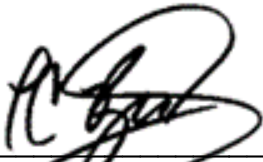


**APRIL 24, 2024 CITY COUNCIL AGENDA
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated April 24, 2024. 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.



T.C. Broadnax
City Manager

04/19/2024

Date



Jack Ireland
Chief Financial Officer

04/19/2024

Date

Memorandum



CITY OF DALLAS

DATE April 19, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **April 24, 2024 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On April 12, 2024, a DRAFT City Council Agenda April 24, 2024, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

Additions:

32. 24-1314 Authorize the **(1)** acceptance of a grant upon receipt from the U.S. Department of Transportation, Federal Aviation Administration (FAA) for the federal share of the eligible capital improvement project for the Bipartisan Infrastructure Law (BIL) at Dallas Love Field (Grant No. 3-48-0062-071-2024, CFDA No. 20.106) in a total amount not to exceed \$13,563,479.00 for the construction of Aircraft Rescue and Firefighters Building Project; **(2)** establishment of appropriations in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$13,563,479.00 - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds
33. 24-1385 Authorize a fifteen-year resident use and incentive agreement for the Dallas Memorial Auditorium ("Arena" and "primary facility") and ancillary meeting rooms ("secondary facility") with three five-year renewal options with a professional sports team, for a minimum of 70 days per year for the primary facility and 365-days per year for organizational needs including but not limited to office and training space for the secondary facility with a \$19,000,000.00 incentive payable over three fiscal years and offsetting revenues as detailed in the Fiscal Information section, Not to exceed \$19,000,000.00 over three years - Financing: Convention Center Construction Fund (subject to annual appropriations); Estimated Revenue: Convention Center Operating Fund \$23,250,000.00 over 15 years

34. 24-1402 Adopt the Library's Strategic and Facilities Plan to serve as guidelines for the provision of services for the next five years and the development of facilities for the next twenty years - Financing: No cost consideration to the City
35. 24-1308 Adoption of a resolution appointing Kimberly Bizer Tolbert as Interim City Manager, effective at the close of business on May 2, 2024, to serve until the City Council selects and appoints the City Manager – Financing: This action has no cost consideration to the City (see Fiscal Information)

Revisions:

3. 24-765 Authorize Supplemental Agreement No. 1 to the architectural services contract with Brown Reynolds Watford Architects, Inc. to provide soil testing and to increase the reimbursable expenses for the Dallas Airport System Signage at Dallas Executive Airport - Not to exceed \$17,040.00, from \$98,500.00 to \$115,540.00 - Financing: Aviation Fund
This item is being revised to update the M/WBE section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.
8. 24-725 Authorize a professional services contract with Burgess & Niple, Inc. to provide engineering design services for West Davis Street from North Hampton Road to North Clinton Avenue - Not to exceed \$1,388,620.00 - Financing: 2023 Certificate of Obligation Fund (\$1,309,060.00), Water Capital Improvement G Fund (\$56,487.60), and Wastewater Capital Improvement F Fund (\$23,072.40)
This item is being revised to update the M/WBE section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.
23. 24-1208 Authorize a three-year service contract, with the option of one two-year renewal option or two one-year renewal options, for Owner Controlled Insurance Program broker services for the Office of Risk Management – Marsh USA, Inc., most advantageous proposer of five – Not to exceed \$2,242,000 – Financing: Owner Controlled Insurance Fund (subject to annual appropriations)
This item is being revised to update the M/WBE section. Please contact Joyce Williams, Director, Small Business Center Department, at 214-500-4217, for more information.

Deletions:

29. 24-906 Authorize an increase in the construction services contract with BAR Constructors, Inc. for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant - Not to exceed \$2,726,813.26, from \$51,603,219.94 to \$54,330,033.20 - Financing: Water Capital Improvement G Fund
This item is being deleted due to the delay in the construction work associated with this item. Please contact Sarah Standifer, Director (i), Water Utilities Department, at 214-671-9581, for more information.

A memorandum was previously provided to the City Council and/or Committee regarding the following items. A link to the specific memorandums is also attached for more information.

Memorandums:

16. 24-1001 Authorize a three-year master agreement for battery powered intraosseous needle driver systems for the Fire-Rescue Department - Teleflex LLC, sole source - Estimated amount of \$1,697,373.75 - Financing: General Fund
[The Public Safety Committee was briefed by memorandum regarding this matter on April 9, 2024.](#)
19. 24-1142 Authorize **(1)** a public hearing to be held on May 22, 2024, to receive comments concerning the Dallas Tourism Public Improvement District (the “District”) expansion, in accordance with Chapter 372 of the Texas Local Government Code, allowing the City to include property in a hotel-public improvement district with the property owner’s consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and, at the close of the public hearing, **(2)** a resolution approving District boundary expansion to include one additional Qualifying hotel in the District not described in the resolution or petition renewing the District in 2016 or expanding the District’s boundaries in 2020, 2022, or 2023 - Financing: This action has no cost consideration to the City (see Fiscal Information)
[The Economic Development Committee was briefed by memorandum regarding this matter on April 1, 2024.](#)
20. 24-1143 Authorize **(1)** a public hearing to be held on May 22, 2024, to receive comments concerning the renewal of the North Lake Highlands Public Improvement District (the “District”), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an

assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Lake Highlands Improvement District Corporation, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

[The Economic Development Committee was briefed by memorandum regarding this matter on April 1, 2024.](#)

21. 24-1145 Authorize **(1)** a public hearing to be held on May 22, 2024, to receive comments concerning the renewal of the Prestonwood Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Prestonwood Homeowners Association, Inc., a Texas nonprofit corporation, as the management entity for the District - Financing: This item has no cost consideration to the City (see Fiscal Information)

[The Economic Development Committee was briefed by memorandum regarding this matter on April 1, 2024.](#)

31. 24-1233 Authorize an increase in the development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting for the development of the Bottom Infill, a 32-unit single-family affordable housing project located in the Bottom neighborhood of Council District 4 - Not to exceed \$3,084,427.00, from \$500,000.00 to \$3,584,427.00 - Financing: Community Development Block Grant Disaster Recovery Funds (This item was deferred on February 14, 2024 and March 27, 2024)

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

- PH2. 11-1160 A public hearing to receive comments on the proposed City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan; and, at the close of the public hearing, approval of the City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the

DATE April 19, 2024
SUBJECT **April 24, 2024 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**
PAGE **5 of 5**

Texas Local Government Code - Financing: No cost consideration to the City
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax
City Manager

cc: Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

RECEIVED

2024 APR 19 PM 7:05

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*



Public Notice

2 4 0 4 1 5

POSTED CITY SECRETARY
DALLAS, TX

COUNCIL AGENDA

April 24, 2024

9:00 AM

(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 bit.ly/cityofdallastv 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

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 bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

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

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

Reglas de Cortesía

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

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

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.

Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, APRIL 24, 2024
ORDER OF BUSINESS**

The City Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Communications, Outreach, and Marketing (COM) will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://cityofdallastv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m212a8d008c95a4736b7b9fa41f0bcc70>

Public hearings will not be heard before 1:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES	Item 1
CONSENT AGENDA	Items 2-29
DELETION	Item 29
ITEMS FOR INDIVIDUAL CONSIDERATION	Items 30-31
ADDITIONS	Items 32-35
ZONING	Items Z1-Z14
PUBLIC HEARINGS AND RELATED ACTIONS	Items PH1-PH3

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

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. [24-922](#) Approval of Minutes of the April 10, 2024 City Council Meeting

CONSENT AGENDA

City Attorney's Office

2. [24-1219](#) Authorize settlement of the lawsuit styled Jose Diaz v. City of Dallas, Cause No. DC-21-17927 - Not to exceed \$35,000.00 - Financing: Liability Reserve Fund

Attachments: [Resolution](#)

Department of Aviation

3. [24-765](#) Authorize Supplemental Agreement No. 1 to the architectural services contract with Brown Reynolds Watford Architects, Inc. to provide soil testing and to increase the reimbursable expenses for the Dallas Airport System Signage at Dallas Executive Airport - Not to exceed \$17,040.00, from \$98,500.00 to \$115,540.00 - Financing: Aviation Fund

Attachments: [Map](#)
[Resolution](#)

4. [24-764](#) Authorize Supplemental Agreement No. 2 to the engineering services contract with Kimley-Horn and Associates, Inc. to provide construction phase services for the additional trail limits for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field - Not to exceed \$250,000.00, from \$2,827,926.00 to \$3,077,926.00 - Financing: Aviation Construction Fund

Attachments: [Map](#)
[Resolution](#)

5. [24-766](#) Authorize Supplemental Agreement No. 7 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide assessment, design, construction documents, and construction administration services for major maintenance and repairs to Parking Garages A and B at Dallas Love Field - Not to exceed \$214,453.00, from \$1,333,259.00 to \$1,547,712.00 - Financing: Aviation Construction Fund

Attachments: [Map](#)
[Resolution](#)

Department of Public Works

6. [24-1214](#) An ordinance abandoning a portion of a floodway easement to Vijay Mehra and Natalie Mehra, the abutting owners, containing approximately 2,659 square feet of land, located near the intersection of Sperry Street and Lyre Lane - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee

Attachments: [Map](#)
[Ordinance](#)
[Exhibit A](#)

7. [24-1213](#) An ordinance granting a private license to 1601 Elm Holdings, LP., for the use of approximately 35 square feet of aerial space to install, maintain and utilize an awning with premise sign over a portion of Elm Street right-of-way located near its intersection with Akard Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

Attachments: [Map](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)

8. [24-725](#) Authorize a professional services contract with Burgess & Niple, Inc. to provide engineering design services for West Davis Street from North Hampton Road to North Clinton Avenue - Not to exceed \$1,388,620.00 - Financing: 2023 Certificate of Obligation Fund (\$1,309,060.00), Water Capital Improvement G Fund (\$56,487.60), and Wastewater Capital Improvement F Fund (\$23,072.40)

Attachments: [Map](#)
[Resolution](#)

9. [24-814](#) Authorize a professional services contract with VRX, Inc. for the engineering design of Street Reconstruction Group 17-4006 (list attached to the Agenda Information Sheet) - Not to exceed \$300,769.00 - Financing: 2023 Certificate of Obligation Fund (\$215,099.00), Water Capital Improvement G Fund (\$54,537.85), and Wastewater Capital Improvement F Fund (\$31,132.15)

Attachments: [List](#)
[Maps](#)
[Resolution](#)

10. [24-673](#) Authorize a professional services contract with WSP USA Inc. to provide construction material testing services during the construction of a portion of Street Reconstruction Group 17-5001 (Rosemont Road from Hillburn Drive to North Jim Miller Road) identified as PB17V997 - Not to exceed \$232,475.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Attachments: [Map](#)
[Resolution](#)

11. [24-1246](#) Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas v. Keller Springs Estates, Ltd., et al., Cause No. CC-23-01590-B, pending in County Court at Law, for acquisition of a wastewater easement from Keller Springs Estates, Ltd., et al., of approximately 43,509 square feet of land for a right-of-way located in Dallas County, Texas for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$86,058.00, increased from \$233,942.00 (\$228,442.00, plus closing costs and title expenses not to exceed \$5,500.00) to \$320,000.00 (\$300,000.00 being the settlement amount, plus closing costs and title expenses not to exceed \$20,000.00) - Financing: Wastewater Construction Fund

Attachments: [Map](#)
[Resolution](#)

12. [24-812](#) Authorize a twenty-two-month construction services contract for the 2024 Sidewalk and Barrier Free Ramps Improvements Project along the Dallas Area Rapid Transit bus routes within the public right-of-way that includes water and wastewater adjustments at various locations throughout the City - Ragle, Inc., lowest responsible bidder of three - Not to exceed \$18,613,300.00 - Financing: DART Transportation Projects Fund

Attachments: [Map](#)
[Resolution](#)

13. [24-921](#) Authorize an increase in the construction services contract with HD Way Concrete Service, LLC for the additional water adjustments and wastewater main improvements needed on Street Reconstruction Group 17-4009 - Not to exceed \$163,375.00, from \$2,090,214.00 to \$2,253,589.00 - Financing: Wastewater Capital Improvement F Fund (\$155,875.00) and Water Construction Fund (\$7,500.00)

Attachments: [Maps](#)
[Resolution](#)

Department of Transportation

14. [24-1147](#) An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Sections 28-50, 28-59, 28-99, and 28-101 (1) designating school traffic zones; (2) designating one-way streets and alleys; (3) designating public carrier stands for rideshare vehicles; (4) providing a penalty not to exceed \$200.00; (5) providing a saving clause; (6) providing a severability clause; and (7) providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

Attachments: [Maps](#)
[Ordinance](#)

15. [24-1148](#) Authorize payment to the Texas Department of Transportation for the Advance Funding Agreement (Agreement No. CSJ 0918-24-267, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at: Frankford Road at Dallas Parkway, Harry Hines Boulevard at Walnut Hill Lane, Midway Road at Royal Lane, Hillcrest Road at Spring Valley Road, and Shady Brook Lane at Park Lane - Total amount of \$1,564,423.25 - Financing: Coronavirus State and Local Fiscal Recovery Fund (\$860,886.75) and General Fund (\$703,536.50)

Attachments: [Map](#)
[Resolution](#)

Fire-Rescue Department

16. [24-1001](#) Authorize a three-year master agreement for battery powered intraosseous needle driver systems for the Fire-Rescue Department - Teleflex LLC, sole source - Estimated amount of \$1,697,373.75 - Financing: General Fund

Attachments: [Resolution](#)

Office of Community Care

17. [24-928](#) Authorize a three-year service contract for providing multimedia messaging services to communicate with the City of Dallas' Women, Infant, Children Program, existing and potentially eligible clients for the period May 1, 2024 through April 30, 2027 - OnSolve, LLC dba One Call Now, sole source - Not to exceed \$109,877.14 - Financing: Texas Department of State Health Services Grant Funds (subject to appropriations)

Attachments: [Resolution](#)

Office of Economic Development

18. [24-1005](#) Authorize appointment of Santiago Bello, Michael Horne and Terry Kittleson as Directors to the Dallas Development Fund Board - Financing: No cost consideration to the City

Attachments: [Resolution](#)

19. [24-1142](#) Authorize (1) a public hearing to be held on May 22, 2024, to receive comments concerning the Dallas Tourism Public Improvement District (the "District") expansion, in accordance with Chapter 372 of the Texas Local Government Code, allowing the City to include property in a hotel-public improvement district with the property owner's consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and, at the close of the public hearing, (2) a resolution approving District boundary expansion to include one additional Qualifying hotel in the District not described in the resolution or petition renewing the District in 2016 or expanding the District's boundaries in 2020, 2022, or 2023 - Financing: This action has no cost consideration to the City (see Fiscal Information)

Attachments: [Exhibit A-Map](#)
[Resolution](#)
[Exhibit A1](#)
[Exhibit A2](#)
[Exhibit B](#)

20. [24-1143](#) Authorize (1) a public hearing to be held on May 22, 2024, to receive comments concerning the renewal of the North Lake Highlands Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; (2) approval of a resolution renewing the District for a period of ten years; (3) approval of the District's Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and (4) approval of a management contract with Lake Highlands Improvement District Corporation, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

Attachments: [Resolution](#)
[Exhibit A](#)
[Exhibit B](#)

21. [24-1145](#) Authorize **(1)** a public hearing to be held on May 22, 2024, to receive comments concerning the renewal of the Prestonwood Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Prestonwood Homeowners Association, Inc., a Texas nonprofit corporation, as the management entity for the District - Financing: This item has no cost consideration to the City (see Fiscal Information)

Attachments: [Resolution](#)
[Exhibit A](#)
[Exhibit B](#)

Office of Procurement Services

22. [24-1190](#) Authorize a three-year cooperative purchasing agreement for over-the-phone language interpretation services for the Police Department with Language Line Services, Inc. through the Department of Information Services cooperative agreement - Estimated amount of \$463,918.56 - Financing: General Fund (subject to annual appropriations)

Attachments: [Resolution](#)

23. [24-1208](#) Authorize a three-year service contract, with the option of one two-year renewal option or two one-year renewal options, for Owner Controlled Insurance Program broker services for the Office of Risk Management - Marsh USA, Inc., most advantageous proposer of five - Not to exceed \$2,242,000 - Financing: Owner Controlled Insurance Fund (subject to annual appropriations)

Attachments: [Resolution](#)

24. [24-1192](#) Authorize Supplemental Agreement No. 1 to increase the service contract with Netsync Network Solutions through the Texas Department of Information Resources cooperative agreement DIR-CPO-4866 for continuous use and upgrade of an existing device threat detection response solution and licensing for the Department of Information and Technology Services - Not to exceed \$949,746.80, from \$873,104.50 to \$1,822,851.30 - Financing: Data Services Fund (subject to annual appropriations)

Attachments: [Resolution](#)

Park & Recreation Department

25. [24-1161](#) Authorize a construction services contract for the installation of playground equipment, playground surfacing, American Disabilities Act (ADA) accessible ramp, ADA parking, striping and signs, and an independent safety audit at Marcus Park located at 3003 Northaven Road through Omnia Cooperative Purchasing Agreement with Kompan, Inc. - Not to exceed \$184,370.58 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

Attachments: [Map](#)
[Resolution](#)

26. [24-1157](#) Authorize a construction services contract for the installation of playground equipment and an Independent Safety Audit with Whirlix Design Inc. through the Texas Association of School Boards (BuyBoard) for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road - Not to exceed \$189,814.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

Attachments: [Map](#)
[Resolution](#)

Police Department

27. [24-1165](#) Authorize a three-year cooperative purchasing agreement for web-based law enforcement training subscriptions for the Police Department with Lexipol, LLC through the Sourcwell cooperative agreement - Estimated amount of \$401,310.00 - Financing: General Fund

Attachments: [Resolution](#)

28. [24-1166](#) Authorize a three-year purchasing agreement for web-based software subscriptions for the Police Department Nighthawk.Cloud, Inc., sole source - Estimated amount of \$561,740.00 - Financing: General Fund

Attachments: [Resolution](#)

Water Utilities Department

- ~~29. [24-906](#) Authorize an increase in the construction services contract with BAR Constructors, Inc. for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant - Not to exceed \$2,726,813.26, from \$51,603,219.94 to \$54,330,033.20 - Financing: Water Capital Improvement G Fund-~~

Attachments: [Map](#)
 [Resolution](#)

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

30. [24-1232](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

ITEMS FOR FURTHER CONSIDERATION**Department of Housing & Neighborhood Revitalization**

31. [24-1233](#) Authorize an increase in the development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting for the development of the Bottom Infill, a 32-unit single-family affordable housing project located in the Bottom neighborhood of Council District 4 - Not to exceed \$3,084,427.00, from \$500,000.00 to \$3,584,427.00 - Financing: Community Development Block Grant Disaster Recovery Funds (This item was deferred on February 14, 2024 and March 27, 2024)

Attachments: [Map](#)
 [Resolution](#)

ADDITIONS

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Seeking the advice of the city attorney regarding Dallas Police Retired Officers Association v. Dallas Police & Fire Pension System; Cause No. 05-22-00644-CV.

OTHER ITEMS FOR INDIVIDUAL CONSIDERATION**Department of Aviation**

32. [24-1314](#) Authorize the (1) acceptance of a grant upon receipt from the U.S. Department of Transportation, Federal Aviation Administration (FAA) Airport Improvement Program Grant Fund for the federal share of the eligible capital improvement project for the Bipartisan Infrastructure Law at Dallas Love Field (Grant No. 3-48-0062-071-2024, Assistance Listing No. 20.106) in the amount of \$13,563,479.00 for the construction of Aircraft Rescue and Firefighters Building Project for performance period shall be 4-years (1,460 calendar days) from the date of acceptance; (2) establishment of appropriations in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund; (3) receipt and deposit of grant funds in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund; and (4) execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$13,563,479.00 - Financing: FY24 FAA AIG Grant Fund

Attachments: [Resolution](#)

Department of Convention and Event Services

33. 24-1385 Authorize a fifteen-year resident use and incentive agreement for the Dallas Memorial Auditorium ("Arena" and "primary facility") and ancillary meeting rooms ("secondary facility") with three five-year renewal options with a professional sports team, for a minimum of 70 days per year for the primary facility and 365-days per year for organizational needs including but not limited to office and training space for the secondary facility with a \$19,000,000.00 incentive payable over three fiscal years and offsetting revenues as detailed in the Fiscal Information section, Not to exceed \$19,000,000.00 over three years - Financing: Convention Center Construction Fund (subject to annual appropriations); Estimated Revenue: Convention Center Operating Fund \$23,250,000.00 over 15 years

Attachments: Resolution

Library

34. [24-1402](#) Authorize **(1)** the acceptance of the specific goals and recommendations set forth in the Dallas Public Library Strategic and Facilities Plan (Plan), which consists of a five-year strategic plan and a 20-year facilities plan; **(2)** the adoption of the Plan to serve as a guideline for the Library's provision of services for the next five years and development of facilities for the next 20 years; and **(3)** the City Manager to guide and support the Library's efforts to advance the goals and implemented the recommendations provided for in the Plan - Financing: This action has no cost consideration to the City (see Fiscal information)

Attachments: [Resolution](#)
 [Exhibit A](#)

Mayor and City Council Office

35. [24-1308](#) Adoption of a resolution appointing Kimberly Bizer Tolbert as Interim City Manager, effective at the close of business on May 2, 2024, to serve until the City Council selects and appoints the City Manager - Financing: This action has no cost consideration to the City (see Fiscal Information)

Attachments: [Resolution](#)

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Planning and Urban Design****ZONING CASES - CONSENT**

- Z1. [24-1215](#) A public hearing to receive comments regarding a City Plan Commission authorized hearing seeking City Council approval to change the zoning classification from R-7.5(A) single-family zoning district to CD-21, the South Winnetka Heights Conservation District, being all of City Blocks 51/3306, 50/3305, 49/3304, and 48/3303 being generally bounded by Twelfth Street to the north, Edgefield Avenue to the west, Brooklyn Avenue to the south, and the alley between Block 48/3303 and Blocks 186/3245 and 2/3244, east of Willomet Avenue and a portion of Polk Street to the east, and containing approximately 16.299 acres and an ordinance granting the amendments
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Approval, subject to a conceptual plan and conditions
Z212-349(TAB)

Attachments: [Case Report](#)

- Z2. [24-1216](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2365 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 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions
Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions
Z223-188(CR)

Attachments: [Case Report](#)

- Z3. [24-1217](#) A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District, on the north line of Colgate Avenue, between Westchester Drive and Preston Road
Recommendation of Staff: Approval, subject to a development plan, a traffic management plan, and conditions
Recommendation of CPC: Approval, subject to a development plan, a traffic management plan, and conditions
Z223-243(MP)

Attachments: [Case Report](#)

- Z4. [24-1218](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2299 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the south line of Skillman Street and the north line of Wendell Road, east of Pagemill Road
Recommendation of Staff: Approval, subject to an amended site plan, an amended traffic management plan, and amended conditions
Recommendation of CPC: Approval, subject to an amended site plan, an amended traffic management plan, and amended conditions
Z223-285(LG)

Attachments: [Case Report](#)

- Z5. [24-1220](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive
- Recommendation of Staff: Approval for a five-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 five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
- Z223-308(LC)

Attachments: [Case Report](#)

- Z6. [24-1221](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street
- Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
- Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
- Z223-309(MB)

Attachments: [Case Report](#)

- Z7. [24-1222](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2429 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery and a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Commerce Street, west of South Malcolm X Boulevard
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
Recommendation of CPC: Approval for a five-year period, subject to amended conditions
Z223-323(WK)

Attachments: [Case Report](#)

- Z8. [24-1223](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King, Jr. Boulevard and South Malcolm X Boulevard
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to amended conditions
Recommendation of CPC: Approval for a 20-year period with eligibility for automatic renewals for additional 20-year periods, subject to amended conditions
Z223-330(WK)

Attachments: [Case Report](#)

- Z9. [24-1224](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on a property zoned an R-7.5(A) Single Family District, on the south line of Forney Road, west of Lomax Drive
Recommendation of Staff: Approval for a ten-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 ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z223-334(WK)

Attachments: [Case Report](#)

- Z10. [24-1225](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay, on the southeast corner of Commerce Street and Browder Street
Recommendation of Staff: Approval for a two-year period, subject to amended conditions
Recommendation of CPC: Approval for a two-year period, subject to amended conditions
Z234-133(CR)

Attachments: [Case Report](#)

ZONING CASES - INDIVIDUAL

- Z11. [24-1226](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on property bounded by Millmar Drive, Shiloh Road, Healey Drive, and Casa Oaks Drive
Recommendation of Staff: Approval for a permanent time period, subject to a revised site plan, a revised traffic management plan, and staff's recommended conditions
Recommendation of CPC: Approval for a permanent time period, subject to a site plan, a traffic management plan, and conditions
Z223-272(JA)

Attachments: [Case Report](#)

- Z12. [24-1227](#) A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z223-282(GB)

Attachments: [Case Report](#)

- Z13. [24-1228](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a community service center on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay District and deed restrictions [Z101-185], at the northeast line of Webb Chapel Road, southeast of Larga Drive
Recommendation of Staff: Approval for a permanent period, subject to a site plan and conditions
Recommendation of CPC: Approval for a four-year period, subject to a site plan and conditions
Z223-324(CR)

Attachments: [Case Report](#)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- Z14. [24-1236](#) A public hearing to receive comments regarding an application for and (1) an ordinance granting a Specific Use Permit for a motor vehicle fueling station; and (2) 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 Subdistrict 5 within Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway
Recommendation of Staff: Denial
Recommendation of CPC: Approval for a three-year period, subject to a site plan, landscape plan and conditions
Z223-112(MP)
Note: This item was deferred by the City Council before opening public hearing on March 27, 2024, and is scheduled for consideration on April 24, 2024.

Attachments: [Case Report](#)

SPECIAL PROVISION SIGN DISTRICT

Department of Planning and Urban Design

- PH1. [24-1231](#) A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned Regional Retail District (RR), on the northwest corner of West Illinois Avenue and South Zang Boulevard
Recommendation of Staff: Approval, subject to conditions
Recommendation of CPC: Approval, subject to conditions
SPSD223-001(JP)

Attachments: [Case Report](#)

MISCELLANEOUS HEARINGS**Department of Housing & Neighborhood Revitalization**

- PH2. [24-1160](#) A public hearing to receive comments on the proposed City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan; and, at the close of the public hearing, approval of the City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City

Attachments: [Resolution](#)
 [Exhibit A](#)

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT**Office of Homeless Solutions**

- PH3. [24-910](#) A public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,468,564.00 and to Administration and Planning in an amount not to exceed \$31,436.00, for a total amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L. Time Re-Housing Program - Financing: No cost consideration to the City (This item was held under advisement on January 24, 2024 and February 28, 2024)

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

Agenda Date: April 24, 2024

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	N/A	V	SEC	N/A	Approval of Minutes of the April 10, 2024 City Council Meeting
2.	N/A	C	ATT	\$35,000.00	Authorize settlement of the lawsuit styled Jose Diaz v. City of Dallas, Cause No. DC-21-17927 - Not to exceed \$35,000.00 - Financing: Liability Reserve Fund
3.	3	C	AVI	\$17,040.00	Authorize Supplemental Agreement No. 1 to the architectural services contract with Brown Reynolds Watford Architects, Inc. to provide soil testing and to increase the reimbursable expenses for the Dallas Airport System Signage at Dallas Executive Airport - Not to exceed \$17,040.00, from \$98,500.00 to \$115,540.00 - Financing: Aviation Fund
4.	6	C	AVI	\$250,000.00	Authorize Supplemental Agreement No. 2 to the engineering services contract with Kimley-Horn and Associates, Inc. to provide construction phase services for the additional trail limits for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field - Not to exceed \$250,000.00, from \$2,827,926.00 to \$3,077,926.00 - Financing: Aviation Construction Fund
5.	6	C	AVI	\$214,453.00	Authorize Supplemental Agreement No. 7 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide assessment, design, construction documents, and construction administration services for major maintenance and repairs to Parking Garages A and B at Dallas Love Field - Not to exceed \$214,453.00, from \$1,333,259.00 to \$1,547,712.00 - Financing: Aviation Construction Fund
6.	9	C	PBW	REV \$7,800.00	An ordinance abandoning a portion of a floodway easement to Vijay Mehra and Natalie Mehra, the abutting owners, containing approximately 2,659 square feet of land, located near the intersection of Sperry Street and Lyre Lane - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee
7.	14	C	PBW	REV \$1,000.00	An ordinance granting a private license to 1601 Elm Holdings, LP., for the use of approximately 35 square feet of aerial space to install, maintain and utilize an awning with premise sign over a portion of Elm Street right-of-way located near its intersection with Akard Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee
8.	1	C	PBW	\$1,388,620.00	Authorize a professional services contract with Burgess & Niple, Inc. to provide engineering design services for West Davis Street from North Hampton Road to North Clinton Avenue - Not to exceed \$1,388,620.00 -

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Financing: 2023 Certificate of Obligation Fund (\$1,309,060.00), Water Capital Improvement G Fund (\$56,487.60), and Wastewater Capital Improvement F Fund (\$23,072.40)
9.	4	C	PBW	\$300,769.00	Authorize a professional services contract with VRX, Inc. for the engineering design of Street Reconstruction Group 17-4006 (list attached to the Agenda Information Sheet) - Not to exceed \$300,769.00 - Financing: 2023 Certificate of Obligation Fund (\$215,099.00), Water Capital Improvement G Fund (\$54,537.85), and Wastewater Capital Improvement F Fund (\$31,132.15)
10.	5	C	PBW	\$232,475.00	Authorize a professional services contract with WSP USA Inc. to provide construction material testing services during the construction of a portion of Street Reconstruction Group 17-5001 (Rosemont Road from Hillburn Drive to North Jim Miller Road) identified as PB17V997 - Not to exceed \$232,475.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)
11.	11	C	PBW	\$86,058.00	Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas v. Keller Springs Estates, Ltd., et al., Cause No. CC-23-01590-B, pending in County Court at Law, for acquisition of a wastewater easement from Keller Springs Estates, Ltd., et al., of approximately 43,509 square feet of land for a right-of-way located in Dallas County, Texas for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$86,058.00, increased from \$233,942.00 (\$228,442.00, plus closing costs and title expenses not to exceed \$5,500.00) to \$320,000.00 (\$300,000.00 being the settlement amount, plus closing costs and title expenses not to exceed \$20,000.00) - Financing: Wastewater Construction Fund
12.	All	C	PBW	\$18,613,300.00	Authorize a twenty-two-month construction services contract for the 2024 Sidewalk and Barrier Free Ramps Improvements Project along the Dallas Area Rapid Transit bus routes within the public right-of-way that includes water and wastewater adjustments at various locations throughout the City - Ragle, Inc., lowest responsible bidder of three - Not to exceed \$18,613,300.00 - Financing: DART Transportation Projects Fund
13.	4	C	PBW	\$163,375.00	Authorize an increase in the construction services contract with HD Way Concrete Service, LLC for the additional water adjustments and wastewater main improvements needed on Street Reconstruction Group 17-4009 - Not to exceed \$163,375.00, from \$2,090,214.00 to \$2,253,589.00 - Financing: Wastewater Capital Improvement F Fund (\$155,875.00) and Water Construction Fund (\$7,500.00)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
14.	All	C	TRN	NC	An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Sections 28-50, 28-59, 28-99, and 28-101 (1) designating school traffic zones; (2) designating one-way streets and alleys; (3) designating public carrier stands for rideshare vehicles; (4) providing a penalty not to exceed \$200.00; (5) providing a saving clause; (6) providing a severability clause; and (7) providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)
15.	6, 11, 12, 13	C	TRN	\$703,536.50	Authorize payment to the Texas Department of Transportation for the Advance Funding Agreement (Agreement No. CSJ 0918-24-267, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at: Frankford Road at Dallas Parkway, Harry Hines Boulevard at Walnut Hill Lane, Midway Road at Royal Lane, Hillcrest Road at Spring Valley Road, and Shady Brook Lane at Park Lane - Total amount of \$1,564,423.25 - Financing: Coronavirus State and Local Fiscal Recovery Fund (\$860,886.75) and General Fund (\$703,536.50)
16.	All	C	DFD	\$1,697,373.75	Authorize a three-year master agreement for battery powered intraosseous needle driver systems for the Fire-Rescue Department - Teleflex LLC, sole source - Estimated amount of \$1,697,373.75 - Financing: General Fund
17.	All	C	OCC	GT	Authorize a three-year service contract for providing multimedia messaging services to communicate with the City of Dallas' Women, Infant, Children Program, existing and potentially eligible clients for the period May 1, 2024 through April 30, 2027 - OnSolve, LLC dba One Call Now, sole source - Not to exceed \$109,877.14 - Financing: Texas Department of State Health Services Grant Funds (subject to appropriations)
18.	All	C	ECO	NC	Authorize appointment of Santiago Bello, Michael Horne and Terry Kittleson as Directors to the Dallas Development Fund Board - Financing: No cost consideration to the City
19.	1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13, 14	C	ECO	NC	Authorize (1) a public hearing to be held on May 22, 2024, to receive comments concerning the Dallas Tourism Public Improvement District (the "District") expansion, in accordance with Chapter 372 of the Texas Local Government Code, allowing the City to include property in a hotel-public improvement district with the property owner's consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels);

