: PDD-MU-2	15'	20' adj. to res.; OTHER: no minimum	1.0-3.5:1	135'-180'	80%	Revised urban form and tower spacing	Mixed uses

Landscaping: Minimal landscape materials exist in conjunction with the existing development across the various parcels. It is anticipated that landscaping and tree mitigation will be addressed through existing Article X regulations.

With respect to the Maple Avenue and Manor Way frontages, the applicant has agreed to provide for enhanced pedestrian amenities and specific sidewalk requirements that will support the vision for this general area within the Stemmons Corridor-Southwestern Medical District Area Plan study boundary.

Off-Street Parking: The applicant will comply with the various off-street parking regulations as outlined in the Dallas Development Code.

CPC ACTION
(July 10, 2014)

Z123-192(RB)

Planner: Richard Brown

Motion I: It was moved to recommend **denial** of a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, generally located on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

Maker: Emmons
Second: None
Result: Failed to lack of a second

Motion II: It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District Uses, subject to a conceptual plan and revised conditions to include 1) In Section 51P__107, MAIN USES PERMITTED, (b), add the words “is prohibited”, on property zoned an IR Industrial Research District, generally located on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

Maker: Culbreath
Second: Anglin
Result: Carried: 12 to 2

For: 12 - Anglin, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Peadon, Murphy, Ridley, Abtahi

Against: 2 - Emmons, Schultz
Absent: 1 - Shellene
Vacancy: 0

Amending Motion: It was moved to **approve** an amendment to remove the residential component of a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District, generally located on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

Maker: Emmons
Second: Bagley
Result: Failed: 3 to 11

For: 3 - Emmons, Bagley, Schultz
Against: 11 - Anglin, Rodgers, Culbreath, Shidid, Anantasomboon, Lavallaisaa, Tarpley, Peadon, Murphy, Ridley, Abtahi
Absent: 1 - Shellene
Vacancy: 0

Notices: Area: 500 Mailed: 57

Z123-192(RB)

Replies: For: 2 Against: 1

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201

Against: Pat White 4714 Wildwood Rd., Dallas, TX, 75209

William Cohn, 4529 Belfort Ave., Dallas, TX, 75205

Officers and Directors

Canyon-Small Love Field, L.P.

General Partner: Canyon Love Field GP, LLC
- Joshua S. Friedman, director
- Mitchell R. Julis, director
- K. Robert Turner, director

Limited Partner: Justin Small, director

**CPC RECOMMENDED CONDITIONS
ARTICLE ____.**

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2013.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the northeast line of Maple Avenue, north of Manor Way, and the northwest line of Manor Way, northeast of Maple Avenue. The size of PD ____ is approximately 16.8 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: conceptual plan.

SEC. 51P-____.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the Tract 1 conceptual plan/Tract 2 development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.107. MAIN USES PERMITTED.

(a) Except as the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district, etc.

(b) General merchandise or food store 100,000 square feet or more is prohibited.

SEC. 51P-____.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Denton Drive setback. For a multifamily use, a minimum 300 foot setback must be provided.

(c) Urban form setback. An additional 20-foot front yard setback is required for the main portion of a structure over 60 feet in height.

(d) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 60 feet is required for that portion of a main structure over 60 feet in height, up to a maximum side or rear yard of 30 feet.

(e) Density. Maximum dwelling unit density is 75 units per acre.

(f) Floor area ratio. Except as provided in this subsection, maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one

other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (no res.)	MUP=3 (with res.)
Lodging	1.6	1.7	1.8	1.8	1.9
Office	1.6	1.7	1.8	1.8	1.9
Residential	n/a	--	n/a	-	n/a
Retail and personal service	0.6	0.7	0.7	0.8	0.8
Total	1.6	1.8	2.0	2.0	2.25

(g) Phasing of development. Prior to the issuance of a building permit that would exceed that provided in Tables (f)(1) and (f)(2), a traffic impact analysis that establishes a maximum build-out of the Property must be provided to the building official.

Table (f)(1)

Land Use	Amount	Unit
Residential Uses	600	Dwelling Units
Lodging Uses	250	Rooms
Retail and Personal Services Uses	50,000	Square Feet
Office Uses	300,000	Square Feet

The following equivalency table can be utilized, by exchanging land uses totals up to the limits defined in this paragraph. The equivalency table can be used to convert between any of the land uses listed.

Table (f)(2)

One (1.0) Residential Dwelling Unit (ITE Land Use 220)	Is Considered Equivalent To:	Quantity	Use (ITE Land Use)
		1.0 Guest Room	Lodging Uses (310)
		165 SF	Retail and Personal Service Uses (820)
		420 SF	Office Uses (710)

Example: 100 residential dwelling units can be exchanged for 16,500 SF of retail uses, or 42,000 SF of office uses.

Example: 1,000 SF of office floor area can be exchanged for 393 SF of retail floor area, or 2.4 residential dwelling units.

The above table was developed by comparing the average PM peak hour trip generation for each use, using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. Equivalencies for other land uses not reflected in the table may be made by citing the data in the *Trip Generation Manual*, 9th or newer Edition.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. URBAN DESIGN STANDARDS.

(a) In general.

(1) New construction. Buildings constructed after [INSERT DATE OF PASSAGE] must comply with Subsection (b) and Subsection (c) of this section. facade

(2) Building permits. Regulations in this section governing landscaping, signs, screening, sidewalks, pedestrian amenities, pedestrian lighting, and utilities shall be applied upon application for a building permit for a new building or for application for a building permit that would add more than 5,000 square feet of floor area to an existing building.

(b) Street-facing facades.

(1) For each ground level office or retail use, facades must be composed of clear glazing that covers a minimum of 70 percent of the facade for a retail use or a minimum of 40 percent of the facade for an office use.

(2) A building step-back of ten feet off of Maple Avenue is required for the first three stories of a building.

(3) Building facades must incorporate a minimum of three of the following building elements: pilasters, cornices, string courses, window sills, awnings, lintels, or rustication. Except for awnings, building elements must be constructed of brick, cast stone, stone, ornamental metal, or concrete.

(5) The street level of any building located on Maple Avenue must provide a minimum of 12 feet floor to ceiling height.

(6) No more than one service entrance for every 600 feet of street frontage may be located on Maple Avenue.

(7) Street-facing facades must step back a minimum depth of two feet for a minimum distance of ten feet for every 75 feet of length.

(c) Building materials.

(1) For ground level office or retail uses, windows must be constructed of clear glass.

(2) The following building materials are expressly prohibited:

- (i) imitation stone;
- (ii) aluminum cladding or siding;
- (iii) styrofoam sheathing;
- (iv) vinyl;
- (v) plastic siding; and
- (vi) reflective glass.

(3) The following building materials may not exceed 25 percent of the total area of a building facade:

- (i) wood;
- (ii) corrugated sheet metal; and
- (iii) galvanized metal.

(4) In addition to glass, exterior cladding must use two facade materials on each street-facing facade.

(d) Entrances.

(1) Primary entrances to a building may not be located off surface parking lots.

(2) Awnings canopies, attached towers, or turrets must be provided over pedestrian building entrances.

(3) For residential ground floor uses, individual unit entries with stoops or porches shall be provided on the ground floor with direct access to the street along Maple Avenue frontage.

(4) For separate retail uses with street-level frontage, individual entryways must be provided with the main entrances located off Maple Avenue when retail touches Maple Avenue.

(e) Screening.

(1) Trash, storage, loading, and service areas may not be located along Maple Avenue.

(2) Trash, storage, and loading areas must be screened with masonry walls or opaque plantings at least six feet in height.

(3) Service areas must be enclosed with gates a minimum six feet in height.

(4) Service elements on roofs must be screened with masonry or opaque planting materials, or other material used on building façade, so that they are not visible from any public right-of-way.

(f) Pedestrian amenities.

(1) A minimum of one bench, one trash receptacle, and one five-bicycle parking rack must be provided for every 300 feet of street frontage, with any fraction of frontage rounding up. For example, a street frontage with 350 feet would require a minimum of two of each of the pedestrian amenities.

(g) Pedestrian lighting.

(1) Lights must be located within a public right-of-way or public access easement.

(2) Light standards must be spaced between 75 feet and 100 feet apart, with the center of the foundation of the light standard two feet from back of the curb.

SEC. 51P-____.111. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(1) Street trees.

(i) A large tree having a caliper of at least three inches must be provided for each 25 feet of street frontage.

(ii) Street trees should be located in the planting zone, as defined in Article X. The building official may approve alternative locations within 30 feet of the property line if the building official determines utility obstructions prevent planting within the planting zone.

(iii) Street trees must be located two to three feet from the back of the curb and have an eight foot-high clearance over the sidewalk.

(iv) Rain harvesting techniques must be used as either a primary or supplemental landscape irrigation source to capture on site storm water runoff.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.112. SIDEWALKS.

(a) Sidewalks must be installed along all street-facing facades.

(b) Sidewalks must be a minimum of seven feet in width and constructed of concrete material.

SEC. 51P-____.113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) For retail uses, a minimum of two of the following types of ground level signs are required for each 600 feet of frontage along Maple Avenue. Types of ground level signs include awning signage, projecting signage, window signs, or blade signs.

(c) Rooftop and flashing motion signage is expressly prohibited.

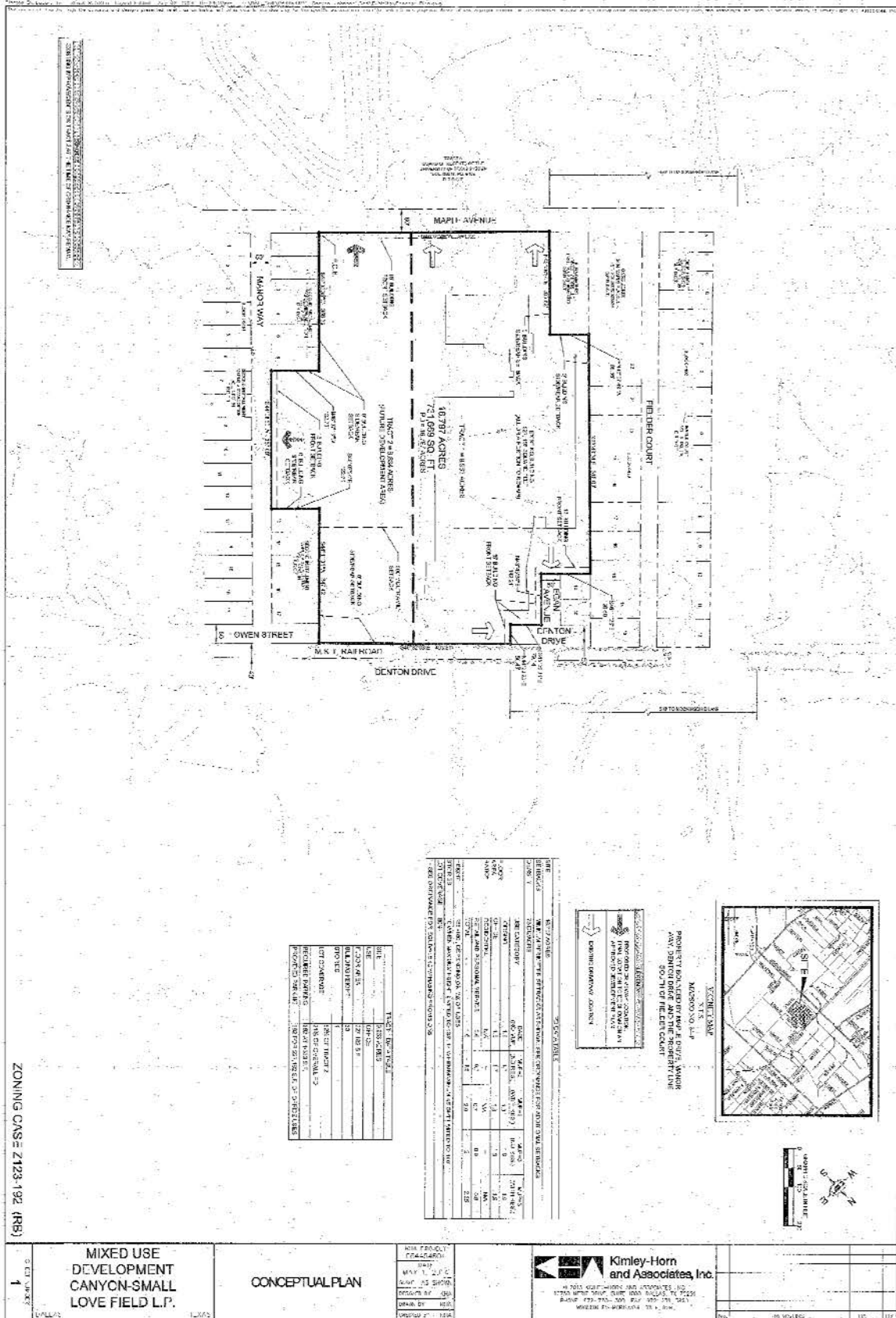
SEC. 51P-____.114. INGRESS/EGRESS.

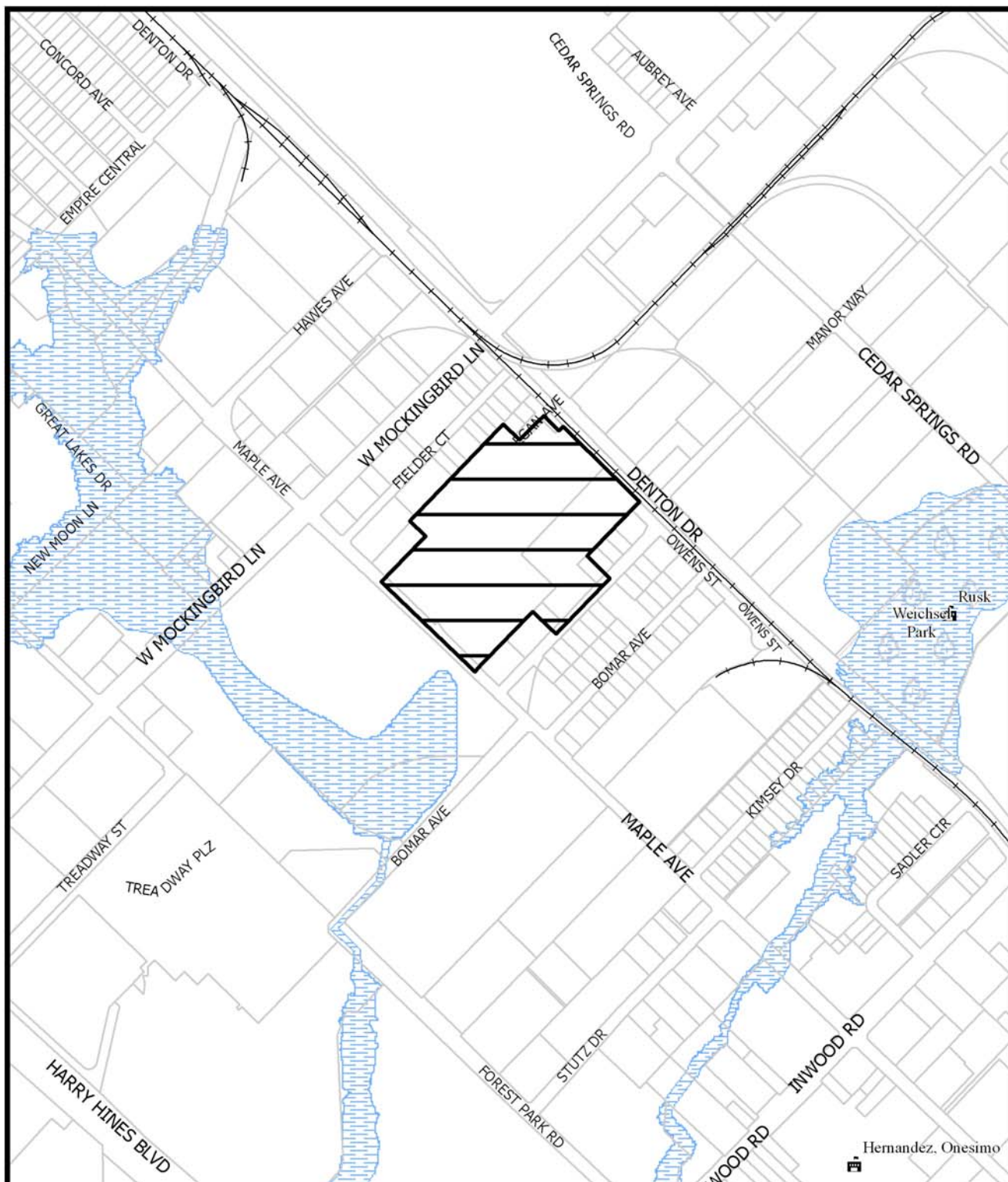
Ingress and egress must be provided as shown on the conceptual plan. Final location of the drive approach may vary from the location shown with no increase in number of drive approaches. Final design and location must be shown on an approved development plan.

SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.





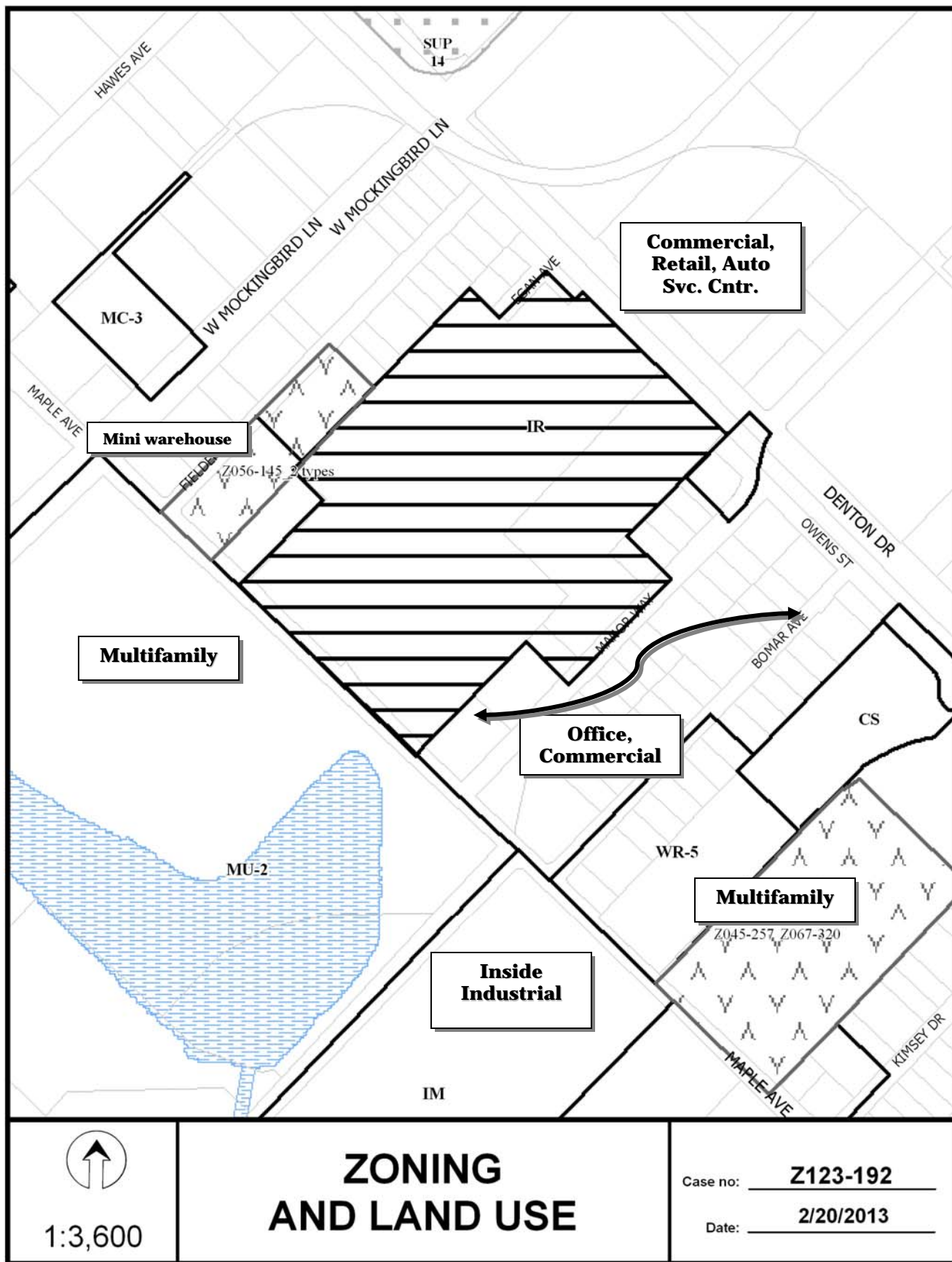
1:7,200

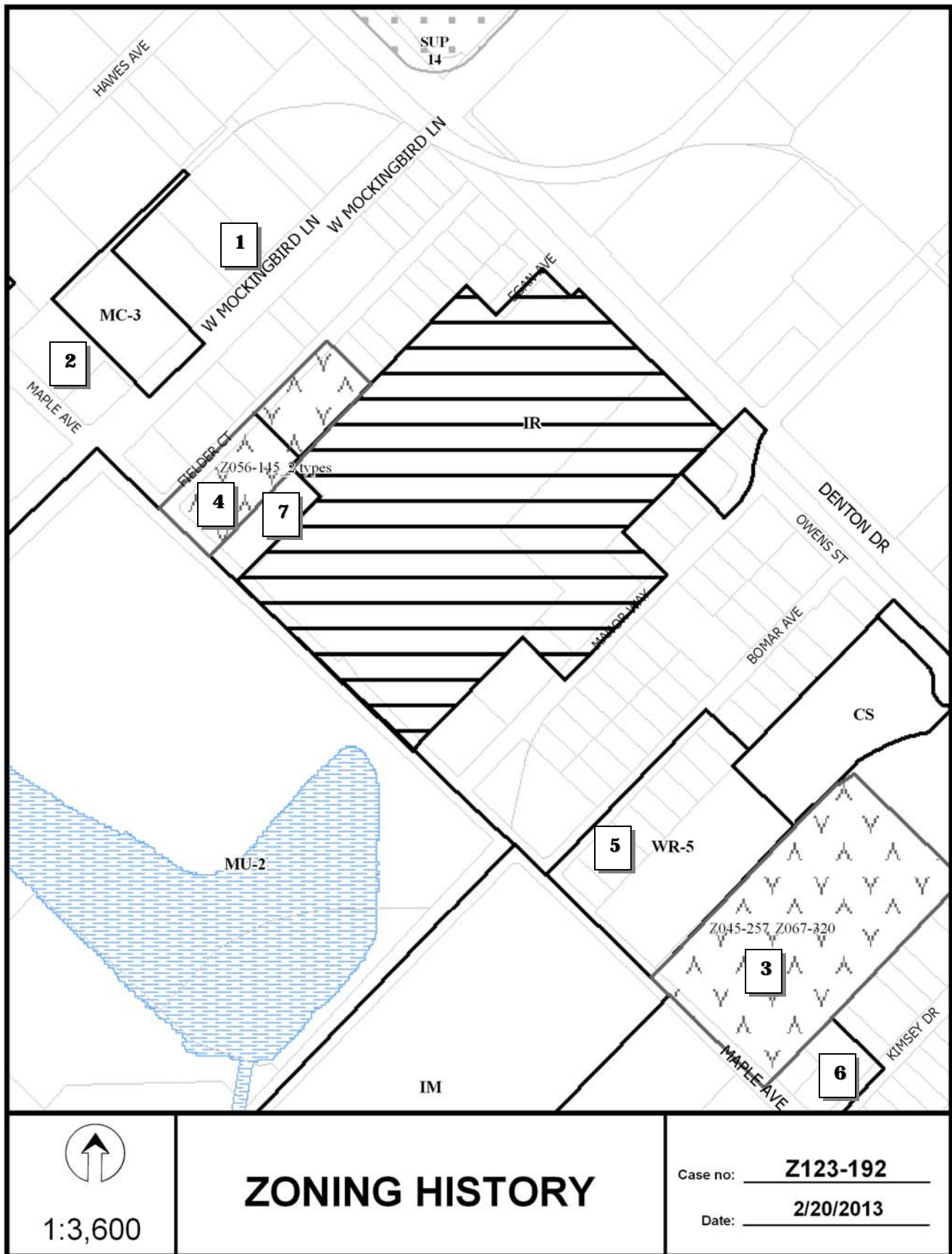
VICINITY MAP

Case no: **Z123-192**

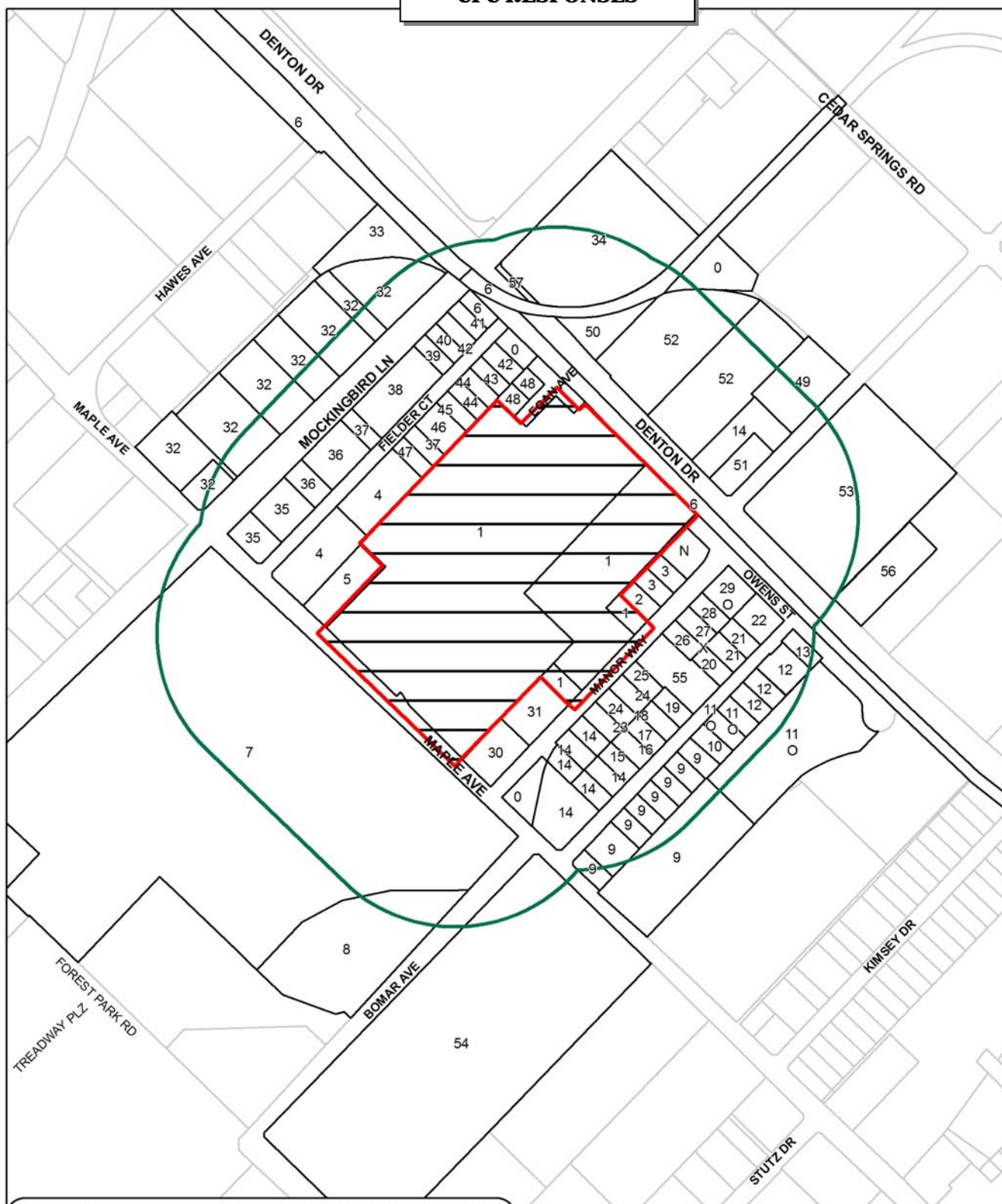
Date: **2/20/2013**

Hernandez, Onesimo





CPC RESPONSES



57 Property Owners Notified (103 parcels)

2 Replies in Favor (4 parcels)

1 Replies in Opposition (1 parcels)

500' Area of Notification

7/10/2014 Date

Z123-192

CPC



1:4,800

6/11/2014

Reply List of Property Owners***Z123-192******55 Property Owners Notified******3 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2603 MANOR WAY	CANYON FONBERG I LP
	2	2703 MANOR WAY	NINE MANOR WAY LLC
	3	2707 MANOR WAY	DAVIS ROBERT L
	4	6434 MAPLE AVE	6434 MAPLE PLACE LP
O	5	6418 MAPLE AVE	FURSTENBERG INV LLC
	6	2728 MOCKINGBIRD LN	DART
	7	6535 MAPLE AVE	BOARD OF REGENTS OF THE
	8	2351 BOMAR AVE	UNIVERSITY OF TEXAS
	9	2506 BOMAR AVE	ENCORE MF MAPLE LP
	10	2614 BOMAR AVE	MONTEZ ELIAS
O	11	2618 BOMAR AVE	6115 DENTON LLC
	12	2626 BOMAR AVE	KAIM RONALD M
	13	2718 BOMAR AVE	MCCLAIN CAROLYN
	14	6200 MAPLE AVE	3605 INWOOD ROAD LP
	15	2523 BOMAR AVE	TRIGLETH GEARY
	16	2603 BOMAR AVE	SMART MORRIS E
	17	2607 BOMAR AVE	MARTIN J C
	18	2611 BOMAR AVE	MARTIN BARRY A & TERRI J
	19	2615 BOMAR AVE	KILPATRICK EQUIPMENT CO
	20	2703 BOMAR AVE	HABITATS BY B & D
	21	2707 BOMAR AVE	WAY BACK HOUSE INC
	22	6211 DENTON DR	WAY BACK HOUSE INC
	23	2602 MANOR WAY	BAUTISTA ROBERT IV
	24	2606 MANOR WAY	TRAVIS DOUG
	25	2612 MANOR WAY	KILPATRICK GEORGE H
	26	2702 MANOR WAY	MATTINGLY MARLEY ET AL

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	2706 MANOR WAY	AFGHANIPOUR SAMAD
	28	2710 MANOR WAY	BREWER DAVID G II
	29	2720 MANOR WAY	SLOAN LEONARD & ASSOC INC
	30	6300 MAPLE AVE	R & L MAPLE ASSOCIATES LC
	31	2515 MANOR WAY	REYNA FELIPE O
	32	2727 MOCKINGBIRD LN	PRESCOTT INTERESTS LTD
	33	2800 MOCKINGBIRD LN	STINSON FLP TX PPTY LLC
O	34	2500 MOCKINGBIRD LN	JUSBAR LTD
	35	2526 MOCKINGBIRD LN	TREVINO PROPERTIES LTD
	36	2616 MOCKINGBIRD LN	HALLFORD RAY
	37	2626 MOCKINGBIRD LN	EL HUASCARAN LP
	38	2712 MOCKINGBIRD LN	WARD RONNIE J L
	39	2716 MOCKINGBIRD LN	GARZA ANGEL SERGIO &
	40	2726 MOCKINGBIRD LN	VALDES HUGO V REV LIVING TRUST
	41	2720 MOCKINGBIRD LN	MURDOCH COYLE S
	42	2718 FIELDER CT	GARZA ANGEL SERGIO &
	43	2714 FIELDER CT	GARZA VENTURES
	44	2706 FIELDER CT	PARRAS SAMUEL
	45	2630 FIELDER CT	PORRAS SAMUEL
	46	2622 FIELDER CT	KELLER JON &
	47	2717 EGAN AVE	CANADA WILLIAM RANDALL
	48	2825 MANOR WAY	ARMSTRONG BERGER
	49	6420 DENTON DR	VICEROY STINSON #1 LP
	50	6302 DENTON DR	PRIORE INC
	51	6320 DENTON DR	VICEROY DELIVERY LP
	52	6200 DENTON DR	SEWELL CORPORATION
	53	6114 FOREST PARK RD	DALLAS AIRMOTIVE INC
	54	2616 MANOR WAY	TRBA INC
	55	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

AGENDA ITEM # 80

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

A public hearing to receive comments on the proposed FY 2014-15 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City

BACKGROUND

Each year the City of Dallas holds a series of public hearings to provide the citizens of Dallas the opportunity to speak on next year's budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 13, 2014, City Council authorized the public hearing by Resolution No. 14-1235.

FISCAL INFORMATION

No cost consideration to the City

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office Of Environmental Quality
Office of Management Services

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

MAPSCO: 45 L

SUBJECT

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by POTA JV, LLC and Inland American Lodging Dallas Pearl Limited Partnership, an Illinois Limited Partnership located at 600, 650 and 700 North Pearl Street and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to POTA JV, LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

BACKGROUND

Based on information provided by the Applicant, the Designated Property is underlain by shallow groundwater that is encountered at an approximate depth of 35 feet below ground surface (bgs) and extends to the top of the Austin Chalk limestone encountered at a depth of approximately 60 feet bgs. The thickness of the Austin Chalk in the area is approximately 300 to 500 feet. The Austin Chalk is also underlain by the Eagle Ford Shale which is composed of shale, sandstone and limestone and is approximately 200 to 300 feet thick. Due to composition and thickness, both formations together are considered to be barriers to vertical migration of groundwater. The direction of groundwater flow measured beneath the Designated Property is toward the southeast. However, this is not consistent with the groundwater flow in the area which is generally toward the southwest. Dewatering sump systems at adjoining properties are believed to be influencing the groundwater flow direction. This groundwater has been affected by tetrachloroethene (PCE) at concentrations above groundwater ingestion standards. The probable onsite source of PCE is historical dry cleaning facilities that operated from 1980 to 2007. Probable offsite sources include historical dry cleaning facilities, automotive-related facilities, and printing operations. The dry cleaning and automotive-related facilities operated at adjoining properties as early as the 1940s. The referenced onsite and offsite operations have ceased.

BACKGROUND (Continued)

The designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in February 2012. The site is designated as VCP Facility ID No. 2470.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting was held July 21, 2014 to receive comments and concerns. Notices of the meeting were sent to 1124 property owners within 2,500 feet of the property and 85 private well owners within 5 miles of the property. No other municipalities are located within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located at 600, 650 and 700 North Pearl Street including adjacent street right-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program. Currently the designated property is a multi-use development occupied by various restaurants, retail, and commercial businesses and is known as the Plaza of the Americas office towers, parking garage, and the Marriott City Center Hotel. The anticipated future use of the property is expected to remain a multi-use development.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

OWNERS

POTA JV, LLC

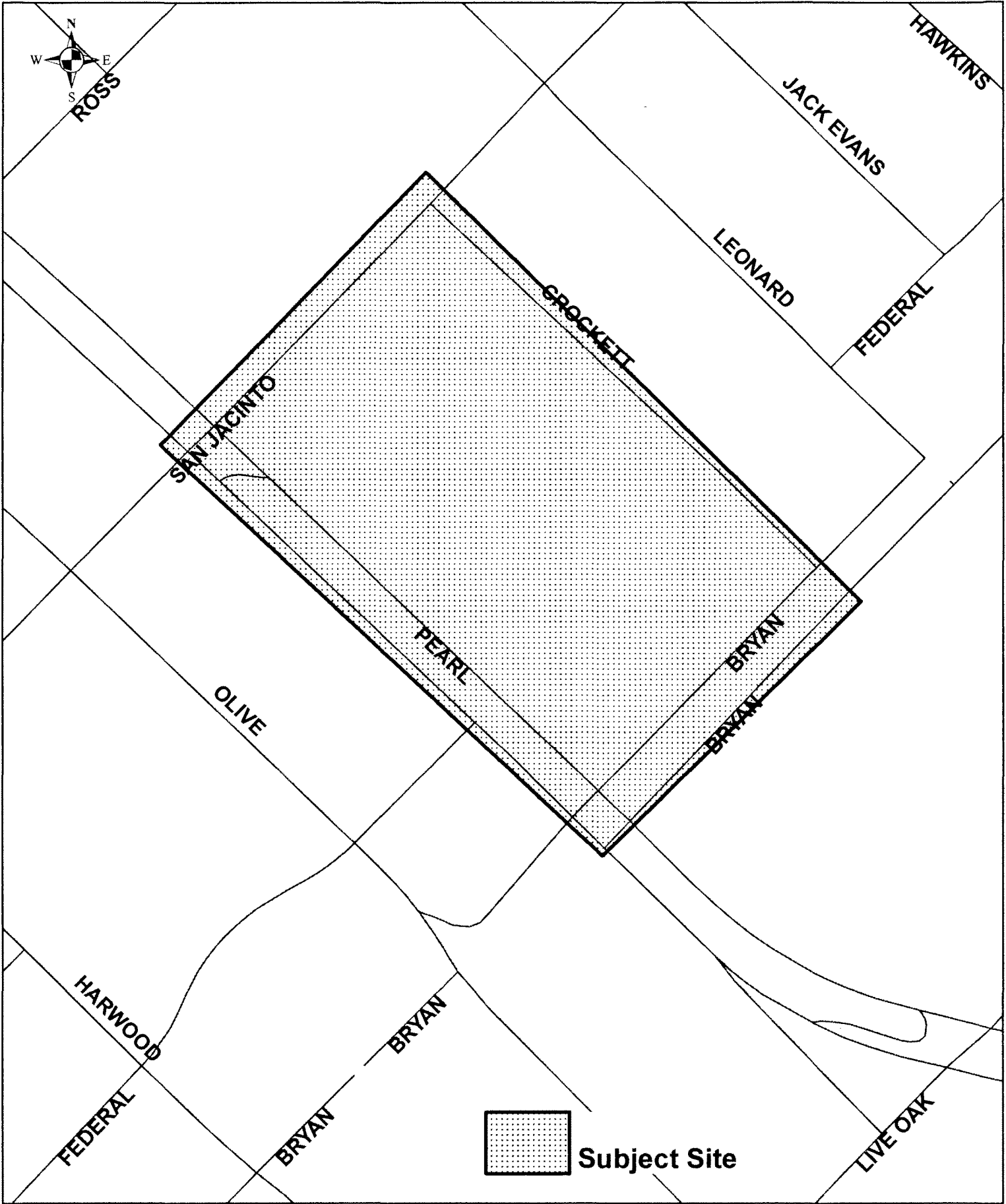
POTA Manager, LLC, General Partner
Christine Roseland, Vice President

Inland American Lodging Dallas Pearl Limited Partnership

Inland American Lodging Dallas Pearl GP, LLC, General Partner
Inland American Lodging Associates, Inc., Sole Member
Scott W. Wilton, Secretary

MAPS

Attached



ORDINANCE NO. _____

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located at 600, 650, and 700 North Pearl Street and supporting issuance of a municipal setting designation by the Texas Commission on Environmental Quality; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, “Municipal Setting Designations,” of Chapter 361, “Solid Waste Disposal Act,” of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, “Municipal Setting Designation Ordinance,” of Article VI, “Environmental Performance Standards,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

(1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;

(2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the “designated property” means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, “designated groundwater” means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way immediately adjacent to the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

- (1) Human consumption or drinking.
- (2) Showering or bathing.
- (3) Cooking.
- (4) Irrigation of crops for human consumption.

SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

- (1) The potable use of the designated groundwater from beneath the designated property is prohibited.

- (2) The potable use of the designated groundwater from beneath public rights-of-way adjacent to the designated property is prohibited.
- (3) The portion of the designated property assigned VCP No. 2470 must receive a certificate of completion from the Texas Commission on Environmental Quality Voluntary Cleanup Program by no later than August 27, 2016.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments: The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 10. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the director of development services with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 11. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 12. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the director of development services with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 13. That within 60 days after adoption of this municipal setting designation ordinance, the director of development services shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the director of development services shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the director of development services shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 15. That the applicant shall provide the director of development services with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 16. That the applicant shall provide the director of development services with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The director of development services may, for good cause, extend the time for submitting the documentation.

SECTION 17. That the applicant shall notify the director of development services in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30 Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 18. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed \$2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 19. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 20. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 21. That this municipal setting designation ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

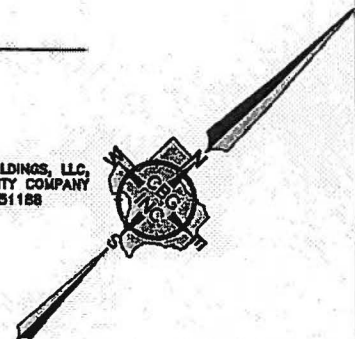
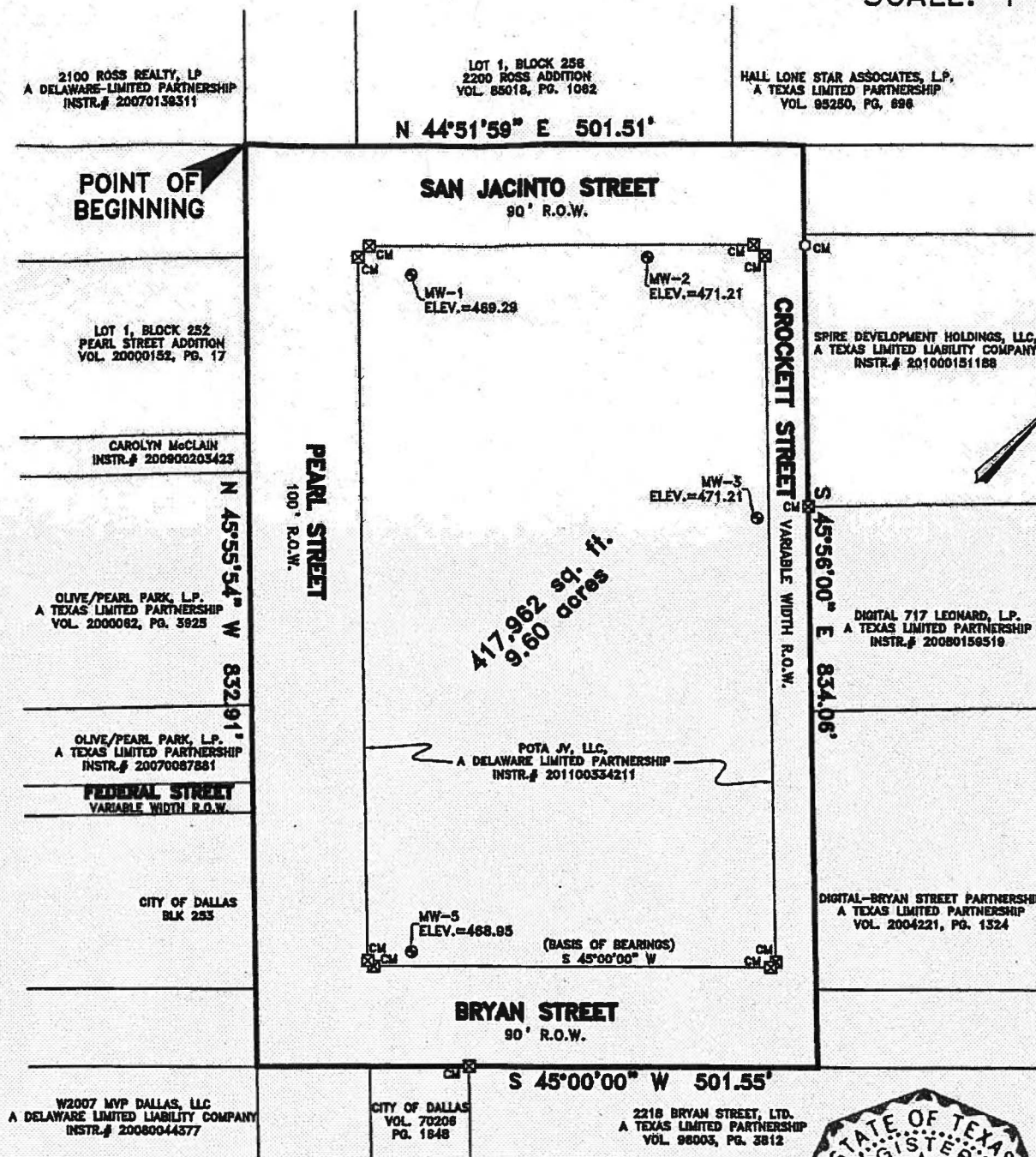
By _____
Assistant City Attorney

Passed _____

EXHIBIT TYPE "A" M.S.D. SURVEY

GIS Approved

SCALE: 1" = 150'



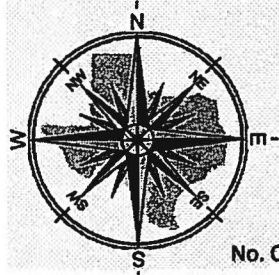
STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL SURVEYOR

Bryan Connally

BRYAN CONNALLY
R.P.L.S. NO. 5513

GENERAL NOTES:
) BEARINGS ARE BASED ON DEED RECORDED IN INSTRUMENT NO. 201100334211, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS. (S45°00'00"W)

- MW - MONITORING WELL
- CM - CONTROLLING MONUMENT
- "X" - FOUND FOR CORNER
- 1" - 1 INCH IRON PIPE FOUND



CBG Surveying, Inc.

PLANNING • SURVEYING
12025 Shiloh Road Suite 230 Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
www.cbgsurvey.com

No. OEQ0023 POTA JV, LLC MSD - 600, 650 and 700 North Pearl Street

SHEET 1 OF 3
JOB NO. 1200174-1
DRAWN BY: R.G.
DATE: 02/22/12

EXHIBIT "A"
M.S.D. SURVEY

GIS Approved

Being a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being all of City Blocks 257 and 258, In the City of Dallas, Dallas County, Texas, and being part of San Jacinto Street, (90 foot right-of-way), Crockett Street (variable width right-of-way), Bryan Street (90 foot right-of-way) and Pearl Street (100 foot right-of-way) and being more particularly described as follows:

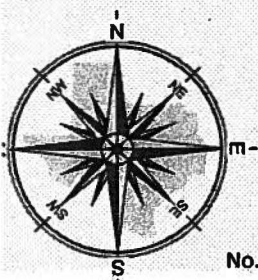
BEGINNING at a point for corner, said corner being in the intersection of the West line of said Pearl Street and the North line of said San Jacinto Street, and being the Southeast corner of a tract of land conveyed to 2100 Ross Realty, LP., a Delaware limited partnership, by deed recorded in Instrument No. 20070139311, of the Official Public Records of Dallas County, Texas;

THENCE North 44 degrees 51 minutes 59 seconds East, crossing said Pearl Street and continuing along the North line of said San Jacinto Street, a distance of 501.51 feet to a point for corner;

THENCE South 45 degrees 56 minutes 00 seconds East, crossing said San Jacinto Street and continuing along the East line of said Crockett Street, a distance of 834.06 feet to a point for corner, said corner lying in the South line of said Bryan Street;

THENCE South 45 degrees 00 minutes 00 seconds West, along the South line of said Bryan Street, a distance of 501.55 feet to a point for corner, said corner being in the intersection of the South line of said Bryan Street and the West line of said Pearl Street;

THENCE North 45 degrees 55 minutes 54 seconds West, crossing said Bryan Street and continuing along the West line of said Pearl Street, a distance 832.91 feet to the POINT OF BEGINNING and containing 417,962 square feet or 9.60 acres of land.



CBG Surveying, Inc.

PLANNING • SURVEYING
12025 Shiloh Road Suite 230 Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
www.cbgsurvey.com

No. OEQ0023 POTA JV, LLC MSD - 600, 650 and 700 North Pearl Street

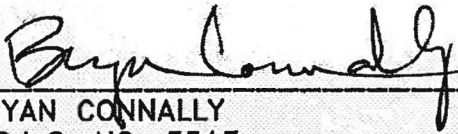
SHEET 2 OF 3
JOB NO. 1200174-1
DRAWN BY: R.G.
DATE: 02/22/12

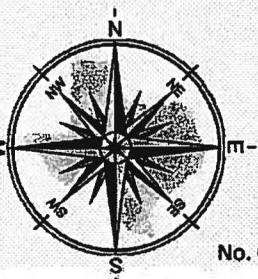
EXHIBIT "A"
M.S.D. SURVEY

GIS Approved

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 22nd day of February, 2012


BRYAN CONNALLY
R.P.L.S. NO. 5513



CBG Surveying, Inc.

PLANNING • SURVEYING
12025 Shiloh Road Suite 230 Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
www.cbgsurvey.com

No. OEQ0023 POTA JV, LLC MSD - 600, 650 and 700 North Pearl Street

SHEET 3 OF 3
JOB NO. 1200174-1
DRAWN BY: R.G.
DATE: 02/22/12

**AUGUST 27, 2014 CITY COUNCIL ADDENDUM
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated August 27, 2014. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.O. Gonzalez
City Manager

8-22-14

Date



Edward Scott
City Controller

8/22/14

Date

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, AUGUST 27, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.**

RECEIVED

2014 AUG 22 PM 4: 21

CITY SECRETARY
DALLAS, TEXAS

REVISED ORDER OF BUSINESS

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

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 55

CONSENT ADDENDUM

Items 1 - 8

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 56 - 64
Addendum Item 9

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 65 - 81
Addendum Item 10

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

City Attorney's Office

1. Authorize settlement of a claim filed by AT&T Texas, Claim No. 13471515 - Not to exceed \$100,000 - Financing: Current Funds

Housing/Community Services

2. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Home Builder, LLC for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Home Builder, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City - Financing: No cost consideration to the City
3. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Archangel Reliance, LLC for the construction of affordable houses; **(2)** the sale of 33 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Archangel Reliance, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 33 properties that may have been filed by the City - Financing: No cost consideration to the City
4. Authorize an amendment to Resolution No. 14-0998, previously approved on June 25, 2014, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Commonwealth Companies, LLC to change the proposed square footage and price range for the construction of affordable houses on 30 lots to be acquired from the Dallas Housing Acquisition and Development Corporation (list attached) - Financing: No cost consideration to the City
5. Authorize an amendment to the agreement with Marquez Community Strategy for consulting services to the City of Dallas in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation - Not to exceed \$50,000, from \$50,000 to \$100,000 - Financing: Current Funds

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Housing/Community Services (Continued)

6. Authorize a public hearing to be held on October 8, 2014 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City
7. Authorize **(1)** a public hearing to be held November 12, 2014 to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan - Financing: No cost consideration to the City

Public Works Department

8. Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project - Not to exceed \$131,688, from \$31,737 to \$163,425 - Financing: 2010-11 Community Development Block Grant Reprogramming Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

9. A resolution designating absences by Councilmember Carolyn R. Davis as being for "Official City Business" - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

10. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions
Z134-213(MW)

CORRECTIONS:

Note: Agenda Item Nos. 66, 71, 73, 74, 75, 76, & 77, to be considered as Designated Zoning Cases - Individual

Sustainable Development and Construction

66. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue
Recommendation of Staff and CPC: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions
Z134-147(RB)
71. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z134-275(WE)

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014**

CORRECTIONS: (Continued)

Note: Agenda Item Nos. 66, 71, 73, 74, 75, 76, & 77, to be considered as Designated Zoning Cases - Individual

Sustainable Development and Construction (Continued)

73. A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant Z123-274(WE)
74. A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant Z123-275(MW)
75. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant Z134-197(CE)
76. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant Z134-198(CE)

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 27, 2014**

CORRECTIONS: (Continued)

Note: Agenda Item Nos. 66, 71, 73, 74, 75, 76, & 77, to be considered as Designated Zoning Cases - Individual

Sustainable Development and Construction (Continued)

77. A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-199(CE)

**Land Bank (DHADC) Sale of Lots to
AAA Home Builder, LLC**
Addendum Item # 2

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 5524 Fannie	42U	6	\$ 3,971.91
2. 1423 Rowan	46M	2	\$ 9,047.21
3. 1520 Rowan	46M	2	\$ 5,640.67
4. 4609 Silver	47N	7	\$ 4,211.26
5. 4612 Silver	47N	7	\$ 2,685.41
6. 4631 Silver	47N	7	\$ 7,381.34
7. 4831 Silver	47J	7	\$16,190.64

**Land Bank (DHADC) Sale of Lots to
Archangel Reliance, LLC
Addendum Item # 3**

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3613 Colonial	46W	7	\$ 13,685.31
2. 4109 Colonial	56B	7	\$ 2,887.25
3. 4114 Colonial	56B	7	\$ 21,681.54
4. 4224 Colonial	56B	7	\$ 29,359.34
5. 4410 Colonial	56B	7	\$ 6,969.91
6. 4902 Colonial	56C	7	\$ 16,571.72
7. 5012 Colonial	56G	7	\$ 11,958.61
8. 2223 Garden	56C	7	\$ 19,190.71
9. 2403 Garden	56C	7	\$ 1,616.33
10. 2506 Hatcher	56C	7	\$ 3,677.34
11. 2522 Pine	46Y	7	\$ 20,596.49
12. 3635 Pine	46V	7	\$ 10,199.30
13. 3642 Pine	46V	7	\$ 11,654.83
14. 3802 Pine	46V	7	\$ 2,882.21
15. 3817 Pine	46V	7	\$ 0.00
16. 3906 Pine	46V	7	\$ 590.91
17. 2515 Exline	46Y	7	\$ 14,228.29
18. 2722 Exline	46Y	7	\$ 20,587.67
19. 2730 Exline	46Y	7	\$ 13,000.58
20. 2734 Exline	46Y	7	\$ 14,181.87
21. 3614 Metropolitan	46U	7	\$ 15,508.15
22. 4000 Metropolitan	46R	7	\$ 5,670.34
23. 4415 Metropolitan	46R	7	\$ 4,520.58
24. 4422 Metropolitan	46R	7	\$ 9,310.79
25. 4618 Metropolitan	46R	7	\$ 16,880.70
26. 2218 Lawrence	56C	7	\$ 12,356.88
27. 2227 Lawrence	56C	7	\$ 1,210.63
28. 2410 Lawrence	56C	7	\$ 19,545.25
29. 3510 York	46V	7	\$ 32,721.22
30. 3719 York	46V	7	\$ 4,764.08
31. 3706 Kenilworth	46V	7	\$ 9,599.96
32. 3723 Kenilworth	46V	7	\$ 19,643.57
33. 3916 Kenilworth	47S	7	\$ 13,947.22

**Land Bank (DHADC) Sale of Lots to
Commonwealth Companies, LLC**
Addendum Item # 4

<u>Property Address</u>	<u>Mapsc</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1923 Muncie	44N	6	\$ 14,125.01
2. 1515 Pueblo	44N	6	\$ 7,058.68
3. 3623 Pueblo	43K	6	\$ 13,355.88
4. 3628 Toronto	43P	6	\$ 15,214.52
5. 3719 Toronto	43N	6	\$ 11,464.96
6. 3724 McBroom	43J	6	\$ 11,955.34
7. 3561 Toronto	43P	6	\$ 13,066.86
8. 3739 Gallagher	43J	6	\$ 17,073.76
9. 3638 Bickers	43K	6	\$ 12,673.93
10. 3702 Homeland	43J	6	\$ 21,546.37
11. 3734 Bickers	43J	6	\$ 11,350.40
12. 3741 Morris	43J	6	\$ 21,500.94
13. 1718 Toronto	44N	6	\$ 13,325.77
14. 1518 Bickers	44J	6	\$ 15,030.87
15. 3803 Harlingen	42L	6	\$ 7,069.22
16. 4143 Hammerly	42H	6	\$ 10,694.21
17. 1908 Gallagher	44J	6	\$ 1,141.22
18. 4116 Pluto	42H	6	\$ 14,584.95
19. 3611 Canada	43F	6	\$ 10,731.73
20. 1923 Canada	44E	6	\$ 8,939.78
21. 1955 Angelina	44E	6	\$ 16,460.62
22. 2017 Angelina	43H	6	\$ 10,197.92
23. 2024 Angelina	43H	6	\$ 9,317.15
24. 2028 McBroom	43M	6	\$ 9,004.12
25. 3427 Bernal	43K	6	\$ 5,542.43
26. 4010 Furey	43F	6	\$ 12,687.32
27. 4103 Furey	43F	6	\$ 9,324.28
28. 2622 Iroquois	42Q	6	\$ 9,231.73
29. 2626 Lapsley	42P	6	\$ 18,088.18
30. 811 Bayonne	44P	6	\$ 18,091.08

Tax Foreclosure and Seizure Property Resale
Addendum Item # 6

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	2251 Wilhurt	Dallas Neighborhood Alliance for Habitat, Inc.	\$6,900	\$1,000.00	V	R-7.5(A)

ADDENDUM DATE August 27, 2014

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
1			N/A	C	ATT, ORM, TWM	\$100,000.00	NA	NA	Authorize settlement of a claim filed by AT&T Texas, Claim No. 13471515
2			2, 6, 7	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Home Builder, LLC for the construction of affordable houses; the sale of 7 vacant lots from Dallas Housing Acquisition and Development Corporation to AAA Home Builder, LLC; and execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City
3			7	C	HOU	NC	NA	NA	Authorize approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Archangel Reliance, LLC for the construction of affordable houses; the sale of 33 vacant lots from Dallas Housing Acquisition and Development Corporation to Archangel Reliance, LLC; and execution of a release of lien for any non-tax liens on the 33 properties that may have been filed by the City
4			6	C	HOU	NC	NA	NA	Authorize an amendment to Resolution No. 14-0998, previously approved on June 25, 2014, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Commonwealth Companies, LLC to change the proposed square footage and price range for the construction of affordable houses on 30 lots to be acquired from the Dallas Housing Acquisition and Development Corporation
5			All	C	HOU	\$50,000.00	NA	NA	Authorize an amendment to the agreement with Marquez Community Strategy for consulting services to the City of Dallas in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation
6			4	C	HOU	NC	NA	NA	Authorize a public hearing to be held on October 8, 2014 to receive comments on the proposed sale of one unimproved property acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any
7			1, 2, 3, 4, 5, 6, 7, 8	C	HOU	NC	NA	NA	Authorize a public hearing to be held November 12, 2014 to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan
8			1	C	PBW, HOU	GT	48.79%	55.98%	Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project
9			All	I	SEC	NC	NA	NA	A resolution designating absences by Councilmember Carolyn R. Davis as being for "Official City Business"
10			8	PH	DEV	NC	NA	NA	A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road

TOTAL \$150,000.00

ADDENDUM ITEM # 1

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office
Office of Risk Management
Trinity Watershed Management

CMO: Warren M.S. Ernst, 670-3491
Jill A. Jordan, P.E., 670-5299
Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize settlement of a claim filed by AT&T Texas, Claim No. 13471515 - Not to exceed \$100,000 - Financing: Current Funds

BACKGROUND

Claimant filed a claim against the City seeking compensation for property damage as a result of an excavation project on September 21, 2012 involving the Trinity Watershed Management Department.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council will be briefed in Closed Session on August 20, 2014.

FISCAL INFORMATION

\$100,000 - Current Funds

August 27, 2014

WHEREAS, a claim was filed by AT&T Texas, Claim No. 13471515, seeking compensation from the City of Dallas for alleged property damage sustained in an excavation project on September 21, 2012 involving the Trinity Watershed Management Department; and,

WHEREAS, claimant AT&T Texas, has agreed to settle this claim for the amount of \$100,000.00; **Now, Therefore**,

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

Section 1. That settlement of the claim filed by AT&T Texas, Claim No. 13471515, in an amount not to exceed \$100,000.00 is hereby approved.

Section 2. That the City Controller is authorized to pay to AT&T Texas and all other persons having an interest in the claim the amount of \$100,000.00 from Fund 0192, Department ORM, Unit 3890, Obj. 3521, Vendor MVORM001.

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

ADDENDUM ITEM # 2

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 2, 6, 7

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 42U 46M 47J N

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Home Builder, LLC for the construction of affordable houses; **(2)** the sale of 7 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Home Builder, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 7 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

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

AAA Home Builder, LLC has submitted a proposal and development plan to DHADC for 7 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by AAA Home Builder, LLC to the City's Land Bank, the sale of those lots from DHADC to AAA Home Builder, LLC and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

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

AAA Home Builder, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 square feet to 1,500 square feet and from \$95,000 to \$120,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (2 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (2 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (3 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$35,000.00 for the sales price, as calculated from the 2013-14 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

On September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2014, DHADC approved the development plan and sale of 7 lots from DHADC to AAA Home Builder, LLC.

FISCAL INFORMATION

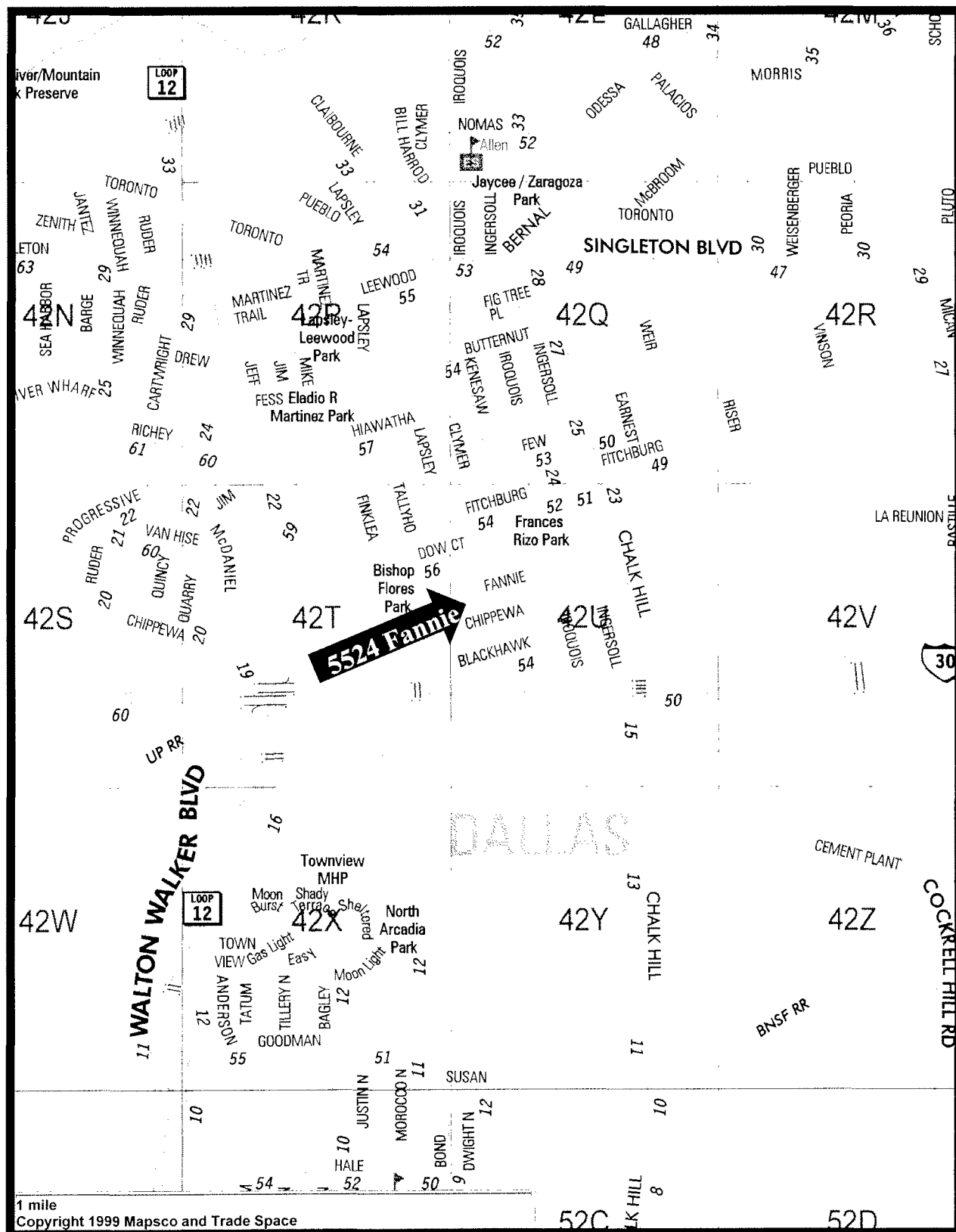
No cost consideration to the City

MAP(s)

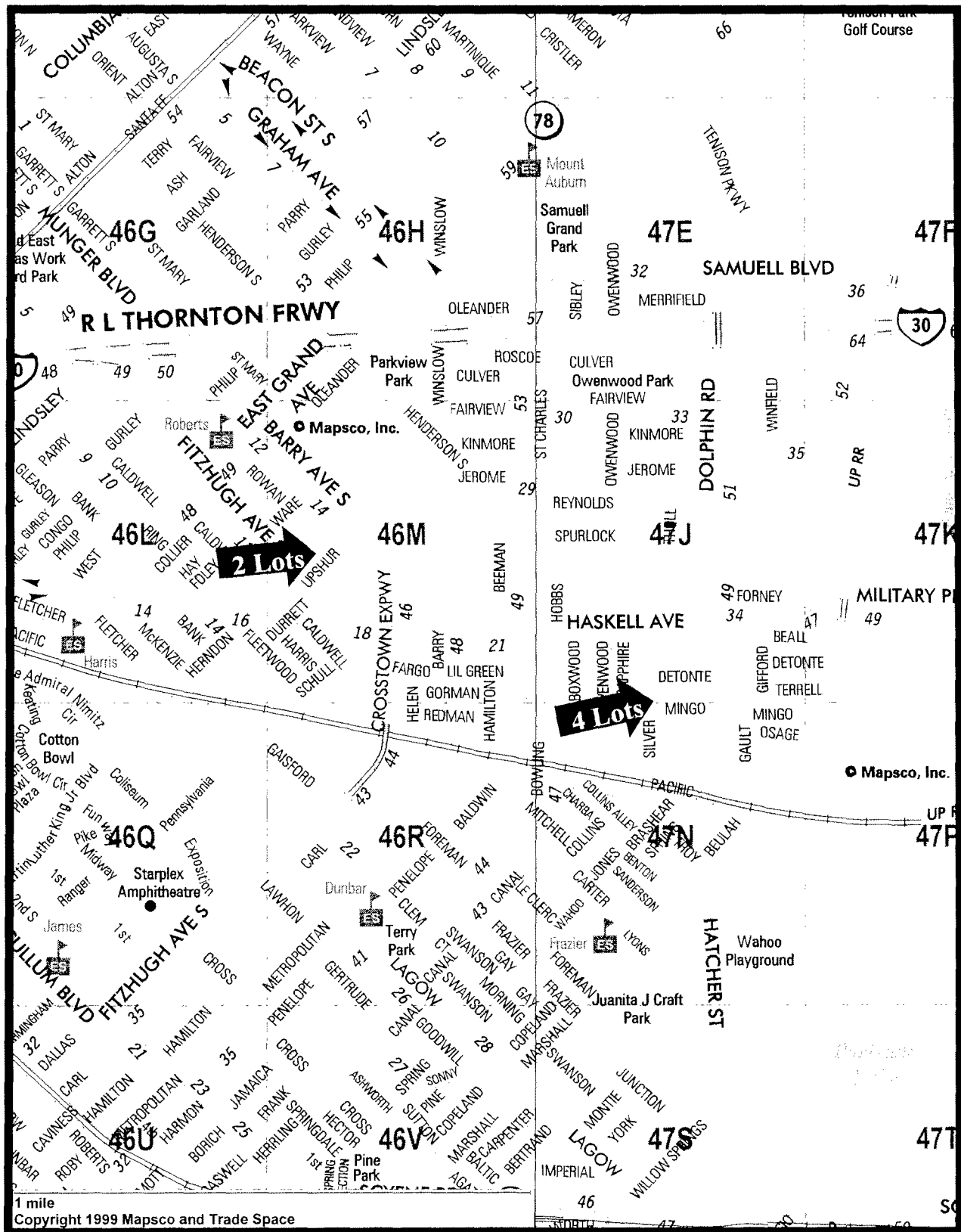
Attached

**Land Bank (DHADC) Sale of Lots
to AAA Home Builder, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 5524 Fannie	42U	6	\$ 3,971.91
2. 1423 Rowan	46M	2	\$ 9,047.21
3. 1520 Rowan	46M	2	\$ 5,640.67
4. 4609 Silver	47N	7	\$ 4,211.26
5. 4612 Silver	47N	7	\$ 2,685.41
6. 4631 Silver	47N	7	\$ 7,381.34
7. 4831 Silver	47J	7	\$ 16,190.64



MAPSCO 42U



MAPSCO 46M, 47J, 47N

August 27, 2014

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

WHEREAS, AAA Home Builder, LLC submitted a proposal and development plan to DHADC for 7 lots shown on Exhibit A and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit B submitted by AAA Home Builder, LLC and authorize the sale of the said 7 lots from DHADC to AAA Home Builder, LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plan shown on Exhibit B submitted by AAA Home Builder, LLC and the sale of 7 lots shown on "Exhibit A" from DHADC to AAA Home Builder, LLC is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	5524 Fannie North 128' of Lot B, Frank M. Horton Addition Block 7187	AAA Home Builder, LLC	1	\$5,000.00
2	1423 Rowan Part of Lot 4, 40x180, D. Rowan's Addition Block 1453	AAA Home Builder, LLC	1	\$5,000.00
3	1520 Rowan Part of Lot 18, D. Rowan's Addition Block 1451	AAA Home Builder, LLC	1	\$5,000.00
4	4609 Silver Lot 16, White Rock Heights 2 Addition Block F/2625	AAA Home Builder, LLC	1	\$5,000.00
5	4612 Silver Lot 11, White Rock Heights Addition Block E/2624	AAA Home Builder, LLC	1	\$5,000.00
6	4631 Silver Lot 10, White Rock Heights Addition Block F/2625	AAA Home Builder, LLC	1	\$5,000.00
7	4831 Silver Lot 6, White Rock Heights 2 Addition Block A/2622	AAA Home Builder, LLC	1	\$5,000.00
TOTAL				\$35,000.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 7
- (2) Land Bank name for this parcel of lots. _____
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). attached
- _____
- _____

B. DESCRIPTION OF PROPOSED HOUSES ENTIRELY WILL CONSTRUCT

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

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

Number of homes to be built on lots 2
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
Type of Exterior Veneer Brick Which includes _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

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

Number of homes to be built on lots 3
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
Type of Exterior Veneer brick/veneer Which includes Flame/hardi
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

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

Number of homes to be built on lots 2
Square Footage of each home 1200-1500
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1 Number of Carports 0 Detached 0 Attached 1
Type of Exterior Veneer Brick Which includes _____
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$95-120,000

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction 60 days

Completion of Construction 180 days

Sale of first affordable housing unit to low income households 120 days

Sale of last affordable unit to low income households 360 days

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 46R U V W Y 47S 56B C G

SUBJECT

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Archangel Reliance, LLC for the construction of affordable houses; **(2)** the sale of 33 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Archangel Reliance, LLC; and **(3)** execution of a release of lien for any non-tax liens on the 33 properties that may have been filed by the City – Financing: No cost consideration to the City

BACKGROUND

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

Archangel Reliance, LLC has submitted proposals and a development plan to DHADC for 33 lots shown on the attached list. The DHADC Board has approved the development plan and sale, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Archangel Reliance, LLC to the City's Land Bank, the sale of those lots from DHADC to Archangel Reliance, LLC and the release of lien for any non-tax liens that may have been filed by the City.