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					and, at the close of the public hearing, (2) a resolution approving District boundary expansion to include one additional Qualifying hotel in the District not described in the resolution or petition renewing the District in 2016 or expanding the District's boundaries in 2020, 2022, or 2023 - Financing: This action has no cost consideration to the City (see Fiscal Information)
20.	10	C	ECO	NC	Authorize (1) a public hearing to be held on May 22, 2024, to receive comments concerning the renewal of the North Lake Highlands Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; (2) approval of a resolution renewing the District for a period of ten years; (3) approval of the District's Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and (4) approval of a management contract with Lake Highlands Improvement District Corporation, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)
21.	12	C	ECO	NC	Authorize (1) a public hearing to be held on May 22, 2024, to receive comments concerning the renewal of the Prestonwood Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; (2) approval of a resolution renewing the District for a period of ten years; (3) approval of the District's Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and (4) approval of a management contract with Prestonwood Homeowners Association, Inc., a Texas nonprofit corporation, as the management entity for the District - Financing: This item has no cost consideration to the City (see Fiscal Information)
22.	All	C	POM	\$463,918.56	Authorize a three-year cooperative purchasing agreement for over-the-phone language interpretation services for the Police Department with Language Line Services, Inc. through the Department of Information Services cooperative agreement - Estimated amount of \$463,918.56 - Financing: General Fund (subject to annual appropriations)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
23.	2	C	POM	\$2,242,000.00	Authorize a three-year service contract, with the option of one two-year renewal option or two one-year renewal options, for Owner Controlled Insurance Program broker services for the Office of Risk Management - Marsh USA, Inc., most advantageous proposer of five - Not to exceed \$2,242,000 - Financing: Owner Controlled Insurance Fund (subject to annual appropriations)
24.	All	C	POM	\$949,746.80	Authorize Supplemental Agreement No. 1 to increase the service contract with Netsync Network Solutions through the Texas Department of Information Resources cooperative agreement DIR-CPO-4866 for continuous use and upgrade of an existing device threat detection response solution and licensing for the Department of Information and Technology Services - Not to exceed \$949,746.80, from \$873,104.50 to \$1,822,851.30 - Financing: Data Services Fund (subject to annual appropriations)
25.	13	C	PKR	\$184,370.58	Authorize a construction services contract for the installation of playground equipment, playground surfacing, American Disabilities Act (ADA) accessible ramp, ADA parking, striping and signs, and an independent safety audit at Marcus Park located at 3003 Northaven Road through Omnia Cooperative Purchasing Agreement with Kompan, Inc. - Not to exceed \$184,370.58 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)
26.	13	C	PKR	\$189,814.00	Authorize a construction services contract for the installation of playground equipment and an Independent Safety Audit with Whirlix Design Inc. through the Texas Association of School Boards (BuyBoard) for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road - Not to exceed \$189,814.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)
27.	All	C	DPD	\$401,310.00	Authorize a three-year cooperative purchasing agreement for web-based law enforcement training subscriptions for the Police Department with Lexipol, LLC through the Sourcewell cooperative agreement - Estimated amount of \$401,310.00 - Financing: General Fund
28.	All	C	DPD	\$561,740.00	Authorize a three-year purchasing agreement for web-based software subscriptions for the Police Department Nighthawk.Cloud, Inc., sole source - Estimated amount of \$561,740.00 - Financing: General Fund
29.	Outside	C	DWU	\$2,726,813.26	Authorize an increase in the construction services contract with BAR Constructors, Inc. for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Fork Water Treatment Plant - Not to exceed \$2,726,813.26, from \$51,603,219.94 to \$54,330,033.20 - Financing: Water Capital Improvement G Fund
30.	N/A	I	SEC	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)
31.	4	I	HOU	GT	Authorize an increase in the development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting for the development of the Bottom Infill, a 32-unit single-family affordable housing project located in the Bottom neighborhood of Council District 4 - Not to exceed \$3,084,427.00, from \$500,000.00 to \$3,584,427.00 - Financing: Community Development Block Grant Disaster Recovery Funds (This item was deferred on February 14, 2024 and March 27, 2024)
32.	6	I	AVI	GT	Authorize the (1) acceptance of a grant upon receipt from the U.S. Department of Transportation, Federal Aviation Administration (FAA) Airport Improvement Program Grant Fund for the federal share of the eligible capital improvement project for the Bipartisan Infrastructure Law at Dallas Love Field (Grant No. 3-48-0062-071-2024, Assistance Listing No. 20.106) in the amount of \$13,563,479.00 for the construction of Aircraft Rescue and Firefighters Building Project for performance period shall be 4-years (1,460 calendar days) from the date of acceptance; (2) establishment of appropriations in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund; (3) receipt and deposit of grant funds in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund; and (4) execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$13,563,479.00 - Financing: FY24 FAA AIG Grant Fund
33.	All	I	CCT	\$19,000,000.00 REV \$23,250,000.00	Authorize a fifteen-year resident use and incentive agreement for the Dallas Memorial Auditorium ("Arena" and "primary facility") and ancillary meeting rooms ("secondary facility") with three five-year renewal options with a professional sports team, for a minimum of 70 days per year for the primary facility and 365-days per year for organizational needs including but not limited to office and training space for the secondary facility with a \$19,000,000.00 incentive payable over three fiscal years and offsetting revenues as detailed in the Fiscal Information section, Not to exceed \$19,000,000.00 over three years - Financing: Convention Center Construction Fund (subject to annual appropriations); Estimated Revenue: Convention Center Operating Fund \$23,250,000.00 over 15 years

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
34.	All	I	LIB	NC	Authorize (1) the acceptance of the specific goals and recommendations set forth in the Dallas Public Library Strategic and Facilities Plan (Plan), which consists of a five-year strategic plan and a 20-year facilities plan; (2) the adoption of the Plan to serve as a guideline for the Library's provision of services for the next five years and development of facilities for the next 20 years; and (3) the City Manager to guide and support the Library's efforts to advance the goals and implemented the recommendations provided for in the Plan - Financing: This action has no cost consideration to the City (see Fiscal information)
35.	N/A	I	MCC	NC	Adoption of a resolution appointing Kimberly Bizer Tolbert as Interim City Manager, effective at the close of business on May 2, 2024, to serve until the City Council selects and appoints the City Manager - Financing: This action has no cost consideration to the City (see Fiscal Information)
Z1.	1	PH	PNV	NC	A public hearing to receive comments regarding a City Plan Commission authorized hearing seeking City Council approval to change the zoning classification from R-7.5(A) single-family zoning district to CD-21, the South Winnetka Heights Conservation District, being all of City Blocks 51/3306, 50/3305, 49/3304, and 48/3303 being generally bounded by Twelfth Street to the north, Edgefield Avenue to the west, Brooklyn Avenue to the south, and the alley between Block 48/3303 and Blocks 186/3245 and 2/3244, east of Willomet Avenue and a portion of Polk Street to the east, and containing approximately 16.299 acres and an ordinance granting the amendments Recommendation of Staff: Approval, subject to a conceptual plan and conditions Recommendation of CPC: Approval, subject to a conceptual plan and conditions Z212-349(TAB)
Z2.	5	PH	PNV	NC	A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2365 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 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions Z223-188(CR)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
Z3.	13	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District, on the north line of Colgate Avenue, between Westchester Drive and Preston Road</p> <p>Recommendation of Staff: Approval, subject to a development plan, a traffic management plan, and conditions</p> <p>Recommendation of CPC: Approval, subject to a development plan, a traffic management plan, and conditions</p> <p>Z223-243(MP)</p>
Z4.	10	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2299 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the south line of Skillman Street and the north line of Wendell Road, east of Pagemill Road</p> <p>Recommendation of Staff: Approval, subject to an amended site plan, an amended traffic management plan, and amended conditions</p> <p>Recommendation of CPC: Approval, subject to an amended site plan, an amended traffic management plan, and amended conditions</p> <p>Z223-285(LG)</p>
Z5.	4	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive</p> <p>Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions</p> <p>Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions</p> <p>Z223-308(LC)</p>
Z6.	7	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned</p>

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					<p>Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street</p> <p>Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions</p> <p>Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions</p> <p>Z223-309(MB)</p>
Z7.	2	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2429 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery and a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Commerce Street, west of South Malcolm X Boulevard</p> <p>Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions</p> <p>Recommendation of CPC: Approval for a five-year period, subject to amended conditions</p> <p>Z223-323(WK)</p>
Z8.	7	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King, Jr. Boulevard and South Malcom X Boulevard</p> <p>Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to amended conditions</p> <p>Recommendation of CPC: Approval for a 20-year period with eligibility for automatic renewals for additional 20-year periods, subject to amended conditions</p> <p>Z223-330(WK)</p>
Z9.	5	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on a property zoned an R-7.5(A) Single Family District, on the south line of Forney Road, west of Lomax Drive</p>

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					<p>Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions</p> <p>Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions</p> <p>Z223-334(WK)</p>
Z10.	14	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay, on the southeast corner of Commerce Street and Browder Street</p> <p>Recommendation of Staff: Approval for a two-year period, subject to amended conditions</p> <p>Recommendation of CPC: Approval for a two-year period, subject to amended conditions</p> <p>Z234-133(CR)</p>
Z11.	2	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on property bounded by Millmar Drive, Shiloh Road, Healey Drive, and Casa Oaks Drive</p> <p>Recommendation of Staff: Approval for a permanent time period, subject to a revised site plan, a revised traffic management plan, and staff's recommended conditions</p> <p>Recommendation of CPC: Approval for a permanent time period, subject to a site plan, a traffic management plan, and conditions</p> <p>Z223-272(JA)</p>
Z12.	4	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue</p> <p>Recommendation of Staff: Approval</p> <p>Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant</p> <p>Z223-282(GB)</p>

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
Z13.	6	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a community service center on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay District and deed restrictions [Z101-185], at the northeast line of Webb Chapel Road, southeast of Larga Drive</p> <p>Recommendation of Staff: Approval for a permanent period, subject to a site plan and conditions</p> <p>Recommendation of CPC: Approval for a four-year period, subject to a site plan and conditions</p> <p>Z223-324(CR)</p>
Z14.	8	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and (1) an ordinance granting a Specific Use Permit for a motor vehicle fueling station; and (2) 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 Subdistrict 5 within Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway</p> <p>Recommendation of Staff: Denial</p> <p>Recommendation of CPC: Approval for a three-year period, subject to a site plan, landscape plan and conditions</p> <p>Z223-112(MP)</p> <p>Note: This item was deferred by the City Council before opening public hearing on March 27, 2024, and is scheduled for consideration on April 24, 2024.</p>
PH1.	1	PH	PNV	NC	<p>A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned Regional Retail District (RR), on the northwest corner of West Illinois Avenue and South Zang Boulevard</p> <p>Recommendation of Staff: Approval, subject to conditions</p> <p>Recommendation of CPC: Approval, subject to conditions</p> <p>SPSD223-001(JP)</p>
PH2.	All	PH	HOU	NC	<p>A public hearing to receive comments on the proposed City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan; and, at the close of the public hearing, approval of the City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City</p>

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
PH3.	N/A	PH	OHS	NC	A public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,468,564.00 and to Administration and Planning in an amount not to exceed \$31,436.00, for a total amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L. Time Re-Housing Program - Financing: No cost consideration to the City (This item was held under advisement on January 24, 2024 and February 28, 2024)

TOTAL ~~\$31,421,713.45~~ \$44,968,086.93



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-922

Item #: 1.

SUBJECT

Approval of Minutes of the April 10, 2024 City Council Meeting



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1219

Item #: 2.

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Tammy L. Palomino

SUBJECT

Authorize settlement of the lawsuit styled Jose Diaz v. City of Dallas, Cause No. DC-21-17927 - Not to exceed \$35,000.00 - Financing: Liability Reserve Fund

BACKGROUND

Jose Diaz filed a lawsuit against the city and a Dallas Park & Recreation Department employee seeking compensation for alleged property damage and bodily injuries sustained in an automobile collision on February 27, 2020, involving the employee and a city-owned vehicle. The city and Mr. Diaz have reached a proposed settlement of his claims subject to City Council approval. Mr. Diaz is represented by Daniella Alvarado and Link & Associates.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

A confidential memorandum regarding this matter will be provided to the City Council on April 19, 2024.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Liability Reserve Fund	\$35,000.00	\$0.00	\$0.00

April 24, 2024

WHEREAS, a lawsuit styled Jose Diaz v. City of Dallas, Cause No. DC-21-17927 was filed by the plaintiff, Jose Diaz, seeking compensation from the City of Dallas for alleged bodily injuries and other damages sustained in an automobile collision on February 27, 2020, involving a Dallas Park & Recreation Department employee operating a city-owned vehicle; and

WHEREAS, the plaintiff has agreed to a proposed settlement of his claim whereby the City will pay Jose Diaz, Link & Associates and all other persons having an interest in the settlement proceeds, the total amount of \$35,000.00; and

WHEREAS, it is in the City's best interest to settle this lawsuit.

Now, Therefore,

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

SECTION 1. That the proposed settlement of the lawsuit styled Jose Diaz v. City of Dallas, Cause No. DC-21-17927, in an amount not to exceed \$35,000.00 is hereby approved.

SECTION 2. That the Chief Financial Officer is hereby authorized to pay Jose Diaz, Link & Associates, and all other persons having an interest in the settlement proceeds, the total amount of \$35,000.00 from Liability Reserve Fund, Fund 0192, Department ORM, Unit 3890, Object 3521, Vendor MVORM001.

SECTION 3. This resolution shall take effect immediately from and after its passage per the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-765

Item #: 3.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize Supplemental Agreement No. 1 to the architectural services contract with Brown Reynolds Watford Architects, Inc. to provide soil testing and to increase the reimbursable expenses for the Dallas Airport System Signage at Dallas Executive Airport - Not to exceed \$17,040.00, from \$98,500.00 to \$115,540.00 - Financing: Aviation Fund

BACKGROUND

Dallas Executive Airport Facility was first developed in the late 1940's with a land mass of about 1,026 acres and was named Redbird Airport. The City of Dallas changed the name of the airport to Dallas Executive Airport in February 2002. During this time, several improvements were made to enhance the airport including signage. Currently, Dallas Executive Airport is sitting on 1,070 acres and houses over 200 based aircraft and over 50,000 aircraft operations.

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2023
Complete Design	May 2024
Begin Construction	July 2024
Complete Construction	December 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Aviation Fund	\$17,040.00	\$0.00	\$0.00

Original Contract	\$ 98,500.00
Supplemental Agreement No. 1 (this action)	<u>\$ 17,040.00</u>
Total	\$115,540.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$324,905.00 <u>\$17,040.00</u>	Architecture & Engineering	34.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
33.45 <u>0.00</u> %	33.45 <u>0.00</u> %	\$32,950.00
• This contract does not meet the M/WBE Subcontracting goal.		
• Supplemental Agreement No. 2 - 25.39% Overall MWBE Participation		
• Brown Reynolds Watford Architects, Inc. - Local; Workforce - 46.00% Local		

OWNER**Brown Reynolds Watford Architects, Inc.**

3535 Travis Street
Suite 250
Dallas, TX 75204

Fred R. Clifford, AIA, Principal

MAP

Attached

Dallas Airport System Signage



April 24, 2024

WHEREAS, the Dallas Executive Airport Facility was first developed in the late 1940's with a land mass of about 1,026 acres and was named Redbird Airport. The City of Dallas changed the name of the airport to Dallas Executive Airport (DEA) in February 2002; and

WHEREAS, several improvements were made at DEA to enhance the airport signage and currently DEA is sitting on 1,070 acres and houses over 200 based aircraft and over 50,000 aircraft operations; and

WHEREAS, on September 13, 2023, Administrative Action No. 23-6088 authorized a design and construction administration contract with Brown Reynolds Watford Architects, Inc., in an amount not to exceed \$98,500.00; and

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the architectural services contract with Brown Reynolds Watford Architects, Inc. to provide soil testing and to increase the reimbursable expenses for the Dallas Airport System Signage at DEA, in an amount not to exceed \$17,040.00, increasing the original contract amount from \$98,500.00 to \$115,540.00.

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 architectural services contract with Brown Reynolds Watford Architects, Inc., approved as to form by the City Attorney, to provide soil testing and to increase the reimbursable expenses for the Dallas Airport System Signage at Dallas Executive Airport, in an amount not to exceed \$17,040.00, increasing the original contract amount from \$98,500.00 to \$115,540.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$17,040.00 to Brown Reynolds Watford Architects, Inc. in accordance with the terms and conditions of the contract from the Aviation Fund, Fund 0130, Department AVI, Unit 7707, Object 4111, Activity AAIP, Program AVI7707, Encumbrance/Contract No. CX-AVI-2023-00021252, Vendor VC22037.

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.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-764

Item #: 4.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize Supplemental Agreement No. 2 to the engineering services contract with Kimley-Horn and Associates, Inc. to provide construction phase services for the additional trail limits for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field - Not to exceed \$250,000.00, from \$2,827,926.00 to \$3,077,926.00 - Financing: Aviation Construction Fund

BACKGROUND

On September 26, 2018, the City Council authorized the Master Plan Update for Dallas Love Field and included recommendations for streetscape improvements around Dallas Love Field based on feedback from residents and stakeholders in the community. The improvements are intended to provide a more walkable neighborhood and improve pedestrian circulation and safety through enhanced pathways and bike connectivity to other City trails and recreation within the vicinity of the airport.

The purpose of this project is to implement the above recommendations on Lemmon Avenue in the vicinity of Dallas Love Field Airport. The scope of the original contract authorized on December 11, 2019 included design of pedestrian and bicycle trails, enhanced street and pedestrian lighting, enhanced bus stops, enhanced landscaping and gateway features, and intersection safety improvements including new traffic signals on Lemmon Avenue and Shorecrest Drive. The project will endeavor to create a safe, walkable, bicycle friendly distinct "Love Field District" identity weaving through all improvements.

ESTIMATED SCHEDULE OF PROJECT

Began Services	January 2020
Complete Services	July 2025

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 8, 2021, the City Council authorized Supplemental Agreement No. 1 to the engineering services contract with Kimley-Horn and Associates, Inc. to provide additional design and construction administration services for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field by Resolution No. 21-1943.

On December 11, 2019, the City Council authorized an engineering services contract with Kimley-Horn and Associates, Inc. to provide design and construction administration services for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field by Resolution No. 19-1855.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Aviation Construction Fund	\$250,000.00	\$0.00	\$0.00

Original Contract	\$2,377,100.00
Supplemental Agreement No. 1	\$ 450,826.00
Supplemental Agreement No. 2 (this action)	\$ 250,000.00
Total	\$3,077,926.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$250,000.00	Architecture & Engineering	25.66%*
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
27.23%	27.23%	\$68,079.32
• This item reflects previous Business and Development Policy MWBE goal		
• This contract exceeds the M/WBE goal.		
• Supplemental Agreement No. 2 - 25.70% Overall MWBE Participation		
• Kimley-Horn and Associates, Inc. - Local; Workforce - 25.70%% Local		

OWNER

Kimley-Horn and Associates, Inc.
 13455 Noel Road
 Suite 700
 Dallas, TX 75240

Matt Lucas, P.E., Vice President

MAP

Attached

Lemmon Ave. Streetscape Enhancements



April 24, 2024

WHEREAS, on December 11, 2019, the City Council authorized an engineering services contract with Kimley-Horn and Associates, Inc. to provide design and construction administration services for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field, in an amount not to exceed \$2,377,100.00, by Resolution No. 19-1855; and

WHEREAS, on December 8, 2021, the City Council authorized Supplemental Agreement No. 1 to the engineering services contract with Kimley-Horn and Associates, Inc. to provide additional design and construction administration services for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field, in an amount not to exceed \$450,826.00, by Resolution No. 21-1943; and

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 2 to the engineering services contract with Kimley-Horn and Associates, Inc. to provide construction phase services for the additional trail limits for the Lemmon Avenue Streetscape Enhancements Project due to expanded project scope, in an amount not to exceed \$250,000.00, increasing the contract amount from \$2,827,926.00 to \$3,077,926.00.

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. 2 to the engineering services contract with Kimley-Horn and Associates, Inc., approved as to form by the City Attorney, to provide construction phase services for the additional trail limits for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field, in an amount not to exceed \$250,000.00, increasing the contract amount from \$2,827,926.00 to \$3,077,926.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$250,000.00 to Kimley-Horn and Associates, Inc. in accordance with the terms and conditions of the contract from the Aviation Construction Fund, Fund 0131, Department AVI, Unit W387, Object 4112, Activity AAIP, Program AVIW387, Commodity 92500, Encumbrance/Contract No. CX-AVI-2019-00011327, Vendor 135447.

April 24, 2024

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 Information Sheet

File #: 24-766

Item #: 5.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize Supplemental Agreement No. 7 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide assessment, design, construction documents, and construction administration services for major maintenance and repairs to Parking Garages A and B at Dallas Love Field - Not to exceed \$214,453.00, from \$1,333,259.00 to \$1,547,712.00 - Financing: Aviation Construction Fund

BACKGROUND

Garage A was built in 1984 and currently offers parking for 3,000 vehicles. Garage B and the Pedestrian Concourse were completed in 2004. Garage B currently provides 4,000 parking spaces.

This action will authorize Supplemental Agreement No. 7 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide assessment, design, construction documents, and construction administration services for major maintenance and repairs to Parking Garages A and B at Dallas Love Field.

ESTIMATED SCHEDULE OF PROJECT

Began Design	July 2014
Complete Design	August 2024
Begin Construction	December 2024
Complete Construction	August 2025

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, the City Council authorized a professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler to perform a condition assessment of Dallas Love Field Garages A & B and the Pedestrian Concourse to identify and prioritize needed repairs and provide estimated costs of the repairs by Resolution No. 14-1012.

On May 25, 2016, the City Council authorized Supplemental Agreement No. 3 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. to provide design, construction documents, and construction administration services for repairs to the Dallas Love Field Garage A & B and Pedestrian Concourse by Resolution No. 16-0813.

On August 22, 2018, the City Council authorized Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. to provide design and construction administration services for Garages A and B Fire Alarm System Replacement at Dallas Love Field by Resolution No. 18-1129.

On April 10, 2019, the City Council authorized Supplemental Agreement No. 5 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design, construction documents, and construction administration services for the next phase of major maintenance and repairs to Garages A and B at Dallas Love Field by Resolution No. 19-0490.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Aviation Construction Fund	\$214,453.00	\$0.00	\$0.00

Original Contract	\$ 228,140.00
Supplemental Agreement No. 1	\$ 10,882.00
Supplemental Agreement No. 2	\$ 17,600.00
Supplemental Agreement No. 3	\$ 560,176.00
Supplemental Agreement No. 4	\$ 270,654.00
Supplemental Agreement No. 5	\$ 221,700.00
Supplemental Agreement No. 6	\$ 24,107.00
Supplemental Agreement No. 7 (this action)	<u>\$ 214,453.00</u>
Total Contract Cost	\$1,547,712.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$214,453.00	Professional Services	36.30%*
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
45.60%	45.60%	\$97,793.00
• *This item reflects previous Business and Development Policy MWBE goal		
• This contract exceeds the M/WBE Subcontracting goal.		
• Supplemental Agreement No. 7 - 46.73% Overall MWBE Participation		
• M. Arthur Gensler Jr. & Associates, Inc. - Local; Workforce - 96.60% Local		

OWNER

M. Arthur Gensler Jr. & Associates, Inc.

5005 Greenville Avenue

Dallas, TX 75206

Cindy Simpson, Managing Director and Principal

MAP

Attached



Garage A & B REPAIRS



April 24, 2024

WHEREAS, the Dallas Love Field has 7,000 parking spaces in existing Garages A and B; and

WHEREAS, next phase of planned major maintenance upgrades to both garages are scheduled to be completed in Fiscal Year (FY) 2023-24 and FY 2024-25; and

WHEREAS, updated design engineering and construction administration services are required for the next phase of major maintenance and repairs for Garages A and B; and

WHEREAS, on June 25, 2014, the City Council authorized a professional services contract with M. Arthur Gensler Jr. & Associates Inc. dba Gensler (Gensler) to perform a condition assessment of Dallas Love Field Garages A & B and the Pedestrian Concourse to identify and prioritize needed repairs and provide estimated costs of the repairs, in an amount not to exceed \$228,140.00, by Resolution No. 14-1012; and

WHEREAS, on November 24, 2014, Administrative Action No. 14-7192 authorized Supplemental Agreement No. 1 to the professional services contract with Gensler to provide water infiltration testing as part of the assessment, in an amount not to exceed \$10,882.00, from \$228,140.00 to \$239,022.00; and

WHEREAS, on July 7, 2015, Administrative Action No. 15-6347 authorized Supplemental Agreement No. 2 to the professional services contract with Gensler to provide additional assessment data, prioritize repairs, and cost analysis, in an amount not to exceed \$17,600.00, from \$239,022.00 to \$256,622.00; and

WHEREAS, on May 25, 2016, the City Council authorized Supplemental Agreement No. 3 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. to provide design, construction documents, and construction administration services for repairs to the Dallas Love Field Garage A & B and Pedestrian Concourse, in an amount of \$560,176.00, from \$256,622.00 to \$816,798.00, by Resolution No. 16-0813; and

WHEREAS, on August 22, 2018, the City Council authorized Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. to provide design and construction administration services for Garages A and B Fire Alarm System Replacement at Dallas Love Field, in an amount not to exceed \$270,654.00, from \$816,798.00 to \$1,087,452.00, by Resolution No. 18-1129; and

April 24, 2024

WHEREAS, on April 10, 2019, the City Council authorized Supplemental Agreement No. 5 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design, construction documents, and construction administration services for the next phase of major maintenance and repairs to Garages A and B at Dallas Love Field, in an amount not to exceed \$221,700.00, increasing the contract amount from \$1,087,452.00 to \$1,309,152.00; and Resolution No. 19-0490; and

WHEREAS, on February 21, 2020, Administrative Action No. 20-5165 authorized Supplemental Agreement No. 6 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design, construction documents, and construction administration services for the next phase of major maintenance and repairs to Garages A and B at Dallas Love Field, in an amount not to exceed \$24,107.00, increasing the contract amount from \$1,309,152.00 to \$1,333,259.00; and

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 7 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide assessment, design, construction documents, and construction administration services for major maintenance and repairs to Parking Garages A and B at Dallas Love Field, in an amount not to exceed \$214,453.00, increasing the contract amount from \$1,333,259.00 to \$1,547,712.00.

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. 7 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc., approved as to form by the City Attorney, to provide assessment, design, construction documents, and construction administration services for major maintenance and repairs to Parking Garages A and B at Dallas Love Field, in an amount not to exceed \$214,453.00, increasing the contract amount from \$1,333,259.00 to \$1,547,712.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$214,453.00 to M. Arthur Gensler Jr. & Associates, Inc. in accordance with the terms and conditions of the contract from Aviation Construction Fund, Fund 0131, Department AVI, Unit 8738, Object 3070, Activity AAIP, Program AVI8738, Commodity 91817, Encumbrance CT-AVIMAGA0414.1, Vendor VS0000001122.

SECTION 3. That this contract is designated as Contract No. PBW-2016-00000705.

April 24, 2024

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.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1214

Item #: 6.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Public Works

EXECUTIVE: Dr. Robert Perez

SUBJECT

An ordinance abandoning a portion of a floodway easement to Vijay Mehra and Natalie Mehra, the abutting owners, containing approximately 2,659 square feet of land, located near the intersection of Sperry Street and Lyre Lane - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a floodway easement to Vijay Mehra and Natalie Mehra, the abutting owners, containing approximately 2,659 square feet of land. The area will be included with the property of the abutting owners to construct a swimming pool. 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: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee

OWNERS

Vijay Mehra

Natalie Mehra

MAP

Attached



ABANDONMENT AREA

COUNCIL DISTRICT 9

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a portion of a floodway easement, located in City Block 10/2987 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Vijay Mehra and Natalie Mehra; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Vijay Mehra and Natalie Mehra, a married couple, hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth;

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tract of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **SEVEN THOUSAND EIGHT HUNDRED AND NO/100 (\$7,800.00) 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 the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department PBW, Balance Sheet 0519 and Department of Public Works - 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, Fund 0001, Department PBW, Unit 1181, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, their heirs 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**, their heirs and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, their heirs and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, their heirs and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, their heirs 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

SECTION 8. (continued)

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 Public Works, 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 Public Works, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Public Works, 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 is also designated for City purposes as Contract No. PBW-2023-00022837.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
TAMMY L. PALOMINO,
City Attorney

ALI HATEFI, Director
Department of Public Works

BY

Molly P. Ward
Assistant City Attorney

BY

For [Signature]
Assistant Director

Passed _____.

DATE: 07/20/2023
 JOB NO. 23-07-052
 SHEET 1 OF 3

FLOODWAY EASEMENT ABANDONMENT

WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT

LOT 2, BLOCK 10/2987

A.A. NELSON SURVEY, ABSTRACT NO. 1073
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EASEMENT ABANDONMENT DESCRIPTION:

BEING A 2,659 SQUARE FOOT OR 0.061 ACRE TRACT OF LAND SITUATED IN THE A. A. NELSON SURVEY, ABSTRACT NO. 1073, DALLAS COUNTY, TEXAS, BEING A PART OF LOT 2, BLOCK 10/2987, OF WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 299, PAGE 931, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEING A PORTION OF THE FLOODWAY EASEMENT ACROSS SAID LOT 2, CREATED BY SAID WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT, AND BEING A PART OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO VIJAY MEHRA AND NATALIE MEHRA, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202200128443, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SPERRY STREET (50' RIGHT-OF-WAY), AT THE MOST WESTERN CORNER OF SAID LOT 2 AND THE MOST NORTHERN CORNER OF LOT 1, BLOCK 10/2987, OF SAID WILLIAMSON-CARUTH TERRACE THIRD INSTALLMENT;

THENCE SOUTH 33°42'59" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 2 AND THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 117.69 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER AT THE NORTHWEST CORNER OF SAID FLOODWAY EASEMENT WITHIN SAID LOT 2 AND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 76°48'59" EAST OVER AND ACROSS SAID LOT 2 AND ALONG THE NORTHWEST LINE OF SAID FLOODWAY EASEMENT, A DISTANCE OF 80.33 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER AT THE NORTHEAST CORNER OF SAID FLOODWAY EASEMENT WITHIN SAID LOT 2, IN THE NORTHEAST LINE OF SAID LOT 2 AND THE SOUTHWEST LINE OF LOT 3, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE MOST NORTHERN CORNER OF SAID LOT 2 AND THE MOST WESTERN CORNER OF LOT 3, BLOCK 10/2987 OF SAID WILLIAMSON-CARUTH TERRACE THIRD INSTALLMENT BEARS NORTH 24°26'20" WEST, A DISTANCE OF 152.61 FEET;

THENCE SOUTH 24°26'20" EAST ALONG THE NORTHEAST LINE OF SAID LOT 2 AND THE SOUTHWEST LINE OF SAID LOT 3, A DISTANCE OF 46.03 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER;

THENCE OVER AND ACROSS SAID LOT 2 AND SAID FLOODWAY EASEMENT THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 87°30'36" WEST, A DISTANCE OF 47.97 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER;

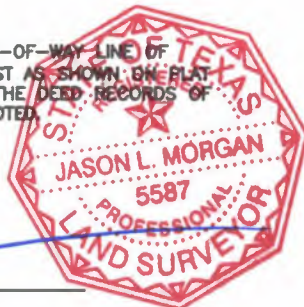
NORTH 45°13'24" WEST, A DISTANCE OF 19.98 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER;

SOUTH 53°40'22" WEST, A DISTANCE OF 22.83 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER IN THE SOUTHWEST LINE OF SAID LOT 2 AND THE NORTHEAST LINE OF SAID LOT 1;

THENCE NORTH 33°42'59" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 2 AND THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,659 SQUARE FEET OR 0.061 ACRES OF LAND.