BACKGROUND (continued)

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

Archangel Reliance, LLC will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 square feet to 1,600 square feet and from \$89,000 to \$130,000. The lots will be deed restricted for sale to a low income family and will require at least 25 percent of the developed homes (8 in this proposal) to be sold to households with gross household incomes not greater than 60 percent of the Area Median Family Income (AMFI) as determined annually by HUD. A maximum of 30 percent of the developed homes (10 in this proposal) may be sold to households with gross incomes from 81 percent to 115 percent of the AMFI as determined annually by HUD. If 30 percent of the homes are sold to buyers at 81 percent to 115 percent of the AMFI, the remaining homes (15 in this proposal) will be sold to buyers below 81 percent of the AMFI and in compliance with the minimum 25 percent requirement to sell to buyers below 60 percent of the AMFI. DHADC will receive \$165,000.00 for the sales price, as calculated from the 2013-14 Land Bank Plan approved by City Council.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

On September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On June 18, 2014, DHADC approved the development plan and sale of 33 lots from DHADC to Archangel Reliance, LLC.

FISCAL INFORMATION

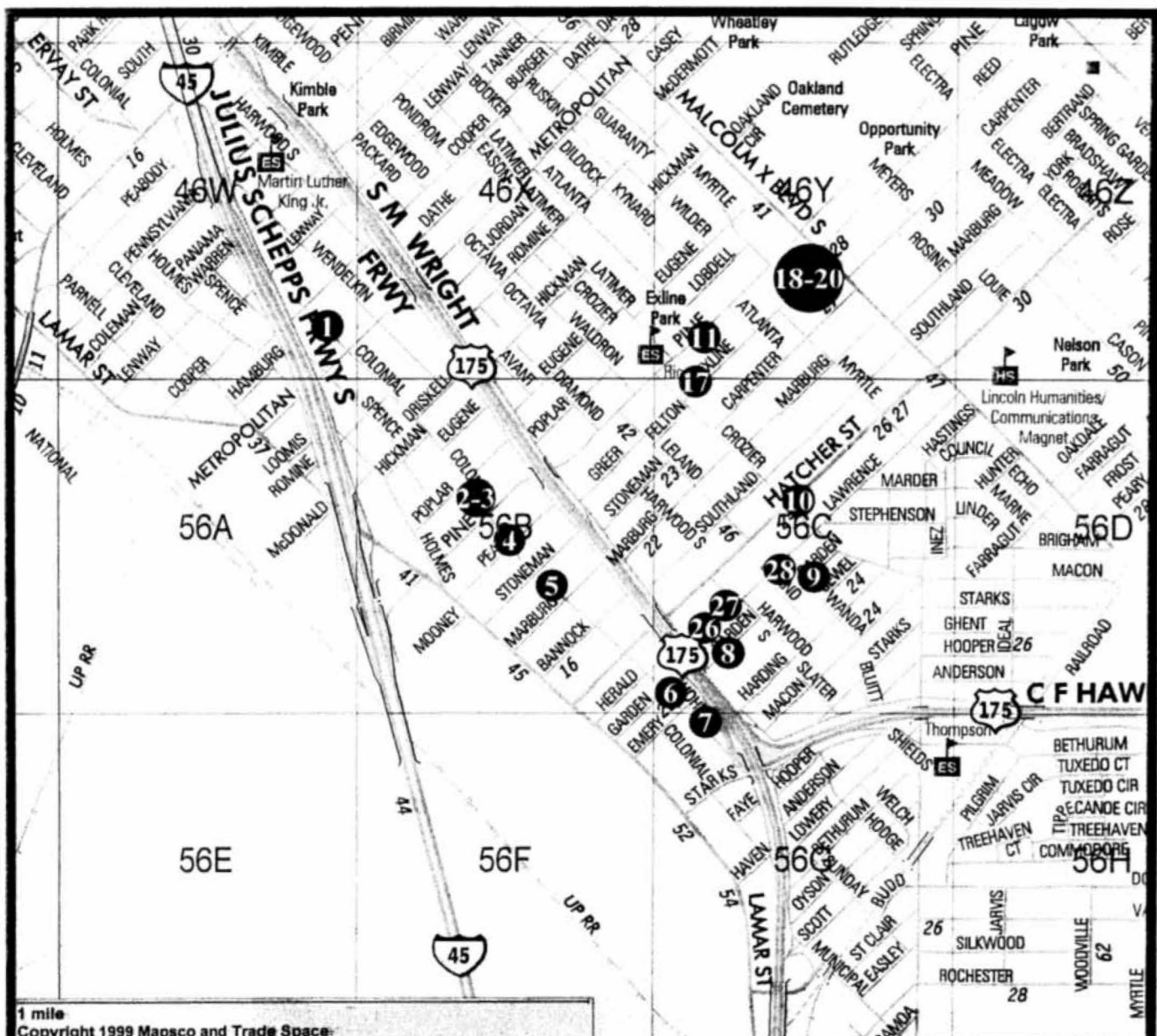
No cost consideration to the City

MAP

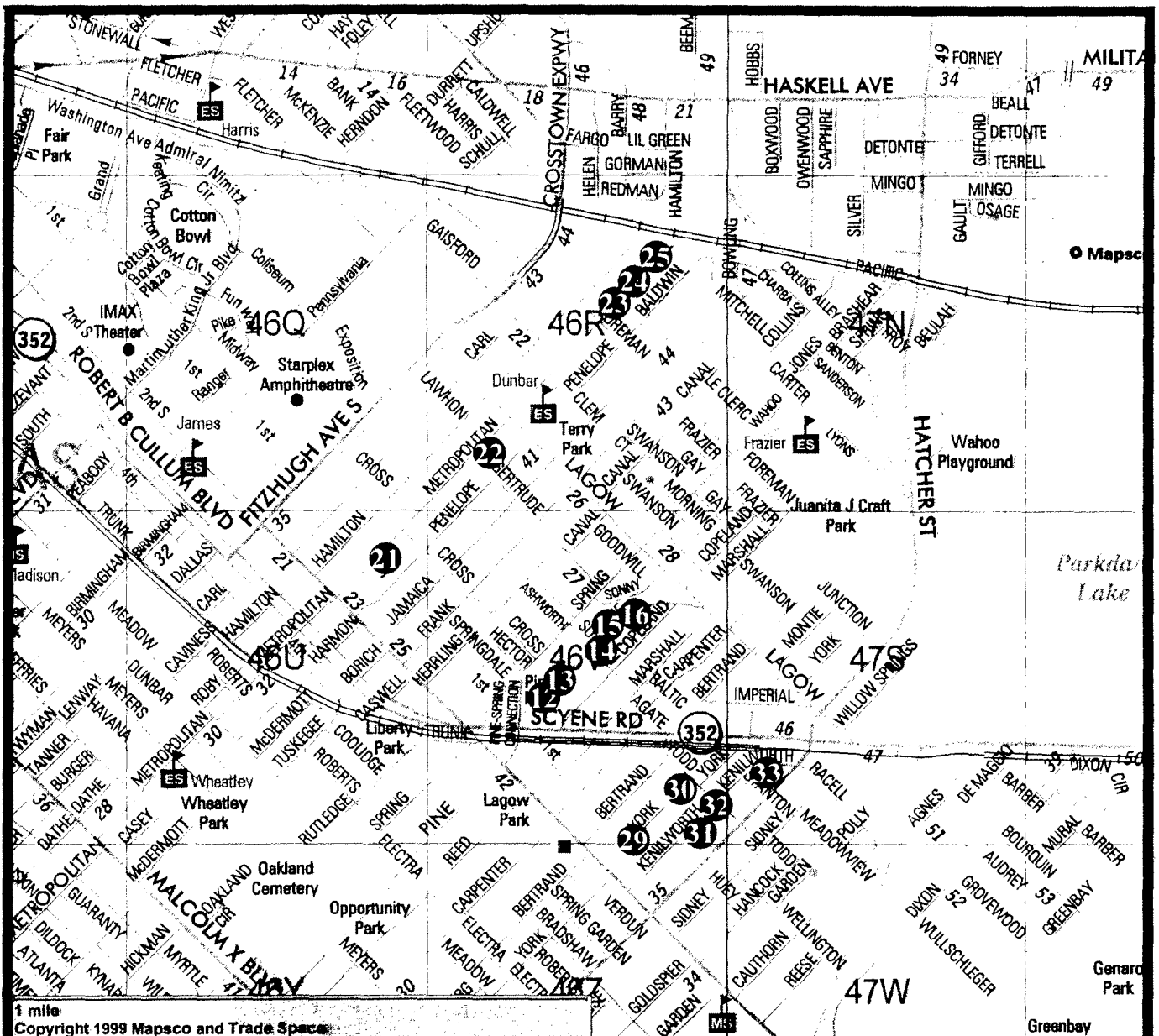
Attached

**Land Bank (DHADC) Sale of Lots to
Archangel Reliance, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 3613 Colonial	46W	7	\$13,685.31
2. 4109 Colonial	56B	7	\$ 2,887.25
3. 4114 Colonial	56B	7	\$21,681.54
4. 4224 Colonial	56B	7	\$29,359.34
5. 4410 Colonial	56B	7	\$ 6,969.91
6. 4902 Colonial	56C	7	\$16,571.72
7. 5012 Colonial	56G	7	\$11,958.61
8. 2223 Garden	56C	7	\$19,190.71
9. 2403 Garden	56C	7	\$ 1,616.33
10. 2506 Hatcher	56C	7	\$ 3,677.34
11. 2522 Pine	46Y	7	\$20,596.49
12. 3635 Pine	46V	7	\$10,199.30
13. 3642 Pine	46V	7	\$11,654.83
14. 3802 Pine	46V	7	\$ 2,882.21
15. 3817 Pine	46V	7	\$ 0.00
16. 3906 Pine	46V	7	\$ 590.91
17. 2515 Exline	46Y	7	\$14,228.29
18. 2722 Exline	46Y	7	\$20,587.67
19. 2730 Exline	46Y	7	\$13,000.58
20. 2734 Exline	46Y	7	\$14,181.87
21. 3614 Metropolitan	46U	7	\$15,508.15
22. 4000 Metropolitan	46R	7	\$ 5,670.34
23. 4415 Metropolitan	46R	7	\$ 4,520.58
24. 4422 Metropolitan	46R	7	\$ 9,310.79
25. 4618 Metropolitan	46R	7	\$16,880.70
26. 2218 Lawrence	56C	7	\$12,356.88
27. 2227 Lawrence	56C	7	\$ 1,210.63
28. 2410 Lawrence	56C	7	\$19,545.25
29. 3510 York	46V	7	\$32,721.22
30. 3719 York	46V	7	\$ 4,764.08
31. 3706 Kenilworth	46V	7	\$ 9,599.96
32. 3723 Kenilworth	46V	7	\$19,643.57
33. 3916 Kenilworth	47S	7	\$13,947.22



	<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
1.	3613 Colonial	46W	7
2.	4109 Colonial	56B	7
3.	4114 Colonial	56B	7
4.	4224 Colonial	56B	7
5.	4410 Colonial	56B	7
6.	4902 Colonial	56C	7
7.	5012 Colonial	56G	7
8.	2223 Garden	56C	7
9.	2403 Garden	56C	7
10.	2506 Hatcher	56C	7
11.	2522 Pine	46Y	7
17.	2515 Exline	46Y	7
18.	2722 Exline	46Y	7
19.	2730 Exline	46Y	7
20.	2734 Exline	46Y	7
26.	2218 Lawrence	56C	7
27.	2227 Lawrence	56C	7
28.	2410 Lawrence	56C	7



	<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
12.	3635 Pine	46V	7
13.	3642 Pine	46V	7
14.	3802 Pine	46V	7
15.	3817 Pine	46V	7
16.	3906 Pine	46V	7
21.	3614 Metropolitan	46U	7
22.	4000 Metropolitan	46R	7
23.	4415 Metropolitan	46R	7
24.	4422 Metropolitan	46R	7
25.	4618 Metropolitan	46R	7
29.	3510 York	46V	7
30.	3719 York	46V	7
31.	3706 Kenilworth	46V	7
32.	3723 Kenilworth	46V	7
33.	3916 Kenilworth	47S	7

August 27, 2014

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

WHEREAS, Archangel Reliance, LLC submitted proposals and development plans to DHADC for 33 lots shown on Exhibit A and the DHADC Board has approved the development plans and sale, subject to City Council approval; and

WHEREAS, the City Council desires to approve the development plan shown on Exhibit B submitted by Archangel Reliance, LLC and authorize the sale of the said 33 lots from DHADC to Archangel Reliance, LLC to build affordable houses;

NOW, THEREFORE,

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

Section 1. That the development plans shown on Exhibit B submitted by Archangel Reliance, LLC and the sale of 33 lots shown on Exhibit A from DHADC to Archangel Reliance, LLC is approved.

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

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3613 Colonial Lot 17, Ervay Street Addition Block 3/1200	Archangel Reliance, LLC	1	\$5,000.00
2	4109 Colonial Mid 50' of Lot 2, Colonial Annex Addition Block B/1603	Archangel Reliance, LLC	1	\$5,000.00
3	4114 Colonial Part of Lots 2 & 3, Colonial Annex Addition Block F/1606	Archangel Reliance, LLC	1	\$5,000.00
4	4224 Colonial Southeast 58' of Lot 4, Colonial Annex Addition Block G/1607	Archangel Reliance, LLC	1	\$5,000.00
5	4410 Colonial Lot 3, Ervay Terrace Addition Block F/1690	Archangel Reliance, LLC	1	\$5,000.00
6	4902 Colonial Lot 4, Colonial Terrace Addition Block 2/2117	Archangel Reliance, LLC	1	\$5,000.00
7	5012 Colonial Lot 61, Ervay Place Addition Block 2/249	Archangel Reliance, LLC	1	\$5,000.00
8	2223 Garden Lot 20, Woodside Addition Block A/2228	Archangel Reliance, LLC	1	\$5,000.00
9	2403 Garden Lot 6, S D Lawrence Addition Block A/2246	Archangel Reliance, LLC	1	\$5,000.00
10	2506 Hatcher Lot 2, 48x137 Hatcher, 48ER Crozier Block C/1956	Archangel Reliance, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	2522 Pine Lot 1, Exline Ellis Addition Block 1745	Archangel Reliance, LLC	1	\$5,000.00
12	3635 Pine Tract 26, Thomas Lagow League Survey Block 1830	Archangel Reliance, LLC	1	\$5,000.00
13	3642 Pine Lot 36, Hurd Estate Partition Addition Block 1830	Archangel Reliance, LLC	1	\$5,000.00
14	3802 Pine Lot 1, Lagow Springs Addition Block 2/1830	Archangel Reliance, LLC	1	\$5,000.00
15	3817 Pine Lot 8, Lagow Springs Addition Block B/1836	Archangel Reliance, LLC	1	\$5,000.00
16	3906 Pine Lot 7, Lagow Springs #2 Addition Block 2/1836	Archangel Reliance, LLC	1	\$5,000.00
17	2515 Exline Part of Lot 3, 49x165 Block 1746	Archangel Reliance, LLC	1	\$5,000.00
18	2722 Exline Lot 10, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
19	2730 Exline Lot 8, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
20	2734 Exline Lot 7, F. J. Tholl Subdivision Addition Block 4/1748	Archangel Reliance, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
21	3614 Metropolitan Lot 9, Harris & Browns Addition Block A/1824	Archangel Reliance, LLC	1	\$5,000.00
22	4000 Metropolitan Lot 1, Paschalls Addition Block 1846	Archangel Reliance, LLC	1	\$5,000.00
23	4415 Metropolitan Part of Lot 4 & Lot 5, R Humnicuts Addition Block A/2443	Archangel Reliance, LLC	1	\$5,000.00
24	4422 Metropolitan Lot 6, Metropolitan Addition Block B/2444	Archangel Reliance, LLC	1	\$5,000.00
25	4618 Metropolitan Lot 20, O. LeClerc's Addition Block B/2441	Archangel Reliance, LLC	1	\$5,000.00
26	2218 Lawrence Lot 5, Woodside #1 Addition Block A/2228	Archangel Reliance, LLC	1	\$5,000.00
27	2227 Lawrence Lot 7, Woodside Addition #2 Block 2518	Archangel Reliance, LLC	1	\$5,000.00
28	2410 Lawrence Lot 3, Webster's South Dallas Addition Block 2/2522	Archangel Reliance, LLC	1	\$5,000.00
29	3510 York Lot 3, Lagow School Addition Block 3/2129	Archangel Reliance, LLC	1	\$5,000.00
30	3719 York Lot 42, Lagow School Addition Block 2/2128	Archangel Reliance, LLC	1	\$5,000.00
TOTAL				\$50,000.00

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
31	3706 Kenilworth Lot 2, Morningside Addition No. 2 Block C/2130	Archangel Reliance, LLC	1	\$5,000.00	
32	3723 Kenilworth Lot 23, Morningside No. 2 Addition Block A/2130	Archangel Reliance, LLC	1	\$5,000.00	
33	3916 Kenilworth Lot 4, Gardenside Addition Block 2/4463	Archangel Reliance, LLC	1	\$5,000.00	
TOTAL				\$15,000.00	

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 33
- (2) Land Bank name for this parcel of lots. _____
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").
_____ Attached _____
-

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots 8
Square Footage of each home 1200-1450
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 1-2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 89K-110K

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

Number of homes to be built on lots 15
Square Footage of each home 1200-1550
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front/sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 99K-120K

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

Number of homes to be built on lots 10
Square Footage of each home 1200-1600
Number of Bedrooms/Baths in each home 3 / 2
Number of Garages 2 Number of Carports _____ Detached _____ Attached x
Type of Exterior Veneer Brick Which sides front/both sides
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer 99K-130K

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction ____60____ days

Completion of Construction ____120____ days

Sale of first affordable housing unit to low income households ____180____ days

Sale of last affordable unit to low income households ____360____ days

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 42H L P Q 43F H J K M N P 44E J N P

SUBJECT

Authorize an amendment to Resolution No. 14-0998, previously approved on June 25, 2014, for the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Commonwealth Companies, LLC to change the proposed square footage and price range for the construction of affordable houses on 30 lots to be acquired from the Dallas Housing Acquisition and Development Corporation (list attached) – Financing: No cost consideration to the City

BACKGROUND

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. On January 24, 2004, the City Council established the Dallas Housing Acquisition and Development Corporation (DHADC or Land Bank) as its land bank for the purpose of acquiring, holding and transferring unimproved real property both under the Act or otherwise.

Commonwealth Companies, LLC previously submitted a proposal and development plan to DHADC for the purchase of 30 lots. The proposal sets the proposed square footage range from 1,250 to 1,750 and sales price range from \$85,000 to \$125,000 for the 30 lots. Commonwealth Companies, LLC has submitted an amended development plan to change the square footage range from 1,050 to 1,450 and sales price range from \$85,000 to \$145,000 for the 30 lots. The DHADC Board has approved the amended development plan, subject to City Council approval. This item will authorize City Council approval of the amended development plan submitted by Commonwealth Companies, LLC to the City's Land Bank. Commonwealth Companies, LLC will build affordable houses on the 30 lots. Total amount to be paid for the lots is \$151,153.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

On September 16, 2013, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On May 22, 2014, DHADC approved the development plans and sale of 30 lots from DHADC to Commonwealth Companies, LLC.

On June 25, 2014, the City Council approved the sale of 30 lots from DHADC to Commonwealth Companies, LLC by Resolution No. 14-0998.

On July 24, 2014, DHADC approved the amended development plans for the 30 lots to be acquired by Commonwealth Companies, LLC from DHADC.

FISCAL INFORMATION

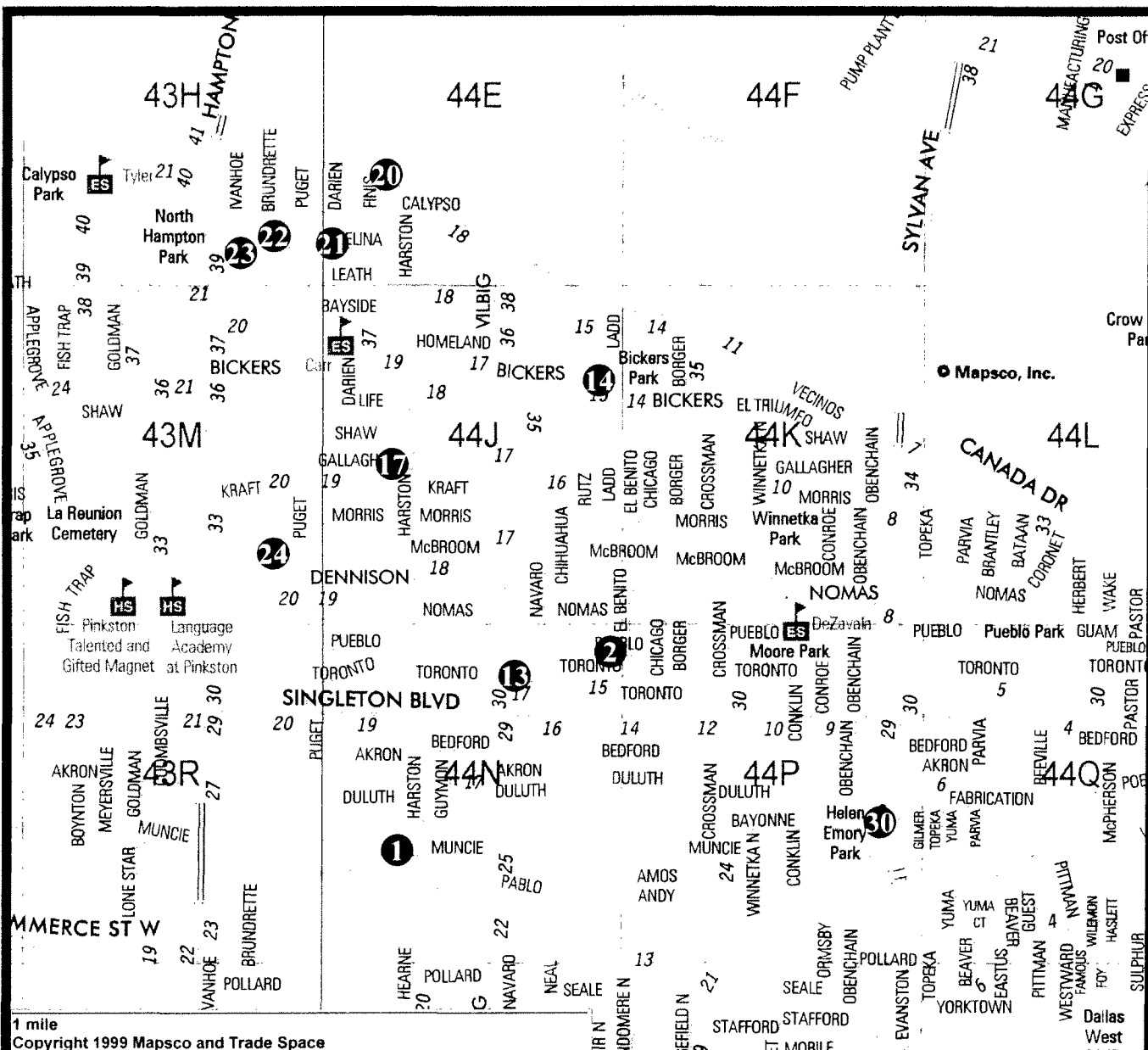
No cost consideration to the City

MAP

Attached

**Land Bank (DHADC) Sale of Lots to
Commonwealth Companies, LLC**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1923 Muncie	44N	6	\$14,125.01
2. 1515 Pueblo	44N	6	\$ 7,058.68
3. 3623 Pueblo	43K	6	\$13,355.88
4. 3628 Toronto	43P	6	\$15,214.52
5. 3719 Toronto	43N	6	\$11,464.96
6. 3724 McBroom	43J	6	\$11,955.34
7. 3561 Toronto	43P	6	\$13,066.86
8. 3739 Gallagher	43J	6	\$17,073.76
9. 3638 Bickers	43K	6	\$12,673.93
10. 3702 Homeland	43J	6	\$21,546.37
11. 3734 Bickers	43J	6	\$11,350.40
12. 3741 Morris	43J	6	\$21,500.94
13. 1718 Toronto	44N	6	\$13,325.77
14. 1518 Bickers	44J	6	\$15,030.87
15. 3803 Harlingen	42L	6	\$ 7,069.22
16. 4143 Hammerly	42H	6	\$10,694.21
17. 1908 Gallagher	44J	6	\$ 1,141.22
18. 4116 Pluto	42H	6	\$14,584.95
19. 3611 Canada	43F	6	\$10,731.73
20. 1923 Canada	44E	6	\$ 8,939.78
21. 1955 Angelina	44E	6	\$16,460.62
22. 2017 Angelina	43H	6	\$10,197.92
23. 2024 Angelina	43H	6	\$ 9,317.15
24. 2028 McBroom	43M	6	\$ 9,004.12
25. 3427 Bernal	43K	6	\$ 5,542.43
26. 4010 Furey	43F	6	\$12,687.32
27. 4103 Furey	43F	6	\$ 9,324.28
28. 2622 Iroquois	42Q	6	\$ 9,231.73
29. 2626 Lapsley	42P	6	\$18,088.18
30. 811 Bayonne	44P	6	\$18,091.08

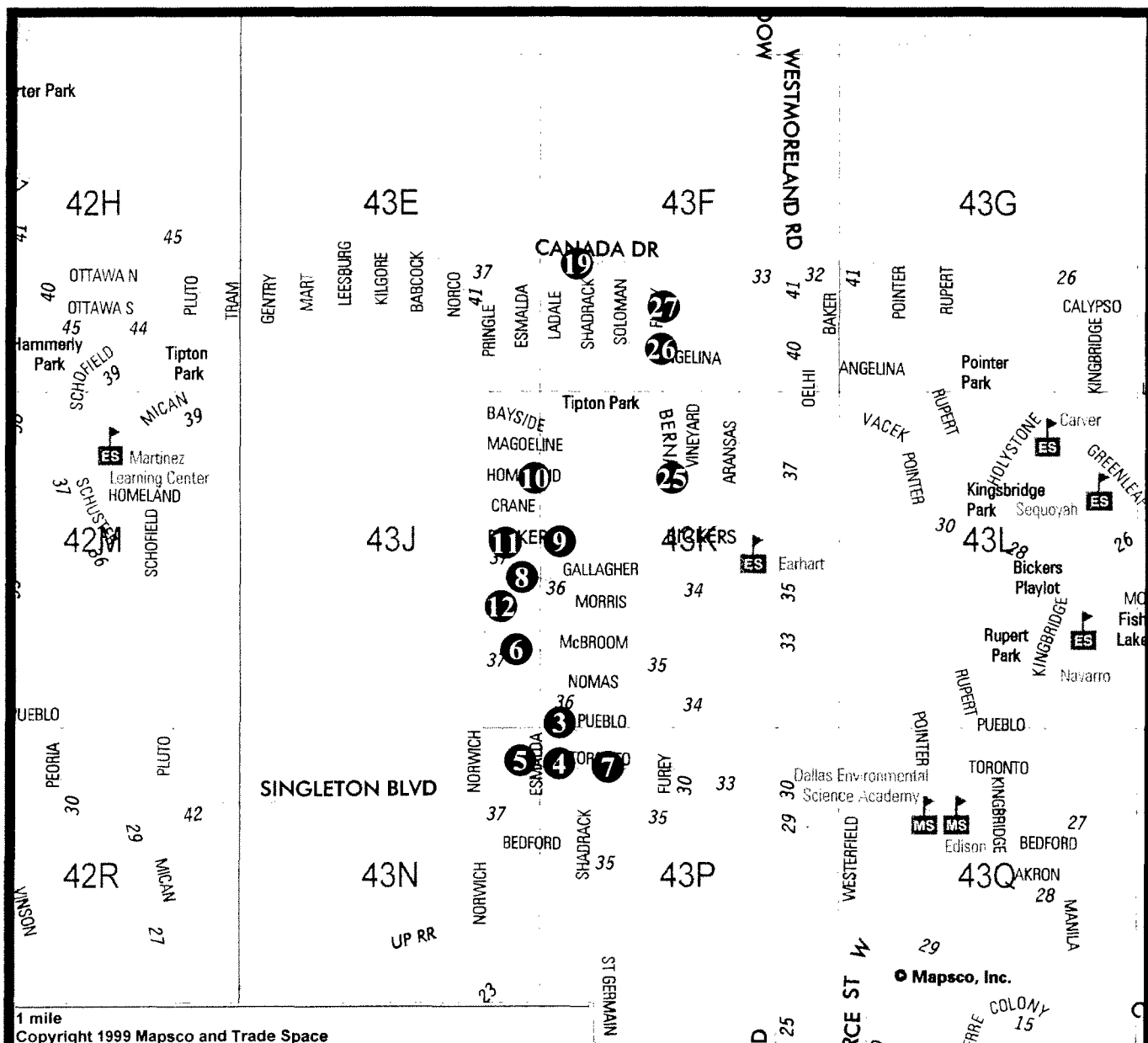


**PROPERTY
ADDRESS**

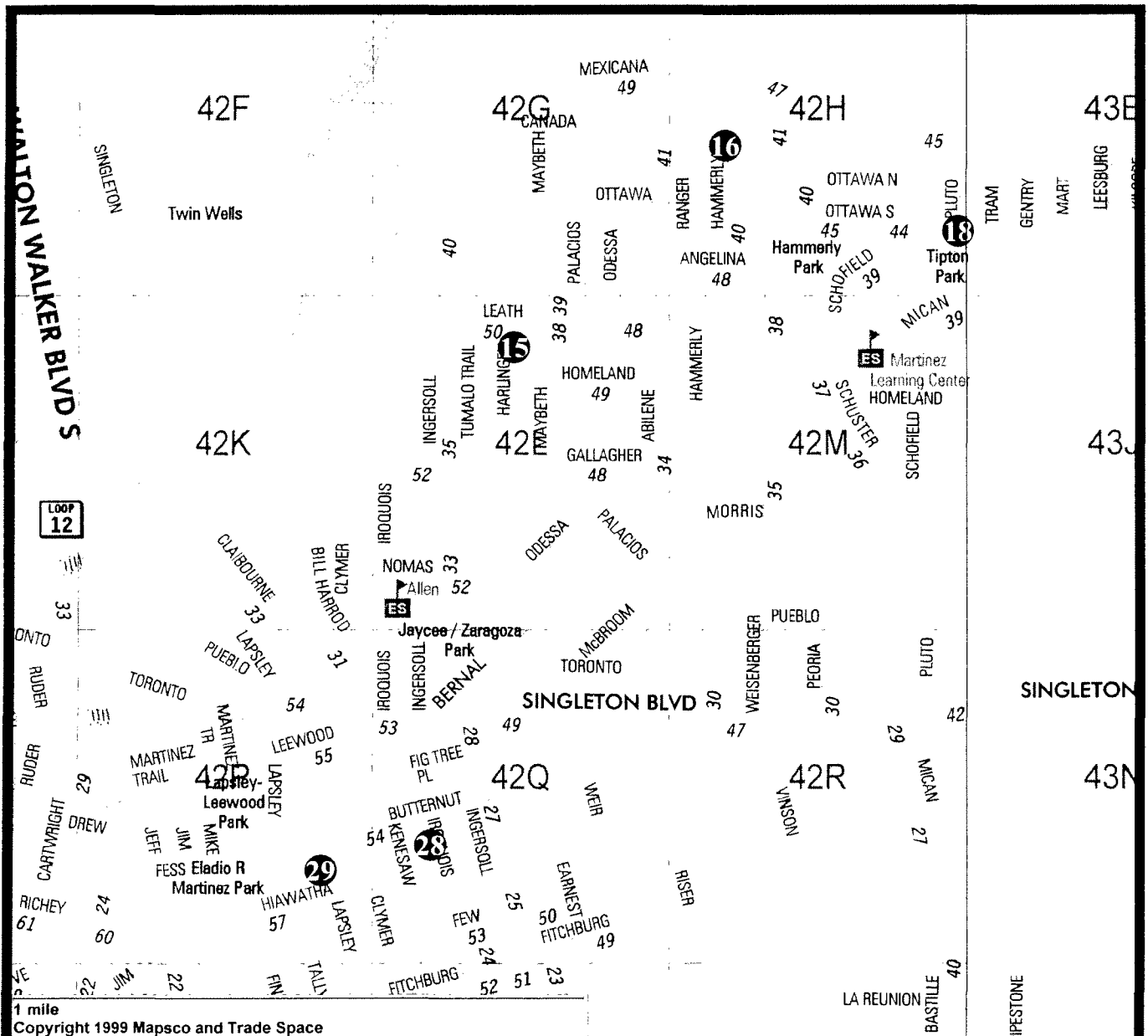
MAPSCO

**COUNCIL
DISTRICT**

1. 1923 Muncie	44N	6
2. 1515 Pueblo	44N	6
13. 1718 Toronto	44N	6
14. 1518 Bickers	44J	6
17. 1908 Gallagher	44J	6
20. 1923 Canada	44E	6
21. 1955 Angelina	44E	3
22. 2017 Angelina	43H	3
23. 2024 Angelina	43H	6
24. 2028 McBroom	43M	6
30. 811 Bayonne	44P	6



PROPERTY ADDRESS	MAPSCO	COUNCIL DISTRICT
3. 3623 Pueblo	43K	6
4. 3628 Toronto	43P	6
5. 3719 Toronto	43N	6
6. 3724 McBroom	43J	6
7. 3561 Toronto	43P	3
8. 3739 Gallagher	43J	6
9. 3638 Bickers	43K	6
10. 3702 Homeland	43J	6
11. 3734 Bickers	43J	6
12. 3741 Morris	43J	6
19. 3611 Canada	43F	6
25. 3427 Bernal	43K	6
26. 4010 Furey	43F	6
27. 4103 Furey	43F	6



<u>PROPERTY ADDRESS</u>	<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>
15. 3803 Harlingen	42L	6
16. 4143 Hammerly	42H	6
18. 4116 Pluto	42H	6
28. 2622 Iroquois	42Q	6
29. 2626 Lapsley	42P	6

August 27, 2014

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

WHEREAS, on June 25, 2014, by Resolution No. 14-0998, the City Council approved the acquisition of 30 Land Bank lots by Commonwealth Companies, LLC from DHADC; and

WHEREAS, Commonwealth Companies, LLC submitted an amended development plan to change the square footage range from approximately 1,050 to 1,450 and sales price range from approximately \$85,000 to \$145,000 for the 30 lots to be acquired by the developer as shown on Exhibit A; and

WHEREAS, the City Council desires to approve the amended development plan shown on Exhibit B submitted by Commonwealth Companies, LLC;

NOW, THEREFORE;

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

Section 1. That the amended development plan shown on Exhibit B submitted by Commonwealth Companies, LLC for the 30 lots to be acquired by the developer as shown on Exhibit A is approved.

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

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	1923 Muncie Lot 19, College Park Riggins Addition Block 17238	Commonwealth Companies, LLC	1	\$5,051.00
2	1515 Pueblo Tract 4 (AKA Tract 2), John P. Cole Survey Abst # 242 Block C/7112	Commonwealth Companies, LLC	1	\$5,051.00
3	3623 Pueblo East 49' of Lot 1, Eagle Ford Gardens Addition Block E/7152	Commonwealth Companies, LLC	1	\$5,051.00
4	3628 Toronto Lot 4.2, Eagle Ford Gardens Addition Block A/7152	Commonwealth Companies, LLC	1	\$5,051.00
5	3719 Toronto Lot 2.1, Eagle Ford Gardens Addition Block C/7152	Commonwealth Companies, LLC	1	\$5,051.00
6	3724 McBroom Lot 7, Eagle Ford Gardens Addition Block G/7152	Commonwealth Companies, LLC	1	\$5,051.00
7	3561 Toronto Lot 3, Homeland Estates 2nd Addition Block 177147	Commonwealth Companies, LLC	1	\$5,051.00
8	3739 Gallagher West 47' of Lot 6, Homeland Estates Rev Addition Block 107151	Commonwealth Companies, LLC	1	\$5,051.00
9	3638 Bickers Lot 1B, Homeland Estates Rev Addition Block 117151	Commonwealth Companies, LLC	1	\$5,051.00
10	3702 Homeland East 1/2 of Lot 5, Homeland Estates Rev Addition Block 67151	Commonwealth Companies, LLC	1	\$5,051.00
TOTAL				\$50,510.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
11	3734 Bickers Lot 1B, Homeland Estates Rev Addition Block 10/7151	Commonwealth Companies, LLC	1	\$5,051.00
12	3741 Morris Lot 6A, Homeland Estates Rev Addition Block 12/7151	Commonwealth Companies, LLC	1	\$5,051.00
13	1718 Toronto West 40' of Lot 15, Homestead Addition Block A/7116	Commonwealth Companies, LLC	1	\$5,051.00
14	1518 Bickers Lot 9, Homestead Gardens Addition Block B/7120	Commonwealth Companies, LLC	1	\$5,051.00
15	3803 Harlingen Lot 4, Joe Irwin No. 3 Addition Block D/7164	Commonwealth Companies, LLC	1	\$5,051.00
16	4143 Hammerly Lot 16, Joe A. Irwin No. 2 Addition Block 6/7163	Commonwealth Companies, LLC	1	\$5,051.00
17	1908 Gallagher Part of Lots 30 & 31, Lake Como Place Addition Block 7128	Commonwealth Companies, LLC	1	\$5,051.00
18	4116 Pluto Lot 10, Ledbetter Gardens Addition Block 2/7155	Commonwealth Companies, LLC	1	\$5,051.00
19	3611 Canada Lot 18, Olive-Dale Addition Block 1/7149	Commonwealth Companies, LLC	1	\$5,051.00
20	1923 Canada Lot 33, Roosevelt Manor 1st Inst Addition Block 1/7130	Commonwealth Companies, LLC	1	\$5,051.00
TOTAL				\$50,510.00

EXHIBIT "A"

LAND BANK PROPERTY				
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
21	1955 Angelina Lot 23, Roosevelt Manor 2nd Inst Addition Block 9/7130	Commonwealth Companies, LLC	1	\$5,051.00
22	2017 Angelina Lot 32, Roosevelt Manor 2nd Inst Addition Block 8/7130	Commonwealth Companies, LLC	1	\$5,051.00
23	2024 Angelina Lot 12, Roosevelt Manor 2nd Inst Addition Block 11/7130	Commonwealth Companies, LLC	1	\$5,051.00
24	2028 McBroom E. 14' Lot 1 & W. 25' Lot 2, Victory Gardens No. 5 Addition Block 21/7127	Commonwealth Companies, LLC	1	\$5,051.00
25	3427 Bernal Lot 6, Westmoreland Park No. 3 Addition Block 19/7146	Commonwealth Companies, LLC	1	\$5,051.00
26	4010 Furey Lot 3, Westmoreland Park No. 3 Addition Block 20/7143	Commonwealth Companies, LLC	1	\$5,051.00
27	4103 Furey Lot 28, Westmoreland Park No. 3 Addition Block 18/7146	Commonwealth Companies, LLC	1	\$5,051.00
28	2622 Iroquois Lot 15, Westwood No. 2 Addition Block 8/7181	Commonwealth Companies, LLC	1	\$5,051.00
29	2626 Lapsley Lot 14, Westwood No. 2 Addition Block 21/7181	Commonwealth Companies, LLC	1	\$5,051.00
30	811 Bayonne Lot 12, Z E Coombs West End Addition Block 3/7265	Commonwealth Companies, LLC	1	\$5,051.00
TOTAL				\$50,510.00

EXHIBIT B

SECTION II: DEVELOPMENT PLAN

A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT

- (1) Number of lots requested in this proposal. 30 Lots _____
- (2) Land Bank name for this parcel of lots. West Dallas 14/1 _____
- (3) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property"). _____ see attached _____
-

B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT

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

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

Number of homes to be built on lots 9 _____
Square Footage of each home 1050 to 1250 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 or Carports 1 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$85k to \$125k

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

Number of homes to be built on lots 12 _____
Square Footage of each home 1150 to 1350 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 Number of Carports 0 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$115k to \$135k

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

Number of homes to be built on lots 9 _____
Square Footage of each home 1200 to 1450 _____ as per plans
Number of Bedrooms/Baths in each home 3 / 2 _____ as per plans
Number of Garages 1 Number of Carports 0 Detached _____ Attached x _____
Type of Exterior Veneer brick _____ Which sides - front side - as per plans
Your Sales Price ranges without Subsidies to Qualified Low Income Buyer \$125k to \$145k

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

PROVIDE FLOOR PLANS AND ELEVATIONS.

C. CONSTRUCTION TIMETABLE

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

Commencement of Construction of first housing unit ___60___ days

Completion of Construction of first housing unit ___180___ days

Sale of first affordable housing unit to low income households ___180___ days

Sale of last affordable housing unit to low income households ___1440___ days

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: N/A

SUBJECT

Authorize an amendment to the agreement with Marquez Community Strategy for consulting services to the City of Dallas in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation - Not to exceed \$50,000, from \$50,000 to \$100,000 - Financing: Current Funds

BACKGROUND

Mercedes Marquez has an impressive background in housing, having served as Deputy Mayor and General Manager of Housing and Community Investment for the City of Los Angeles, Assistant Secretary of Community Planning and Development for the U.S. Department of Housing and Urban Development (HUD), General Counsel for Fair Housing and Equal Opportunity for HUD, and Housing Director for the City of Los Angeles.

Ms. Marquez' wealth of expertise and experience uniquely qualifies her to assist the City with the creation and implementation of the City's long-term Housing Plan to build communities and affirmatively further fair housing.

Upon retirement from HUD, Ms. Marquez formed a consulting firm, Marquez Community Strategy.

The scope of work for Marquez Community Strategy includes:

- Ongoing refinement of goals, objectives and scope of the long-term Housing Plan;
- Identifying best practices and case studies to gain insights on housing strategies;
- Guiding and facilitating key discussions with the City Council Housing Committee and other partners and stakeholders related to the long-term Housing Plan;

BACKGROUND (Continued)

- Framing and reviewing policies and strategies related to the long-term Housing Plan; and
- Assisting the City with ongoing communication and coordination with HUD and developing strategies to address HUD concerns, engaging HUD assistance with the long-term Housing Plan, and ensuring the Plan affirmatively furthers fair housing.

The City previously executed an agreement for consulting services with Marquez Community Strategy for compensation not to exceed \$50,000. The agency has provided services and has billed the City for those services and now the City desires to continue to have the agency provide consulting services in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 2, 2014, the Housing Committee was briefed on the Housing Plus Plan including Mercedes Marquez' background and experience and her inclusion on the team to draft and provide advice for Housing Plus Plan implementation.

FISCAL INFORMATION

Current Funds - \$50,000

Administrative Action No. 14-6077 (Current Funds): \$50,000.00

This action: (Current Funds): \$50,000.00

Total Amount of Contract: \$100,000.00

OWNER

Marquez Community Strategy

Mercedes Marquez, President

August 27, 2014

WHEREAS, on June 4, 2014, Administrative Action No. 14-6077 authorized an agreement with Marquez Community Strategy to provide thought leadership and assistance with the development of a new housing strategy and policies for the City of Dallas for \$50,000; and

WHEREAS, Ms. Marquez' wealth of expertise and experience uniquely qualifies her consulting firm, Marquez Community Strategy, to assist the City with the creation and implementation of the City's long-term Housing Plan to build communities, affirmatively further Fair Housing, and to provide guidance in communications with HUD; and

WHEREAS, the City desires and Mercedes Marquez, President, Marquez Community Strategy is willing to amend an existing agreement to add additional compensation to the terms of the agreement to provide ongoing refinement of goals, objectives and scope of the long-range Housing Plan; to identify best practices and case studies to gain insights on housing strategies; to guide and facilitate key discussions with the City Council Housing Committee and other partners and stakeholders related to the long-term Housing Plan; to frame and review policies and strategies related to the long-term Housing Plan; and to assist the City with ongoing communication and coordination with HUD concerns, engage HUD assistance in the long-term Housing Plan, and ensure that the Plan affirmatively furthers Fair Housing;

NOW, THEREFORE,

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

Section 1. That, following approval as to form by the City attorney, the City Manager is hereby authorized to enter into an amendment to the agreement with Marquez Community Strategy for consulting services in connection with the City's development and implementation of a long-term strategy and policy framework to address affordable housing, neighborhood stability and sustainability, building communities and affirmatively further fair housing, to increase the maximum total compensation not to exceed \$50,000, from \$50,000 to 100,000.

Section 2. That the City Controller is hereby authorized to disburse, in periodic payments in accordance with the terms and conditions of the amended contract from:

Marquez Community Strategy VENDOR # VC13345

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>CT</u>	<u>AMOUNT</u>
0001	HOU	5510	3070	HOU5510H118	\$50,000

an amount not to exceed \$50,000

August 27, 2014

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

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 65D

SUBJECT

Authorize a public hearing to be held on October 8, 2014 to receive comments on the proposed sale of one unimproved property (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

Dallas Neighborhood Alliance for Habitat submitted a proposal to construct one (1) single-family home containing approximately 1,279 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price from \$85,000 to \$95,000 with construction to begin in September 2017.

This item calls for a public hearing on October 8, 2014, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the one unimproved property to Dallas Neighborhood Alliance for Habitat. At the close of the public hearing, the City Council will be asked to authorize the sale of the property to Dallas Neighborhood Alliance for Habitat by quitclaim deed and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item has no prior action.

FISCAL INFORMATION

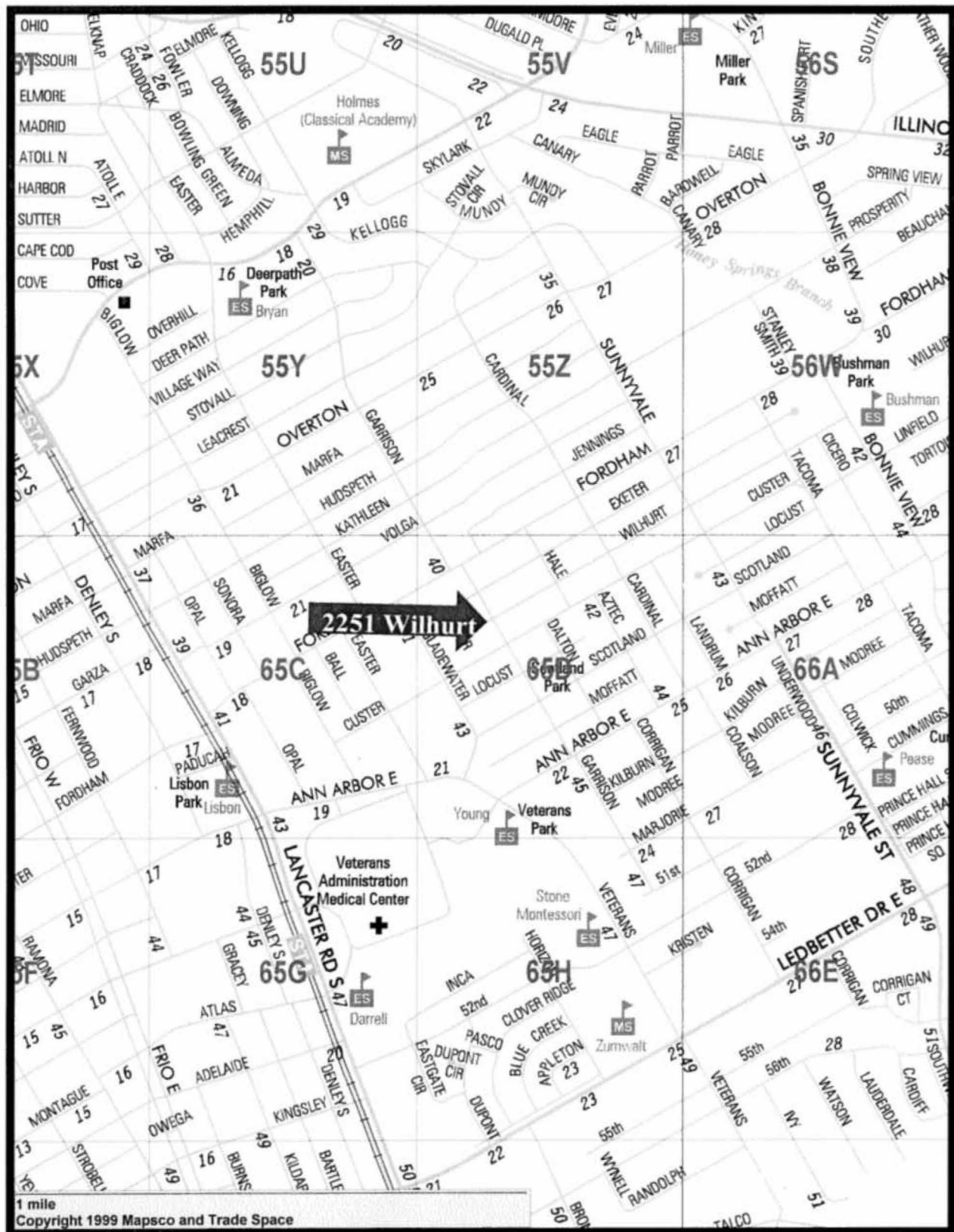
No cost consideration to the City

MAP

Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	2251 Wilhurt	Dallas Neighborhood Alliance for Habitat, Inc.	\$6,900	\$1,000.00	V	R-7.5(A)



MAPSCO 65D

August 27, 2014

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, Dallas Neighborhood Alliance for Habitat submitted a proposal to construct one (1) single-family home containing approximately 1,279 square feet on the one unimproved HB110 process-eligible, Land Transfer Program property, identified on Exhibit A, attached to the resolution, for purchase by low to moderate income homebuyer at a proposed sales price from \$85,000 to \$95,000 with construction to begin in September 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

NOW, THEREFORE,

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

August 27, 2014

Section 1. That the public hearing shall be held at 1:00 p.m. on October 8, 2014 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deed of one (1) unimproved property, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

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

EXHIBIT A

Tax Foreclosure Property Sale

<u>Parcel No.</u>	<u>Address</u>	<u>Mapsco</u>	<u>Non-Profit Organization</u>	<u>Sale Amount</u>	<u>Council District</u>
1.	2251 Wilhurt	65D	Dallas Neighborhood Alliance for Habitat, Inc.	\$1,000.00	4

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8

DEPARTMENT: Housing/Community Services

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 33 34 35 36 37 38 42 43 44 45 46 47 48 49 51 52 53 54 55 56
57 58 59 61 62 63 64 65 66 67 68 69 70 71 73 74 75 76

SUBJECT

Authorize **(1)** a public hearing to be held November 12, 2014 to receive comments on the proposed City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan; and **(2)** at the close of the public hearing, consideration of approval of the City of Dallas FY 2014-15 Urban Land Bank Demonstration Program Plan – Financing: No cost consideration to the City

BACKGROUND

The governing body of the municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The Plan must include a list of parcels of real property that may become eligible for sale to the land bank for affordable housing development on those parcels of real property, and the sources and amounts of funding anticipated being available from the municipality for development of affordable housing. A copy of the proposed FY 2014-15 Plan is attached as “Exhibit A” to the resolution.

Before adopting the FY 2014-15 Annual Plan, the City of Dallas must hold a public hearing on the proposed Plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDO's) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the taxing entities and to the public beginning August 27, 2014. There must be a sixty-day public comment period prior to City Council action on the plan per state statute. A briefing on the Urban Land Bank Demonstration Program will be presented to the appropriate Council Committee prior to the public hearing.

Approval of this agenda item will call a public hearing for November 12, 2014 to consider public comment on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as “Exhibit A” to the resolution and authorizes consideration of the Plan following the hearing.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS COMMISSIONS)

On January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458.

On October 23, 2013, the City Council approved the City of Dallas FY 2013-14 Urban Land Bank Demonstration Program Plan by Resolution No. 13-1877.

FISCAL INFORMATION

No cost consideration to the City



MAP(s)

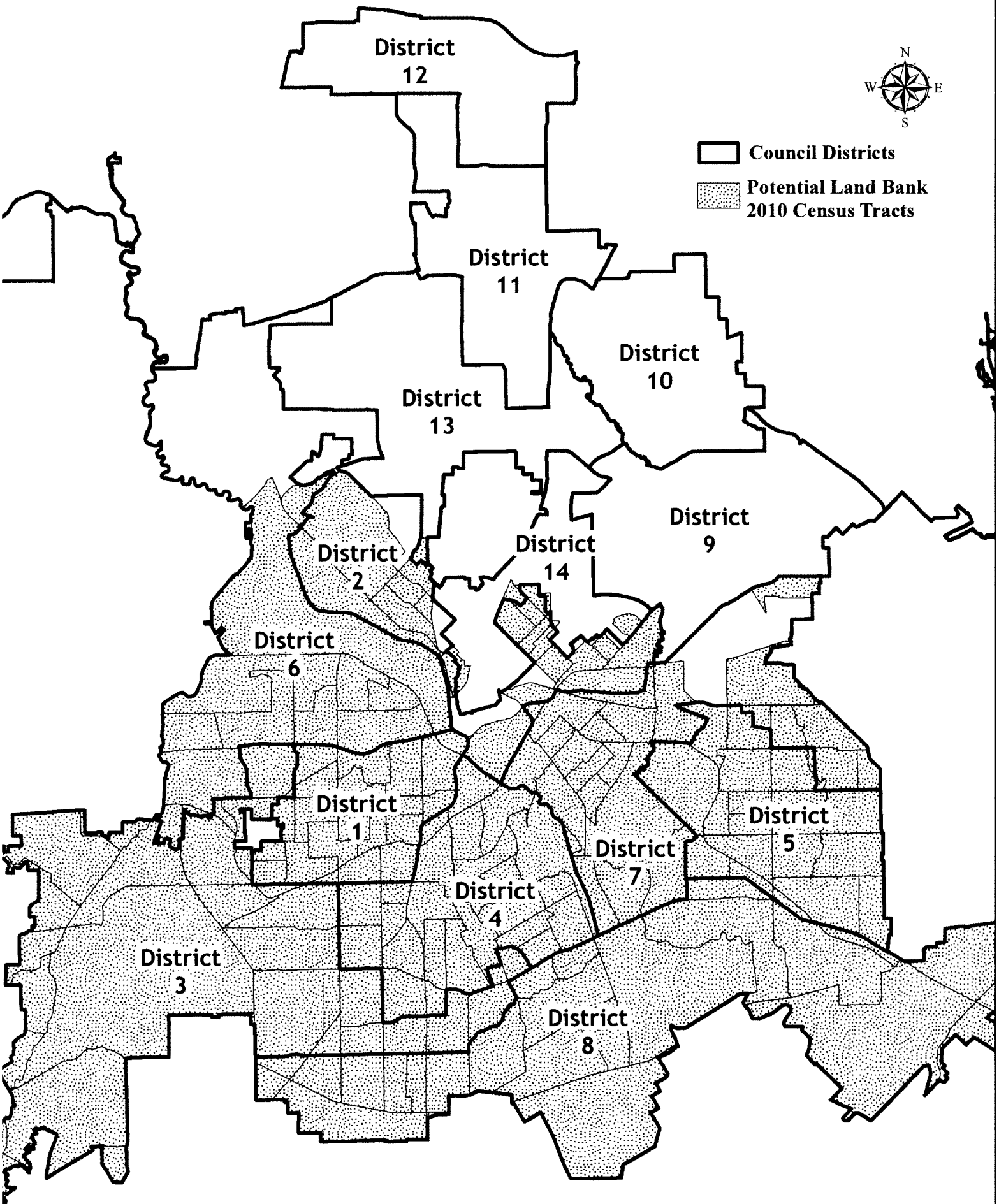
Attached

Potential Land Bank Census Tracts

2014-2015



-  Council Districts
-  Potential Land Bank 2010 Census Tracts



August 27, 2014

WHEREAS, on January 28, 2004, the City Council authorized the establishment of the Dallas Housing Acquisition and Development Corporation ("DHADC") as its land bank, authorized amendments to the Articles of Incorporation and By-Laws of the DHADC, and authorized an interlocal contract with the affected taxing jurisdictions for participation in the Dallas Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, the City of Dallas desires to operate an Urban Land Bank Demonstration Program during the Fiscal Year 2014-15, beginning October 1, 2014: and

WHEREAS, State law requires that a public hearing be held and action taken to adopt the Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, holding a public hearing on November 12, 2014 for public comment on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as Exhibit A will satisfy requirements set forth in the Urban Land Bank Demonstration Program Act;

NOW, THEREFORE,

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

Section 1. That (1) a public hearing be held on November 12, 2014 before the Dallas City Council to receive comments from citizens on the proposed FY 2014-15 Urban Land Bank Demonstration Program Plan attached as Exhibit A and (2) at the close of the public hearing, consider approval of the FY 2014-15 Urban Land Bank Demonstration Program Plan.

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

EXHIBIT A

Urban Land Bank
Demonstration Program Plan
Fiscal Year 2014-15



City of Dallas

**Housing Department
1500 Marilla Street
Room 6DN
Dallas, Texas 75201**

November 12, 2014

OVERVIEW

The 2003 Texas Urban Land Bank Demonstration Act, as amended, provides an opportunity for Dallas to address the dual needs of insufficient affordable housing and older neighborhoods at risk. The Act allows the governing body of a municipality to adopt an urban land bank demonstration program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale for purposes of affordable housing development.

The governing body of a municipality that adopts an Urban Land Bank Demonstration Program must adopt a plan annually. The plan for fiscal year 2014-15 includes the following elements:

- 1) A list of the parcels of real property that may become eligible for sale to the land bank during the plan year,
- 2) An estimate of the total number of tax lawsuits to be filed to acquire land bank properties in the plan year.
- 3) The proposed sale price of the properties anticipated to be sold to “qualified participating developers” during the plan year.
- 4) A list of community housing development organizations eligible to participate in the “right of first refusal” for acquisition and development of real property sold to the land bank,
- 5) The municipality’s plan for affordable housing development on those parcels of real property, and
- 6) The sources and amounts of funding anticipated being available from the municipality for subsidies for development of affordable housing in the municipality, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted.

The City of Dallas proposes to implement a local Urban Land Bank Demonstration Program and presents this plan for implementation. Before adopting the FY 2014-15 plan, the City of Dallas will hold a public hearing on the proposed plan. The City of Dallas will provide notice of the hearing to all City certified Community Housing Development Organizations (CHDOs) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale to the land bank are located. The City of Dallas will make copies of the proposed plan available to the public not later than the 60th day before the date of the public hearing.

Following the adoption of the FY 2014-15 Urban Land Bank Demonstration Program Plan, the plan will be implemented and the annual performance reports on the plan will be available through the Housing Department no later than November 1, 2015. The performance report for the FY 2013-14 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2014.

CITY OF DALLAS' FY 2014-15 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Parcels of Property

The objective of the City of Dallas' Urban Land Bank Demonstration Program is to acquire unproductive, vacant, and developable lots and lots improved with abandoned, vacant and uninhabitable houses to be "banked" by the Dallas Housing Acquisition and Development Corporation (the "Land Bank") for affordable housing or grocery store development. The acquisition of these lots will enable new single-family homeowner development ~~and rental housing~~ on the lots to house low and moderate income households and stabilize distressed communities. The lots may also contain the rental housing units above a retail/commercial/office development for rent to low and moderate income tenants. This initiative will be implemented by means of the tax foreclosure process for properties with five years or more of delinquent property taxes.

The City has identified parcels of real property that may become available for sale to the Land Bank during the fiscal year beginning October 1, 2014 (see Attachment C). The considerations for parcel identification included vacant residential/commercial properties with at least five years or more of delinquent property taxes (reported from Dallas County). Priority is given to properties located in: 1) neighborhoods designated within the City of Dallas Neighborhood Investment Program, 2) neighborhoods with active Community Housing Development Organization projects, and 3) other neighborhoods identified by the City as being in need of new housing/grocery store development. The parcels listed will follow a process of review to determine suitability for housing development before moving forward to tax foreclosure and possible land banking. This is a list of potential properties for the Land Bank. Up to 100 parcels from Attachment D that were previously referred for tax foreclosure will be resubmitted and at least 100 parcels of property from the attached list will be referred for tax foreclosure by the Land Bank during the 2014-15 fiscal year.

Notwithstanding any other right of first refusal granted under Texas Local Government Code ("Code") Chapter 379C, if the Land Bank determines that a property acquired by the Land Bank is not appropriate for residential development, the Land Bank first shall offer the property for sale to an eligible adjacent property owner for the lower of the fair market value for the property as determined by the appraisal district in which the property is located or the sales price recorded in the annual plan, i.e., the amount for which the property would be sold to a "qualified participating developer", calculated as shown on page 5 of this annual plan. An "eligible adjacent property owner" means a person who owns property located adjacent to property owned by the Land Bank and satisfies eligibility requirements adopted by the Land Bank. An adjacent property owner that purchases property under this section may not lease, sell, or transfer that property to another person before the third anniversary of the date the adjacent property owner purchased that property from the Land Bank, unless the Land Bank adopts a policy permitting the transfer of the property to a family

member of the eligible adjacent property owner or occurs as a result of the death of the eligible adjacent property owner.

Additional Use of Land Bank Property

The Land Bank may also sell property to a developer to allow the construction of a grocery store that has at least 6,000 square feet of enclosed space and that offers for sale fresh produce and other food items for home consumption. A developer is not required to be a qualified participating developer but must obtain the City's approval of a development plan for the Land Bank property.

Qualified Participating Developer

In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code and participate in the Urban Land Bank Demonstration Program, a developer must: (1) have built one or more housing units within the three-year period preceding the submission of a proposal to the Land Bank seeking to acquire real property from the Land Bank; (2) have a development plan approved by the City for the Land Bank property; and (3) demonstrate ability to develop, within a three-year period, its inventory of residential lots acquired through City of Dallas operated or assisted programs including proposed Land Bank property to be acquired.

Community Housing Development Organizations

An organization which meets the definition of a Community Housing Development Organization (CHDO), under 24 CFR 92.2 and is certified by the City of Dallas as such, may be a "qualified organization" under Section 379C.011 of the Code. Only "qualified organizations" as defined in the Code may engage in the "right of first refusal" for this program.

A listing of those CHDOs that may be eligible for the "Right of First Refusal" is available as Attachment A. In order to engage in the "right of first refusal" on the acquisition of a property from the Land Bank, the CHDO must also have the following to be considered a "qualified organization":

1. Contain within its designated geographical boundaries of operation, as set forth in its application for certification filed with and approved by the City, a portion of the property that the Land Bank is offering for sale,
2. Built at least three single-family homes or duplexes or one multifamily residential dwelling of four or more units in compliance with all applicable building codes within the preceding two-year period of the date the property becomes available for purchase through the Land Bank and within the organization's designated geographical boundaries of operation, and
3. Built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Code Section 379C.011 explains the elements of the “Right of First Refusal” for “qualified organizations.” The City of Dallas and Land Bank will apply the following points to this process:

1. Written notice will be provided to the “qualified organizations” for the offering;
2. The time period for “right of first refusal” will be six (6) months from the date of the deed of conveyance of the property to the Land Bank;
3. During this six-month period, the Land Bank may not sell the property to a qualified participating developer other than a qualified organization (If all qualified organizations eligible to exercise the right of first refusal for that property notify the Land Bank that they are declining to exercise their right of first refusal during the 6 month period or if an offer to purchase the property is not received from a qualified organization during the 6 month period, the Land Bank may sell the property to any other qualified developer at the same price that the Land Bank offered the property to the qualified organization);
4. After the period for the “right of first refusal” expires, the subject property will be offered to a “qualified participating developer” as defined in the Code (a “qualified participating developer” is defined as a developer who has built one ~~three~~ or more housing units within the three-year period preceding the submission of a proposal to the Land Bank and has a development plan approved by the City for the Land Bank property);
5. At the discretion of the Land Bank and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the Land Bank once an offer has been received and accepted from a “qualified organization or “qualified participating developer”;
6. If more than one “qualified organization” expresses an interest in exercising its “right of first refusal,” the organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority; and
7. There will be no requirements for the Land Bank to give “right of first refusal” for “qualified organizations” if the subject property has reverted to the Land Bank after going through this entire process.
8. The “right of first refusal” applies only to properties acquired under the State Code for the Urban Land Bank Demonstration Program. There is no “right of first refusal” for properties acquired by the City or its Land Bank through other City programs or initiatives. The CHDO “right of first refusal” is subject to the “right of first refusal” to an eligible adjacent property owner as provided in Code Section 379C.0106.

City of Dallas Plan for Affordable Housing Development

Based on 2010 census data, the population of the City of Dallas has grown by 9,236 since 2000. The City of Dallas has identified high priority needs in the availability and affordability of housing. One main concern is the low rate of 44.1% for homeownership in Dallas compared to the national average of 66.9%.

In order to achieve a 50% homeownership rate goal, approximately 27,000 single-family units would have to be created. The priority for the City of Dallas is not only to create single-family homes but also to make them affordable. The definition of an affordable homeownership unit is one in which a household with income of 115% or less of area median family income can obtain financing to purchase the home.

The creation of housing for families at 80% or below of median family income is a priority for the City of Dallas and this Urban Land Bank Demonstration Program. Additionally, at least 25% of the Land Bank properties must be deed restricted for sale to households with gross household incomes not greater than 60% of the area median family income adjusted for household size; and not more than 30% of those Land Bank properties may be deed restricted for sale to households with gross household incomes greater than 80% of the area median family income, adjusted for household size. In addition, a lease-purchase option may be used with the understanding that the purchaser must close on the house within twelve months from the date the lease-purchase begins. The tremendous need for housing in Dallas will also allow the City to take advantage of opportunities to leverage private and public funding for mixed income developments.

The City of Dallas intends to continue implementation of the Urban Land Bank Demonstration Program to produce affordable housing. Attachment D identifies the list of 2326 properties the Land Bank has referred for tax foreclosure under the FY 2003-04, FY 2004-05, FY 2005-06, FY 2006-07, FY 2007-08, FY 2008-09, FY 2009-10, FY 2010-11, FY 2011-12, FY 2012-13 and FY 2013-14 Plans. In the event any properties are removed from Attachment D, an equal number of qualified lots may be substituted. The City of Dallas intends to sell up to 200 properties in FY 2014-15 to "qualified organizations" and "qualified participating developers" for affordable housing development under this program. Subject parcels will first be offered for sale in FY 2014-15 to "qualified organizations" at a price of \$1,000.00 for the first 7,500 square feet of land ~~plus \$0.667 for each additional square foot~~ plus another \$1,000.00 for each additional developable adjacent lot included in the parcel subject to budget allowances and Land Bank Board approval and to "qualified participating developers" at a price of \$5,000.00 for the first 7,500 square feet of land plus another \$5,000.00 for each additional developable adjacent lot included in the parcel plus any regulatory and contractual costs, including but not limited to environmental testing, maintenance, post foreclosure property taxes and replatting, required for the Land Bank to acquire and sell developable properties. In 2010, the Land Bank acquired 112 lots using Neighborhood Stabilization Program (NSP) funds. These lots were not acquired under the state statute and will fall under the applicable NSP rules and regulations. All properties will be deed restricted. Properties to be developed for

homeownership will remain deed restricted until construction is complete and sale of the affordable unit occurs.

~~Eligible properties to be developed as rental units on land acquired with 2006 general obligation bond funds will be deed restricted for 15 years for affordability to households with incomes not greater than sixty percent (60%) of area median family income ("AMFI"). Forty percent (40%) of the units would be occupied by households with incomes not greater than fifty percent (50%) of AMFI or twenty percent (20%) of the units would be occupied by households with incomes not greater than thirty percent (30%) of AMFI and as further restricted by statute.~~

All parcels will be conveyed with a right of reverter so that if the "qualified participating developer" does not apply for a construction permit and close on any construction financing within the three-year period following the date of the conveyance of the property from the Land Bank to the "qualified participating developer," the property will revert to the Land Bank for subsequent resale to another "qualified participating developer" or conveyance to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. If a property is not sold within four (4) years to a "qualified organization" or a "qualified participating developer," the property will be transferred from the Land Bank to the taxing units who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing units before completion of the four-year period if the Land Bank determines that the property is not appropriate for residential or grocery store development. The Land Bank may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period.

The DHADC may permit a qualified participating developer to exchange a property purchased from the Land Bank with any other property owned by the developer if the developer agrees to construct on the other property affordable housing for low income households as provided in this plan and state law and the other property is located in a planned development incorporating the property originally purchased from the Land Bank or another location as approved by the Land Bank. The Land Bank shall adjust the Deed Restrictions under Texas Local Government Code Section 379C.010 for each of the properties exchanged by the developer under this section.

The Land Bank may sell two adjacent properties that are owned by the Land Bank to a "qualified participating developer" if at least one of the properties is appropriate for residential development and the developer agrees to replat the two adjacent properties as one property that is appropriate for residential development.

Supportive Funding

Attachment B reflects the sources and amounts for funding anticipated to be available from the City for subsidies for development of affordable housing in the City of Dallas, including money specifically available for housing developed under this program, as approved by the City Council of the City of Dallas at the time of adoption of this plan.

ATTACHMENT A
COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
RE-CERTIFICATION LIST FOR FY 2013-14
Updated – 10/25/13

CHDO	GEOGRAPHIC BOUNDARIES	DATE CERTIFIED
Builders of Hope CDC 7920 Elmbrook Drive, Suite 103 Dallas, Texas 75247 Office (214) 920-9850 Fax (214) 630-5155 Norman Henry, President Damon Polk, COO	West Dallas - Sylvan Avenue on the East; Trinity River on the North; IH-30 on the South; Loop 12 (Walton Walker Blvd.) on the West	12/15/1999
City Wide Community Development Corp. 3730 S. Lancaster Rd., Suite 110 Dallas, Texas 75216 Office (214) 371-0888 Fax (214) 371-0887 Sherman Roberts, President	City-wide	5/21/2007
Cornerstone Community Development Corporation 1819 Martin Luther King Jr. Blvd Dallas, Texas 75215 Office (214) 426-5468 Fax (214) 426-0512 Chris L. Simmons, Executive Director Michael Jones, Director of Development	IH-45 on the East; Lamar on the West; Martin Luther King Jr. Blvd. on the South; IH-30 on the North	09/11/2012
East Dallas Community Organization 4210 Junius St., Suite 5 th Floor Dallas, Texas 75246 Office (214) 515-9779 Fax (214) 826-1966 Gerald Carlton, Chief Operating Officer Rick Guerrero, Director of Operations Jesse A. Banda, Homebuyer Consultant	City-wide	10/09/1997
South Dallas/Fair Park Innercity Community Development Corporation 4907 Spring Ave. Dallas, Texas 75210 Office (214) 915-9900 Fax (214) 915-9909 Diane Ragsdale, Managing Director	South Dallas/Fair Park including Zip Codes 75210 & 75215 and Census Tracts 27.01, 27.02, 28, 29, 35, 36, 37, 38, 39.01 & 39.02	08/17/1992

CHDO	GEOGRAPHIC BOUNDARIES	DATE CERTIFIED
SouthFair Community Development Corporation 2610 Martin Luther King Blvd. Dallas, Texas 75215 Office (214) 421-1363 Fax (214) 421-1364 Annie Jones Evans, Executive Director	Martin Luther King Jr. Blvd. on the South; Good-Latimer on the West; Dart Green Line on the North; Robert B. Cullum Blvd. on the East	02/03/1994
2000 Roses Foundation, Inc. 2000 10 th Street Dallas, Texas 75208 Office (214) 941-1333 Fax (214) 944-5331 Alonzo Harris, President Kelly R. Wiley, Executive Director	Corinth Street on the East; Trinity River on the North; Loop 12 on the South; Hampton on the West	01/10/2013

**ATTACHMENT B
ASSISTANCE PROGRAM**

**City of Dallas Housing Department
Anticipated FY 2014-15 Assistance Programs**

The City of Dallas is required to include in its Urban Land Bank Demonstration Program Plan the sources and amounts of funding anticipated to be available from the City for development of affordable housing in Dallas, including any money specifically available for housing developed under the program, as approved by the governing body of the municipality at the time the plan is adopted. This Plan is proposed for City Council adoption on October 22, 2014. The final FY 2014-15 budget for Housing Department Programs will not be adopted before October 22, 2014. Therefore, the program descriptions below include both the actual FY 2012-13, FY 2013-14 and proposed FY 2014-15 budget amounts.

HOME PURCHASE ASSISTANCE

Mortgage Assistance Program

FY 2012-13 Actual	\$2,600,000
FY 2013-14 Actual	\$2,100,000
FY 2014-15 Proposed	\$2,100,000

Provides deferred payment loans to low-mod-income homebuyers for down payment, closing costs and principle reduction up to \$20,000 for new construction and up to \$8,500 for existing homes. (214-670-3954)

HOUSING DEVELOPMENT ASSISTANCE

Residential Development Acquisition Loan Program

FY 2012-13 Actual	\$500,000
FY 2013-14 Actual	None
FY 2014-15 Proposed	None

Provides funds for the acquisition of property for development of housing for low-income households. (214-670-3601)

Community Housing Development Organization Program

FY 2012-13 Actual	\$1,050,000
FY 2013-14 Actual	\$1,225,000
FY 2014-15 Proposed	\$1,000,000

Provides operating assistance grants and both pre-development and development loans to nonprofit City-certified Community Housing Development Organizations (CHDOs) developing affordable housing for low-income households. Development funding may be used for property acquisition and housing acquisition, rehabilitation and/or new construction. (214-670-3601)

Community Based Development Organization Program

FY 2012-13 Actual	\$300,000
FY 2013-14 Actual	\$119,000
FY 2014-15 Proposed	None

Provides vertical construction loans to Community Based Development Organizations. (214-670-3601)

Economic Development GO Bond Program for Southern Dallas

FY 2012-13 Actual	\$50,000,000
FY 2013-14 Actual	None
FY 2014-15 Proposed	None

Provides funding to promote economic development in the Southern area of the City and transit oriented development throughout the City. The funds can be used for acquisition, demolition, planning, design, construction, as well as, public streets and utilities. This includes providing funding for mixed-income residential in the Southern sector or mixed-use transit oriented development throughout the City. (214-670-3633)

Housing Development Loan Program

FY 2012-13 Actual	\$ 900,000
FY 2013-14 Actual	\$1,621,189
FY 2014-15 Proposed	\$1,200,000

Provides private and non-profit organizations with loans/grants for the development of permanent supportive housing and senior housing including but not limited to pre-development costs, development costs, construction subsidies, relocation costs, demolition costs, acquisition costs, related acquisition costs and rental rehabilitation. (214-670-3601)

Dallas Housing Finance Corporation Multifamily Program

Funding subject to availability of bond proceeds

Provides financing through issuance of tax-exempt mortgage revenue bonds for new construction of multifamily housing for low- and moderate-income households. (214-671-8266)

ATTACHMENT C
FY 2014-15 LAND BANK PLAN

204	E	10TH	1720	E	11TH	2433	52ND
401	E	10TH	1825	E	11TH	2436	52ND
424	W	10TH	722	W	12TH	2522	52ND
912	E	10TH	901	W	12TH	2612	52ND
1024	E	10TH	917	E	12TH	2633	52ND
1027	E	10TH	409	E	12TH	2641	52ND
1102	E	10TH	911		18TH	2705	52ND
1124	E	10TH	2714		1ST	2727	52ND
1214	E	10TH	4216		1ST	2630	52ND
1221	E	10TH	4208		1ST	2746	52ND
1300	E	10TH	4210		1ST	618	E 5TH
1308	E	10TH	4224		1ST	817	E 6TH
1107	E	10TH	4226		1ST	918	W 7TH
1031	E	11TH	2304		2ND	115	W 8TH
1823	E	11TH	4230		2ND	406	E 8TH
2410	E	11TH	5366		2ND	513	E 8TH
1125	E	11TH	2008		3RD	521	E 8TH
1624	E	11TH	2436		51ST	1922	E 8TH
1700	E	11TH	2506		51ST	1930	E 8TH
1716	E	11TH	2611		51ST	2934	W 9TH
110	S	ACRES	2847		ALABAMA	3036	ALASKA
111	N	ACRES	2900		ALABAMA	3123	ALASKA
116	N	ACRES	2919		ALABAMA	403	ALBRIGHT
230	S	ACRES	2926		ALABAMA	405	ALBRIGHT
350	N	ACRES	2935		ALABAMA	410	ALBRIGHT
1439		ADELAIDE	2939		ALABAMA	414	ALBRIGHT
1535		ADELAIDE	3014		ALABAMA	415	ALBRIGHT
1818		ADELAIDE	3038		ALABAMA	421	ALCALDE
3907		AGNES	3042		ALABAMA	2902	ALEX
4002		AGNES	3102		ALABAMA	2907	ALEX
2210		AKRON ST	2541		ALAMAIN	2911	ALEX
1823		ALABAMA	2715		ALAMAIN	2914	ALEX
2119		ALABAMA	2723		ALAMAIN	2927	ALEX
2200		ALABAMA	2739		ALAMAIN	2055	ALHAMBRA
2206		ALABAMA	2747		ALAMAIN	1010	ALLEN
2210		ALABAMA	1514		ALASKA	4004	ALSBURY
2214		ALABAMA	1631		ALASKA	13	ALTO GARDEN
2218		ALABAMA	1706		ALASKA	1325	AMOS
2222		ALABAMA	2006		ALASKA	1333	AMOS
2226		ALABAMA	2402		ALASKA	1340	AMOS
2404		ALABAMA	2720		ALASKA	2212	ANDERSON
2412		ALABAMA	2730		ALASKA	2223	ANDERSON
2423		ALABAMA	2814		ALASKA	2227	ANDERSON
2705		ALABAMA	2914		ALASKA	2229	ANDERSON
2722		ALABAMA	2927		ALASKA	2234	ANDERSON

2831		ALABAMA	2931		ALASKA	2239		ANDERSON
2835		ALABAMA	2946		ALASKA	2241		ANDERSON
2243		ANDERSON	3922		ARANSAS	3208		ATLANTA
2251		ANDERSON	4114		ARANSAS	3619		ATLANTA
2302		ANDERSON	2111		ARDEN RD	3905		ATLANTA
2402		ANDERSON	2117		AREBA	3942		ATLANTA
2414		ANDERSON	1711		ARIZONA	3938		ATLANTA
2600		ANDERSON	1918		ARIZONA	3943		ATLANTA
2629		ANDERSON	2021		ARIZONA	1833		ATLAS
2710		ANDERSON	2201		ARIZONA	5141		AUDREY
2715		ANDERSON	2209		ARIZONA	5301		AUDREY
1815		ANGELINA	2221		ARIZONA	1906		AUTUMN MEADOW
1955		ANGELINA	2227		ARIZONA	3912		AVANT
2017		ANGELINA	2420		ARIZONA	407		AVE A
2024		ANGELINA	2430		ARIZONA	409		AVE A
2037		ANGELINA	2606		ARIZONA	415		AVE A
2914		ANGELINA	2609		ARIZONA	1619		AVE B
9414		ANGELUS	2610		ARIZONA	1703		AVE B
9422		ANGELUS	2618		ARIZONA	1710		AVE B
9430		ANGELUS	2642		ARIZONA	1727		AVE B
713		ANGUS	2716		ARIZONA	1731		AVE B
717		ANGUS	2814		ARIZONA	1		AVE D
1503	E	ANN ARBOR	2839		ARIZONA	423		AVE E
1514	E	ANN ARBOR	2914		ARIZONA	426		AVE E
1522	E	ANN ARBOR	3018		ARIZONA	444		AVE E
1719	E	ANN ARBOR	3031		ARIZONA	319		AVE F
1955	E	ANN ARBOR	3035		ARIZONA	351		AVE F
1961	E	ANN ARBOR	3047		ARIZONA	418		AVE F
1965	E	ANN ARBOR	3328		ARIZONA	323		AVE G
2107	E	ANN ARBOR	8218		ARLENE	327		AVE G
2143	E	ANN ARBOR	5511		ARLINGTON PARK	419		AVE H
2207	E	ANN ARBOR	3732		ARMOR	516		AVE H
2211	E	ANN ARBOR	3734		ARMOR	402		AVE J
2215	E	ANN ARBOR	3736		ARMOR	403		AVE J
2219	E	ANN ARBOR	3738		ARMOR	405		AVE L
2251	E	ANN ARBOR	3742		ARMOR	410		AVE L
2323	E	ANN ARBOR	5		ARMY	419		AVE L
2407	E	ANN ARBOR	20		ARMY	3962		AVOCADO
2504	E	ANN ARBOR	21		ARMY	4202		AZTEC
2516	E	ANN ARBOR	22		ARMY	4208		AZTEC
2723	E	ANN ARBOR	23		ARMY	4212		AZTEC
2773	E	ANN ARBOR	1614		ARROW	4249		AZTEC
654		ANNAROSE	4504		ASH	4306		AZTEC
710		ANNAROSE	4526		ASH	4311		AZTEC
2111		ANNEX	5407		ASH	4118		BABCOCK

803		APACHE	9566	ASH CREEK	1305	BADEN
3725		ARANSAS	1	ASHWOOD	1315	BADEN
3814		ARANSAS	2	ASHWOOD	1322	BADEN
3826		ARANSAS	600	ASPENDALE	1330	BADEN
1336		BADEN	1121	BAYONNE	3712	BEDFORD
118	S	BAGLEY	1836	BAYSIDE	5238	BEEMAN
400	N	BAGLEY	1847	BAYSIDE	1100	S BELTLINE
403	N	BAGLEY	2019	BAYSIDE	3200	S BELTLINE
1042	N	BAGLEY	605	S BEACON	4231	S BELTLINE
4019		BAKER	3313	BEALL	4233	S BELTLINE
3916		BALCH	3326	BEALL	2058	BEN HUR
3914		BALCH DR	3327	BEALL	2065	BEN HUR
4503		BALDWIN	3330	BEALL	2070	BEN HUR
4727		BALDWIN	3322	BEALL	2122	BEN HUR
4731		BALDWIN	8119	BEARDEN	2158	BEN HUR
4811		BALDWIN	3023	BEAUCHAMP	2164	BEN HUR
4819		BALDWIN	3066	BEAUCHAMP	2176	BEN HUR
4819		BALDWIN	3300	BEAUCHAMP	2182	BEN HUR
4806		BALDWIN	3302	BEAUCHAMP	2222	BEN HUR
4161		BALL	3421	BEAUCHAMP	7041	BENNING
4134		BALL	1534	BEAUFORD	2726	BENROCK
710		BANK	1553	BEAUFORD	2730	BENROCK
1114		BANK	1577	BEAUFORD	2731	BENROCK
1419		BANK	1643	BEAUFORD	2806	BENROCK
1430		BANK	1737	BEAUFORD	2807	BENROCK
1500		BANK	1739	BEAUFORD	2815	BENROCK
1515		BANK	1819	BEAUFORD	2823	BENROCK
1516		BANK	1821	BEAUFORD	2830	BENROCK
71		BANKS	12402	BEAUFORD	2906	BENROCK
78		BANKS	1409	BEAUMONT	2907	BENROCK
140		BANKS	707	N BECKLEY	2918	BENROCK
145		BANKS	719	N BECKLEY	2934	BENROCK
1615		BANNOCK	735	N BECKLEY	2938	BENROCK
1635		BANNOCK	828	N BECKLEY	2946	BENROCK
1641		BANNOCK	918	S BECKLEY	2947	BENROCK
1625		BANNOCK	1512	S BECKLEY	2954	BENROCK
1710		BANNOCK	2938	S BECKLEY	2955	BENROCK
5135		BARBER	3042	S BECKLEY	2963	BENROCK
5213		BARBER	3206	S BECKLEY	2962	BENROCK
2619		BARLOW	3302	S BECKLEY	9350	BERMUDA
2623		BARLOW	912	S BECKLEY	3401	BERNAL
2709		BARLOW	8924	BECKLEYCREST	3427	BERNAL
2717		BARLOW	9116	BECKLEYCREST	5518	BERNAL
3301		BARNARD	9421	BECKLEYCREST	5704	BERNAL
5500		BARREE	9224	BECKLEYVIEW	5708	BERNAL
5634		BARREE	9228	BECKLEYVIEW	5726	BERNAL
5734		BARREE	9228	BECKLEYVIEW	3439	BERNAL

1449	BARRY	9421	BECKLEYCREST	5726	BERNAL
805	BAYONNE	9224	BECKLEYVIEW	3614	BERTRAND
811	BAYONNE	9228	BECKLEYVIEW	3723	BERTRAND
818	BAYONNE	9228	BECKLEYVIEW	4306	BERTRAND
916	BAYONNE	209	BECKLEYWOOD	2026	BERWICK
1115	BAYONNE	336	BECKLEYWOOD	534	BETHPAGE
2026	BERWICK	4002	BIGLOW	5635	BON AIR
534	BETHPAGE	4006	BIGLOW	5643	BON AIR
630	BETHPAGE	4151	BIGLOW	5647	BON AIR
634	BETHPAGE	4155	BIGLOW	5663	BON AIR
707	BETHPAGE	4159	BIGLOW	5707	BON AIR
714	BETHPAGE	4175	BIGLOW	5711	BON AIR
2210	BETHURUM	4207	BIGLOW	5714	BON AIR
2214	BETHURUM	4214	BIGLOW	5731	BON AIR
2216	BETHURUM	4218	BIGLOW	5735	BON AIR
2302	BETHURUM	4231	BIGLOW	5739	BON AIR
2311	BETHURUM	4019	BIGLOW	1240	N BOND
2316	BETHURUM	3126	BILL HARROD	1252	N BOND
2743	BETHURUM	2615	BIRDSONG	315	BONNIE VIEW
845	BETTERTON	2401	BIRMINGHAM	327	BONNIE VIEW
900	BETTERTON	2408	BIRMINGHAM	332	BONNIE VIEW
903	BETTERTON	2501	BIRMINGHAM	345	BONNIE VIEW
1015	BETTERTON	2521	BIRMINGHAM	349	BONNIE VIEW
1101	BETTERTON	2700	BIRMINGHAM	405	BONNIE VIEW
1105	BETTERTON	2825	BIRMINGHAM	417	BONNIE VIEW
1112	BETTERTON	2901	BIRMINGHAM	426	BONNIE VIEW
1131	BETTERTON	2909	BIRMINGHAM	431	BONNIE VIEW
1139	BETTERTON	2931	BIRMINGHAM	434	BONNIE VIEW
5414	BEXAR	3020	BIRMINGHAM	440	BONNIE VIEW
6004	BEXAR	3021	BIRMINGHAM	1529	BONNIE VIEW
6018	BEXAR	3025	BIRMINGHAM	2202	BONNIE VIEW
6022	BEXAR	3034	BIRMINGHAM	2210	BONNIE VIEW
6520	BEXAR	3118	BIRMINGHAM	2214	BONNIE VIEW
6526	BEXAR	3119	BIRMINGHAM	2304	BONNIE VIEW
6702	BEXAR	3725	BLACK OAK	2538	BONNIE VIEW
6812	BEXAR	1210	BLISS	3704	BONNIE VIEW
6812	BEXAR	1214	BLISS	3815	BONNIE VIEW
6915	BEXAR	1218	BLISS	3921	BONNIE VIEW
6919	BEXAR	1222	BLISS	4114	BONNIE VIEW
7011	BEXAR	1308	BLISS	4310	BONNIE VIEW
7013	BEXAR	1314	BLISS	4431	BONNIE VIEW
1518	BICKERS	1318	BLISS	5261	BONNIE VIEW
1711	BICKERS	1022	BLUEBERRY	5603	BONNIE VIEW
1719	BICKERS	9025	BLUECREST	3508	BOOKER
1823	BICKERS	9211	BLUECREST	3515	BOOKER
1910	BICKERS	5868	BLUFFMAN	3516	BOOKER
1930	BICKERS	6002	BLUNTER	3339	BORGER

3423	BICKERS	6006	BLUNTER	3426	BORGER
3634	BICKERS	6007	BLUNTER	3434	BORGER
3638	BICKERS	6014	BLUNTER	3603	BORGER
3642	BICKERS	400	BOBBIE	1219	BOSWELL
3702	BICKERS	402	BOBBIE	1220	BOSWELL
3706	BICKERS	416	BOBBIE	1222	BOSWELL
3724	BICKERS	417	BOBBIE	6623	BOULDER
3317	BIGLOW	8329	BOHANNON	2020	BOURBON
5011	BOURQUIN	2914	BRITTON	7545	BUFORD
5104	BOURQUIN	2914	BRITTON	709	BUICK
5140	BOURQUIN	1031	BROADVIEW	115	BUNCHE
5144	BOURQUIN	1116	BROCK	125	BUNCHE
5213	BOURQUIN	1120	BROCK	126	BUNCHE
5415	BOURQUIN	1121	BROCK	224	BUNCHE
5424	BOURQUIN	1123	BROCK	2606	BURGER
4711	BOWLING	4923	BRONX	2610	BURGER
4828	BOXWOOD	1519	BROOKHAVEN	2626	BURGER
2710	BOYNTON	2119	BROOKHAVEN	2818	BURGER
2718	BOYNTON	2627	W BROOKLYN	2711	BURGER
1044	BRADFIELD	2858	W BROOKLYN	1004	BURLINGTON
4507	BRADSHAW	823	BROOKWOOD	1515	BURLINGTON
3216	BRANDON	912	BROOKWOOD	2310	BURLINGTON
4814	BRASHEAR	917	BROOKWOOD	4516	BURMA
4818	BRASHEAR	923	BROOKWOOD	4532	BURMA
4822	BRASHEAR	929	BROOKWOOD	4536	BURMA
4930	BRASHEAR	936	BROOKWOOD	4540	BURMA
4826	BRASHEAR	2007	BROWDER	4628	BURMA
4827	BRASHEAR	2009	BROWDER	4635	BURMA
1429	BRIAR CLIFF	408	E BROWNLEE	4640	BURMA
1544	BRIAR CLIFF	515	E BROWNLEE	4704	BURMA
414	BRIDGES	7720	BROWNSVILLE	4726	BURMA
6816	BRIERFIELD	7721	BROWNSVILLE	4741	BURMA
7005	BRIERFIELD	7724	BROWNSVILLE	4744	BURMA
2814	BRIGHAM	7727	BROWNSVILLE	4745	BURMA
2908	BRIGHAM	7732	BROWNSVILLE	4815	BURMA
2916	BRIGHAM	7735	BROWNSVILLE	4830	BURNSIDE
2920	BRIGHAM	7743	BROWNSVILLE	4914	BURNSIDE
2708	BRIGHAM	7807	BROWNSVILLE	5114	BURNSIDE
2807	BRIGHAM	7808	BROWNSVILLE	5154	BURNSIDE
2838	BRIGHAM	7820	BROWNSVILLE	555	BURRELL
2924	BRIGHAM	9529	BROWNWOOD	561	W BURRELL
2736	BRIGHAM	4015	BRUNDRETTE	9800	C F HAWN
700	S BRIGHTON	4018	BRUNDRETTE	10100	C F HAWN
1137	S BRIGHTON	4022	BRUNDRETTE	13800	C F HAWN
8823	BRILEY	254	N BRYAN CIR	14000	C F HAWN

2330	BRITTON	202	N	BRYAN CIR	6010	C F HAWN
2416	BRITTON	248	N	BRYAN PL	4510	C.L. VEASEY
2519	BRITTON	250	N	BRYAN WAY	4710	C.L. VEASEY
2526	BRITTON	9999	N	BUCKNER	2419	CADILLAC
2610	BRITTON	2199		BUCKSKIN CIR	2422	CADILLAC
2631	BRITTON	2313		BUDD	1521	CALDWELL
2633	BRITTON	2418		BUDD	1530	CALDWELL
2715	BRITTON	2422		BUDD	1536	CALDWELL
2822	BRITTON	15319		BUDEUDY	1542	CALDWELL
2903	BRITTON	15323		BUDEUDY	1554	CALDWELL
1613	CALDWELL	4235		CANAL	2617	CARPENTER
1615	CALDWELL	4317		CANAL	2621	CARPENTER
1618	CALDWELL	4319		CANAL	2633	CARPENTER
1614	CALDWELL	4322		CANAL	2707	CARPENTER
1534	CALDWELL	4419		CANAL	2719	CARPENTER
1425	CALDWELL	4511		CANAL	3006	CARPENTER
1423	CALDWELL	4611		CANAL	3711	CARPENTER
3332	CALHOUN	4615		CANAL	3715	CARPENTER
3431	CALHOUN	2840		CANARY	3801	CARPENTER
3502	CALHOUN	1829		CANELO	4006	CARPENTER
3506	CALHOUN	213	E	CANTY	4211	CARPENTER
9725	CALLE DEL ORO	1614		CANYON	4226	CARPENTER
1920	CALYPSO	2012		CANYON	2800	CARTER
2008	CALYPSO	2016		CANYON	2806	CARTER
2020	CALYPSO	7724		CARBONDALE	2818	CARTER
2038	CALYPSO	7728		CARBONDALE	5807	CARY
2058	CALYPSO	7824		CARBONDALE	5815	CARY
2612	CAMEL	8110		CARBONDALE	5817	CARY
2627	CAMEL	8450		CARBONDALE	413	CASCADA
2630	CAMEL	7816		CARBONDALE	10534	CASTLEROCK
2631	CAMEL	7832		CARBONDALE	3706	CAUTHORN
2634	CAMEL	4201		CARDINAL	3824	CAUTHORN
2706	CAMEL	4205		CARDINAL	3907	CAUTHORN
2708	CAMEL	4221		CARDINAL	3614	CAUTHORN
2710	CAMEL	4229		CARDINAL	3718	CAUTHORN
2732	CAMEL	4310		CARDINAL	2229	CEDAR CREST
2736	CAMEL	4410		CARDINAL	2237	CEDAR CREST
2741	CAMEL	4309		CARDINAL	2322	CEDAR CREST
2743	CAMEL	3201		CARL	2536	CEDAR CREST
2510	CAMEL	3709		CARL	2536	CEDAR CREST
2611	CAMEL	3802		CARL	3303	CEDAR LAKE
6218	CANAAN	4214		CARL	1421	CEDAR OAKS
1505	CANADA	4230		CARL	1427	CEDAR OAKS
1902	CANADA	4231		CARL	5405	CEDAR RIDGE
3018	CANADA	4245		CARL	4571	CEDARDALE

3511	CANADA	5800	CARLTON GARRETT	4736		CEDARDALE
3523	CANADA	5814	CARLTON GARRETT	4820		CEDARDALE
3845	CANADA	5902	CARLTON GARRETT	3711	S	CENTRAL
3931	CANADA	5908	CARLTON GARRETT	3713	S	CENTRAL
4023	CANADA	5914	CARLTON GARRETT	3717	S	CENTRAL
4643	CANADA	6200	CARLTON GARRETT	3741	S	CENTRAL
3837	CANADA	6205	CARLTON GARRETT	7615	S	CENTRAL EXPY
4425	CANADA	6207	CARLTON GARRETT	2103		CHALK HILL
4429	CANADA	6212	CARLTON GARRETT	2123		CHALK HILL
4443	CANADA	6306	CARLTON GARRETT	2623		CHALK HILL
4007	CANAL	6307	CARLTON GARRETT	2		CHAMBLIN
4233	CANAL	6310	CARLTON GARRETT	2711		CHARBA
1204	CHARLOTTE	3610	CHICAGO	1204		CLAUDE
1205	CHARLOTTE	2818	CHICAGO	1209		CLAUDE
1302	CHARLOTTE	2902	CHICAGO	1222		CLAUDE
1332	CHARLOTTE	2797	CHIESA RD	1229		CLAUDE
5910	CHELSEA	3314	CHIHUAHUA	1432		CLAUDIA
5918	CHELSEA	3400	CHIHUAHUA	810		CLEARFIELD
5922	CHELSEA	3429	CHIHUAHUA	944		CLEARFIELD
5934	CHELSEA	3438	CHIHUAHUA	2563		CLEARVIEW
5935	CHELSEA	3502	CHIHUAHUA	401		CLEAVES
5941	CHELSEA	3407	CHIHUAHUA	419		CLEAVES
5945	CHELSEA	2709	CHILDS	437		CLEAVES
6003	CHELSEA	5308	CHIPPEWA	438		CLEAVES
6006	CHELSEA	2723	CHOICE	439		CLEAVES
4346	CHERBOURG	2402	CHRYSLER	447		CLEAVES
4514	CHERBOURG	2411	CHRYSLER	2705		CLEVELAND
4525	CHERBOURG	2415	CHRYSLER	2814		CLEVELAND
4535	CHERBOURG	2518	CHRYSLER	2818		CLEVELAND
4549	CHERBOURG	1027	CHURCH	3216		CLEVELAND
4608	CHERBOURG	1028	CHURCH	3512		CLEVELAND
4612	CHERBOURG	1030	CHURCH	3512		CLEVELAND
4627	CHERBOURG	1033	CHURCH	3642		CLEVELAND
4636	CHERBOURG	1103	CHURCH	4100		CLEVELAND
4639	CHERBOURG	1109	CHURCH	4521		CLEVELAND
4643	CHERBOURG	1124	CHURCH	222	S	CLIFF
4647	CHERBOURG	1136	CHURCH	612	N	CLIFF
4515	CHERBOURG	1403	CHURCH	616	N	CLIFF
4545	CHERBOURG	1410	CHURCH	715	N	CLIFF
4561	CHERBOURG	1415	CHURCH	510	S	CLINTON

4611		CHERBOURG	4322		CICERO	818	S	CLINTON
4534		CHERBOURG	9		CIRCLEWOOD	1521	N	CLINTON
4538		CHERBOURG	9538		CIRCLEWOOD	2036		CLOUDCROFT
4640		CHERBOURG	3220		CLAIBOURNE	7339		CLOVERGLEN
238	E	CHERRY POINT	3222		CLAIBOURNE	2974		CLOVIS
307	E	CHERRY POINT	2612		CLARENCE	2987		CLOVIS
315	E	CHERRY POINT	2616		CLARENCE	5525		CLUB CREST
323	E	CHERRY POINT	2630		CLARENCE	2203		CLYMER
331	E	CHERRY POINT	2704		CLARENCE	2407		CLYMER
339	E	CHERRY POINT	2737		CLARENCE	2411		CLYMER
2659		CHERRY VALLEY	911	W	CLARENDON	2607		CLYMER
2919		CHERRY VALLEY	915	W	CLARENDON	3306		CLYMER
425		CHEYENNE	1316	E	CLARENDON	3310		CLYMER
1335		CHEYENNE	1403	E	CLARENDON	24		COLDBROOK
1933		CHEYENNE	914		CLAUDE	28		COLDBROOK
1939		CHEYENNE	1009		CLAUDE	2247		COLDBROOK
3102		CHICAGO	1102		CLAUDE	1216		COLEMAN
3222		CHICAGO	1104		CLAUDE	1220		COLEMAN
3338		CHICAGO	1201		CLAUDE	1307		COLEMAN
1314		COLEMAN	1208		COMANCHE	4005		COPELAND
6917		COLESHIRE	1209		COMANCHE	4104		COPELAND
4505		COLLINS	1212		COMANCHE	4114		COPELAND
4611		COLLINS	1213		COMANCHE	4210		COPELAND
4818		COLLINS	1216		COMANCHE	4302		COPELAND
4904		COLLINS	1202		COMPTON	4322		COPELAND
2815		COLONIAL	1311		COMPTON	4322		COPELAND
3600		COLONIAL	1315		COMPTON	4323		COPELAND
3613		COLONIAL	1316		COMPTON	4326		COPELAND
3717		COLONIAL	1325		COMPTON	4335		COPELAND
4522		COLONIAL	1228		COMPTON	224	S	CORINTH
4600		COLONIAL	1123		COMPTON	611	S	CORINTH
4902		COLONIAL	1522		COMPTON	615	S	CORINTH
4904		COLONIAL	7506		CONCORD	621	S	CORINTH
4919		COLONIAL	1		CONCORDIA	800	S	CORINTH
5003		COLONIAL	2403		CONKLIN	1331		CORINTH
5012		COLONIAL	2409		CONKLIN	1630		CORINTH
5019		COLONIAL	2411		CONKLIN	1910		CORINTH
5031		COLONIAL	2614		CONKLIN	1912		CORINTH
5218		COLONIAL	1612		CONNER	7440		CORONADO
5323		COLONIAL	2046		COOL MIST	3341		CORONET
3504		COLONIAL	2058		COOL MIST	4515		CORREGIDOR
3627		COLONIAL	2140		COOL MIST	4516		CORREGIDOR
3820		COLONIAL	2147		COOL MIST	4519		CORREGIDOR
3830		COLONIAL	2157		COOL MIST	4520		CORREGIDOR
3815		COLONIAL	2170		COOL MIST	4523		CORREGIDOR

4114	COLONIAL	2191	COOL MIST	4524	CORREGIDOR
4224	COLONIAL	2200	COOL MIST	4525	CORREGIDOR
4317	COLONIAL	2247	COOL MIST	4538	CORREGIDOR
4318	COLONIAL	2364	COOL MIST	4552	CORREGIDOR
4422	COLONIAL	3906	COOLIDGE	4553	CORREGIDOR
4810	COLONIAL	3907	COOLIDGE	4556	CORREGIDOR
4811	COLONIAL	3922	COOLIDGE	4559	CORREGIDOR
5007	COLONIAL	3938	COOLIDGE	4603	CORREGIDOR
5102	COLONIAL	3942	COOLIDGE	4604	CORREGIDOR
5318	COLONIAL	2704	COOMBS	4607	CORREGIDOR
202	N COLSON	2708	COOMBS	4623	CORREGIDOR
3020	COLUMBINE	2712	COOMBS	4627	CORREGIDOR
3034	COLUMBINE	2716	COOMBS	4631	CORREGIDOR
3040	COLUMBINE	2702	COOMBSVILLE	4639	CORREGIDOR
3048	COLUMBINE	1817	COOPER	4643	CORREGIDOR
1100	COMAL	2210	COOPER	4644	CORREGIDOR
1102	COMAL	2216	COOPER	4647	CORREGIDOR
1102	COMAL	3714	COPELAND	4648	CORREGIDOR
1110	COMAL	3807	COPELAND	4539	CORREGIDOR
1204	COMANCHE	3918	COPELAND	4543	CORREGIDOR
1205	COMANCHE	4003	COPELAND	4551	CORREGIDOR
4520	CORREGIDOR	9643	CROWNFIELD	2610	DATHE
4538	CORREGIDOR	9649	CROWNFIELD	2611	DATHE
4540	CORREGIDOR	4303	CROZIER	2238	DATHE
4628	CORREGIDOR	4524	CROZIER	2705	DATHE
4632	CORREGIDOR	4934	CROZIER	2810	DATHE
4636	CORREGIDOR	3907	CROZIER	2838	DATHE
4640	CORREGIDOR	3919	CROZIER	2814	DAWSON
10436	CORY	4930	CROZIER	2822	DAWSON
8926	COTTONVALLEY	2613	CRYSTAL	3804	DE MAGGIO
9008	COTTONVALLEY	601	CUMBERLAND	3806	DE MAGGIO
2718	COUNCIL	115	CUNEY	3811	DE MAGGIO
2710	COUNCIL	119	CUNEY	3900	DE MAGGIO
2731	COUNCIL	2018	CUSTER	1611	DEAN
2723	COUNCIL	2123	CUSTER	202	DEBRA
2729	COUNCIL	2127	CUSTER	203	DEBRA
800	COUNTRY CLUB PL	2130	CUSTER	7	DEEP GREEN
816	COUNTRY CLUB PL	2202	CUSTER	3506	DEL REY
4827	COWAN AVE	2214	CUSTER	3534	DEL REY
2518	CRADDOCK	2503	CUSTER	3811	DELHI
3615	CRANE	2511	CUSTER	3922	DELHI
3623	CRANE	2519	CUSTER	2510	DELL VIEW
3629	CRANE	2543	CUSTER	6283	DENHAM CIR
3639	CRANE	2623	CUSTER	100	S DENLEY
3716	CRANE	2656	CUSTER	336	N DENLEY

1	CRANFILL	1317	DACKI	419	N	DENLEY
4419	CRANFILL	3231	DAHLIA	421	N	DENLEY
4508	CRANFILL	917	DALE	425	N	DENLEY
4517	CRANFILL	22	DALVIEW	427	N	DENLEY
4525	CRANFILL	1250	DALVIEW	505	N	DENLEY
800	N CRAWFORD	1254	DALVIEW	507	N	DENLEY
8471	CREEKWOOD	1258	DALVIEW	527	N	DENLEY
3835	CREPE MYRTLE	1307	DALVIEW	603	N	DENLEY
2523	CREST	1315	DALVIEW	632	N	DENLEY
502	CRETE	1319	DALVIEW	635	S	DENLEY
1	CRIMNSON	1428	DALVIEW	1356	S	DENLEY
3670	CRIPPLE CREEK	1435	DALVIEW	1410	S	DENLEY
2311	CROSS	353	DANIELDALE	1414	S	DENLEY
2710	CROSS	365	DANIELDALE	1438	S	DENLEY
2715	CROSS	431	DANIELDALE	1732	S	DENLEY
2719	CROSS	803	DANIELDALE	2416	S	DENLEY
2725	CROSS	1636	DANUBE DR	2719	S	DENLEY
2404	CROSSMAN	3634	DARIEN	2907	S	DENLEY
2415	CROSSMAN	4027	DARIEN	3011	S	DENLEY
2603	CROSSMAN	2225	DATHE	3910	S	DENLEY
2615	CROSSMAN	2241	DATHE	4011	S	DENLEY
3105	CROSSMAN	2403	DATHE	4019	S	DENLEY
3438	CROSSMAN	2411	DATHE	4021	S	DENLEY
4030	S DENLEY	2716	DORRIS	2523		DYSON
4502	S DENLEY	2718	DORRIS	2311		DYSON
4506	S DENLEY	2825	DORRIS	2218		DYSON
4515	S DENLEY	2901	DORRIS	812		EADS
4631	S DENLEY	2902	DORRIS	816		EADS
4718	S DENLEY	2909	DORRIS	818		EADS
2104	DENMARK	2914	DORRIS	2937		EAGLE
2116	DENMARK	2930	DORRIS	2941		EAGLE
2122	DENMARK	2931	DORRIS	2961		EAGLE
2171	DENMARK	3006	DORRIS	4309		EAST GRAND
2317	DENMARK	220	DOWDY FERRY	4729		EAST SIDE
1831	DENNISON	512	DOWDY FERRY	4932		EAST SIDE
1966	DENNISON	708	DOWDY FERRY	2724		EASTER
1822	DENNISON	710	DOWDY FERRY	2806		EASTER
1954	DENNISON	1344	DOWDY FERRY	4114		EASTER
2029	DENNISON	1723	DOWDY FERRY	4150		EASTER
1	DEPAUL AVE	2028	DOWDY FERRY	4162		EASTER
3322	DETONTE	2111	DOWDY FERRY	4166		EASTER
3330	DETONTE	1418	DOYLE AVE	4204		EASTER
3911	DIAMOND	1506	DOYLE AVE	4218		EASTER
3919	DIAMOND	1507	DOYLE AVE	4219		EASTER
4000	DIAMOND	1521	DOYLE AVE	4234		EASTER

1303	DICEMAN	1526	DOYLE	4246	EASTER
1418	DICEMAN	1530	DOYLE	1915	EBBTIDE
1424	DICEMAN	1111	DRAGON	2106	EBBTIDE
1429	DICEMAN	1726	DRISKELL	4930	ECHO
1125	DICEMAN	11570	DRUMMOND	4935	ECHO
3714	DILDOCK	319	DU BOIS	5018	ECHO
3521	DIXON	407	DU BOIS	5027	ECHO
3707	DIXON	523	DU BOIS	5107	ECHO
7830	DOAK	2031	DUDLEY	2054	ECHO LAKE
1026	DODD	810	DULUTH	2147	ECHO LAKE
4701	DOLPHIN	1110	DULUTH	2170	ECHO LAKE
4705	DOLPHIN	1826	DULUTH	2182	ECHO LAKE
4709	DOLPHIN	1910	DULUTH	2188	ECHO LAKE
4714	DOLPHIN	1915	DULUTH	2194	ECHO LAKE
4827	DOLPHIN	1926	DULUTH	2204	ECHO LAKE
2847	DON	3512	DUNBAR	2217	ECHO LAKE
2935	DON	8529	DUNLAP	2323	ECHO LAKE
2939	DON	8730	DUNLAP	2050	EDD
2623	DONALD	2613	DURHAM	2058	EDD
2627	DONALD	2626	DURHAM	2111	EDD
2712	DONALD	2628	DURHAM	2147	EDD
2716	DONALD	706	N DWIGHT	2341	EDD
8943	DONNYBROOK	1024	DWIGHT	2341	EDD
11626	DORCHESTER	2334	N DYSON	2347	EDD
2608	DORRIS	2400	DYSON	3041	EDD
9999	EDD	659	ELSBERRY	2015	S EWING
1222	EDGEFIELD	726	ELSBETH	2315	S EWING
317	EDGEMONT	653	ELSTON	2324	S EWING
914	EDGEMONT	711	ELSTON	2505	S EWING
1316	S EDGEMONT	3012	ELVA	2617	S EWING
1322	EDGEMONT	3108	ELVA	2625	S EWING
1421	EDGEMONT	3110	ELVA	2702	S EWING
1627	EDGEMONT	3202	ELVA	2704	S EWING
3117	EDGEWOOD	522	ELWAYNE	2731	S EWING
3410	EDGEWOOD	548	ELWAYNE	4407	S EWING
3502	EDGEWOOD	610	ELWAYNE	1318	EXETER
2829	EISENHOWER	631	ELWAYNE	1346	EXETER
3203	EISENHOWER	650	ELWAYNE	1349	EXETER
3000	EL BENITO	659	ELWAYNE	1414	EXETER
3506	EL BENITO	706	ELWAYNE	1423	EXETER
14	EL SOL ST	734	ELWAYNE	1502	EXETER
2961	EL TOVAR	746	ELWAYNE	1550	EXETER
2969	EL TOVAR	747	ELWAYNE	2322	EXETER
2973	EL TOVAR	770	ELWAYNE	2522	EXETER
6413	ELAM	759	EMBERWOOD	2538	EXETER

6419	ELAM	547	EMBREY	2626	EXETER
6520	ELAM	559	EMBREY	2631	EXETER
8300	ELAM	1303	EMILY	2743	EXETER
8314	ELAM	8400	ENDICOTT	2615	EXETER
4311	ELECTRA	1307	ENGLEWOOD	2327	EXETER
623	ELI	2720 S	ERVAY ST	2726	EXLINE
33200	ELIHU	4021	ESMALDA	2730	EXLINE
1400	ELK CREEK	4048	ESMALDA	2734	EXLINE
1410	ELK CREEK	4107	ESMALDA	2735	EXLINE
1425	ELK CREEK	6519	ETHEL	2510	EXLINE
1507	ELK CREEK	1735	EUGENE	2514	EXLINE
730	ELKHART	1743	EUGENE	2534	EXLINE
619	ELLA	2226	EUGENE	2535	EXLINE
638	ELLA	2228	EUGENE	2540	EXLINE
738	ELLA	2235	EUGENE	2722	EXLINE
746	ELLA	2306	EUGENE	2731	EXLINE
1207	ELLENWOOD	6120	EVERGLADE	2515	EXLINE
915	ELMDALE	6300	EVERGLADE	2650	EXLINE
107	ELMORE	604 N	EWING	526	EZEKIAL
231 E	ELMORE	1202 S	EWING	540	EZEKIAL
338 W	ELMORE	1204 S	EWING	610	EZEKIAL
1507 E	ELMORE	1214 S	EWING	618	EZEKIAL
1542 E	ELMORE	1216 S	EWING	722	EZEKIAL
1618 E	ELMORE	1226 S	EWING	731	EZEKIAL
1622 E	ELMORE	1631 S	EWING	734	EZEKIAL
1743 E	ELMORE	1818 S	EWING	746	EZEKIAL
1711 W	ELMWOOD	1827 S	EWING	747	EZEKIAL
750	EZEKIAL	2722	FATIMA	4011	FINIS
754	EZEKIAL	2723	FATIMA	2402	FINKLEA
7817	FAIRPORT	2724	FATIMA	2406	FINKLEA
7909	FAIRPORT	2737	FATIMA	2410	FINKLEA
8123	FAIRPORT	2315	FATIMA	2414	FINKLEA
5903	FAIRWAY	2403	FATIMA	2418	FINKLEA
5306	FANNIE	521	FAULK	2430	FINKLEA
5406	FANNIE	531	FAULK	4500	FIRESIDE
5410	FANNIE	508	FAULK	9305	FIRESIDE
5524	FANNIE	544	FAULK	9309	FIRESIDE
5608	FANNIE	1411	FAYETTE	1	FISH
5608	FANNIE	1415	FAYETTE	2708	FISH TRAP
2812	FARRAGUT	4629	FELLOWS	2714	FISH TRAP
2823	FARRAGUT	4724	FELLOWS	5124	FITCHBURG
2825	FARRAGUT	4728	FELLOWS	5512	FITCHBURG
2844	FARRAGUT	4732	FELLOWS	1315	FITZHUGH
2845	FARRAGUT	4736	FELLOWS	1520 S	FITZHUGH
2861	FARRAGUT	4752	FELLOWS	1625 S	FITZHUGH

2870	FARRAGUT	4816	FELLOWS	1627	S	FITZHUGH
2807	FARRAGUT	4820	FELLOWS	3311	S	FITZHUGH
2810	FARRAGUT	4836	FELLOWS	3608	S	FITZHUGH
2842	FARRAGUT	4844	FELLOWS	3706	S	FITZHUGH
2311	FATIMA	4533	FELLOWS	4222	S	FITZHUGH
2319	FATIMA	4812	FELLOWS	1014	S	FIVE MILE
2323	FATIMA	4832	FELLOWS	1022	W	FIVE MILE
2328	FATIMA	2414	FELTON	1531	W	FLEETWOOD
2336	FATIMA	806	FERNWOOD	1630		FLEETWOOD
2339	FATIMA	1527	FERNWOOD	304		FLEMING
2350	FATIMA	1835	FERNWOOD	312		FLEMING
2354	FATIMA	2521	FERNWOOD	1218		FLETCHER
2358	FATIMA	2526	FERNWOOD	1300		FLETCHER
2362	FATIMA	2603	FERNWOOD	1308		FLETCHER
2363	FATIMA	2639	FERNWOOD	1325		FLETCHER
2366	FATIMA	2719	FERNWOOD	1330		FLETCHER
2367	FATIMA	3001	FERNWOOD	1000		FLETCHER
2371	FATIMA	3217	FERNWOOD	1212		FLETCHER
2375	FATIMA	3922	FERNWOOD	1302		FOLEY
2407	FATIMA	3930	FERNWOOD	1310		FOLEY
2420	FATIMA	2519	FERNWOOD	2423		FONVILLE
2523	FATIMA	1835	FERNWOOD	12800		FOOTHILL
2639	FATIMA	2638	FERNWOOD	1335		FORDHAM
2709	FATIMA	2612	FERRIS	1526		FORDHAM
2714	FATIMA	2620	FERRIS	1746		FORDHAM
2717	FATIMA	301	FIDELIS	2110		FORDHAM
2718	FATIMA	8820	FILES	2218		FORDHAM
2719	FATIMA	8919	FILES	2246		FORDHAM
2720	FATIMA	4008	FINIS	2522		FORDHAM
2729	FORDHAM	4347	FRANK	2254		GARDEN DR
2733	FORDHAM	4326	FRANK	2345		GARDEN DR
2751	FORDHAM	4435	FRANK	2403		GARDEN DR
2819	FORDHAM	4431	FRANK	2407		GARDEN DR
2826	FORDHAM	4414	FRANK	2424		GARDEN DR
2839	FORDHAM	2726	FRAZIER	2425		GARDEN DR
3217	FORDHAM	2739	FRAZIER	13600		GARDEN GROVE
3223	FORDHAM	2915	FRAZIER	13826		GARDEN GROVE
3300	FORDHAM	1321	FRIENDSHIP	942		GARDENVIEW
2302	FORDHAM	4838	FRIO	4600		GARLAND
2406	FORDHAM	1000	FRONT	4611		GARLAND
2403	FORDHAM	1219	FRONT	4818		GARLAND
2227	FORDHAM	2817	FROST	4822		GARLAND
2826	FORDHAM	2834	FROST	5409		GARLAND
3304	FORDHAM	2850	FROST	4414		GARRISON
2627	FOREMAN	2858	FROST	4516		GARRISON

2923		FOREMAN	2859		FROST	4520		GARRISON
12026		FOREST GLEN CT	2859		FROST	4601		GARRISON
3407		FORNEY	2870		FROST	4602		GARRISON
3423		FORNEY	2874		FROST	4609		GARRISON
3427		FORNEY	9351		FROSTWOOD	4618		GARRISON
3511		FORNEY	3507		FUREY	4710		GARRISON
1900		FORT WORTH	3919		FUREY	4711		GARRISON
114		FRANCES	4002		FUREY	4712		GARRISON
210	N	FRANCES	4014		FUREY	4713		GARRISON
215	N	FRANCES	4015		FUREY	1523		GARZA
218	N	FRANCES	4031		FUREY	1529		GARZA
218	N	FRANCES	4109		FUREY	1610		GARZA
315	S	FRANCES	4127		FUREY	1618		GARZA
2726		FRANK	4130		FUREY	1630		GARZA
3510		FRANK	4131		FUREY	1634		GARZA
3607		FRANK	2651		GADBERRY	1730		GARZA
3714		FRANK	1843		GALLAGHER	1733		GARZA
3807		FRANK	1910		GALLAGHER	1735		GARZA
4010		FRANK	1950		GALLAGHER	1742		GARZA
4117		FRANK	2026		GALLAGHER	1823		GARZA
4328		FRANK	3404		GALLAGHER	2231		GARZA
4414		FRANK	3510		GALLAGHER	2900		GAY
4504		FRANK	3710		GALLAGHER	2909		GAY
4535		FRANK	5215		GALLAGHER	2910		GAY
4602		FRANK	2207		GALLATIN	2910		GAY
4611		FRANK	1626		GARDEN	2911		GAY
3604		FRANK	1715		GARDEN	2914		GAY
3610		FRANK	2223		GARDEN	1238		GEORGIA
3710		FRANK	2231		GARDEN	1410		GEORGIA
4303		FRANK	2238		GARDEN	1514		GEORGIA
4343		FRANK	2246		GARDEN	1537		GEORGIA
2723		GERTRUDE	2503		GOOCH	2218		GREER
2515		GHENT	2701		GOOCH	2226		GREER
2522		GHENT	2809		GOOCH	2325		GREER
2526		GHENT	2814		GOOCH	3126		GREGG
2542		GHENT	2820		GOOCH	3128		GREGG
2555		GHENT	2825		GOOCH	3141		GREGG
2634		GHENT	2412		GOOD LATIMER	620		GRIFFITH
2401		GIBBS WILLIAMS	2425	S	GOOD LATIMER	1626		GRINNELL
2445		GIBBS WILLIAMS	2715		GOODWILL	1630		GRINNELL
2521		GIBBS WILLIAMS	2716		GOODWILL	10404		GROVE OAKS
3526		GIBSONDELL	2722		GOODWILL	200	E	GRUBB
4513		GINGER	2723		GOODWILL	3738		GUARANTY
4539		GINGER	1900		GOULD	3212		GUNTER
2434		GIVENDALE	2608		GOULD	3224		GUNTER

2502	GIVENDALE	2700	GOULD	4845	GURLEY
2506	GIVENDALE	2716	GOULD	2811	GUYMON
2510	GIVENDALE	2724	GOULD	3325	HALLETT
9	GLADEWATER	2727	GOULD	3333	HALLETT
4116	GLADEWATER	2829	GOULD	3507	HALLETT
4126	GLADEWATER	9700	GRADY	3515	HALLETT
4154	GLADEWATER	10706	GRADY	3200	HAMILTON
4170	GLADEWATER	2703	GRAFTON	3306	HAMILTON
4227	GLADEWATER	608	GRAHAM	3523	HAMILTON
4247	GLADEWATER	702	GRAHAM	3702	HAMILTON
4327	GLADEWATER	710	GRAHAM	3706	HAMILTON
1415	GLEN	1502	GRAND	3726	HAMILTON
5722	GLEN FOREST	1507	GRAND	3815	HAMILTON
2519	GLENFIELD	1910	GRAND	3909	HAMILTON
2524	GLENFIELD	2524	GRAND	3925	HAMILTON
2711	GLENFIELD	2534	GRAND	4105	HAMILTON
2719	GLENFIELD	2723	GRAND	4309	HAMILTON
9	GLIDDEN	4309	GRAND	4343	HAMILTON
19	GLIDDEN	1101	E GRANT	4400	HAMILTON
20	GLIDDEN	1231	GRANT	4414	HAMILTON
1331	GLIDDEN	1307	GRANT	4508	HAMILTON
1338	GLIDDEN	3017	GRAYSON	4510	HAMILTON
2919	GLOYD	1	GREAT TRINITY FOREST	1858	HAMLET
2945	GLOYD	804	GREEN CASTLE	4013	HAMMERLY
2730	GOLDMAN	9999	GREENGROVE	4033	HAMMERLY
3206	GOLDSPIER	13101	GREENGROVE	3303	HAMPTON
2310	GOOCH	13305	GREENGROVE	3601	HANCOCK
2315	GOOCH	214	GREENHAVEN	3617	S HANCOCK
2333	GOOCH	234	GREENHAVEN	3621	HANCOCK
2339	GOOCH	1611	GREENLAWN	3625	HANCOCK
2346	GOOCH	1615	GREENLAWN	3906	HANCOCK
2403	GOOCH	1619	GREENLAWN	3910	HANCOCK
2420	GOOCH	1406	GREENVILLE	3926	HANCOCK
4004	HANCOCK	1644	S HASKELL	619	HELENA
24	HARBOR CT	3212	S HASKELL	731	HELENA
2301	HARDING	2310	S HASLETT	734	HELENA
2327	HARDING ST	2711	HASTINGS	747	HELENA
2343	HARDING ST	1624	HATCHER	402	HENDERSON
1522	HARLANDALE	1632	HATCHER	1311	S HENDRICKS
1735	HARLANDALE	1705	HATCHER	1327	HENDRICKS
2314	HARLANDALE	2255	HATCHER	1401	HENDRICKS
2318	HARLANDALE	2303	HATCHER	1419	HENDRICKS
2431	HARLANDALE	2503	HATCHER	1631	HERALD
2644	HARLANDALE	2525	HATCHER	1635	HERALD

2923		HARLANDALE	2541	HATCHER	1638	HERALD
3121		HARLANDALE	2551	HATCHER	1621	HERALD
3135		HARLANDALE	2561	HATCHER	1635	HERALD
3328		HARLANDALE	2600	HATCHER	3819	HERRLING
3105		HARMON	2603	HATCHER	4817	HEYWORTH
3108		HARMON	2615	HATCHER	5726	HIAWATHA
3130		HARMON	2645	HATCHER	5732	HIAWATHA
3143		HARMON	2819	HATCHER	523	HIGH
1538		HARRIS CT	3112	HATCHER	718	HIGHFALL
1550		HARRIS CT	3801	HATCHER	1960	HIGHLAND
1579		HARRIS CT	3814	HATCHER	3420	HIGHLAND WOODS
1600		HARRIS CT	3926	HATCHER	3421	HIGHLAND WOODS
1602		HARRIS CT	3930	HATCHER	3426	HIGHLAND WOODS
2315		HARRISON	533	HATTON	3430	HIGHLAND WOODS
2605		HARRISON	538	HATTON	3436	HIGHLAND WOODS
2609		HARRISON	772	HAVENWOOD	3440	HIGHLAND WOODS
2611		HARRISON	929	HAVENWOOD	3444	HIGHLAND WOODS
2819		HARSTON	4412	HAVERTY	3504	HIGHLAND WOODS
2823		HARSTON	728	HAYMARKET	3505	HIGHLAND WOODS
3631		HARSTON	1019	HAYMARKET	3510	HIGHLAND WOODS
401		HART	2021	HAYMARKET	3511	HIGHLAND WOODS
407		HART	2045	HAYMARKET	3516	HIGHLAND WOODS
409		HART	2071	HAYMARKET	3517	HIGHLAND WOODS
411		HART	2101	HAYMARKET	3521	HIGHLAND WOODS
444		HART	2161	HAYMARKET	3525	HIGHLAND WOODS
452		HART	7610	HAZEL	3526	HIGHLAND WOODS
457		HART	2003	HEARNE	3529	HIGHLAND WOODS
608		HARTSDALE	2707	HECTOR	3533	HIGHLAND WOODS
9800		HARWELL	2714	HECTOR	3536	HIGHLAND WOODS
3308		HARWOOD	2720	HECTOR	3537	HIGHLAND WOODS
3409	S	HARWOOD	4430	HEDGDON	940	HILLBURN
3513	S	HARWOOD	4511	HEDGDON	1227	HILLBURN
3521	S	HARWOOD	538	HELENA	1231	HILLBURN
4926	S	HARWOOD	542	HELENA	9999	HILLBURN
3516	S	HARWOOD	602	HELENA	227	HILLVALE
1205	S	HASKELL	611	HELENA	917	E HOBSON
1010		HOBSON	2222	HOOPER	7935	HULL
1115	E	HOBSON	2435	HOOPER	7944	HULL
1144	E	HOBSON	2615	HOOPER	7958	HULL
5019		HOHEN	2618	HOOPER	8024	HUME
5023		HOHEN	2629	HOOPER	3746	HUMPHREY
841		HOLCOMB	2622	HOOPER	4404	HUMPHREY
846		HOLCOMB	2530	HOOPER	2711	HUNTER
851		HOLCOMB	2532	HOOPER	1930	HUNTINGDON
930		HOLCOMB	2538	HOOPER	2002	HUNTINGDON

942		HOLCOMB	2555	HOOPER	2006	HUNTINGDON
950		HOLCOMB	2403	HOOPER	1321	HUTCHINS
1032	E	HOLCOMB	18	HORIZON HILLS	1401	HUTCHINS
1032		HOLCOMB	19	HORIZON HILLS	1403	HUTCHINS
1224		HOLCOMB	2	HORTENSE	1404	HUTCHINS
1224		HOLCOMB	1334	HORTENSE	1503	HUTCHINS
7459		HOLLY HILL	1342	HORTENSE	1810	IDAHO
2703		HOLMES	1506	HORTENSE	1918	IDAHO
2715		HOLMES	1510	HORTENSE	2018	IDAHO
2820		HOLMES	1511	HORTENSE	2222	IDAHO
2824		HOLMES	5406	HOUSTON SCHOOL	2223	IDAHO
2913		HOLMES	1306	HUDSPETH	2323	IDAHO
3012		HOLMES	1422	HUDSPETH	2515	IDAHO
3105		HOLMES	1607	HUDSPETH	2630	IDAHO
3522		HOLMES	1611	HUDSPETH	3110	IDAHO
3720		HOLMES	1710	HUDSPETH	3915	IDAHO
3734		HOLMES	1714	HUDSPETH	4023	IDAHO
3821		HOLMES	2135	HUDSPETH	4228	IDAHO
3826		HOLMES	2159	HUDSPETH	4407	IDAHO
3826		HOLMES	2203	HUDSPETH	1121	E ILLINOIS
3830		HOLMES	2550	HUDSPETH	2716	ILLINOIS
3833		HOLMES	2706	HUDSPETH	2720	E ILLINOIS
3847		HOLMES	2708	HUDSPETH	3437	E ILLINOIS
1722		HOMELAND	2710	HUDSPETH	2100	E INADALE
3642		HOMELAND	2733	HUDSPETH	3105	INDIANOLA
3642		HOMELAND	2735	HUDSPETH	1927	INGERSOLL
3702		HOMELAND	2820	HUDSPETH	1928	INGERSOLL
3730		HOMELAND	4702	HUEY	1930	INGERSOLL
9429		HOMEPLACE	4712	HUEY	1934	INGERSOLL
35		HONEYSUCKLE	4716	HUEY	1935	INGERSOLL
8317		HONEYSUCKLE	4718	HUEY	1938	INGERSOLL
8321		HONEYSUCKLE	4806	HUEY	1939	INGERSOLL
8327		HONEYSUCKLE	4807	HUEY	2434	INGERSOLL
8331		HONEYSUCKLE	7740	HULL	2622	INGERSOLL
8521		HONEYSUCKLE	7904	HULL	3402	INGERSOLL
8607		HONEYSUCKLE	7905	HULL	3615	INGERSOLL
8611		HONEYSUCKLE	7911	HULL	3722	INGERSOLL
8617		HONEYSUCKLE	7935	HULL	4010	INGERSOLL
4026		INGERSOLL	2502	JEFFRIES	2225	JORDAN
1503		IOWA	2505	JEFFRIES	2234	JORDAN
111		IRA	2506	JEFFRIES	2019	JORDAN VALLEY
118	N	IRA	2513	JEFFRIES	2104	JORDAN VALLEY
10899	N	IRIS	2514	JEFFRIES	429	JOSEPHINE
2507		IROQUOIS	2515	JEFFRIES	503	JOSEPHINE
2622		IROQUOIS	2517	JEFFRIES	519	JOSEPHINE