BASIS OF BEARINGS:

BASIS OF BEARING IS THE SOUTHEAST RIGHT-OF-WAY LINE OF SPERRY STREET BEING NORTH 55°58'00" EAST AS SHOWN ON PLAT RECORDED IN VOLUME 299, PAGE 931, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. MONUMENTED AS NOTED.



JASON L. MORGAN, R.P.L.S. 5587
 DATED: 12/05/2023

(FOR SPRG USE ONLY)

REVIEWED BY: JD
 DATE: 12/5/2023
 SPRG NO. 6390

PREPARED BY:
 JASON L. MORGAN, R.P.L.S. NO. 5587
 GLOBAL LAND SURVEYING, INC.
 P.O. BOX 260369
 PLANO, TEXAS 75026
 PHONE (972) 881-1700
 JMORGAN@GLS-INC.COM
 TBPELS FIRM NO. 10016300

DATE: 07/20/2023
 JOB NO. 23-07-052
 SHEET 2 OF 3

FLOODWAY EASEMENT ABANDONMENT

WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT
 LOT 2, BLOCK 10/2987

A.A. NELSON SURVEY, ABSTRACT NO. 1073
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 76°48'59" E	80.33'
L2	S 24°26'20" E	46.03'
L3	S 87°30'36" W	47.97'
L4	N 45°13'24" W	19.98'
L5	S 53°40'22" W	22.83'
L6	N 33°42'59" W	30.20'

R=843.51'
 $\Delta=5^{\circ}43'49''$
 CB=N 53°06'06" E
 CH=84.32'
 L=84.36'

SPERRY STREET
 (50' RIGHT-OF-WAY)
 VOLUME 299, PAGE 931
 D.R.D.C.T.

POINT OF COMMENCING

BASIS OF BEARINGS
 N 55°58'00" E
 FND 1/2" I.R. (MRD)

S 33°42'59" E
 117.69'

A. A. NELSON SURVEY
 ABSTRACT NUMBER 1073

POINT OF BEGINNING

LOT 1

WILLIAMSON-CARUTH TERRACE,
 THIRD INSTALLMENT
 VOLUME 299, PAGE 931
 D.R.D.C.T.
 PETER A. NELSON
 CC# 201600327192
 O.P.R.D.C.T.

N 33°42'59" W
 112.30'

LEGEND:
 ○ = SET 5/8" IRON ROD WITH YELLOW CAP "5587"
 (UNLESS OTHERWISE NOTED)
 I.R.=IRON ROD
 FND=FOUND
 PFC=POINT FOR CORNER
 (MRD)=MONUMENT OF RECORD DIGNITY
 D.R.D.C.T.=DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 BASIS OF BEARINGS:

BASIS OF BEARING IS THE SOUTHEAST RIGHT-OF-WAY LINE OF SPERRY STREET BEING NORTH 55°58'00" EAST AS SHOWN ON PLAN RECORDED IN VOLUME 299, PAGE 931, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. MONUMENTED AS NOTED.

FLOODWAY EASEMENT ABANDONMENT

2,659 SQ. FT.
 (0.061 ACRES)

EXISTING FLOODWAY ESMT.
 VOLUME 299, PAGE 931
 D.R.D.C.T.

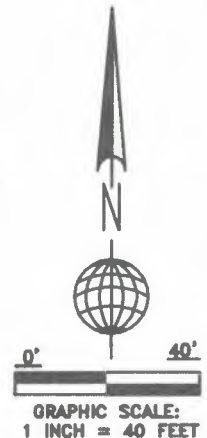
EXISTING 15' EASEMENT
 24" SANITARY SEWER
 VOLUME 299, PAGE 931
 D.R.D.C.T.

SET 5/8" I.R. BEARS
 N 33°42'59" W 30.00'

LOT 3
 WILLIAMSON-CARUTH TERRACE,
 THIRD INSTALLMENT
 VOLUME 299, PAGE 931
 D.R.D.C.T.
 REGGI R. NICHOLS-HALES AND
 ROBERT L. HALES
 VOLUME 99147, PAGE 4514
 O.P.R.D.C.T.

S 24°26'20" E
 56.47'
 SET 5/8" I.R. BEARS
 N 24°26'20" W 30.00'
 6' ESMT.
 VOLUME 299, PAGE 931
 D.R.D.C.T.

LOT 4
 WILLIAMSON-CARUTH TERRACE,
 FOURTH INSTALLMENT
 VOLUME 663, PAGE 100
 D.R.D.C.T.
 KELLY YEE
 VOLUME 2003230, PAGE 4862
 O.P.R.D.C.T.



(FOR SPRG USE ONLY)
 REVIEWED BY: JD
 DATE: 12/5/2023
 SPRG NO. 6390

JASON L. MORGAN, R.P.L.S. 5587
 DATED: 12/05/2023



PREPARED BY:
 JASON L. MORGAN, R.P.L.S. NO. 5587
 GLOBAL LAND SURVEYING, INC.
 P.O. BOX 260369
 PLANO, TEXAS 75026
 PHONE (972) 881-1700
 JMORGAN@GLS-INC.COM
 TBPELS FIRM NO. 10016300

DATE: 07/20/2023
 JOB NO.23-07-052
 SHEET 3 OF 3

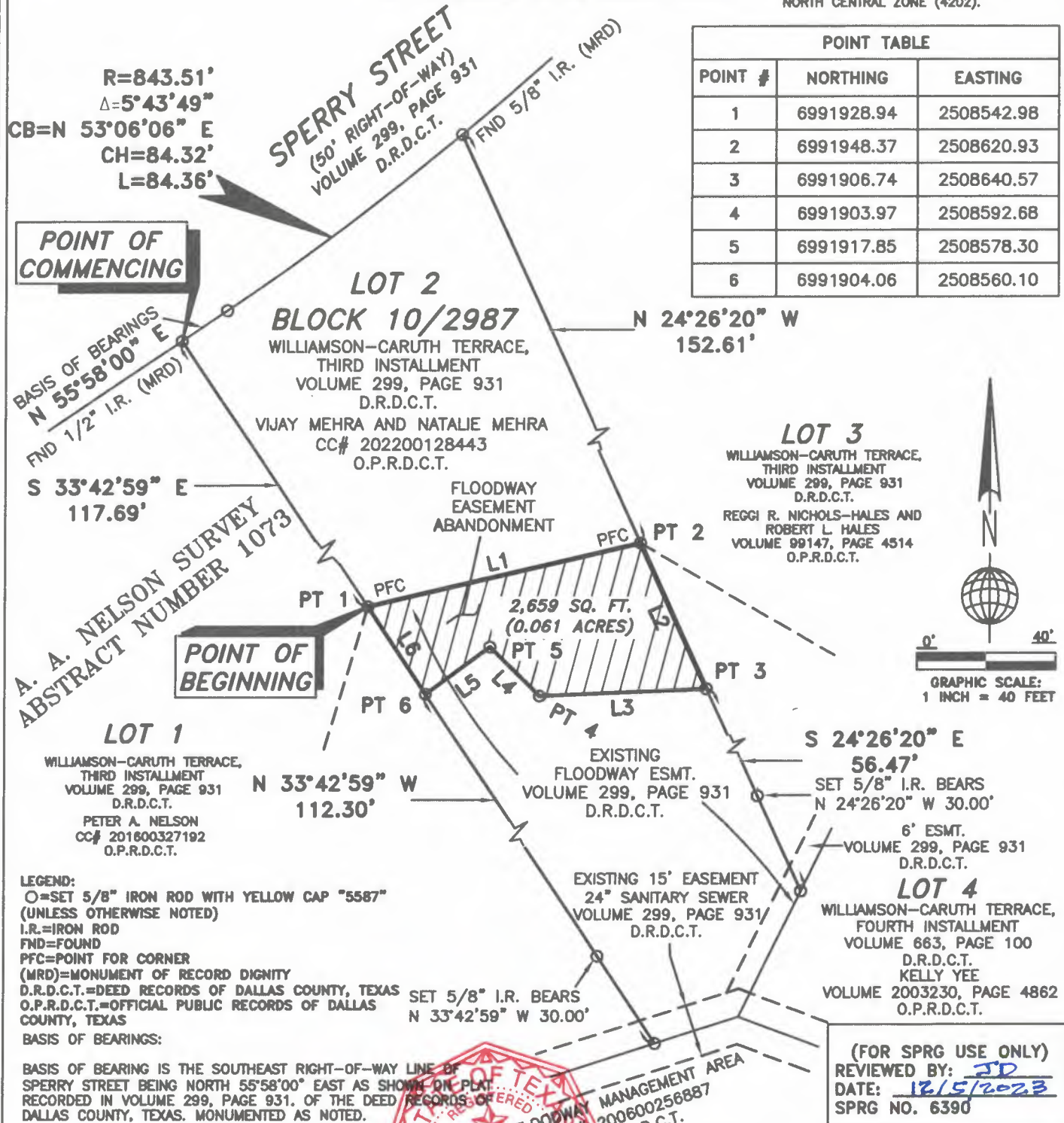
FLOODWAY EASEMENT ABANDONMENT

WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT

LOT 2, BLOCK 10/2987

A.A. NELSON SURVEY, ABSTRACT NO. 1073
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

ALL COORDINATES SHOWN HEREON
 ARE RELATIVE TO THE TEXAS
 COORDINATE SYSTEM, NAD 83 TEXAS
 NORTH CENTRAL ZONE (4202).



JASON L. MORGAN, R.P.L.S. 5587
 DATED: 12/05/2023



PREPARED BY:
 JASON L. MORGAN, R.P.L.S. NO. 5587
 GLOBAL LAND SURVEYING, INC.
 P.O. BOX 260369
 PLANO, TEXAS 75026
 PHONE (972) 881-1700
 JLMORGAN@GLS-INC.COM
 TBPELS FIRM NO. 10016300



Agenda Information Sheet

File #: 24-1213

Item #: 7.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Public Works

EXECUTIVE: Dr. Robert Perez

SUBJECT

An ordinance granting a private license to 1601 Elm Holdings, LP., for the use of approximately 35 square feet of aerial space to install, maintain and utilize an awning with premise sign over a portion of Elm Street right-of-way located near its intersection with Akard Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

BACKGROUND

This item grants a private license to 1601 Elm Holdings, LP., for the use of approximately 35 square feet of aerial space to install, maintain and utilize an awning with premise sign over a portion of Elm Street right-of-way located near its intersection with Akard Street. The use of this area will not impede pedestrian or vehicular traffic. The term of this license is 40 years.

The license will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

OWNERS

1601 Elm Holdings, LP.

PE 1601 Holdings GP, LLC, General Partner

Pacific Elm Partners, LP., Governing

PE Partners GP, LLC, General Partner

William Prewitt, Executive Vice President

MAP

Attached



LICENSE AREA

Awning with premise sign:



ORDINANCE NO. _____

An ordinance granting a private license to 1601 Elm Holdings, L.P. to occupy, maintain and utilize aerial space over a portion of Elm Street right-of-way located near the intersection of Elm and Akard Streets adjacent to City Block 120/75 within the limits hereinafter more fully described, for the purpose of installing, maintaining and utilizing an awning with premise sign; providing for the terms and conditions of this license; providing for the annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

ooo0ooo

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

SECTION 1. That a private license, hereinafter referred to as “license”, subject to the restrictions and conditions of this ordinance, is hereby granted to 1601 Elm Holdings, L.P., a Texas limited partnership, its successors and assigns, hereinafter referred to as “**GRANTEE**”, to occupy, maintain and utilize for the purpose set out hereinbelow the tract of land described in Exhibit A, hereinafter referred to as “licensed area” which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas the sum of **ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00)** annually for the license herein granted, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00)** shall be paid prior to the final passage of this ordinance and shall cover the consideration for 2024. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated annual fee within sixty (60) days of the due date, the Director of the Department of Public Works may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in General Fund, Fund 0001, Department PBW, Unit 1181, Revenue Code 8200. In the event **GRANTEE’s** check for

SECTION 3. (continued)

the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10 Percent a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Public Works of the City of Dallas: install, maintain and utilize an awning with premise sign.

SECTION 5. That this license is subject to the provisions set forth in EXHIBIT B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by Resolution duly passed by said Governing Body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said Resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Public Works, any improvements and encroachments from the licensed area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Public Works.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

- a) **GRANTEE** shall maintain a minimum of 80 feet of right-of-way on Elm Street, per the City of Dallas Thoroughfare Plan, (CBD Plan) Section 51A-9.

SECTION 8. That upon the effectiveness of this ordinance, the Director of Department of Public Works, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Public Works, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 10. That this license may not be assigned without prior written approval from the Director of Department of Public Works, or designee. Such assignment shall recite that it is subject to the terms, restrictions and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the license area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Public Works within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Public Works, or designee, may terminate this license.



SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Public Works, or designee. Upon receipt of the fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Public Works, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Public Works, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance is also designated for City purposes as Contract No. PBW- 2024-00023779.

SECTION 13. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
TAMMY PALOMINO,
City Attorney

ALI HATEFI, Director
Department of Public Works

BY  BY 
Assistant City Attorney For Assistant Director

Passed _____.

LICENSE AGREEMENT EXHIBIT A
SMITH MURPHY AND MARTIN'S ADDITION
PORTION OF ELM STREET
ADJACENT TO CITY OF DALLAS BLOCK No. 120/75
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 35 square feet or 0.0008 acres situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being a portion of Elm Street (an 80 foot public right-of-way) dedicated by Ordinance 1-A, Page 131 and Smith Murphy and Martin's Addition, an Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 143, Page 403, Deed Records of Dallas County, Texas, and being adjacent to City of Dallas Block No. 120/75, and being more particularly described by metes and bounds as follows;

COMMENCING at an "X" found in concrete for corner, said corner being the Northwest corner of Lot 17, Block 120/75 of said Smith Murphy and Martin's Addition, same being the Northwest corner of that tract of land conveyed to 1601 Elm Holdings, L.P., by Special Warranty Deed recorded in Instrument No. 201600356445, Official Public Records, Dallas County, Texas, said corner being along the South right of way line of Pacific Avenue (80 foot right of way), from which an "X" found in concrete bears, North degrees 76 minutes 00 seconds East, 100.00 feet, being the Northeast corner of Lot 16, Block 120/75 of said Smith Murphy and Martin's Addition, same being the Northeast corner of said 1601 Elm tract, and from which a 2nd "X" found in concrete bears, South degrees 76 minutes 00 seconds West, 100.00 feet, being the intersection of the South right of way line of said Pacific Avenue and the East right of way line of N. Akard Street, (50 foot right of way);

THENCE South 14 degrees 00 minutes 00 seconds East along the West line of said 1601 Elm Holdings, L.P. tract, a distance of 200.00 feet to a point for corner, said corner being along the North right of way line of Elm Street (80 foot right of way);

THENCE North 76 degrees 00 minutes 00 seconds East along the North right of way line of said Elm Street, a distance of 40.45 feet to a point for corner and the POINT OF BEGINNING of herein described tract;

THENCE North 76 degrees 00 minutes 00 seconds East, along the North right of way line of said Elm Street, a distance of 6.40 feet to a point for corner;

THENCE South 13 degrees 59 minutes 10 seconds East, a distance of 5.42 feet to a point for corner;

THENCE South 76 degrees 00 minutes 00 seconds West, a distance of 6.40 feet to a point for corner;

THENCE North 13 degrees 59 minutes 10 seconds West, a distance of 5.42 feet to the POINT OF BEGINNING and containing 35 square feet or 0.0008 acres of land.

(For SPRG use only)

Reviewed By: JD
Date: 1/4/2024
SPRG No.: 6484

GENERAL NOTES:

1) BEARINGS ARE BASED ON STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF 1983.



CBG Surveying Texas, LLC.

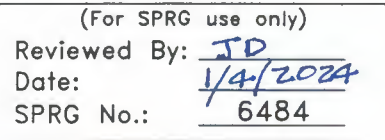
PLANNING · SURVEYING
1413 E. IH-30, Suite 7 Garland, Texas 75043
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



BRYAN CONNALLY 11/26/2023
R.P.L.S. NO. 5513

SHEET 1 OF 3
JOB NO. 2218498-A
DRAWN BY: TO
DATE: 11/26/2023

EXHIBIT A



BRYAN CONNALLY
R.P.L.S. NO. 5513

SHEET 2 OF 3
JOB NO. 2218498-A
DRAWN BY: TO
DATE: 12/26/2023

LICENSE AGREEMENT
SMITH MURPHY AND MARTIN'S ADDITION
PORTION OF ELM STREET
ADJACENT TO CITY OF DALLAS BLOCK No. 120/75
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

LINE	BEARING	DISTANCE
L1	N 76°00'00" E	6.40'
L2	S 13°59'10" E	5.42'
L3	S 76°00'00" W	6.40'
L4	N 13°59'10" W	5.42'

LEGEND

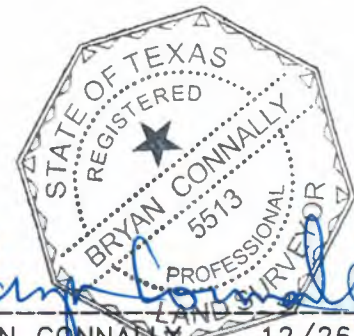
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
☒ = "X" FOUND IN CONCRETE
⊕ = POINT FOR CORNER
SQ. = SQUARE

(For SPRG use only)

Reviewed By: ID
Date: 1/4/2024
SPRG No.: 6484

GENERAL NOTES:

1) BEARINGS ARE BASED ON STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF 1983.



BRYAN CONNALLY 12/26/2023
R.P.L.S. NO. 5513



CBG Surveying Texas, LLC.

PLANNING · SURVEYING
1413 E. IH-30, Suite 7 Garland, Texas 75043
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SHEET 3 OF 3
JOB NO. 2218498-A
DRAWN BY: TO
DATE: 12/26/2023

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Public Works, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Public Works at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Public Works, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Public Works.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than \$500,000 per occurrence and \$500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than twelve (12) months following termination of this license and removal of the installations,

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Public Works.
 2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Public Works, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.
- (g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.



Agenda Information Sheet

File #: 24-725

Item #: 8.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Public Works

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize a professional services contract with Burgess & Niple, Inc. to provide engineering design services for West Davis Street from North Hampton Road to North Clinton Avenue - Not to exceed \$1,388,620.00 - Financing: 2023 Certificate of Obligation Fund (\$1,309,060.00), Water Capital Improvement G Fund (\$56,487.60), and Wastewater Capital Improvement F Fund (\$23,072.40)

BACKGROUND

A Request for Qualifications (CIZ23-PBW-3013) was issued on April 26, 2023, for the Street and Transportation Design Services for Special Projects. Burgess & Niple, Inc. was selected following a qualifications-based selection process by the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Burgess & Niple, Inc. for the engineering design of West Davis Street from North Hampton Road to North Clinton Avenue. The scope includes evaluating typical section alternatives, paving and drainage design, dedicated bike lanes, sidewalks and drive approaches, streetscape/landscape, curbs and gutters, storm drainage, traffic signals, pedestrian/streetlights, water, and wastewater mains replacement.

At this point, some tasks like traffic control plans and subsurface utility engineering have been deferred to a future supplemental agreement.

ESTIMATED SCHEDULE OF PROJECT

Begin Design June 2024
Complete Design November 2025

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
2023 Certificate of Obligation Fund	\$1,309,060.00	\$0.00	\$0.00
Water Capital Improvement G Fund	\$ 56,487.60	\$0.00	\$0.00
Wastewater Capital Improvement F Fund	\$ 23,072.40	\$0.00	\$0.00
Total	\$1,388,620.00	\$0.00	\$0.00

M/WBE INFORMATION

Following the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$1,388,620.00	Architecture & Engineering	34.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
24.05 26.86%	24.05 26.86%	\$333,972.00 \$372,972.00
• This contract does not meet the M/WBE subcontracting goal.		
• Burgess & Niple, Inc. - Local; Workforce - 50.00% Local		

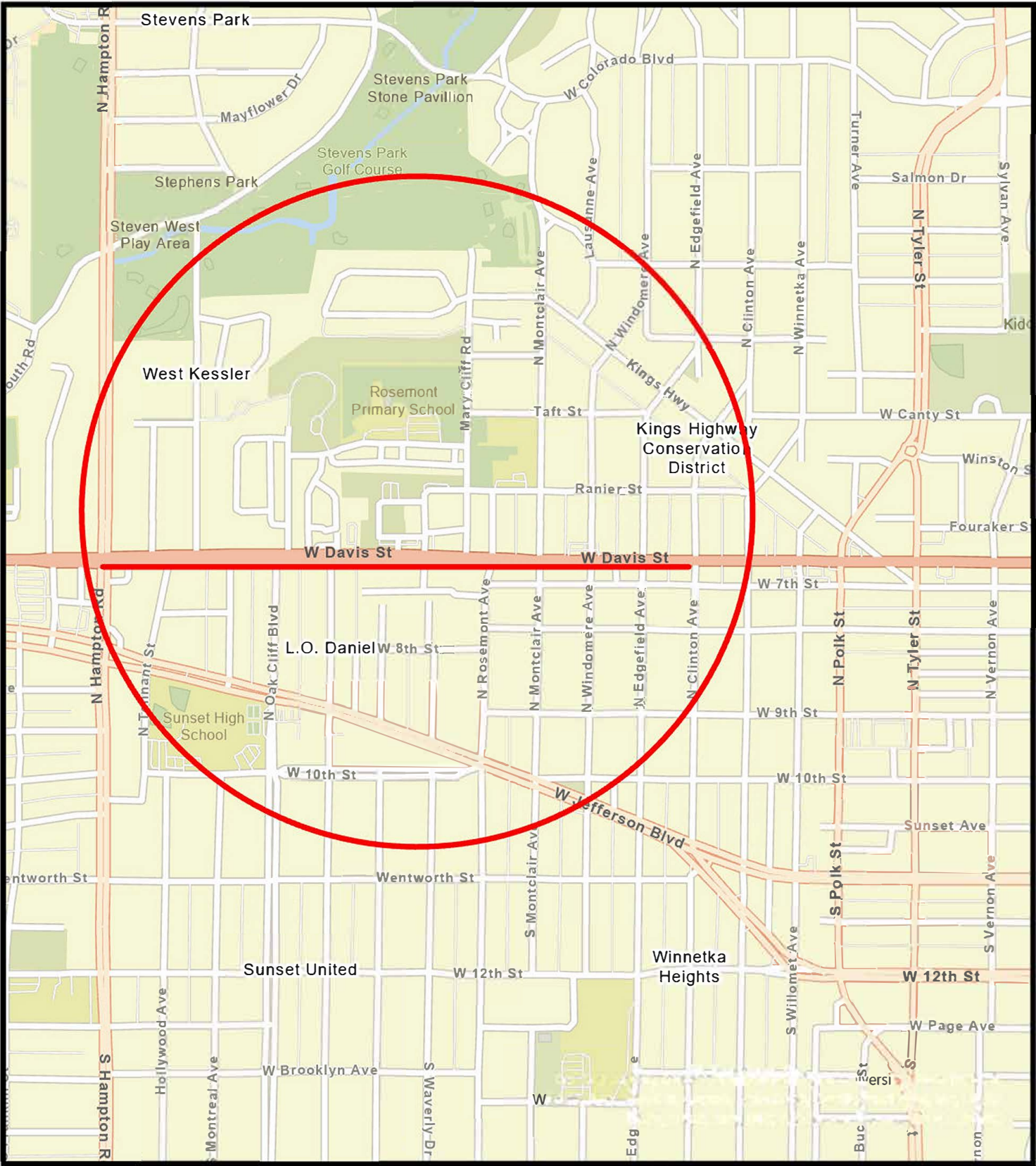
OWNER**Burgess & Niple, Inc.**

Edwin J. Muccillo, Jr., Chairman

MAP

Attached

WEST DAVIS STREET FROM NORTH HAMPTON ROAD TO NORTH CLINTON AVENUE



COUNCIL DISTRICT 1

April 24, 2024

WHEREAS, A Request for Qualifications (CIZ23-PBW-3013) was issued on April 26, 2023, for the Street and Transportation Design Services for Special Projects; and

WHEREAS, Burgess & Niple, Inc. was selected to provide engineering design services for West Davis Street from North Hampton Road to North Clinton Avenue following a qualifications-based selection process by the City of Dallas procurement guidelines; and

WHEREAS, it is now necessary to authorize a professional services contract with Burgess & Niple, Inc. to provide engineering services for West Davis Street from North Hampton Road to North Clinton Avenue in an amount not to exceed \$1,388,620.00.

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 a professional services contract with Burgess & Niple, Inc., approved as to form by the City Attorney, to provide engineering design services for West Davis Street from North Hampton Road to North Clinton Avenue, in an amount not to exceed \$1,388,620.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,388,620.00 to Burgess & Niple, Inc., following the terms and conditions of the contract, as follows:

2023 Certificate of Obligation Fund	
Fund 0797, Department PBW, Unit W958	
Activity INGV, Object 4111, Program PB17V135	
Encumbrance/Contract No. CX-PBW-2024-00024265	
Vendor VS0000041158	\$1,309,060.00

Water Capital Improvement G Fund	
Fund 5115, Department DWU, Unit PW42	
Object 4550, Program 724137	
Encumbrance/Contract No. CX-PBW-2024-00024265	
Vendor VS0000041158	\$ 56,487.60

Wastewater Capital Improvement F Fund	
Fund 4116, Department DWU, Unit PS42	
Object 4560, Program 724138	
Encumbrance/Contract No. CX-PBW-2024-00024265	
Vendor VS0000041158	<u>\$ 23,072.40</u>

Total amount not to exceed	\$1,388,620.00
----------------------------	----------------

April 24, 2024

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.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-814

Item #: 9.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Public Works

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize a professional services contract with VRX, Inc. for the engineering design of Street Reconstruction Group 17-4006 (list attached to the Agenda Information Sheet) - Not to exceed \$3 00,769.00 - Financing: 2023 Certificate of Obligation Fund (\$215,099.00), Water Capital Improvement G Fund (\$54,537.85), and Wastewater Capital Improvement F Fund (\$31,132.15)

BACKGROUND

The Request for Qualifications CIZ23-PBW-3013 was issued on April 26, 2023 for the Street and Transportation Design Services for Special Projects. The consulting firm, VRX, Inc., was selected following the qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with VRX, Inc. for the engineering design of two local street reconstruction projects as Street Reconstruction Group 17-4006. The scope will include replacing the existing deteriorating streets with new reinforced concrete pavement, curb and gutter, sidewalks, driveway approaches, storm drainage, water and wastewater improvements, and other miscellaneous items necessary to complete the project.

The following are the locations and design costs for each project:

Street Reconstruction - Local Streets

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
Marfa Avenue from Fernwood Avenue to South Lancaster Road	4	\$202,111.00
Marfa Avenue from Biglow Street to Easter Avenue	4	\$ 98,658.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design June 2024
 Complete Design June 2025

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
2023 Certificate of Obligation Fund	\$215,099.00	\$0.00	\$0.00
Water Capital Improvement G Fund	\$ 54,537.85	\$0.00	\$0.00
Wastewater Capital Improvement F Fund	\$ 31,132.15	\$0.00	\$0.00
Total	\$300,769.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$300,769.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
34.02%	100.00%	\$300,769.00
• This contract exceeds the M/WBE goal.		
• VRX, Inc. - Non-local; Workforce - 0.00% Local		

OWNER

VRX, Inc.