2807	IROQUOIS	2606	JEFFRIES	3610	JULIUS SCHEPPS
3520	IROQUOIS	2610	JEFFRIES	3614	JULIUS SCHEPPS
2015	IVANHOE	2621	JEFFRIES	315	JUSTIN
4010	IVANHOE	2629	JEFFRIES	2418	N KAHN
4022	IVANHOE	2636	JEFFRIES	2115	KATHLEEN
7924	IVORY	3406	JEFFRIES	2125	KATHLEEN
7927	IVORY	2741	JENNINGS	2135	KATHLEEN
7944	IVORY	2747	JENNINGS	2141	KATHLEEN
5035	IVY	2753	JENNINGS	2407	KATHLEEN
5041	IVY	2759	JENNINGS	2655	KATHLEEN
5103	IVY	3117	JESSIE BELL	2736	KAVASAR
5156	IVY	2406	JEWELL	2807	KAVASAR
1702	J B JACKSON	2402	JIM	2814	KAVASAR
1916	J B JACKSON	1250	JIM	2818	KAVASAR
1917	J B JACKSON	137	N JIM MILLER	2831	KAVASAR
1921	J B JACKSON	307	S JIM MILLER	2906	KAVASAR
944	JADEWOOD	1021	JIM MILLER	2914	KAVASAR
3526	JAMAICA	4708	N JIM MILLER	2918	KAVASAR
4018	JAMAICA	8107	N JOHN	2919	KAVASAR
4202	JAMAICA	8111	JOHN	2935	KAVASAR
4352	JAMAICA	8115	JOHN	2936	KAVASAR
4518	JAMAICA	8116	JOHN	2939	KAVASAR
4606	JAMAICA	5739	JOHNSON	2942	KAVASAR
3711	JAMAICA	5818	JOHNSON	2952	KAVASAR
3715	JAMAICA	5921	JOHNSON	2962	KAVASAR
4346	JAMAICA	9999	JOHNSON	2963	KAVASAR
4406	JAMAICA	604	JONELLE	9999	KAVASAR
4426	JAMAICA	627	JONELLE	201	E KEARNEY
4431	JAMAICA	632	JONELLE	2728	KEELER
6616	JEANE	648	JONELLE	2732	KEELER
2430	JEFF	660	JONELLE	2732	KELLER
3347	JEFFERSON	711	JONELLE	5300	KEENLAND
1601	W JEFFRIES	715	JONELLE	2913	KELLOGG
2401	JEFFRIES	746	JONELLE	2419	KEMP
2410	JEFFRIES	4731	JONES	2457	KEMP
2413	JEFFRIES	2215	JORDAN	2462	KEMP
2414	JEFFRIES	2224	JORDAN	2466	KEMP
2426	JEFFRIES	2234	JORDAN	1	KEMROCK
2431	JEFFRIES	2235	JORDAN	11	KEMROCK
2501	JEFFRIES	18	JORDAN RIDGE	6015	KEMROCK
6030	KEMROCK	4943	KILDARE	2626	KOOL
6039	KEMROCK	1231	KILLOUGH	2631	KOOL
6043	KEMROCK	1329	KILLOUGH	2635	KOOL
6107	KEMROCK	1339	KILLOUGH	2708	KOOL
6109	KEMROCK	1427	KILLOUGH	2717	KOOL

6121		KEMROCK	1505	KILLOUGH	2719		KOOL
6125		KEMROCK	1545	KILLOUGH	2726		KOOL
6131		KEMROCK	3819	KIMBALDALE	2740		KOOL
6216		KEMROCK	2606	KIMSEY	1928		KRAFT
6222		KEMROCK	2718	KINGBRIDGE	1938		KRAFT
6311		KEMROCK	2810	KINGBRIDGE	2006		KRAFT
6411		KEMROCK	1038	KINGS	2012		KRAFT
6419		KEMROCK	2200	KINGS	2024		KRAFT
6427		KEMROCK	8325	KINGSFIELD	2031		KRAFT
6434		KEMROCK	8345	KINGSFIELD	302		KRAMER
6454		KEMROCK	8353	KINGSFIELD	322	N	KRAMER
6505		KEMROCK	3617	KINGSFORD	3420	N	KRISTEN
6511		KEMROCK	1507	KINGSLEY	3819		KYNARD
6042		KEMROCK	1511	KINGSLEY	3304		KYSER
6040		KEMROCK	1815	KINGSLEY	6810		LACY
2811		KENESAW	2522	KINGSTON	6816		LACY
3509		KENILWORTH	2503	KIRKLEY	4122		LADALE
3623		KENILWORTH	2517	KIRKLEY	3411		LADD
3706		KENILWORTH	1317	KIRNWOOD	2403		LAGOW
3723		KENILWORTH	1800	KIRNWOOD	2628		LAGOW
3916		KENILWORTH	408	KIRSAN DR	2720		LAGOW
700		KESSLER LAKE	2627	KIRVEN	2820		LAGOW
3418		KEYRIDGE	7919	KISKA	2902		LAGOW
3422		KEYRIDGE	8111	KISKA	2906		LAGOW
3511		KEYRIDGE	8112	KISKA	8322		LAKE ANNA
3515		KEYRIDGE	9030	KISSELL	421		LAKE CLIFF
3516		KEYRIDGE	5806	KITTY	7420		LAKE JUNE
1409	E	KIEST	12	KIWANIS	8745		LAKE JUNE
1700	E	KIEST	11800	KLEBERG	9501		LAKE JUNE
1713	E	KIEST	12239	KLEBERG	103		LAKE ST
1805	E	KIEST	12611	KLEBERG	405		LAKE ST
2720	E	KIEST	2438	KNIGHT	1608		LAKEVIEW
3517	E	KIEST	3733	KOLLOCH	2118		LAKEVIEW
2503	E	KILBURN	3742	KOLLOCH	2724	S	LAMAR
2606		KILBURN	3907	KOLLOCH	4910	S	LAMAR
2615		KILBURN	4308	KOLLOCH	834		LAMBERT
2623		KILBURN	4609	KOLLOCH	22		LANARK
2846		KILBURN	4720	KOLLOCH	2434		LANARK
4833		KILDARE	4726	KOLLOCH	619	S	LANCASTER
4914		KILDARE	2517	KOOL	623	N	LANCASTER
4926		KILDARE	2611	KOOL	2410	S	LANCASTER
4935		KILDARE	2622	KOOL	4226		LANCASTER
4226	S	LANCASTER	3318	LAPSLEY	2426		LAWRENCE
6318	N	LANCASTER	3319	LAPSLEY	2719		LAWRENCE
6322	S	LANCASTER	3322	LAPSLEY	2700		LAWRENCE

6326	S	LANCASTER	3323	LAPSLEY	2418	LAWRENCE
6620	S	LANCASTER	3326	LAPSLEY	2318	LAWRENCE
7422	S	LANCASTER	3327	LAPSLEY	2410	LAWRENCE
7536	S	LANCASTER	3330	LAPSLEY	336	LAWSON
13122	S	LAND	3331	LAPSLEY	3818	LE FORGE
202		LANDIS	3334	LAPSLEY	3902	LE FORGE
208		LANDIS	3335	LAPSLEY	1905	LEACREST
215		LANDIS	3338	LAPSLEY	2000	LEACREST
216		LANDIS	3339	LAPSLEY	2132	LEACREST
218		LANDIS	3342	LAPSLEY	2533	LEACREST
227		LANDIS	3345	LAPSLEY	325	LEADS ST
229		LANDIS	3346	LAPSLEY	336	LEADS ST
4202		LANDRUM	3349	LAPSLEY	6315	LEANA
4206		LANDRUM	3350	LAPSLEY	6413	LEANA
4210		LANDRUM	3354	LAPSLEY	1819	LEATH
4217		LANDRUM	3356	LAPSLEY	2035	LEATH
4220		LANDRUM	4727	LARUE	2046	LEATH
4222		LANDRUM	910	LASALLE	2711	LEBROCK
4224		LANDRUM	3015	LATIMER	2718	LEBROCK
4227		LANDRUM	3414	LATIMER	2719	LEBROCK
4233		LANDRUM	3504	LATIMER	2720	LEBROCK
4300		LANDRUM	3513	LATIMER	2724	LEBROCK
4304		LANDRUM	3521	LATIMER	2728	LEBROCK
4309		LANDRUM	3730	LATIMER	2733	LEBROCK
4317		LANDRUM	3732	LATIMER	2736	LEBROCK
4402		LANDRUM	3815	LATIMER	2737	LEBROCK
9212		LANEYVALE	3922	LATIMER	2745	LEBROCK
9219		LANEYVALE	2327	LAUREL HILL	2749	LEBROCK
9426		LANEYVALE	10	LAURELAND	2807	LEBROCK
2507		LANGDON	546	E LAURELAND	2815	LEBROCK
8502		LAPANTO	62	LAWLER RD	2822	LEBROCK
2202		LAPSLEY	51	LAWLER RD	2823	LEBROCK
2626		LAPSLEY	2422	LAWRENCE	2826	LEBROCK
3123		LAPSLEY	2503	LAWRENCE	2827	LEBROCK
3203		LAPSLEY	2601	LAWRENCE	2838	LEBROCK
3207		LAPSLEY	2628	LAWRENCE	2843	LEBROCK
3211		LAPSLEY	2710	LAWRENCE	2854	LEBROCK
3215		LAPSLEY	2711	LAWRENCE	2855	LEBROCK
3219		LAPSLEY	2535	LAWRENCE	1048	LEDBETTER
3302		LAPSLEY	2218	LAWRENCE	1915	E LEDBETTER
3306		LAPSLEY	2454	LAWRENCE	2003	E LEDBETTER
3310		LAPSLEY	2446	LAWRENCE	2007	E LEDBETTER
3314		LAPSLEY	2442	LAWRENCE	2346	E LEDBETTER
3315		LAPSLEY	2434	LAWRENCE	2615	E LEDBETTER
3307	E	LEDBETTER	3523	LOCKETT	4504	LUZON

3311	E	LEDBETTER	3527		LOCKETT	4531		LUZON
3427	E	LEDBETTER	6806		LOCKHEED	4540		LUZON
3540	E	LEDBETTER	2226		LOCUST	4623		LUZON
5538	S	LEEWOOD	2238		LOCUST	4640		LUZON
4417		LELAND	2250		LOCUST	4644		LUZON
4506		LELAND	2739		LOCUST	4647		LUZON
4519		LELAND	2266		LOLITA	4531		LUZON
4911		LELAND	2740		LOLITA	4535		LUZON
4918		LELAND	2914		LOLITA	4611		LUZON
3823		LEMAY	2915		LOLITA	4639		LUZON
3903		LEMAY	850		LONG ACRE	4504		LUZON
3915		LEMAY	319		LONGRIDGE	4528		LUZON
13328		LENOSA	1220		LONSDALE	4648		LUZON
1307		LENWAY	1233		LONSDALE	4631		LUZON
1708		LENWAY	1		LOOP 12	1410		LYNN HAVEN
1710		LENWAY	13		LOOP 12	2426		LYOLA
2412		LENWAY	14		LOOP 12	2433		LYOLA
2501		LENWAY	15		LOOP 12	2441		LYOLA
2601		LENWAY	7455		LOOP 12	2716		LYOLA
1922		LEROY	1617	S	LORIS	2726		LYOLA
2042		LEROY	1300		LOTUS	2804		LYOLA
2904		LEWISTON	1302		LOTUS	2808		LYOLA
1619		LIFE	1309		LOTUS	2814		LYOLA
1619		LIFE	1311		LOTUS	2821		LYOLA
2023		LIFE	1313		LOTUS	2838		LYOLA
1816		LINCOLN	2214		LOTUS	2845		LYOLA
7436		LINDA	2226		LOTUS	2849		LYOLA
7507		LINDA	799		LOTUS	2853		LYOLA
5002		LINDER	1300		LOTUS	2854		LYOLA
5006		LINDER	210	E	LOUISIANA	11050	N	MACARTHUR
5035		LINDER	224	E	LOUISIANA	2141		MACK
4702		LINDSLEY	300	W	LOUISIANA	2249		MACON
5319		LINDSLEY	319	W	LOUISIANA	2310		MACON
4718		LINDSLEY	1423	E	LOUISIANA	2338		MACON
2816		LINFIELD	1616		LOUISIANA	2402		MACON
3023		LINFIELD	7012	W	LOVETT	2451		MACON
3514		LINFIELD	3716		LOVINGOOD	2622		MACON
3518		LINFIELD	3810		LOVINGOOD	2633		MACON
4632		LINFIELD	2302		LOWERY	2637		MACON
4816		LINFIELD	2308		LOWERY	2711		MACON
11518		LIPPITT	2331		LOWERY	2715		MACON
4532		LIVE OAK	2406		LOWERY	2718		MACON
2631		LOBDELL	2510		LOWERY	2726		MACON
2638		LOBDELL	2605		LOWERY	2731		MACON
2539		LOBDELL	6623		LUCY	2732		MACON

3300		LOCKETT	6627		LUCY	2807		MACON
2810		MACON	3311		MARCOLE	507	S	MARLBOROUGH
2826		MACON	3312		MARCOLE	902	S	MARLBOROUGH
2835		MACON	3315		MARCOLE	5001	S	MARNE
8233		MADDOX	3316		MARCOLE	5006		MARNE
2139		MAIL	3319		MARCOLE	5007		MARNE
2143		MAIL	3320		MARCOLE	5012		MARNE
245		MAIN	3323		MARCOLE	5021		MARNE
266	W	MAIN	3324		MARCOLE	5026		MARNE
2014		MAIN	3327		MARCOLE	5039		MARNE
4321	S	MALCOLM X	3328		MARCOLE	5102		MARNE
4400	S	MALCOLM X	3331		MARCOLE	2116		MARS RD
5003	S	MALCOLM X	3332		MARCOLE	825	S	MARSALIS
5007	S	MALCOLM X	3335		MARCOLE	1331		MARSALIS
5023	S	MALCOLM X	3342		MARCOLE	1342	S	MARSALIS
5031	S	MALCOLM X	2618		MARDER	1703	S	MARSALIS
5041	S	MALCOLM X	2802		MARDER	1903	S	MARSALIS
5124	S	MALCOLM X	1212		MARFA	2002	S	MARSALIS
5307	S	MALCOLM X	1236		MARFA	2415	S	MARSALIS
3815		MALDEN	1242		MARFA	2818	S	MARSALIS
3014	S	MALLORY	1247		MARFA	2823	S	MARSALIS
3122		MALLORY	1415		MARFA	2830	S	MARSALIS
2703		MANILA	1502		MARFA	2911	S	MARSALIS
6718		MANITOBA	1514		MARFA	2915	S	MARSALIS
1610		MARBURG	1527		MARFA	2923	S	MARSALIS
2231		MARBURG	1530		MARFA	2935	S	MARSALIS
2318		MARBURG	1531		MARFA	3107	S	MARSALIS
2539		MARBURG	1610		MARFA	4915	S	MARSALIS
2618		MARBURG	18		MARGEWOOD	3709		MARSHALL
2727		MARBURG	20		MARGEWOOD	4002		MARSHALL
2730		MARBURG	5714		MARGEWOOD	4103		MARSHALL
2731		MARBURG	2900		MARIDEEN	4220		MARSHALL
2735		MARBURG	2934		MARIDEEN	4302		MARSHALL
2738		MARBURG	2938		MARIDEEN	4315		MARSHALL
2739		MARBURG	8619		MARIGOLD	3919		MARSHALL
3001		MARBURG	8701		MARIGOLD	4335		MARSHALL
3010		MARBURG	9		MARINE	4338		MARSHALL
2318		MARBURG	10		MARINE	4002		MARSHALL
2524		MARBURG	2431		MARJORIE	412		MARTIN LUTHER KIN JR
2614		MARBURG	2515		MARJORIE	2633		MARTIN LUTHER KIN JR
2622		MARBURG	2521		MARJORIE	2714		MARTIN LUTHER KIN JR
2706		MARBURG	2747		MARJORIE	5700		MARTINEZ
2723		MARBURG	2804		MARJORIE	515		MARTINIQUE
2827		MARBURG	3021		MARJORIE	811		MARTINIQUE

2843	MARBURG	3115	MARJORIE	3402	MARVIN D LOVE
4538	MARCELL	140	MARKS	7446	MARY DAN
3301	MARCOLE	150	MARKS	1704	MARY ELLEN
3307	MARCOLE	208	MARKS	1726	MARYLAND
2418	MARYLAND	1325	MCKENZIE	4230	S MESA GLEN
2419	MARYLAND	1332	MCKENZIE	2237	METROPOLITAN
2635	MARYLAND	1334	MCKENZIE	3514	METROPOLITAN
2915	MARYLAND	1336	MCKENZIE	3526	METROPOLITAN
4129	MARYLAND	1338	MCKENZIE	3803	METROPOLITAN
4216	MARYLAND	1428	MCKENZIE	3809	METROPOLITAN
4250	MARYLAND	1414	MCKENZIE	3905	METROPOLITAN
200	MASTERS	3018	MCNEIL	3926	METROPOLITAN
322	S MASTERS	3333	MCNEIL	4015	METROPOLITAN
1608	N MATAGORDA	2800	MEADOW	4213	METROPOLITAN
1608	MATAGORDA	2816	MEADOW	4301	METROPOLITAN
2711	MAURINE F BAILEY	2820	MEADOW	4507	METROPOLITAN
2723	MAURINE F BAILEY	3410	MEADOW	4522	METROPOLITAN
2726	MAURINE F BAILEY	4618	MEADOW	4602	METROPOLITAN
2746	MAURINE F BAILEY	2742	MEADOW DAWN	1607	METROPOLITAN
3315	MAYBETH	2816	MEADOW	1611	METROPOLITAN
3806	MAYBETH	2900	MEADOW	2240	METROPOLITAN
3930	MAYBETH	3414	MEADOW	2319	METROPOLITAN
1426	MAYWOOD	4921	MEADOW VIEW	4105	METROPOLITAN
1509	MAYWOOD	304	MEADOWCREEK	3821	METROPOLITAN
1515	MAYWOOD	428	MELBA	4339	METROPOLITAN
1413	MCBROOM	1206	MELBOURNE AVE	3614	METROPOLITAN
1414	MCBROOM	201	MELINDA	2826	METROPOLITAN
1721	MCBROOM	202	MELINDA	2821	METROPOLITAN
1729	MCBROOM	4220	MEMORY	2827	METROPOLITAN
1834	MCBROOM	4234	MEMORY	4523	METROPOLITAN
1906	MCBROOM	4400	MEMORY	4517	METROPOLITAN
1939	MCBROOM	4414	MEMORY	4515	METROPOLITAN
1956	MCBROOM	4520	MEMORY	4618	METROPOLITAN
2012	MCBROOM	1600	MENTOR	9120	METZ
2015	MCBROOM	1610	MENTOR	9211	METZ
2016	MCBROOM	1734	MENTOR	4825	MEXICANA
2017	MCBROOM	2405	MERLIN	4911	MEXICANA
2029	MCBROOM	2406	MERLIN	4934	MEXICANA
3402	MCBROOM	2412	MERLIN	5015	MEXICANA
3610	MCBROOM	2435	MERLIN	2414	MEYERS
3615	MCBROOM	2510	MERLIN	2423	MEYERS
3618	MCBROOM	2514	MERLIN	2506	MEYERS
3630	MCBROOM	2518	MERLIN	2509	MEYERS
3705	MCBROOM	2409	MERLIN	2515	MEYERS
3723	MCBROOM	2415	MERLIN	2522	MEYERS

3734	MCBROOM	2418	MERLIN	2526	MEYERS
3143	MCDERMOTT	2518	MERLIN	2527	MEYERS
3150	MCDERMOTT	2435	MERLIN	2602	MEYERS
739	MCDOWELL	206	MERRIFIELD	2609	MEYERS
1509	MCKEE	5535	MESA	2611	MEYERS
1315	MCKENZIE	5507	MESA CIR	2612	MEYERS
2621	MEYERS	2222	MOFFATT	420	N MOORE
2622	MEYERS	2226	MOFFATT	423	N MOORE
2641	MEYERS	2230	MOFFATT	424	N MOORE
3314	MEYERS	2235	MOFFATT	426	N MOORE
3519	MEYERS	2242	MOFFATT	427	N MOORE
3630	MEYERS	2246	MOFFATT	428	N MOORE
2704	MEYERSVILLE	2302	MOFFATT	501	N MOORE
1251	MICHIGAN	2303	MOFFATT	503	N MOORE
1610	MICHIGAN	2314	MOFFATT	506	N MOORE
1632	MICHIGAN	2319	MOFFATT	507	N MOORE
1735	MICHIGAN	2322	MOFFATT	508	N MOORE
2642	MICHIGAN	2327	MOFFATT	509	N MOORE
2710	MICHIGAN	2410	MOFFATT	511	N MOORE
2926	MICHIGAN	2415	MOFFATT	513	N MOORE
2938	MICHIGAN	2422	MOFFATT	515	N MOORE
3011	MICHIGAN	2431	MOFFATT	602	N MOORE
3051	MICHIGAN	2656	MOJAVE	607	N MOORE
3055	MICHIGAN	2724	MOJAVE	612	S MOORE
3302	MICHIGAN	2839	MOJAVE	2554	N MORGAN
3300	MIDDLEFIELD	2906	MOJAVE	2728	MORGAN
1015	MILDRED ST	2921	MOJAVE	3046	MORGAN
4715	MILITARY	3139	MOJAVE	3115	MORGAN
4727	MILITARY	4542	MOLER	3210	MORGAN
4819	MILITARY	345	MONTANA	3107	MORGAN
10011	MILL VALLEY	1122	E MONTCLAIR	2738	MORNING
5625	MILLAR	1220	S MONTCLAIR	2811	MORNING
623	MILLARD	2017	N MONTCLAIR	3902	MORNING
808	MILLARD	2021	S MONTCLAIR	1018	MOROCCO
813	MILLARD	4003	MONTIE	1210	N MOROCCO
825	MILLARD	4018	MONTIE	1250	N MOROCCO
2807	MILLBROOK	4311	MONTIE	1303	MORRELL
3502	MINGO	2300	MOONLIGHT	1307	MORRELL
3510	MINGO	2317	MOONLIGHT	1311	MORRELL
3531	MINGO	106	N MOORE	1420	N MORRELL
3539	MINGO	110	S MOORE	1722	MORRELL
3547	MINGO	114	S MOORE	1726	MORRELL
3516	MINGO	118	S MOORE	1735	MORRELL
3558	MINGO	122	S MOORE	1802	MORRELL
1143	MISSOURI	135	MOORE	2803	MORRELL

1143		MISSOURI	310	S	MOORE	1506	MORRIS
1643	E	MISSOURI	329	N	MOORE	1512	MORRIS
2718	E	MITCHELL	333	N	MOORE	1516	MORRIS
2728		MITCHELL	338	N	MOORE	1714	MORRIS
8200		MOBERLY	340	N	MOORE	1901	MORRIS
2106		MOFFATT	402	N	MOORE	1912	MORRIS
2110		MOFFATT	406	N	MOORE	1920	MORRIS
2111		MOFFATT	413	N	MOORE	1925	MORRIS
1929		MORRIS	4316		MYRTLE	6534	NO NAME
2011		MORRIS	6310		MYRTLE	9011	NO NAME
2017		MORRIS	6318		MYRTLE	1224	NOAH
2020		MORRIS	123		NACHITA	1100	NOKOMIS
2030		MORRIS	2810		NAMUR	1131	NOLTE
3500		MORRIS	2825	S	NAMUR	1415	NOMAS
3506		MORRIS	3145		NANDINA	1525	NOMAS
3510		MORRIS	3244		NANDINA	1735	NOMAS
3542		MORRIS	9999		NANTUCKET VILLAGE	1842	NOMAS
3602		MORRIS	10311		NANTUCKET VILLAGE	1846	NOMAS
3606		MORRIS	2446		NAOMA	1939	NOMAS
3639		MORRIS	2506		NAOMA	1955	NOMAS
3701		MORRIS	7934		NASSAU	1966	NOMAS
3722		MORRIS	8002	S	NASSAU	2010	NOMAS
3741		MORRIS	3343	S	NAVAJO	3316	NOMAS
1		MOSSGLEN DR	3018		NAVARO	3320	NOMAS
1222		MOUNTAIN LAKE	3116		NAVARO	3321	NOMAS
1405		MOUNTAIN LAKE	3226		NAVARO	3324	NOMAS
1		MOUNTAIN SHORES	3314		NAVARO	3326	NOMAS
2		MOUNTAIN SHORES	3321		NAVARO	3407	NOMAS
3		MOUNTAIN SHORES	3503		NAVARO	3431	NOMAS
4		MOUNTAIN SHORES	5		NAVY	3529	NOMAS
5		MOUNTAIN SHORES	15		NAVY	3615	NOMAS
16		MOUNTAIN SHORES	221		NAVY	3630	NOMAS
2206		MOUSER ST	1909		NEAL	3715	NOMAS
3616		MT EVEREST	111		NECHES	3718	NOMAS
3726		MT RANIER	654		NEELY	3720	NOMAS
3623		MT ROYAL	631	W	NEOMI	5518	NOMAS
804		MUNCIE	722		NEOMI	5521	NOMAS
908		MUNCIE	726		NEOMI	5703	NOMAS
910		MUNCIE	731		NEOMI	5707	NOMAS
913		MUNCIE	9999		NEW BEDFORD	5711	NOMAS
1812		MUNCIE	9325		NEWHALL	5715	NOMAS
1911		MUNCIE	9407		NEWHALL	5719	NOMAS

1923	MUNCIE	1115	NEWPORT AVE	5723	NOMAS
1927	MUNCIE	3115	NICHOLSON	4705	NOME
119	MURDEAUX	5	NO NAME	4711	NOME
547	MURDOCK	8	NO NAME	4716	NOME
605	MURDOCK	363	NO NAME	4720	NOME
609	MURDOCK	999	NO NAME	4723	NOME
720	MURDOCK	1219	NO NAME	4732	NOME
824	MURDOCK	3515	NO NAME	4736	NOME
1624	N MURDOCK	5839	NO NAME	4744	NOME
10019	MUSKOGEE DR	6036	NO NAME	4748	NOME
3015	MYRTLE	6500	NO NAME	4812	NOME
3511	MYRTLE	6524	NO NAME	4820	NOME
3824	MYRTLE	6532	NO NAME	4832	NOME
4836	NOME	4234	OPAL	2620	PALL MALL
4843	NOME	3831	OPAL	2656	PALL MALL
4851	NOME	3810	OPAL	2660	PALL MALL
4123	NORCO	4214	OPAL	2715	PALL MALL
239	NORTH SHORE	800	OSLO	2719	PALL MALL
1201	NORTH	829	OSLO	2723	PALL MALL
1207	NORTH	76	OVERLOOK	2750	PALL MALL
1215	NORTH	1427	OVERTON	2808	PALL MALL
1310	NORTH	1607	E OVERTON	2814	PALL MALL
851	OAK FOREST	1618	E OVERTON	2815	PALL MALL
2826	OAK LN	1623	E OVERTON	2820	PALL MALL
714	OAK PARK	1651	E OVERTON	2824	PALL MALL
2328	OAK PLAZA	2307	E OVERTON	557	PALMETTO
2404	OAK PLAZA	2730	E OVERTON	2741	PALO ALTO
2419	OAK PLAZA	2803	E OVERTON	3155	PALO ALTO
2364	OAKDALE	2835	E OVERTON	3172	PALO ALTO
2370	OAKDALE	3907	OVERTON	9302	PARAMOUNT
2428	OAKDALE	4023	OVERTON	9426	PARAMOUNT
2510	OAKDALE	3915	OVERTON	9502	PARAMOUNT
2514	OAKDALE	4015	OVERTON	1805	PARK ROW
2519	OAKDALE	4007	OVERTON	1819	PARK ROW
2521	OAKDALE	4011	OVERTON	2532	PARK ROW
2542	OAKDALE	1418	OWEGA	2723	PARK ROW
2543	OAKDALE	1422	OWEGA	1409	PARK ROW
2547	OAKDALE	1426	OWEGA	1815	PARK ROW
2834	OAKDALE	1442	OWEGA	1831	PARK ROW
1306	OAKLEY	1446	OWEGA	2445	PARKCLIFF
1308	OAKLEY	1510	OWEGA	5407	PARKDALE
1406	OAKLEY	1542	OWEGA	5411	PARKDALE
1506	OAKLEY	4721	OWENWOOD	6903	PARKDALE
9999	OAKWOOD	4818	OWENWOOD	6919	PARKDALE
2403	OBENCHAIN	4822	OWENWOOD	6927	PARKDALE

4		ODESSA	4838		OWENWOOD	6938	PARKDALE
3431		ODESSA	1179		OXBOW	5008	PARKLAND
4103		ODESSA	1183		OXBOW	721	PARKVIEW
8621		ODOM	4907		PACIFIC	509	PARKWOOD
318	E	OHIO	704		PACKARD	516	PARKWOOD
1238	W	OHIO	705		PACKARD	605	PARKWOOD
1242	E	OHIO	713		PACKARD	611	PARKWOOD
1567	E	OHIO	717		PACKARD	617	PARKWOOD
114		OHIO	721		PACKARD	623	PARKWOOD
119	W	OHIO	1011	S	PACKARD	629	PARKWOOD
1538	E	OHIO	1014		PACKARD	740	PARKWOOD
219	W	OKLAUNION	3522		PACKARD	1211	PARLAY
900001		OLD MOSS	417		PAGE	1212	PARLAY
3708		OPAL	4022	W	PALACIOS	1215	PARLAY
3923		OPAL	2322		PALL MALL	1216	PARLAY
1219		PARLAY	606		PEMBERTON HILL	3049	PERSIMMON
1222		PARLAY	648		PEMBERTON HILL	3053	PERSIMMON
1223		PARLAY	1031		PEMBERTON HILL	3129	PERSIMMON
2708		PARNELL	3533		PENELOPE	3156	PERSIMMON
2722		PARNELL	3603		PENELOPE	3203	PERSIMMON
2724		PARNELL	3606		PENELOPE	4508	PHILIP
2732		PARNELL	3702		PENELOPE	4515	PHILIP
2828		PARNELL	3704		PENELOPE	4520	PHILIP
2901		PARNELL	3707		PENELOPE	4523	PHILIP
2915		PARNELL	3719		PENELOPE	4524	PHILIP
4528		PARRY	3815		PENELOPE	4531	PHILIP
4910		PARRY	3819		PENELOPE	5119	PHILIP
2708		PARSONS	3922		PENELOPE	5509	PICKFAIR CIR
2712		PARSONS	3631		PENELOPE	108	PIN OAK
2711		PARSONS	3532		PENELOPE	112	PIN OAK
3343		PARVIA	3602		PENELOPE	267	PIN OAK
5168		PATONIA	3614		PENELOPE	410	PIN OAK
1307		PEABODY	1313		PENNSYLVANIA	1600	PINE
1319		PEABODY	1317		PENNSYLVANIA	1603	PINE
1325		PEABODY	1325		PENNSYLVANIA	1609	PINE
1812		PEABODY	1415		PENNSYLVANIA	1617	PINE
2311		PEABODY	2414		PENNSYLVANIA	1725	PINE
2408		PEABODY	2504		PENNSYLVANIA	2232	PINE
2413		PEABODY	2525		PENNSYLVANIA	2233	PINE
2509		PEABODY	2710		PENNSYLVANIA	2408	PINE
2524		PEABODY	2722		PENNSYLVANIA	2506	PINE
2525		PEABODY	2812		PENNSYLVANIA	2522	PINE
2529		PEABODY	2822		PENNSYLVANIA	2538	PINE
2533		PEABODY	2834		PENNSYLVANIA	2539	PINE
2610		PEABODY	2908		PENNSYLVANIA	2603	PINE

2612	PEABODY	3105	PENNSYLVANIA	2616	PINE
1637	PEAR	3110	PENNSYLVANIA	2643	PINE
1712	PEAR	3117	PENNSYLVANIA	3218	PINE
1713	PEAR	3203	PENNSYLVANIA	3235	PINE
2819	PEARY	3423	PEORIA	3319	PINE
2823	PEARY	3717	PEORIA	3335	PINE
2859	PEARY	3722	PEORIA	3622	PINE
2875	PEARY	3738	PEORIA	3635	PINE
999	PEBBLE VALLEY	3838	PEORIA	3639	PINE
401	PECAN	3842	PEORIA	3642	PINE
402	PECAN	4528	PERRY	3702	PINE
407	PECAN	2	PERSIMMON	3710	PINE
408	PECAN	2906	PERSIMMON	3714	PINE
413	PECAN	2918	PERSIMMON	3723	PINE
416	PECAN	2937	PERSIMMON	3902	PINE
423	PECAN	3038	PERSIMMON	4002	PINE
431	PECAN	3045	PERSIMMON	4010	PINE
2002	PLAINCREEK	925	POLK	2931	PROSPERITY
2010	PLAINCREEK	9330	POLK	3018	PROSPERITY
2016	PLAINCREEK	9408	S POLK	3019	PROSPERITY
8334	PLAINVIEW	1818	S POLLARD	2931	PROSPERITY
8344	PLAINVIEW	1842	POLLARD	2745	PROSPERITY
8351	PLAINVIEW	1919	S POLLARD	2771	PROSPERITY
8401	PLAINVIEW	3915	POLLY	3710	PROSPERITY
8430	PLAINVIEW	3919	POLLY	1403	PUEBLO
134	PLEASANT MEADOWS	3924	POLLY	1515	PUEBLO
204	PLEASANT MEADOWS	3927	POLLY	1903	PUEBLO
604	PLEASANT	3933	POLLY	1922	PUEBLO
612	PLEASANT VISTA	3425	PONDROM	1933	PUEBLO
613	PLEASANT VISTA	3509	PONDROM	3318	PUEBLO
619	PLEASANT WOODS	708	PONTIAC	3329	PUEBLO
627	PLEASANT WOODS	800	PONTIAC	3423	PUEBLO
1038	PLEASANT	801	PONTIAC	3434	PUEBLO
1813	PLEASANT	903	PONTIAC	3521	PUEBLO
2267	PLEASANT	1023	PONTIAC	3525	PUEBLO
2271	PLEASANT	1624	POPLAR	3541	PUEBLO
2851	PLEASANT	1715	POPLAR	3543	PUEBLO
3105	PLEASANT	2207	POPLAR	3552	PUEBLO
1420	N PLUM	2307	POPLAR	3622	PUEBLO
5734	N PLUM DALE	2206	PORTERFIELD	3623	PUEBLO
5739	PLUM DALE	2210	PORTERFIELD	3624	PUEBLO
5744	PLUM DALE	2213	PORTERFIELD	3626	PUEBLO
5800	PLUM DALE	2214	PORTERFIELD	3700	PUEBLO
5801	PLUM DALE	2218	PORTERFIELD	5618	PUEBLO

5818	PLUM DALE	2221	PORTERFIELD	5622	PUEBLO
5906	PLUM DALE	800	PRAIRIE CREEK	5626	PUEBLO
5908	PLUM DALE	1002	N PRAIRIE CREEK	5630	PUEBLO
6018	PLUM DALE	1	PRAIRIE FLOWER	5633	PUEBLO
6022	PLUM DALE	8509	PRAIRIE HILL LN	5634	PUEBLO
6023	PLUM DALE	900009	PRATER	5637	PUEBLO
6031	PLUM DALE	1432	PRESIDIO	5638	PUEBLO
6035	PLUM DALE	1613	PRESIDIO	5641	PUEBLO
6039	PLUM DALE	1651	PRESIDIO	5642	PUEBLO
6043	PLUM DALE	6526	PROSPER ST	5645	PUEBLO
6047	PLUM DALE	2727	PROSPERITY	5646	PUEBLO
6051	PLUM DALE	2753	PROSPERITY	5649	PUEBLO
6055	PLUM DALE	2761	PROSPERITY	5650	PUEBLO
6059	PLUM DALE	2763	PROSPERITY	5654	PUEBLO
6067	PLUM DALE	2769	PROSPERITY	5658	PUEBLO
6071	PLUM DALE	2781	PROSPERITY	5702	PUEBLO
6072	PLUM DALE	2801	PROSPERITY	5703	PUEBLO
800	PLYMOUTH	2802	PROSPERITY	5706	PUEBLO
4114	POINSETTIA	2910	PROSPERITY	5707	PUEBLO
4105	S POINTER	2918	PROSPERITY	5802	PUEBLO
5805	PUEBLO	3038	RAMSEY	3107	REYNOLDS
5806	PUEBLO	3051	RAMSEY	3119	REYNOLDS
5809	PUEBLO	3106	RAMSEY	3239	REYNOLDS
5810	PUEBLO	3106	RAMSEY	3306	RICH ACRES
5813	PUEBLO	5700	RANCHERO	3312	RICH ACRES
5814	PUEBLO	2453	RANDOLPH	3312	RICH ACRES
5817	PUEBLO	2519	RANDOLPH	1126	RIDGEWOOD
5818	PUEBLO	2551	RANDOLPH	2623	RIPPLE
5821	PUEBLO	4020	RANGER	2627	RIPPLE
5822	PUEBLO	4024	RANGER	2631	RIPPLE
5825	PUEBLO	1411	RANIER	2637	RIPPLE
5826	PUEBLO	110	RAVINIA	2637	RIPPLE
5829	PUEBLO	202	RAVINIA	2640	RIPPLE
5830	PUEBLO	502	S RAYENELL	2641	RIPPLE
5900	PUEBLO	563	S RAYENELL	2919	RIPPLE
1414	PUEBLO	607	RAYENELL	2935	RIPPLE
1947	PUEBLO	623	RAYENELL	5618	RIVERSIDE
3324	PUEBLO	643	RAYENELL	718	RIVERWOOD
3107	PUGET	650	RAYENELL	2506	ROBERT B CULLUI
3221	PUGET	766	RAYENELL	2734	ROBERTA
4011	PUGET	802	RAYENELL	2803	ROBERTA
1201	PURITAN	821	RAYENELL	2807	ROBERTA
1205	PURITAN	2538	RAYMOND	2811	ROBERTA
1208	PURITAN	319	RED WING	3437	ROBERTS
1209	PURITAN	334	RED WING	3501	ROBERTS

1212	PURITAN	7012	REDBUD	3516	ROBERTS
8724	QUINN	7202	REDBUD	3927	ROBERTS
9039	QUINN	2808	REED	4003	ROBERTS
6606	RACINE	2835	REED	4006	ROBERTS
5404	RAILROAD	2919	REED	4010	ROBERTS
5408	RAILROAD	2923	REED	4014	ROBERTS
5412	RAILROAD	3003	REED	2601	ROCHESTER
5416	RAILROAD	3014	REED	2711	ROCHESTER
5420	RAILROAD	3018	REED	2718	ROCHESTER
5438	RAILROAD	3022	REED	2907	ROCHESTER
4219	RAMONA	3220	REED	2910	ROCHESTER
15	RAMSEY	3228	REED	2915	ROCHESTER
1609	RAMSEY	3231	REED	2922	ROCHESTER
1931	RAMSEY	3311	REED	3002	ROCHESTER
2019	RAMSEY	3327	REED	3006	ROCHESTER
2431	RAMSEY	3335	REED	3010	ROCHESTER
2614	RAMSEY	3706	REESE	3016	ROCHESTER
2615	RAMSEY	4625	REIGER	2231	ROCKEFELLER
2716	RAMSEY	4825	REIGER	2203	ROCKEFELLER
2742	RAMSEY	5533	REIGER	10726	ROCKINGHAM
2743	RAMSEY	1200	RENNER	709	ROCKWOOD
2819	RAMSEY	1315	RENNER	713	ROCKWOOD
717	ROCKWOOD	7920	SAIPAN	356	SEAGOVILLE
725	ROCKWOOD	832	SAMIA	9622	SEAGOVILLE
2715	ROGERS	2519	SAMOA AVE	10115	SEAGOVILLE
2719	ROGERS	2515	SAMOA AVE	14100	SEAGOVILLE
2731	ROGERS	3100	SAMUELL	2824	SEATON
2227	ROMINE	7534	SAN JOSE	2827	SEATON
2526	ROMINE	2812	SANDERSON	2845 S	SEATON
2530	ROMINE	1104	SANE ST	2924	SEATON
3409	ROSELAND	1518	SANGER	2926	SEATON
4407	ROSELAND	1808	SANGER	2930	SEATON
5	ROSEMONT	1822	SANGER	4427	SEAY
7512	ROSEMONT	2703	SANTA CRUZ	6516	SEBRING
7922	ROSEMONT	2611	SANTA FE	6546	SEBRING
4407	ROSINE	4934	SANTA FE	8906	SEDGEMOOR
4428	ROSINE	7125	SANTA FE	9310	SEDGEMOOR
5120	ROSINE	6221	SARAH LEE	1508	SEEGAR
8003	ROTHINGTON	6227	SARAH LEE	1516	SEEVERS
8005	ROTHINGTON	1001	SARGENT	1615	SEEVERS
1401	ROWAN	2731	SCAMMEL	1723	SEEVERS
1424	ROWAN	15	SCARSDALE	1912	SEEVERS
1616	ROXANA	3902	SCHOFIELD	1918	SEEVERS
2100	ROYAL OAKS	3918	SCHOFIELD	2118	SEEVERS
2200	ROYAL OAKS	3607	SCHUSTER	2502	SEEVERS

5700	ROYAL	2203	SCOTLAND	2518	SEEVERS
10110	ROYCE	2323	SCOTLAND	2522	SEEVERS
10117	ROYCE	2414	SCOTLAND	2624	SEEVERS
4334	RUSK	2754	SCOTLAND	2714	SEEVERS
4411	RUSK	2775	SCOTLAND	2930	SEEVERS
4414	RUSK	2329	SCOTT	3054	SEEVERS
3702	RUSKIN	2341	SCOTT	1331	SELKIRK
3709	RUSKIN	2343	SCOTT	4111	SHADRACK
3724	RUSKIN	2418	SCOTT	2510	SHARON
3238	RUTLEDGE	3407	SCOUT	2512	SHARON
3300	RUTLEDGE	3517	SCOUT	2758	SHARON
3306	RUTLEDGE	4300	SCYENE	1716	SHAW
3310	RUTLEDGE	4401	SCYENE	1846	SHAW
3315	RUTLEDGE	4403	SCYENE	1910	SHAW
3322	RUTLEDGE	7225	SCYENE	1917	SHAW
3323	RUTLEDGE	7331	SCYENE	1964	SHAW
3327	RUTLEDGE	7339	SCYENE	1968	SHAW
3441	RUTZ	7800	SCYENE	2028	SHAW
8143	RYLIE	8000	SCYENE	1702	SHAW
9557	RYLIE CREST	131	SEAGOVILLE	1940	SHAW
10708	RYLIE CREST	134	SEAGOVILLE	7	SHAYNA
506	SABINE	141	N SEAGOVILLE	1222	SHEFFIELD
1020	SABINE	235	N SEAGOVILLE	1402	SHEFFIELD
1031	SABINE	340	SEAGOVILLE	1408	SHEFFIELD
3436	SHELDON	4655	SILVER	4019	SOLOMAN
3444	SHELDON	4701	SILVER	4102	SOLOMAN
3932	SHELLEY	4800	SILVER	4135	SOLOMAN
2113	SHELLHORSE	4806	SILVER	4029	SONNY CIR
2123	SHELLHORSE	4807	SILVER	3703	SONORA
2130	SHELLHORSE	4820	SILVER	3934	SONORA
2140	SHELLHORSE	4831	SILVER	3935	SONORA
2206	SHELLHORSE	9406	SILVER FALLS	1802	SOUTH
2212	SHELLHORSE	4020	SILVERHILL	1804	SOUTH
2218	SHELLHORSE	2411	SIMPSON STUART	1901	SOUTH
23	SHEPHERD	2417	SIMPSON STUART	2516	SOUTH
3906	SHINDOLL	2955	SIMPSON STUART	2524	SOUTH
1711	SHORE	5327	SIMPSON STUART	2934	SOUTH
1715	SHORE	5711	SINGLETON	3101	SOUTH
1719	E SHORE	9700	SKILLMAN	3116	SOUTH
1619	SICILY	14000	SKYFROST	222	SOUTH SHORE
1702	E SICILY	14300	SKYFROST	625	SOUTHEAST
1702	SICILY	14515	SKYFROST	1717	SOUTHERLAND
1715	SICILY	2403	SKYLARK DR	3158	SOUTHERN OAKS
3517	SIDNEY	8746	SLAY	3202	SOUTHERN OAKS
3521	SIDNEY	8752	SLAY	3234	SOUTHERN OAKS

3527	SIDNEY	1514	SMOKE TREE	3292	SOUTHERN OAKS
3529	SIDNEY	1703	SMOKE TREE	2202	SOUTHLAND
3533	SIDNEY	1707	SMOKE TREE	2241	SOUTHLAND
3534	SIDNEY	1711	SMOKE TREE	2319	SOUTHLAND
3601	SIDNEY	1717	SMOKE TREE	2515	SOUTHLAND
3603	SIDNEY	1732	SMOKE TREE	2522	SOUTHLAND
3607	SIDNEY	1852	SMOKE TREE	2607	SOUTHLAND
3621	SIDNEY	1903	SMOKE TREE	2622	SOUTHLAND
3622	SIDNEY	1940	SMOKE TREE	2623	SOUTHLAND
3711	SIDNEY	1948	SMOKE TREE	2631	SOUTHLAND
3802	SIDNEY	3760	SOFT WIND	2714	SOUTHLAND
3926	SIDNEY	3623	SOFTCLOUD	2731	SOUTHLAND
2614	SILKWOOD	4510	SOLAR	2826	SOUTHLAND
2618	SILKWOOD	4534	SOLAR	2838	SOUTHLAND
2620	SILKWOOD	4534	SOLAR	405	SPARKS
2701	SILKWOOD	4535	SOLAR	418	SPARKS
2718	SILKWOOD	4542	SOLAR	433	SPARKS
2726	SILKWOOD	4543	SOLAR	442	SPARKS
2727	SILKWOOD	4550	SOLAR	505	SPARKS
2730	SILKWOOD	4553	SOLAR	622	SPARKS
2802	SILKWOOD	4557	SOLAR	624	SPARKS
2811	SILKWOOD	4600	SOLAR	421	SPARKS
2814	SILKWOOD	4603	SOLAR	6530	SPEIGHT
2818	SILKWOOD	4624	SOLAR	3707	SPENCE
2819	SILKWOOD	4002	SOLOMAN	3809	SPENCE
4635	SILVER	4006	SOLOMAN	3810	SPENCE
3818	SPENCE	4603	SPRING GARDEN	3919	STANLEY SMITH
3819	SPENCE	4611	SPRING GARDEN	6625	STARKEY
3827	SPENCE	4631	SPRING GARDEN	2331	STARKS
3835	SPENCE	5508	SPRING VALLEY	2441	STARKS
3905	SPENCE	2714	SPRINGDALE	2510	STARKS
4006	SPENCE	3021	SPRINGVIEW	2511	STARKS
11521	SPENCE	3026	SPRINGVIEW	2538	STARKS
6105	SPORTSMANS	3211	SPRINGVIEW	2707	STARKS
6111	SPORTSMANS	3240	SPRINGVIEW	2315	STARKS
6115	SPORTSMANS	3327	SPRINGVIEW	2331	STARKS
6121	SPORTSMANS	3337	SPRINGVIEW	2336	STARKS
6125	SPORTSMANS	3347	SPRINGVIEW	2412	STARKS
6131	SPORTSMANS	3350	SPRINGVIEW	2424	STARKS
6135	SPORTSMANS	3360	SPRINGVIEW	2425	STARKS
6141	SPORTSMANS	3361	SPRINGVIEW	2702	STARKS
6145	SPORTSMANS	2865	SPRUCE VALLEY	2635	STARKS
6151	SPORTSMANS	2925	SPRUCE VALLEY	2627	STARKS
6155	SPORTSMANS	2925	SPRUCE VALLEY	2344	STARKS
6165	SPORTSMANS	2925	SPRUCE VALLEY	2415	STARKS

6171	SPORTSMANS	348	S	ST AUGUSTINE	2404	STARKS
6181	SPORTSMANS	1101		ST AUGUSTINE	2406	STARKS
6211	SPORTSMANS	1337		ST AUGUSTINE	2410	STARKS
6221	SPORTSMANS	1619	S	ST AUGUSTINE	2440	STARKS
6231	SPORTSMANS	1925	S	ST AUGUSTINE	319	STARR
6241	SPORTSMANS	2237	N	ST AUGUSTINE	3731	STATE OAK
3303	SPRING	2945	S	ST AUGUSTINE	816	STELLA
3304	SPRING	5259		ST CHARLES	1315	STELLA
3310	SPRING	2411		ST CLAIR	1406	STELLA
3319	SPRING	2415	S	ST CLAIR	1451	STELLA
3331	SPRING	2416		ST CLAIR	2522	STEPHENSON
3335	SPRING	2425		ST CLAIR	2529	STEPHENSON
3524	SPRING	2434		ST CLAIR	2711	STEPHENSON
3619	SPRING	2437		ST CLAIR	2727	STEPHENSON
3623	SPRING	2439		ST CLAIR	4	STILLWELL
3627	SPRING	2521		ST CLAIR	5	STILLWELL
3804	SPRING	2517		ST CLAIR	1425	STIRLING
3808	SPRING	2425		ST CLAIR	1444	STIRLING
3900	SPRING	2421		ST CLAIR	4611	STOKES
3905	SPRING	2413		ST CLAIR	4616	STOKES
4237	SPRING	2414		ST CLAIR	4640	STOKES
4304	SPRING	2422		ST CLAIR	4646	STOKES
4326	SPRING	2428		ST CLAIR	4648	STOKES
4334	SPRING	2506		ST CLAIR	4708	STOKES
4335	SPRING	2418		ST CLAIR	4716	STOKES
4723	SPRING	407		ST MARY	4719	STOKES
4803	SPRING	3820		STANLEY SMITH	4720	STOKES
4927	SPRING	3914		STANLEY SMITH	4723	STOKES
4729	STOKES	2404		SYLVIA	5232	TERRY
4735	STOKES	2432		SYLVIA	2049	THEDFORD
4743	STOKES	2517		SYLVIA	909	THELMA
4748	STOKES	2517		SYLVIA	3209	THOMAS
4751	STOKES	2429		TALCO DR	2431	THROCKMORTON
4752	STOKES	2210		TALLYHO	216	S TILLERY
4803	STOKES	2214		TALLYHO	218	N TILLERY
4804	STOKES	2403		TALLYHO	802	N TILLERY
8123	STONEHURST	2407		TALLYHO	1116	TILLERY
1741	STONEMAN	2410		TALLYHO	1120	TILLERY
1010	STONEWALL	2411		TALLYHO	3502	S TIOGA
1	STRAUS RD	2415		TALLYHO	3312	N TOKAY
1038	STRICKLAND	2419		TALLYHO	3316	TOKAY
1402	STRICKLAND	2430		TALLYHO	3317	TOKAY
1404	STRICKLAND	2435		TALLYHO	3320	TOKAY
1411	STRICKLAND	503		TAMA	3321	TOKAY
4500	STROBEL	524		TAMA	3324	TOKAY

4907	STROBEL	100	TAMALPAIS	3325	TOKAY
4915	STROBEL	99999	TAMALPAIS	3328	TOKAY
4919	STROBEL	2603	TANNER	3329	TOKAY
4	STRONG	2636	TANNER	3332	TOKAY
2416	SUE	2643	TANNER	3333	TOKAY
8116	SUETELLE	812	TARRYALL	3336	TOKAY
1861	SUMMIT	818	TARRYALL	3337	TOKAY
1725	SUNBEAM	925	TARRYALL	3341	TOKAY
1807	SUNBEAM	101	TATUM	3342	TOKAY
2322	SUNBEAM	703	TATUM	3345	TOKAY
2324	SUNBEAM	6907	S TAYLOE	3346	TOKAY
2424	SUNBEAM	8773	N TEAGARDEN	3349	TOKAY
2426	SUNBEAM	6309	TEAGUE	3352	TOKAY
2427	SUNBEAM	6311	TEAGUE	12	TOLUCA
2428	SUNBEAM	6317	TEAGUE	1710	TOLUCA
2430	SUNBEAM	6418	TEAGUE	1720	TOLUCA
2516	SUNBEAM	6419	TEAGUE	3230	TOPEKA
2550	SUNBEAM	6510	TEAGUE	1718	TORONTO
3218	SUNNYVALE	6530	TEAGUE	1731	TORONTO
3814	SUNNYVALE	3906	TELEPHONE	1835	TORONTO
18	SUNSET VILLAGE	1302	TEMPEST	1836	TORONTO
237	SUNSET	1306	TEMPEST	1848	TORONTO
2807	SUTTON	1454	TEMPEST	1950	TORONTO
2819	SUTTON	2940	TERMINAL	2009	TORONTO
2823	SUTTON	116	TERRACE	2014	TORONTO
2728	SWANSON	239	TERRACE	3402	TORONTO
2803	SWANSON	3431	TERRELL	3403	TORONTO
2806	SWANSON	3535	TERRELL	3407	TORONTO
3354	SYLVAN	4801	TERRY	3423	TORONTO
4244	SYLVESTER	5102	TERRY	3519	TORONTO
3540	TORONTO	2561	TUNE	3806	VANDERVOORT
3548	TORONTO	2566	TUNE	3810	VANDERVOORT
3561	TORONTO	2574	TUNE	3914	VANDERVOORT
3618	TORONTO	21	TURFWAY	4010	VANDERVOORT
3619	TORONTO	3107	TUSKEGEE	3129	VANNERSON
3624	TORONTO	3112	TUSKEGEE	3141	VANNERSON
3632	TORONTO	3114	TUSKEGEE	7342	VECINO
3719	TORONTO	3208	TUSKEGEE	114	VENTURA
5803	TORONTO	3217	TUSKEGEE	2	VERDE
900063	TOWNE HOUSE	3224	TUSKEGEE	4	VERDE
6030	TRACY	3226	TUSKEGEE	4610	VERDUN
6034	TRACY	3228	TUSKEGEE	4635	VERDUN
6102	TRACY	1110	TYLER	801	VERMONT
6314	TRACY	2526	TYLER	813	VERMONT
6316	TRACY	5406	UNIVERSITY HILLS	1013	VERMONT

6342	TRACY	9	S	UNKNOWN	1126	VERMONT
9711	TRAVIS	3007		URBAN	5029	VETERANS
9715	TRAVIS	3107	S	URBAN	5143	VETERANS
9719	TRAVIS	3115		URBAN	4213	VICTOR
9723	TRAVIS	2611		VALENTINE	4616	VICTOR
9727	TRAVIS	2726		VALENTINE	9999	VIDA
9731	TRAVIS	2802		VALENTINE	13000	VIDA
4709	TREMONT	2811		VALENTINE	2726	VILBIG
3300	TRINITY GATE	2814		VALENTINE	3106	VILBIG
3400	TRINITY GATE	2822		VALENTINE	3110	VILBIG
7903	TROJAN	2907		VALENTINE	3118	VILBIG
7912	TROJAN	2926		VALENTINE	3205	VILBIG
7928	TROJAN	3027		VALENTINE	3401	VILBIG
7931	TROJAN	3041		VALENTINE	3510	VILBIG
7936	TROJAN	3015		VALENTINE	3705	VILBIG
7955	TROJAN	2702		VALENTINE	3722	VILBIG
7959	TROJAN	2823		VALENTINE	1730	VILBIG
7960	TROJAN	1301		VALLEY	3300	VILBIG
2813	TROY	1303		VALLEY	3502	VILBIG
2819	TROY	1306		VALLEY	3335	VILBIG
2823	TROY	1307		VALLEY	3339	VILBIG
1708	TRUNK	1314		VALLEY	3831	VINEYARD
1818	TRUNK	1316		VALLEY	3922	VINEYARD
1822	TRUNK	1335		VALLEY	4006	VINEYARD
4011	TRUNK	40		VALLEY MILLS	4011	VINEYARD
4042	TUMALO	42		VALLEY MILLS	3826	VINEYARD
1702	TUNE	45		VALLEY MILLS	3906	VINEYARD
1925	TUNE	47		VALLEY MILLS	1413	W AIRPORT FWY
2329	TUNE	9652		VALLEY MILLS	322	W BROWNLEE
2402	TUNE	820		VAN BUREN	202	W MAIN ST
2446	TUNE	5611		VAN WINKLE	1335	WACO
2471	TUNE	3716	N	VANDERVOORT	1415	WACO
1522	WACO	1104		WAYNE ST	2874	WESTRIDGE
1611	WACO	373	N	WEAVER	9013	WESTSIDE
1614	WACO	3122	S	WEISENBERGER	9014	WESTSIDE
1706	WACO	3519		WEISENBERGER	15	WESTWAY
8822	WADLINGTON	3916		WEISENBERGER	1294	WHISPERING
5006	WADSWORTH	3813		WEISENBERGER	1	N WHISPERING OAK
4503	WAHOO	3017		WEISENBERGER	1507	WHITAKER
4515	WAHOO	4026		WEISENBERGER	1503	WHITAKER
4519	WAHOO	4130		WEISENBERGER	8916	WHITEHALL
4523	WAHOO	2521		WELLS	9216	WHITEHALL
4535	WAHOO	2527		WELLS	9222	WHITEHALL
4531	WAHOO	2531		WELLS	9428	WHITEHALL
3808	WALDRON	2533		WELLS	920	WHITEHALL

3918	WALDRON	2519	WELLS	2837	WHITEWOOD
4039	WALKER	2517	WELLS	1110	WHITLEY
907	WALKWAY	3217	WENDELKIN	1000	WILD BRICK
1012	WALKWAY	3317	WENDELKIN	3806	WILDER
1621	WALMSLEY	3401	WENDELKIN	2234	WILHURT
54	WALNUT	3417	WENDELKIN	2235	WILHURT
1715	WARREN	3624	WENDELKIN	2243	WILHURT
2409	WARREN	3741	WENDELKIN	2246	WILHURT
2413	WARREN	3425	WENDELKIN	2247	WILHURT
2614	WARREN	3514	WENDELKIN	2251	WILHURT
2617	WARREN	3518	WENDELKIN	2314	WILHURT
2625	WARREN	3636	WENDELKIN	2318	WILHURT
2631	WARREN	3722	WENDELKIN	2414	WILHURT
2701	WARREN	3730	WENDELKIN	2507	WILHURT
3021	WARREN	8103	WES HODGES	2515	WILHURT
2625	WARREN	8107	WES HODGES	2535	WILHURT
2631	WARREN	8111	WES HODGES	2607	WILHURT
3004	WARREN	8119	WES HODGES	2619	WILHURT
1627	WARSAW	8120	WES HODGES	2631	WILHURT
1337	WASCO	8123	WES HODGES	2747	WILHURT
1345	WASCO	8124	WES HODGES	2921	WILHURT
1346	WASCO	8127	WES HODGES	2926	WILHURT
1349	WASCO	8128	WES HODGES	3400	WILHURT
1365	WASCO	8131	WES HODGES	3529	WILHURT
1438	WASCO	8132	WES HODGES	9025	WILLOUGHBY
10327	WATERBURY	4242	WESTCLIFF	9031	WILLOUGHBY
5043	WATSON	24	WESTERHAM	121	WILMER KLEBERG
5102	WATSON	25	WESTERHAM	5522	WILSON
5127	WATSON	33	WESTERHAM	5526	WILSON
5018	WATSON	34	WESTERHAM	5530	WILSON
235 S	WAVERLY	35	WESTERHAM	5534	WILSON
902 S	WAVERLY	36	WESTERHAM	5703	WILSON
1009	WAVERLY	4105	WESTMORELAND	5707	WILSON
1703	WAVERLY	3125 N	WESTMORELAND	5711	WILSON
5805	WILSON	603 E	WOODIN	4226	YORK
5809	WILSON	822 E	WOODIN	434	YOUNGSTOWN
5813	WILSON	907 E	WOODIN	525	YOUNGSTOWN
5903	WILSON	915 E	WOODIN	8316	YUKON
5907	WILSON	1125	WOODIN	8320	YUKON
5919	WILSON	1227	WOODIN	8324	YUKON
6105	WIN ONLY	1229 E	WOODIN	8325	YUKON
6106	WIN ONLY	1239 E	WOODIN	8328	YUKON
6110	WIN ONLY	1531 E	WOODIN	8332	YUKON
6111	WIN ONLY	1615 E	WOODIN	8338	YUKON
6115	WIN ONLY	1619 E	WOODIN	8339	YUKON

6116	WIN ONLY	1623	E	WOODIN	8343	YUKON
6121	WIN ONLY	1627	E	WOODIN	8344	YUKON
6122	WIN ONLY	9999	E	WOODLEAF	8350	YUKON
6125	WIN ONLY	515		WOODMONT	8357	YUKON
6130	WIN ONLY	647		WOODMONT	8360	YUKON
6131	WIN ONLY	5316	E	WOODSBORO	708	ZANG
6135	WIN ONLY	1931		WOODY	4705	ZEALAND
6136	WIN ONLY	500		WORTH	4737	ZEALAND
6140	WIN ONLY	5115		WYNELL	4741	ZEALAND
6141	WIN ONLY	5117		WYNELL	4745	ZEALAND
6146	WIN ONLY	5119		WYNELL	4807	ZEALAND
6150	WIN ONLY	9011		WORTH	4812	ZEALAND
6156	WIN ONLY	4511		YANCY	4816	ZEALAND
6160	WIN ONLY	4531		YANCY	4820	ZEALAND
6161	WIN ONLY	4536		YANCY	4824	ZEALAND
6164	WIN ONLY	4543		YANCY	4828	ZEALAND
6165	WIN ONLY	4544		YANCY	3331	ZELMA
6170	WIN ONLY	4548		YANCY		
6171	WIN ONLY	4709		YANCY		
1	WINNETKA	4739		YANCY		
1614	N WINNETKA	4749		YANCY		
1618	N WINNETKA	4754		YANCY		
2411	N WINNETKA	4758		YANCY		
2509	N WINNETKA	4766		YANCY		
3331	N WINNETKA	4808		YANCY		
904	N WINSTON	3510		YORK		
4835	N WISTERIA	3518		YORK		
820	WIXOM	3531		YORK		
830	WIXOM	3615		YORK		
905	WOODACRE	3616		YORK		
508	WOODBINE	3618		YORK		
559	WOODBINE	3622		YORK		
623	WOODBINE	3624		YORK		
709	WOODBINE	3701		YORK		
520	WOODBINE	3703		YORK		
26	WOODED GATE	3719		YORK		

ATTACHMENT D
2244 POTENTIAL LAND BANK LOTS SUBMITTED
FY 2003-04 TO FY 2013-14

4210	1 ST	2314	EXETER	2423	MEYERS
4215	1 ST	2319	EXETER	2505	MEYERS
4226	1 ST	2322	EXETER	2506	MEYERS
2714	1 ST	2327	EXETER	2509	MEYERS
329	E 10 TH	2510	EXETER	2522	MEYERS
405	E 10 TH	2522	EXETER	2602	MEYERS
627	W 10 TH	2530	EXETER	2609	MEYERS
1031	E 11 TH	2538	EXETER	2612	MEYERS
1709	4 TH	2602	EXETER	2641	MEYERS
1916	4 TH	2610	EXETER	3523	MEYERS
618	E 5 TH	2614	EXETER	3055	MICHIGAN
2436	51 ST	2626	EXETER	1143	MISSOURI
2506	51 ST	2631	EXETER	1643	E MISSOURI
2627	52 ND	2743	EXETER	2728	MITCHELL
3217	52 ND	2515	EXLINE	2111	MOFFATT
2516	56 TH	2534	EXLINE	2211	MOFFATT
316	E 6 TH	2603	EXLINE	2222	MOFFATT
401	E 8 TH	2607	EXLINE	2226	MOFFATT
521	E 8 TH	2622	EXLINE	2230	MOFFATT
424	W 9 TH	2722	EXLINE	2235	MOFFATT
701	W 9 TH	2725	EXLINE	2242	MOFFATT
731	W 9 TH	2726	EXLINE	2302	MOFFATT
1439	ADELAIDE	2730	EXLINE	2303	MOFFATT
3907	AGNES	2731	EXLINE	2314	MOFFATT
4002	AGNES	2734	EXLINE	2322	MOFFATT
2722	ALABAMA	526	EZEKIAL	2410	MOFFATT
2847	ALABAMA	618	EZEKIAL	2427	MOFFATT
2900	ALABAMA	731	EZEKIAL	2431	MOFFATT
2926	ALABAMA	746	EZEKIAL	1403	MONTAGUE
2935	ALABAMA	747	EZEKIAL	2017	N MONTCLAIR
2939	ALABAMA	750	EZEKIAL	2021	N MONTCLAIR
3038	ALABAMA	754	EZEKIAL	4003	MONTIE
3042	ALABAMA	1339	FAIRVIEW	4018	MONTIE
1514	ALASKA	1510	FAIRVIEW	4022	MONTIE
1631	ALASKA	5403	FANNIE	4311	MONTIE
2006	ALASKA	5406	FANNIE	329	N MOORE
2720	ALASKA	5410	FANNIE	333	N MOORE
2927	ALASKA	5524	FANNIE	406	N MOORE
3036	ALASKA	2810	FARRAGUT	410	N MOORE
3123	ALASKA	2812	FARRAGUT	413	N MOORE
403	ALBRIGHT	2315	FATIMA	424	N MOORE
405	ALBRIGHT	2323	FATIMA	501	N MOORE
410	ALBRIGHT	2403	FATIMA	503	N MOORE
414	ALBRIGHT	2639	FATIMA	508	N MOORE
415	ALBRIGHT	424	FAULK	523	S MOORE

2221	ANDERSON	508	FAULK	603	S MOORE
2239	ANDERSON	532	FAULK	607	N MOORE
2241	ANDERSON	540	FAULK	612	S MOORE
2245	ANDERSON	544	FAULK	613	S MOORE
2402	ANDERSON	545	FAULK	614	S MOORE
2629	ANDERSON	1407	FAYETTE	734	S MOORE
2663	ANDERSON	1415	FAYETTE	2738	MORNING
2715	ANDERSON	4533	FELLOWS	2811	MORNING
1815	ANGELINA	4728	FELLOWS	1722	MORRELL
1832	ANGELINA	4752	FELLOWS	1726	MORRELL
1834	ANGELINA	4812	FELLOWS	1506	MORRIS
1838	ANGELINA	4816	FELLOWS	1512	MORRIS
1855	ANGELINA	4820	FELLOWS	1710	MORRIS
1922	ANGELINA	4832	FELLOWS	1714	MORRIS
1941	ANGELINA	2415	FELTON	1838	MORRIS
1955	ANGELINA	728	FERNWOOD	1847	MORRIS
1962	ANGELINA	2521	FERNWOOD	1901	MORRIS
1966	ANGELINA	2638	FERNWOOD	1912	MORRIS
1967	ANGELINA	2709	FERNWOOD	1920	MORRIS
1974	ANGELINA	2712	FERNWOOD	1925	MORRIS
2005	ANGELINA	2719	FERNWOOD	1929	MORRIS
2017	ANGELINA	2900	FERNWOOD	2011	MORRIS
2024	ANGELINA	3001	FERNWOOD	2017	MORRIS
2027	ANGELINA	3217	FERNWOOD	2020	MORRIS
2028	ANGELINA	301	FIDELIS	2026	MORRIS
2032	ANGELINA	1311	S FITZHUGH	3420	MORRIS
2037	ANGELINA	1331	S FITZHUGH	3542	MORRIS
2059	ANGELINA	1625	S FITZHUGH	3606	MORRIS
1503	ANN ARBOR	3706	S FITZHUGH	3610	MORRIS
1514	ANN ARBOR	1527	FLEETWOOD	3639	MORRIS
1522	ANN ARBOR	1625	FLEETWOOD	3701	MORRIS
1955	ANN ARBOR	1634	FLEETWOOD	3741	MORRIS
1959	ANN ARBOR	1336	FLETCHER	4731	MORRIS
1961	ANN ARBOR	1322	FOLEY	4853	MORRIS
1965	ANN ARBOR	1526	FORDHAM	1809	MUNCIE
2107	ANN ARBOR	1531	FORDHAM	1922	MUNCIE
2219	E ANN ARBOR	1554	FORDHAM	1923	MUNCIE
2251	ANN ARBOR	1555	FORDHAM	4316	MYRTLE
2528	ANN ARBOR	2110	FORDHAM	6318	MYRTLE
2723	ANN ARBOR	2118	FORDHAM	2446	NAOMA
2773	ANN ARBOR	2246	FORDHAM	3116	NAVARO
3827	ARANSAS	2302	FORDHAM	3226	NAVARO
4103	ARANSAS	2406	FORDHAM	3234	NAVARO
4114	ARANSAS	2806	FORDHAM	3406	NAVARO
2111	ARDEN	2807	FORDHAM	731	NEOMI