Noelle Ibrahim, P.E., President

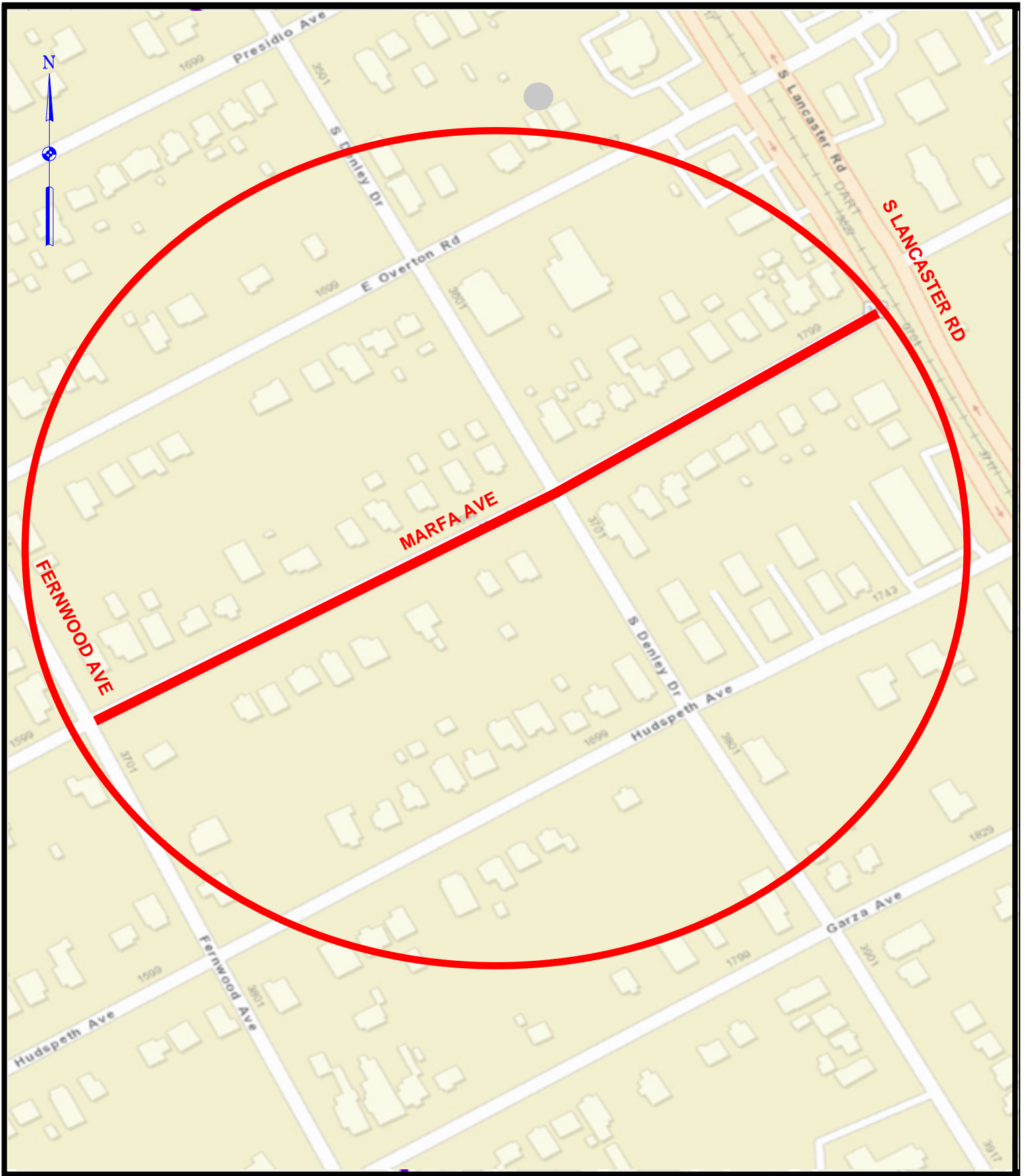
MAPS

Attached

Street Reconstruction-Local Streets

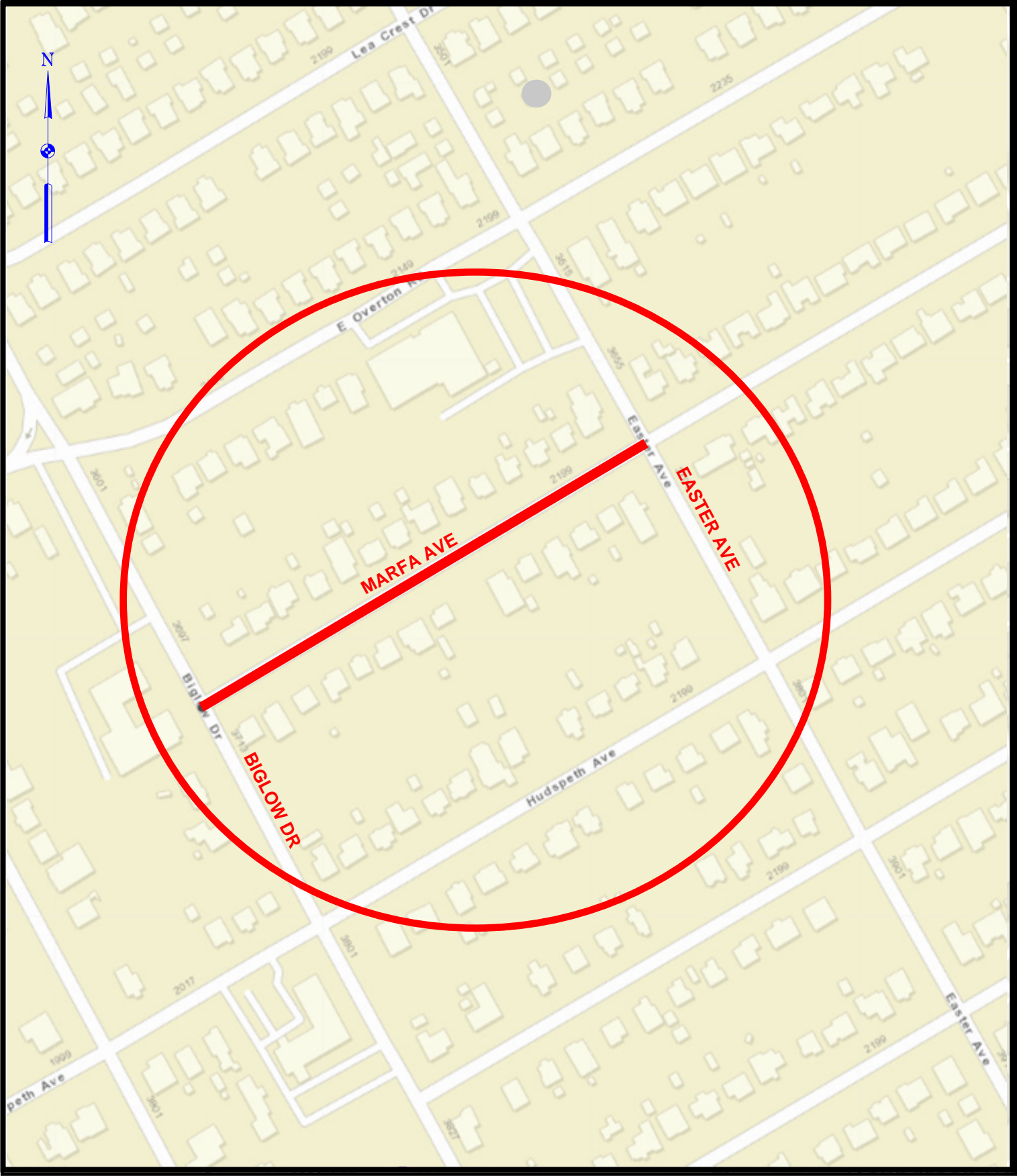
<u>Project</u>	<u>Council District</u>
Marfa Avenue from Fernwood Avenue to South Lancaster Road	4
Marfa Avenue from Biglow Street to Easter Avenue	4

MARFA AVENUE FROM FERNWOOD AVENUE TO S LANCASTER RD



COUNCIL DISTRICT 4

**MARFA AVENUE
FROM BIGLOW STREET TO EASTER AVENUE**



COUNCIL DISTRICT 4

April 24, 2024

WHEREAS, VRX, Inc. was selected for the engineering design of Street Reconstruction Group 17-4006.

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 VRX, Inc., approved as to form by the City Attorney, for the engineering design of Street Reconstruction Group 17-4006, in an amount not to exceed \$300,769.00.

SECTION 2. That in order to reimburse and finance the authorized disbursements described herein, the City intends to issue one or more commercial paper notes as part of its General Obligation Commercial Paper Notes Series A, and Series B, and use the proceeds thereof to reimburse the disbursements described herein.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$300,769.00 to VRX, Inc. in accordance with the terms and conditions of the contract, as follows:

2023 Certificate of Obligation Fund	
Fund 0797, Department PBW, Unit W957	
Activity SREC, Object 4111, Program PB17V201	
Encumbrance/Contract No. CX-PBW-2024-00024308	
Vendor VS0000017391	\$135,951.00

2023 Certificate of Obligation Fund	
Fund 0797, Department PBW, Unit W957	
Activity SREC, Object 4111, Program PB17V251	
Encumbrance/Contract No. CX-PBW-2022-00024308	
Vendor VS0000017391	\$ 79,148.00

Water Capital Improvement G Fund	
Fund 5115, Department DWU, Unit PW42	
Object 4111, Program 724157	
Encumbrance/Contract No. CX-PBW-2024-00024308	
Vendor VS0000017391	\$ 54,537.85

Wastewater Capital Improvement F Fund	
Fund 4116, Department DWU, Unit PS42	
Object 4111, Program 724158	
Encumbrance/Contract No. CX-PBW-2024-00024308	
Vendor VS0000017391	<u>\$ 31,132.15</u>

Total amount not to exceed	\$300,769.00
----------------------------	--------------

April 24, 2024

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.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-673

Item #: 10.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize a professional services contract with WSP USA Inc. to provide construction material testing services during the construction of a portion of Street Reconstruction Group 17-5001 (Rosemont Road from Hillburn Drive to North Jim Miller Road) identified as PB17V997 - Not to exceed \$232,475.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

BACKGROUND

The Request for Qualifications (CIZ-DWU-22 309E) was issued in July 2022 for the 2022 Construction Material Testing Services. The consulting firm, WSP USA Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract for the construction material testing services for pavement surface improvements for the portion of Rosemont Road from Hillburn Drive to North Jim Miller Road. These testing services are required to assure that the material utilized during construction is in conformance with the quality required by the project specifications.

The following chart illustrates WSP USA Inc.'s contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	3	0	0	0
Active Projects	1	0	0	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Begin Testing May 2024
Complete Testing April 2027

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Street and Transportation (A) Fund (2017 General Obligation Bond Fund)	\$232,475.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$232,475.00	Professional Services	38.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
36.30%	36.30%	\$84,388.43
• This contract does not meet the M/WBE subcontracting goal.		
• WSP USA, Inc. - Local; Workforce - 100.00% Local		

OWNER

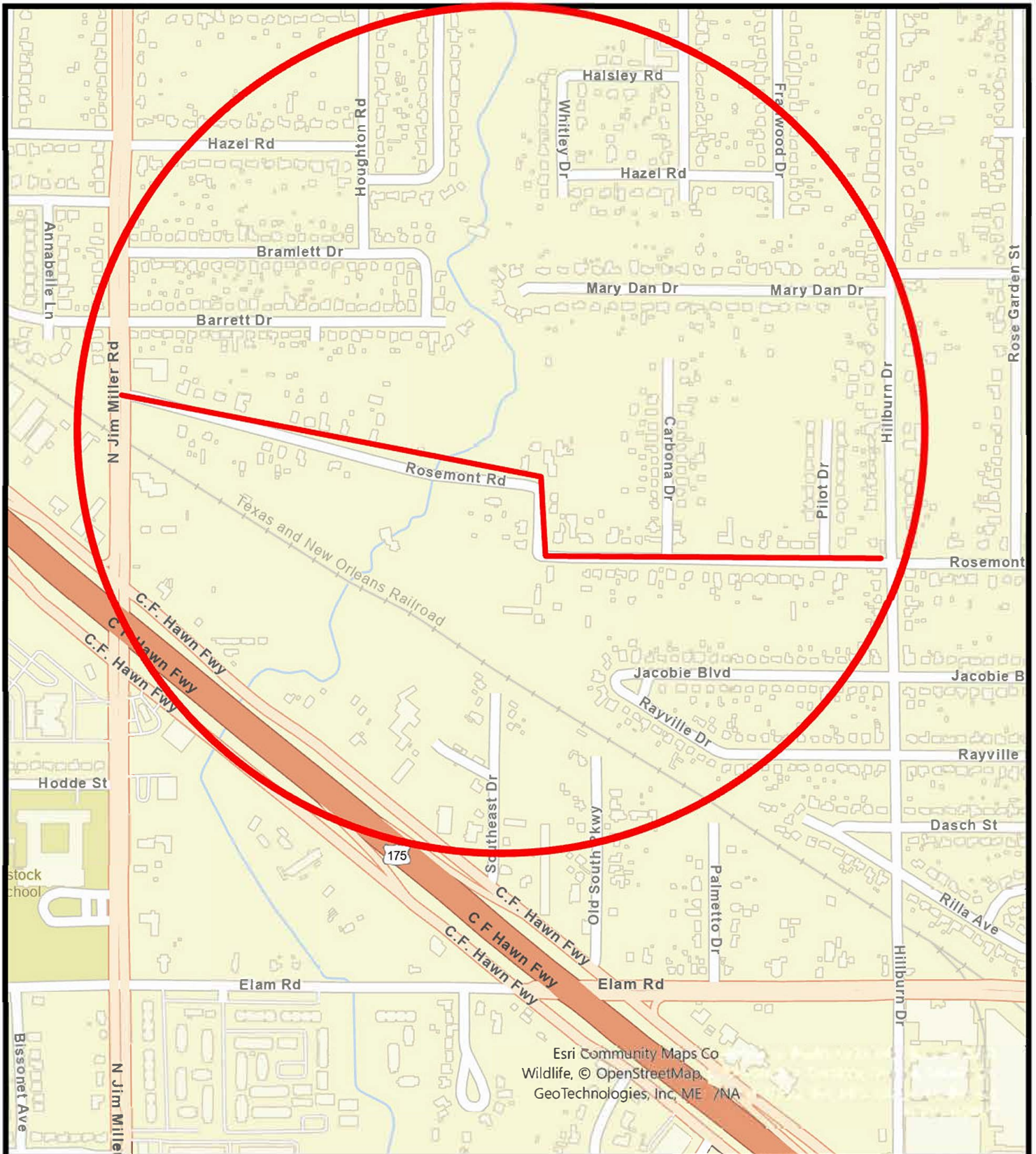
WSP USA Inc.

Thomas Cincotta, PE, Dallas Branch Lead

MAP

Attached

**STREET RECONSTRUCTION GROUP 17-5001
ROSEMONT ROAD FROM HILLBURN DRIVE TO
NORTH JIM MILLER ROAD**



COUNCIL DISTRICT 5

April 24, 2024

WHEREAS, WSP USA Inc. was selected to provide construction material testing services in July 2022 by a qualified-based process in accordance with the City of Dallas procurement guidelines.

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 WSP USA Inc., approved as to form by the City Attorney, to provide construction material testing services during the construction of a portion of Street Reconstruction Group 17-5001 (Rosemont Road from Hillburn Drive to North Jim Miller Road) identified as PB17V997, in an amount not to exceed \$232,475.00.

SECTION 2. That in order to reimburse and finance the authorized disbursements described herein, the City intends to issue one or more commercial paper notes as part of its General Obligation Commercial Paper Notes Series 2017A, and Series 2017B, and use the proceeds thereof to reimburse the disbursements described herein.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$232,475.00 to WSP USA Inc. from the Street and Transportation (A) Fund, Fund 1V22, Department PBW, Unit V997, Object 4113, Program PB17V997, Encumbrance/Contract No. CX-PBW-2024-00024258, Vendor 134356.

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 Information Sheet

File #: 24-1246

Item #: 11.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Public Works

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas v. Keller Springs Estates, Ltd., et al., Cause No. CC-23-01590-B, pending in County Court at Law, for acquisition of a wastewater easement from Keller Springs Estates, Ltd., et al., of approximately 43,509 square feet of land for a right-of-way located in Dallas County, Texas for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$86,058.00, increased from \$233,942.00 (\$228,442.00, plus closing costs and title expenses not to exceed \$5,500.00) to \$320,000.00 (\$300,000.00 being the settlement amount, plus closing costs and title expenses not to exceed \$20,000.00) - Financing: Wastewater Construction Fund

BACKGROUND

On June 26, 2019, the City Council authorized the purchase of acquiring real property and authorizing its purchase for public use in the amount of \$233,942.00, based on an independent appraisal and inclusive of title and closing costs by Resolution No. 19-0991. The owner rejected the official offer, and the City Attorney filed the condemnation proceeding for the acquisition of the property for the project.

The City of Dallas and the property owner reached an amount to settle the lawsuit based on independent appraisals and further negotiations.

This item authorizes settlement for the acquisition of a wastewater easement of approximately 43,509 square feet of land for a right-of-way located in Dallas County, Texas for the McKamy and Osage Branch Wastewater Interceptor Project. This settlement will allow acquisition of the property without further condemnation proceedings.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2019, the City Council authorized the acquisition from Keller Springs Estate, Ltd., for 43,509 square feet of land located in Dallas County, near the intersection of Keller Springs and Preston Roads, for the McKamy and Osage Branch Wastewater Interceptor Project by Resolution No. 19-0991.

On March 24, 2021, the City Council authorized the condemnation for the acquisition of real property from Keller Springs Estates, Ltd., for 43,509 square feet of land located in Dallas County, near the intersection of Preston and Keller Springs Roads, for the McKamy and Osage Branch Wastewater Interceptor Project by Resolution No. 21-0529.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Wastewater Construction Fund	\$86,058.00	\$0.00	\$0.00

Resolution No. 21-0529	\$233,942.00
Additional Amount (this action)	<u>\$ 86,058.00</u>
Total Authorized Amount	\$320,000.00

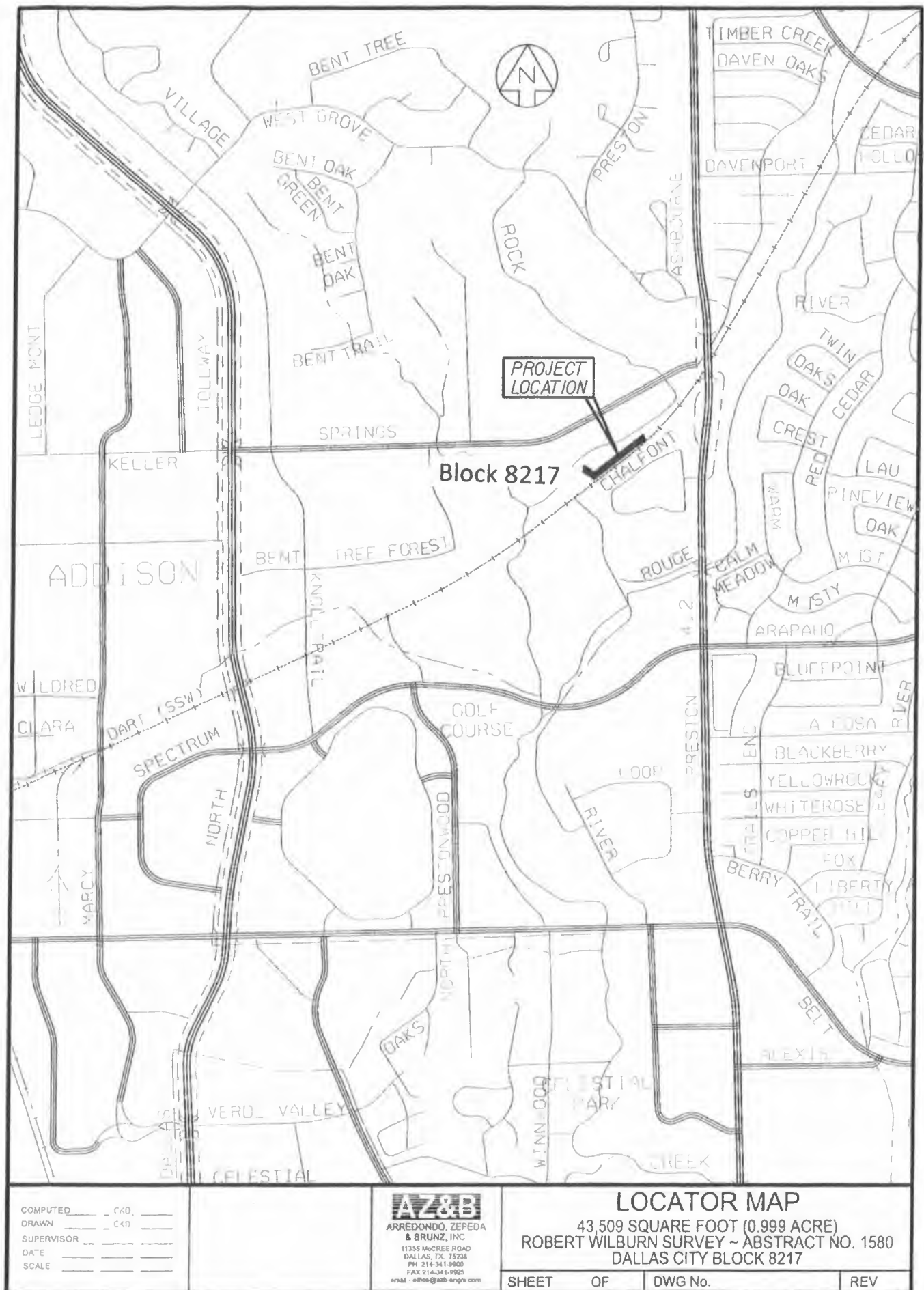
OWNER

Keller Spring Estates, Ltd., et al.

James Stephen Dieb, President

MAPS

Attached



April 24, 2024

A RESOLUTION AUTHORIZING SETTLEMENT OF A CONDEMNATION LAWSUIT.

All capitalized terms are defined in Section 1 below.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION found that the USE of the PROPERTY INTEREST in and to the PROPERTY for the PROJECT is a public use; and

WHEREAS, the Dallas City Council by the FIRST RESOLUTION found that a public necessity requires that CITY acquire the PROPERTY INTEREST in and to the PROPERTY from OWNER for the PROJECT; and

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase, of the PROPERTY INTEREST in and to the PROPERTY held by OWNER for the PROJECT; and

WHEREAS, OWNER refused to sell the PROPERTY INTEREST in and to the PROPERTY to CITY for the OFFICIAL OFFER AMOUNT contained in the FIRST RESOLUTION; and

WHEREAS, the Dallas City Council by the SECOND RESOLUTION authorized and directed the City Attorney to file the necessary proceeding and to take the necessary action for the acquisition of the PROPERTY INTEREST in and to the PROPERTY by condemnation, or in any other manner provided by law; and

WHEREAS, the City Attorney, pursuant to the SECOND RESOLUTION, filed a CONDEMNATION PROCEEDING for the acquisition of the PROPERTY INTEREST in and to the PROPERTY for the PROJECT; and

WHEREAS, OWNERS have agreed to settle the CONDEMNATION LAWSUIT for the SETTLEMENT AMOUNT; and

WHEREAS, the Dallas City Council desires to authorize the City Attorney and the City Manager to settle the CONDEMNATION LAWSUIT for the SETTLEMENT AMOUNT:

April 24, 2024

Now, Therefore,

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

SECTION 1. That for the purposes of this resolution, the following definitions shall

apply: "CITY": The City of Dallas

"FIRST RESOLUTION": Resolution No. 19-0991 approved by the Dallas City Council on June 26, 2019, authorizing negotiations, which is incorporated herein by reference.

"SECOND RESOLUTION": Resolution No. 21-0529 approved by the Dallas City Council on March 24, 2021, authorizing filing of a condemnation proceeding, which is incorporated herein by reference.

"CONDEMNATION PROCEEDING/LAWSUIT": Cause No. CC-23-01590-B, in County Court at Law No. 2, and styled City of Dallas v. Keller Springs Estates, Ltd., et al, filed pursuant to the SECOND RESOLUTION.

"PROPERTY": Approximately 43,058 square feet of land in Dallas County, Texas, as described in the CONDEMNATION PROCEEDING.

"PROPERTY INTEREST": Easement

"PROJECT": McKamy and Osage Branch Wastewater Interceptor

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of wastewater together with such appurtenant facilities as may be necessary, however, to the extent fee title to the PROPERTY is acquired through instrument, such title in and to the PROPERTY shall not be limited to, or otherwise deemed restricted to, the USE herein provided.

"OWNER": Keller Springs Estates, Ltd., provided, however, that the term "OWNER" as used in this resolution means all persons or entities having an ownership interest, regardless of whether those persons or entities are actually named herein.

"OFFICIAL OFFER AMOUNT": \$228,442.00, as approved in the FIRST RESOLUTION.

"SETTLEMENT AMOUNT": \$300,000.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$20,000.00

April 24, 2024

"AUTHORIZED AMOUNT": Not to exceed \$320,000.00 (SETTLEMENT AMOUNT plus CLOSING COSTS AND TITLE EXPENSES)

"DESIGNATED FUNDS": \$233,942.00 out of Wastewater Capital Improvement E Fund, Fund 3116, Department DWU, Unit PS40, Activity MPSA, Program 706028, Object 4250, Encumbrance/Contract No. CX-DWU-2018-00008635 and \$86,058.00 out of Wastewater Construction Fund, Fund 0103, Department DWU, Unit CS40, Program 706028, Object 4250, Encumbrance/Contract No. CX-DWU-2018-00008635.

SECTION 2. That the City Attorney and the City Manager are authorized to settle the CONDEMNATION LAWSUIT for the SETTLEMENT AMOUNT.

SECTION 3. That the City Attorney and the City Manager are authorized to prepare and execute such documents as may be necessary to effect the settlement described herein.

SECTION 4. That if the PROPERTY INTEREST in and to the PROPERTY is being acquired by instrument, the Chief Financial Officer is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the SETTLEMENT AMOUNT, made payable to OWNER, or the then current owner(s) of record, or to the title company insuring the transaction described herein. If the PROPERTY INTEREST in and to the PROPERTY is not being acquired through instrument, the Chief Financial Officer is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in an amount not to exceed the SETTLEMENT AMOUNT, made payable to the County Clerk of Dallas County, Texas, which is to be deposited into the registry of the Court. The Chief Financial Officer is further authorized and directed to issue another check, to be paid out of and charged to the DESIGNATED FUNDS, in the amount of the CLOSING COSTS AND TITLE EXPENSES, made payable to the title company insuring the transaction described herein. The SETTLEMENT AMOUNT and the CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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.

APPROVED AS TO FORM:
Tammy Palomino, City Attorney

BY 
Assistant City Attorney



Agenda Information Sheet

File #: 24-812

Item #: 12.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Public Works

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize a twenty-two-month construction services contract for the 2024 Sidewalk and Barrier Free Ramps Improvements Project along the Dallas Area Rapid Transit bus routes within the public right-of-way that includes water and wastewater adjustments at various locations throughout the City - Ragle, Inc., lowest responsible bidder of three - Not to exceed \$18,613,300.00 - Financing: DART Transportation Projects Fund

BACKGROUND

Ragle, Inc is a Dallas-based corporation, operating within the corporate city limits of Dallas, Texas.

On June 14, 2023, the City Council authorized an Interlocal Agreement (ILA) with the Dallas Area Rapid Transit (DART) for the distribution of up to \$80,000,000.00 in funding from DART, which consists of the City's portion of (i) excess sales tax funds from DART of \$72,000,000.00 and (ii) additional Regional Transit Council funds of approximately \$8,000,000.00, all to be used to complete projects eligible for this funding that will benefit DART's public transportation system or provide complementary transportation services located in Dallas by Resolution No. 23-0822.

On July 6, 2023, the City of Dallas and DART entered into an ILA under Purchase Order No. 5007571. The City is entitled to receive \$80,000,000.00 in DART funding. The recommended use for the DART Excess Sales Tax Revenue includes \$10,000,000.00 for the Dallas Sidewalk Master Plan and \$50,000,000.00 to provide for the Americans with Disabilities Act (ADA) Ramp Installations throughout the city of Dallas.

On February 16, 2024, three bids were received for the 2024 Sidewalk and Barrier Free Ramps Improvements Project along DART bus routes. This action will authorize a twenty-two-month sidewalk and barrier free ramp installation paving services contract for the 2024 Sidewalk and Barrier Free Ramps Improvements along DART bus routes within the public right of way. The installation of sidewalk and barrier free ramps throughout the City is required to be in compliance with the ADA.

The following chart illustrates Ragle's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	0	0	0	0
Active Projects	1	1	0	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Begin Construction April 2024
Complete Construction February 2026

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 14, 2023, the City Council authorized (1) an Interlocal Agreement (ILA) with Dallas Area Rapid Transit (DART) for the distribution of up to \$80,000,000.00 in funding from DART which consists of the City's portion of (i) excess sales tax funds from DART of approximately \$72,000,000.00 and (ii) additional RTC funds of approximately \$8,000,000.00, (with approximately \$50,000,000.00 being made immediately available to the City and approximately \$30,000,000.00 to be made available to the City upon completion of certain milestones), all the funds received are to be used to complete projects eligible for this funding that will benefit DART's Public Transportation System or provide Complementary Transportation Services located in Dallas; (2) the establishment of appropriations in an amount not to exceed \$80,000,000.00 in DART Public Transportation System Projects Fund (3) the receipt and deposit in an amount not to exceed \$80,000,000.00 in DART Public Transportation System Projects Fund; and (4) approval of the proposed use of funds for various projects eligible for funding in accordance with the ILA by Resolution No. 23-0822.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
DART Transportation Projects Fund	\$18,613,300.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	DBE Goal
\$18,613,300.00	Construction	32.00%
DBE Subcontracting %	DBE Overall %	DBE Overall Participation \$
32.77%	32.77%	\$6,100,000.00
• This contract exceeds the DBE goal.		
• Ragle, Inc. - Non-local; Workforce - 6.00% Local		

PROCUREMENT INFORMATION

The following three bids with quotes were received and opened on February 16, 2024.

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Ragle, Inc. 9003 Airport Freeway, Suite G270 North Richland Hills, TX 76180	\$18,613,300.00
Estrada Concrete Company, LLC	\$19,802,550.00
A&B Construction, LLC	\$21,341,500.00

OWNER

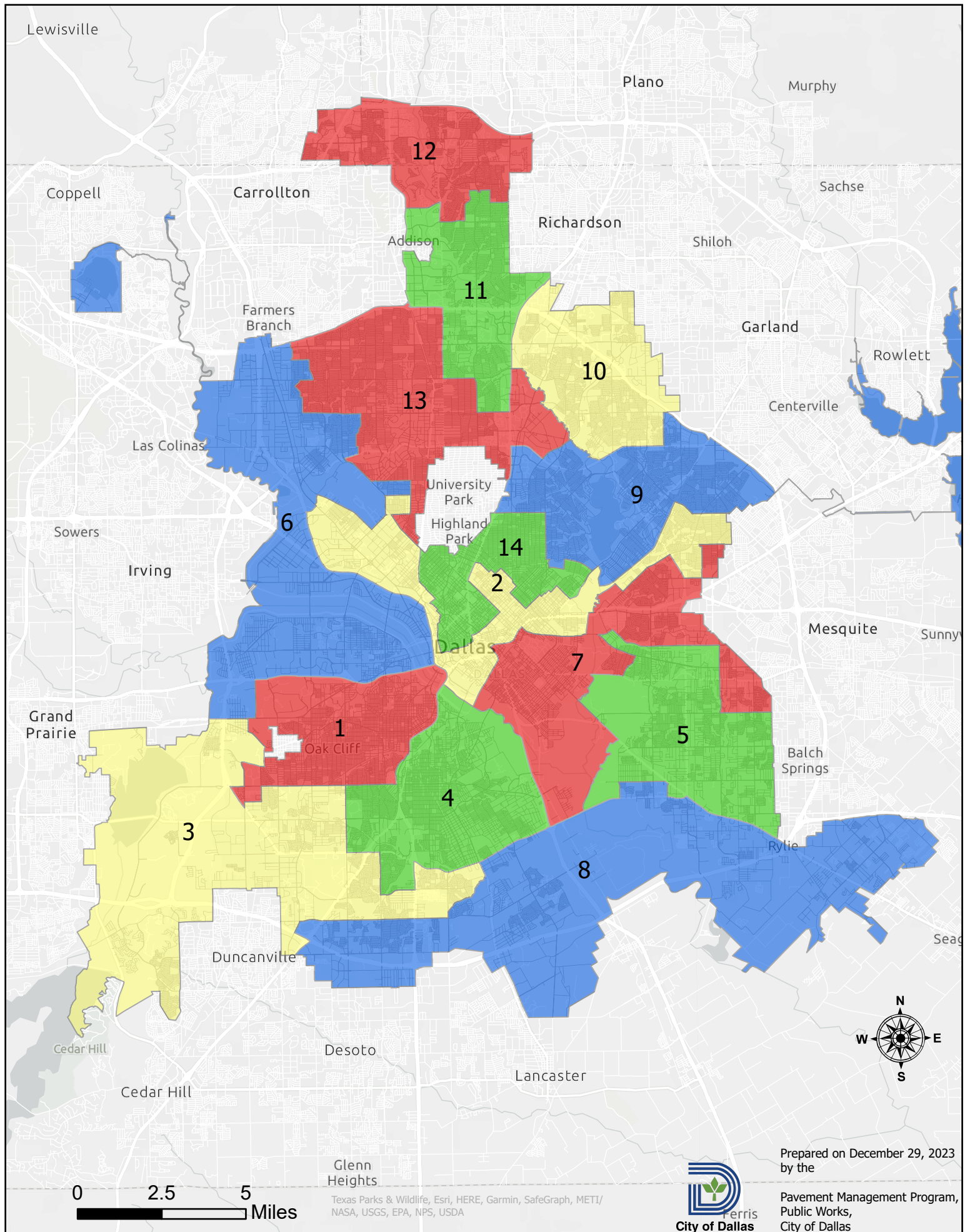
Ragle, Inc

Troy Ragle, Vice President

MAP

Attached

Council Districts - COD



April 24, 2024

WHEREAS, on June 14, 2023, the City Council authorized (1) an Interlocal Agreement (ILA) with Dallas Area Rapid Transit (DART) for the distribution of up to \$80,000,000.00 in funding from DART which consists of the City's portion of (i) excess sales tax funds from DART of approximately \$72,000,000.00 and (ii) additional RTC funds of approximately \$8,000,000.00, (with approximately \$50,000,000.00 being made immediately available to the City and approximately \$30,000,000.00 to be made available to the City upon completion of certain milestones), all the funds received are to be used to complete projects eligible for this funding that will benefit DART's Public Transportation System or provide Complementary Transportation Services located in Dallas; (2) the establishment of appropriations in an amount not to exceed \$80,000,000.00 in DART Public Transportation System Projects Fund (3) the receipt and deposit in an amount not to exceed \$80,000,000.00 in DART Public Transportation System Projects Fund; and (4) approval of the proposed use of funds for various projects eligible for funding in accordance with the ILA by Resolution No. 23-0822; and

WHEREAS, bid specifications were developed and publicly advertised for competitive bids associated with the 2024 Sidewalk and Barrier Free Ramp Improvements along DART bus routes; and

WHEREAS, on February 16, 2024, three bids were received for the 2024 Sidewalk and Barrier Free Ramp Improvements along DART bus routes that includes water and wastewater adjustments as follows; and

<u>Bidders</u>	<u>Bid Amount</u>
Ragle, Inc.	\$18,613,300.00
Estrada Concrete Company, LLC	\$19,802,550.00
A&B Construction, LLC	\$21,341,500.00

WHEREAS, the bid submitted by Ragle, Inc. in the amount of \$18,613,300.00 is the lowest responsible bid.

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 twenty-two-month contract with Ragle, Inc., approved as to form by the City Attorney, for the 2024 Sidewalk and Barrier Free Ramp Improvements along DART bus routes that includes water and wastewater adjustments at various locations throughout the city, in an amount not to exceed \$18,613,300.00, this being the lowest responsible bid received as indicated by the tabulation of bids.

April 24, 2024

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$18,613,300.00 to Ragle, Inc., in accordance with the terms and conditions of the contract, as follows:

DART Transportation Projects Fund
Fund TN20, Department PBW, Unit X028, Activity THRG
Object 4510, Program PBSWX028
Encumbrance/Contract No. CX-PBW-2024-00024040
Vendor VC14110 \$ 9,999,000.00

DART Transportation Projects Fund
Fund TN20, Department PBW, Unit X027, Activity THRG
Object 4510, Program PBSWX027
Encumbrance/Contract No. CX-PBW-2024-00024040
Vendor VC14110 \$ 8,614,300.00

Total amount not to exceed \$18,613,300.00

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



Agenda Information Sheet

File #: 24-921

Item #: 13.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Public Works

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize an increase in the construction services contract with HD Way Concrete Service, LLC for the additional water adjustments and wastewater main improvements needed on Street Reconstruction Group 17-4009 - Not to exceed \$163,375.00, from \$2,090,214.00 to \$2,253,589.00 - Financing: Wastewater Capital Improvement F Fund (\$155,875.00) and Water Construction Fund (\$7,500.00)

BACKGROUND

On June 14, 2023, the City Council authorized the construction services contract with HD Way Concrete Service, LLC, for the construction of Street Reconstruction Group 17-4009, by Resolution No. 23-0781.

During construction, it was discovered that to complete the proposed storm drainage construction on Montague Avenue, additional wastewater improvements are needed to clear the conflicting wastewater lateral encountered. It is also necessary to investigate the existing water main on Vanette Lane to determine the extent of its encasement in 5-feet of flowable fill and the possible conflict with the proposed water main. This will require adding the additional water adjustments and wastewater main improvements needed to the contract.

This action will authorize Change Order No. 1 to the construction services contract with HD Way Concrete Service, LLC for the additional water adjustments and wastewater main improvements needed on Street Reconstruction Group 17-4009.

HD Way Concrete Service, LLC is located in Grand Prairie, Texas, and is a registered vendor with the City of Dallas.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	October 2023
Complete Construction	December 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 14, 2023, the City Council authorized a construction services contract with HD Way Concrete Service, LLC for the construction of Street Reconstruction Group 17-4009, by Resolution No. 23-0781.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Wastewater Capital Improvement F Fund	\$155,875.00	\$0.00	\$0.00
Water Construction Fund	\$ 7,500.00	\$0.00	\$0.00
Total	\$163,375.00	\$0.00	\$0.00

Construction Contract \$2,090,214.00
 Change Order No. 1 (this action) \$ 163,375.00

Total Project Costs \$2,253,589.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$163,375.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
100.00%	100.00%	\$163,375.00
• This contract exceeds the M/WBE subcontracting goal.		
• Change Order No. 1 - 32.00% Overall MWBE Participation		
• HD Way Concrete Service LLC - Local; Workforce - 1.66% Local		

OWNER**HD Way Concrete Service LLC**

David W. Bowers, President

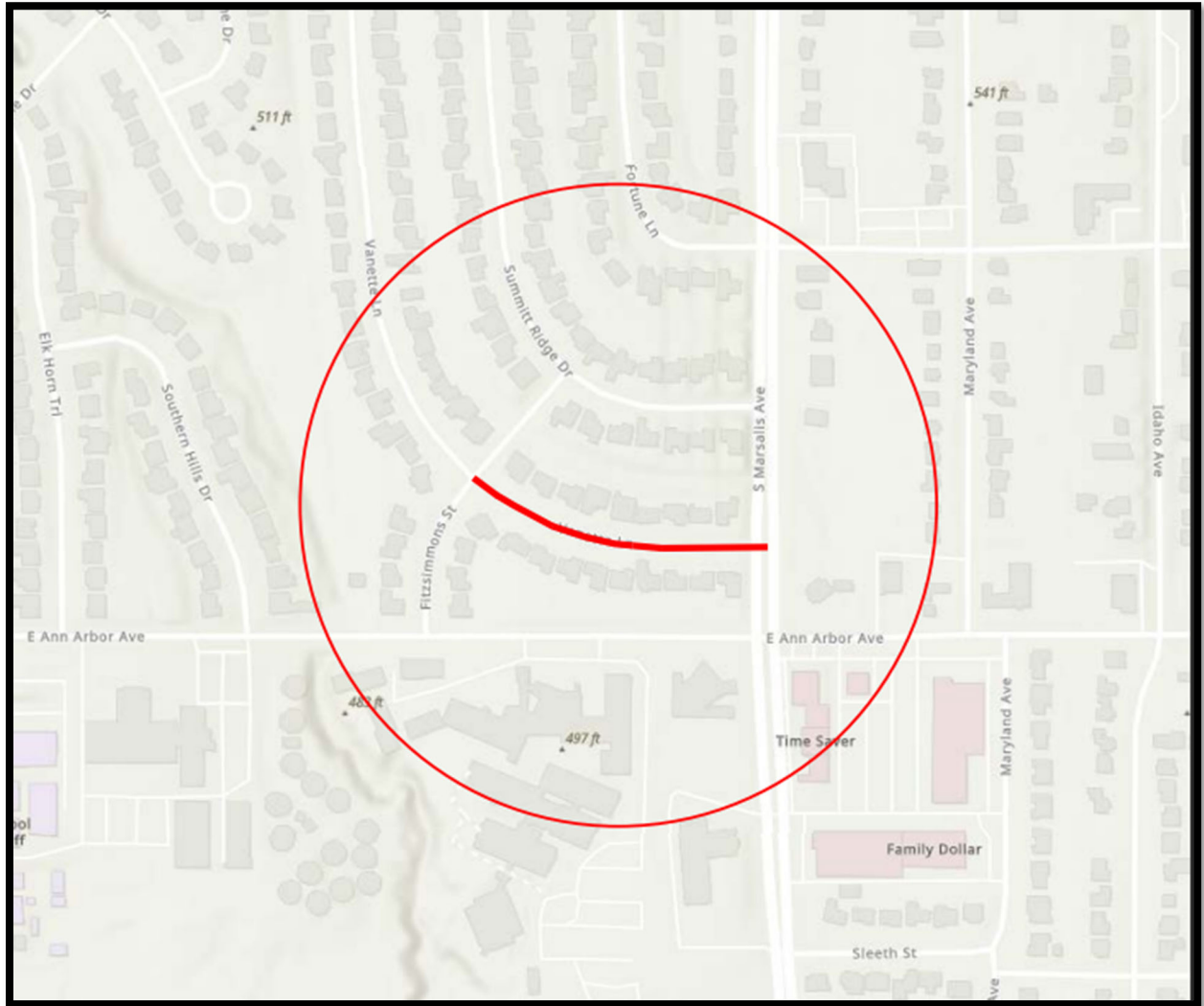
MAPS

Attached

The map displays a residential neighborhood with a grid of streets. A red circle is drawn around a central area, and a red line segment connects a point on the circle to a point outside it. The streets shown include Neptune Rd, Wawenoc Ave, Mentor Ave, Strobel Ave, Hortense Ave, Ramona Ave, Owega Ave, Yewpon Ave, E Pentagon Pkwy, E Five Mile Pkwy, and E Erio Dr. Other features include Eivemile Creek, Glendale Park, and a road sign for 12. Elevation markers of 482 ft and 499 ft are also present.

COUNCIL DISTRICT 4

VANETTE LANE FROM FITZSIMMONS STREET TO SOUTH MARSALIS AVENUE



COUNCIL DISTRICT 4

April 24, 2024

WHEREAS, on June 14, 2023, the City Council authorized the construction service with HD Way Concrete Service, LLC for the construction of Street Reconstruction Group 17-4009, in an amount not to exceed \$2,090,214.00, by Resolution No. 23-0781; and

WHEREAS, it is now necessary to authorize an increase in the construction services contract with HD Way Concrete Service, LLC for the additional water adjustments and wastewater main improvements needed on Street Reconstruction Group 17-4009, in an amount not to exceed \$163,375.00, increasing the original contract amount from \$2,090,214.00 to \$2,253,589.00.

Now, Therefore,

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

SECTION 1. That an increase in the construction services contract with HD Way Concrete Service, LLC (Change Order No. 1) is authorized for the additional water adjustments and wastewater main improvements needed on Street Reconstruction Group 17-4009, in an amount not to exceed \$163,375.00, increasing the original contract amount from \$2,090,214.00 to \$2,253,589.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$163,375.00 to HD Way Concrete Service, LLC, in accordance with the terms and conditions of the contract, as follows:

Wastewater Capital Improvement F Fund	
Fund 4116, Department DWU, Unit PS42	
Object 4560, Program 722508	
Encumbrance/Contract No. CX-PBW-2023-00020813	
Vendor VC24911	\$155,875.00
Water Construction Fund	
Fund 0102, Department DWU, Unit CW42	
Object 3221, Program 722507X	
Encumbrance/Contract No. CX-PBW-2023-00020813	
Vendor VC24911	<u>\$ 7,500.00</u>
Total amount not to exceed	\$163,375.00

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 Information Sheet

File #: 24-1147

Item #: 14.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Transportation

EXECUTIVE: Dr. Robert Perez

SUBJECT

An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Sections 28-50, 28-59, 28-99, and 28-101 **(1)** designating school traffic zones; **(2)** designating one-way streets and alleys; **(3)** designating public carrier stands for rideshare vehicles; **(4)** providing a penalty not to exceed \$200.00; **(5)** providing a saving clause; **(6)** providing a severability clause; and **(7)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

Engineering studies have been conducted at the locations identified in the ordinance amending Chapter 28 "Motor Vehicles and Traffic," and it is recommended that the appropriate sections of the ordinance be amended to reflect changes in school zone locations and to designate one-way streets.

The below changes identify the additions and deletions to Section 28-50(c):

SEC. 28-50 SPEED IN SCHOOL ZONES; SIGNS; DESIGNATED STREETS

ADDITIONS (20 MPH)

Street Name & Block, Extent, Council District, Cause

- **Street**-Black Oak Drive (3700-3800), **Extent**-100' E. of Bellcrest Drive to 200' E. of Loud Drive, **CD**-8, **Cause**-Current school zone is longer than necessary. The boundary extends beyond the location of existing flashers.
- **Street**-Cummings Avenue/Fifty-First Street (2900-3000), **Extent**-Sunnyvale Street to 80' E. of Bonnie View Road, **CD**-4, **Cause**-Extend school zone
- **Street**-S. Malcolm X Boulevard (2500-2700), **Extent**-20' N. of Coombs Street to 100' N. of Park Row Avenue, **CD**-7, **Cause**-Add new school zone

- **Street**-Potters House Way (3200-3300), **Extent**-20' N. of Samaritan Road to 40' N. of Kingdom Estates Drive, **CD**-3, **Cause**- Add new school zone
- **Street**-Stag Road (3000-3100), **Extent**-1400' E. of Bonnie View Road to 1025' W. of Haas Drive, **CD**-8, **Cause**-Extend school zone to reflect the location of existing flashers
- **Street**-Woody Road (900-1100), **Extent**-1000' S. of Seagoville Road to 40' S. of Seagoville Road, **CD**-8, **Cause**-Extend school zone to reflect the location of existing flashers

SEC. 28-50 SPEED IN SCHOOL ZONES; SIGNS; DESIGNATED STREETS

DELETIONS (20 MPH)

Street Name & Block, Extent, Council District, Cause

- **Street**-Black Oak Drive (3700-3800), **Extent**-100'E. of Bellcrest Drive to 600'E. of Loud Drive, **CD**-8, **Cause**-Current school zone is longer than necessary. The boundary extends beyond the location of existing flashers.
- **Street**-Cummings Avenue (2900), **Extent**-Sunnyvale Street to 20'W. of Tacoma Street, **CD**-4, **Cause**-Extend school zone
- **Street**-Royal Lane (2000-2200), **Extent**-315' W. of Newkirk Street (North Leg) to 580' W. of Goodnight Lane, **CD**-6, **Cause**-School relocation
- **Street**-Stag Road (3000-3100), **Extent**-2500'E. of Bonnie View Road to 1040'W. of Haas Drive, **CD**-8, **Cause**-Extend school zone to reflect the location of existing flashers
- **Street**-Woody Road (900-1000), **Extent**-610'S. of Seagoville Road to Seagoville Road, **CD**-8, **Cause**-Extend school zone to reflect the location of existing flashers

The below changes identify additions to Section 28-59:

SEC. 28-59 ONE-WAY STREETS AND ALLEYS

ADDITIONS

Street Name, Extent, Council District, Direction

- **Street**- Atlanta Street, **Extent**- Eugene Street to Romine Avenue, **CD**-7, **Direction**- North

Further, updates to Section 28-99 “Authority to Designate Public Carrier Stands” and Section 28-101 “Restricted Use of Bus Stops and Taxicab Stands” are necessary to authorize parking enforcement officers to enforce parking violations within designated rideshare zones. The changes are indicated by the [blue underline](#) for additions and ~~red strikethrough~~ for deletions. Sections 28-99 and 28-101 of the Dallas City Code are amended to read as follows:

SEC. 28-99. AUTHORITY TO DESIGNATE PUBLIC CARRIER STANDS.

The traffic engineer, based upon engineering and traffic surveys, is authorized and required to establish bus stops, taxicab stands, and stands for other passenger common carrier motor vehicles [such as rideshare vehicles](#) on the public streets in such places as he determines to be of the greatest benefit and convenience to the public, and every bus stop, taxicab stand, or other stand shall be designated by appropriate signs.

SEC. 28-101. RESTRICTED USE OF BUS STOPS, ~~AND~~ TAXICAB STANDS, [AND STANDS DESIGNATED FOR OTHER PASSENGER COMMON CARRIER MOTOR VEHICLES](#).

A person commits an offense if he stops, stands, or parks a vehicle other than a bus in a bus stop zone, ~~or~~ other than a taxicab in a taxicab stand, [or at a stand designated for other passenger common carrier motor vehicles such as rideshare vehicles](#) when the stop zone or stand has been appropriately designated by signs, except that the driver of a passenger vehicle may temporarily stop therein while actually engaged in loading or unloading passengers when stopping does not interfere with a bus or taxicab about to enter the zone.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

This action has no cost consideration to the City. Ordinance enforcement of penalty up to \$200.00 may generate additional revenues to the City.

MAPS

Attached



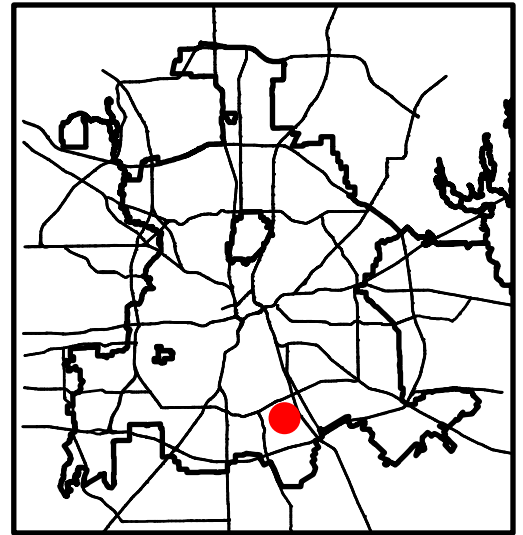
Changes to City Code Chapter 28-50 School Zones

**REMOVE: 3700-3800 Black Oak Drive
100' E. of Bellcrest Drive to 600' E. of Loud Drive**

**ADD: 3700-3800 Black Oak Drive
100' E. of Bellcrest Drive to 200' E. of Loud Drive**

Council District 8

0 300 600 Feet





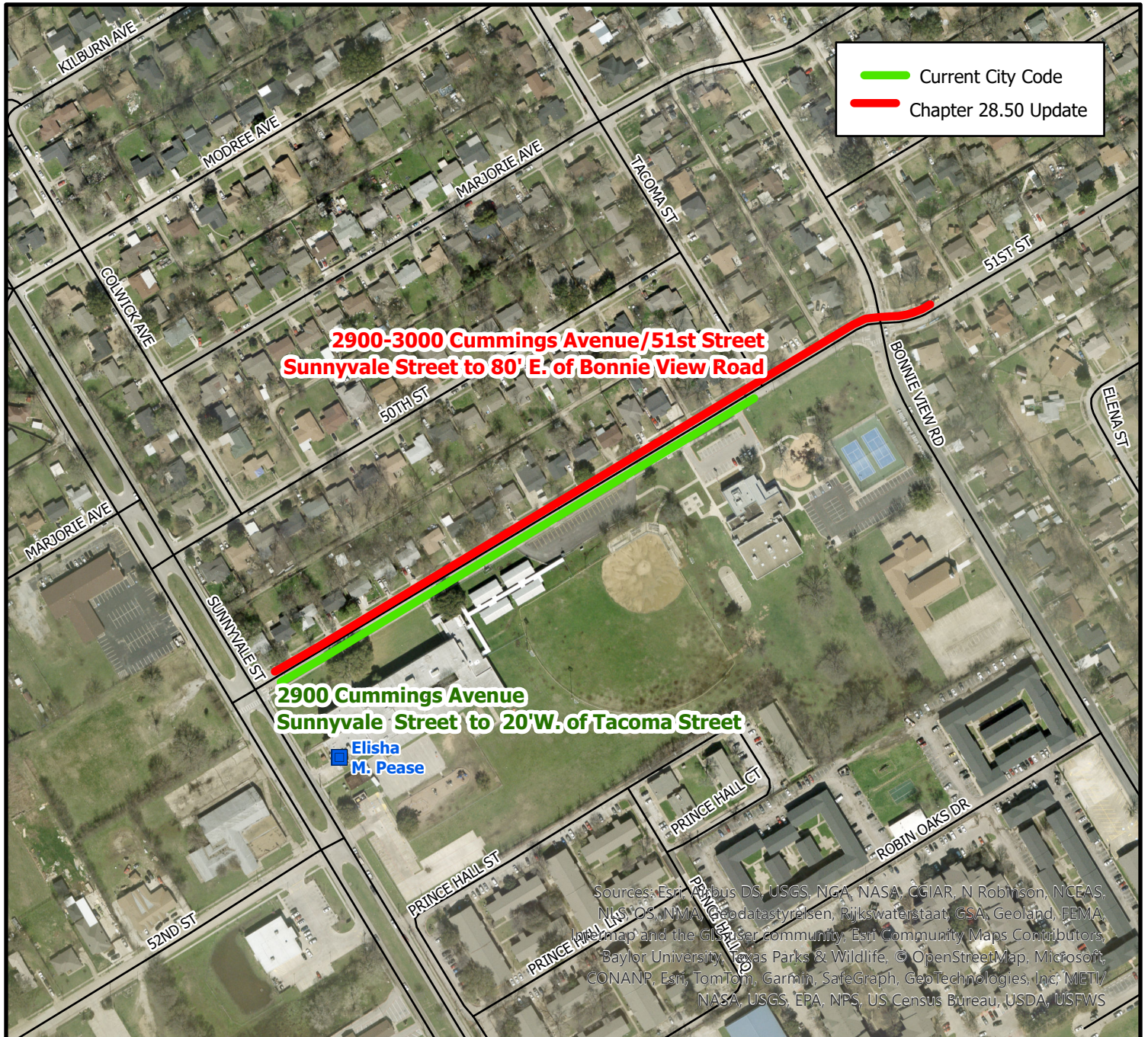
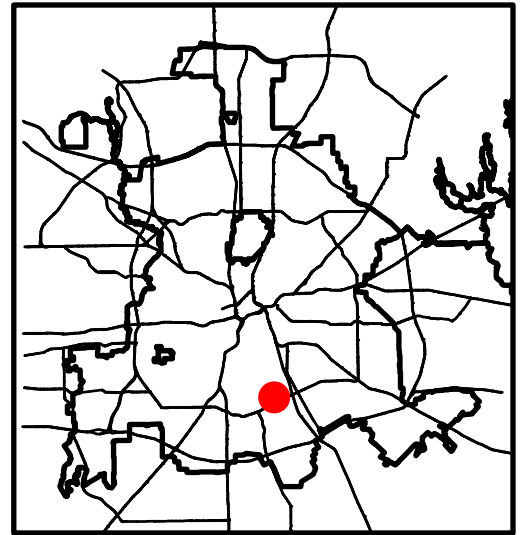
Changes to City Code Chapter 28-50 School Zones

**REMOVE: 2900 Cummings Avenue
Sunnyvale Street to 20' W. of Tacoma Street**

**ADD: 2900-3000 Cummings Avenue / 51st Street
Sunnyvale Street to 80' E. of Bonnie View Road**

Council District 4

0 300 600 Feet



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NPS, US, NMA, Geodatastyren, Rijkswaterstaat, GSA, Geoland, FEMA, Mapbox and the GIS User community, Esri Community, Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MBET, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

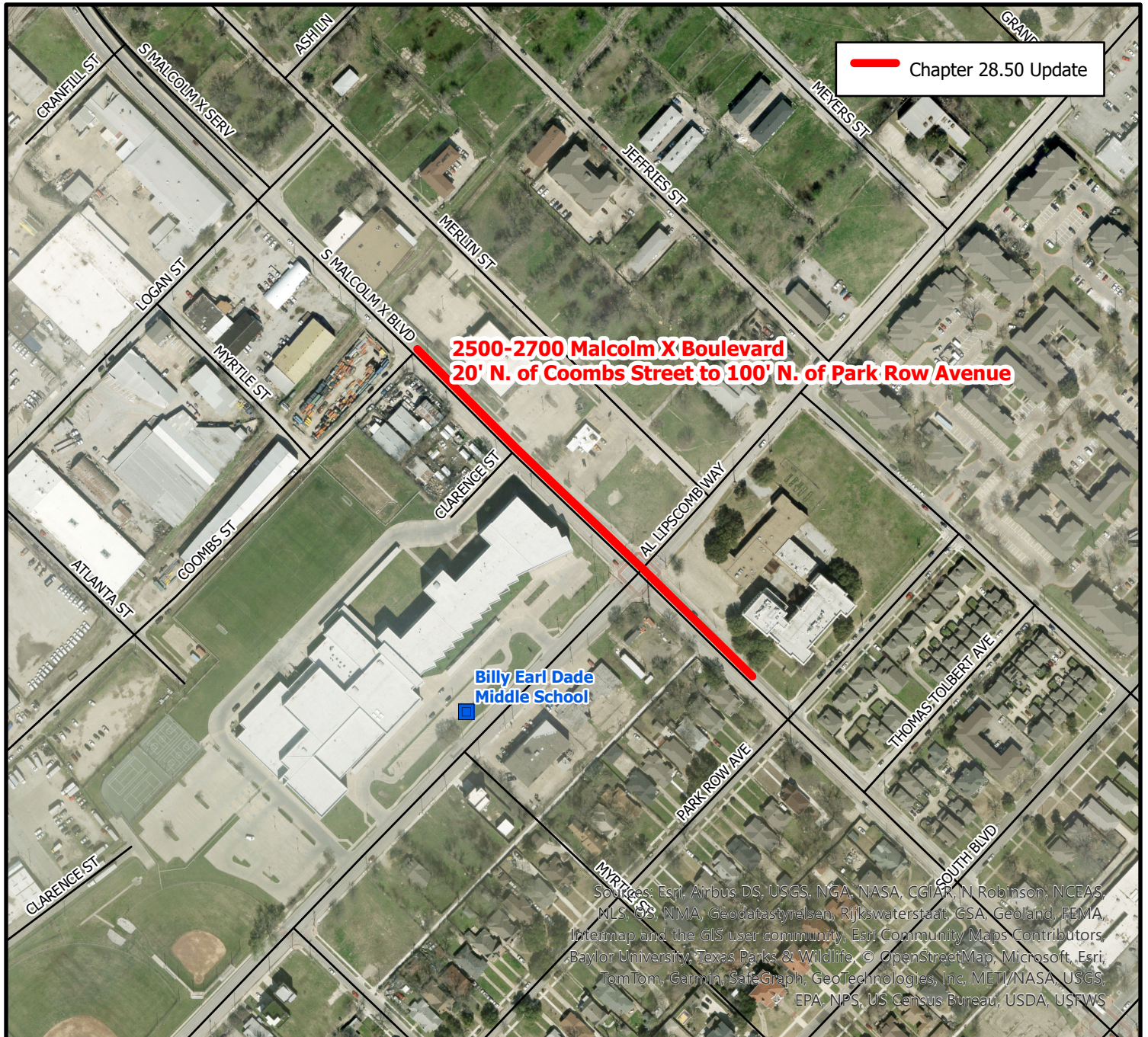
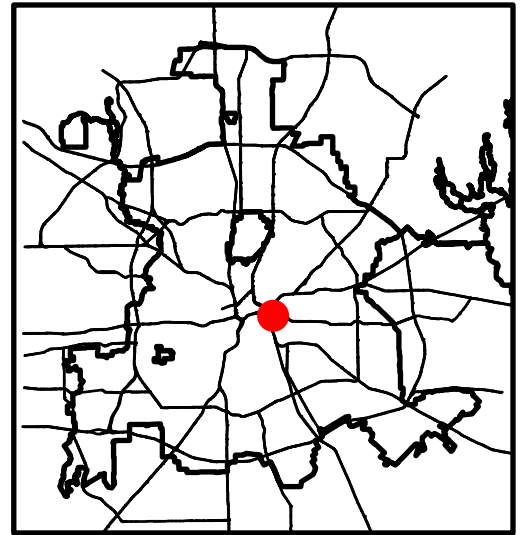


Changes to City Code Chapter 28-50 School Zones

ADD:
2500-2700 S Malcolm X Boulevard
20' N. of Coombs Street to 100' N. of Park Row Avenue

Council District 7

0 300 600 Feet



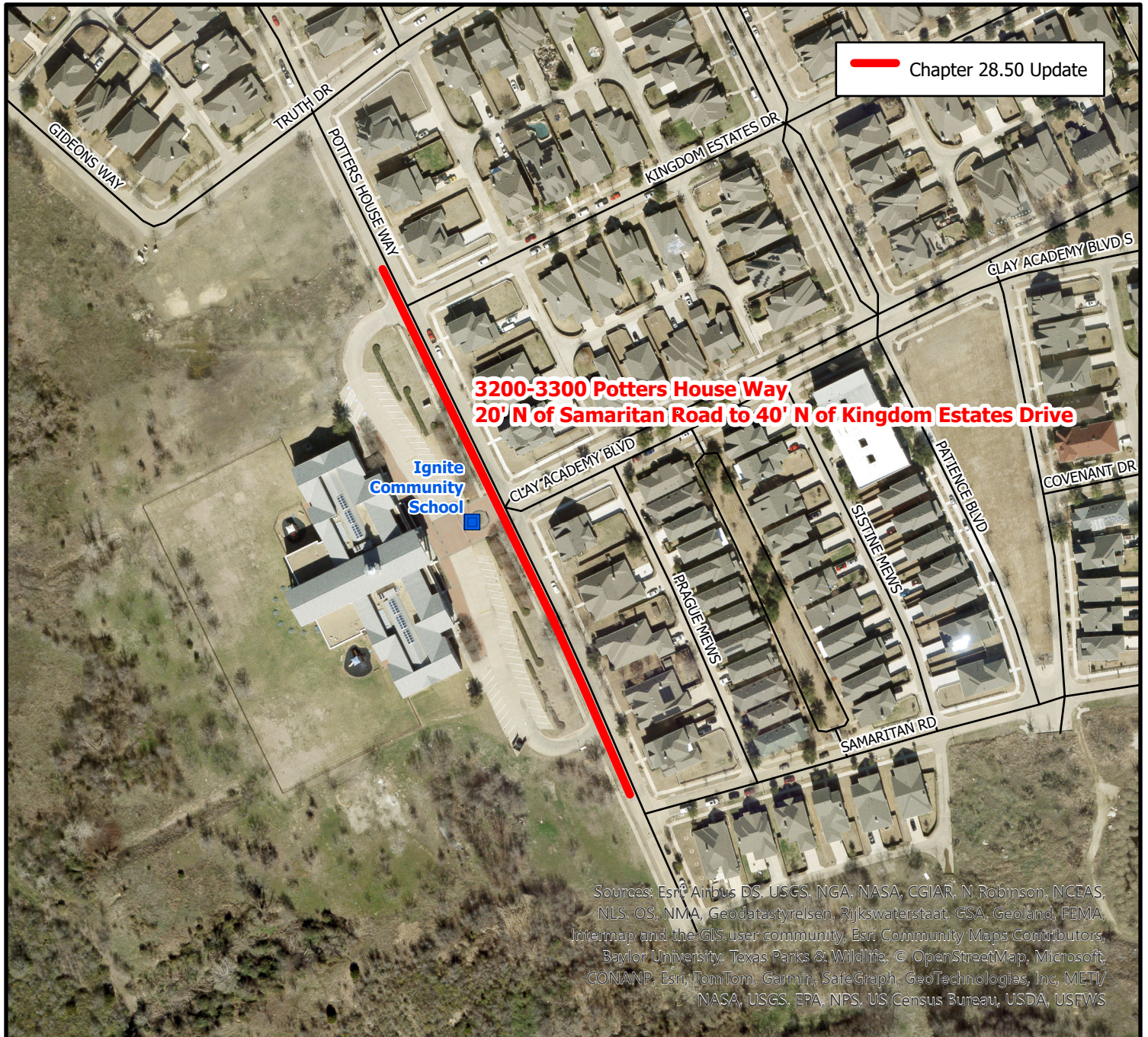
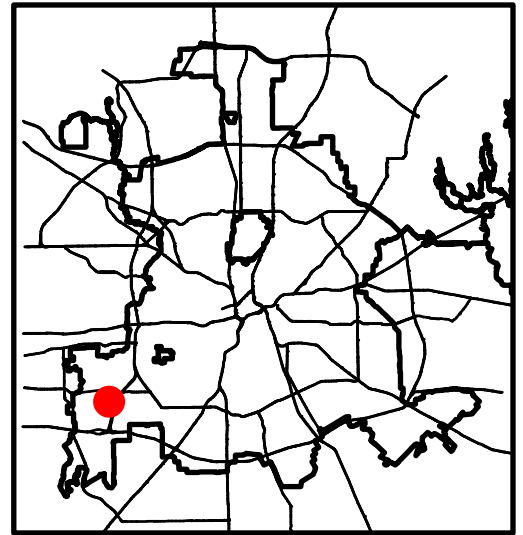


Changes to City Code Chapter 28-50 School Zones

ADD:
3200-3300 Potters House Way
20' N. of Samaritan Road to 40' N. of Kingdom Estates Drive