2119	AREBA	1223	FORESTER	1	NO NAME
2609	ARIZONA	3510	FRANK	531	NOMAS
2914	ARIZONA	3604	FRANK	1418	NOMAS
3047	ARIZONA	3607	FRANK	1525	NOMAS
3328	ARIZONA	3714	FRANK	1710	NOMAS
4510	ASH	3807	FRANK	1714	NOMAS
5407	ASH	4117	FRANK	1730	NOMAS
3604	ATLANTA	4215	FRANK	1816	NOMAS
3619	ATLANTA	4303	FRANK	1970	NOMAS
5301	AUDREY	4314	FRANK	2010	NOMAS
229	AVE A	4326	FRANK	2014	NOMAS
315	AVE A	4343	FRANK	2021	NOMAS
323	AVE A	4347	FRANK	3316	NOMAS
331	AVE A	4409	FRANK	3320	NOMAS
426	AVE A	4414	FRANK	3321	NOMAS
427	AVE A	4415	FRANK	3324	NOMAS
430	AVE A	4418	FRANK	3431	NOMAS
431	AVE A	4431	FRANK	3528	NOMAS
441	AVE A	4435	FRANK	3529	NOMAS
1703	AVE B	4504	FRANK	3615	NOMAS
1721	AVE B	4507	FRANK	3715	NOMAS
1727	AVE B	4535	FRANK	3718	NOMAS
1731	AVE B	4602	FRANK	4705	NOME
1742	AVE B	4711	FRANK	4711	NOME
1806	AVE B	4726	FRANK	4723	NOME
324	AVE E	2719	FRAZIER	4744	NOME
355	AVE E	2726	FRAZIER	4832	NOME
402	AVE E	2915	FRAZIER	4836	NOME
414	AVE E	4838	FRIO	4843	NOME
419	AVE E	3507	FUREY	4748	NOME
426	AVE E	4002	FUREY	1326	OAKLEY
435	AVE E	4010	FUREY	1330	OAKLEY
444	AVE E	4015	FUREY	1406	OAKLEY
418	AVE F	4103	FUREY	3021	OBENCHAIN
323	AVE G	4109	FUREY	3713	ODESSA
607	AVE G	4127	FUREY	3719	ODESSA
418	AVE H	4130	FUREY	4103	ODESSA
419	AVE H	1723	GALLAGHER	4142	ODESSA
516	AVE H	1823	GALLAGHER	1242	E OHIO
523	AVE H	1835	GALLAGHER	1539	E OHIO
402	AVE J	1843	GALLAGHER	1547	E OHIO
403	AVE J	1908	GALLAGHER	3708	OPAL
431	AVE J	1911	GALLAGHER	3710	OPAL
316	AVE L	1913	GALLAGHER	3714	OPAL
323	AVE L	1955	GALLAGHER	3723	OPAL

506	AVE L	1961	GALLAGHER	3801	OPAL
510	AVE L	1967	GALLAGHER	3810	OPAL
518	AVE L	3710	GALLAGHER	3816	OPAL
4202	AZTEC	3739	GALLAGHER	3822	OPAL
4249	AZTEC	1107	GALLOWAY	3831	OPAL
3914	BALCH	2223	GARDEN	4117	OPAL
4422	BALDWIN	2231	GARDEN	4207	OPAL
4423	BALDWIN	2238	GARDEN	4214	OPAL
4507	BALDWIN	2246	GARDEN	4234	OPAL
4518	BALDWIN	2254	GARDEN	4243	OPAL
4701	BALDWIN	2403	GARDEN	4507	N OTTAWA
4707	BALDWIN	2407	GARDEN	1618	E OVERTON
4712	BALDWIN	2424	GARDEN	1623	OVERTON
4715	BALDWIN	2425	GARDEN	2307	OVERTON
4723	BALDWIN	4529	GARLAND	2730	OVERTON
4727	BALDWIN	4531	GARLAND	2835	OVERTON
4735	BALDWIN	4600	GARLAND	3418	OVERTON
4803	BALDWIN	4611	GARLAND	1418	OWEGA
4806	BALDWIN	5409	GARLAND	1442	OWEGA
4823	BALDWIN	4513	GARRISON	1510	OWEGA
4863	BALDWIN	4516	GARRISON	4617	OWENWOOD
4869	BALDWIN	4602	GARRISON	4705	OWENWOOD
4134	BALL	1523	GARZA	4818	OWENWOOD
4161	BALL	1525	GARZA	4822	OWENWOOD
1118	BALLARD	1529	GARZA	1414	PADGITT
710	BANK	1618	GARZA	1534	PADGITT
1401	BANK	1630	GARZA	3612	PALACIOS
1420	BANK	1634	GARZA	3719	PALACIOS
1429	BANK	1635	GARZA	4003	PALACIOS
1641	BANNOCK	1719	GARZA	2652	PALL MALL
1407	BARRY	1723	GARZA	2656	PALL MALL
1437	BARRY	1730	GARZA	2719	PALL MALL
1449	BARRY	1733	GARZA	2723	PALL MALL
1501	BARRY	1739	GARZA	1805	PARK ROW
4844	BARTLETT	1742	GARZA	1819	PARK ROW
805	BAYONNE	1751	GARZA	2723	PARK ROW
811	BAYONNE	1815	GARZA	2708	PARNELL
818	BAYONNE	2911	GAY	2722	PARNELL
916	BAYONNE	1238	GEORGIA	2724	PARNELL
1610	BAYSIDE	1410	GEORGIA	2820	PARNELL
1619	BAYSIDE	1514	GEORGIA	3510	PARNELL
1623	BAYSIDE	1537	GEORGIA	4831	PARRY
1702	BAYSIDE	2711	GERTRUDE	4907	PARRY
1711	BAYSIDE	2515	GHENT	4910	PARRY
1715	BAYSIDE	2519	GHENT	2611	PARSONS

1834	BAYSIDE	2526	GHENT	2703	PARSONS
1836	BAYSIDE	2542	GHENT	2708	PARSONS
1843	BAYSIDE	2622	GHENT	2712	PARSONS
1847	BAYSIDE	4116	GLADEWATER	2715	PARSONS
1909	BAYSIDE	4126	GLADEWATER	2723	PARSONS
1911	BAYSIDE	4154	GLADEWATER	9999	PARSONS
1918	BAYSIDE	4170	GLADEWATER	3333	PARVIA
2019	BAYSIDE	4227	GLADEWATER	1307	PEABODY
3326	BEALL	5722	GLEN FOREST	1313	PEABODY
3330	BEALL	1306	GLIDDEN	1325	PEABODY
3435	BEALL	1327	GLIDDEN	1404	PEABODY
3023	BEAUCHAMP	3206	GOLDSPIER	1709	PEABODY
3067	BEAUCHAMP	3211	GOLDSPIER	1812	PEABODY
3421	BEAUCHAMP	2310	GOOCH	2300	PEABODY
724	N BECKLEY	2403	GOOCH	2408	PEABODY
728	N BECKLEY	2701	GOOCH	2413	PEABODY
3712	BEDFORD	2825	GOOCH	2525	PEABODY
5238	BEEMAN	2715	GOODWILL	2529	PEABODY
3427	BERNAL	2722	GOODWILL	1637	PEAR
3439	BERNAL	2723	GOODWILL	1713	PEAR
3508	BERTRAND	2700	GOULD	400	PECAN
3520	BERTRAND	2710	GOULD	402	PECAN
3614	BERTRAND	2712	GOULD	410	PECAN
3723	BERTRAND	2716	GOULD	411	PECAN
4302	BERTRAND	2724	GOULD	413	PECAN
4306	BERTRAND	2727	GOULD	416	PECAN
4318	BERTRAND	2733	GOULD	606	PEMBERTON
4322	BERTRAND	2703	GRAFTON	3533	PENELOPE
634	BETHPAGE	608	GRAHAM	3602	PENELOPE
2208	BETHURUM	702	GRAHAM	3603	PENELOPE
2214	BETHURUM	710	GRAHAM	3627	PENELOPE
2216	BETHURUM	1822	GRAND	3631	PENELOPE
2218	BETHURUM	2524	GRAND	3718	PENELOPE
2302	BETHURUM	1215	GRANT	3719	PENELOPE
2311	BETHURUM	1309	GRANT	3815	PENELOPE
2313	BETHURUM	1313	GRANT	3819	PENELOPE
2336	BETHURUM	1326	GRANT	3922	PENELOPE
2743	BETHURUM	1345	GRANT	4337	PENELOPE
903	BETTERTON	1361	GRANT	1308	PENNSYLVANIA
6520	BEXAR	3224	GUNTER	1313	PENNSYLVANIA
6526	BEXAR	4538	GURLEY	1317	PENNSYLVANIA
6702	BEXAR	3306	HAMILTON	1325	PENNSYLVANIA
6812	BEXAR	3523	HAMILTON	2525	PENNSYLVANIA
1518	BICKERS	3702	HAMILTON	2710	PENNSYLVANIA
1526	BICKERS	3706	HAMILTON	2722	PENNSYLVANIA

1531	BICKERS	3726	HAMILTON	2812	PENNSYLVANIA
1606	BICKERS	3909	HAMILTON	2822	PENNSYLVANIA
1615	BICKERS	3912	HAMILTON	2836	PENNSYLVANIA
1623	BICKERS	3925	HAMILTON	3105	PENNSYLVANIA
1626	BICKERS	4105	HAMILTON	4508	PHILIP
1719	BICKERS	4226	HAMILTON	4515	PHILIP
1822	BICKERS	4309	HAMILTON	4520	PHILIP
1831	BICKERS	4314	HAMILTON	4523	PHILIP
1906	BICKERS	4321	HAMILTON	4524	PHILIP
1910	BICKERS	4343	HAMILTON	4530	PHILIP
1918	BICKERS	4403	HAMILTON	4531	PHILIP
1930	BICKERS	4410	HAMILTON	4603	PHILIP
1956	BICKERS	4414	HAMILTON	4717	PHILIP
3634	BICKERS	4418	HAMILTON	4911	PHILIP
3638	BICKERS	3123	HAMMERLY	5119	PHILIP
3642	BICKERS	3408	HAMMERLY	1617	PINE
3702	BICKERS	4013	HAMMERLY	2232	PINE
3734	BICKERS	4017	HAMMERLY	2233	PINE
3738	BICKERS	4033	HAMMERLY	2522	PINE
3317	BIGLOW	4123	HAMMERLY	3218	PINE
3907	BIGLOW	4143	HAMMERLY	3319	PINE
4002	BIGLOW	3601	HANCOCK	3335	PINE
4151	BIGLOW	3811	HANCOCK	3635	PINE
4155	BIGLOW	3926	HANCOCK	3642	PINE
4159	BIGLOW	2327	HARDING	3710	PINE
4175	BIGLOW	2340	HARDING	3714	PINE
4207	BIGLOW	2344	HARDING	3802	PINE
4208	BIGLOW	2414	HARDING	3817	PINE
4231	BIGLOW	1423	HARLANDALE	3902	PINE
2408	BIRMINGHAM	1907	HARLANDALE	3906	PINE
2521	BIRMINGHAM	2314	HARLANDALE	4002	PINE
2825	BIRMINGHAM	2431	HARLANDALE	4010	PINE
2931	BIRMINGHAM	2915	HARLANDALE	5908	PLUM DALE
3020	BIRMINGHAM	3014	HARLANDALE	5918	PLUM DALE
3025	BIRMINGHAM	3328	HARLANDALE	6043	PLUM DALE
3836	BLACK OAK	3714	HARLINGEN	6047	PLUM DALE
5868	BLUFFMAN	3803	HARLINGEN	4116	PLUTO
400	BOBBIE	3130	HARMON	3915	POLLY
403	BOBBIE	2122	HARRELL	3919	POLLY
406	BOBBIE	2819	HARSTON	3927	POLLY
412	BOBBIE	401	HART	3425	PONDROM
417	BOBBIE	407	HART	1619	POPLAR
418	BOBBIE	409	HART	1717	POPLAR
5662	BON AIR	413	HART	1651	PRESIDIO
315	BONNIE VIEW	445	HART	2727	PROSPERITY

345	BONNIE VIEW	448	HART	2759	PROSPERITY
349	BONNIE VIEW	449	HART	2763	PROSPERITY
405	BONNIE VIEW	452	HART	2771	PROSPERITY
406	BONNIE VIEW	455	HART	2802	PROSPERITY
426	BONNIE VIEW	3513	S HARWOOD	3022	PROSPERITY
431	BONNIE VIEW	3521	S HARWOOD	3706	PROSPERITY
434	BONNIE VIEW	3212	S HASKELL	3710	PROSPERITY
438	BONNIE VIEW	3311	S HASKELL	1403	PUEBLO
443	BONNIE VIEW	2701	HASTINGS/Maurine F. Bailey	1414	PUEBLO
1011	BONNIE VIEW	2711	HASTINGS/Maurine F. Bailey	1515	PUEBLO
1235	BONNIE VIEW	2718	HASTINGS/Maurine F. Bailey	1720	PUEBLO
3515	BOOKER	2727	HASTINGS/Maurine F. Bailey	1726	PUEBLO
3516	BOOKER	2506	HATCHER	1815	PUEBLO
3508	BOOKER	3515	HATCHER	1818	PUEBLO
3426	BORGER	2703	HECTOR	1822	PUEBLO
3607	BORGER	2715	HECTOR	1903	PUEBLO
3623	BORGER	542	HELENA	1933	PUEBLO
3627	BORGER	734	HELENA	1947	PUEBLO
5011	BOURQUIN	1331	HENDRICKS	1973	PUEBLO
5104	BOURQUIN	1352	HENDRICKS	2024	PUEBLO
5424	BOURQUIN	1405	HENDRICKS	3314	PUEBLO
4711	BOWLING	1612	HERALD	3329	PUEBLO
3320	BRANTLEY	1621	HERALD	3423	PUEBLO
4826	BRASHEAR	3819	HERRLING	3521	PUEBLO
4930	BRASHEAR	602	HIGH	3525	PUEBLO
6816	BRIERFIELD	3536	HIGHLAND WOODS	3623	PUEBLO
7005	BRIERFIELD	1115	E HOBSON	3626	PUEBLO
2702	BRIGHAM	2703	HOLMES	3700	PUEBLO
2708	BRIGHAM	2708	HOLMES	4727	PUEBLO
2806	BRIGHAM	2716	HOLMES	3112	PUGET
2807	BRIGHAM	2814	HOLMES	3116	PUGET
2814	BRIGHAM	2820	HOLMES	3118	PUGET
2838	BRIGHAM	2824	HOLMES	3535	PUGET
2906	BRIGHAM	2828	HOLMES	4011	PUGET
2918	BRIGHAM	2902	HOLMES	4802	RAMONA
2924	BRIGHAM	2913	HOLMES	2453	RANDOLPH
1137	BRIGHTON	3012	HOLMES	2519	RANDOLPH
2114	BRITTON	3016	HOLMES	2531	RANDOLPH
2416	BRITTON	3221	HOLMES	2551	RANDOLPH
2519	BRITTON	3412	HOLMES	4016	RANGER
2522	BRITTON	3522	HOLMES	563	RAYNELL
2526	BRITTON	3526	HOLMES	607	RAYNELL
2610	BRITTON	3734	HOLMES	650	RAYNELL

2631	BRITTON	3833	HOLMES	2835	REED
2633	BRITTON	1510	HOMELAND	2923	REED
2715	BRITTON	1527	HOMELAND	3014	REED
2814	BRITTON	1631	HOMELAND	3018	REED
2822	BRITTON	1716	HOMELAND	3022	REED
2903	BRITTON	1722	HOMELAND	3215	REED
3106	BRITTON	1811	HOMELAND	3220	REED
1116	BROCK	1815	HOMELAND	3228	REED
1120	BROCK	1831	HOMELAND	3231	REED
1123	BROCK	1835	HOMELAND	3327	REED
118	E BROOKLYN	1850	HOMELAND	3335	REED
122	E BROOKLYN	1854	HOMELAND	3600	REESE
7720	BROWNSVILLE	1918	HOMELAND	3706	REESE
7721	BROWNSVILLE	1927	HOMELAND	1403	RENNER
7724	BROWNSVILLE	3702	HOMELAND	1505	RENNER
7727	BROWNSVILLE	2230	HOOPER	2906	REYNOLDS
7735	BROWNSVILLE	2246	HOOPER	3006	REYNOLDS
7736	BROWNSVILLE	2403	HOOPER	3107	REYNOLDS
7807	BROWNSVILLE	2431	HOOPER	3239	REYNOLDS
7820	BROWNSVILLE	2434	HOOPER	730	RIDGE
4018	BRUNDRETTE	2439	HOOPER	1221	RING
2313	BUDD	2445	HOOPER	2640	RIPPLE
2418	BUDD	2510	HOOPER	3501	ROBERTS
2711	BURGER	2514	HOOPER	3516	ROBERTS
4635	BURMA	2530	HOOPER	3927	ROBERTS
4704	BURMA	2531	HOOPER	4003	ROBERTS
4726	BURMA	2532	HOOPER	4006	ROBERTS
4744	BURMA	2535	HOOPER	4010	ROBERTS
4745	BURMA	2555	HOOPER	4014	ROBERTS
4914	BURNSIDE	2563	HOOPER	2617	ROCHESTER
4710	C.L. VEASEY	2607	HOOPER	2711	ROCHESTER
1217	CALDWELL	2615	HOOPER	2718	ROCHESTER
1231	CALDWELL	2622	HOOPER	2803	ROCHESTER
1403	CALDWELL	1306	HUDSPETH	2815	ROCHESTER
1419	CALDWELL	1314	HUDSPETH	2827	ROCHESTER
1423	CALDWELL	1323	HUDSPETH	2910	ROCHESTER
1425	CALDWELL	1326	HUDSPETH	2915	ROCHESTER
1521	CALDWELL	1415	HUDSPETH	2918	ROCHESTER
1530	CALDWELL	1438	HUDSPETH	2932	ROCHESTER
1534	CALDWELL	1527	HUDSPETH	3000	ROCHESTER
1536	CALDWELL	1606	HUDSPETH	3002	ROCHESTER
1542	CALDWELL	1607	HUDSPETH	3006	ROCHESTER
1554	CALDWELL	1642	HUDSPETH	3014	ROCHESTER
1614	CALDWELL	1710	HUDSPETH	612	ROCKWOOD
1814	CALYPSO	2003	HUDSPETH	709	ROCKWOOD

2022	CALYPSO	2135	HUDSPETH	713	ROCKWOOD
2054	CALYPSO	2159	HUDSPETH	717	ROCKWOOD
2058	CALYPSO	7904	HULL	725	ROCKWOOD
2510	CAMEL	7905	HULL	2715	ROGERS
2611	CAMEL	7911	HULL	2719	ROGERS
2614	CAMEL	3607	HUMPHREY	2731	ROGERS
2630	CAMEL	3727	HUMPHREY	5120	ROSINE
2732	CAMEL	3731	HUMPHREY	5132	ROSINE
2736	CAMEL	3735	HUMPHREY	1423	ROWAN
6218	CANAAN	3746	HUMPHREY	1448	ROWAN
6906	CANAAN	1930	HUNTINGDON	1520	ROWAN
6910	CANAAN	2002	HUNTINGDON	1530	ROWAN
1615	CANADA	2006	HUNTINGDON	3709	RUSKIN
1622	CANADA	832	HUTCHINS	3238	RUTLEDGE
1923	CANADA	836	HUTCHINS	3300	RUTLEDGE
3343	CANADA	910	HUTCHINS	3314	RUTLEDGE
3511	CANADA	1230	HUTCHINS	3315	RUTLEDGE
3611	CANADA	1403	HUTCHINS	3323	RUTLEDGE
3837	CANADA	2323	IDAHO	3122	RUTZ
4007	CANAL	1918	IDAHO	3524	RUTZ
4215	CANAL	4527	IMPERIAL	2515	SAMOA
4235	CANAL	4622	IMPERIAL	2517	SAMOA
4317	CANAL	4630	IMPERIAL	2519	SAMOA
4319	CANAL	1938	INGERSOLL	5424	SANTA FE
4322	CANAL	2622	INGERSOLL	4807	SAPPHIRE
4328	CANAL	4010	INGERSOLL	4811	SAPPHIRE
4338	CANAL	1934	INGERSOLL	2203	SCOTLAND
4611	CANAL	1503	IOWA	2211	SCOTLAND
4615	CANAL	2622	IROQUOIS	2410	SCOTLAND
2012	CANYON	2807	IROQUOIS	2754	SCOTLAND
2016	CANYON	4003	IVANHOE	2775	SCOTLAND
2018	CANYON	4014	IVANHOE	2341	SCOTT
2024	CANYON	4018	IVANHOE	2343	SCOTT
5127	CARDIFF	4026	IVANHOE	2930	SEATON
4201	CARDINAL	7915	IVORY	1331	SELKIRK
4205	CARDINAL	7924	IVORY	1702	SHAW
4221	CARDINAL	7927	IVORY	1707	SHAW
3204	CARL	7944	IVORY	1811	SHAW
3208	CARL	5035	IVY	1818	SHAW
3605	CARL	5041	IVY	1826	SHAW
3607	CARL	5103	IVY	1917	SHAW
3614	CARL	1917	J.B. JACKSON	1927	SHAW
3709	CARL	3526	JAMAICA	1940	SHAW
3724	CARL	3711	JAMAICA	1942	SHAW

3802	CARL	3715	JAMAICA	1943	SHAW
3814	CARL	3803	JAMAICA	1964	SHAW
4211	CARL	3807	JAMAICA	1976	SHAW
4214	CARL	4018	JAMAICA	2013	SHAW
4215	CARL	4114	JAMAICA	2020	SHAW
4218	CARL	4343	JAMAICA	2124	SHELLHORSE
4230	CARL	4346	JAMAICA	2130	SHELLHORSE
4245	CARL	4352	JAMAICA	2140	SHELLHORSE
5809	CARLTON GARRETT	4406	JAMAICA	1619	SICILY
5814	CARLTON GARRETT	4427	JAMAICA	1623	SICILY
5902	CARLTON GARRETT	4431	JAMAICA	1627	SICILY
5908	CARLTON GARRETT	4518	JAMAICA	1631	SICILY
6205	CARLTON GARRETT	4526	JAMAICA	1707	SICILY
6207	CARLTON GARRETT	4606	JAMAICA	3517	SIDNEY
6212	CARLTON GARRETT	4705	JAMAICA	3521	SIDNEY
6307	CARLTON GARRETT	1323	E JEFFERSON	3529	SIDNEY
6310	CARLTON GARRETT	2401	JEFFRIES	3533	SIDNEY
2621	CARPENTER	2405	JEFFRIES	3603	SIDNEY
2647	CARPENTER	2410	JEFFRIES	3621	SIDNEY
2719	CARPENTER	2414	JEFFRIES	3622	SIDNEY
2731	CARPENTER	2426	JEFFRIES	1002	SIGNET
2819	CARPENTER	2431	JEFFRIES	1006	SIGNET
3006	CARPENTER	2502	JEFFRIES	2614	SILKWOOD
3205	CARPENTER	2505	JEFFRIES	2618	SILKWOOD
3206	CARPENTER	2506	JEFFRIES	2620	SILKWOOD
3303	CARPENTER	2514	JEFFRIES	2718	SILKWOOD
3531	CARPENTER	2517	JEFFRIES	2726	SILKWOOD
3711	CARPENTER	2518	JEFFRIES	2727	SILKWOOD
3715	CARPENTER	2602	JEFFRIES	2730	SILKWOOD
3801	CARPENTER	2636	JEFFRIES	2802	SILKWOOD
4007	CARPENTER	3406	JEFFRIES	2808	SILKWOOD
4211	CARPENTER	2406	JEWELL	2811	SILKWOOD
4226	CARPENTER	604	JONELLE	2814	SILKWOOD
4229	CARPENTER	627	JONELLE	2819	SILKWOOD
4233	CARPENTER	648	JONELLE	2820	SILKWOOD
1446	CARSON	4614	JONES	2906	SILKWOOD
1506	CARSON	4731	JONES	2922	SILKWOOD
1527	CARSON	2215	JORDAN	4600	SILVER
2806	CARTER	2224	JORDAN	4604	SILVER
2810	CARTER	2225	JORDAN	4605	SILVER
2818	CARTER	2115	KATHLEEN	4609	SILVER
2818	CASEY	2125	KATHLEEN	4612	SILVER
3510	CAUTHORN	2141	KATHLEEN	4631	SILVER
3614	CAUTHORN	2407	KATHLEEN	4701	SILVER
3718	CAUTHORN	2607	KATHLEEN	4800	SILVER

1321	CEDAR HAVEN	2716	KEELER	4806	SILVER
2707	CHARBA	2728	KEELER	4807	SILVER
2711	CHARBA	2732	KEELER	4812	SILVER
4514	CHERBOURG	6019	KEMROCK	4831	SILVER
4515	CHERBOURG	6434	KEMROCK	4835	SILVER
4525	CHERBOURG	6435	KEMROCK	4838	SILVER
4534	CHERBOURG	6505	KEMROCK	2403	SKYLARK
4538	CHERBOURG	6511	KEMROCK	4542	SOLAR
4545	CHERBOURG	3509	KENILWORTH	4002	SOLOMAN
4549	CHERBOURG	3623	KENILWORTH	4006	SOLOMAN
4608	CHERBOURG	3706	KENILWORTH	4019	SOLOMAN
4631	CHERBOURG	3723	KENILWORTH	4102	SOLOMAN
4636	CHERBOURG	3916	KENILWORTH	4135	SOLOMAN
4639	CHERBOURG	3432	KEYRIDGE	4013	SONNY
4640	CHERBOURG	3504	KEYRIDGE	3934	SONORA
4643	CHERBOURG	3508	KEYRIDGE	3935	SONORA
4647	CHERBOURG	3515	KEYRIDGE	3703	SONORA
3610	CHICAGO	3516	KEYRIDGE	3835	SONORA
3615	CHICAGO	1306	KIEST	3843	SONORA
3523	CHIHUAHUA	2606	KILBURN	3116	SOUTH
5426	CHIPPEWA	2607	KILBURN	1526	SOUTHERLAND
2723	CHOICE	2623	KILBURN	2623	SOUTHLAND
2724	CHOICE	2639	KILBURN	2646	SOUTHLAND
939	CHURCH	2836	KILBURN	2714	SOUTHLAND
1030	CHURCH	4833	KILDARE	2826	SOUTHLAND
1103	CHURCH	4914	KILDARE	405	SPARKS
1109	CHURCH	4926	KILDARE	441	SPARKS
1124	CHURCH	4935	KILDARE	442	SPARKS
1403	CHURCH	4943	KILDARE	443	SPARKS
1410	CHURCH	1507	KINGSLEY	615	SPARKS
1415	CHURCH	1511	KINGSLEY	617	SPARKS
4322	CICERO	2522	KINGSTON	622	SPARKS
2700	CLARENCE	1610	KINMORE	624	SPARKS
2704	CLARENCE	1632	KINMORE	3707	SPENCE
919	CLAUDE	2517	KIRKLEY	3809	SPENCE
1010	CLAUDE	7919	KISKA	3810	SPENCE
1201	CLAUDE	4310	KOLLOCH	3818	SPENCE
1217	CLAUDE	2517	KOOL	3835	SPENCE
1314	CLAUDE	2611	KOOL	3905	SPENCE
1339	CLAUDE	2631	KOOL	4006	SPENCE
1422	CLAUDE	1826	KRAFT	3303	SPRING
401	CLEAVES	1834	KRAFT	3304	SPRING
402	CLEAVES	1842	KRAFT	3331	SPRING
412	CLEAVES	1933	KRAFT	3524	SPRING
435	CLEAVES	1938	KRAFT	3905	SPRING

437	CLEAVES	2024	KRAFT	4304	SPRING
439	CLEAVES	2031	KRAFT	4326	SPRING
2705	CLEVELAND	318	KRAMER	4334	SPRING
2706	CLEVELAND	322	KRAMER	4335	SPRING
2712	CLEVELAND	3819	KYNARD	2714	SPRINGDALE
2818	CLEVELAND	3432	LADD	4603	SPRINGGARDEN
3216	CLEVELAND	2403	LAGOW	3027	SPRINGVIEW
3224	CLEVELAND	2628	LAGOW	3103	SPRINGVIEW
3512	CLEVELAND	2720	LAGOW	3347	SPRINGVIEW
3605	CLEVELAND	421	LAKE CLIFF	3350	SPRINGVIEW
3634	CLEVELAND	826	LAMBERT	3360	SPRINGVIEW
3306	CLYMER	2118	LAMONT	3361	SPRINGVIEW
3310	CLYMER	421	N LANCASTER	3367	SPRINGVIEW
1212	COLEMAN	601	N LANCASTER	2421	ST CLAIR
1307	COLEMAN	609	N LANCASTER	2506	ST CLAIR
6917	COLESHIRE	618	N LANCASTER	2521	ST CLAIR
4505	COLLINS	208	LANDIS	3814	STANLEY SMITH
4708	COLLINS	218	LANDIS	3820	STANLEY SMITH
2731	COLONIAL	4220	LANDRUM	2331	STARKS
2807	COLONIAL	4222	LANDRUM	2344	STARKS
2815	COLONIAL	4224	LANDRUM	2404	STARKS
3613	COLONIAL	4227	LANDRUM	2410	STARKS
3717	COLONIAL	4301	LANDRUM	2412	STARKS
3815	COLONIAL	4304	LANDRUM	2415	STARKS
4102	COLONIAL	4309	LANDRUM	2430	STARKS
4106	COLONIAL	4317	LANDRUM	2441	STARKS
4109	COLONIAL	2626	LAPSLEY	2538	STARKS
4114	COLONIAL	3513	LATIMER	2543	STARKS
4224	COLONIAL	3922	LATIMER	2555	STARKS
4318	COLONIAL	2218	LAWRENCE	2559	STARKS
4410	COLONIAL	2227	LAWRENCE	2563	STARKS
4422	COLONIAL	2318	LAWRENCE	2627	STARKS
4522	COLONIAL	2410	LAWRENCE	2702	STARKS
4902	COLONIAL	2422	LAWRENCE	319	STARR
4919	COLONIAL	2446	LAWRENCE	1439	STELLA
5012	COLONIAL	2454	LAWRENCE	1627	STELLA
5031	COLONIAL	2503	LAWRENCE	2522	STEPHENSON
1118	COMPTON	2530	LAWRENCE	2529	STEPHENSON
1228	COMPTON	2628	LAWRENCE	2544	STEPHENSON
1231	COMPTON	2700	LAWRENCE	2714	STEPHENSON
1232	COMPTON	2710	LAWRENCE	1444	STIRLING
1522	COMPTON	2711	LAWRENCE	4611	STOKES
1530	COMPTON	2719	LAWRENCE	4720	STOKES
2403	CONKLIN	2806	LE CLERC	4723	STOKES
2411	CONKLIN	2810	LE CLERC	1728	STONEMAN

2614	CONKLIN	2818	LE CLERC	1741	STONEMAN
3907	COOLIDGE	2822	LE CLERC	605	S STOREY
3918	COOLIDGE	1905	LEACREST	2450	STOVALL
3938	COOLIDGE	2000	LEACREST	1035	STRICKLAND
3943	COOLIDGE	335	LEADS	1038	STRICKLAND
4006	COOLIDGE	6610	LEANA	1223	STRICKLAND
2214	COOPER	1819	LEATH	1418	STRICKLAND
3819	COPELAND	1846	LEATH	4915	STROBEL
3910	COPELAND	1847	LEATH	2427	SUE
3918	COPELAND	2003	LEATH	2703	SWANSON
4003	COPELAND	2006	LEATH	2728	SWANSON
4114	COPELAND	2034	LEATH	2432	SYLVIA
4227	COPELAND	2046	LEATH	4720	TACOMA
4302	COPELAND	2050	LEATH	2429	TALCO
4335	COPELAND	2605	LEDBETTER	10	TAMA
615	CORINTH	3307	E LEDBETTER	2643	TANNER
618	CORINTH	4502	LELAND	6214	TEAGUE
3329	CORONET	4506	LELAND	6510	TEAGUE
4523	CORREGIDOR	4911	LELAND	3535	TERRELL
4524	CORREGIDOR	4918	LELAND	4801	TERRY
4525	CORREGIDOR	1610	LIFE	5102	TERRY
4538	CORREGIDOR	1619	LIFE	5232	TERRY
4539	CORREGIDOR	1923	LIFE	5420	TERRY
4540	CORREGIDOR	1935	LIFE	3230	TOPEKA
4548	CORREGIDOR	1941	LIFE	3234	TOPEKA
4551	CORREGIDOR	1949	LIFE	1718	TORONTO
4559	CORREGIDOR	1967	LIFE	1731	TORONTO
4632	CORREGIDOR	5002	LINDER	1733	TORONTO
4636	CORREGIDOR	5006	LINDER	1737	TORONTO
4644	CORREGIDOR	4702	LINDSLEY	1741	TORONTO
4817	CORRIGAN	4718	LINDSLEY	1804	TORONTO
2710	COUNCIL	5319	LINDSLEY	1818	TORONTO
2718	COUNCIL	2820	LINFIELD	1839	TORONTO
2723	COUNCIL	3514	LINFIELD	1950	TORONTO
2729	COUNCIL	2210	LOCUST	2009	TORONTO
2731	COUNCIL	2214	LOCUST	2014	TORONTO
4525	CRANFILL	2226	LOCUST	2026	TORONTO
2319	CREST	2739	LOCUST	3332	TORONTO
2523	CREST	1300	LOTUS	3402	TORONTO
518	CRETE	1302	LOTUS	3403	TORONTO
535	CRETE	1309	LOTUS	3407	TORONTO
539	CRETE	1311	LOTUS	3411	TORONTO
2710	CROSS	1203	E LOUISIANA	3415	TORONTO
2603	CROSSMAN	1226	E LOUISIANA	3423	TORONTO
2615	CROSSMAN	1415	E LOUISIANA	3519	TORONTO

3404	CROSSMAN	1423	E LOUISIANA	3548	TORONTO
4524	CROZIER	1426	E LOUISIANA	3561	TORONTO
4922	CROZIER	2334	LOWERY	3618	TORONTO
4930	CROZIER	2509	LOWERY	3619	TORONTO
4934	CROZIER	2510	LOWERY	3624	TORONTO
216	CUMBERLAND	4531	LUZON	3628	TORONTO
2018	CUSTER	4535	LUZON	3711	TORONTO
2022	CUSTER	4540	LUZON	3719	TORONTO
2031	CUSTER	4611	LUZON	3725	TORONTO
2202	CUSTER	1325	LYNN HAVEN	7903	TROJAN
2402	CUSTER	1410	LYNN HAVEN	7912	TROJAN
2502	CUSTER	2441	LYOLA	7928	TROJAN
2511	CUSTER	2225	MACON	7931	TROJAN
2543	CUSTER	2254	MACON	7936	TROJAN
2607	CUSTER	2310	MACON	7955	TROJAN
2623	CUSTER	2337	MACON	7960	TROJAN
2627	CUSTER	2338	MACON	2813	TROY
2656	CUSTER	2451	MACON	2823	TROY
3231	DAHLIA	2455	MACON	1818	TRUNK
3634	DARIEN	2459	MACON	1822	TRUNK
2238	DATHE	2518	MACON	4011	TRUNK
2326	DATHE	2633	MACON	4015	TUMALO
2810	DATHE	2637	MACON	3131	TUSKEGEE
3804	DE MAGGIO	2641	MACON	2611	VALENTINE
3808	DE MAGGIO	2702	MACON	2619	VALENTINE
3811	DE MAGGIO	2718	MACON	2625	VALENTINE
3922	DELHI	2731	MACON	2722	VALENTINE
6283	DENHAM	2732	MACON	2726	VALENTINE
421	N DENLEY	2807	MACON	2727	VALENTINE
425	N DENLEY	2810	MACON	2802	VALENTINE
427	N DENLEY	2826	MACON	2810	VALENTINE
505	N DENLEY	2833	MACON	2811	VALENTINE
527	N DENLEY	2835	MACON	2813	VALENTINE
603	N DENLEY	2837	MACON	2814	VALENTINE
607	N DENLEY	5007	MALCOLM X	2822	VALENTINE
610	N DENLEY	5023	MALCOLM X	2825	VALENTINE
614	N DENLEY	5031	S MALCOLM X	2907	VALENTINE
628	N DENLEY	5041	S MALCOLM X	2914	VALENTINE
1408	DENLEY	5307	S MALCOLM X	2926	VALENTINE
1412	DENLEY	3122	MALLORY	3015	VALENTINE
1414	DENLEY	3429	MALLORY	3027	VALENTINE
1502	DENLEY	2319	MARBURG	3035	VALENTINE
1508	DENLEY	2524	MARBURG	3041	VALENTINE
1527	DENLEY	2539	MARBURG	3720	VANDERVOORT
2404	S DENLEY	2706	MARBURG	3806	VANDERVOORT

2416	S	DENLEY	2735	MARBURG	3810	VANDERVOORT
2629	S	DENLEY	3010	MARBURG	3917	VANDERVOORT
2907	S	DENLEY	2618	MARDER	3923	VANDERVOORT
2930	S	DENLEY	2802	MARDER	4635	VERDUN
3011	S	DENLEY	1242	MARFA	1126	VERMONT
3910	S	DENLEY	1247	MARFA	1226	VERMONT
3930	S	DENLEY	1313	MARFA	1230	VERMONT
4021	S	DENLEY	1415	MARFA	5029	VETERANS
4030	S	DENLEY	1419	MARFA	5143	VETERANS
4101	S	DENLEY	1503	MARFA	2	VILBIG
4215	S	DENLEY	1530	MARFA	1730	VILBIG
4403	S	DENLEY	1531	MARFA	3106	VILBIG
4502	S	DENLEY	1610	MARFA	3203	VILBIG
4506	S	DENLEY	1634	MARFA	3220	VILBIG
4515	S	DENLEY	1642	MARFA	3401	VILBIG
4631	S	DENLEY	2134	MARFA	3502	VILBIG
4718	S	DENLEY	2603	MARJORIE	3510	VILBIG
1703		DENNISON	2736	MARJORIE	3514	VILBIG
1729		DENNISON	2747	MARJORIE	3540	VILBIG
1813		DENNISON	2747	MARJORIE	3614	VILBIG
1822		DENNISON	2981	MARJORIE	3705	VILBIG
1823		DENNISON	507	S MARLBOROUGH	3714	VILBIG
1831		DENNISON	5001	MARNE	3722	VILBIG
1911		DENNISON	5006	MARNE	3721	VINEYARD
1954		DENNISON	5007	MARNE	3806	VINEYARD
1962		DENNISON	5012	MARNE	3826	VINEYARD
1966		DENNISON	5021	MARNE	3906	VINEYARD
2014		DENNISON	5027	MARNE	2015	VOLGA
2023		DENNISON	5034	MARNE	2130	VOLGA
2029		DENNISON	5039	MARNE	1438	WACO
3310		DETONTE	5102	MARNE	1706	WACO
3315		DETONTE	3709	MARSHALL	1727	WACO
3322		DETONTE	3919	MARSHALL	4515	WAHOO
3330		DETONTE	4002	MARSHALL	4519	WAHOO
3411		DETONTE	4103	MARSHALL	3809	WALDRON
4709		DOLPHIN	4302	MARSHALL	2625	WARREN
4815		DOLPHIN	4334	MARSHALL	2631	WARREN
4819		DOLPHIN	4335	MARSHALL	3004	WARREN
2623		DONALD	4338	MARSHALL	5127	WATSON
2627		DONALD	4136	MART	5131	WATSON
2714		DORRIS	515	MARTINIQUE	5139	WATSON
2716		DORRIS	811	MARTINIQUE	5043	WATSON
2718		DORRIS	1704	MARY ELLEN	1338	WAWREENOC
2813		DORRIS	3921	MARYLAND	3122	WEISENBERGER
2825		DORRIS	4030	MARYLAND	3322	WEISENBERGER

2902	DORRIS	4250	MARYLAND	3813	WEISENBERGER
2909	DORRIS	1407	MAYWOOD	4016	WEISENBERGER
2914	DORRIS	1610	MAYWOOD	4026	WEISENBERGER
2918	DORRIS	1715	MCBROOM	2517	WELLS
2922	DORRIS	1729	MCBROOM	2519	WELLS
2930	DORRIS	1835	MCBROOM	2521	WELLS
3017	DORRIS	1838	MCBROOM	2527	WELLS
3023	DORRIS	1930	MCBROOM	2531	WELLS
3026	DORRIS	1934	MCBROOM	2533	WELLS
3028	DORRIS	1948	MCBROOM	3417	WENDELKIN
3029	DORRIS	1956	MCBROOM	3514	WENDELKIN
3030	DORRIS	2015	MCBROOM	3518	WENDELKIN
1406	DOYLE	2016	MCBROOM	3636	WENDELKIN
1409	DOYLE	2017	MCBROOM	3722	WENDELKIN
1419	DOYLE	2022	MCBROOM	1503	WHITAKER
1502	DOYLE	2027	MCBROOM	1538	WHITAKER
1503	DOYLE	2028	MCBROOM	2234	WILHURT
1506	DOYLE	3402	MCBROOM	2235	WILHURT
1507	DOYLE	3430	MCBROOM	2243	WILHURT
1510	DOYLE	3431	MCBROOM	2246	WILHURT
1515	DOYLE	3610	MCBROOM	2247	WILHURT
1521	DOYLE	3615	MCBROOM	2251	WILHURT
1525	DOYLE	3618	MCBROOM	2314	WILHURT
319	DU BOIS	3630	MCBROOM	2318	WILHURT
1110	DULUTH	3705	MCBROOM	2326	WILHURT
1826	DULUTH	3723	MCBROOM	2410	WILHURT
1910	DULUTH	3724	MCBROOM	2414	WILHURT
1912	DULUTH	3734	MCBROOM	2418	WILHURT
1915	DULUTH	1210	MCKENZIE	2507	WILHURT
1926	DULUTH	1304	MCKENZIE	2515	WILHURT
3634	DUNBAR	1315	MCKENZIE	2535	WILHURT
3738	DUNBAR	1336	MCKENZIE	2603	WILHURT
2311	DYSON	1410	MCKENZIE	2606	WILHURT
2400	DYSON	1414	MCKENZIE	2607	WILHURT
2218	DYSON	2816	MEADOW	2619	WILHURT
2226	DYSON	2820	MEADOW	2631	WILHURT
2437	EASLEY	3604	MEADOW	2635	WILHURT
2441	EASLEY	3622	MEADOW	2747	WILHURT
4930	ECHO	3624	MEADOW	2411	WINNETKA
5015	ECHO	4921	MEADOW VIEW	3611	N WINNETKA
5018	ECHO	1610	MENTOR	1618	N WINNETKA
5027	ECHO	1734	MENTOR	511	WOODBINE
5107	ECHO	2405	MERLIN	515	WOODBINE
5118	ECHO	2418	MERLIN	520	WOODBINE
1400	EDGEMONT	2510	MERLIN	530	WOODBINE

1627	EDGEMONT	2514	MERLIN	555	WOODBINE
3218	EL BENITO	2518	MERLIN	635	WOODBINE
3227	EL BENITO	2237	METROPOLITAN	709	WOODBINE
6419	ELAM	2240	METROPOLITAN	603	E WOODIN
4311	ELECTRA	3142	METROPOLITAN	1226	E WOODIN
4503	ELECTRA	3514	METROPOLITAN	1239	E WOODIN
638	ELLA	3614	METROPOLITAN	1554	E WOODIN
738	ELLA	3615	METROPOLITAN	1615	E WOODIN
1542	E ELMORE	3622	METROPOLITAN	1619	E WOODIN
1507	E ELMORE	3715	METROPOLITAN	5117	WYNELL
1743	E ELMORE	3803	METROPOLITAN	5119	WYNELL
659	ELSBERRY	3809	METROPOLITAN	3510	YORK
522	ELWAYNE	3905	METROPOLITAN	3518	YORK
610	ELWAYNE	3926	METROPOLITAN	3531	YORK
650	ELWAYNE	4000	METROPOLITAN	3615	YORK
734	ELWAYNE	4011	METROPOLITAN	3618	YORK
1323	EMILY	4106	METROPOLITAN	3622	YORK
2226	EUGENE	4223	METROPOLITAN	3624	YORK
2228	EUGENE	4301	METROPOLITAN	3719	YORK
2235	EUGENE	4415	METROPOLITAN	3807	YORK
609	N EWING	4422	METROPOLITAN	4226	YORK
619	N EWING	4427	METROPOLITAN	4705	ZEALAND
906	N EWING	4507	METROPOLITAN	4737	ZEALAND
1216	S EWING	4515	METROPOLITAN	4741	ZEALAND
2324	S EWING	4517	METROPOLITAN	4742	ZEALAND
4407	S EWING	4523	METROPOLITAN	4745	ZEALAND
1318	EXETER	4602	METROPOLITAN	4807	ZEALAND
1349	EXETER	4606	METROPOLITAN	4812	ZEALAND
1414	EXETER	4618	METROPOLITAN	4816	ZEALAND
1423	EXETER	2414	MEYERS	4820	ZEALAND
1502	EXETER	2422	MEYERS	4824	ZEALAND

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 1

DEPARTMENT: Public Works Department
Housing/Community Services

CMO: Jill A. Jordan, P.E., 670-5299
Theresa O'Donnell, 671-9195

MAPSCO: 54D

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project - Not to exceed \$131,688, from \$31,737 to \$163,425 - Financing: 2010-11 Community Development Block Grant Reprogramming Funds

BACKGROUND

On May 28, 2013, Administrative Action No. 13-5816 authorized a professional services contract with LCA Environmental, Inc. for environmental services for the North Zang Boulevard at West Davis Street Median Enhancement project. This action will authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks (UST's) and remaining subsurface components of a hydraulic lift at 138 West Davis Street property for the North Zang Boulevard at West Davis Street Median Enhancement project.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2014
Complete Design	December 2014

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2010-11 Community Development Block Grant Reprogramming Funds - \$131,688

Design	\$ 6,744.25
Supplemental Agreement No. 1	\$ 24,993.00
Supplemental Agreement No. 2 (this action)	<u>\$131,688.00</u>
Total Project Cost	\$163,425.25

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

LCA Environmental, Inc.

Hispanic Female	0	Hispanic Male	0
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	2	White Male	9

OWNER

LCA Environmental, Inc.

Mary Ann Clark, President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for the removal of petroleum underground storage tanks and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project - Not to exceed \$131,688, from \$31,737 to \$163,425 - Financing: 2010-11 Community Development Block Grant Reprogramming Funds

LCA Environmental, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$64,253.00	48.79%
Non-local contracts	\$67,435.00	51.21%
TOTAL THIS ACTION	<u>\$131,688.00</u>	<u>100.00%</u>

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Xenco	HMMB59377Y1114	\$8,963.00	13.95%
LCA Environmental, Inc.	WFDB60707Y0315	\$55,290.00	86.05%
Total Minority - Local		<u>\$64,253.00</u>	<u>100.00%</u>

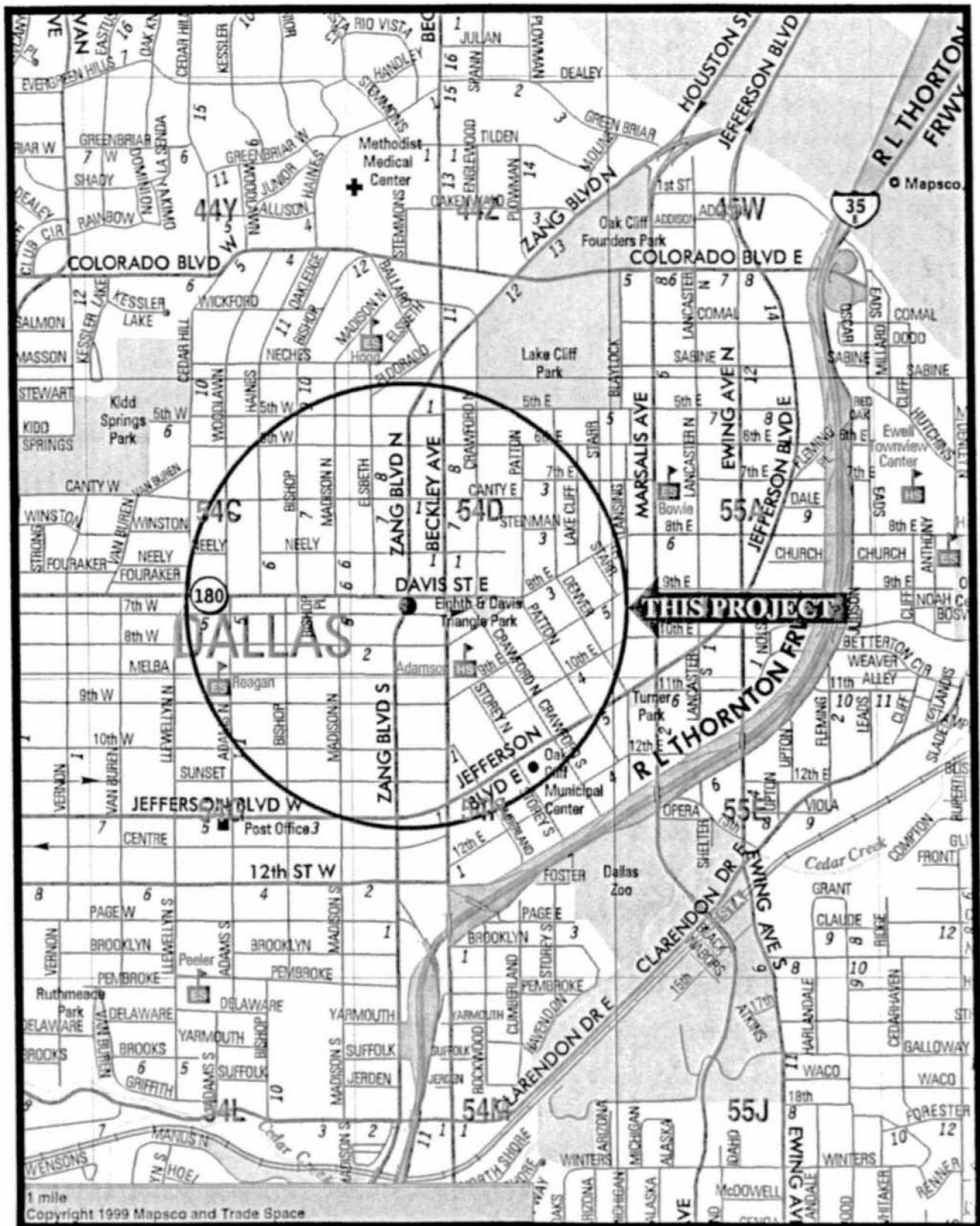
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$8,963.00	6.81%	\$9,463.00	5.79%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$55,290.00	41.99%	\$82,027.25	50.19%
Total	<u>\$64,253.00</u>	<u>48.79%</u>	<u>\$91,490.25</u>	<u>55.98%</u>

MEDIAN ENHANCEMENT NORTH ZANG BOULEVARD AT WEST DAVIS STREET



MAPSCO 54D

August 27, 2014

WHEREAS, on May 28, 2013, Administrative Action No. 13-5816 authorized a professional services contract for environmental services for the North Zang Boulevard at West Davis Street Median Enhancement project; and,

WHEREAS, on July 25, 2014, Administrative Action No. 14-6441 authorized Supplemental Agreement No. 1 to the contract with LCA Environmental, Inc. for additional environmental services to remove oily fluids from underground storage tanks in preparation of the demolition activities at 138 West Davis Street property in an amount not to exceed \$24,993.00, from \$6,744.25 to \$31,737.25.

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 2 to the contract with LCA Environmental, Inc. for additional environmental services for the removal of petroleum underground storage tanks (UST's) and remaining subsurface components of a hydraulic lift at 138 West Davis Street property for the North Zang Boulevard at West Davis Street Median Enhancement project in an amount not to exceed \$131,688.00, from \$31,737.25 to \$163,425.25;

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 2 to the professional services contract with LCA Environmental, Inc. for additional environmental services for the removal of petroleum underground storage tanks (UST's) and remaining subsurface components of a hydraulic lift located at 138 West Davis Street for the North Zang Boulevard at West Davis Street Median Enhancement Project in an amount not to exceed \$131,688.00, from \$31,737.25 to \$163,425.25, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

FY 2010-11 Community Development Block Grant Reprogramming Fund
Fund 10RP, Dept. HOU, Unit 807D, Act. HO93
Object Code 3099, Program #PBCD0004, CT PBWCD0004H1
Vendor #342318, in an amount not to exceed \$131,688

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

ADDENDUM ITEM # 9

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: City Secretary

CMO: Rosa A. Rios, 670-5654

MAPSCO: N/A

SUBJECT

A resolution designating absences by Councilmember Carolyn R. Davis as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

BACKGROUND (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

August 27, 2014

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

WHEREAS, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Councilmember Carolyn R. Davis participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required her to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted in Exhibit A; **Now, Therefore**,

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

August 27, 2014

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in Exhibit A, by Councilmember Carolyn R. Davis because of her participation in any event(s) and/or meeting(s) will not be counted against her in determining her annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence will not count against Councilmember Carolyn R. Davis in determining her annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absence by Councilmember Carolyn R. Davis as described in Exhibit A, was for "official city business," and no further city council action or approval of those minutes is required.

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

EXHIBIT A
CITY COUNCIL MEMBER(S)
REQUEST ABSENT AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	TRIP/EVENT	LOCATION	DATE	PURPOSE	MEETING(S) MISSED	ABSENCE TYPE
Carolyn R. Davis	Attended the Texas Department/S.M. Wright Phase I Project at the TxDot Dallas District-Dal Tran.	Dallas, TX	8/12/2014	Representing District 7	City Council Budget Briefing	Absent more than 50%

ADDENDUM ITEM # 10

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 8

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 69 G

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions

Z134-213(MW)

FILE NUMBER: Z134-213(MW)

DATE FILED: April 4, 2014

LOCATION: East side of Tufts Road, north of Rylie Road

COUNCIL DISTRICT: 8

MAPSCO: 69-G

SIZE OF REQUEST: ±4.23

CENSUS TRACT: 116.02

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT/OWNER: A+ Team

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate an open-enrollment charter school serving grades pre-K through six (6) within an existing church building, which is currently vacant.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing building and use is compatible in scale and character with the surrounding uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed open-enrollment charter school is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

BACKGROUND INFORMATION:

- The ±4.23-acre request site is developed with a ±12,500-square foot church building, which will be utilized as an open-enrollment charter school, and a ±2,225-square foot parsonage, which will be used for storage. No new construction is proposed by this application.
- The proposed charter school will have 10 classrooms and will serve approximately 167 students.
- The proposed hours of operation are Monday through Friday from 7:45 am to 3:30 pm for normal school activities.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Ellenwood Drive	Local	50 feet
Mulberry Street	Local	50 feet
Tufts Road	Local	60 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development Construction and has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. Traffic circulation will be regulated through the traffic management plan included in this report.

Surrounding Land Use:

	Zoning	Land Use
North	R-7.5(A)	Single family; undeveloped
East	R-7.5(A)	Mobile homes
South	R-7.5(A)	Undeveloped
West	R-7.5(A) with SUP No. 1339	Open enrollment charter school

STAFF ANALYSIS:**Comprehensive Plan:**

The Vision Illustration depicts the request site as within a *Residential Neighborhood Building Block*. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, the off-street parking requirement for a school is 1.5 spaces per elementary classroom; the off-street parking requirement for a warehouse is one space per 1,000 square feet of floor area. Therefore, the proposed 10-classroom open-enrollment charter school requires 15 parking spaces; the storage warehouse requires two spaces. The 17 required spaces are depicted on the site plan.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

CPC Action: August 21, 2014:

Motion No. 1: It was moved to recommend **approval** of the suspension of the CPC Rules of Procedure to allow reconsideration of Z134-213(MW).

Maker: Lavallaisaa
Second: Bagley
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 3 – Anantasomboon, Culbreath, Shellene
Vacancy: 0

Motion No. 2: It was moved to recommend **approval** of the reconsideration of action taken on June 19, 2014, which was to move to recommend approval of a Specific Use Permit for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road.

Maker: Lavallaisaa
Second: Abtahi
Result: Carried: 12 to 0

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0
Absent: 3 – Anantasomboon, Culbreath, Shellene
Vacancy: 0

Motion No. 3: It was moved to recommend **approval** of an application for a Specific Use Permit for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions on property zoned an R-7.5(A) Single Family District on the east side of Tufts Road, north of Rylie Road.

Maker: Lavallaisaa
Second: Bagley
Result: Carried: 12 to 0

Z134-213(MW)

For: 12 - Anglin, Emmons, Rodgers, Shidid, Bagley,
Lavallaisaa, Tarpley, Schultz, Peadon, Murphy,
Ridley, Abtahi

Against: 0

Absent: 3 – Anantasomboon, Culbreath, Shellene

Vacancy: 0

Notices: Area: 300 Mailed: 21

Replies: For: 0 Against: 0

Speakers: None

Partners/Principals/Officers:

APPLICANT/OWNER: A+ Team

Theda Marie Green, President
Ernest Crowley, Member
Charles Oliver, Secretary
Jeanne Campell, Member
Karen Belknap, Member/Founder
Dr. Jim Lang, Chief Administrative Officer

Z134-213
CPC Recommended Conditions

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _____(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of classrooms is 10.

5. GRADE LEVELS: Grade levels are limited to Pre-K through six.

6. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by (six months from beginning operations). After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by that date every other year.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

a. ingress and egress points;

- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

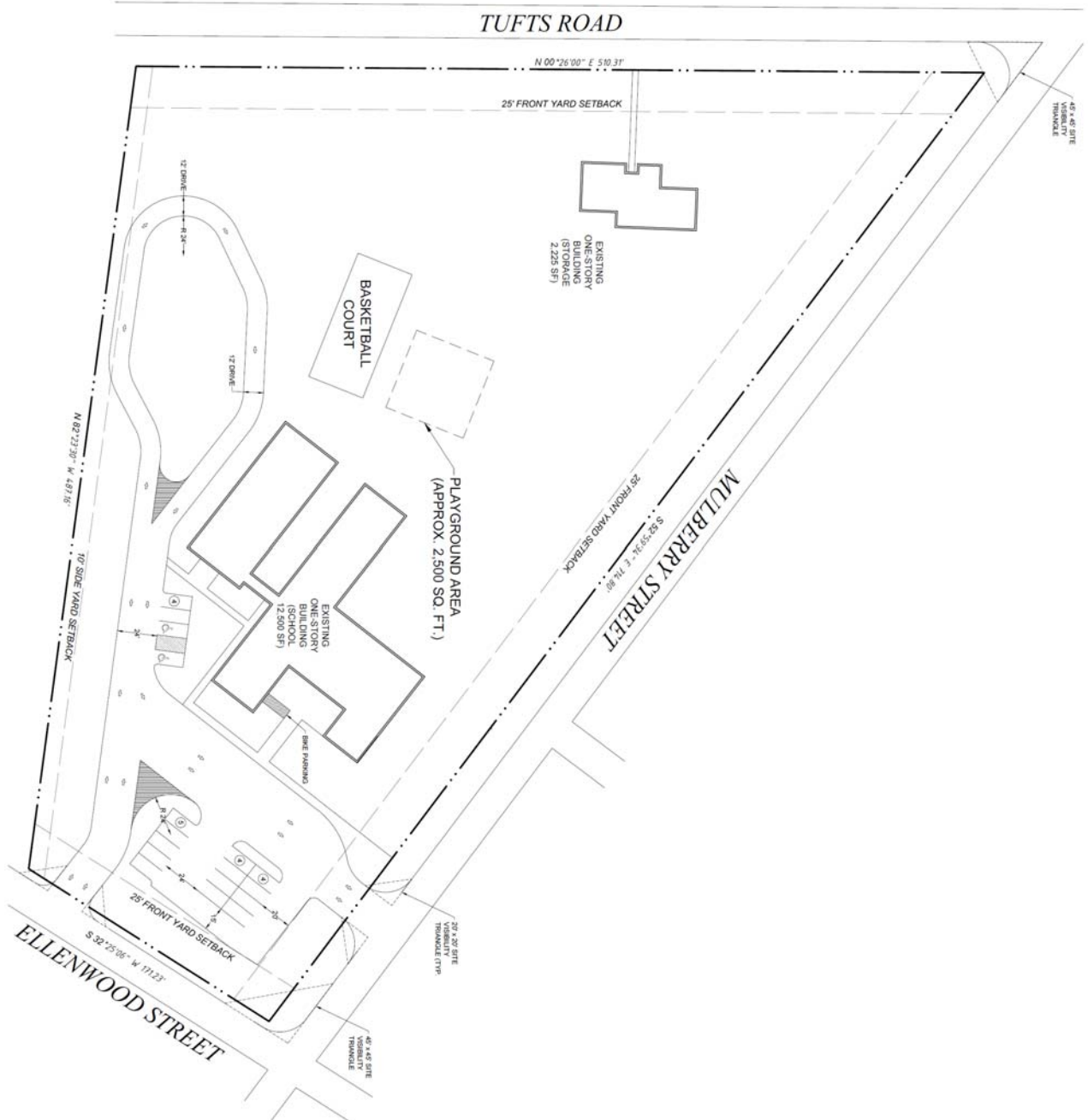
7 MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



SUP SITE PLAN
SCALE: 1" = 30'-0"



**TRAFFIC MANAGEMENT PLAN FOR
A+ ACADEMY-EARLY CHILDHOOD DEVELOPMENT
DALLAS, TEXAS**

Prepared for:

A+ Charter Schools

8225 Bruton Road
Dallas, TX 75217

Prepared by:

DeShazo Group, Inc.

Texas Registered Engineering Firm F-3199
Engineers • Planners
400 South Houston Street
Suite 330 • Union Station
Dallas, Texas 75202
Phone 214/748-6740

April 3, 2014



DeShazo #14037

Traffic Management Plan for
A+ Academy-Early Childhood Development
< DeShazo Project No. 14037 >

Table of Contents

INTRODUCTION	1
TRAFFIC MANAGEMENT PLAN	1
<i>School Operational Characteristics</i>	2
<i>Existing Traffic Conditions</i>	2
Site Access and Circulation	2
Passenger Unloading/Loading and Vehicle Queuing	2
<i>Recommendations</i>	3
General	3
Site Circulation Plan	4
SUMMARY	4
EXHIBIT 1 – SITE PLAN	
EXHIBIT 2 – RECOMMENDED SITE CIRCULATION PLAN	



Technical Memorandum

To: Mr. Tony Valdez — A+ Charter Schools
CC: Audra Buckley — Permitted Development
From: Steve E. Stoner, P.E., PTOE — DeShazo Group, Inc.
Date: April 3, 2014
Re: Traffic Management Plan for the A+ Academy-Early Childhood Development in Dallas, Texas
DeShazo Project No. 14037

INTRODUCTION

The services of **DeShazo Group, Inc. (DeShazo)** were retained by **A+ Charter Schools** to provide a requisite Traffic Management Plan (TMP) for a proposed new charter school campus located at 1000 Ellenwood Street in Dallas, Texas. **DeShazo** is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering.

The school is referred to herein as the A+ Academy-Early Childhood Development. A Specific Use Permit will be required to operate the school. The requested SUP will allow the school to enroll up to 167 students in Grades Pre-K through 6th. The existing building on the site (previously used as a church) will be retrofitted for use by the school. A preliminary site plan, prepared by Baldwin Associates, is provided in **Exhibit 1** and shows the proposed site improvements. The property is currently zoned R-7.5(A).

As part of the approval process for an SUP, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. A TMP is intended to assess the existing and/or anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP submittal, the school is agreeing to the strategies presented herein for which the school will be held self-accountable until and unless the City of Dallas deems further measures are appropriate.

TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system

A+ Academy-Early Childhood Development
Traffic Management Plan
Page 1

should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as passenger loading/unloading and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands within the site. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations. [NOTE: In this report the term "parent" refers to any parent, family member, legal guardian, or other individual who is involved in the pick-up or drop-off of one or more students at the school.]

School Operational Characteristics

Table 1 summarizes the anticipated operational characteristics for A+ Academy-ECD school assumed in this analysis:

Table 1. School Operational Characteristics

	Proposed Conditions
Maximum Enrollment:	167 students (all grades)
Grades:	Pre-K through 6th
Daily Start/End Schedule	Start: 7:45 AM (all grades) End: 3:30 PM (all grades)
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: <i>none</i> By Walking: <i>none</i> By Other: <i>negligible</i>

NOTE: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Existing Traffic Conditions

Site Access and Circulation

The subject site will provide one driveway on Ellenwood Street and one driveway on Mulberry Street. During the drop-off and pick-up times, the Ellenwood driveway shall be used for ingress traffic and the Mulberry driveway shall be used for egress traffic. Once inside the site, all traffic will flow, clockwise, around an internal loop road and approach the curbside loading area adjacent to the building. Queuing and traffic congestion is appreciably more pronounced during the afternoon period.

Passenger Unloading/Loading and Vehicle Queuing

During the afternoon pick-up period, A+ Academy-ECD will utilize a semi-managed loading protocol in which vehicles enter and circulate through the site via a generally prescribed route and form a systematic queue. Students are released from school en masse and individually locate their parent's vehicle. School staff provides general oversight and as-needed assistance but does not actively control the operations. Once passengers are loaded, vehicles exit the site individually along a prescribed route. Due to the on-site queue area being a single lane in most areas, entry and exit will generally follow the first-in/first-out protocol.