Council District 3

0 100 200 400 Feet

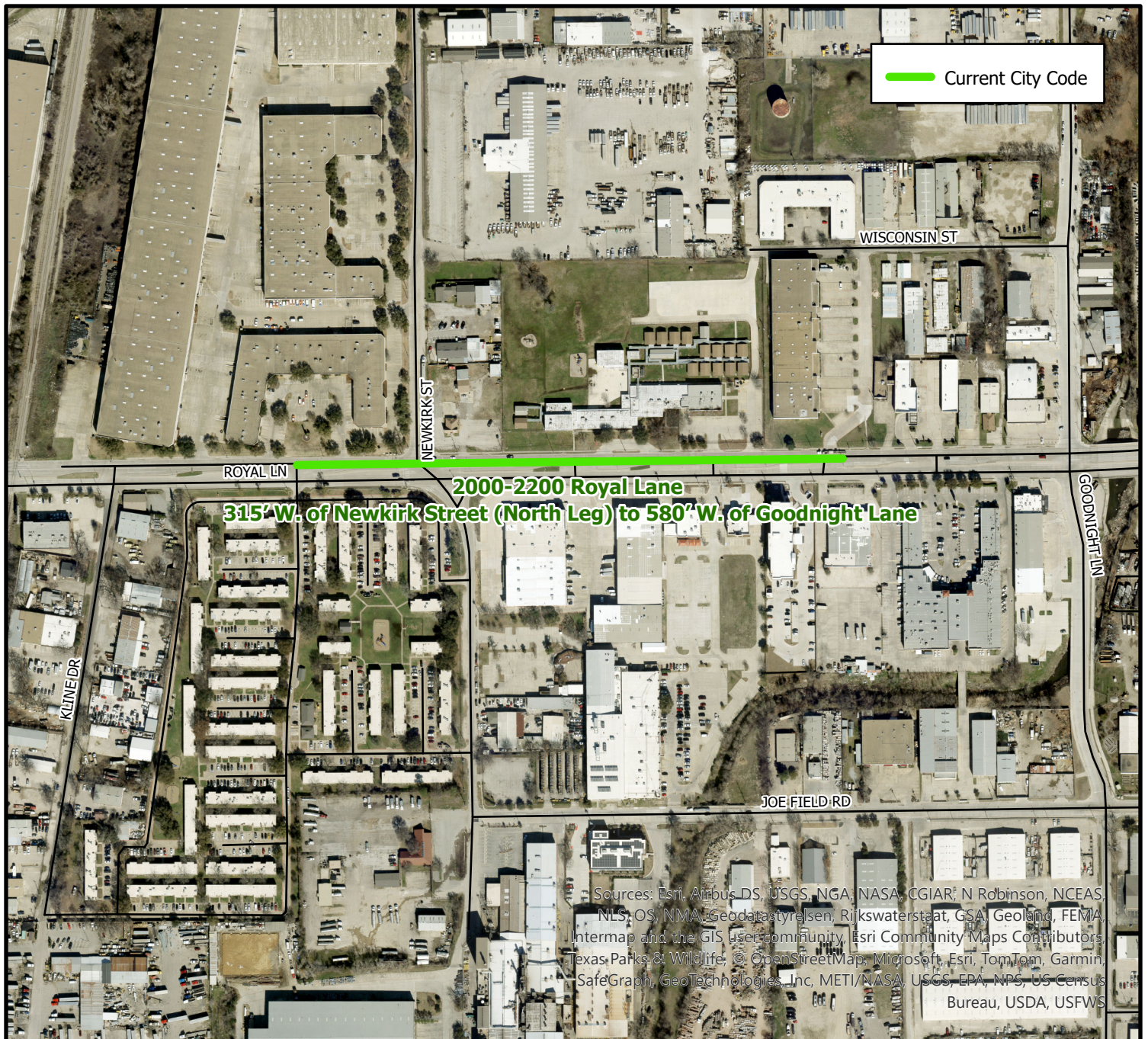
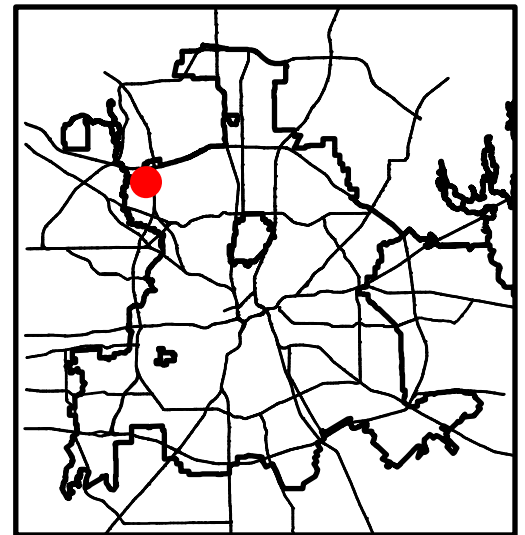




Changes to City Code Chapter 28-50 School Zones

REMOVE:
2000-2200 Royal Lane
315' W. of Newkirk Street (North Leg) to 580' W. of Goodnight Lane
Council District 6

0 200 400 800 Feet





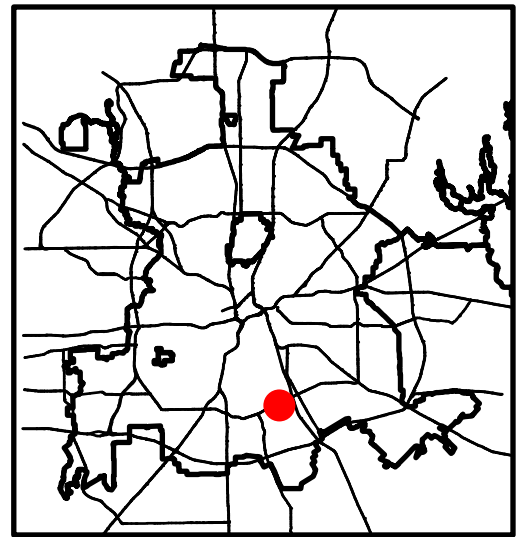
Changes to City Code Chapter 28-50 School Zones

**REMOVE: 3000-3100 Stag Road
2500'E. of Bonnie View Road to 1040'W. of Haas Drive**

**ADD: 3000-3100 Stag Road
1400' E. of Bonnie View Road to 1025' W. of Haas Drive**

Council District 8

0 400 800 Feet





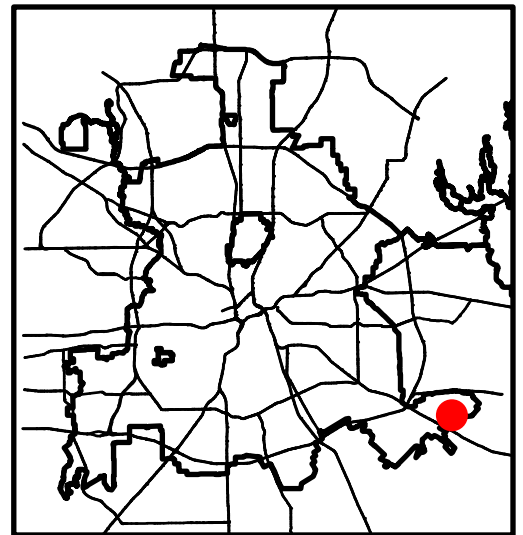
Changes to City Code Chapter 28-50 School Zones

**REMOVE: 900-1000 Woody Road
610' S. of Seagoville Road to Seagoville Road**

**ADD: 900-1100 Woody Road
1000' S. of Seagoville Road to 40' S. of Seagoville Road**

Council District 8

0 300 600 Feet

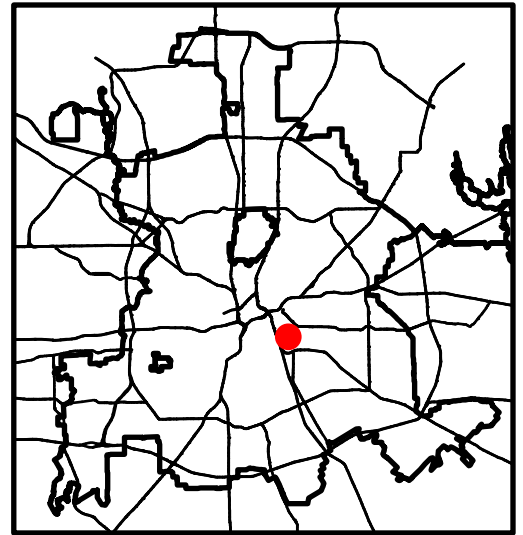




Changes to City Code Chapter 28-59 ONE-WAY STREETS AND ALLEYS

ADD:
Atlanta Street - Eugene Street to Romine Avenue
Direction: North
Council District 7

0 150 300 600 Feet



ORDINANCE NO. _____

An ordinance amending Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code by amending Sections 28-50, 28-59, 28-99, and 28-101; designating school traffic zones; designating one-way streets and alleys; designating public carrier stands for rideshare vehicles; providing a penalty not to exceed \$200; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Subsection (c) of Section 28-50, “Speed in School Zones; Signs; Designated Streets,” of Division 2, “Speed Regulations,” of Article VI, “Operation of Vehicles,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended by alphabetically adding and deleting the following described streets designated as school traffic zones where the speed of motor vehicles is limited to 20 miles per hour:

ADDITIONS

<u>STREET</u>	<u>BLOCK(s)</u>	<u>EXTENT</u>
“Black Oak Drive	3700-3800	100’ E. of Bellcrest Drive to 200’ E. of Loud Drive
Cummings Avenue/ Fifty-First Street	2900-3000	Sunnyvale Street to 80’ E. of Bonnie View Road
S. Malcolm X Boulevard	2500-2700	20’ N. of Coombs Street to 100’ N. of Park Row Avenue
Potters House Way	3200-3300	20’ N. of Samaritan Road to 40’ N. of Kingdom Estates Drive
Stag Road	3000-3100	1400’ E. of Bonnie View Road to 1025’ W. of Haas Drive

Woody Road	900-1100	1000' S. of Seagoville Road to 40' S. of Seagoville Road"
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DELETIONS

<u>STREET</u>	<u>BLOCK(s)</u>	<u>EXTENT</u>
"Black Oak Drive	3700-3800	100'E. of Bellcrest Drive to 600'E. of Loud Drive
Cummings Avenue	2900	Sunnyvale Street to 20'W. of Tacoma Street
Royal Lane	2000-2200	315' W. of Newkirk Street (North Leg) to 580' W. of Goodnight Lane
Stag Road	3000-3100	2500'E. of Bonnie View Road to 1040'W. of Haas Drive
Woody Road	900-1000	610'S. of Seagoville Road to Seagoville Road"

SECTION 2. That Section 28-59, "One-Way Streets and Alleys," of Article VII, "One-Way Streets and Alleys," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended by adding the following described streets designated as one-way streets and alleys where a vehicle shall move only in the direction indicated, when signs indicating the direction of traffic are erected at each intersection:

ADDITIONS

<u>STREET</u>	<u>EXTENT</u>	<u>DIRECTION</u>
"Atlanta Street	Eugene Street to Romine Avenue	North"

SECTION 3. That Section 28-99, "Authority to Designate Public Carrier Stands," of Division 3, "Stopping for Loading or Unloading Only," of Article XI, "Stopping, Standing, and Parking Generally," of Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code is amended to read as follows:

“SEC. 28-99. AUTHORITY TO DESIGNATE PUBLIC CARRIER STANDS.

The traffic engineer, based upon engineering and traffic surveys, is authorized and required to establish bus stops, taxicab stands, and stands for other passenger common carrier motor vehicles such as rideshare vehicles on the public streets in such places as he determines to be of the greatest benefit and convenience to the public, and every bus stop, taxicab stand, or other stand shall be designated by appropriate signs.”

SECTION 4. That Section 28-101, “Restricted Use of Bus Stops and Taxicab Stands,” of Division 3, “Stopping for Loading or Unloading Only,” of Article XI, “Stopping, Standing, and Parking Generally,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended to read as follows:

“SEC. 28-101. RESTRICTED USE OF BUS STOPS, ~~[AND]~~ TAXICAB STANDS, AND STANDS DESIGNATED FOR OTHER PASSENGER COMMON CARRIER MOTOR VEHICLES.

A person commits an offense if he stops, stands, or parks a vehicle other than a bus in a bus stop zone, ~~[or]~~ other than a taxicab in a taxicab stand, or at a stand designated for other passenger common carrier motor vehicles such as rideshare vehicles when the stop zone or stand has been appropriately designated by signs, except that the driver of a passenger vehicle may temporarily stop therein while actually engaged in loading or unloading passengers when stopping does not interfere with a bus or taxicab about to enter the zone.”

SECTION 5. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$200.

SECTION 6. That Chapter 28 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

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

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

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By _____
Assistant City Attorney

Passed _____



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1148

Item #: 15.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 6, 11, 12, 13

DEPARTMENT: Department of Transportation

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize payment to the Texas Department of Transportation for the Advance Funding Agreement (Agreement No. CSJ 0918-24-267, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at: Frankford Road at Dallas Parkway, Harry Hines Boulevard at Walnut Hill Lane, Midway Road at Royal Lane, Hillcrest Road at Spring Valley Road, and Shady Brook Lane at Park Lane - Total amount of \$1,564,423.25 - Financing: Coronavirus State and Local Fiscal Recovery Fund (\$860,886.75) and General Fund (\$703,536.50)

BACKGROUND

The Texas Department of Transportation (TxDOT) administers the Federal Highway Safety Improvement Program, which provides grant funding to reconstruct traffic signals at high-accident intersections in the City of Dallas.

On September 27, 2023, the City Council authorized an Advance Funding Agreement with TxDOT for the design, upgrade, and construction of five traffic signals and associated off-system intersection improvements at: Frankford Road at Dallas Parkway, Harry Hines Boulevard at Walnut Hill Lane, Midway Road at Royal Lane, Hillcrest Road at Spring Valley Road, and Shady Brook Lane at Park Lane that included a required local match in the amount of \$448,457.32 (\$223,456.32 for direct state costs paid to TxDOT and an estimated \$225,001.00 for design) by Resolution No. 23-1330.

TxDOT Off-System Intersections:

- Harry Hines Boulevard at Walnut Hill Lane (CSJ No. 0918-47-350), (CD 6)
- Hillcrest Road at Spring Valley Road (CSJ No. 0918-47-355), (CD 11)
- Frankford Road at Dallas Parkway (CSJ No. 0918-24-267), (CD 12)
- Midway Road at Royal Lane (CSJ No. 0918-47-353), (CD 13)
- Shady Brook Lane at Park Lane (CSJ No. 0918-47-416), (CD 13)

All five intersections have safety implications, and two of the five intersections-Harry Hines Boulevard at Walnut Hill Lane and Shady Brook Lane at Park Lane-are located on the Vision Zero High Injury Network. Completing traffic signal improvements at these intersections will contribute to advancing the City's Vision Zero goal of eliminating traffic fatalities and reducing severe injuries.

Due to sharp increases in material costs since the original construction estimates were prepared, primarily in traffic signal poles and concrete, the lowest bid exceeded estimates by \$1,564,423.25.

This action will authorize payment to TxDOT for the cost overrun amount as agreed to in the Advance Funding Agreement.

Coronavirus State and Local Fiscal Recovery Funds are eligible within the Qualified Census Tract areas to improve various intersections to promote the safety of all right-of-way users including motorist, cyclists, and pedestrians.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	May 2024
Complete Construction	December 2025

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 2021, the City Council authorized the acceptance of grant funds from the U.S. Department of Treasury for the Coronavirus State and Local Fiscal Recovery Fund to provide relief during the ongoing COVID-19 pandemic by Resolution No. 21-1149.

On September 22, 2021, the City Council authorized the final reading and adoption of the appropriation ordinance for the FY 2021-22 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the American Rescue Plan Act funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Funds by Resolution No. 21-1590.

On September 28, 2022, the City Council authorized the final reading and adoption of the appropriation ordinance for the FY 2022-23 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the American Rescue Plan Act funds from the U.S. Department of Treasury for the Coronavirus State and Local Fiscal Recovery Fund by Resolution No. 22-1480.

On September 27, 2023, the City Council authorized an Advance Funding Agreement for a U.S. Department of Transportation - Federal Highway Administration 2020 Highway Safety Improvement Program grant (CSJ No. 0918-24-267, etc., CFDA No. 20.205) in the amount of \$2,392,465.00 as Federal participation, \$448,457.32 (\$223,456.32 for direct state costs paid to TxDOT and an estimated \$225,001.00 for design) as local participation, and \$123,806.14 as State participation for indirect state costs to construct traffic signal improvements at the following intersections: Frankford Road at Dallas Parkway (CSJ No. 0918-24-267), Harry Hines Boulevard at Walnut Hill Lane (CSJ No. 0918-47-350), Midway Road at Royal Lane (CSJ No. 0918-47-353), Hillcrest Road at Spring Valley Road (CSJ No. 0918-47-355), and Shady Brook Lane at Park Lane (CSJ No. 0918-47-416) by Resolution No. 23-1330.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Coronavirus State and Local Fiscal Recovery Fund	\$ 860,886.75	\$0.00	\$0.00
General Fund	\$ 703,536.50	\$0.00	\$0.00
Total	\$1,564,423.25	\$0.00	\$0.00

Council District**Amount**

6	\$ 572,720.50
11	\$ 290,870.50
12	\$ 315,364.75
13	\$ 385,467.50

Total \$1,564,423.25

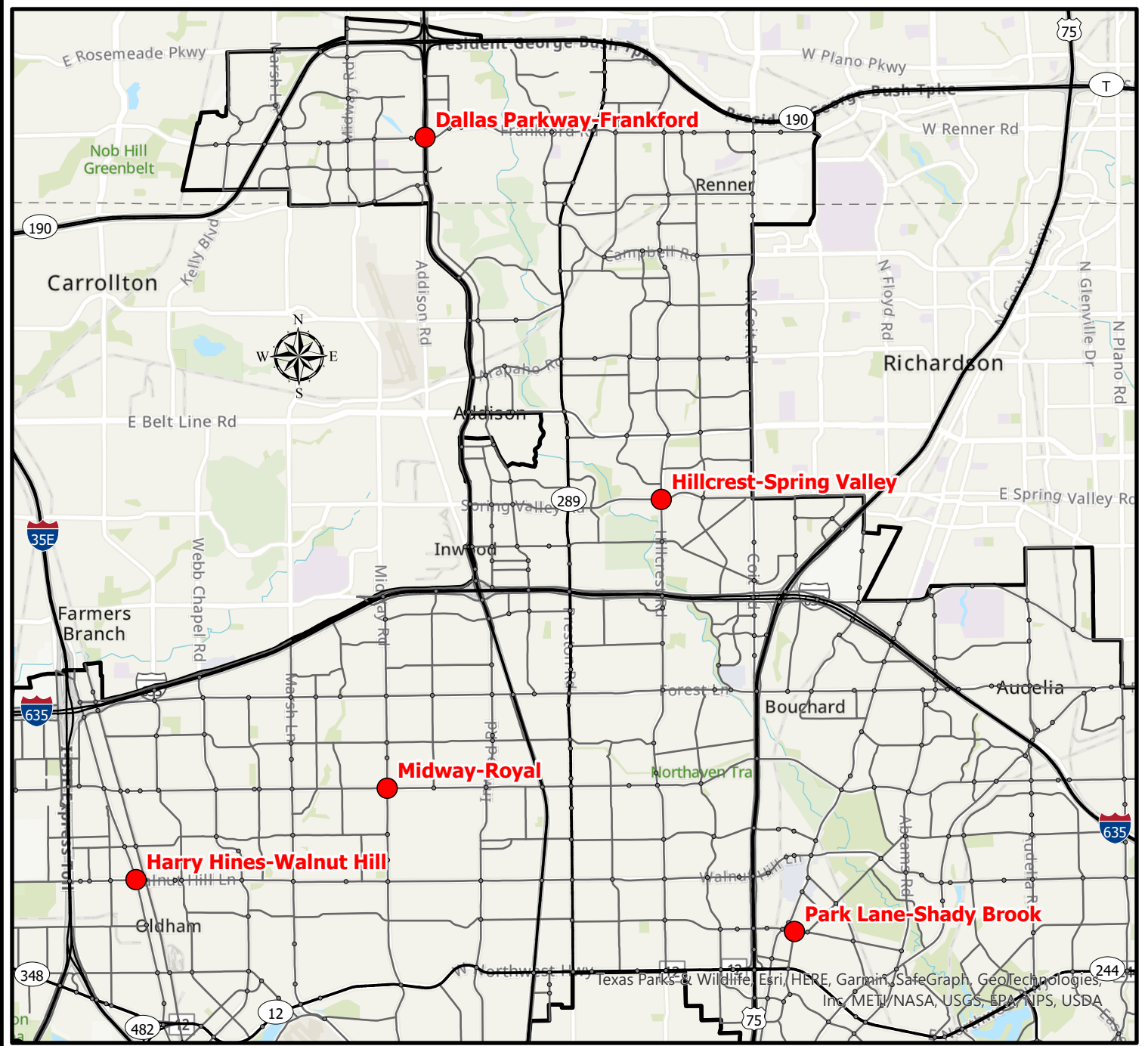
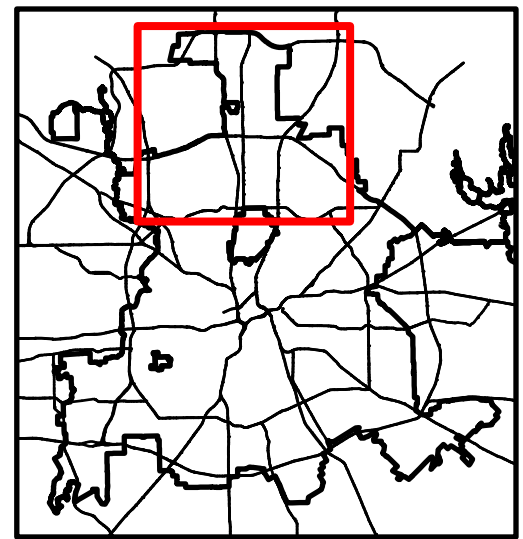
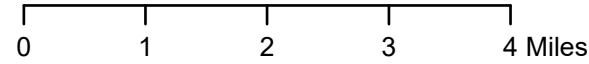
MAP

Attached

TXDOT AFA HSIP

Signal Name	CSJ #	Council District
Dallas Parkway - Frankford Road	0918-24-267	12
Harry Hines Boulevard - Walnut Hill Lane	0918-47-350	6
Midway Road - Royal Lane	0918-47-353	13
Hillcrest Road - Spring Valley Road	0918-47-355	11
Park Lane-Shady Brook Lane	0918-47-416	13

● Project Location



April 24, 2024

WHEREAS, Coronavirus State and Local Fiscal Recovery Funds are eligible within the Qualified Census Tract areas to improve various intersections to promote the safety of all right-of-way users including motorist, cyclists, and pedestrians; and

WHEREAS, on June 23, 2021, the City Council authorized the acceptance of grant funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Fund to provide relief during the ongoing COVID-19 pandemic by Resolution No. 21-1149; and

WHEREAS, on September 22, 2021, the City Council authorized the final reading and adoption of the appropriation ordinance for the FY 2021-22 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the American Rescue Plan Act Funds from the U.S. Department of Treasury for the Coronavirus Local Fiscal Recovery Funds by Resolution No. 21-1590; and

WHEREAS, on September 28, 2022, the City Council authorized the final reading and adoption of the appropriation ordinance for the FY 2022-23 City of Dallas Operating, Capital, and Grant & Trust Budgets, which included the American Rescue Plan Act funds from the U.S. Department of Treasury for the Coronavirus State and Local Fiscal Recovery Fund by Resolution No. 22-1480; and

WHEREAS, the Texas Department of Transportation (TxDOT) will construct upgrades to five traffic signals and associated off-system intersection improvements at: Frankford Road at Dallas Parkway, Harry Hines Boulevard at Walnut Hill Lane, Midway Road at Royal Lane, Hillcrest Road at Spring Valley Road, and Shady Brook Lane at Park Lane; and

WHEREAS, the City of Dallas issued a previous local match warrant payment in the amount of \$223,456.32 based on a 10 percent local match of preliminary construction cost estimates and related fees, and the total local match was \$448,457.32 of which \$223,456.32 was for direct state costs paid to TxDOT and an estimated cost burden of \$225,001.00 for design; and

WHEREAS, on September 27, 2023, the City Council authorized an Advance Funding Agreement stating the City of Dallas will be the responsible party for 100 percent of project cost overruns by Resolution No. 23-1330; and

WHEREAS, based on construction bids received by TxDOT in February 2024, the City of Dallas' cost responsibility increased by \$1,564,423.25.

Now, Therefore,

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

April 24, 2024

SECTION 1. That the City Manager is hereby authorized to issue a payment to TxDOT for the Advance Funding Agreement (Agreement No. CSJ 0918-24-267, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at the following intersections: Frankford Road at Dallas Parkway (CSJ No. 0918-24-267), Harry Hines Boulevard at Walnut Hill Lane (CSJ No. 0918-47-350), Midway Road at Royal Lane (CSJ No. 0918-47-353), Hillcrest Road at Spring Valley Road (CSJ No. 0918-47-355), and Shady Brook Lane at Park Lane (CSJ No. 0918-47-416), in the amount of \$1,564,423.25, in accordance with the terms in the Advance Funding Agreement with TxDOT authorized by Council Resolution No. 23-1330 on September 27, 2023.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds to TxDOT, in accordance with the terms and conditions of the agreement, as follows:

Coronavirus State and Local Fiscal Recovery Fund	
Fund FC18, Department TRN, Unit AG31	
Object 4820, Activity INGV, Program AG31ARPA	
Encumbrance/Contract No. TRN-2023-00022817	
Vendor 020318	\$ 860,886.75

General Fund	
Fund 0001, Department TRN, Unit 9854	
Object 4820, Program VISIONZERO	
Encumbrance/Contract No. TRN-2023-00022817	
Vendor 020318	<u>\$ 703,536.50</u>

Total amount of	\$1,564,423.25
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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 Information Sheet

File #: 24-1001

Item #: 16.

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): All
DEPARTMENT: Fire-Rescue Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize a three-year master agreement for battery powered intraosseous needle driver systems for the Fire-Rescue Department - Teleflex LLC, sole source - Estimated amount of \$1,697,373.75 - Financing: General Fund

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 according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This master agreement will provide for the purchase of battery powered intraosseous needle driver systems for the Fire-Rescue Department. The EZ-IO battery powered intraosseous needle driver system allows paramedics to deliver fluids and medication when intravenous access is not available.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors. Additionally, in an effort to secure more competition, the Small Business Center Department sent notifications to chambers of commerce and advocacy groups to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

[The Public Safety Committee was briefed by memorandum regarding this matter on April 9, 2024.](#)

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
General Fund	\$425,000.00	\$636,186.87	\$636,186.88

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$1,697,373.75	Goods	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
<ul style="list-style-type: none"> • The Business Inclusion and Development Policy does not apply to Revenue contracts. • This contract does not meet the M/WBE goal, but complies with good faith efforts. • Teleflex LLC - Local/Non-local; Workforce - 0.00% Local 		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Sole Source	<ul style="list-style-type: none"> • Utilized for procurements where functional requirements can only be satisfied by one vendor, such as those where patents, copyrights or monopolies exists • Exempted from competitive bidding process • Reviewed by Procurement Services to ensure the procurement meets at least one general exception as stated in the Texas Local Government Code
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<u>Bidder</u>	<u>Address</u>	<u>Amount</u>
Teleflex LLC	3015 Carrington Mill Blvd. Morrisville, NC 27560	\$1,697,373.75

Note: The Office of Procurement Services conducted a sole source review and found no exceptions.

OWNER**Teleflex LLC**

Liam J. Kelly, President
David K. Price, Vice President

April 24, 2024

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

SECTION 1. That a master agreement for the purchase of battery powered intraosseous needle driver systems for the Fire-Rescue Department is authorized with Teleflex LLC (VC20745), approved as to form by the City Attorney, for a term of three years, in the estimated amount of \$1,697,373.75. The amount payable pursuant to this master agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this master agreement during its term. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the agreement for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for battery powered intraosseous needle driver systems for the Fire-Rescue Department. If a written contract is required or requested for any or all purchases of battery powered intraosseous needle driver systems for the Fire-Rescue Department under the master agreement instead of individual purchase orders, the City Manager is hereby authorized to execute a contract, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least \$1,697,373.75, but not more than the amount of budgetary appropriations for this master agreement during its term to Teleflex LLC from Master Agreement Contract No. DFD-2024-00024342.

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 Information Sheet

File #: 24-928

Item #: 17.

STRATEGIC PRIORITY: Workforce, Education, & Equity

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Community Care

EXECUTIVE: M. Elizabeth Cedillo-Pereira

SUBJECT

Authorize a three-year service contract for providing multimedia messaging services to communicate with the City of Dallas' Women, Infant, Children Program, existing and potentially eligible clients for the period May 1, 2024 through April 30, 2027 - OnSolve, LLC dba One Call Now, sole source - Not to exceed \$109,877.14 - Financing: Texas Department of State Health Services Grant Funds (subject to appropriations)

BACKGROUND

The City of Dallas Woman, Infants, and Children (WIC) Program has served pregnant women, new mothers, and young children for more than 35 years with their nutritional need. The WIC Program focuses on nutrition services, nutritious foods, as well as referral to the appropriate health and human services. OnSolve, LLC dba One Call Now, has assisted the City of Dallas' WIC Program with their multimedia messaging services since 2019.

OnSolve, LLC dba One Call Now provides multimedia options for communicating with the WIC Program existing and potentially eligible clients. OnSolve, LLC dba One Call Now is an existing vendor of both the State of Texas and the City of Dallas. The software facilitates secure file data transfer (approved by the State) of information provided to participants, notifying clients of future, and missed appointments. While using this software, clients can safely and securely engage in a two-way chat that allows them to ask questions and concerns about the WIC Program and receive additional information about various social service options, using their smartphones and/or telephonic devices.

OnSolve, LLC dba One Call Now software is 100 percent internet based and does not require Information and Technology staff's daily intervention.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a "living wage" rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The calculated living wage during the solicitation process of this contract is \$17.82; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2022, the City Council authorized the acceptance of additional grant funds from the Texas Health and Human Services Commission for the WIC Program in an amount not to exceed \$52,430,019.00 in the FY 2023-25 WIC Program Funds by Resolution No. 22-1932.

FISCAL INFORMATION

Fund	FY 2023-24	FY 2024-25	Future Years
Texas Department of State Health Services Grant Funds	\$48,482.86	\$30,697.14	\$30,697.14

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$109,877.14	Other Services	23.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
• This item is Other Services and is a Sole Source.		
• OnSolve, LLC dba One Call Now - Non-Local; Workforce - 0.00% Local		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Sole Source	<ul style="list-style-type: none"> Utilized for procurements where functional requirements can only be satisfied by one vendor, such as those where patents, copyrights or monopolies exists Exempted from competitive bidding process The Office of Procurement Services conducted a sole source review and found no exceptions
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Bidder**Address****Amount**

OnSolve, LLC dba One Call Now

 6240 Avalon Blvd.
 Alpharetta, GA 30009

\$109,877.14

Note: The Office of Procurement Services conducted a sole source review and found no exceptions.

OWNER

OnSolve, LLC dba One Call Now

Sue Holub, Chief Growth Officer

April 24, 2024

WHEREAS, the City of Dallas' Women, Infants, and Children (WIC) Program has operated for more than 35 years, providing supplemental nutritional information in the form of nutrition services, nutritious foods and referrals to appropriate health and human services; and

WHEREAS, in order to provide these crucial services to the City of Dallas residents, a service is needed to communicate with both current clients and potential eligible clients to provide updates and reminders of appointments; and

WHEREAS, OnSolve, LLC dba One Call Now, has provided multimedia communication services for the City of Dallas' WIC Program since 2019; and

WHEREAS, on September 28, 2022, the City Council authorized the acceptance of additional grant funds from the Texas Health and Human Services Commission for the WIC Program, in an amount not to exceed \$52,430,019.00 in the FY 2023-25 WIC Program Funds by Resolution No. 22-1932.

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

SECTION 1. That the City Manager is hereby authorized to execute a three-year contract with OnSolve, LLC dba One Call Now, approved as to form by the City Attorney, for providing multimedia messaging services to communicate with the City of Dallas' Women, Infant, Children (WIC) Program existing and potentially eligible clients for the period May 1, 2024 through April 30, 2027, in an amount not to exceed \$109,877.14.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$109,877.14 (subject to appropriations) to OnSolve, LLC dba One Call Now from the Texas Department of State Health Services (DSHS) Grant Funds, Fund F719, Department MGT, Unit 677A, Object 3099, Activity EH99, Encumbrance/Contract No. WIC-2024-00024410, Vendor VC22393.

SECTION 3. That the City Manager is hereby authorized to provide additional information and take other actions or make adjustments to the grant budget as may be necessary in order to satisfy DSHS requirements.

SECTION 4. That the City Manager is hereby authorized to reimburse DSHS any DSHS expenditures identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 5. That the City Manager shall keep the appropriate City Council Committee informed of all final DSHS monitoring reports no later than 30 days after the receipt of each such report.

April 24, 2024

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



Agenda Information Sheet

File #: 24-1005

Item #: 18.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Economic Development
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize appointment of Santiago Bello, Michael Horne and Terry Kittleson as Directors to the Dallas Development Fund Board - Financing: No cost consideration to the City

BACKGROUND

In February 2009, the City Council authorized the creation of a non-profit corporation, the Dallas Development Fund (DDF), to serve as the Community Development Entity necessary to apply for a New Markets Tax Credit (NMTC) allocation and manage the City's NMTC Program. Since DDF's creation, City Council has approved the DDF's initial allocation and amended certificate of formation and bylaws, confirmed the City Manager's appointment of the initial Board of Directors, and authorized two replacement board members.

Per the amended certificate of formation and the bylaws of DDF, the City Manager shall appoint four Directors to the DDF Board, which appointments the City Council shall confirm. To be eligible to serve as a Director, a person must be a resident of the City and be at least 18 years of age. Each board member shall serve for a term of two years (with a maximum of an eight-year term) or until his successor is appointed by the City Manager and confirmed by the City Council. Additionally, for NMTC compliance at least four board members must meet the Community Development Financial Institution's (CDFI) guidelines for accountability to low-income communities (LIC).

DDF currently has one Class I vacancy, and two Class I members in holdover status. The City Manager has recommended the appointment of Santiago Bello, Michael Horne, and Terry Kittleson to serve on the DDF Board to replace these positions. Mr. Bello is a commercial real estate investment manager at Goldman Sachs, with familiarity with NMTCs and other tax credit programs as a commercial real estate tool. Mr. Horne is the President and Chief Executive Officer of the Parkland Foundation. Mr. Kittleson is the President and Chief Executive Officer of In the City of Good. All three men are Dallas residents, and Mr. Horne and Mr. Kittleson are LIC accountable.

With their appointment, the DDF Board will have six LIC accountable members.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development Committee was briefed on the “New Markets Tax Credit (NMTC) Program” on January 20, 2009.

FISCAL INFORMATION

No cost consideration to the City.

April 24, 2024

WHEREAS, the City is committed to supporting enhanced economic development opportunities for low-income communities within the City and to low-income persons residing within those communities; and

WHEREAS, on February 11, 2009, the City Council approved the creation of the Dallas Development Fund (DDF) and approved its initial Board of Directors by Resolution No. 09-0461; and

WHEREAS, the DDF Board has one vacancy and two members in holdover status as Class I DDF Board members and replacement board members have been identified; and

WHEREAS, per the bylaws of the DDF, the City Council must approve all subsequent Class I members to the Board of Directors of the DDF.

Now, Therefore,

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

SECTION 1. That Santiago Bello, Michael Horne, and Terry Kittleson of Dallas are appointed to the Board of Directors as Class I members of the Dallas Development Fund in accordance with the bylaws of the Dallas Development Fund.

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



Agenda Information Sheet

File #: 24-1142

Item #: 19.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13, 14
DEPARTMENT: Office of Economic Development
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a public hearing to be held on May 22, 2024, to receive comments concerning the Dallas Tourism Public Improvement District (the "District") expansion, in accordance with Chapter 372 of the Texas Local Government Code, allowing the City to include property in a hotel-public improvement district with the property owner's consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and, at the close of the public hearing, **(2)** a resolution approving District boundary expansion to include one additional Qualifying hotel in the District not described in the resolution or petition renewing the District in 2016 or expanding the District's boundaries in 2020, 2022, or 2023 - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

The Public Improvement District Act, of the Texas Local Government Code, Chapter 372 (the Act), allows a city to create a hotel-public improvement district (hotel-PID) and to collect assessments from Qualifying hotel property owners. On June 13, 2012, the Dallas City Council established a named the District. The District's boundaries are non-contiguous and include designated Qualifying hotel properties, as approved by City Council when the District was renewed on August 10, 2016, by Resolution No. 16-1250 and expanded on March 25, 2020, by Resolution No. 20-0520, on June 8, 2022, by Resolution No. 22-0897, and on May 24, 2023, by Resolution No. 23-0740. Qualifying hotel property owners recover the District assessment from hotel guests at a rate of 2% of the price of the room nights sold and remit this assessment monthly to the City. The City Controller's Office then forwards the District assessment collections, less an administrative fee retained by the City, to the Dallas Tourism Public Improvement District Corporation (DTPIDC), the District's management entity.

During its regular session, the 87th Texas Legislature enacted Senate Bill 804, which amended Section 372.0121 of the Act to allow the City to add and levy new hotel properties to the boundary of an existing hotel-PID with the property owner's consent if the petition threshold is met.

State law requires signed petitions from owners of at least 60% of the appraised value of real property liable for assessment and at least 60% of the land area of real property or 60% of the record owners liable for assessment (e.g., petition threshold).

In accordance with the Act, on February 1, 2024, VisitDallas submitted a consent form signed on behalf of one hotel owner seeking inclusion in the District. City staff reviewed the consent forms and verified that owners of record of Qualifying hotels representing 83.8% of the appraised value and 63.3% of the land area of real property in the District liable for assessment have signed the petition or consent form, thereby exceeding the minimum expansion requirements set forth in the Act.

On May 22, 2024, the City will hold a public hearing to provide a reasonable opportunity for any interested person to speak for or against the District's boundaries in 2020, 2022, or 2023 (District expansion) and at the close of the hearing, consider a resolution to approve the District expansion. No later than seven days after City Council authorizes the District's expansion, City staff will file a copy of the authorizing resolution with the Dallas County Clerk's Office in accordance with Section 372.010 of the Act.

No changes will be made to the original Service Plan budget approved by City Council and the original hotels in 2016. Although adding new hotels to the DTPID may increase DTPID's assessment revenues, the total revenue that the DTPID can utilize is limited to the original revenue projections in the DTPID's service plan budget (capped at \$292.7 million assessment collections over 13-year DTPID term spanning October 2016 to September 2029). If, as a result of adding one hotel to the DTPID boundary, the DTPID's collections are expected to exceed the projected DTPID term revenue total, the DTPID would need to apply for an early renewal through a new petition and City Council approval process.

For the fiscal year (FY) 2023-24 Service Plan year, the District Service Plan is outlined as follows:

- A. Nature of the Services and Improvements.** The purpose of the District will continue to be to: enhance services; and undertake certain improvements, in particular, special supplemental services relating to District marketing, business recruitment, and promotional activities authorized by the Act to improve and promote the District, including the provision of incentives by contractual agreement with VisitDallas to organizations to encourage them to bring their large and city-wide meetings to Dallas and to fund additional marketing by contractual agreement with VisitDallas to increase hotel stays within the City. The District will continue to supplement and enhance services within the assessment area.
- B. Estimated Cost of the Services and Improvements.** During the next five-year period, the estimated annual cost of District improvements and services is expected to be \$33,689,734.00 in FY 2024 and decrease to approximately \$25,997,945.00 in FY 2028. The estimated total net assessments collected during the next five-year period is \$137,539,170.00. The District shall incur no bonded indebtedness.
- C. Boundaries.** The District boundaries are located wholly within the city of Dallas, Texas. The District boundaries are as shown in **Exhibit A** and shall solely include non-contiguous hotel properties with 100 or more rooms within the city of Dallas as shown on the attached list marked **Exhibit A-1**.

- D. Method of Assessment.** The District assessment will be levied on Qualifying hotels located within the District. The proposed services and improvements costs shall be assessed in a manner that results in imposing equal shares of the cost of the services qualifying on similarly benefitted hotels. Under the Act, the apportionment of the cost of the services against property in the District must be based on special benefits accruing to the property because of the services and improvements provided. The total services and improvements costs shall be apportioned at a rate of 2% of room-nights sold at Qualifying hotels located within the District until the collective total budget for the current period is reached. Accordingly, those Qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the District's promotion and marketing services. Rooms that are not subject to the City's hotel occupancy tax shall not be included for the District assessment. The total assessment must be annually reviewed and approved by the Dallas City Council. The future services and improvement costs that are budgeted in the FY 2023-24 Service Plan may be increased in amounts indicated in subsequent Service Plans, beyond the amount shown, subject to an enhancement in property value in the District and a corresponding increase in the services and improvements to be provided, subject to the limitations on the assessment per occupied room and the aggregate amount approved in the petition.
- E. Apportionment of costs between the District and the Municipality as a Whole.** The District shall continue to pay the cost of the supplemental services described in the Service Plan by assessment against the Qualifying hotels within the District, including City-owned qualifying hotels, such as the Omni Hotel.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2012, the City Council authorized the creation of the Tourism Public Improvement District and approval of the Service Plan and management contract by Resolution No. 12-1581.

On August 10, 2016, the City Council authorized the renewal of the Tourism Public Improvement District and approval of the Service Plan and management contract by Resolution No. 16-1250.

On March 25, 2020, pursuant to Section 372.007 of the Act, the City Council authorized the expansion of the Tourism Public Improvement District boundary to include 14 additional hotels by Resolution No. 20-0520.

On June 8, 2022, pursuant to Section 372.005(b-1) of the Act, the City Council authorized the expansion of the Tourism Public Improvement District boundary to include 6 additional hotels by Resolution No. 22-0897.

On May 24, 2023, pursuant to Section 372.005(b-1) of the Act, the City Council authorized the expansion of the Tourism Public Improvement District boundary to include 2 additional hotels by Resolution No. 23-0740.

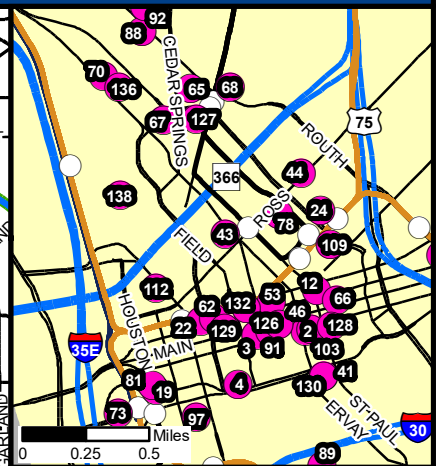
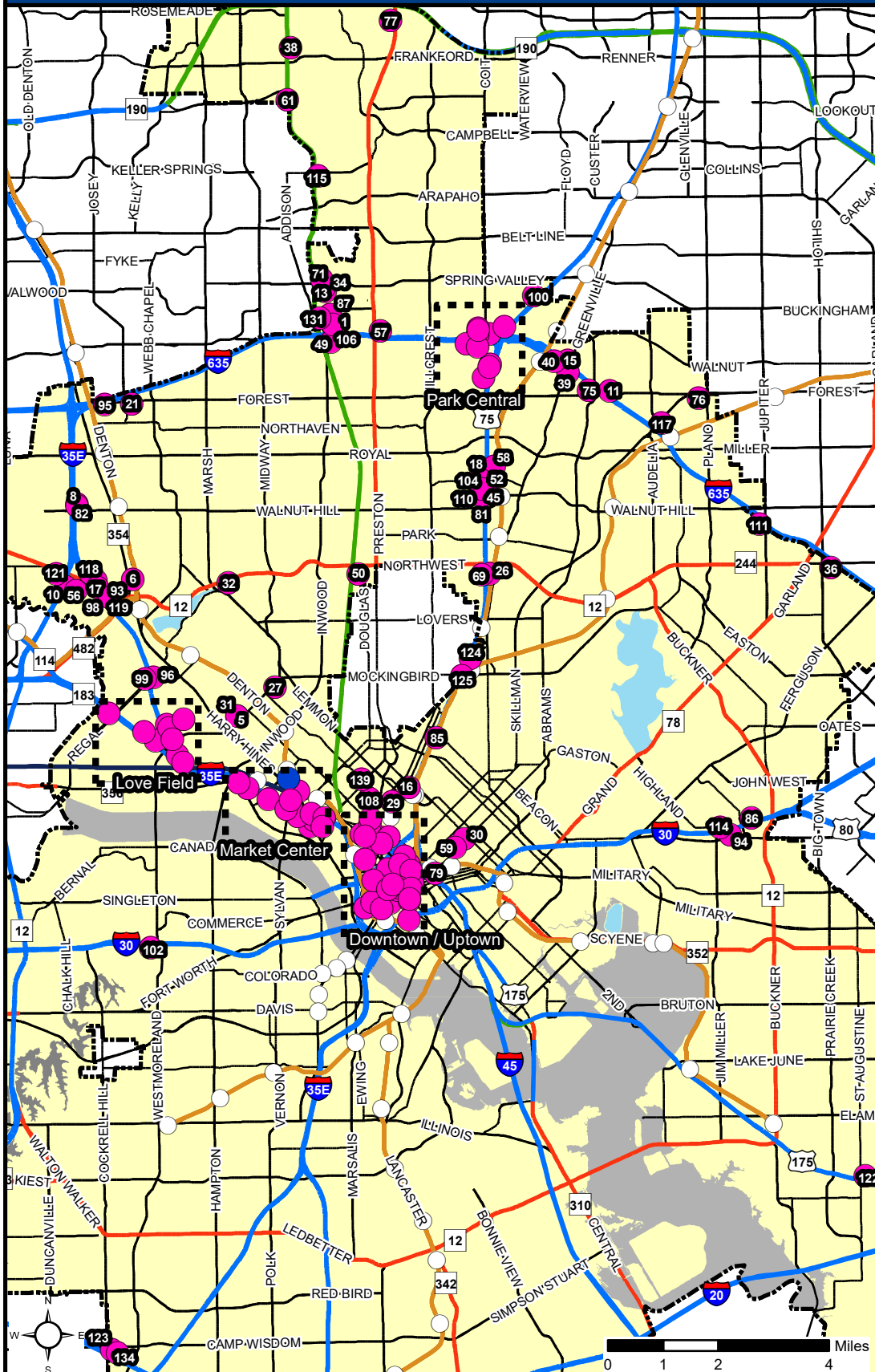
[The Economic Development Committee was briefed by memorandum regarding this matter on April 1, 2024.](#)

FISCAL INFORMATION

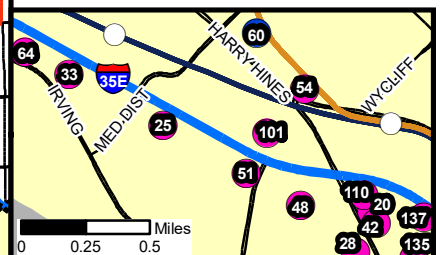
This action has no cost consideration to the City. For Qualifying hotel properties, the total cost of the services and improvements to be provided shall be apportioned at a rate of 2% of room-nights sold at Qualifying hotels within the District territory until the collective total budget for the current period is reached.

Dallas Tourism PID Hotels

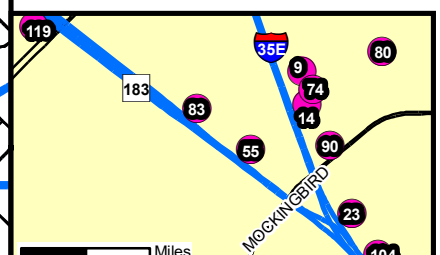
Exhibit A



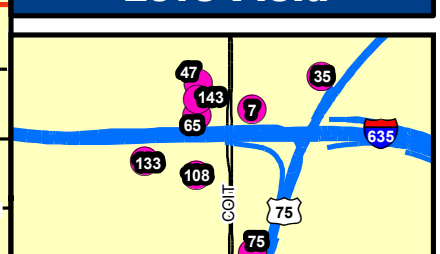
Downtown / Uptown



Market Center



Love Field



Park Central

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

- Current - FY23-24 Tourism PID Hotel
- New - FY23-24 Tourism PID Hotel

- Rail Station
- DART Light Rail
- Streetcar/Trolley
- Commuter Rail

- Freeway
- Tollway
- Highway
- Arterial

- Escarpment
- Flood Plain
- Lake
- City of Dallas

April 24, 2024

WHEREAS, the Public Improvement District Assessment Act, codified in Texas Local Government Code, Chapter 372 (the “Act”) allows for a city or county governing body that receives a petition pursuant to Section 372.005 of the Act to establish a public improvement district, including a common characteristic public improvement districts (PID); and

WHEREAS, on June 13, 2012, the Dallas City Council (“City Council”) established the Tourism Public Improvement District (the “District”), as a common characteristic public improvement district, in accordance with the Act and found that the District promoted the interests of the City and conferred a special benefit on hotel properties within the City, designated the Dallas Tourism Public Improvement District Corporation (“DTPIDC”) as the manager of the District, authorized a contract for management services; and approved the District Service Plan, and annual updates by Resolution No. 12-1581; and

WHEREAS, on May 23, 2016, the DTPIDC, which manages the District and represents Dallas hotels within the District, delivered to the City of Dallas a petition to renew the District in accordance the Act, and upon City staff review of the petition, staff has determined that property owners of record representing 89.7% of the appraised value of Dallas hotels with 100 or more rooms (“Qualifying Hotels”), and 63.7% of the land area for Qualifying Hotels executed the petition, meeting the Act’s thresholds to call a public hearing to consider the proposed renewal and expansion after which the City Council authorized renewal of the District; and

WHEREAS, on March 25, 2020, pursuant to Section 372.007 of the Act, the City Council authorized District expansion to include 14 additional hotels by Resolution No. 20-0520; and

WHEREAS, on June 8, 2022, pursuant to Section 372.005(b-1) of the Act, the City Council authorized the expansion of the Tourism Public Improvement District boundary to include 6 additional hotels by Resolution No. 22-0897; and

WHEREAS, on May 24, 2023, pursuant to Section 372.005(b-1) of the Act, the City Council authorized the expansion of the Tourism Public Improvement District boundary to include 2 additional hotels by Resolution No. 23-0740; and

WHEREAS, the Act allows the City Council to include and levy additional hotel properties to an existing hotel public improvement district (hotel-PID), with hotel owner’s consent, if such property could have been included in the hotel-PID without violating the petition thresholds set forth in Section 372.005(b-1) of the Act; and

April 24, 2024

WHEREAS, on February 1, 2024, VisitDallas, which manages the District on behalf of the Dallas Tourism Public Improvement District Corporation, delivered to the City of Dallas a consent form signed on behalf of 1 hotel owner seeking inclusion in the District in accordance with the Act, and upon review, City staff has determined that property owners of record representing 83.8% of the appraised value of Qualifying Hotels and 63.3% of the land area for Qualifying Hotels executed the original petition or a consent form, thereby exceeding the Act's threshold requirements to call a public hearing to consider the proposed expansion after which the City Council may consider approval of the District expansion; and

WHEREAS, pursuant to Section 372.009 of the Act, the City Council must hold a public hearing to consider the proposed expansion of the District to include an estimated one (1) additional over-100 room Dallas hotels as listed in **Exhibit A-2**, not described in the resolution or petition renewing the District in 2016 or expanding the District's boundaries in 2020, 2022, or 2023.

Now, Therefore,

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

SECTION 1. That the petition to expand the Tourism Public Improvement District (the "District") is sufficient because it has been signed by record owners of taxable real property liable for assessment that constitutes: (a) 83.8% of the appraised value of taxable real property liable for assessment and (b) 63.3% of the area of all taxable real property liable for assessment. The property owners, or their duly authorized representatives, for one (1) additional over-100 room Dallas hotel properties ("Additional Hotel Properties") as listed in **Exhibit A-2** have each signed a consent form requesting inclusion within the District.

SECTION 2. That a virtual and in-person public hearing shall be held no earlier than 1:00 p.m. on May 22, 2024, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, 75201. That the City of Dallas desires to call and hold a virtual and in-person public hearing to consider expansion of the District to include Additional Hotel Properties not described in the resolution or petition renewing the District in 2016 or expanding the District's boundaries in 2020, 2022, or 2023 and resolution authorizing the District's FY 2023-24 Assessment Roll for the FY 2023-24 Service Plan Year, all Qualifying Hotels are listed in **Exhibit A-1**, to provide funding for the District for the purpose of increasing hotel activities within the city of Dallas in accordance with Texas Local Government Code, Chapter 372 (the "Act"), as amended, and allows the City to include property in a hotel-PID with the property owner's consent if such property could have been included in the District without violating the petition thresholds set forth in Section 372.005(b-1) of the Act, for the purpose of providing supplemental public services to be funded by assessments on Dallas hotels with 100 or more rooms ("Qualifying Hotels").

April 24, 2024

SECTION 3. That after the public hearing, the City Council may consider approval of a resolution expanding the boundaries of the District to include Additional Hotel Properties not described in the resolution or petition renewing the District in 2016 or the resolution approving the District's FY 2023-24 Assessment Roll for the FY 2023-24 Service Plan Year and authorizing the District to fund the improvements and supplemental services in the amounts described in the Service Plan attached as **Exhibit B**.

SECTION 4. That after the public hearing, the City Council may consider approval of a resolution expanding the boundaries of the District to include Additional Hotel Properties not described in the resolution or petition renewing the District in 2016 or expanding the District's boundaries in 2020, 2022, or 2023 and the resolution approving the District's FY 2023-24 Assessment Roll for the FY 2023-24 Service Plan Year and authorizing the District to fund the improvements and supplemental services in the amounts described in the Service Plan.

SECTION 5. That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

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 A1 Tourism PID Boundary Expansion Current and Proposed Hotels over 100 Rooms in District Boundaries				
Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
1	AC Hotel Dallas by the Galleria	007019000B0020000	5460 JAMES TEMPLE DR	\$ 21,600,000
2	AC Marriott Dallas Downtown	00000101698000100	1712 COMMERCE ST	\$ 26,500,000
3	Adolphus Hotel	000070000A01A9900	1321 COMMERCE ST	\$ 50,762,500
4	Aloft Dallas Downtown	00000100594000000	1033 YOUNG ST	\$ 16,250,000
5	Aloft Dallas Love Field*	002367000E0010000	2333 W MOCKINGBIRD LN	\$ 22,150,000
6	Anchor Motel	00000520699000000	10230 HARRY HINES BLVD	\$ 2,475,000
7	Best Western Plus Dallas Hotel & Conference Center	007756000E07B0000	8051 LBJ FWY	\$ 6,750,000
8	Best Western Plus Dallas Love Field	006512000301A0000	11069 COMPOSITE DR	\$ 4,924,000
9	Budget Suites of America Empire Central/Dallas	007940000M0020000	8150 N STEMMONS FWY	\$ 14,135,850
10	Budget Suites of America Loop 12/Dallas	006499000B0020000	10222 N WALTON WALKER BLVD	\$ 10,000,000
11	Budget Suites of America N Dallas	008420000A02A0000	9519 FOREST LN	\$ 12,150,000
12	Cambria Hotel	00C7714000HOTL100	1907 ELM ST	\$ 19,242,810
13	Candlewood Suites Dallas Galleria	007005000A01A0000	13939 NOEL RD	\$ 4,700,000
14	Candlewood Suites Dallas Market Center	007940000M0010000	7930 N STEMMONS FWY	\$ 10,715,000
15	Candlewood Suites Dallas Park Central	008408000A01B0000	12525 GREENVILLE AVE	\$ 5,500,000
16	Canopy by Hilton Dallas Uptown	00C154400000HOT00	2901 BLACKBURN	\$ 28,500,000
17	Comfort Suites NW Dallas Near Love Field	00649600020010000	2287 W NORTHWEST HWY	\$ 6,365,000
18	Courtyard by Marriott Dallas Central Expy	0072930C0002B0000	10325 N CENTRAL EXPY	\$ 6,700,000
19	Courtyard by Marriott Dallas Downtown/Reunion Distri	000024002205B0000	310 S HOUSTON ST	\$ 19,000,000
20	Courtyard by Marriott Dallas Medical/Market Center	007896000002A0000	2150 MARKET CENTER BLVD	\$ 12,585,000
21	Courtyard by Marriott Dallas Northwest	0065950B0018A0000	2930 FOREST LN	\$ 5,355,000
22	Crowne Plaza Dallas Downtown	00000100360000000	1015 ELM ST	\$ 18,000,000
23	Crowne Plaza Dallas Market Center	00000778556500000	7050 N STEMMONS FWY	\$ 20,500,000
24	Dallas Marriott Downtown	0000010554700D100	600 N PEARL ST	\$ 48,000,000
25	Dallas Marriott Suites Medical/Market Center	00790500600030000	2493 N STEMMONS FWY	\$ 23,840,000
26	DoubleTree by Hilton Hotel Dallas Campbell Centre	00000366506300000	8250 N CENTRAL EXPY	\$ 27,247,690
27	DoubleTree by Hilton Hotel Dallas Love Field	005719000A0030000	3300 W MOCKINGBIRD LN	\$ 19,300,000
28	DoubleTree by Hilton Hotel Dallas Market Center	00000775675000000	2015 MARKET CENTER BLVD	\$ 20,000,000
29	Dream Dallas	00000136309000000	3207 MCKINNEY AVE	\$ 2,047,630
30	Element Dallas Downtown East	000766000A0030000	4005 GASTON AVE	\$ 9,022,000
31	Element Dallas Love Field	002367000E0010000	2333 W MOCKINGBIRD LN	\$ 22,150,000
32	Embassy Suites by Hilton Dallas Love Field	00C57250000000100	3880 W NORTHWEST HWY	\$ 33,500,000
33	Embassy Suites by Hilton Dallas Market Center	00000776494500000	2727 N STEMMONS FWY	\$ 21,500,000
34	Embassy Suites by Hilton Dallas Near the Galleria	007006000A0020000	14021 NOEL RD	\$ 12,000,000
35	Embassy Suites by Hilton Dallas Park Central	0077560E0016B0000	13131 N CENTRAL EXPY	\$ 15,399,620
36	Executive Inn	0080480D0002A0000	12670 E NORTHWEST HWY	\$ 2,400,000
37	Extended Stay America - Dallas - Coit Rd.	007736000301A0000	12121 COIT RD	\$ 4,200,000
38	Extended Stay America - Dallas - Frankford Rd	COL-000002047964	18470 DALLAS PKWY	\$ 3,551,800
39	Extended Stay America - Dallas - Greenville Ave.	008415000001E0000	12270 GREENVILLE AVE	\$ 5,400,000
40	Extended Stay America - Dallas - N Park Central	008408000C0080000	9019 VANTAGE POINT DR	\$ 3,750,000
41	Fairfield Inn & Suites Dallas Downtown	00000101842000000	500 S ERVAY ST	
42	Fairfield Inn & Suites Dallas Medical Market Center	00789600000040000	2110 MARKET CENTER BLVD	\$ 6,250,000
43	Fairmont Dallas	00000112297000000	1717 N AKARD ST	\$ 58,000,000
44	HALL Arts Hotel	00C0677HOTELUNT00	2323 ROSS AVE	\$ 312,000
45	Hampton Inn & Suites by Hilton Dallas Central/N Park	007292000B0020000	10370 N CENTRAL EXPY	\$ 8,850,000
46	Hampton Inn & Suites Dallas Downtown	00000101704000000	1700 COMMERCE ST	\$ 17,341,650
47	Hawthorn Suites by Wyndham Park Central	0074970C000050100	7880 ALPHA RD	\$ 4,350,000
48	Hilton Anatole	007897000A0010000	2201 N STEMMONS FWY	\$ 88,705,370
49	Hilton Anatole 1	007897000A0010200	2201 N STEMMONS FWY	\$ 102,260,150
49	Hilton Dallas Lincoln Centre	007000000B0010100	5410 LBJ FWY	\$ 33,000,000
50	Hilton Dallas/Park Cities	005625000303A0100	5954 LUTHER LN	\$ 33,000,000
51	Hilton Garden Inn Dallas/Market Center	00000502372000000	2325 N STEMMONS FWY	\$ 16,750,000
52	Hilton Garden Inn Dallas-Central Expy/North Park Area	007292000B0030000	10350 N CENTRAL EXPY	\$ 8,500,000
53	Hilton Garden Inn Downtown	00C54550000000H00	1600 PACIFIC AVE	\$ 22,750,000
54	Holiday Inn Dallas Market Center	00000430081000000	4500 HARRY HINES BLVD	\$ 11,300,000
55	Holiday Inn Express & Suites Dallas Market Ctr - Love Fi	00000778423000000	7800 JOHN W CARPENTER FWY	\$ 8,650,000