DeShazo Group, Inc.
April 3, 2014

Since the school will be a new facility, an existing campus was not available to conduct traffic observations. However, the school will be operated by A+ Charter Schools, which operates other campuses that DeShazo has studied. According to school representatives, the A+ Academy-ECD school will operate similar to the Inspired Vision Elementary School at 8421 Bohannon Drive in Dallas. DeShazo conducted on-site observations at that school on January 23, 2014. The ratio of the total peak number of parent-vehicles on site during the afternoon pick-up period to the number of students enrolled was determined and applied to the proposed A+ Academy-ECD school. A summary of the peak number of vehicles is provided in Table 2.

*Table 2. Peak Vehicles Parked and In Queue
During Afternoon Pick-Up Period*

	Projected Conditions
Peak Number of Parent-Vehicles	57 (for maximum enrollment of 167 students)

Recommendations

The following recommendations are provided by DeShazo to A+ Academy-ECD school for the management of vehicular traffic generated by the school during peak traffic conditions. [NOTE: Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations; however the school may opt to implement some or all of the procedures during the morning period.]

General

To maximize personal safety, any passenger loading (or unloading) within the public right-of-way should be avoided at all times.

To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way.

To the extent possible, all queuing and parking of parent-vehicles should also be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with the City of Dallas staff members responsible for traffic operations in the area should take place so that appropriate traffic control devices can be installed.

The full cooperation of all school staff members, students, and parents is crucial for the success of a Traffic Management Plan. Proper training of school staff on the duties and expectations pertaining to the Plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

A+ Academy-Early Childhood Development
Traffic Management Plan
Page 3

DeShazo Group, Inc.
April 3, 2014

Site Circulation Plan

Based upon DeShazo's review of the proposed site conditions and the anticipated needs of traffic during peak conditions, the site traffic circulation plan depicted in **Exhibit 2** is recommended. This plan was designed with the intent of optimizing the on-site vehicular circulation and retention of vehicle queuing in a manner that promotes safety and operational efficiency.

The recommended plan provides approximately 1,260 linear feet of on-site vehicular queuing (i.e., storage for up to 57 vehicles @ 22 feet per vehicle). This capacity within the site is expected to accommodate the projected peak vehicle demand during the afternoon pick-up period that corresponds to an enrollment for up to 167 students.

The plan includes recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

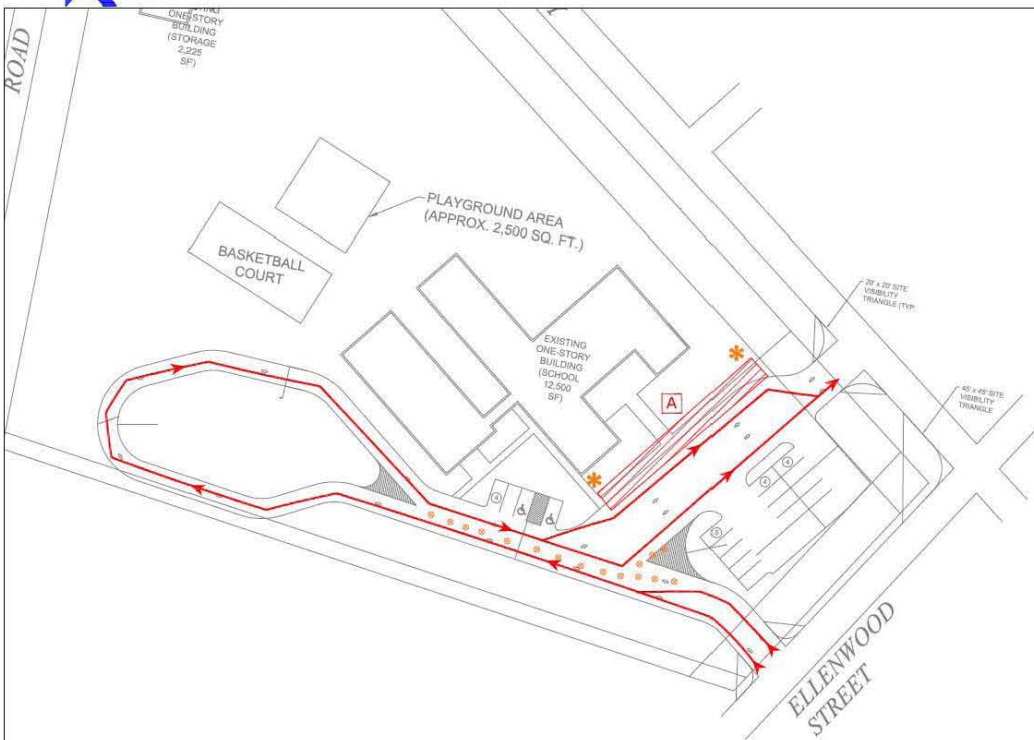
Any school staff directing traffic within the site should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.

SUMMARY

This TMP is to be used by A+ Academy-ECD to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

A+ Academy-Early Childhood Development
Traffic Management Plan
Page 4



NOTE: This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the city right-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city right-of-way, including roadway travel lanes, should be corrected by the school immediately.

Projected Vehicle Demand At Peak:	
	Cumulative (167 Total Students)
Total Demand* (Vehicles)	57
Total Capacity	57
Total Surplus	0

*NOTE: Vehicular queue in linear feet is calculated at 22 ft. per passenger vehicle.

Legend

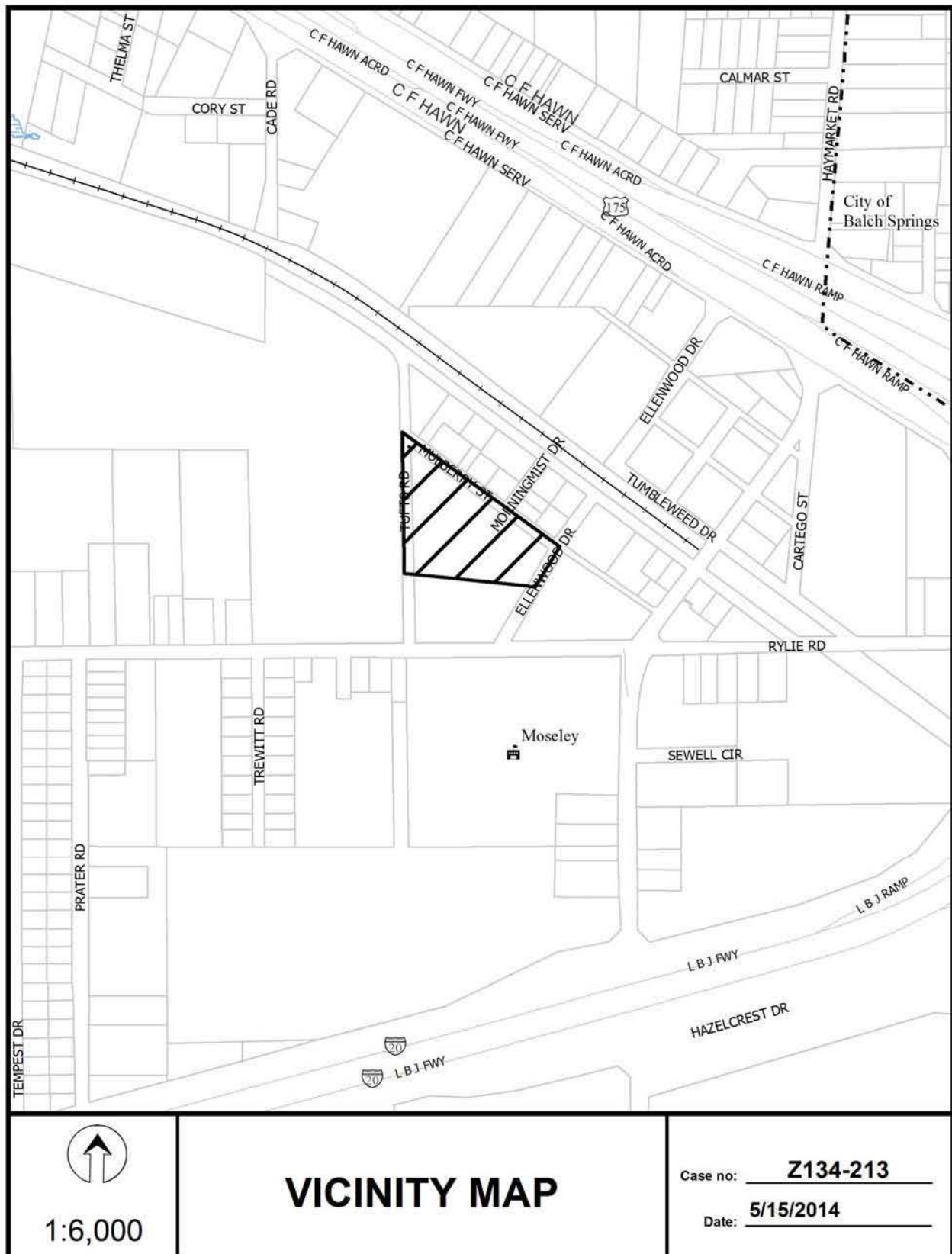
- Circulation Path (Inbound)
- Circulation Path (Outbound)
- Passenger Vehicle Queue (1,260')
- Supplemental Queue (N/A)
- Drop-off/Pick-up Area
- Staff Assistance
- Temporary Traffic Cones

School Information	
Total Enrollment (Future):	167 Students
Hours (Future):	7:45 AM - 3:30 PM

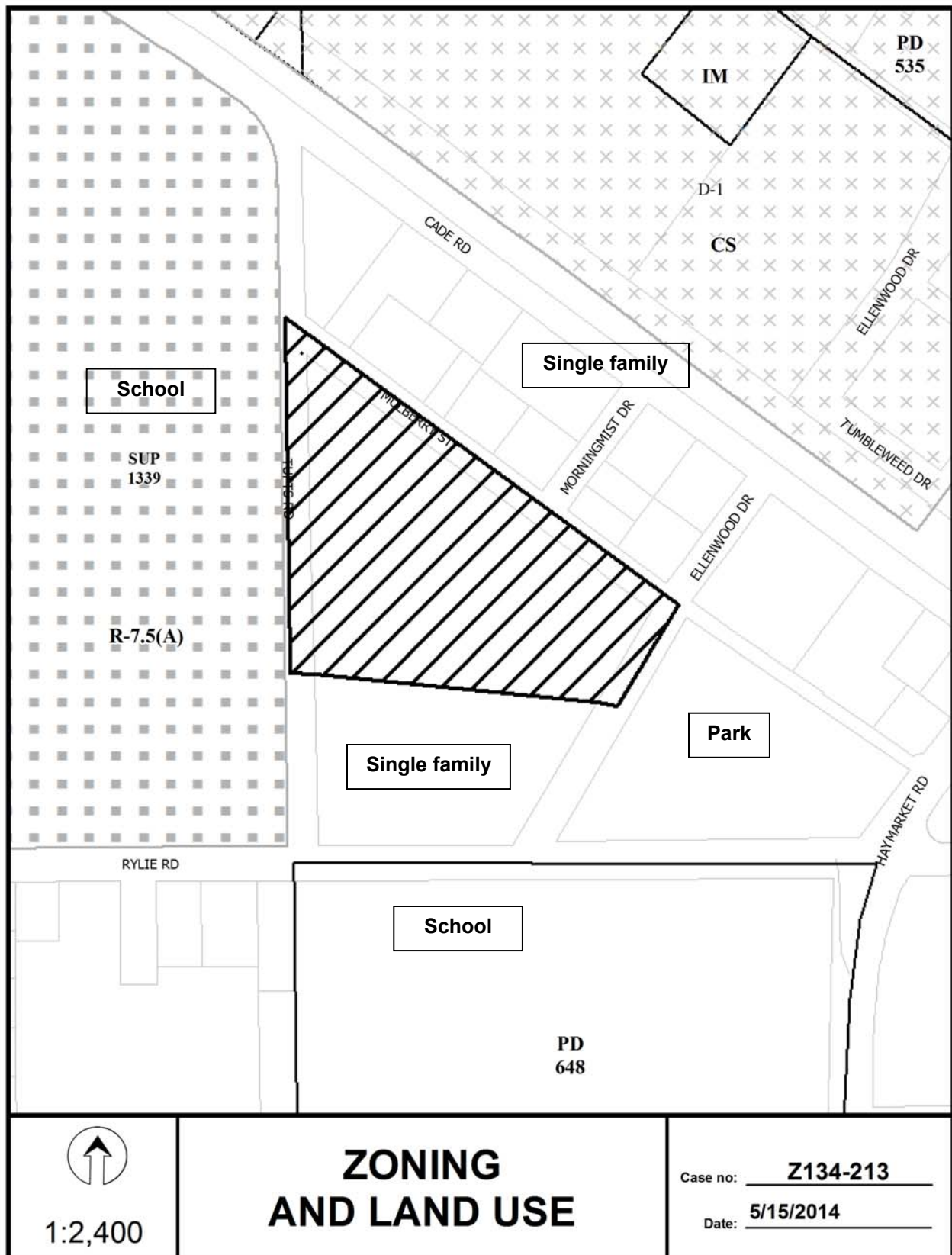
TRAFFIC MANAGEMENT PLAN: Recommended Queue Circulation Plan for Afternoon Pick-up

A+ Academy Traffic Management Plan

EXHIBIT
1







CPC Responses



6/19/2014

Reply List of Property Owners***Z134-213******21 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1000	ELLENWOOD DR	DALLAS CHRISTIAN COLLEGE
2	10600	CADE RD	BACCARO ANNA
3	10900	CADE RD	NEW LIFE FELLOWSHIP
4	10712	CADE RD	PEREZ ENRIQUE
5	10710	CADE RD	LEE FANNIE
6	10707	MULBERRY ST	HERRON CYNTHIA RENEE
7	1207	ELLENWOOD DR	BARNER JUDD H
8	10620	CADE RD	GASKILL BOBBIE S
9	10615	MULBERRY ST	BUTLER TREVELYAN A
10	1207	MORNINGMIST DR	BARRON JUAN JAVIER
11	10801	MULBERRY ST	BARRON JUAN &
12	10606	CADE RD	SHUBERT GLENNA F GENTHNER
13	10614	CADE RD	DAVIS OLEN T SR
14	1221	HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
15	10850	MULBERRY ST	RYLIE MOBILE HOME PARK
16	10850	MULBERRY ST	VASQUEZ ROSA ELENA
17	10327	RYLIE RD	RYLIE FAITH FAM ACADEMY
18	10410	RYLIE RD	RILEY CEMETERY ASSOC

AGENDA ITEM # 66

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 14

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 35 R

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue
Recommendation of Staff and CPC: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions
Z134-147(RB)

FILE NUMBER: Z134-147(RB)

DATE FILED: December 20, 2013

LOCATION: McKinney Avenue and Hester Avenue, South Corner

COUNCIL DISTRICT: 14

MAPSCO: 35-R

SIZE OF REQUEST: Approx. 1.3 Acres

CENSUS TRACT: 7.02

APPLICANTS/OWNERS: See attached

REPRESENTATIVE: Tommy Mann

REQUEST: An application for an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193.

SUMMARY: The purpose of the request is to provide for a mixed use development with an increase in development rights for the residential portion of the request.

STAFF RECOMMENDATION: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions.

CPC RECOMMENDATION: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request, subject to the attached plans and conditions based upon:

1. *Performance impacts upon surrounding property* – Due to the intensity of the proposed development, impact on adjacent properties (lighting, noise, odor) could exist.
2. *Traffic impact* – With the introduction of nonresidential uses, along with the anticipated increase in density, the proposed development will create an increase in trip generations.
3. *Comprehensive Plan or Area Plan Conformance* – The concept of a mixed use development, exclusive of the requested development rights, is in compliance with the designated Building Block for the area. Additionally, the request as recommended by staff in the attached conditions complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria for redevelopment.
4. It should be noted staff supports the vision of the redevelopment, inclusive of the attached design criteria and streetscape requirements, but has determined the proposed scale of development in relation to the site's dimensional controls is not in character with the area.

BACKGROUND INFORMATION:

- The request site is currently developed with a multiple family use and a carwash use (existing PDS No. 71 boundary), with the expansion area also developed with multiple family dwellings.
- The applicant is requesting an amendment to and expansion of PDS No. 71 in order to introduce retail uses (GR Subdistrict Uses) as well as permitting an increase in development rights.

Zoning History:

File Number	Request, Disposition, and Date
1. Z867-264	In January, 1988, the City Council approved an MF-3 Subdistrict subject to volunteered deed restrictions that prohibit certain uses, limit floor area, structure height, and density.
2. Z045-141	On June 22, 2005, the City Council denied an MF-3 Subdistrict on property zoned an MF-2 Subdistrict.

Thoroughfare/Street**Existing & Proposed ROW**

McKinney Avenue

Minor Arterial; 80' & 80' ROW

Hester Avenue

Local; 60' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction reviewed a traffic impact analysis submitted in conjunction with the request and has determined the proposed development will not significantly impact the level of service of adjacent streets.

STAFF ANALYSIS:**Area Plans:**

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The site is developed with multiple family dwellings and a car wash at the southern end of the site. The applicant is proposing to remove all improvements to support a multiple family development with ground level retail.

The applicant has worked with staff to achieve closure on the above stated objectives. Nos. 1, 2, and 3 are provided for in the applicant's redevelopment of the property. Lack of compliance with Nos. 4 and 6 due to the significant increase in structure height and density of the project. With respect to No. 7, staff has determined the attached landscape plan is consistent with the spirit of PDD No. 193, thus this objective is not applicable to the applicant's submission.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples

Z134-147(RB)

include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The existing PDS No. 71 property is developed with multiple family dwelling units situated on the northern 35,750 square feet of the site with a car wash on the southern portion of the site (approx. 7,150 square feet of land area). The expansion area (approx. 14,300 square feet of land area) is developed with two story multiple family uses as provided by the MF-2 Subdistrict.

The applicant is proposing to remove all improvements and redevelop the site with a mix of multiple family uses and ground level retail uses. The requested amendment/expansion of PDS No. 71 will consider the following: 1) revise permitted uses from an MF-2 Multiple Family Subdistrict to a GR General Retail Subdistrict; 2) revise building setbacks; 3) deletion of additional setbacks for structure heights greater than 36 feet; 4) encroachments of certain structural elements into the required yards; 5) increase in structure height; 6) increase in dwelling unit density; 7) introduction of floor area to provide for nonresidential uses; 8) increase in lot coverage; 9) alternate landscape requirements.

Surrounding land use predominately consists of multiple family residential uses west and north of the site. Nonresidential uses are found on properties to the east/southeast that have frontage on Insurance Lane and/or the southbound service road of North Central Expressway. Expansion of an adjacent multiple family development that fronts along the southbound service road of North Central Expressway at Hester Avenue is currently under construction [84 foot structure height inclusive of parking, 208 dwelling units (approx. 130 du/acre)]. Retail and restaurant uses are found along Knox Street, as well as the parcels along both sides of McKinney Avenue between Knox Street and the applicant's southern property line.

While staff is appreciative of the applicant's willingness to garner support from the Oak Lawn Committee, area property owners, as well providing various levels of consideration to staff's suggestions related to design criteria and streetscape improvements, there are certain development standards that cannot be supported due to the site's physical boundary in relation to the requested increase in development rights (i.e., minimal depth to permit separation of building from adjacent residential). For comparison purposes, the

Z134-147(RB)

adjacent MF-3 Subdistrict development possesses approximately three times the depth as that of the request site, and is further deed restricted to a maximum height of 58 feet and 42 feet (depending on site orientation) and a maximum density of approximately 73 dwelling units per acre. This site boundary permits the additional setbacks required by PDD No. 193 (2:1 ratio for structures exceeding 36 feet).

With respect to the increase in density, staff has determined this project is not considered a transit oriented development in that the lack of close proximity to a transit station does not exist. Specifically, Mockingbird Station is situated approximately 6,600 feet northeast of the site while CityPlace Station is situated approximately 7,715 feet to the south. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours.

Lastly, the requested traffic impact analysis was based on a build-out of 200 multiple family dwelling units and 17,700 square feet of floor area for retail uses. The development standards noted in the attached conditions are within these studied limits.

It should be noted that staff does support the vision of the applicant's request; however, differences do remain and are noted in the attached conditions, referenced as 'CPC recommended'.

Landscaping: The applicant has worked with the city's arborist to address a presence of connectivity between hardscape requirements and proposed building mass with anticipated pedestrian/tenant/retail patron activity. To that result, the attached landscape plan has been reviewed and is supported by staff.

CPC Minutes

May 22, 2014

Motion: In considering an application for an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Ridley
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Soto*, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Z134-147(RB)

Notices: Area: 500 Mailed: 140
Replies: For: 6 Against: 0

Speakers: For (Did not speak): Charles Jones, 4 Los Arboles Ct., Dallas, TX, 75230
Against: None

July 10, 2014

Motion I: In considering an application for an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue, it was moved to hold this case under advisement until July 24, 2014.

Maker: Ridley
Second: Emmons
Result: Failed: 5 to 8

For: 5 - Emmons, Rodgers, Bagley, Lavallaisaa, Ridley

Against: 8 - Anglin, Culbreath, Shidid, Anantasomboon,
Tarpley, Schultz, Peadon, Abtahi
Absent: 2 - Shellene, Murphy
Vacancy: 0

Motion II: It was moved to recommend approval of an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to a revised development plan, landscape plan, roof plan, and staff's revised recommended conditions with the modification to remove "retail stores other than listed" under Retail Uses on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue.

Maker: Ridley
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley, Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 500 Mailed: 140
Replies: For: 6 Against: 0

Z134-147(RB)

Speakers:
75201

For: Tommy Mann, 500 Winstead Bldg., Dallas, TX,

Evan Beattie, 2808 Fairmount St., Dallas, TX, 75201

Frank Stich, 4228 N. Hall St., Dallas, TX, 75219

Against: None

ZONING/ MAP NO.	PDS 71 (existing)	MF-2 (expansion area)	PROPOSED
LAND AREA	42,900 SF	14,300 SF	1.31 ACRES
USES	MF-2 MULTIPLE FAMILY SUBDISTRICT	MULTIPLE FAMILY	CERTAIN GR SUBDISTRICT USES
F/S/R SETBACKS	15'/10'/10' PLUS ADDL. SETBACK >36' OF STR. HT.	15'/10'/15'	NO ADDL SETBCKS >36' STRUCTURE HT.
DENSITY	70 DWELLING UNITS (71 DU/ACRE)	NO MAXIMUM (GENERALLY, 28-32 DU/ACRE)	205 DU'S (158 DU/ACRE)
FLOOR AREA	NO MAXIMUM	NO MAXIMUM	14,000 SF FOR NONRES.; MULTIPLE FAMILY-NO MAXIMUM
HEIGHT	60' + 12' /MECHANICALS	36'	85' + 12'/MECHANICALS (75' AND 85' SECTIONS)
STORIES	FOUR	NO MAXIMUM	NO MAXIMUM
LOT COVERAGE	60%	60%-RESIDENTIAL	85% (70% AT \geq 20' ABOVE GRADE)
LANDSCAPE	PDD 193	PDD 193	ALTERNATE REGS (SEE ATTACHED LP)
OFF-STREET PARKING	2 SPACES/DU	CODE	CODE PLUS ALTERNATE LOADING SPACE DESIGN
SIGNS	NON-BUSINESS	NON-BUSINESS	BUSINESS
MISC	N/A	N/A	SIDEWALK CONNECTIVITY, DESIGN CRITERIA, PRIVATE OPEN SPACE

OFFICERS AND DIRECTORS

Applicants/

Prospective Buyers:

TCDFW DEVELOPMENT, INC.

Director: Scott A. Dyche
Director: Michael Duffy

TCDFW ACQUISITIONS, LLC

Managing Member: TCDFW Development, Inc.
-Director: J. Christopher Kirk
-Director: Michael Duffy

Owners:

COURTYARDS AT KNOX PARK, LTD.

General Partner: RBT, Inc.
-President: Tim L. Cantrell
-Vice President: Bridgette Semmler

BPKK, LTD.

General Partner: BPKK Management, LLC
-Manager: Peggy M. O'Boyle

JAMES D. & SUZANNE S. GABERINO, LTD.

General Partner: Gaberino Management Company, Inc.
-President: James D. Gaberino
-Director: James D. Gaberino
-Vice President: Suzanne S. Gaberino

SFA 73, LTD.

General Partner: SFA 73 Management, LLC
-Manager: Cynthia Anne Nelson

**APPLICANT REQUESTED/CPC RECOMMENDED AMENDING CONDITIONS
Division S-71. Subdistrict 71.**

SEC. S-71.101. LEGISLATIVE HISTORY.

PD Subdistrict 71 was established by Ordinance No. 26344, passed by the Dallas City Council on May 10, 2006.

SEC. S-71.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 71 is established on property located on the south corner east side of McKinney Avenue and south of Hester Avenue, ~~and north of Knox Street~~. The size of PD Subdistrict 71 is approximately 1.313 acres. ~~42,900 square feet of land.~~

SEC. S-71.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division: [-]

(1) SUBDISTRICT means a subdistrict of PD 193.

(2) PRIVATE OPEN SPACE means an area that is open to all occupants of the building and is unobstructed to the sky but structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed

(3) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level façade.

~~(c)~~ (d) Unless otherwise stated, all references to articles, divisions, or sections in this division-ordinance are to articles, divisions, or sections in Chapter 51.

~~(d)~~ (e) This subdistrict is considered to be a residential zoning district. ~~(Ord. 26344)~~

SEC. S-71.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-71A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-71.105. MAIN USES PERMITTED.

~~(a) The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict subject to the same conditions applicable in the MF-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict by specific use permit (SUP) is permitted in this~~

~~subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this subdistrict; etc.~~

(a) The following uses are the only main uses permitted:

(1) Residential Uses.

-- Multiple family.

(2) Utility and Service Uses.

-- Local utilities.

(3) Community Service Uses.

-- Child-care facility [SUP].

(4) Medical Uses.

-- Medical Clinic.

-- Optical shop.

-- Medical appliance fitting and sales.

(5) Religious Uses.

-- Church.

(6) Educational Uses.

-- Library, art gallery, or museum.

(7) Bar and Restaurant Uses.

-- Restaurant without drive-through service.

-- Catering service.

(8) Professional, Personal Service, and Custom Craft Uses.

-- Office.

-- Bank or saving and loan office [*drive-in window service for customers in motor vehicles is prohibited.*]

-- Barber and beauty shop.

-- Health studio.

-- Laundry or cleaning pickup and receiving station.

-- Shoe repair.

-- Tailor, custom sewing, and millinery.

-- Travel bureau.

-- Broadcasting or recording studio.

-- Instructional arts studio.

-- Handcrafted art work studio.

-- Photography studio.

(9) Retail Uses.

- Antique shop.
- Retail food store.
- Bakery or confectionery shop
- Book and stationery store.
- Camera shop.
- Cigar, tobacco, and candy store.

- Clothing store.
- Drug store.
- Florist store.
- Pet shop.
- Furniture store *[off-site deliveries of furniture or appliance purchases is prohibited.]*
- Second hand store *[SUP]*.
- Sporting goods store.
- Hobby and art supplies store.
- Paint and wallpaper store.

(10) Commercial Uses.

- Diamond and precious store sales (wholesale only).

Applicant requested:

<p><u>(b) Medical clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m., Saturday.</u></p>
--

CPC recommended:

<p><u>(b) Medical clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday.</u></p>
--

SEC. S-71.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) In this subdistrict, the following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.
- Open storage.

SEC. S-71.107.7 YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the ~~MF-2 Multiple-Family~~ GR General Retail Subdistrict apply in this subdistrict.

~~(b) Multiple family uses. The following restrictions apply to multiple-family uses.~~

(b) Front yard. Except as provided in this subsection, minimum front yard ~~Minimum front yard must be provided as shown on the development plan.~~ is ten feet.

(1) No additional setback for any portion of a building over 36 feet in height.

(2) Canopies and awnings may project to the property line on McKinney Avenue subject to a minimum clearance of eight feet from the sidewalk.

(3) The northwest building corner may encroach into the required front yard, limited in the location as shown on the development plan.

(c) Side and Rear Yard. ~~Minimum side and rear yards must be provided as shown on the development plan.~~

(1) Minimum side and rear yard is ten feet.

(2) No additional setback is required for any portion of a building over 36 feet in height.

(3) Cantilevered roof eaves and balconies may project up to five feet into the required side and rear yards.

(d) Density. Maximum number of dwelling units is ~~70~~ 205.

(e) Height.

Applicant requested:

<u>(A 1)</u> <u>Except as provided in this section, m</u> Maximum structure height is 60 <u>75</u> feet, except in the location noted on the development plan.
--

CPC recommended:

Retain maximum structure height of 60 feet.

~~(B) The following structures may project a maximum of 12 feet above the maximum structure height: elevator penthouse or bulkhead, mechanical equipment room, cooling tower, tank designed to hold liquids, ornamental cupola or dome, skylights, clerestory, visual screens which surround roof-mounted mechanical equipment, chimney and vent stacks.~~

Z134-147(RB)

(C) ~~Parapet walls may project a maximum of four feet above the maximum structure height.~~

Applicant requested:

(2) Maximum structure height for mezzanine levels is 85 feet and limited to the locations shown on the roof plan.

CPC recommended:

Retain maximum structure height of 60 feet.

(3) The following may project a maximum of 12 feet above the maximum height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room(s).

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Ornamental cupola or dome.

(F) Skylights.

(G) Observation deck.

(H) Clerestory.

(I) Visual screens which surround roof mounted mechanical equipment.

(J) Chimney and vent stacks.

(4) Parapet walls may project a maximum of ~~four~~ six feet above the maximum structure height.

(f) Lot coverage.

(1) Except as provided in this subsection, m Maximum lot coverage is 60 ~~85~~ percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) For a multiple family use, maximum lot coverage as measured from a point equal to or greater than 20 feet above grade is 70 percent, exclusive of private open space.

(g) Floor Area.

Z134-147(RB)

(1) Except as provided in this subsection, maximum floor area for all nonresidential uses is 14,000 square feet.

(A) Maximum floor area for all restaurant uses is 8,000 square feet.

(B) No maximum floor area for multiple family uses.

SEC. S-71.108. OFF--STREET PARKING AND LOADING.

~~(a) For multiple family uses, two spaces per dwelling unit are required.~~

(a) Except as provided in this section, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

~~(b) For all other uses, off-street parking and loading must be provided in accordance with Part I of this article.~~

(b) Large and medium off-street loading spaces may have a minimum width of 10 feet.

SEC. S-71.109. URBAN DESIGN STANDARDS.

(a) For a building on the Property greater than three stories in height, the following regulations apply.

(b) Minimum eight foot-wide sidewalks with a minimum 6 feet unobstructed along McKinney Avenue. Minimum six foot-wide sidewalks along Hester Avenue. Tree wells are allowed within the sidewalk at a maximum spacing of 30 feet on-center with pedestrian street lamps spaced at 45 feet to 60 feet spacing with the exception of visibility triangles and vehicular drives.

(c) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue street frontage:

(1) benches,

(2) trash receptacles, and

(3) bicycle racks.

(d) Facades.

(1) Street-facing facades must have building articulation with a minimum depth of one foot every 75 feet of length.

(2) A minimum of two different facade materials must be provided on each street facing facade.

(e) Architectural Elements. Architectural elements, such as the following, must be provided at all public entry points:

- (1) Architecturally prominent public entrances.
- (2) Canopies.
- (3) Awnings.
- (4) Attached towers, or
- (5) Turrets.

(f) Ground level residential entrances. For residential uses on the ground level, direct access from the sidewalk must be provided for at least 75 percent of the dwelling units.

(g) Ground level transparency. Except as provided in this subsection, facades facing McKinney Avenue must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 12 feet in height. A minimum of 60 percent of the required minimum transparency must allow views into the ground-story use to a minimum depth of four feet. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. Spandrel glass and backpainted glass are not considered transparent for purposes of this requirement. This provision does not apply to parking structures.

(h) Street level nonresidential uses.

(1) A minimum of 10,000 square feet of floor area on the ground level of any building must contain at least one of the following use categories:

- (A) Restaurant uses.
- (B) Retail uses.

(C) Professional, personal service and custom craft uses [maximum 8,500 square feet of office uses].

(2) The following uses are prohibited within 85 feet of the north property line located along Hester Avenue as shown on the development plan.

- (A) Bar and Restaurant uses.
- (B) Retail uses.
- (C) Professional, personal service and custom craft uses.
- (D) Medical uses.

Z134-147(RB)

(E) Motor vehicle related uses.

(F) Commercial uses.

(i) Minimum private open space. For a development on the Property containing 100 or more dwelling units, a minimum of 6,000 square feet of private open space must be provided. Private open space may be located on top of a parking structure. A portion of the private open space must be oriented along the McKinney Avenue frontage and be configured with a minimum linear dimension of 80 feet.

SEC. S-71.109 10. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended. (Ord. 26344)

SEC. S-71.110 11. LANDSCAPING.

(a) Landscaping and screening must be provided in accordance with Part I of this article. Landscaping must be provided as shown on the landscape plan.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 26344)

SEC. S-71.114 2. SIGNS.

(a) Except as provided in the section, s Signs must comply with the provisions for non-business zoning districts in Article VII.

(b) No signage may be illuminated within 85 feet of the north property line located along Hester Avenue.

SEC. S-71.112 3. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property much comply with Part I of this article.

SEC. S-71.113 14. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage

Z134-147(RB)

structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this ~~subdistrict~~ Subdistrict until there has been full compliance with this division, the Dallas

Development Code, the construction codes, and all other ordinances, rules, and regulations of the city, as applicable. ~~(Ord. 26344)~~

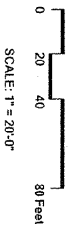
~~SEC. S-71.114~~

~~ZONING MAP.~~

~~PD Subdistrict S-71 is located on Zoning Map No. H-7.~~

McKinney and Hester
Dallas, Texas

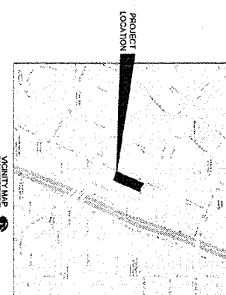
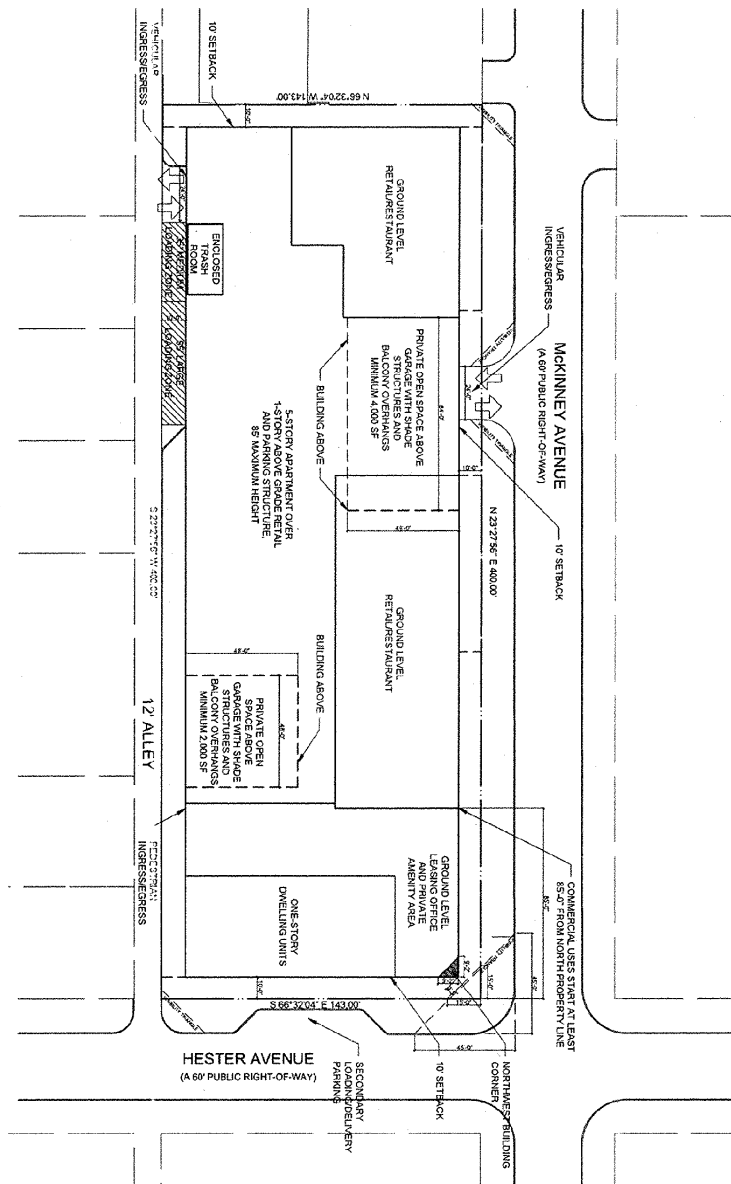
Job #: 13249
File Name: Development Plan-V3.dwg
Date: 06/30/2014
Drawn by: EB, BT



SCALE: 1" = 20'-0"

2005 February 23
 6:45 AM
 Cedar, Iowa 52601
 214.301.1500
 214.301.1522
 www.gfi.com

2005 February 23
 6:45 AM
 Cedar, Iowa 52601
 214.301.1500
 214.301.1522
 www.gfi.com

[illegible]

ROOF PLAN
McKinney and Hester
Dallas, Texas

Job # 13249
Final Review Development Plan v3.dwg
Date: 05/14/2014
Drawn by: ELS, BT

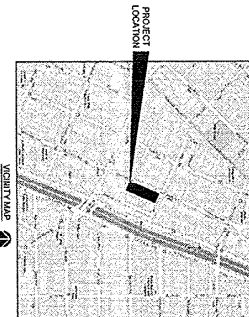
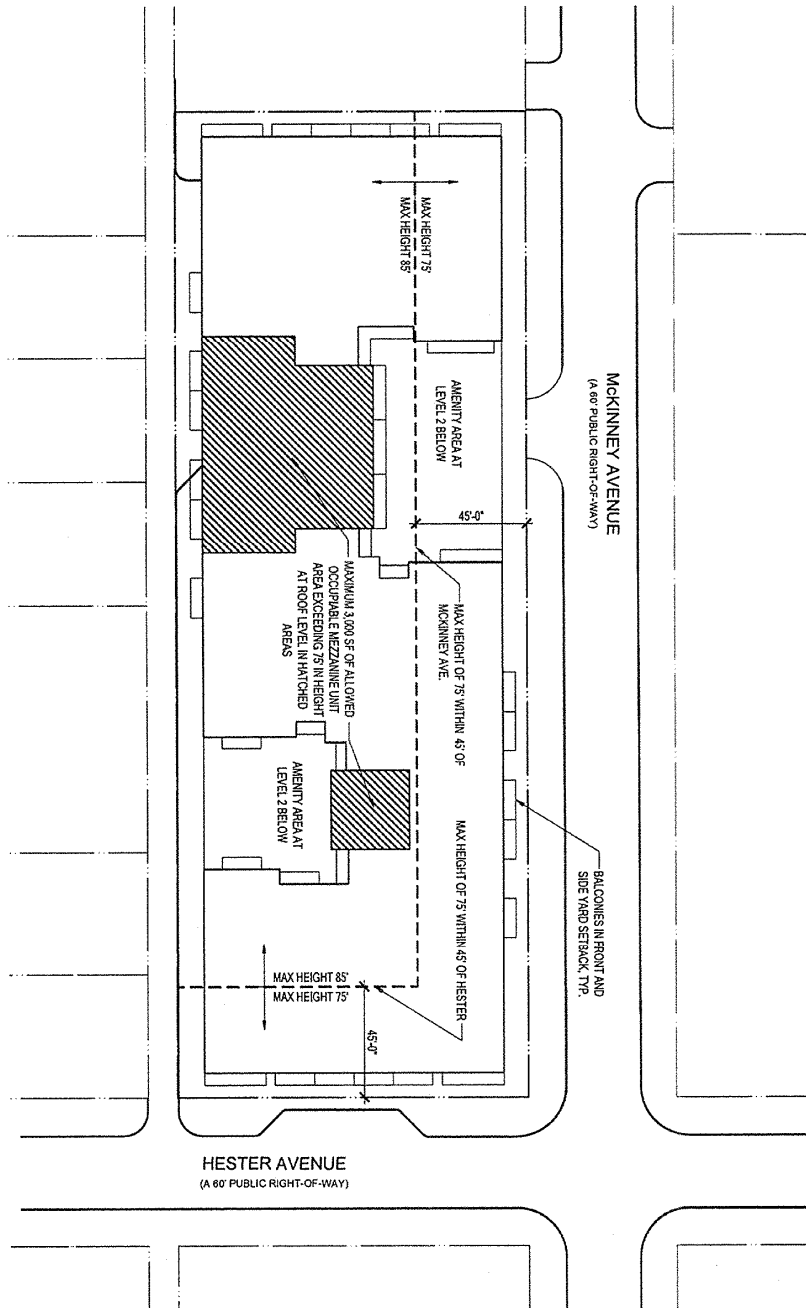


0 20 40 80 Feet
SCALE: 1" = 20'-0"

Good Fulton & Farrell Architects

2000 Westport Blvd.
Suite 300
Dallas, Texas 75201

214.343.1507
info@gfa.com



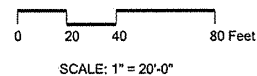
Proposed Roof Plan

LANDSCAPE PLAN

McKinney and Hester
Dallas, Texas



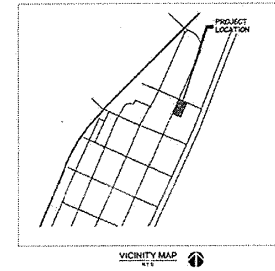
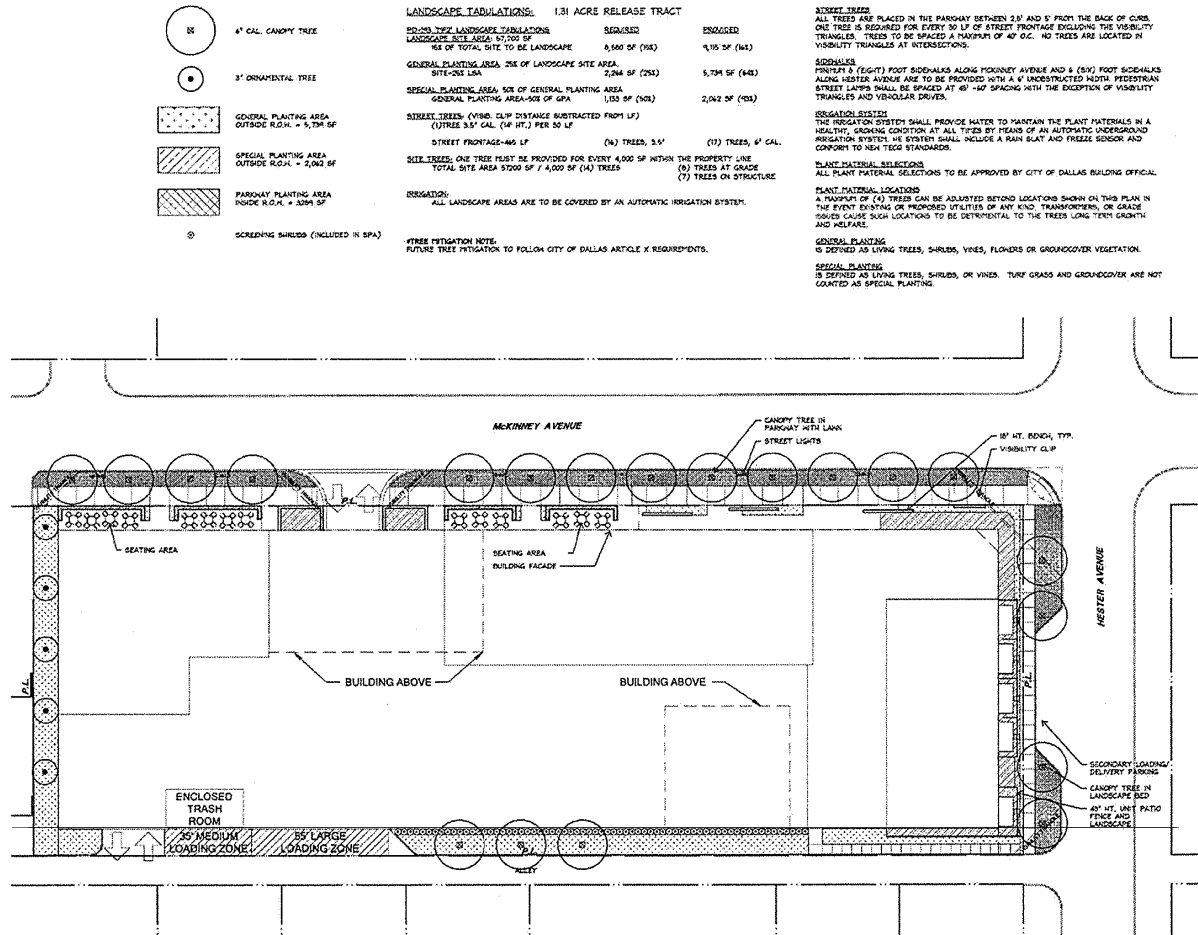
Job #: 13249
File Name: D13249-SP-1-1.dwg
Date: 04.15.2014
Drawn by: DW, JH, CC



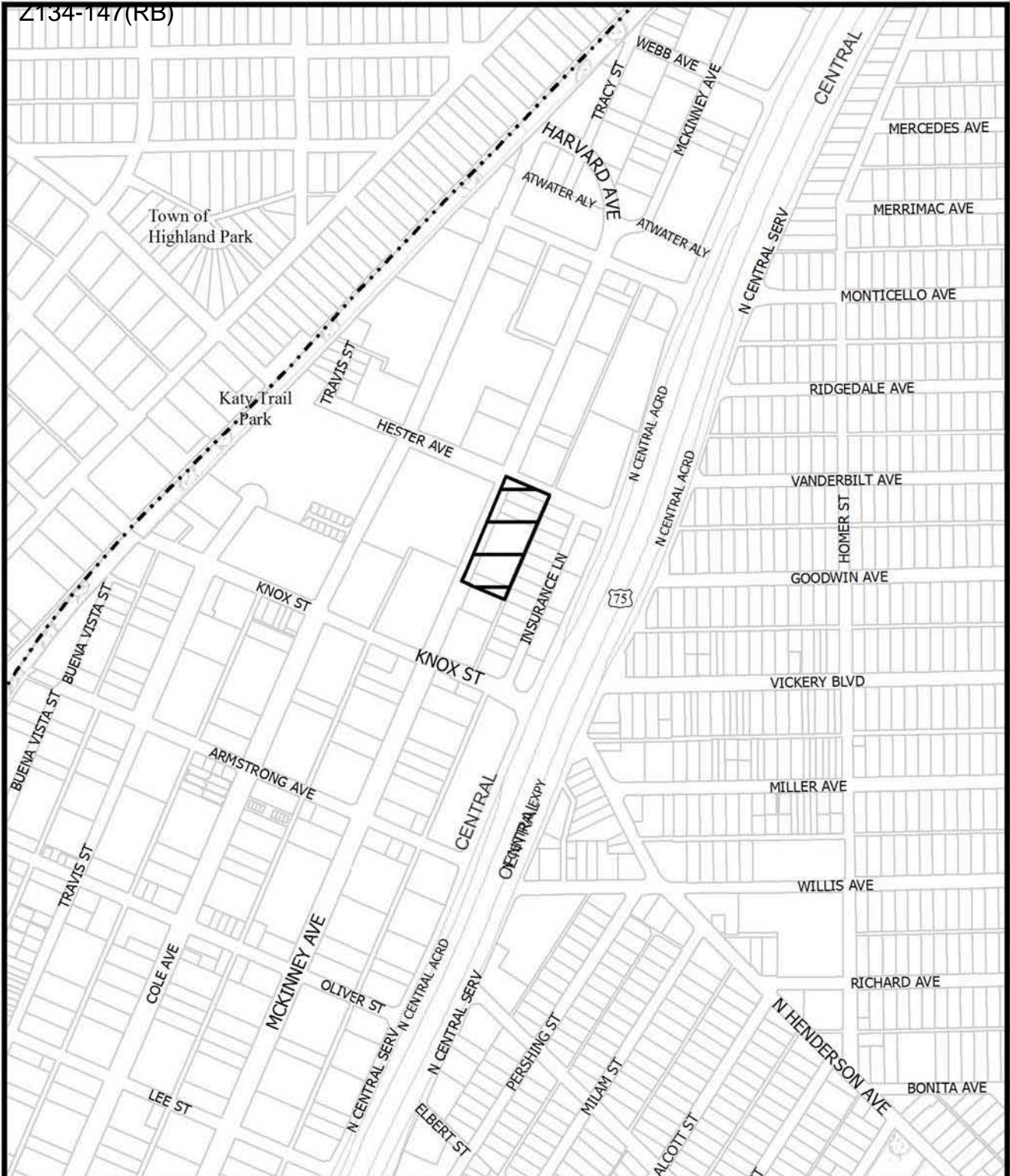
Good Fulton & Farrell Architects

2808 Fairmount Street
Suite 300
Dallas, Texas 75201
214.303.1500/Tel
214.303.1512/Fax
www.gff.com

Z123-147



Z134-147(RB)



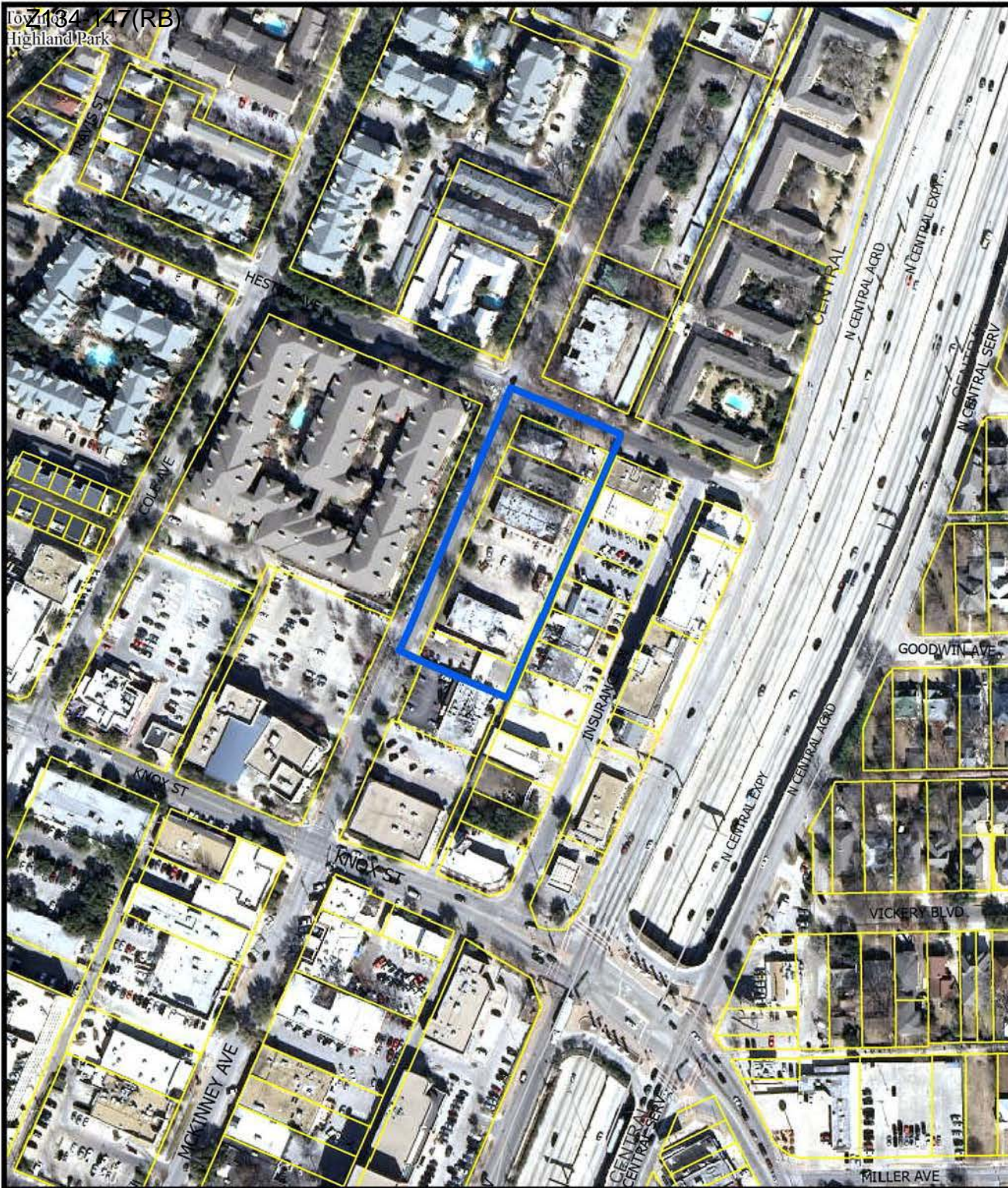
1:6,000

VICINITY MAP

Case no: **Z134-147**

Date: **2/27/2014**

Case no: **Z134-147(RB)**
Highland Park

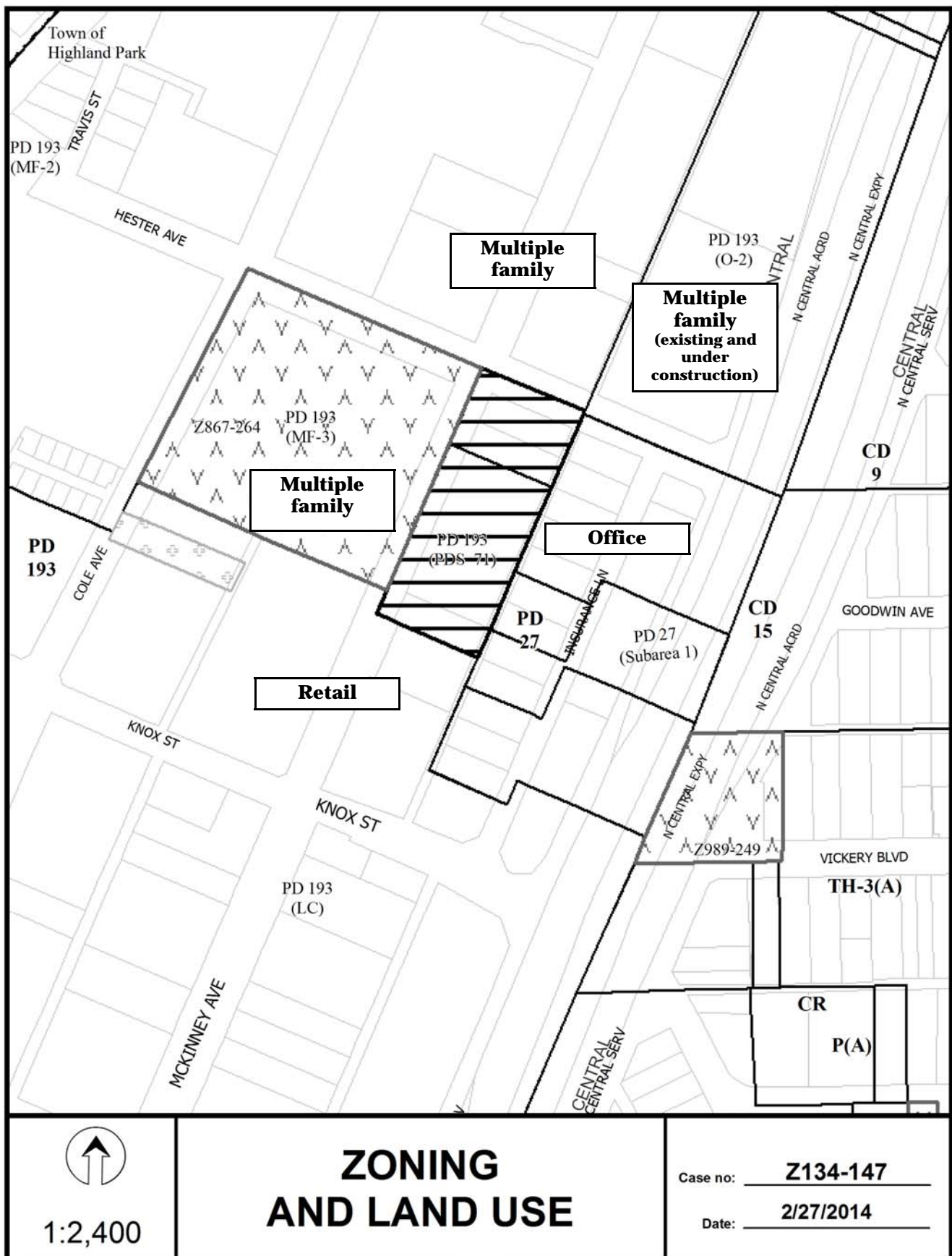


1:2,400

AERIAL MAP

Case no: **Z134-147**

Date: **2/27/2014**



Z134-147(RB)

CPC RESPONSES



<u>140</u>	Property Owners Notified (51 parcels)
<u>6</u>	Replies in Favor (6 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>7/10/2014</u>	Date <u>5/22/2014</u> Under Advisement

Z134-147
CPC



1:2,400

5/30/2014

Reply List of Property Owners***Z134-147******140 Property Owners Notified
Owners Opposed******6 Property Owners in Favor******0 Property***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4626 MCKINNEY AVE	GILLON CARUTH I LTD
	2	4630 MCKINNEY AVE	CASA MONTERREY PS II ETAL
	3	4654 MCKINNEY AVE	COURTYARDS AT KNOX PARK
	4	4650 MCKINNEY AVE	ALDER WILLIAM JAC
	5	4650 MCKINNEY AVE	GABERINO JAMES D &
	6	4650 MCKINNEY AVE	TERSELICH METKA
	7	4650 MCKINNEY AVE	WILLIAMS JAMES H
	8	4650 MCKINNEY AVE	SHEPHERD REGINALD
	9	4650 MCKINNEY AVE	ALDER JAC
	10	3015 KNOX ST	NABHOLTZ KMCK PARTNERS LP
	11	3025 KNOX ST	NABHOLTZ KMCK PARTNERS LP
	12	4531 MCKINNEY AVE	GILLILAND PPTIES II LTD
	13	3107 KNOX ST	BUZZINI LP
	14	3113 KNOX ST	SOUTHERLAND CATHERINE S
	15	3119 KNOX ST	HILL HENRY L JR
	16	4600 MCKINNEY AVE	KNOX STREET VILLAGE
	17	4616 MCKINNEY AVE	MCKINNEY KNOX JOINT
	18	4655 INSURANCE LN	ELIZABETH ANNE PPTIES LLC
	19	4649 INSURANCE LN	ROBERT E LUNA FAMILY
	20	4647 INSURANCE LN	4645 NORTH CENTRAL LLC
	21	4639 INSURANCE LN	SUMMERS STEPHEN J ET AL
O	22	4633 INSURANCE LN	BEAIRD DAN INC
O	23	4631 INSURANCE LN	BEAIRD DAN L
	24	4625 INSURANCE LN	MIHALOPOULOS FRANK
O	25	4619 INSURANCE LN	ARMSTRONG BUILDING LLC
O	26	4617 INSURANCE LN	TRIANGLE CHAPTER AMORC

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4611 INSURANCE LN	TRIANGLE LODGE AMORC
	28	4617 CENTRAL EXPY	730 WEST SPRING VALLEY
	29	4627 INSURANCE LN	KNOX CENTRAL CORP
O	30	4655 CENTRAL EXPY	ZANDER JAMES P
	31	4703 CENTRAL EXPY	KNOX APARTMENTS OWNER LLC
	32	4714 MCKINNEY AVE	KNIGHT WILLIAM R
	33	4719 COLE AVE	TRAVIS COLE APARTMENTS 2012 LP
	34	3001 KNOX ST	J EVANS FAMILY PARTNERSHIP KNOX LTD
	35	3101 KNOX ST	GILLILAND PROPERTIES LTD
	36	3230 KNOX ST	KNOX STREET VILLAGE I INC
	37	4647 COLE AVE	CIM/4649 COLE AVENUE LP
	38	4625 COLE AVE	MODY PRASHANT
	39	4625 COLE AVE	BLOOM KARYN
	40	4625 COLE AVE	4625 COLE TOWNHOMES OWNER
	41	4650 COLE AVE	AMLI RESIDENTIAL PPTIES
	42	3104 KNOX ST	KNOX STREET VILLAGE INC
O	43	3010 KNOX ST	VALLEY OAK INVESTMENTS LP
	44	4611 CENTRAL EXPY	ORR VENTURE LTD
	45	4701 MCKINNEY AVE	MONTICELLO DEVELOPMENT
	46	4722 MCKINNEY AVE	JAZZ IRREVOCABLE TRUST THE JAZZ
	47	4728 MCKINNEY AVE	TIMMERMAN MICHAEL A & SUSAN H
	48	4728 MCKINNEY AVE	NUNEZ RAUL &
	49	4728 MCKINNEY AVE	WEISFELD RONALD A
	50	4728 MCKINNEY AVE	KNOBLER DONALD R
	51	4802 MCKINNEY AVE	KNIGHT WILLIAM RAY
	52	4728 MCKINNEY AVE	GALLAGHER KATHLEEN C
	53	4728 MCKINNEY AVE	WEISERT TARI
	54	4728 MCKINNEY AVE	GIANNASI TAYLOR
	55	4728 MCKINNEY AVE	STANTON LIVING TRUST
	56	4722 MCKINNEY AVE	BUCK JAMES L
	57	4728 MCKINNEY AVE	SCHIMMING VERNON H &

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4728	MCKINNEY AVE	ROCHESTER SARAH
59	4728	MCKINNEY AVE	VILLANUEVA JORGE A
60	4722	MCKINNEY AVE	CASSADA ROBERT HOWARD JR & CHARLOTTE MCI
61	4728	MCKINNEY AVE	ESCAMILLA CONSUELO V
62	4728	MCKINNEY AVE	ESCAMILLA CONSUELO V
63	4728	MCKINNEY AVE	CRUZ MANUEL
64	4728	MCKINNEY AVE	CUELLAS JOSHUA J
65	4728	MCKINNEY AVE	CRONK JOHN A
66	4728	MCKINNEY AVE	PISPIDIKIS RENA
67	4728	MCKINNEY AVE	MALINA JAMES
68	4728	MCKINNEY AVE	SCHUTZ ERIK R
69	4728	MCKINNEY AVE	FANNIE MAE
70	4728	MCKINNEY AVE	SYNODIS DONNA L &
71	4728	MCKINNEY AVE	KILGORE CHRISTOPHER H
72	4722	MCKINNEY AVE	ROZIER PETER B
73	4722	MCKINNEY AVE	MCDONALD BILLY LANE
74	4722	MCKINNEY AVE	KNIGHT WILLIAM R
75	4722	MCKINNEY AVE	KNIGHT WILLIAM
76	4722	MCKINNEY AVE	GAUKLER JOSEPH E & LYNNE
77	4717	MCKINNEY AVE	MCCUTCHEN MARK D
78	4717	MCKINNEY AVE	BERRON CLAUDIA
79	4717	MCKINNEY AVE	SCHAFER CHRISTOPHER & TRACI R
80	4717	MCKINNEY AVE	POLSON JULIE E
81	4717	MCKINNEY AVE	ROHLEDER MARCIE M
82	4717	MCKINNEY AVE	ODONNELL GARY & JULIE
83	4717	MCKINNEY AVE	TRIMMELL JOHN D & SUSAN J
84	4719	MCKINNEY AVE	MURRY SCOTT M
85	4719	MCKINNEY AVE	HABIBI KAMIL
86	4719	MCKINNEY AVE	MATTHEWS AMANDA L
87	4719	MCKINNEY AVE	BUSH DARLA S
88	4719	MCKINNEY AVE	TRAN HONG

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4719	MCKINNEY AVE	AYATS MAS OTILIA
90	4719	MCKINNEY AVE	BAUMANN RACHEL K
91	4803	CENTRAL EXPY	HOPKINS DIANA P
92	4805	CENTRAL EXPY	VANSTRAATEN MARINUS P
93	4807	CENTRAL EXPY	PHILLIPS DAVID G &
94	4809	CENTRAL EXPY	CHUNG YU LIN
95	4811	CENTRAL EXPY	CLINE MARY M
96	4815	CENTRAL EXPY	BARTELL ANGELLE
97	4817	CENTRAL EXPY	BERRY LISA E &
98	4819	CENTRAL EXPY	FRANKLIN CHARLESZETTA
99	4821	CENTRAL EXPY	PHILLIPS ANN
100	4823	CENTRAL EXPY	VAN STRAATEN M P
101	4825	CENTRAL EXPY	GARCIA PATRICIA E
102	4827	CENTRAL EXPY	VAN STRAATEN MARINUS P
103	4829	CENTRAL EXPY	MORRIS TAMECA
104	4831	CENTRAL EXPY	KING CHRISTEN C ET AL
105	4833	CENTRAL EXPY	CERVANTES JULIO CESAR
106	4837	CENTRAL EXPY	COSBY DIANA &
107	4839	CENTRAL EXPY	LINE WINSTON B
108	4839	CENTRAL EXPY	LEE MICHAEL EDWARD
109	4839	CENTRAL EXPY	CODDINGTON CAROLYN P
110	4839	CENTRAL EXPY	GARCIA WAYNE
111	4841	CENTRAL EXPY	PECK ROBBIN M
112	4841	CENTRAL EXPY	SUMLIN RICHARD K
113	4841	CENTRAL EXPY	ROSE GREGORY D
114	4841	CENTRAL EXPY	COSBY DIANA C
115	4843	CENTRAL EXPY	JJ REAL ESTATE LLC
116	4843	CENTRAL EXPY	MARCOULIDES JAMES E
117	4843	CENTRAL EXPY	KNOBLER DONALD G
118	4843	CENTRAL EXPY	MORALES ADRIANA
119	4845	CENTRAL EXPY	THRESHER BRENDA ANN

5/30/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4845 CENTRAL EXPY	LEWIS DON V
	121	4847 CENTRAL EXPY	CLORE CHRISTINE W &
	122	4847 CENTRAL EXPY	KRAUSE MARTHA H
	123	4847 CENTRAL EXPY	SMITH REBECCA KAY
	124	4847 CENTRAL EXPY	LOPEZ BENJAMIN
	125	4849 CENTRAL EXPY	COSBY COLE THOMAS &
	126	4849 CENTRAL EXPY	COSBY DIANA
	127	4849 CENTRAL EXPY	SPARKS KRISTEN A
	128	4708 MCKINNEY AVE	COWAN GERALDINE
	129	4708 MCKINNEY AVE	APPLE JAROLD LEE
	130	4708 MCKINNEY AVE	GRAY JUSTIN L
	131	4708 MCKINNEY AVE	J & O BLAKE FAMILY LLC
	132	4708 MCKINNEY AVE	CHAKRABORTY INDRANEEL
	133	4708 MCKINNEY AVE	VEVERA MARK C
	134	4708 MCKINNEY AVE	KOCSI WILLIAM & KATHLEEN
	135	4708 MCKINNEY AVE	LANDON LANA K
	136	4704 MCKINNEY AVE	TORRES ALFREDA
	137	4704 MCKINNEY AVE	SUTLIFF ELIZABETH
	138	4704 MCKINNEY AVE	MUELLER JASON E &
	139	4708 MCKINNEY AVE	OWENS GARY ALLEN
	140	4704 MCKINNEY AVE	LOERA SANDRA V

AGENDA ITEM # 71

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 12

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 6 K

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions

Z134-275(WE)

ACM: Theresa O'Donnell**FILE NUMBER:** Z134-275(WE) **DATE FILED:** June 9, 2014**LOCATION:** East line of Coit Road, north of Cullum Street**COUNCIL DISTRICT:** 12 **MAPSCO:** 6-K**SIZE OF REQUEST:** Approx. 162.83 acres **CENSUS TRACT:** 318.04

APPLICANT: Centurion American**OWNER:** Texas A & M University**REPRESENTATIVES:** Halff Associates and Cumulus Design

REQUEST: An application for a Planned Development District for R-7.5(A) Single family district uses on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District, R-7.5(A) Single Family District and Specific Use Permit No. 764 for a college or university and related uses.

SUMMARY: The purpose of this request is to allow for the construction of a single family development. The single family development will consist of a mix of lot sizes that will range from 2,730 to 7,200 square foot lots.

CPC RECOMMENDATION: Approval, subject a conceptual plan and conditions**STAFF RECOMMENDATION:** Approval, subject a conceptual plan and conditions**DESIGNATED ZONING CASE**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed single family development is adjacent to and is surrounded by a mix of uses, such as retail and personal service, office and residential uses (senior living facility). The Texas A&M Agrilife Center is located south of the request site. The proposed residential development will be developed in several phases. There are two ingress/egress points into the development from Coit Road. The proposed development will be built primarily as single family detached but will provide approximately 180 townhouses within subarea 3 of the development. The proposed 900 unit single family development should have a positive impact from a land use and economic impact on the surrounding area.

The proposed 900 single family development will also reduce the development rights that are currently permitted in Planned Development District No. 850. In June 2011, the City Council approved PDD No. 850 for a mixed use development. The development rights within Planned Development District No. 850 permitted a maximum of 250 lodging uses, 2,000 single family uses, 745,000 square feet of commercial and business services, industrial, office and office showroom/warehouse uses and 135,000 square feet of institutional and community service and retail and personal service uses. Even though the intent of PDD No. 850 was to provide for the development of a research facility for sustainable development, the reduction in the development rights as it relates to density, scale and structure height could create a pedestrian friendly, walkable community that is supported by the research that is being conducted by the University.

2. *Traffic impact* – The Engineering Section of the Department Sustainable development and Construction has determined that the increased density will not have a detrimental impact upon the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan. The request site is located within a Residential Neighborhood Building Block.
4. *Justification for a Planned Development District as opposed to a straight zoning district* – The request site is located within two zoning districts: PDD No. 850 and R-7.5(A) Single Family. The proposed Planned Development District will provide the flexibility in the development rights and standards to modify the yard, lot and space regulations, and landscape requirements for the proposed single family development. A straight zoning district will not permit the flexibility that is allowed by a Planned Development District.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The proposed single family development will wrap around a portion of the Texas A&M University Research area. This area will remain a research center for the University.

Zoning History: There has not been any recent zoning requests in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Coit Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 850, R-7.5(A)	Undeveloped
North	PDD No. 895	Senior Living
South	City of Richardson	Surface parking
East	PDD No. 780 w/dr, LI w/dr, NO(A)	Offices, Undeveloped
West	CR w/SUP No. 1017, PDD No. 367, MU-1, R-7.5(A)	Offices, Retail, Commercial Amusement, Texas A&M research

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The proposed request is in compliance with the *forwardDallas! Comprehensive Plan*. The applicant proposes to development the ±162 acre tract with approximately 900 single family dwellings. The proposed development is located adjacent to the City of Richardson and is in close proximately to the City of Plano city limits.

STAFF ANALYSIS:

Land Use Compatibility: The 162.83 acre site is undeveloped and is adjacent to the variety of mixed uses, such as retail and personal service, office and residential uses (senior living facility) and the Texas A&M Agrilife Center. The proposed 900-single family development will be constructed with approximately 720-single family detached unit and approximately 180 townhouses and at a maximum height not to exceed 36 feet. In addition, the proposed development will wrap around a portion of the University's research area.

Staff's recommendation is for approval, subject to a conceptual plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
PDD No. 850 -existing	15' -Coit Otherwise no min.	No. min.	2,000 units 0.89 FAR	160' 12 stories	36%		Residential, Retail and personal services
PDD - proposed Single family	varies'	varies'	Subarea A – 160 units Subarea B – 210 units Subarea C – 340 units Subarea E – 190 units	36'	60%		Single family, accessory community center, townhouses

Landscaping: Landscaping of any development must be in accordance with Article X, as amended. However, staff is modifying the number of site trees that are required for each lot. The number of site trees for the proposed development for each subarea is:

(1) For Subareas 1, 2, and 4. Two trees per lot are required for each individual lot. A minimum of one of the two trees must be a large canopy tree.

(i) Type E lots. For Type E lots only, at least three trees per lot are required.

(2) For Subarea 3.

(i) Type A lots. For Type A lots only, one tree per lot is required.

The landscaping requirement for Article X regarding the tree for residential uses is 3 trees per lot. Staff believes that the applicant would not be able to meet the 3 trees per lot requirement in subarea 3 and lot containing less than 5,750 square feet after discussing the proposed development with the applicant's representative. Only Type E lots with a minimum lot size of 7,200 square feet will be required to comply with Article X requirements. The Planting and maintaining proper growth and maturity of the trees on each lot was a concern in discussing the tree requirements for the proposed single family development.

Traffic: The Engineering Section of the Department of Development Services has reviewed the request and determined that the proposed single family development will not have a detrimental impact upon the surrounding street system.

CPC Action (August 7, 2014)

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single family district uses, subject a revised conceptual plan and revised conditions on property zoned Planned Development District No. 850, Urban Living Laboratory Special Purpose District and Specific Use Permit No. 764 for a college or university and related uses on the east line of Coit Road, north of Cullum Street.

Maker: Peadon
Second: Shellene
Result: Carried: 11 to 0

For: 11 - Anglin, Emmons*, Rodgers, Culbreath, Bagley,
Lavallaisaa, Tarpley, Shellene, Peadon, Ridley,
Abtahi

Against: 0
Absent: 4 - Shidid, Anantasomboon, Schultz, Murphy
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 32
Replies: For: 5 Against: 0

Speakers: For: Dennis Chovan, 1201 N. Bowser Rd, Richardson, TX, 75081
For (Did not speak): Phillip Ray, 301 Tarrow, College Station, TX, 77840
Against: None

<p>LIST OF OFFICERS Centurion American</p>
--

Please see below the list of Partners and Principals for Centurion American;

Mehrdad Moayed	President and CEO
Brad Biber	Executive Vice President
Jeff Shirley	Senior Vice President – Finance
Jack Dawson	Senior President – Development
Sean Terry	Vice President – Entitlements
Dustin Warren	Vice President Finance
Vance McMurry	General Counsel
Casey Ford	Chief Financial Officer

<p>LIST OF OFFICERS Texas A&M University</p>
--

Please see below the list of Chairman and Presidents of the Board of Regents for Texas A&M University;

Richard Coke	Archibald Johnson Rose	Sterling C. Evans
Richard B. Hubbard	Frank A. Reichardt	H. C. Heldenfels
Oran Milo Roberts	Marion Sansom	L. F. Peterson
Edward B. Pickett	K. K. Legett	Clyde H. Wells
James D. Thomas	W. A. Trenckmann	H. R. Bright
George Pfeuffer	Walton Peteet	David G. Eller
W. R. Cavitt	Edward Benjamin Cushing	William A. McKenzie
Christopher C. Garrett	John I. Guion	Ross D. Margraves, Jr.
Laurence Joseph Hart	Wilfred T. Doherty	Mary Nan West
F. Marion Law	Henry B. Zachry	Donald E. Powell
George Rollie White	Eugene B. Darby	Erle Nye
Lowry Mays	John D. White	Bill Jones
Morris E. Foster	Richard A. Box	Phil Adams

<p>CPC PROPOSED PDD CONDITIONS</p>

ARTICLE ____.

PD ____.

SEC. 51P-___.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on ____, 2014.

SEC. 51P-___.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the east side of Coit Road, north of McCullum Road. The size of PD ____ is approximately 163.0 acres.

SEC. 51P-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) CORNERSIDE YARD means a side yard that abuts a street

(d) TYPE A LOTS means a minimum lot size of 2,730 square feet with a minimum lot width of 26 feet and a minimum lot depth of 105 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 80 feet

(e) TYPE B LOTS means a minimum lot size of 5,750 square feet with a minimum lot width of 50 feet and a minimum lot depth is 115 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 90 feet.

(f) TYPE C LOTS means a minimum lot size of 4,400 square feet with a minimum lot width is 40 feet and a minimum lot depth is 110 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 85 feet.

(g) TYPE E LOTS means a minimum lot area of 7,200 square feet with a minimum lot width of 60 feet and a minimum lot depth is 120 feet. Cul-de-sac and partial cul-de-sac (curb knuckle) lots shall have a minimum lot depth of 95 feet.

(h) This district is considered to be a residential zoning district.

SEC. 51P-____.104. EXHIBIT. The following exhibit is incorporated into this article: Exhibit ____A: conceptual plan.

SEC. 51P-____.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-____.106. DEVELOPMENT PLAN.

(a) A development plan that complies with the conceptual plan and this article must be submitted for each phase of development and must be approved by the city plan commission prior to the issuance of a building permit for that phase.

(b) All development plans must include a label for each lot indicating lot type (Type A thru E as defined in this article) and must include a tabulation box including the total for each lot type in compliance with this article.

SEC. 51P-____.107. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted in this district are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) Accessory community center (private) *[(Subarea 3), maximum 2,500 square feet air conditioned space]*

SEC. 51P-____.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) Guard Houses *[Two guard houses are permitted, one at each access point]*

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations contained in Section 51A-4.112, R-7.5(A) Single Family District, apply to this planned development district.

(b) Cornerside yard. Minimum cornerside yard is 15 feet.

(c) Guard house. A maximum of two guard houses are permitted in the front yard as shown on the conceptual plan.

(d) Subarea 1

(1) Front yard. Minimum front yard is:

(a) Type B lots, minimum front yard is 20 feet.

(b) Type C lots, minimum front yard is 20 feet.

(c) Type E lots, minimum front yard is 25 feet.

(2) Side yard. Minimum side yard is 5 feet

(3) Rear yard. Minimum rear yard is 5 feet

(4) Density. Total maximum number of dwelling units is 170

(a) Type B lots. Maximum number of dwelling units is 70.

(b) Type C lots. Maximum number of dwelling units is 65.

(c) Type E lots. Maximum number of dwelling units is 35.

(5) Height. Maximum structure height is 36 feet.

(6) Lot Size.

(a) Type B. Minimum lot size is 5,750 square feet.

(b) Type C. Minimum lot size is 4,400 square feet.

(c) Type E. Minimum lot size is 7,200 square feet.

- (7) Stories. Maximum number of stories above grade is 2.

(e) Subarea 2 – Type B Lots

- (1) Front yard. Minimum front yard is 20 feet.
- (2) Side yard. Minimum side yard is 5 feet:
- (3) Rear yard. Minimum rear yard is 5 feet.
- (4) Density. Maximum number of dwelling units is 215.
- (5) Height. Maximum structure height is 36 feet.
- (6) Lot size. Minimum lot area is 5,750 square feet.
- (7) Stories. Maximum number of stories is 2.

(f) Subarea 3

- (1) Front yard. Minimum front yard is:
 - (a) Type A lots, minimum front yard is 25 feet.
 - (b) Type C lots, minimum front yard is 10 feet.
- (2) Side yard. Minimum side yard is:
 - (a) Type A lots, minimum side yard is 0 feet.
 - (b) Type C lots, minimum side yard is 5 feet.
- (3) Rear yard. Minimum rear yard is:
 - (1) Type A lots, minimum rear yard is 5 feet
 - (2) Type C lots, Minimum rear yard is 20 feet.
 - (i) For cul-de-sacs, minimum rear yard is 5 feet.
- (4) Density. Total maximum number of dwelling units is 345.
 - (a) Type A lots. Maximum number of dwelling units is 180.

- (b) Type C lots. Maximum number of dwelling units is 165.
- (5) Height. Maximum structure height is 36 feet.
- (6) Lot size.
 - (a) Type A. Minimum lot size is 2,730 square feet.
 - (b) Type C. Minimum lot size is 4,400 square feet.
- (7) Stories. Maximum number of stories above grade is 2.
- (g) Subarea 4
 - (1) Front yard. Minimum front yard is:
 - (a) Type B lots, minimum front yard is 20 feet.
 - (b) Type C lots, minimum front yard is 20 feet.
 - (c) Type E lots, minimum front yard is 20 feet.
 - (2) Side yards. Minimum side yard is 5 feet.
 - (3) Rear yard. Minimum rear yard is:
 - (a) Type B lots. Minimum rear yard is 5 feet
 - (b) Type C lots. Minimum rear yard is 20 feet
 - (c) Type E lots. Minimum rear yard is 5 feet
 - (4) Density. Total maximum number of dwelling units is 185.
 - (a) Type B lots. Maximum number of dwelling units is 95.
 - (b) Type C lots. Maximum number of dwelling units is 70.
 - (c) Type E lots. Maximum number of dwelling units is 20.
 - (5) Height. Maximum structure height is 36 feet.

(6) Lot size.

- (a) Type B. Minimum lot size is 5,750 square feet.
- (b) Type C. Minimum lot size is 4,400 square feet.
- (b) Type E. Minimum lot size is 7,200 square feet.

(7) Stories. For single family uses, maximum number of stories above grade is 2.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

(a) Except, as provided in this district, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) An accessory community center (private), Subarea 3 only. Off-street parking ratio for an accessory community center (private) is one space per 200 square feet of floor area. A minimum of 15 spaces is required.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING AND TREE MITIGATION.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Accessory community center (private). For an accessory community center (private), landscaping must be in accordance with Article X, as amended.

(c) Single family uses. The following tree requirements apply.

(1) For Subareas 1, 2, and 4. Two trees per lot are required for each individual lot. A minimum of one of the two trees must be a large canopy tree.

(i) Type E lots. For Type E lots only, at least three trees per lot are required. A minimum of one tree must be a large canopy tree.

(2) For Subarea 3.

(i) Type A lots. For Type A lots only, one tree per lot is required.

(d) Common areas. Common areas must be landscaped in accordance with the development plans.

(e) Street Trees.

(1) Street trees must be provided along the main street and provided at one tree per 50 linear feet of street.

(2) Trees must be evenly distributed along both sides of the street and at a consistent depth within 10-feet of the back of curb.

(3) The installation of street trees must be completed with the completion of each subarea addition.

SEC. 51P-____.113. FENCES

(a) A minimum six-foot-high perimeter fence is required as shown on the conceptual plan. The fence material could consist of oriental metal, masonry, or wood or any combination.

(b) Pedestrian or vehicular access gates are prohibited on the exterior or interior fences.

SEC. 51P-____.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-____.115. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

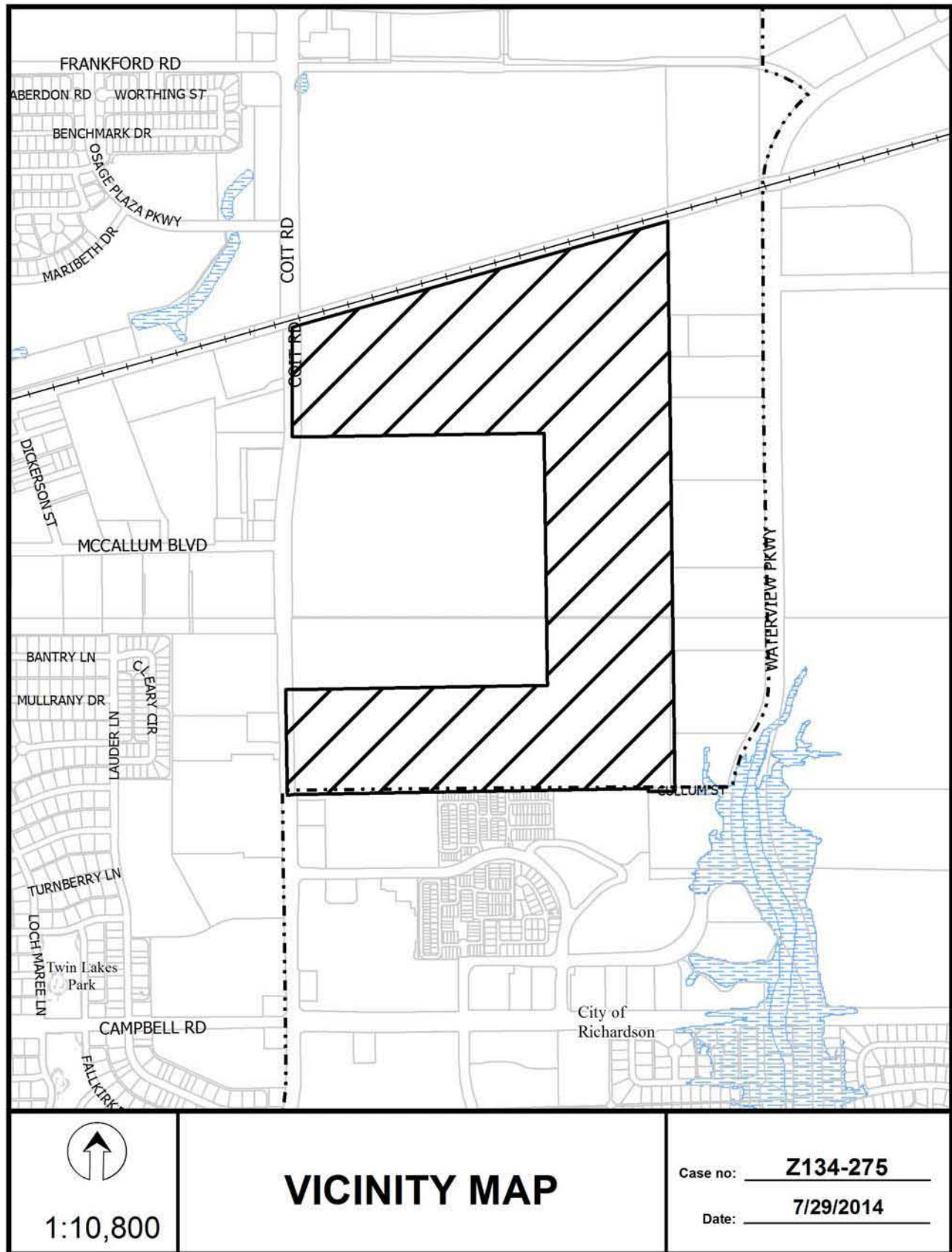
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

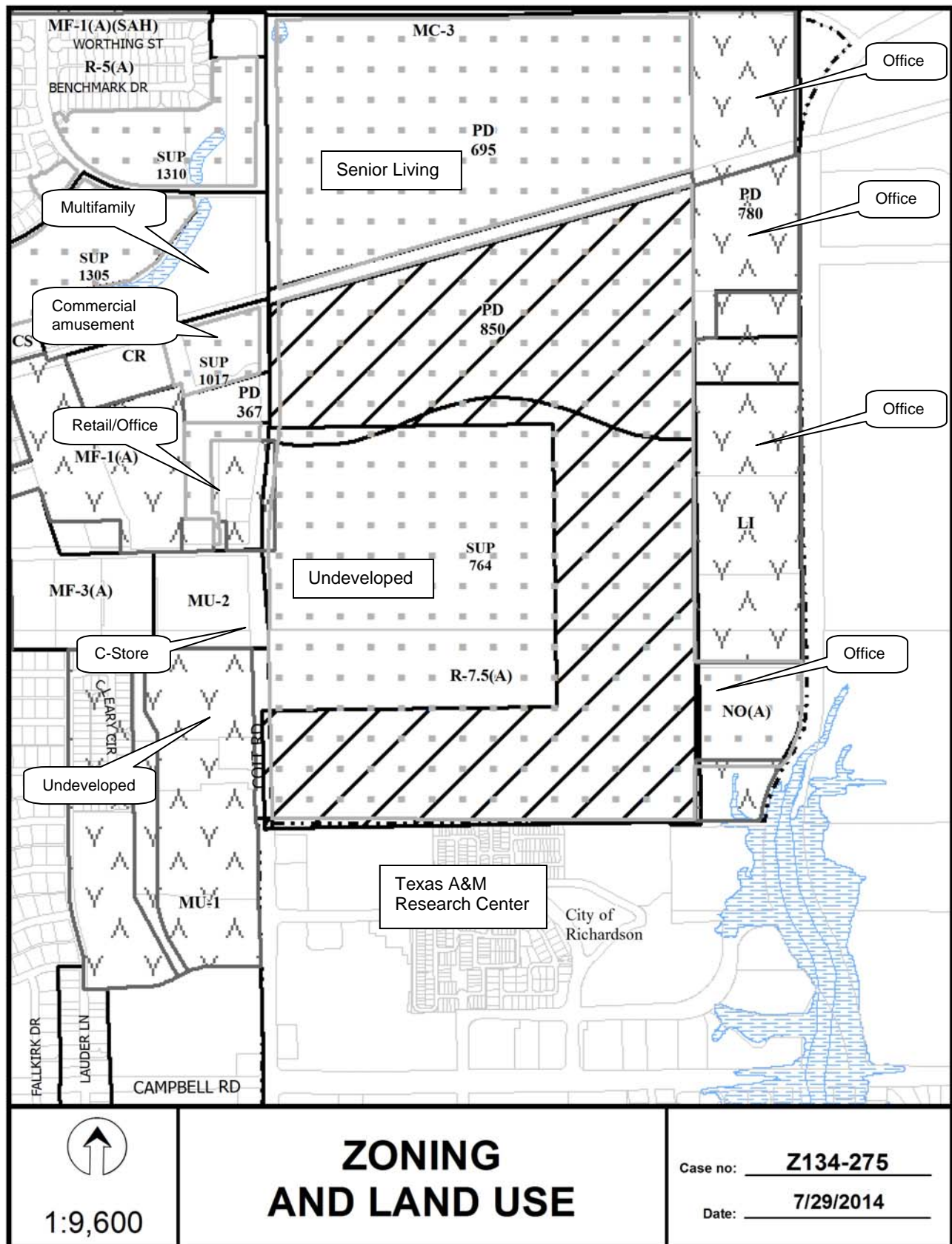
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

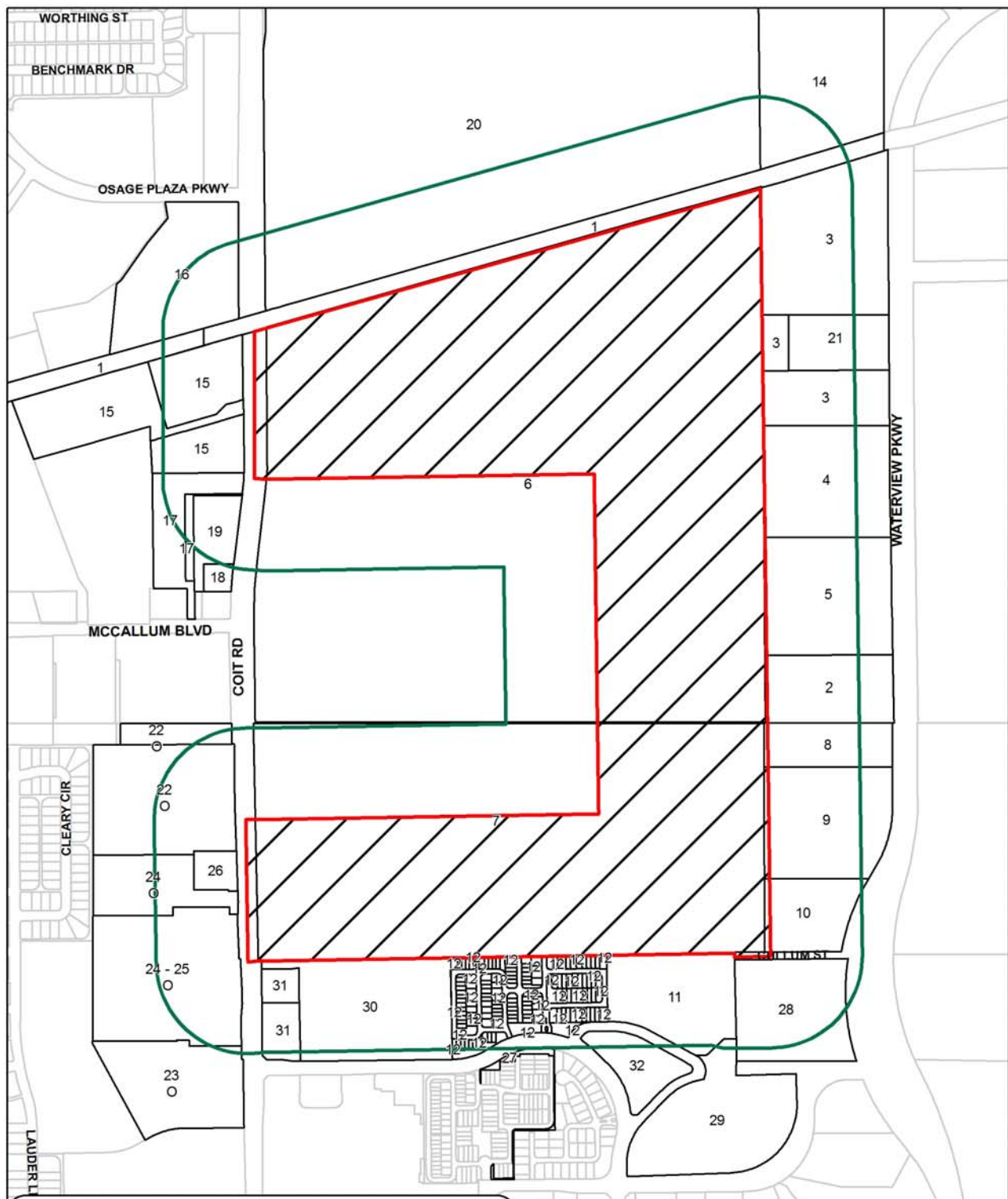








CPC RESPONSES



<u>32</u>	Property Owners Notified (186 parcels)
<u>5</u>	Replies in Favor (5 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>8/7/2014</u>	Date

Z134-275
CPC



1:8,400

Notification List of Property Owners

Z134-275

32 Property Owners Notified

4 Property Owners in Favor 0

Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1		DALLAS AREA RAPID TRANSIT
	2	17217 WATERVIEW	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
	3	WATERVIEW	DALLAS INTERNATIONAL SCHOOL
	4	17787 WATERVIEW	INTERVOICE INC
	5	17655 WATERVIEW	GVAOI/SR WATERVIEW VENTURE LLC
	6	17300 COIT	TEXAS A&M UNIVERSITY
	7	17100 COIT RD	TEXAS A & M UNIVERSITY
	8	17217 WATERVIEW	BOARD OF REGENTS OF THE UNIVERSITY
	9	17201 WATERVIEW	DIGITAL WATERVIEW LLC
	10	17111WATERVIEW	ECLIPSE ELECTRONIC SYSTEMS INC
	11	2140 LAKE PARK	BTMU CAPITAL LEASING & FINANCE INC
	12	1354 CASPIA LN	LAKE PARK TOWNHOMES II LTD
	13	1322 CASPIA LN	LAKE PARK TOWNHOMES II LTD
	14	18325 WATERVIEW	PRIME DIAMOND INVESTMENT LTD
	15	17713 COIT	HILDERBRAND PARTNERSHIP THE
	16	17817 COIT	HUNTER'S RUN APARTMENTS LP
	17	17613 COIT	FRIENDLY ACCESS SELF STORAGE LTD
	18	17501 COIT	ROSSMORE ENTERPRISES
	19	17509 COIT	HH SUNSHINE INVESTMENT TX LP
	20	8000 FRANKFORD	REDWOOD-ERC DALLAS LLC
	21	17919WATERVIEW	BOARD OF REGENTS OF THE
O	22	17001 COIT RD	PAVILLION MCCALLUM
O	23	16623 COIT RD	PAVILLION COURT HOLDINGS
O	24	16731 COIT RD	PAVILLION COURT HOLDING
O	25	16731 COIT RD	TARGET CORPORATION

Z134-275(WE)

08/08/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	26	16831 COIT RD	PAVILLION COURT HOLDING
	27	1209 LAKE VISTA LN	LAKE PARK TOWNHOMES LTD
	28	2201 WATERVIEW	LENNOX COMMERCIAL REALTY
	29	2100 LAKE PARK WAY	LENNOX COMMERCIAL
	30	2220 COIT RD	HD DEVELOPMENT PPTIES LP
	31	2230 COIT RD	DIABLO INVESTMENT CO
	32	2125 LAKE PARK BLVD	UNIVERSITY WORLD OWNERS

AGENDA ITEM # 73

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: August 27, 2014

COUNCIL DISTRICT(S): 6

DEPARTMENT: Sustainable Development and Construction

CMO: Theresa O'Donnell, 671-9195

MAPSCO: 52 B; F

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z123-274(WE)

ACM: Theresa O'Donnell**FILE NUMBER:** Z123-274 (WE) **DATE FILED:** April 29, 2013**LOCATION:** East line of North Walton Walker Freeway, south of West Jefferson Boulevard**COUNCIL DISTRICT:** 6 **MAPSCO:** 52- B & F**SIZE OF REQUEST:** Approx. 0.76 acres **CENSUS TRACT:** 107.04

APPLICANT/ OWNER: David & Hector Varela**REPRESENTATIVE:** Santos Martinez, MasterPlan**REQUEST:** An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of this request is to allow for the development of retail type uses on the site.**CPC RECOMMENDATION:** Approval with deed restrictions volunteered by the applicant**STAFF RECOMMENDATION:** Denial**DESIGNATED ZONING CASE**

BACKGROUND INFORMATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed RR Regional Retail District may have a negative impact on the residential uses due to the type of uses that are permitted within the RR District such as machinery, heavy equipment or truck sales and services, outside sales, and vehicle display, sales and services. These uses are not compatible or conducive to a low-density residential development but are more suitable to serve a regional area.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the applicant's request will not have a negative impact on the street system. The request site fronts on the Walton Walker frontage Road and North Ira Avenue. However, any utilization of the internal streets to access this site (North Ira Avenue) could have a negative impact upon the residential neighborhood dependent upon the type of RR Regional Retail District uses.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The plan shows the request site located in a Residential Building Block. NS(A) Neighborhood Service District or low-intensity office districts could be more compatible because the Comprehensive Plan envisions some of these low-intensity uses at certain locations along major roadways adjoining residential neighborhoods.

BACKGROUND INFORMATION:

- The applicant's request for an RR Retail Regional District will allow for a variety of retail and personal services uses on the site. The applicant has expressed that the site may be used for vehicle overflow from a proposed vehicle display, sales and service. A zoning case is being proposed to permit a vehicle display, sales and service use on a property located on Jefferson Boulevard (companion case).
- The applicant has held several meetings within the community to discuss the proposed zoning case. As a result of the meetings, the attendees recommended that certain uses are prohibited from being developed on the site. The applicant has agreed to volunteered deed restrictions that reflects the community's recommendation to prohibit specific uses on the site.
- The request site is adjacent to an R-7.5(A) Single Family District where the development is primarily single family uses. The property north of the site is undeveloped.

Zoning History: There are two zoning changes requested in the area.

1. **Z123-275** An application for an RR-D Regional Retail District and deed restrictions volunteered by the applicant with retention of a D Overlay on property zoned a CR-D Community Retail District (companion case).
2. **Z134-201** An application for a CS-D Commercial Service District with retention of a D Overlay on property zoned a CR-D Community Retail District. (not shown on the history map)

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped, Single Family
North	R-7.5(A)	Undeveloped
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Walton Walker Freeway

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The request site is located within an area that limits office uses and is in close proximity to residential uses. The RR District is a more intensive district than the surrounding LO-3 District. The proposed RR Regional Retail District could have a negative impact on the adjacent uses even though the request site is adjacent to a frontage road.

STAFF ANALYSIS:

Land Use Compatibility: A portion of the 0.76-acre site is undeveloped with the remainder of the site being developed with single family uses. The site is located in a residential area where a portion of the street frontage is on North Walton Walker Service Road and several residential streets.

The applicant's request for an RR regional Retail District will allow for the development of various retail and personal service uses. Certain uses that are permitted within the RR District are not compatible when adjacent to low residential uses.

Even though the applicant has volunteered deed restrictions that prohibit the development of certain uses on site, staff is concerned with the impact the remaining intrusive use may have on the adjacent residential uses. Uses such as a machinery, heavy equipment or truck sales and services, auto service center or a vehicle or engine repair or maintenance use could potential have a negative impact on a stable residential area.

Staff is also concerned that any encroachment of the RR Regional Retail District into a residential area could have a negative impact on the surrounding uses. Even though the site has street frontage on a service road and residential street and will be limited in the structure height due to the residential adjacency, an RR Regional Retail District is intended to “provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low-density residential development.” There is an undeveloped tract of land that is zoned for CR-D Community Retail District uses that is located north of the request site at the southeast corner of North Walton Walker Freeway and West Jefferson Boulevard that could be developed to serve the adjacent neighborhood.

Staff’s recommendation is for denial. However, On July 10, 2014, the City Plan Commission recommended approval, subject to the deed restrictions volunteered by the applicant.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
RR - proposed Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Walton Walker	Variable lane widths		
North Ira Avenue	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

CPC Action (December 5, 2013)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until February 6, 2014.

Maker: Hinojosa
Second: Bernbaum
Result: Carried: 12 to 0

For: 12 - Soto, Rodgers, Shidid, Hinojosa, Lavallaisaa,
Tarpley, Shellene, Bernbaum, Peadon, Murphy,
Ridley, Alcantar

Against: 0
Absent: 3 - Anglin, Culbreath, Bagley
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

CPC Action (February 6, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until March 20, 2014.

Maker: Hinojosa
Second: Ridley
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley*, Tarpley, Shellene, Schultz,
Peadon, Murphy, Ridley, Alcantar

Against: 0
Absent: 1 - Lavallaisaa

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: None

CPC Action (March 20, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until April 17, 2014.

Maker: Anantasomboon

Second: Shidid

Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy*, Ridley, Alcantar

Against: 0

Absent: 2 - Culbreath, Shellene

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: None

CPC Action (April 17, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until May 8, 2014.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley*,
Shellene, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None

CPC Action (May 8, 2014)

Motion: In considering an application for an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until May 22, 2014.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 13 to 0

For: 13 - Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 2 - Anglin, Lavallaisaa
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0
Speakers: None

CPC Action (May 22, 2014)

Motion: In considering an application for an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until June 19, 2014.

Maker: Anantasomboon
Second: Shellene
Result: Carried: 14 to 0

For: 14 - Anglin, Soto, Rodgers, Culbreath, Shidid*,
Anantasomboon, Bagley*, Lavallaisaa, Tarpley,
Shellene, Peadon, Murphy*, Ridley, Abtahi*

Against: 0
Absent: 1 - Schultz
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0
Speakers: None

CPC Action (June 19, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until July 10, 2014.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Abtahi

Against: 0

Absent: 2 - Murphy, Ridley

Vacancy: 0

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: For: Sharon Graham, 115 North Tatum Ave., Dallas, TX, 75211
Against: None

CPC Action (July 10, 2014)

Motion: In considering an application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard, it was moved to **hold** this case under advisement until July 24, 2014.

Maker: Anantasomboon

Second: Shidid

Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0

Absent: 2 - Shellene, Murphy

Vacancy: 0

Notices: Area: 200 Mailed: 21

Replies: For: 0 Against: 0

Speakers: None

CPC Action (July 24, 2014)

Motion: It was moved to recommend **approval** of an RR Regional Retail District, subject to revised deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Culbreath*, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz,
Peadon, Murphy, Ridley, Abtahi

Against: 1 - Bagley
Absent: 2 - Rodgers, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices:	Area: 200	Mailed: 21
Replies:	For: 0	Against: 0

Speakers: None

**Applicant's Proposed
Deed Restrictions**

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, David Varela ("the Owner"), is the owner of the following d.r.rib.d property ("the Property"), being in particular tract of land out of the Enoch Horton Survey, Abstract No. 613, City Block 2118342, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Rosendo Galvan, by deed dated January 1, 2001, and recorded in the Instrument Number 200100704180, in the Deed Records of Dallas County, Texas, and tract of land conveyed to the Owner by Eladio Lopez, by deed dated August 13, 2003, and recorded in Instrument Number 20036119505, in the Deed Records of Dallas County, Texas, and a tract of land conveyed to the Owner by Conseco Finance Servicing Corporation KA Green Tree Financial Servicing Corporation, by deed dated February 7, 2003, and recorded in Instrument Number 200302709127, in the Deed Records of Dallas County, Texas, and a tract of land conveyed to the Owner by Hector Varela, by deed dated January 76, 2014, and recorded in Instrument Number 201400011094, in the Deed Records of Dallas County, Texas and being more particularly described as follows:

See Exhibit A

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following main uses are prohibited:

Industrial uses.

- Gas drilling and production
- Temporary concrete or asphalt batching plant.

Institutional and community services uses.

- Halfway house.

Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official].

Office uses.

- Alternate financial establishment.

Recreational uses.

- County club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf course.

Residential uses.

- College dormitory, fraternity, or sorority house.

Retail and personal service uses.

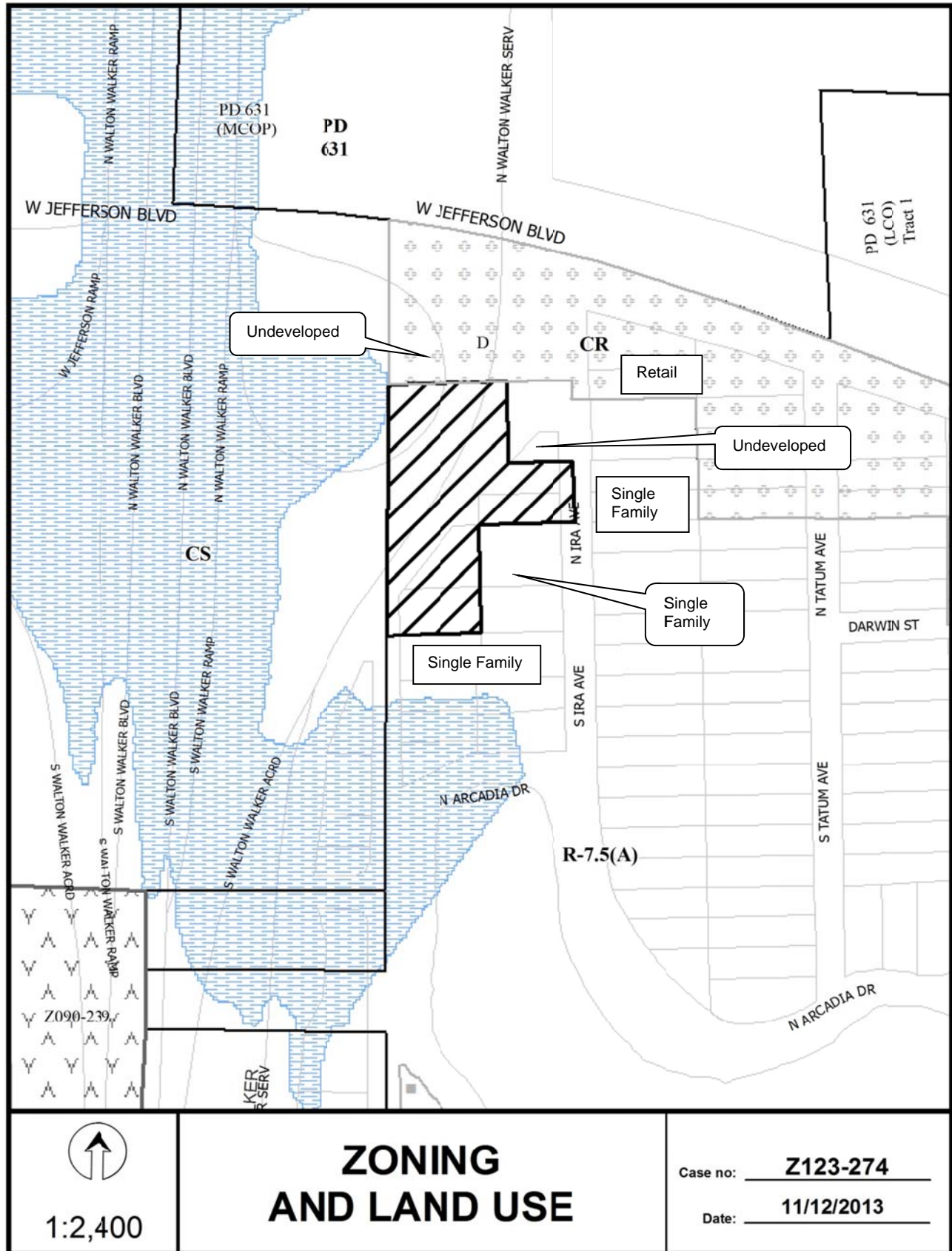
- Alcoholic beverage establishment.
- Car wash [limited to a tunnel service use only].
- Commercial amusement (inside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- General merchandise or food store 100,000 square feet or more.
- Liquor store.
- Pawn shop.
- Swap or buy shop.

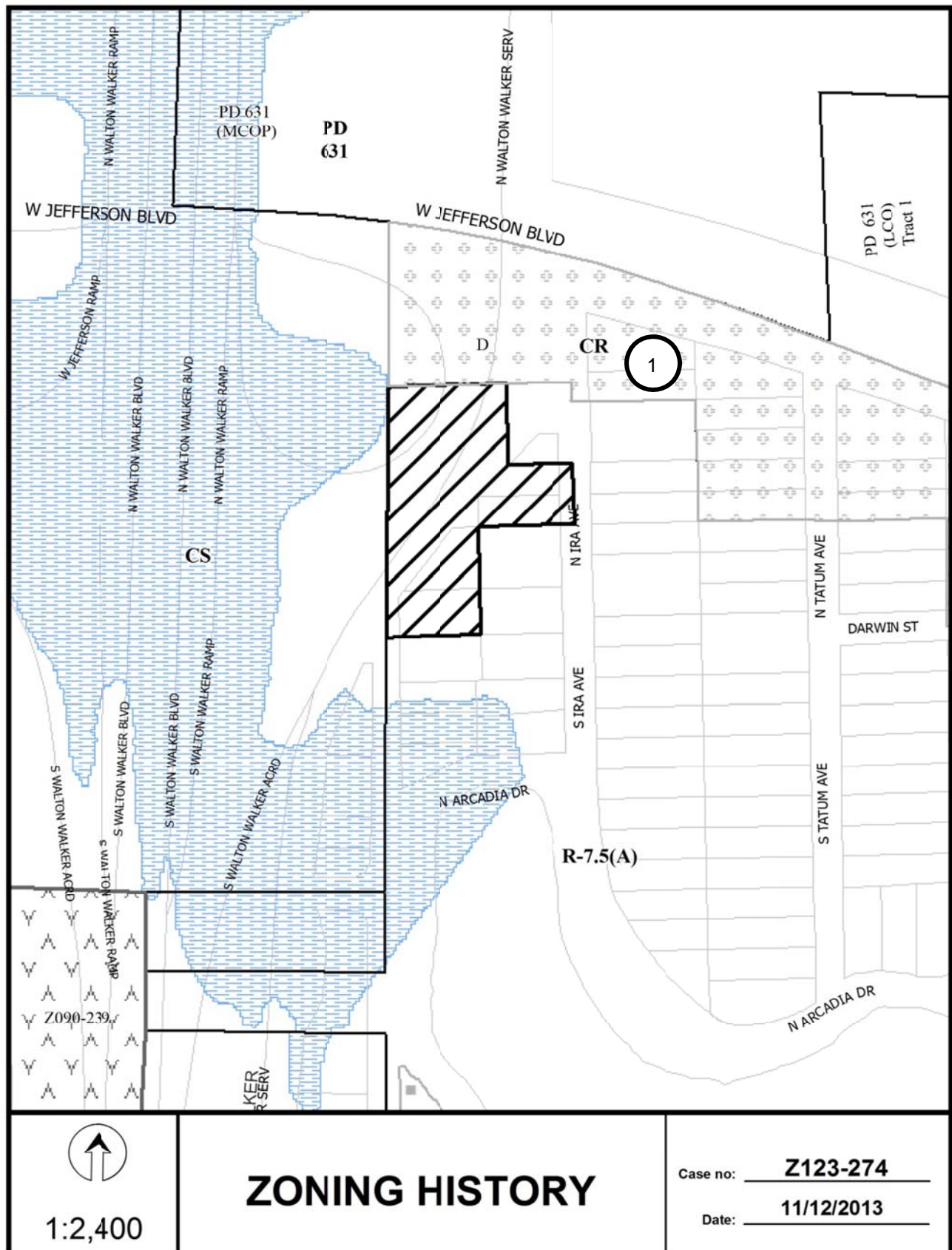
Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger station or transfer center.

Wholesale, distribution, and storage uses.

- Recycling buy back center.







Notification List of Property Owners

Z123-274

21 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	119	IRA AVE	VARELA DAVID
2	206	IRA AVE	VARELA DAVID
3	108	SMITH ST	VARELA HECTOR & SANDRA
4	110	IRA AVE	COUCH TAWANA
5	106	IRA AVE	CENTRO DE ADORACION
6	106	IRA AVE	MENDEZ PATRICIA
7	110	IRA AVE	ALEMAN LINDA
8	118	IRA AVE	JONES LEROY A
9	111	IRA AVE	FOSTER CLEOPLE &
10	103	IRA AVE	LERMA DIONISIO ARROYO
11	104	SMITH ST	ESPARZA RAUL TORRES &
12	101	IRA AVE	ALVAREZ JOSE DE JESUS &
13	106	SMITH ST	MORALES MARIA GUILLERMINA
14	107	IRA AVE	COOK JOHN H
15	115	IRA AVE	VILLANEDA MARIA GUADALUPE
16	110	SMITH ST	ANDRADE HILARIO LEIVA &
17	114	SMITH ST	GONZALEZ MARIA LUISA
18	103	SMITH ST	TARRANT JOAN SMITH
19	103	SMITH ST	WEBSTER LOLA B
20	107	SMITH ST	STARNES ALTON L
21	202	IRA AVE	GONZALES BERNARDINO O

AGENDA ITEM # 74

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 52 B; F

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z123-275(MW)

FILE NUMBER: Z123-275 (MW) **DATE FILED:** April 29, 2013

LOCATION: South side of West Jefferson Boulevard, east side of North Ira Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 52-B, F

SIZE OF REQUEST: ± 0.472 acre **CENSUS TRACT:** 107.04

APPLICANT/OWNER: David and Hector Varela

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay

SUMMARY: The applicant intends to utilize the site for vehicle display, sales and service and has volunteered deed restrictions to prohibit certain uses that are objectionable to the neighborhood. The D Liquor Control Overlay will be retained.

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Denial.

DESIGNATED ZONING CASE

BACKGROUND INFORMATION:

Staff recommends denial based upon the following:

1. *Performance impacts upon surrounding property* – The proposed RR Regional Retail District is not intended to be located in areas of low density residential development and has the potential to negatively impact the surrounding property due to the intensity of the uses that are permitted such as vehicle or engine repair or maintenance and vehicle display, sales and service. The applicant has volunteered deed restrictions to prohibit some of the more intense uses allowed in both the CR Community Retail and RR Regional Retail Districts. However, the volunteered deed restrictions do not address the yard, lot, and space regulations, which allow for more intense development rights on the request site than would typically be found adjoining a residential neighborhood.
2. *Traffic impact* – The Engineering Section has reviewed the requested amendment and determined that the surrounding roadway system can accommodate the additional number of trips that could be expected from this more intense zoning district. However, from a land use perspective, the addition of more intense uses could increase traffic on Ira Avenue, the residential street from which the request site is accessed.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request does not comply with the Comprehensive Plan, which identifies the request site as in a “Residential Building Block”. The existing CR Community Service is intended to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities.

BACKGROUND INFORMATION:

- The ±0.475-acre request site is developed with ±1,064-square-foot building which operates as an office use [dba Auto Titulus de Texas].

Zoning History:

1. **Z123-274** An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District. The City Plan Commission will consider this case on June 19, 2014. Staff has also recommended denial of this request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Ira Avenue	Local	50 feet
West Jefferson Boulevard	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that the surrounding roadway system can accommodate the additional number of trips that could be expected from this more intense zoning district.

Surrounding Land Use:

	Zoning	Land Use
North	PDD No. 631	Auto-related use
East	CR-D	Converted residence; outside storage
South	R-7.5(A)	Single family
West	CR-D	Walton Walker Boulevard right-of-way

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a "Residential Building Block".

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The applicant's request for an RR Regional Retail District in this area of the City is not consistent with the Comprehensive Plan.

Land Use Compatibility:

The ±0.475-acre request site is developed with a ±1,064-square-foot building which operates as an office use [dba Auto Titulus de Texas] and surrounded by what appears to be an auto-related use to the north; a converted residence, which appears to be occupied with a non-residential use with outside storage to the east; single family residential to the south and Walton Walker Boulevard right-of-way to the west.

The existing CR Community Retail District is intended to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The requested RR Regional Retail District will allow for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low density residential development. Planned Development District No. 631, the West Davis Special Purpose District, adjacent to the north of the request site, is intended to accommodate single family residential, light to medium commercial and office uses and mixed use development.

The applicant has volunteered deed restrictions to prohibit certain uses that are objectionable to the neighborhood, as determined in a neighborhood meeting. However, the volunteered deed restrictions do not address the yard, lot, and space regulations, which allow for more intense development rights on the request site. The requested RR Regional District is considered incompatible with the adjacent single family residential development. Therefore, staff does not support the applicant's request.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	RPS Visual Intrusion	Retail and personal service, office
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	RPS U-form setback Visual Intrusion	Retail and personal service, office

Landscaping:

New development on the site will require landscaping in accordance with Article X of the Dallas Development Code.

CPC Action: July 24, 2014:

Motion: It was moved to recommend **approval** of an RR Regional Retail District with deed restrictions volunteered by the applicant, subject to revised deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue.

Maker: Anantasomboon
Second: Schultz
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Culbreath*, Shidid,
Anantasomboon, Lavallaisaa, Tarpley, Schultz, Peadon,
Murphy, Ridley, Abtahi

Against: 1 - Bagley
Absent: 2 - Rodgers, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 1

Speakers: For: Dallas Cothrum, 900 Jackson St., Dallas, TX, 75202
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, David Varela ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Enoch Horton Survey, Abstract No. 613 , City Block 20/8342 , City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Robert Winford Cason, by deed dated October 25, 2000, and recorded in Instrument Number 200020803304, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit A

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following main uses are prohibited:

Commercial and business service uses.

- Machinery, heavy equipment, or truck sales and service.
- Vehicle or engine repair or maintenance.

Industrial uses.

- Gas drilling and production
- Temporary concrete or asphalt batching plant.

Institutional and community services uses.

- Halfway house.

Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

Miscellaneous uses.

- Carnival or circus (temporary).

Office uses.

- Alternate financial establishment.

Recreational uses.

- County club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf course.

Residential uses.

- College dormitory, fraternity, or sorority house.

Retail and personal service uses.

- Alcoholic beverage establishment.
- Auto service center.
- Car wash.
- Commercial amusement (inside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- General merchandise or food store 100,000 square feet or more.
- Liquor store.
- Pawn shop.
- Swap or buy shop.

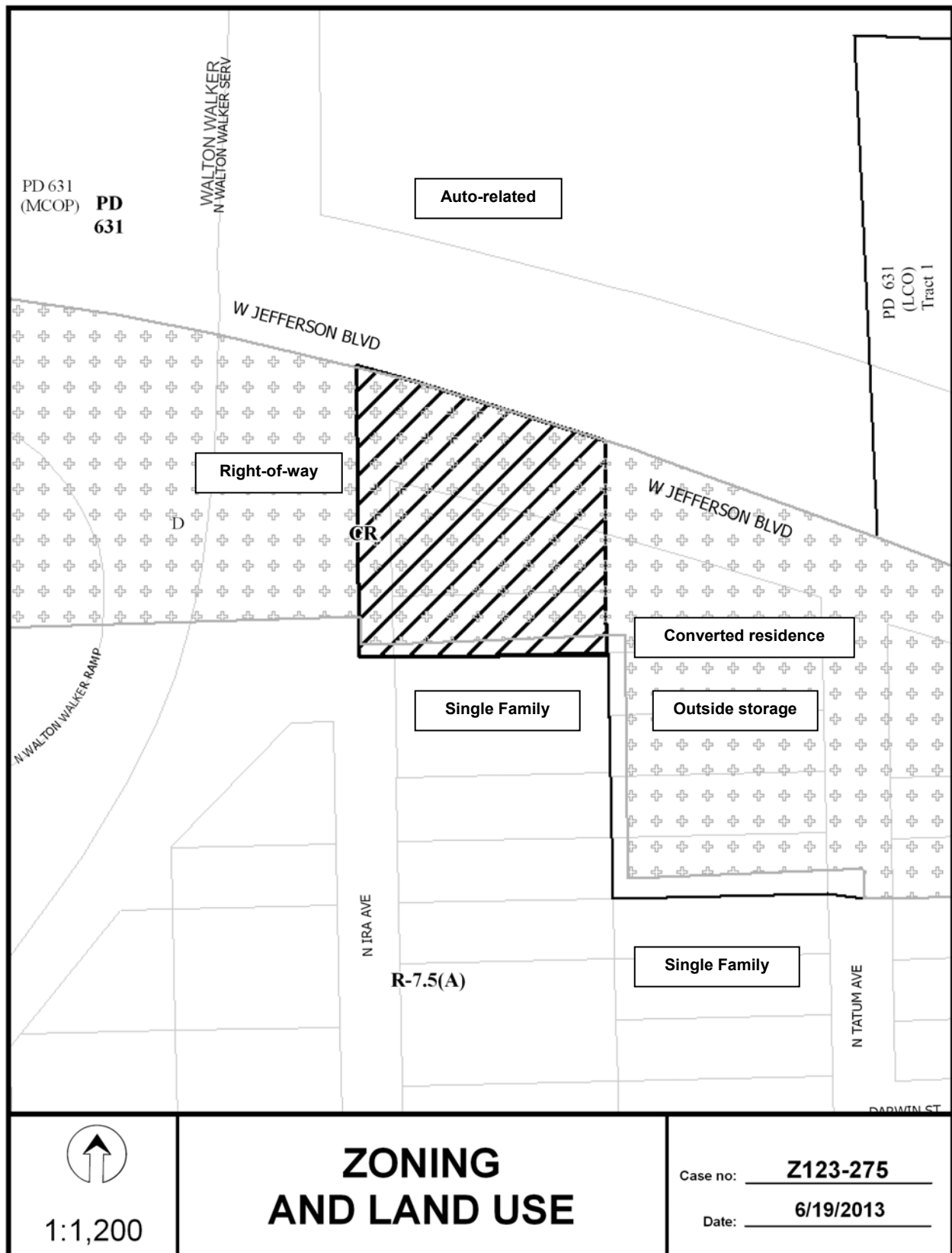
Transportation uses.

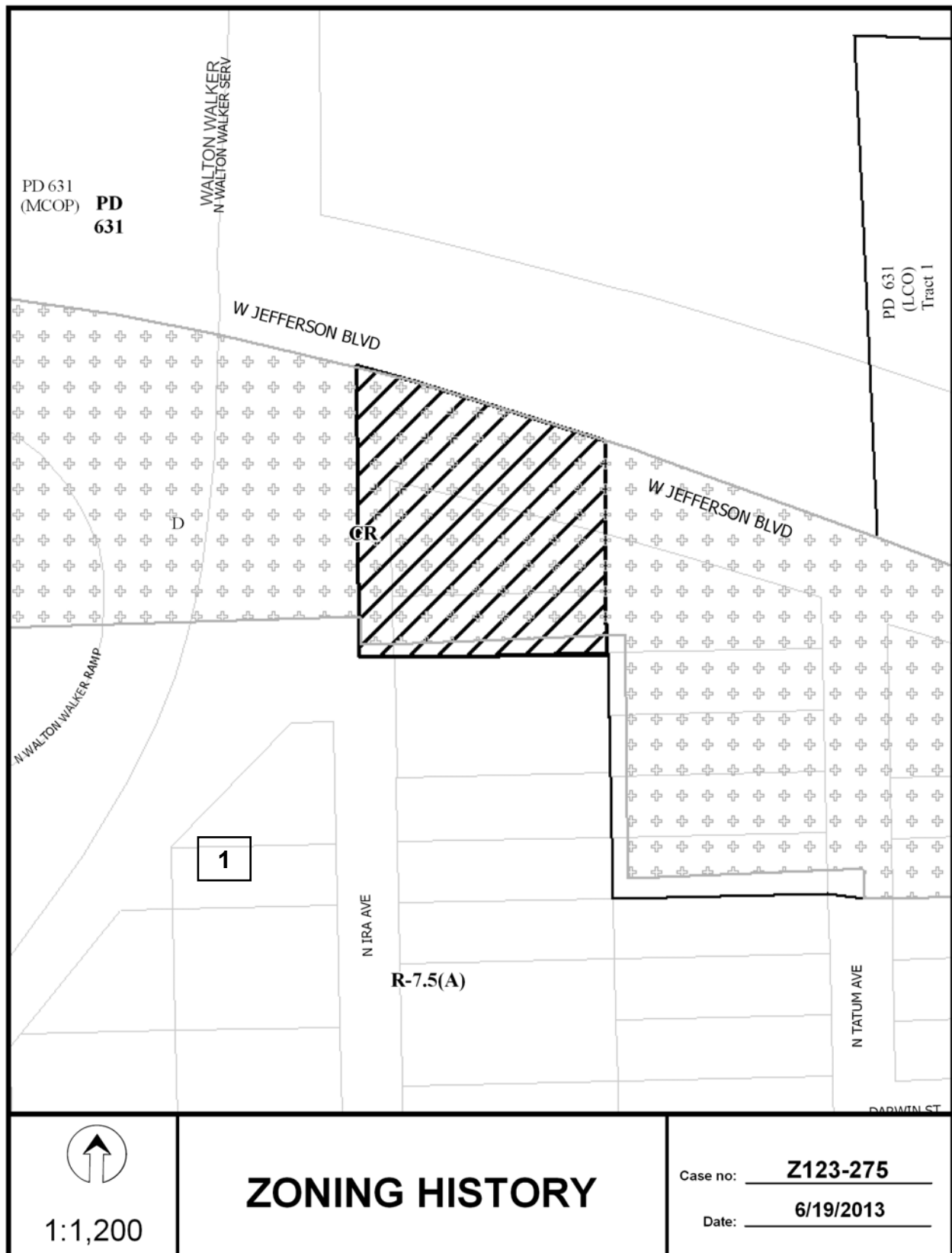
- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger station or transfer center.

Wholesale, distribution, and storage uses.

- Recycling buy back center.









Reply List of Property Owners

Z123-275

***9 Property Owners Notified
Owners Opposed***

1 Property Owners in Favor

1 Property

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	206 IRA AVE	VARELA DAVID
O	2	5601 JEFFERSON BLVD	MARSHALL FREDERICK S
	3	5500 JEFFERSON BLVD	GONZALES GUSTAVO
	4	115 TATUM AVE	WALKER MANITA
X	5	111 TATUM AVE	MUNOZ CHRIS
	6	110 IRA AVE	ALEMAN LINDA
	7	118 IRA AVE	JONES LEROY A
	8	119 IRA AVE	VARELA DAVID
	9	202 IRA AVE	GONZALES BERNARDINO O

AGENDA ITEM # 75

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-197(CE)

FILE NUMBER: Z134-197(CE)

DATE FILED: March 20, 2014

LOCATION: South of May Hall Street along the west line of Sparks Street

COUNCIL DISTRICT: 4

MAPSCO: 55-B

SIZE OF REQUEST: Approx. 0.2867 acres

CENSUS TRACT: 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. While the property comprises 4 lots, a preliminary plat has been approved to replat the lots into 2 lots so that the applicant can construct 2 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
2. *Traffic impact* – The surrounding street system can accommodate the requested zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
4. The volunteered deed restrictions are insufficient for permitting purposes. The following need to be addressed:
 - a. Item # 6 – Define the materials that a porch may be screened with and to what height.
 - b. Item #8 – Clarify “clearly delineated” (i.e. via labeling of the porch).
 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Undeveloped, Single family
South	R-5(A)	Single Family
West	PDD No. 571 SD 2	Undeveloped

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments. While the townhouse zoning is consistent with the building block, the haphazard rezoning at random locations in the neighborhood is inconsistent with planning principles and will not contribute to its long term viability.

Area Plans:

The Trinity River Corridor Comprehensive Land Use Plan, March 2005, displays 'Residential – Neighborhood Infill' to reflect continued single family use within the area.

Pending Plan:

This neighborhood has been targeted by the city in conjunction with area stakeholders for redevelopment. As a result, a plan called the "The Bottom Urban Structure and Guidelines" will be presented to City Council in the near future. The plan will address "the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision". Subsequent to approval of the plan, a city authorized hearing will be initiated to rezone the area in a manner consistent with the plan. Because the applicant wants to start construction before the rezoning of the area, this request has been submitted with volunteered deed restrictions. However, the applicant's request does not address concerns with maintaining the character of the structures in the area, which the plan is meant to address. Rezoning of this property will be the catalyst for the rest of the neighborhood. It is imperative that it is consistent with the neighborhood's vision.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
TH-1(A) Townhouse	0'	0'	6 Dwelling Unit/ Acre	36'	60%		Single family
Existing							
R-7.5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

CPC Minutes – July 10, 2014

Z134-197(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street along the west line of Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 46
Replies: For: 1 Against: 0

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, Texas Heavenly Homes, Ltd., a Limited Partner ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the W.S. Beatty Survey, Abstract No. 57, City Block 1/7675, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Instrument Numbers: 201100199862; 200900144202; 200900259741; 20080008418 of the O.P.R.D.C.T. and being more particularly described as follows:

Lots 32 thru 36 in Block 1/7675 of the Dewberry Addition out of the W.S. Beatty Survey, Abstract No. 57 in the City of Dallas, Dallas County, Texas having the addresses of 431 Sparks Street, 429 Sparks Street, 425 Sparks Street, and 427 Sparks Street Dallas, TX 75203.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

See Exhibit A

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

Z134-197

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 19th day of March, 2014.

Texas Heavenly Homes, Ltd.

Owner

By: 

Printed Name: Gabriel Meadows

Title: Limited Partner & President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee

By: _____

Printed Name: _____

Title: _____

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

By: _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet.
Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

List of Partners/Principals/Officers

List of Partners/Principals/Officers

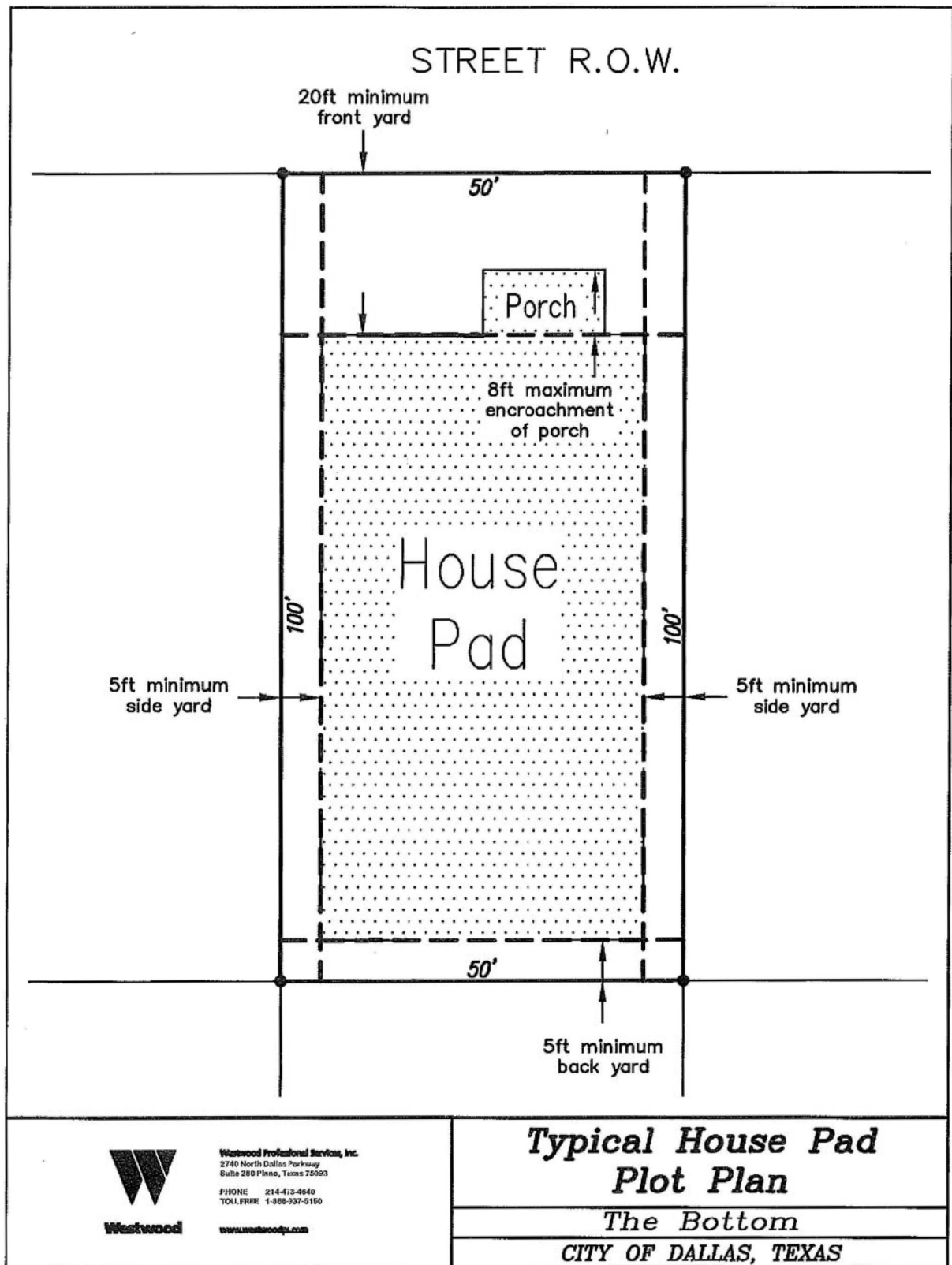
Texas Heavenly Homes, Ltd

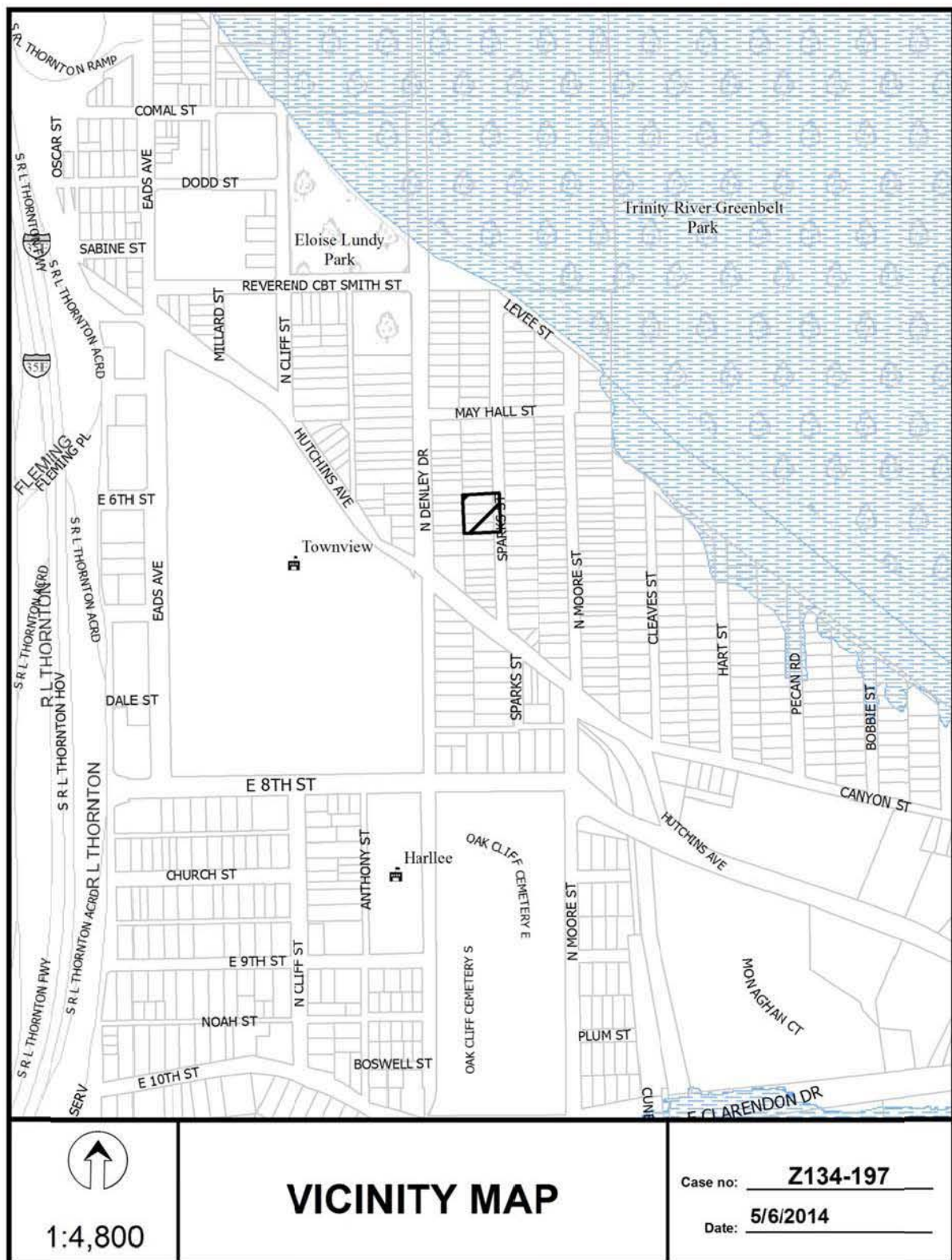
Dallas, TX.

- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

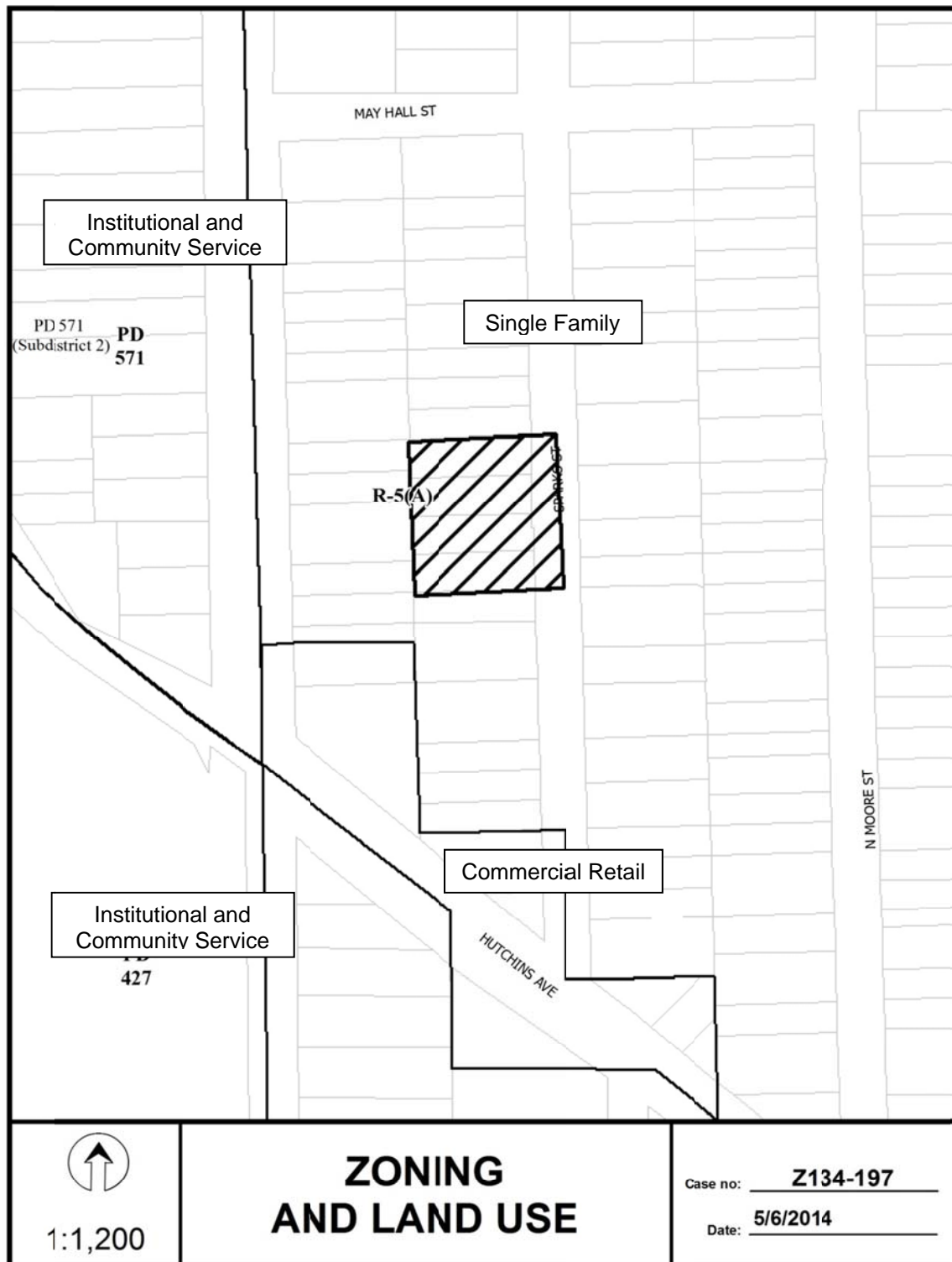
No other partners/ principal

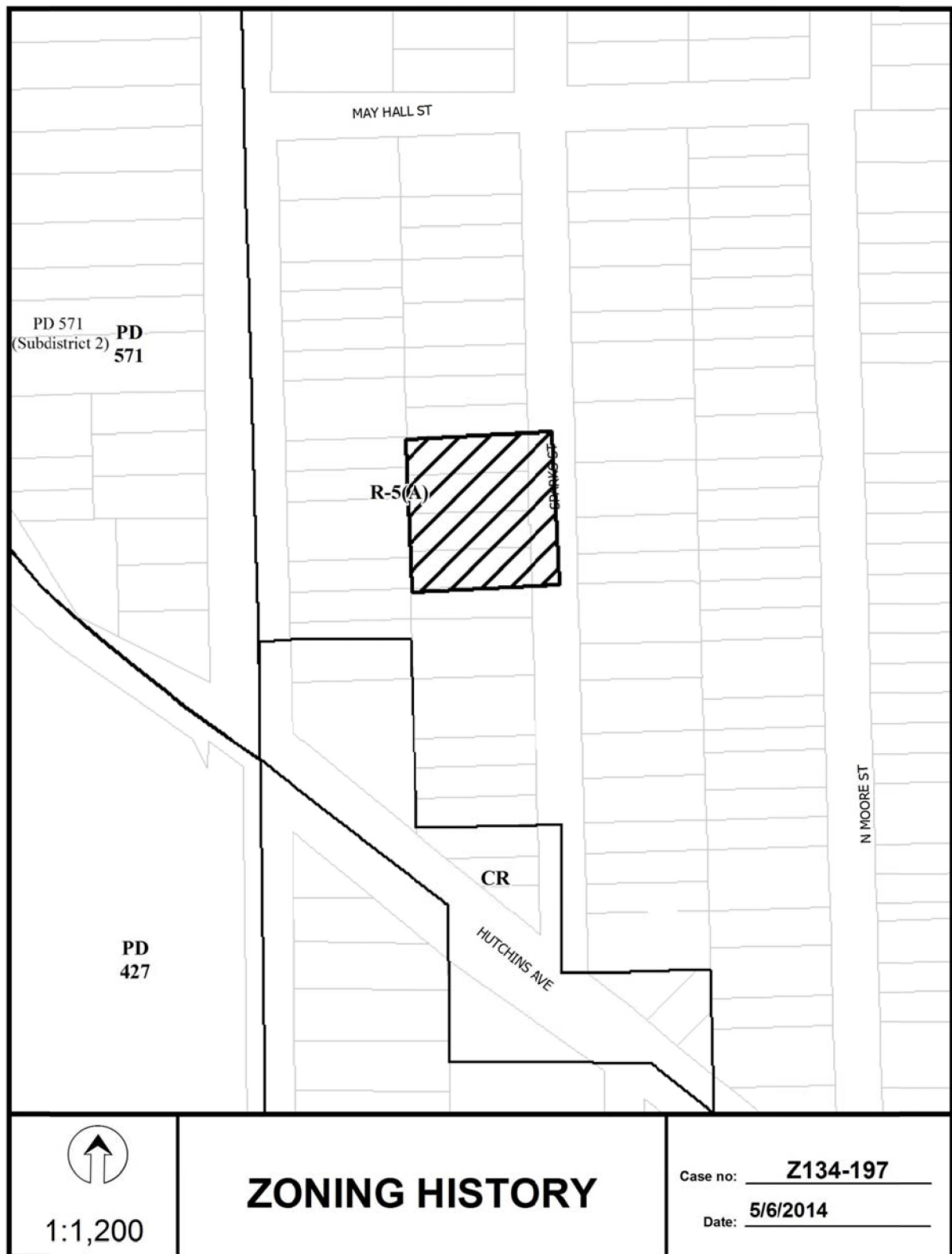
Z134-197













Reply List of Property Owners

Z134-197

46 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	423	SPARKS ST	FELDER ROBERT CARL
2	429	DENLEY DR	TEXAS HEAVENLY HOMES LTD
3	429	SPARKS ST	TEXAS HEAVENLY HOMES
4	505	DENLEY DR	WASHINGTON DAVID
5	501	DENLEY DR	SPARKS FANNIE
6	425	DENLEY DR	CARTER JAMES
7	427	DENLEY DR	HOOPER ROSA LEE
8	419	DENLEY DR	WALKER BENNY B &
9	421	DENLEY DR	SAKKINEN WILLIAM U ETAL
10	422	DENLEY DR	THOMAS RONNIE LEE
11	418	DENLEY DR	HAYNES EMMA ET AL
12	410	DENLEY DR	MANUEL BERNET
13	400	DENLEY DR	BAKER LEATHA
14	405	SPARKS ST	MERCER ARTHUR E SR &
15	413	SPARKS ST	AVERY MARJORIE J
16	415	SPARKS ST	BLACKMON CHARLETHA
17	421	SPARKS ST	FELDER ROBERT CARL &
18	435	SPARKS ST	CORIA DAVID &
19	439	SPARKS ST	LOWERY TASHA M
20	441	SPARKS ST	WOODS NEAL
21	443	SPARKS ST	JONES CHARLES E
22	452	SPARKS ST	WYNN DIANE
23	442	SPARKS ST	WRIGHT KATHERINE
24	438	SPARKS ST	COBBS CLYDE B SR
25	436	SPARKS ST	MOORE MRS LORAIN
26	432	SPARKS ST	NEDD ETHEL

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	422 SPARKS ST	WATSON BEATRICE &
	28	420 SPARKS ST	POLK MARIAN L
	29	418 SPARKS ST	BARBEE DOVER C
	30	414 SPARKS ST	BARBEE DOVER C EST OF
	31	405 MOORE ST	SLAUGHTER ROSIE ET AL
	32	407 MOORE ST	ZAPATA MARGARET
	33	411 MOORE ST	HMK LTD
	34	413 MOORE ST	DALLAS HOUSING ACQUISITION & DEV CORP
	35	415 MOORE ST	JONES ALBERT EARL
O	36	417 MOORE ST	CALDWELL EVA MAE
	37	419 MOORE ST	SIMMONS MARY ELLEN
	38	421 MOORE ST	HEAVENLY HOMES LTD THE
	39	423 MOORE ST	JOHNSON WILLIE
	40	425 MOORE ST	TRUE PURPOSE CHURCH TR
	41	427 MOORE ST	TEXAS HEAVENLY HOMES LTD
	42	501 MOORE ST	ATCHELY CHARLES E SR
	43	503 MOORE ST	DUNN KAYE REVELLE
	44	505 MOORE ST	HUBERT PEARLIE
	45	509 MOORE ST	GANT ZELMA
	46	1201 EIGHTH ST	Dallas ISD

AGENDA ITEM # 76

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-198(CE)

FILE NUMBER: Z134-198(CE)

DATE FILED: March 20, 2014

LOCATION: South of May Hall Street between North Denley Drive and Sparks Street

COUNCIL DISTRICT: 4

MAPSCO: 55-B

SIZE OF REQUEST: Approx. 0.5739 acres

CENSUS TRACT: 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. The property comprises 7 lots. A preliminary plat has been approved to replat 4 of the lots into 2 lots so that the applicant can construct 2 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
2. *Traffic impact* – The surrounding street system can accommodate the requested zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
4. The volunteered deed restrictions are insufficient for permitting purposes. The following need to be addressed:
 - a. Item # 6 – Define the materials that a porch may be screened with and to what height.
 - b. Item #8 – Clarify “clearly delineated” (i.e. via labeling of the porch).
 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped, Single Family
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Single family
South	R-5(A)	Undeveloped, Single Family
West	PDD No. 571 SD 2	Undeveloped

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments. While the townhouse zoning is consistent with the building block, the haphazard rezoning at random locations in the neighborhood is inconsistent with planning principles and will not contribute to its long term viability.

Area Plans:

The Trinity River Corridor Comprehensive Land Use Plan, March 2005, displays 'Residential – Neighborhood Infill' to reflect continued single family use within the area.

Pending Plan:

This neighborhood has been targeted by the city in conjunction with area stakeholders for redevelopment. As a result, a plan called the "The Bottom Urban Structure and Guidelines" will be presented to City Council in the near future. The plan will address "the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision". Subsequent to approval of the plan, a city authorized hearing will be initiated to rezone the area in a manner consistent with the plan. Because the applicant wants to start construction before the rezoning of the area, this request has been submitted with volunteered deed restrictions. However, the applicant's request does not address concerns with maintaining the character of the structures in the area, which the plan is meant to address. Rezoning of this property will be the catalyst for the rest of the neighborhood. It is imperative that it is consistent with the neighborhood's vision.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
TH-1(A) Townhouse	0'	0'	6 Dwelling Unit/ Acre	36'	60%		Single family
Existing							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

CPC Minutes – July 10, 2014

Z134-198(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District south of May Hall Street between North Denley Drive and Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 50
Replies: For: 2 Against: 1

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Texas Heavenly Homes, Ltd., a Limited Partner ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the W.S. Beatty Survey, Abstract No. 57, City Block 1/7675, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Instrument Numbers: 201000185526; 200900259741; 200503565221; 200503568367; 200900335783 of the O.P.R.D.C.T. and Volume 2004214, Page 7262 of the O.P.R.D.C.T. and being more particularly described as follows:

Lots 1 thru 8, 45 & 46 in Block 1/7675 of the Dewberry Addition out of the W.S. Beatty Survey, Abstract No. 57 in the City of Dallas, Dallas County, Texas having the addresses of 514 N. Denley Drive, 512 N. Denley Drive, 432 N. Denley Drive, 430 N. Denley Drive, 428 N. Denley Drive, 426 N. Denley Drive, and 449 Sparks Street Dallas, TX 75203.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

See Exhibit A

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

Z134-198

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 20th day of March, 2014.

Texas Heavenly Homes, Ltd.

Owner

By: 

Printed Name: Gabriel Meadows

Title: Limited Partner & President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee

By: _____

Printed Name: _____

Title: _____

APPROVED AS TO FORM:
THOMAS F. PERKINS, JR., City Attorney

By: _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

2134-198

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet.
Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

List of Partners/Principals/Officers

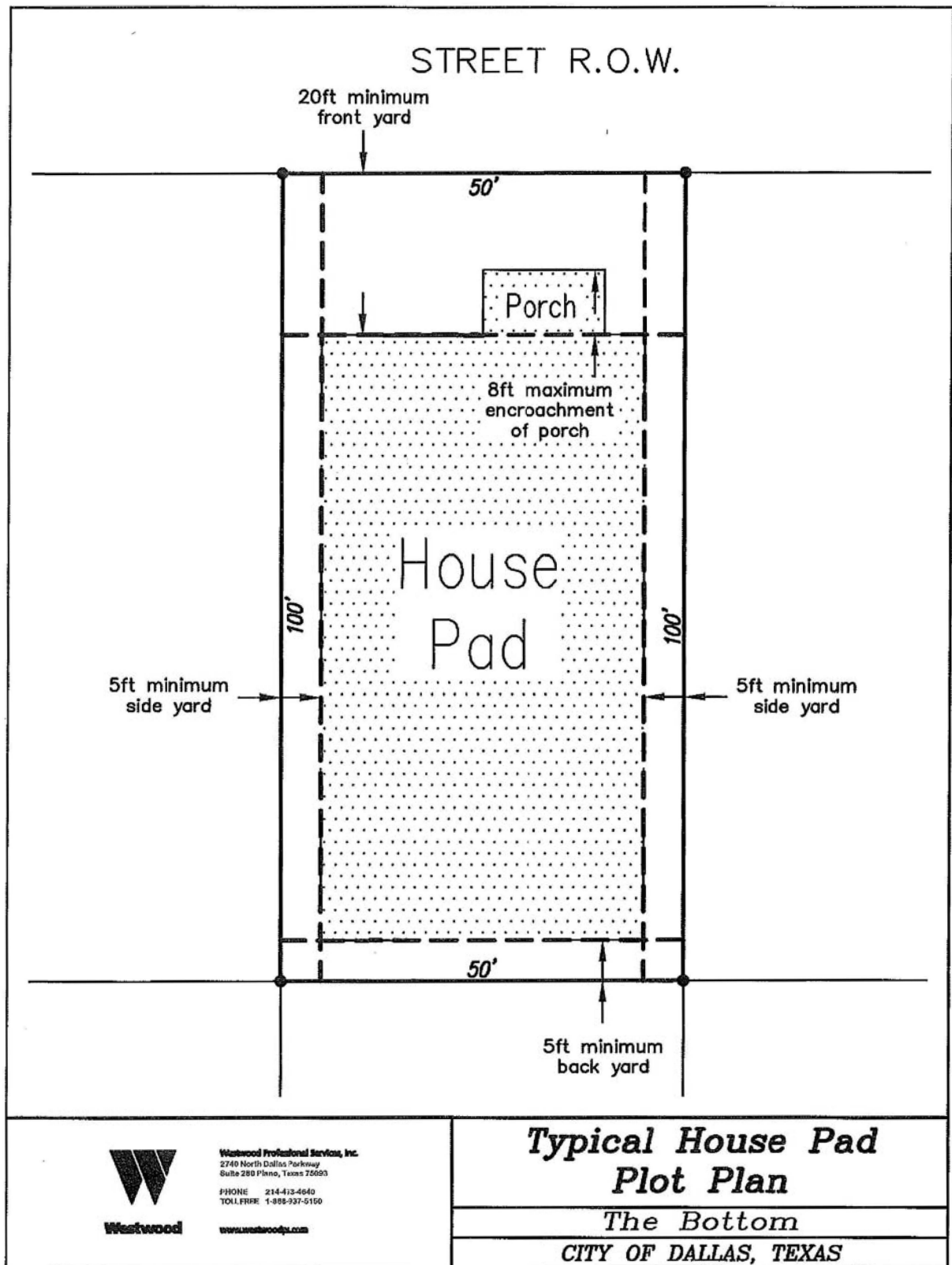
Texas Heavenly Homes, Ltd

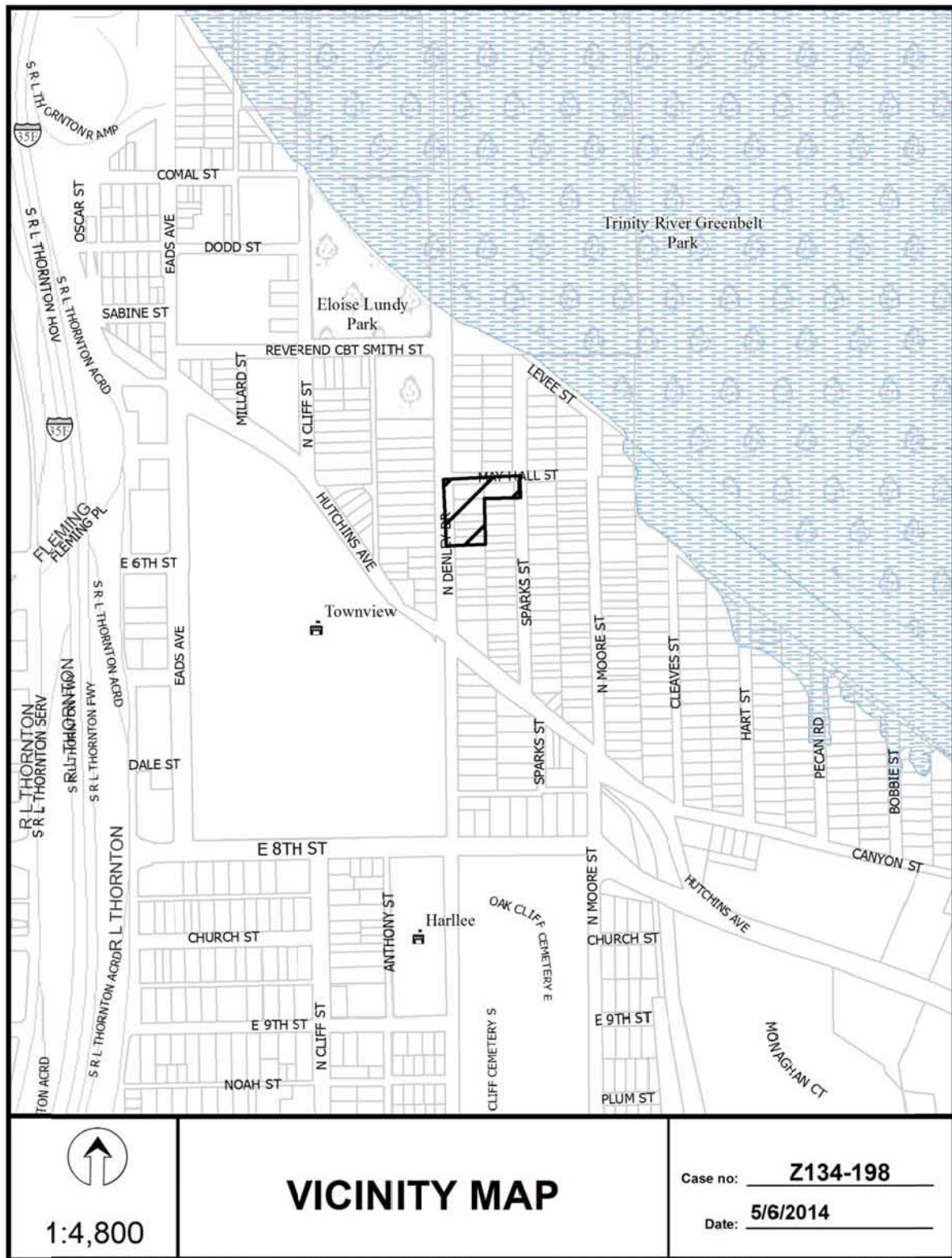
Dallas, TX.

- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

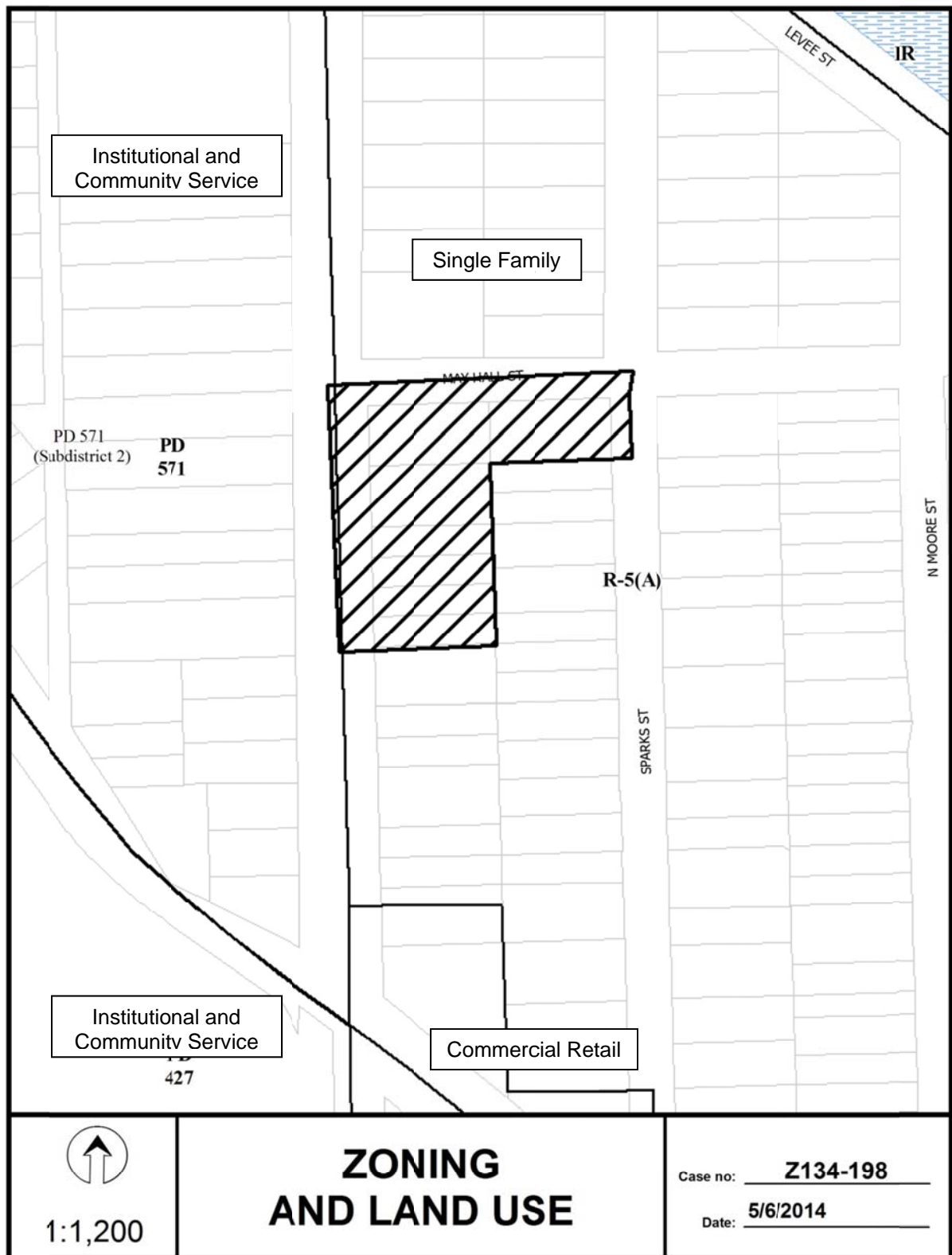
No other partners/ principal

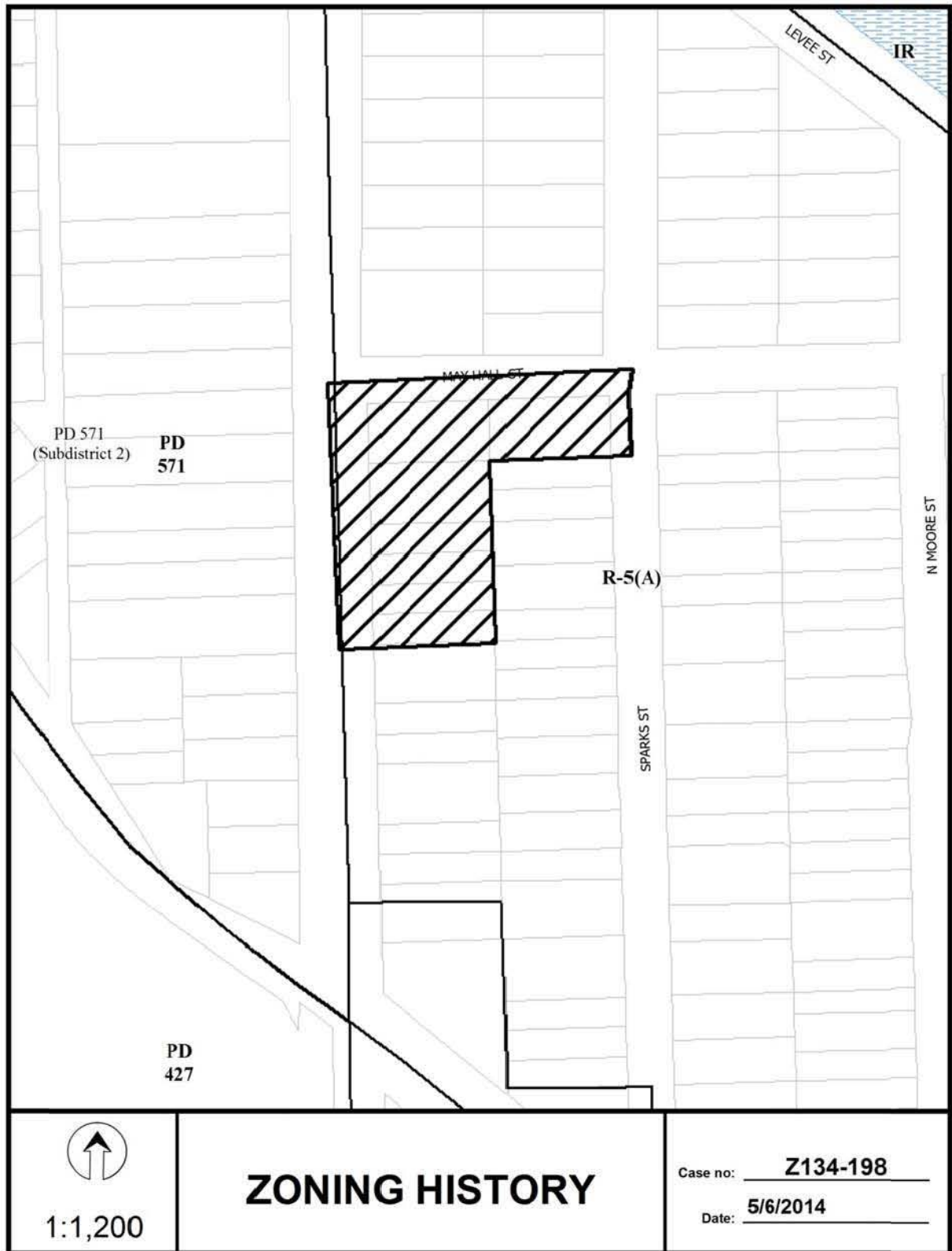
Z134198

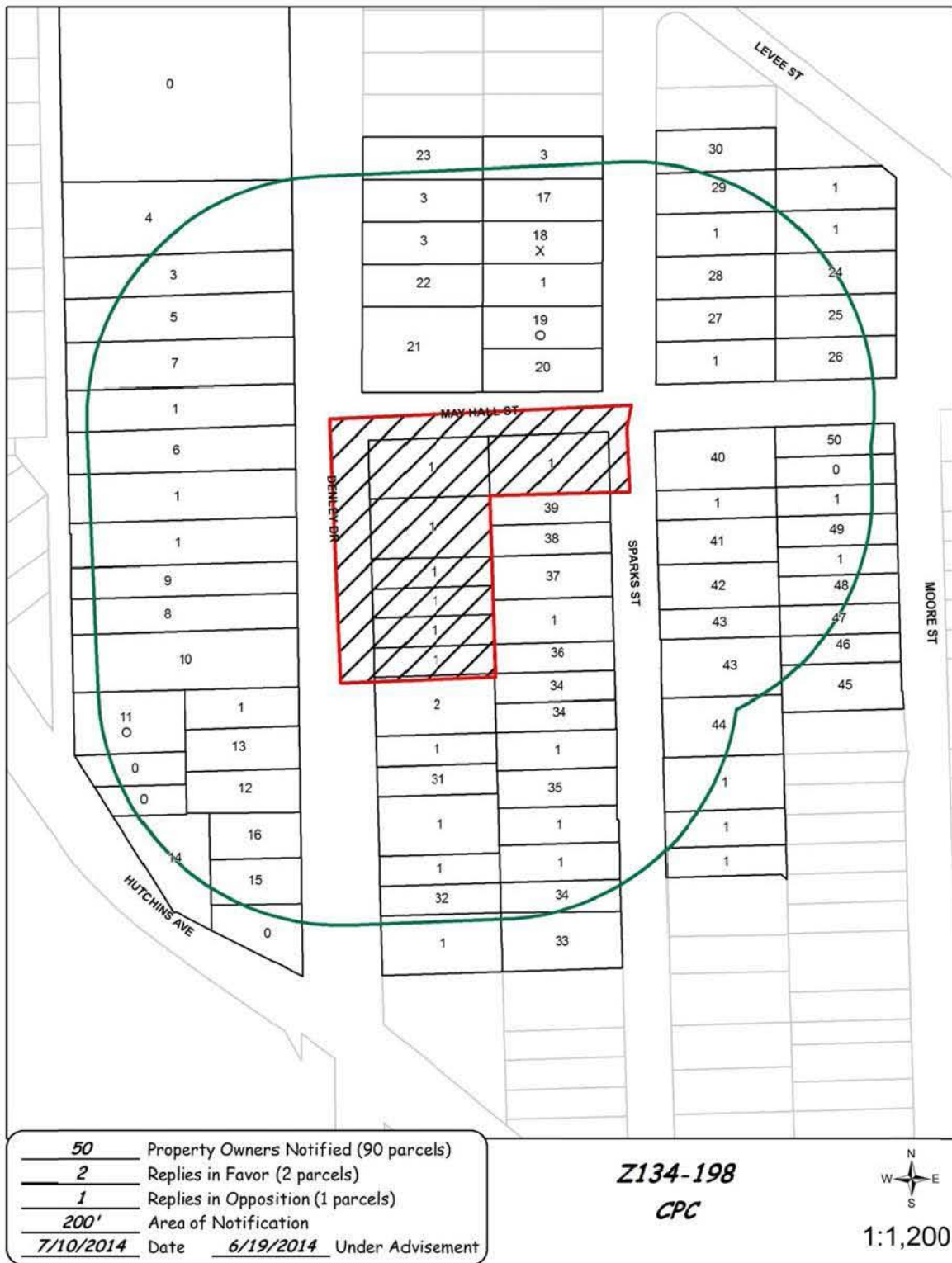












Reply List of Property Owners***Z134-198******50 Property Owners Notified******2 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	523 DENLEY DR	TEXAS HEAVENLY HOMES LTD
	2	422 DENLEY DR	THOMAS RONNIE LEE
	3	607 DENLEY DR	TEXAS HEAVENLY HOMES BUILDERS LTD
	4	611 DENLEY DR	YANCY HELEN
	5	603 DENLEY DR	WILKINS CLIFTON
	6	521 DENLEY DR	JOHNSON SIRDELLIA EST OF
	7	527 DENLEY DR	YANCY JAMES
	8	505 DENLEY DR	WASHINGTON DAVID
	9	507 DENLEY DR	GLOBAL HARVESTERS FDN
	10	501 DENLEY DR	SPARKS FANNIE
O	11	1223 HUTCHINS AVE	EDWARDS NELLA DELOIS
	12	425 DENLEY DR	CARTER JAMES
	13	427 DENLEY DR	HOOPER ROSA LEE
	14	1239 HUTCHINS AVE	WALKER ELMORE L
	15	419 DENLEY DR	WALKER BENNY B &
	16	421 DENLEY DR	SAKKINEN WILLIAM U ETAL
	17	613 SPARKS ST	HOPKINS AUGUSTINE
X	18	509 SPARKS ST	SCOTT DORIS
O	19	503 SPARKS ST	EDWARDS NELLA D
	20	501 SPARKS ST	HOPKINS OLISTENE
	21	604 DENLEY DR	PHILLIPS BILLY F
	22	608 DENLEY DR	HILL VERLINE
	23	616 DENLEY DR	BURKS MARVIN
	24	607 MOORE ST	BRAGGS JOYCE MARIE ET AL
	25	605 MOORE ST	JONES DORIS JEAN
	26	601 MOORE ST	TEXAS HEVENLY HOMES LTD

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	504	SPARKS ST	JONES PAUL DOUGLAS
28	508	SPARKS ST	TEXAS HEAVENLY HOMES, LTD
29	622	SPARKS ST	HAYES LEE JR
30	624	SPARKS ST	VAUGHN JAMES
31	418	DENLEY DR	HAYNES EMMA ET AL
32	410	DENLEY DR	MANUEL BERNET
33	421	SPARKS ST	FELDER ROBERT CARL &
34	423	SPARKS ST	FELDER ROBERT CARL
35	429	SPARKS ST	TEXAS HEAVENLY HOMES
36	435	SPARKS ST	CORIA DAVID &
37	439	SPARKS ST	LOWERY TASHA M
38	441	SPARKS ST	WOODS NEAL
39	443	SPARKS ST	JONES CHARLES E
40	452	SPARKS ST	WYNN DIANE
41	442	SPARKS ST	WRIGHT KATHERINE
42	438	SPARKS ST	COBBS CLYDE B SR
43	436	SPARKS ST	MOORE MRS LORAIN
44	432	SPARKS ST	NEDD ETHEL
45	427	MOORE ST	TEXAS HEAVENLY HOMES LTD
46	501	MOORE ST	ATCHELY CHARLES E SR
47	503	MOORE ST	DUNN KAYE REVELLE
48	505	MOORE ST	HUBERT PEARLIE
49	509	MOORE ST	GANT ZELMA
50	515	MOORE ST	MUSSELEWHITE DAVID

AGENDA ITEM # 77

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2014
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
CMO: Theresa O'Donnell, 671-9195
MAPSCO: 55 B

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street and a resolution accepting deed restrictions volunteered by the applicant

Recommendation of Staff: Denial

Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z134-199(CE)

FILE NUMBER: Z134-199(CE)

DATE FILED: March 20, 2014

LOCATION: North of May Hall Street between North Denley Drive and Sparks Street

COUNCIL DISTRICT: 4

MAPSCO: 55-B

SIZE OF REQUEST: Approx. 0.4824 acres

CENSUS TRACT: 41.00

REPRESENTATIVE: Bryan Powell

APPLICANT/OWNER: Texas Heavenly Homes, Ltd.

REQUEST: An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to decrease the front yard setback from 20 to 8 feet and to increase the lot coverage from 45 to 60 percent. While the property comprises 6 lots, a preliminary plat has been approved to replat the lots into 3 lots so that the applicant can construct 3 single-family, detached dwelling units. The applicant has volunteered deed restrictions to mimic side and rear yard setbacks, lot size and height regulations of the existing and surrounding R-5(A).

STAFF RECOMMENDATION: Denial

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning is inconsistent with the adjoining and surrounding R-5(A) zoning. Although the applicant has volunteered deed restrictions to mimic some of the R-5(A) regulations, the increase in lot coverage and decrease of the front yard setback are not compatible with the surrounding zoning in the area.
2. *Traffic impact* – The surrounding street system can accommodate the requested zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The area is addressed by several plans. Generally, the request is inconsistent with *forwardDallas!* and the future vision that has been recently articulated in neighborhood meetings for the area.
4. The volunteered deed restrictions are insufficient for permitting purposes. The following need to be addressed:
 - a. Item # 6 – Define the materials that a porch may be screened with and to what height.
 - b. Item #8 – Clarify “clearly delineated” (i.e. via labeling of the porch).
 - c. Item #9 – An option of one is not a requirement. Therefore, this restriction should be deleted.

Zoning History:

There have been no recent zoning requests in the vicinity of the site within the last five years.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing Row
8 th Street	Major Arterial	60 ft.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped, Single Family
North	R-5(A)	Undeveloped, Single Family
East	R-5(A)	Undeveloped, Single family
South	R-5(A)	Undeveloped, Single family
West	PDD No. 571 SD 2	Community Service

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a transitional area of Residential Building Block and Urban Neighborhood.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Urban Neighborhood Building Block consists of neighborhoods that are predominantly residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices include single-family detached dwellings, townhomes and low- to mid-rise condominiums and apartments. While the townhouse zoning is consistent with the building block, the haphazard rezoning at random locations in the neighborhood is inconsistent with planning principles and will not contribute to its long term viability.

Area Plans:

The Trinity River Corridor Comprehensive Land Use Plan, March 2005, displays 'Residential – Neighborhood Infill' to reflect continued single family use within the area.

Pending Plan:

This neighborhood has been targeted by the city in conjunction with area stakeholders for redevelopment. As a result, a plan called the "The Bottom Urban Structure and Guidelines" will be presented to City Council in the near future. The plan will address "the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision". Subsequent to approval of the plan, a city authorized hearing will be initiated to rezone the area in a manner consistent with the plan. Because the applicant wants to start construction before the rezoning of the area, this request has been submitted with volunteered deed restrictions. However, the applicant's request does not address concerns with maintaining the character of the structures in the area, which the plan is meant to address. Rezoning of this property will be the catalyst for the rest of the neighborhood. It is imperative that it is consistent with the neighborhood's vision.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
TH-1(A) Townhouse	0'	0'	6 Dwelling Unit/ Acre	36'	60%		Single family
Existing							
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

CPC Minutes – July 10, 2014

Z123-199(CE)

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District, subject to revised deed restrictions (1-8) volunteered by the applicant on property zoned an R-5(A) Single Family District north of May Hall Street between North Denley Drive and Sparks Street.

Maker: Culbreath
Second: Bagley
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Ridley, Abtahi

Against: 0
Absent: 2 - Shellene, Murphy
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 1

Speakers: For: Dick LeBlanc, 3001 Knox St., Dallas, TX, 75205
For (Did not speak): Walter Damon, 3001 Knox St., Dallas, TX, 75205
Against: None

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Texas Heavenly Homes, Ltd., a Limited Partner ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the W.S. Beatty Survey, Abstract No. 57, City Block A/7674, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Instrument Numbers: 201300145098 of the D.R.D.C.T.; 201300145066 of the O.P.R.D.C.T.; and Volume 2005007, Page 7891; Volume 2004191 Page 2927 of the O.P.R.D.C.T. and being more particularly described as follows:

Lots 5 & 6, 15 & 16, 19 & 20 of Block A/7674 of the Antone Addition out of the W.S. Beatty Survey, Abstract No. 57 in the City of Dallas, Dallas County, Texas having the addresses of 617 Sparks Street, 615 Sparks Street, 610 North Denley Drive, 614 North Denley Drive, 622 North Denley Drive, and 624 North Denley Drive Dallas, TX 75203.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

See Exhibit A

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

Z134-199

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 20th day of March, 2014.

Texas Heavenly Homes, Ltd.

Owner

By: 

Printed Name: Gabriel Meadows

Title: Limited Partner & President

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee

By: _____

Printed Name: _____

Title: _____

~~APPROVED AS TO FORM:~~

~~THOMAS B. PERKINS, JR., City Attorney~~ Update CA

By: _____

Assistant City Attorney

[Attach an acknowledgment for each signer]

Z134-199

EXHIBIT A to the DEED RESTRICTIONS:

The following proposed Deed Restrictions shall be imposed on all of the properties referenced and listed on page 1 in Section I of this Deed Restrictions document:

- 1) Minimum lot size of 5,000 square feet
- 2) Front yard set-back of a minimum of 20 feet, with an allowable encroachment of a front porch of up to 8 feet.
Porches shall be noted on house plans submitted for a building permit.
- 3) Side and rear yard set-backs of a minimum of 5 feet
- 4) A maximum of one single-family dwelling unit per lot
- 5) A maximum height of 30 feet
- 6) No more than two sides of a front porch shall be enclosed by a solid wall
- 7) Maximum drive approach of 16 feet
- 8) No carports are permitted as defined by Dallas Building Code as amended

List of Partners/Principals/Officers

List of Partners/Principals/Officers

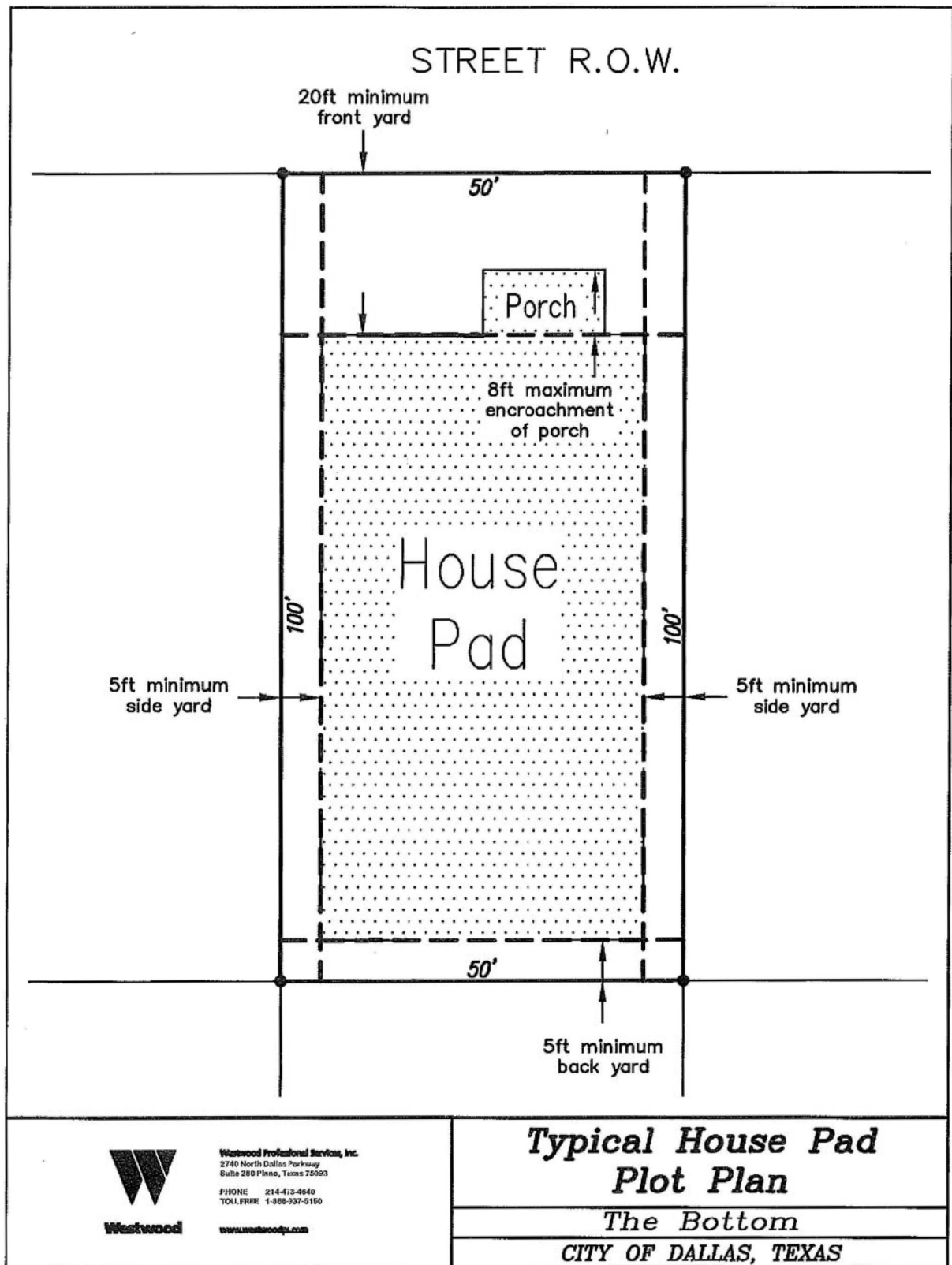
Texas Heavenly Homes, Ltd

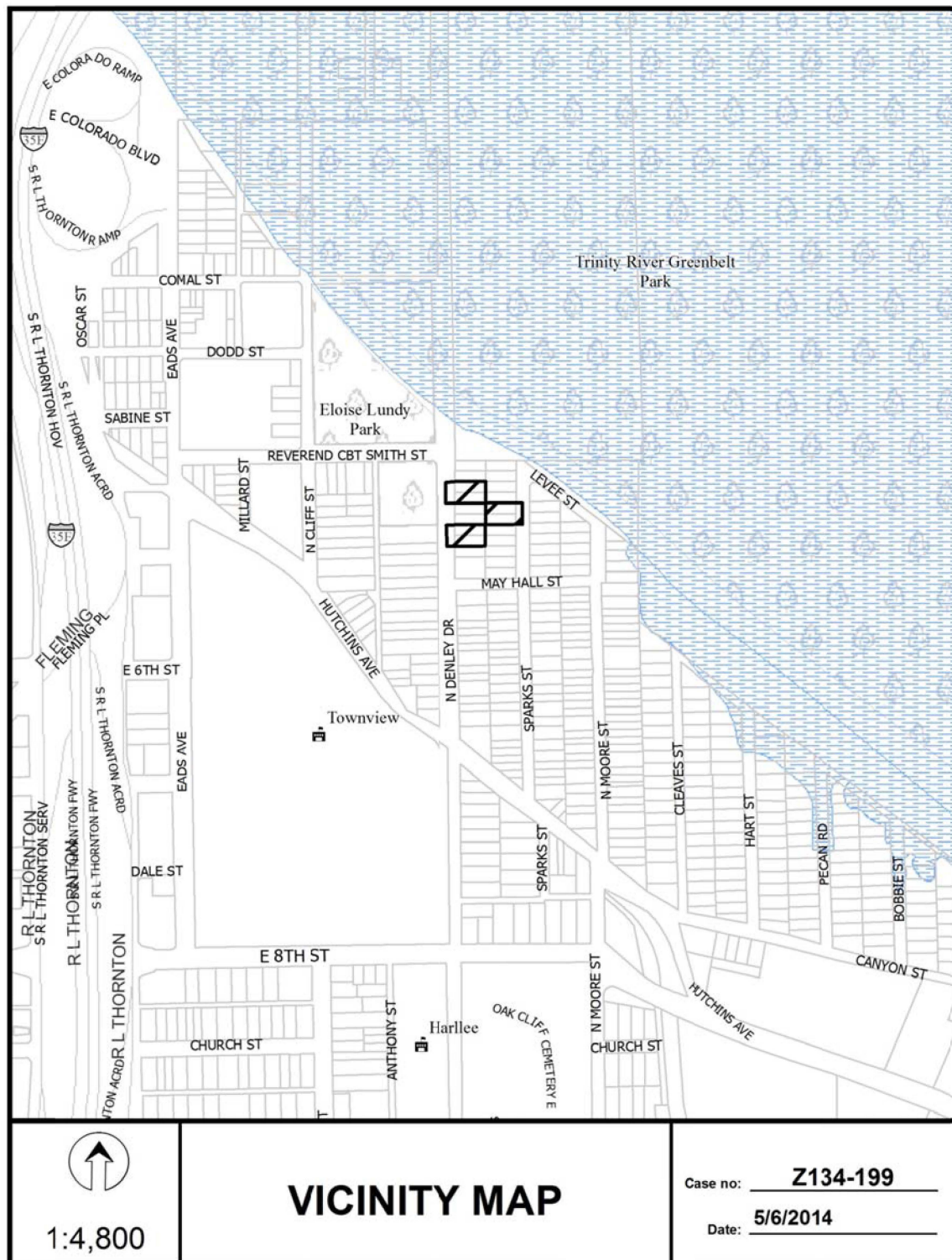
Dallas, TX.

- General Partner, Hanover Property Co. (Richard E. LeBlanc, Owner)
- Limited Partner & President, Gabriel B. Meadows

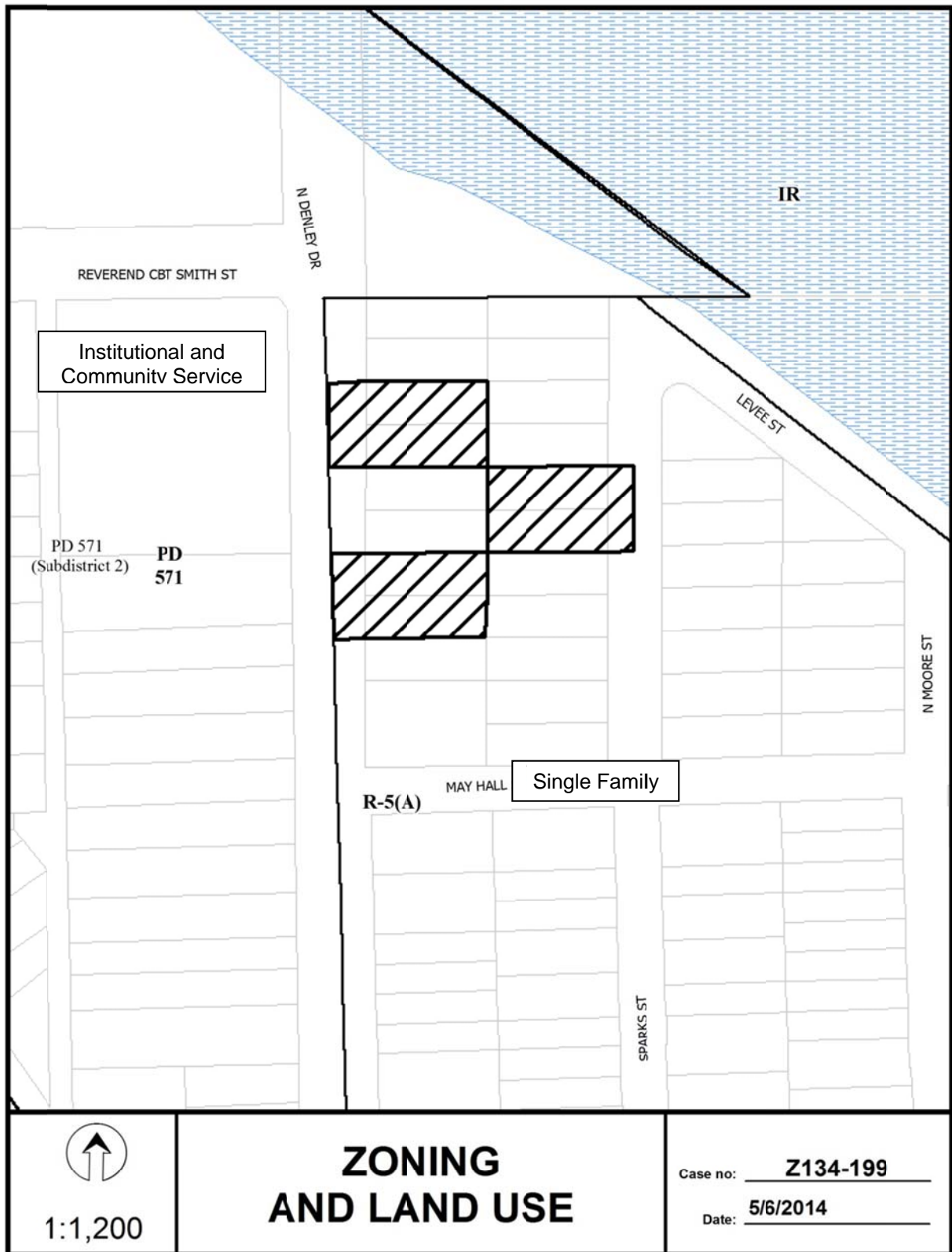
No other partners/ principal

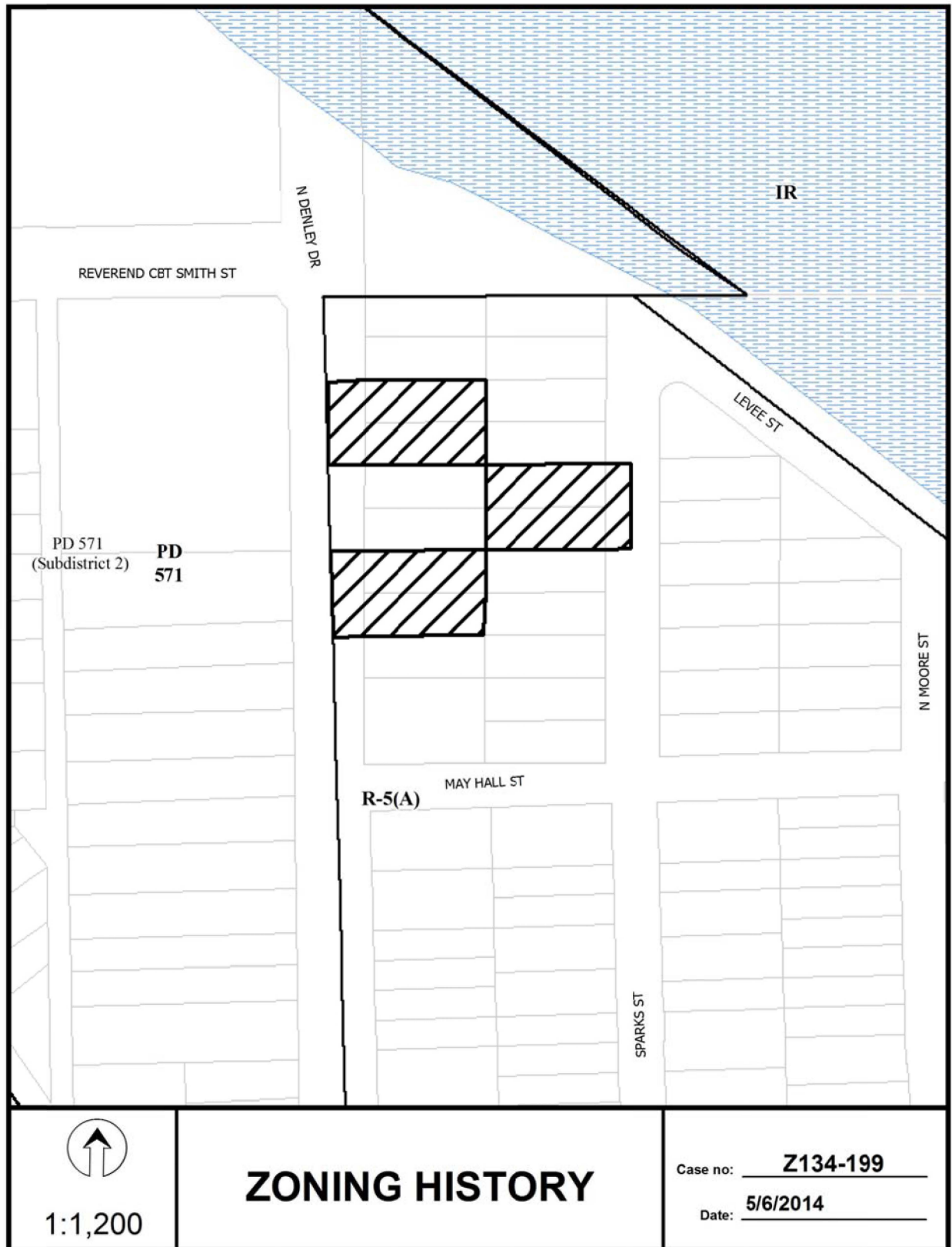
Z134-199

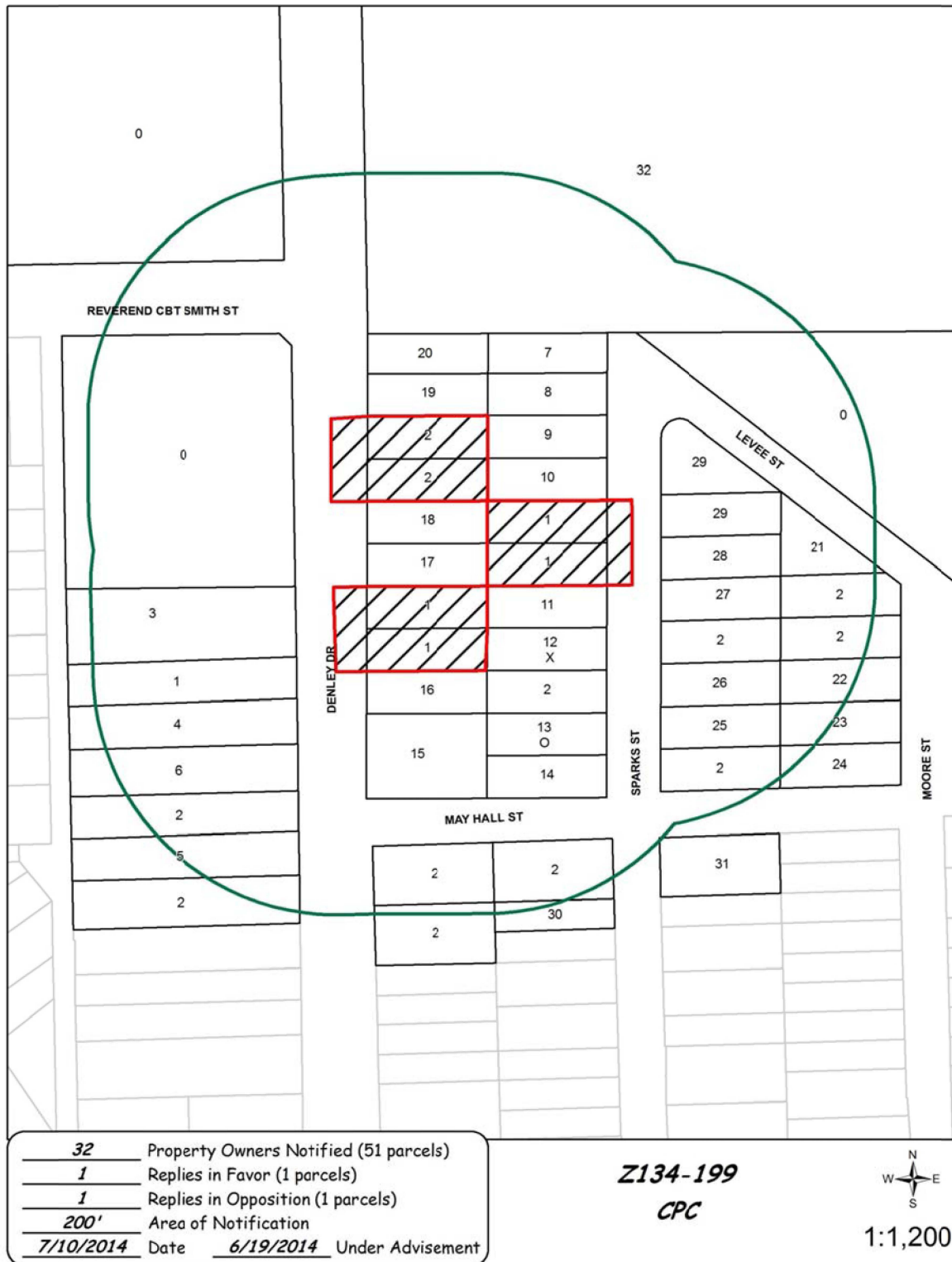












Reply List of Property Owners

Z134-199

32 Property Owners Notified

1 Property Owners in Favor

1 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	607 DENLEY DR	TEXAS HEAVENLY HOMES BUILDERS LTD
	2	523 DENLEY DR	TEXAS HEAVENLY HOMES LTD
	3	611 DENLEY DR	YANCY HELEN
	4	603 DENLEY DR	WILKINS CLIFTON
	5	521 DENLEY DR	JOHNSON SIRDELLIA EST OF
	6	527 DENLEY DR	YANCY JAMES
	7	633 SPARKS ST	TRISTAN TARAH
	8	629 SPARKS ST	WRIGHT SCESRELL EST OF
	9	625 SPARKS ST	BRADLEY ETHEL LEE EST OF
	10	621 SPARKS ST	GRANTHAM CHARLES W JR
	11	613 SPARKS ST	HOPKINS AUGUSTINE
X	12	509 SPARKS ST	SCOTT DORIS
O	13	503 SPARKS ST	EDWARDS NELLA D
	14	501 SPARKS ST	HOPKINS OLISTENE
	15	604 DENLEY DR	PHILLIPS BILLY F
	16	608 DENLEY DR	HILL VERLINE
	17	616 DENLEY DR	BURKS MARVIN
	18	618 DENLEY DR	DANIEL YVONNE B
	19	628 DENLEY DR	TEXAS HEAVENLY HOME BUILDERS LTD
	20	632 DENLEY DR	TENTH STREET
	21	617 MOORE ST	JBIII INV INC
	22	607 MOORE ST	BRAGGS JOYCE MARIE ET AL
	23	605 MOORE ST	JONES DORIS JEAN
	24	601 MOORE ST	TEXAS HEVENLY HOMES LTD
	25	504 SPARKS ST	JONES PAUL DOUGLAS
	26	508 SPARKS ST	TEXAS HEAVENLY HOMES, LTD

Z134-199(CE)

6/19/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	622	SPARKS ST	HAYES LEE JR
28	624	SPARKS ST	VAUGHN JAMES
29	626	SPARKS ST	HERNS THEOPHIA &
30	443	SPARKS ST	JONES CHARLES E
31	452	SPARKS ST	WYNN DIANE
32	101	CADIZ ST	CITY & COUNTY LEVEE