Exhibit A1 Tourism PID Boundary Expansion Current and Proposed Hotels over 100 Rooms in District Boundaries				
Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
56	Holiday Inn Express & Suites Dallas NW HWY - Love Field	0064990C000011100	2225 CONNECTOR DR	\$ 9,000,000
57	Holiday Inn Express & Suites N Dallas at Preston	0074370A000020000	6055 LBJ FWY	\$ 4,250,000
58	Home 2 Suites - N Park	007291000D01B0000	8180 MIDTOWN BLVD	\$ 9,500,000
59	Home 2 Suites- Baylor	000760000003A9800	3417 GASTON AVE	\$ 13,000,000
*60	Home2 Suites by Hilton Dallas Medical District Lovefield	005745000001E0000	4866 HARRY HINES BLVD	\$ 12,289,390
61	HomeTowne Studios Dallas - N Addison/Tollway	COL-000000153274	17425 DALLAS PKWY	\$ 4,589,860
62	Homewood Suites by Hilton Dallas Downtown	00000100363000000	1025 ELM ST	\$ 13,114,500
63	Homewood Suites by Hilton Dallas Market Center	00000776496000100	2747 N STEMMONS FWY	\$ 11,500,000
64	Hotel Alexis	007497000C02A0100	7815 LBJ FWY	\$ 4,050,000
65	Hotel Crescent Court	000948000201A0000	100 CRESCENT CT	\$ 75,789,350
65	Hotel Crescent Court	000948000201A9900	100 CRESCENT CT	\$ 583,210,650
66	Hotel Indigo Dallas Downtown	00000101944000000	1933 MAIN ST	\$ 13,725,000
67	Hotel Swexan	00000107950000000	2575 MCKINNON ST	\$ 40,200,000
68	Hotel ZaZa Dallas	000548000B03C0000	2332 LEONARD ST	\$ 35,400,000
68	Hotel ZaZa Dallas - Bungalows 1	00000113137000000	2501 THOMAS AVE	\$ 1,300,000
68	Hotel ZaZa Dallas - Bungalows 2	00000113134000000	2505 THOMAS AVE	\$ 1,300,000
69	Hyatt House Dallas/Lincoln Park	005450000P05A0000	8221 N CENTRAL EXPY	\$ 13,000,000
70	Hyatt House Dallas/Uptown	00093100020010000	2914 HARRY HINES BLVD	\$ 13,650,000
71	Hyatt Place Dallas N by the Galleria	007007000B0030000	5229 SPRING VALLEY RD	\$ 8,925,000
72	Hyatt Place Dallas/Park Central	007752000A0050000	12411 N CENTRAL EXPY	\$ 5,670,000
73	Hyatt Regency Dallas	00000108921000000	300 REUNION BLVD	\$ 76,982,500
74	InTown Suites Extended Stay Dallas - Brookriver Dr	007940000M0040000	8201 BROOKRIVER DR	\$ 5,000,000
75	InTown Suites Extended Stay Dallas - Forest Lane	00841200000040000	9355 FOREST LN	\$ 5,050,000
76	InTown Suites Extended Stay Dallas - Garland	008072000C01C0000	10477 METRIC DR	\$ 4,020,000
77	InTown Suites Extended Stay Dallas - Preston Rd	COL-000002053096	19059 PRESTON RD	\$ 4,308,790
78	JW Marriott Dallas Arts District	00C6249000HOTEL00	2000 ROSS AVE	\$ 73,425,000
79	Kimpton Pittman Hotel	000280000A0020100	2550 PACIFIC AVE	\$ 25,500,000
80	Knights Inn Market Center	0079370D000040000	1550 EMPIRE CENTRAL	\$ 3,750,000
81	La Quinta Inn & Suites Dallas Downtown	00000100117000000	302 S HOUSTON ST	\$ 7,500,000
82	La Quinta Inn & Suites Dallas I35 Walnut Hill Lane	006512000301B0000	2421 WALNUT HILL LN	\$ 4,800,000
83	La Quinta Inn & Suites Dallas Love Field	00794000E30020000	8300 JOHN W CARPENTER FWY	\$ 7,375,000
84	La Quinta Inn & Suites Dallas N Central	00000706557000000	10001 N CENTRAL EXPY	\$ 6,200,000
85	La Quinta Inn & Suites Dallas Uptown	00000192565000000	4440 N CENTRAL EXPY	\$ 4,200,000
86	Lamplighter Motel	00000725260000000	9001 E R L THORNTON FWY	\$ 2,950,000
87	Le Meridien Dallas by the Galleria	007017000C01A0000	13402 NOEL RD	\$ 23,000,000
88	Le Meridien Dallas, The Stoneleigh	000943000803C0000	2927 MAPLE AVE	\$ 30,843,850
89	Lorenzo Hotel	00000109564000000	1011 S AKARD ST	\$ 15,800,000
90	Love Field Hotel and Suites	00000778556800000	1241 W MOCKINGBIRD LN	\$ 2,719,650
91	Magnolia Hotel Dallas Downtown	00000101044000000	1401 COMMERCE ST	\$ 27,750,000
92	Marriott Dallas Uptown	000944000904A0000	3031 FAIRMOUNT ST	\$ 53,000,000
93	MCM Elegante Hotel & Suites	0064980A000010100	2320 W NORTHWEST HWY	\$ 6,995,500
94	Motel 6 Dallas - Fair Park #4616	0084740D000030000	8510 E R L THORNTON FWY	\$ 3,725,000
95	Motel 6 Dallas - Galleria #4657	006593000104A9900	2660 FOREST LN	\$ 3,657,200
96	Motel 6 Dallas - Market Center	00000576135000000	1625 REGAL ROW	\$ 4,595,000
97	Omni Dallas Hotel	000045005701A0000	555 S LAMAR ST	\$ 295,132,790
98	OYO Townhouse Dallas Love Field Airport	0064820A000010100	2383 STEMMONS TRL	\$ 4,500,000
99	Ramada by Wyndham Dallas Love Field	00000576129000000	1575 REGAL ROW	\$ 3,200,000
100	Red Roof Inn - Dallas Richardson	00000769000500000	13685 N CENTRAL EXPY	\$ 3,150,000
101	Renaissance Dallas Hotel	006055000C0010000	2222 N STEMMONS FWY	\$ 47,200,000
102	Residence Inn - Canyon	007212000N0010000	3425 CANYON BLUFF BLVD	\$ 10,300,000
103	Residence Inn by Marriott Dallas Downtown	00000101698000100	1712 COMMERCE ST	
104	Residence Inn by Marriott Dallas Market Center	005629000074B0000	6950 N STEMMONS FWY	\$ 7,000,000
105	Residence Inn by Marriott Dallas Park Central	007729000C0020000	7642 LBJ FWY	\$ 7,700,000
106	Residence Inn Dallas by the Galleria	007019000B0020000	5460 JAMES TEMPLE DR	
107	Residence Inn Dallas Central Expy	0072930C0002A0000	10333 N CENTRAL EXPY	\$ 5,780,000
108	Rosewood Mansion on Turtle Creek	001027000A02B0000	2821 TURTLE CREEK BLVD	\$ 59,500,000

Exhibit A1 Tourism PID Boundary Expansion Current and Proposed Hotels over 100 Rooms in District Boundaries				
Map	Current Hotel Name	ACC_NUM	ADDRESS	TotalVal
109	Sheraton Dallas Hotel	000001054900000000	2117 LIVE OAK ST	\$ 121,225,250
110	Sheraton Suites Market Center Dallas	007896000000010000	2101 N STEMMONS FWY	\$ 23,250,000
111	Siegel Suites Dallas	007487000B01J0000	11350 LBJ FWY	\$ 4,600,000
112	Springhill Suites by Marriott Dallas Downtown/West End	00020500030010000	1907 N LAMAR ST	\$ 11,750,000
113	Springhill Suites Dallas	007294000025A0000	10111 N CENTRAL EXPY	\$ 7,300,000
114	Stay Express Inn Dallas Fair Park Downtown	00000813125000000	8303 E R L THORNTON FWY	\$ 2,450,000
115	Staybridge Suites Dallas Addison	008707000B0020000	16060 DALLAS PKWY	\$ 12,537,500
116	Sterling Hotel Dallas	00000779041000000	1055 REGAL ROW	\$ 1,760,000
117	Studio 6 Dallas Garland/Neast #5003	008069000C01C0000	9801 ADLETA BLVD	\$ 3,350,000
118	Studio 6 Dallas Love Field	006496000050020000	10326 FINNELL ST	\$ 5,695,000
119	Studio 6 Dallas Northwest #6035	005796000A0020000	2395 STEMMONS TRL	\$ 6,875,000
120	Studio 6 Dallas Richardson/N #5010	007752000A0010000	12301 N CENTRAL EXPY	\$ 5,700,000
121	Super 7 Inn Dallas	006486000703A0000	10335 GARDNER RD	\$ 1,435,000
122	Super 7 Inn Dallas Southeast	00000770132000000	9626 C F HAWN FWY	\$ 1,875,000
123	Super 7 Inn Dallas Southwest	00000654167600000	4220 INDEPENDENCE DR	\$ 2,275,000
124	The Beeman Hotel	005185000101E0000	6070 N CENTRAL EXPY	\$ 28,000,000
125	The Highland Dallas Curio Collection by Hilton	00C4508000HOTEL00	5300 N CENTRAL EXPY	\$ 28,750,000
126	The Joule	000077000004A0100	1530 MAIN ST	\$ 26,550,000
127	The Ritz-Carlton, Dallas	00094800030010100	2121 MCKINNEY AVE	\$ 83,000,000
128	The Statler Dallas Cuero Collection by Hilton	00000101695000000	1914 COMMERCE ST	\$ 92,000,000
129	The Westin Dallas Downtown	00C537200000HTL00	1201 MAIN ST	\$ 40,600,000
130	The Westin Dallas Park Central	00000767319250000	12720 MERIT DR	\$ 40,792,000
131	The Westin Galleria Dallas	0070020000000M200	13340 DALLAS PKWY	\$ 57,188,360
132	Thompson Hotels Dallas	00000100441000000	1401 ELM ST	\$ 205,000,000
133	TownePlace Suites by Marriott Dallas Downtown	00000101842000000	500 S ERVAY ST	\$ 63,227,260
134	Townhouse Suites	00693200030060000	4150 INDEPENDENCE DR	\$ 3,200,000
135	Tru by Hilton Dallas Market Center	00000137743000000	1949 N STEMMONS FWY	\$ 10,400,000
136	Unnamed Hotel @ The Lexi	00000134467000000	2815 N HARWOOD ST	\$ 762,450
137	Virgin Hotel Dallas	007888003605A0000	1445 TURTLE CREEK BLVD	\$ 55,500,000
138	W Dallas - Victory	00C05450000000A00	2440 VICTORY PARK LN	\$ 45,355,370
139	Warwick Melrose Hotel Dallas	001326000101A0000	3015 OAK LAWN AVE	\$ 28,900,000
140	Wyndham Dallas Suites Park Central	0074970C000050000	7800 ALPHA RD	\$ 18,597,090
*Proposed Additional Hotels				

Exhibit A2									
Tourism PID Boundary Expansion									
Proposed Hotels over 100 Rooms in District Boundaries									
ACC_NUM	Current Hotel Name	ADDRESS	CITY	STATE	ZIP	TotalVal	Parcel Area Sq Ft		
005745000001E0000	Home2 Suites by Hilton Dallas Medical District Lovefield	4866 HARRY HINES BLVD	Dallas	TX	75235	\$ 12,289,390	74,832.44		

<div>EXHIBIT B</div> <div>DALLAS TOURISM PUBLIC IMPROVEMENT DISTRICT</div> <div>FINAL SERVICE PLAN FY2024-FY2028</div>					
	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET	FY2027 BUDGET	FY2028 BUDGET
REVENUE					
Reserve	\$12,090,034.00	\$4,671,348.81	\$1,207,068.19	\$371,313.00	\$517,873.90
Net assessment revenue	\$20,692,000.00	\$21,767,000.00	\$24,618,000.00	\$23,388,000.00	\$24,888,000.00
Investment income	\$907,700.00	\$623,514.00	\$605,408.00	\$599,839.00	\$592,071.00
TOTAL REVENUE	\$33,689,734.00	\$27,061,862.81	\$26,430,476.19	\$24,359,152.00	\$25,997,944.90
EXPENDITURES					
Incentives & Sales Efforts	\$18,989,371.00	\$12,937,317.26	\$11,927,016.59	\$10,566,144.58	\$11,346,904.08
Marketing (Promotion/Advertising)	\$9,211,828.00	\$9,086,679.90	\$8,828,192.80	\$8,395,743.65	\$8,918,024.85
Site Visits & Familiarization Tours	\$2,698,740.00	\$2,239,051.40	\$2,522,340.80	\$2,398,783.90	\$2,548,007.10
Event Funding Application Pool	\$1,737,706.00	\$1,679,288.55	\$1,891,755.60	\$1,799,087.93	\$1,911,005.33
Operations/Research/Administration	\$1,052,089.11	\$1,119,525.70	\$1,261,170.40	\$1,199,391.95	\$1,274,003.55
TOTAL EXPENDITURES	\$33,689,734.11	\$27,061,862.81	\$26,430,476.19	\$24,359,152.00	\$25,997,944.90
Incentives & Sales Efforts	Providing sustainable fuel for our city's successful convention and meeting business, DTPID funds Visit Dallas and Dallas Sports Commission incentives and sales programs. Incentives defray costs and provide feasible access to the Kay Bailey Hutchison Convention Center, which allows Dallas to compete with top cities for event business. This empowers engaged partnerships with key industry organizations. The primary objective targets diverse audiences for increased awareness of Dallas as a coveted destination for convention and sporting events. Board-approved commitments for events occurring in future periods are managed by DTPID in compliance with the Texas Public Funds Investment Act.				
Marketing (Promotion/Advertising)	DTPID funds marketing activities that keep Dallas top of mind as a business and leisure travel destination. DTPID's marketing funds combined with Visit Dallas' marketing budget allow for the purchase of print, radio, video, outdoor and digital ad placement in high-propensity markets targeted at consumers and meeting professionals. Funds also allow for contracted marketing services, collateral development, airport welcome signage, event sponsorship and focus group research to test campaigns.				
Site Visits & Familiarization Tours	The excitement and possibilities that exist in Dallas are best experienced firsthand. Key decision-makers in corporate events, trade shows, sports, tourism - as well as members of the media and other influencers - are invited to take part in site visits and familiarization tours (FAMS). These structured experiences include stops at many different landmarks, hotels and restaurants, showcasing the depth and breadth of activities available for any group on its visit to Dallas. Ten percent of DTPID's spending is dedicated to paying non-staff travel and tour expenses to bring these decision-makers to Dallas to highlight everything that makes Dallas the star of the Lone Star State.				
Event Funding Application Pool	More than \$1.5 million per year of the DTPID's funds are approved annually to support local arts and cultural events marketing. Since DTPID's inception in 2012, its event marketing fund has contributed more than \$10 million to over 200 local arts and culture organizations, which have produced more than 600 events supported by this funding. Groups can apply for up to \$25,000 annually to help market their events that will generate at least 30 overnight visits to Dallas.				
Operations/Research/Administration	Research allows for an understanding of who is coming to Dallas, what they are doing while they are here, and demographic information associated with the visitors. In addition, funds facilitate the DTPID annual audit, insurance, and contract services, including an administrative fee paid to Visit Dallas, the City of Dallas Office of Economic Development and the City Controller's Office fees, among others.				



Agenda Information Sheet

File #: 24-1143

Item #: 20.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 10
DEPARTMENT: Office of Economic Development
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a public hearing to be held on May 22, 2024, to receive comments concerning the renewal of the North Lake Highlands Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Lake Highlands Improvement District Corporation, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

On February 1, 2024, Lake Highlands Improvement District Corporation (LHIDC), a Texas nonprofit corporation, representing owners of real property located within the District, submitted petitions to the City of Dallas requesting the renewal of the District and approval of the District's Service Plan for a new ten-year term effective January 1, 2025 to December 31, 2034, in accordance with the Act.

City staff reviewed the petitions and verified that owners of record representing 77.8% of the appraised value and 67.6% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas Public Improvement District (PID) Policy and the Act. In new and renewing commercial or mixed-use district PIDs, the City's PID Policy requires signed petitions from owners of at least 60.0% of the appraised value of real property liable for assessment and at least 60.0% of the land area of real property liable for assessment. Section 372.005 of the Act requires signed petitions from owners of at least 50.0% of the appraised value of real property liable for assessment and at least 50.0% of the land area of real property liable for assessment.

This action calls for a public hearing to be held on May 22, 2024 for the City Council to receive comments on the renewal of the District for a new ten-year term. The City desires, by the calling and holding of a public hearing, to provide a reasonable opportunity for any owner of property located within the District to speak for or against the renewal of the District. Upon closing of the public hearing, the City Council will be asked to consider a resolution renewing the District. No later than seven days after the City Council authorizes the District's renewal, City staff will file a copy of the authorizing resolution with the Dallas County Clerk's Office in accordance with Section 372.010 of the Act.

The petition for the District is outlined as follows:

- A. District Name.** The name of the District is North Lake Highlands Public Improvement District.
- B. District Location.** The District is located wholly within the City of Dallas, Texas, a Texas home rule municipality. The boundaries of the District are shown on **Exhibit A**.
- C. Nature of the Proposed Services and Improvements.** The purpose of the assessments to be levied in the District is to supplement and enhance services provided to or for the District's benefit including, but not limited to public safety and enhanced security, beautification, recreation, cultural enhancements, custodial and landscaping maintenance, capital improvements, trail improvements, common area improvements permissible under the Act, acquisition and installation of art, business recruitment, and development to promote the area in and around the District, marketing and promotional activities, distinctive lighting and signage, and related expenses incurred in, administering and operating the District as authorized by the Act and the City Council. To the extent of a conflict between the proposed permissible services and improvements referenced in this Petition, the Service Plan, and the Act, the Act shall prevail.
- D. Estimated Cost of the Services and Improvements** During the next ten-year term of the District, the estimated annual cost of services and improvements to be provided by the District is expected to begin at approximately \$1,275,795.00 in 2025 and to end at \$6,582,823.00 in 2034. The total estimated net assessment revenue to be collected during the ten-year period is approximately \$33,117,960.00. The District shall incur no bonded indebtedness. The ten-year budget detailing the estimated cost per year and total estimated costs for the entire term (the "Service Plan") is attached as **Exhibit B**.
- E. Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefits accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District (DCAD). The net assessment amount for 2025 is proposed to be \$1,275,795.00. The annual assessment rate for 2025 is approximately equal to \$0.12 per \$100.00 valuation. Once levied, this assessment rate shall not increase during the 2025 Service Plan year.

Future annual assessment rates, however, may be increased up to a maximum of \$0.15 per \$100.00 valuation, subject to appropriations set forth in the petition that renewed the District. Any future increase in the assessment rate would also be subject to a public hearing and City Council approval.

F. Apportionment of Costs Between the District and the Municipality as a Whole. The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property.

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Texas 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. Payment of assessments by exempt jurisdictions and entities must be established by contract. Property owned by tax-exempt religious organizations will be exempt from assessment as well as City rights-of-way, City parks, railroad rights-of-way, and cemeteries. The City of Dallas is not responsible for payment of assessment against City-owned property in the District.

G. District Management. The District shall be managed by LHIDC, a Texas nonprofit corporation established under the provisions of Section 501(c)(3) of the Internal Revenue Code, or its successors or assigns, as approved by property owners and the City Council. LHIDC will be responsible for the management of the District, development, and recommendation of an annually updated Service Plan, and perform other required responsibilities pursuant to a contract with the City. The City Council will review and approve annually the Service Plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act.

H. District Dissolution. The District shall automatically dissolve on December 31, 2034, unless renewed or dissolved through the petition and approval process as provided by the Act. If the District is dissolved, the District nonetheless shall remain in effect for the purpose of meeting obligations of indebtedness for improvements.

I. Advisory Body. An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. At this time, staff is not recommending that an advisory board be appointed but is recommending that the responsibilities for the development and recommendation of the annual Service Plan and other duties of the advisory board contained in the Act be assigned to LHIDC or a successor entity approved by property owners and the City Council.

Following approval, the LHIDC will be contractually required to implement the Petitioned Service Plan in accordance with the Act and the following administrative provisions:

i. Service Plan Budget Modifications. The Petitioned Service Plan covers a period of 10 years, groups services and improvements to be provided into program categories ("Program Category"), and the percentage of available funds allocated to each Program Category by LHIDC. As required by the Act, changes to the adopted Annual Service Plan budget category percentages need the City Council approval.

- ii. **No Collection of Assessments in Excess of Petitioned Cost Total.** The City has no power to levy and collect assessments within the District in excess of the total cost of services and improvements that property owners agreed to when they signed the District's renewal petition. If appraised property values increase or decrease within the District, the apportionment of the cost among the property owners may change on an annual basis but the cumulative amount of assessment revenue that is generated over the District's term cannot exceed the total cost of services and improvements projected on the Petitioned Service Plan. No over-collection of assessments is anticipated over the District's term. If, however, the District's cumulative, net assessment collections will exceed the cumulative assessments budgeted on the Petitioned Service Plan, LHIDC shall: (1) reduce the District's assessment rate in a subsequent year(s) to offset the over-collection, (2) return the assessment funds to the property owners, and/or (3) retain and not expend such additional assessments until a revised petition for an early renewal of the District that includes the additional assessments and increased service levels/costs is signed by the District property owners and approved by City Council, in accordance with the Act and the City's PID Policy.
- iii. **Excess Funds.** The District must identify any unspent assessment funds arising from greater than anticipated collections and/or lower than budgeted costs on the upcoming year's Annual Service Plan as either revenue available for current/future expenditures or return the excess funds to property owners, provided that the District's revenue at any time (inclusive of unspent carry-forward revenue and interest generated from assessments) does not exceed the total cost of services and improvements budgeted on the Petitioned Service Plan. Requests to carry-forward funds in excess of 20.0% of the District's budgeted collections, LHIDC must explain/justify why the District is carrying such a large fund balance (i.e., future capital improvement project, etc.). At no time shall carryover funds be used for services or improvements that were not approved in the District's Petition. If in the last year of the District's term, there are unspent funds, the City Council reserves the right to adjust the assessment rate to absorb such funds to the extent not otherwise approved by City Council to be used during the District's ensuing renewal term. In all instances, the City Council shall have final approval as to whether the District and/or LHIDC is permitted to carry over assessments to the following year.
- iv. **Expenditure Overruns and Use of Approved Fund Balance/Contingency Reserves.** If annual expenditures will exceed revenues (for example, due to lower than projected collections or greater than projected costs), LHIDC shall take measures to avoid a negative fund balance at year-end, such as: (1) reducing spending among Program Categories in a manner that best serves the interest of District property owners, tenants, and residents, provided that amendments to Program Category budget percentages require the City Council approval, (2) accessing approved amounts set-aside in a budgeted contingency reserve category as applicable), (3) and/or accessing approved excess assessments carried forward from prior year fund balance.

The term of the District upon renewal is ten years, from 2025 to 2034. Pending approval, actual operations in the District will commence on January 1, 2025.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 9, 2017, the City Council authorized the creation of the North Lake Highlands Public Improvement District, approval of the Service Plan and management contract by Resolution No. 17-1232.

On September 12, 2018, the City Council authorized an amended and restated management contract with Lake Highlands Improvement District Corporation, the non-profit corporation designated as the management entity for the District to reflect changes in the process for disbursement of assessment revenue, authorizing the City to disburse assessments to Lake Highlands Improvement District Corporation, and to address other amendments to the agreement by Resolution No. 18-1315.

On August 23, 2023, the City Council authorized an ordinance approving and adopting the District's 2024 Service Plan, 2023 Assessment Plan and the 2023 Assessment Roll by Resolution No. 23-1182 and Ordinance No. 32534.

[The Economic Development Committee was briefed by memorandum regarding this matter on April 1, 2024.](#)

FISCAL INFORMATION

This action has no cost consideration to the City. For District property owners, the proposed assessment amount is approximately equal to \$0.12 per \$100.00 of appraised value as determined by the DCAD (i.e., property owners within the boundaries of the District pay the assessment and the funds are managed by private, non-profit entities under a management contract with the City).

April 24, 2024

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

WHEREAS, on February 1, 2024, the Lake Highlands Improvement District Corporation, representing owners of real property located within the North Lake Highlands Public Improvement District (the “District”), delivered to the City of Dallas a petition to renew the District in accordance with the Act; and

WHEREAS, City staff reviewed the petition and determined the owners of 77.8% of the appraised value of the taxable real property liable for assessment, and 67.6% of the land area of all taxable real property liable for assessment within the District executed the petition, in accordance with the necessary thresholds for the City Council to consider creation of the District; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, verified the petitions, and evaluated the service plan to determine whether the services should be made as described by the proposed service plan and found the service plan to be viable; and

WHEREAS, the City of Dallas desires to call and hold a virtual and in-person public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the renewal of the District, which intends to levy a special assessment against each property owner of record for real property and real property improvements, exclusive of City of Dallas rights-of-way, public parks, railroad rights-of-way, cemeteries, and property owned by tax-exempt religious organizations, 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 a virtual and in-person public hearing shall be held no earlier than 1:00 p.m. on May 22, 2024, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, 75201, at which time any interested person may appear and speak for or against the renewal of the District, with boundaries as proposed on the map attached as **Exhibit A** to provide improvements and supplemental services as permitted by and for the purposes set forth in the petition, to be funded by a special assessment against the property owners of record for real property and real property improvements, exclusive of City of Dallas rights-of-way and public parks, railroad rights-of-ways, cemeteries, and property owned by tax-exempt religious organizations, as shown in the proposed Service Plan attached as **Exhibit B**.

April 24, 2024

SECTION 2. That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

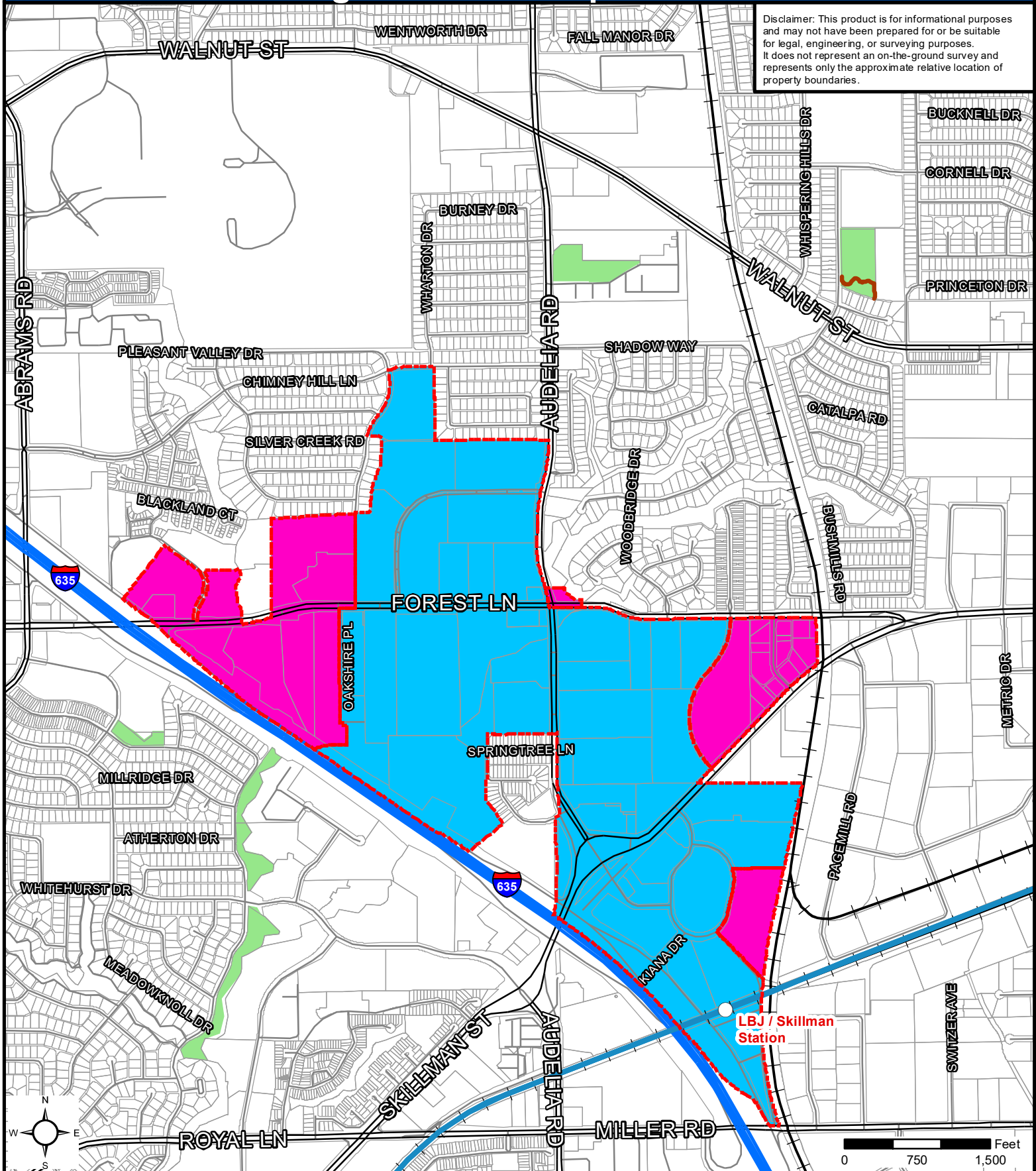
SECTION 3. That notice of the public hearing shall be published in a newspaper of general circulation in the City of Dallas and mailed to the property owners of the District prior to the 15th day before the public hearing.

SECTION 4. That after the closing of the public hearing, the City Council may consider a resolution renewing the District for a period of ten-years, approving the Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District, and approving a management contract with Lake Highlands Improvement District Corporation, a Texas nonprofit corporation, as the management entity for the District.

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.

North Lake Highlands PID Expansion Boundaries 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.



Legend

 NLH PID

 NLH PID Proposed Expansion

 Parcel

 Park

 Rail Stops

 DART Blue Line

Rail Line

Trail - Existing

 Highways

Major Streets

Streets

EXHIBIT B
NORTH LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
PETITION SERVICE PLAN 2025-2034

		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	%	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUE											
Fund Balance from Previous Year *		\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Net Assessment Revenue **		\$1,275,795	\$1,530,954	\$1,837,145	\$2,204,574	\$2,645,489	\$3,174,586	\$3,809,504	\$4,571,405	\$5,485,685	\$6,582,823
TOTAL REVENUE		\$1,395,795	\$1,650,954	\$1,957,145	\$2,324,574	\$2,765,489	\$3,294,586	\$3,929,504	\$4,691,405	\$5,605,685	\$6,702,823
EXPENDITURES											
Public Safety ¹	46%	\$586,866	\$704,239	\$845,087	\$1,014,104	\$1,216,925	\$1,460,310	\$1,752,372	\$2,102,846	\$2,523,415	\$3,028,098
Public Area Improvements ²	28%	\$357,223	\$428,667	\$514,401	\$617,281	\$740,737	\$888,884	\$1,066,661	\$1,279,993	\$1,535,992	\$1,843,190
Promotion/Marketing/Programming ³	10%	\$127,580	\$153,095	\$183,714	\$220,457	\$264,549	\$317,459	\$380,950	\$457,140	\$548,569	\$658,282
Administration ⁴	14%	\$183,714	\$220,457	\$264,549	\$317,459	\$380,950	\$457,140	\$548,569	\$658,282	\$789,939	\$947,926
Audit	1%	\$12,758	\$15,310	\$18,371	\$22,046	\$26,455	\$31,746	\$38,095	\$45,714	\$54,857	\$65,828
Insurance	1%	\$7,655	\$9,186	\$11,023	\$13,227	\$15,873	\$19,048	\$22,857	\$27,428	\$32,914	\$39,497
TOTAL EXPENDITURES	100%	\$1,275,795	\$1,530,954	\$1,837,145	\$2,204,574	\$2,645,489	\$3,174,586	\$3,809,504	\$4,571,405	\$5,485,685	\$6,582,823
FUND BALANCE / RESERVES ⁵											
	9%	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
TOTAL EXPENDITURES & RESERVES											
		\$1,395,795	\$1,650,954	\$1,957,145	\$2,324,574	\$2,765,489	\$3,294,586	\$3,929,504	\$4,691,405	\$5,605,685	\$6,702,823
* Estimated North Lake Highlands PID funds from the earlier term to carryover to the new term to be utilized for petitioned services.											
** Assumes a 20% increase in property values each year based on the future growth and development of Lake Highlands.											
¹ Including security patrols, patrol vehicle leases, safety lighting, crime reduction programs & events, and related expenses.											
² Including median upkeep, non-standard ROW improvements, irrigation, holiday lighting, distinctive lighting, streetscapes improvements, non standard improvements, wayfinding, signage, district art and murals, design, construction, graffiti removal, related services, aesthetic improvements, the establishment of parks and youth recreation sites, and educational programming.											
³ Including website, marketing, outreach, marketing materials, branding efforts, programming, and business development.											
⁴ Including office management expenses, rent, staff and annual property owner notice mailings.											
⁵ Estimated fund balance from the previous year designated by the Board of Directors for projects that fall within the Capital Improvement Categories, which include: Forest Audelia/Skillman Median; Skillman Corridor Master Plan; District Art; Forest Audelia Intersection/Crosswalk; Skillman Bridge Gateway Signage; Forest Audelia Park; Banner Program; and any large scale improvements.											



Agenda Information Sheet

File #: 24-1145

Item #: 21.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 12
DEPARTMENT: Office of Economic Development
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a public hearing to be held on May 22, 2024, to receive comments concerning the renewal of the Prestonwood Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Prestonwood Homeowners Association, Inc., a Texas nonprofit corporation, as the management entity for the District - Financing: This item has no cost consideration to the City (see Fiscal Information)

BACKGROUND

On February 1, 2024, Prestonwood Homeowners Association, Inc., a Texas nonprofit corporation, representing owners of real property located within the District, submitted petitions to the City of Dallas requesting the renewal of the District and approval of the District's Service Plan for a new ten-year term effective January 1, 2025 to December 31, 2034, in accordance with the Act.

City staff reviewed the petitions and verified that owners of record representing 75.2% of the appraised value and 74.3% of the land area of real property in the District liable for assessment had signed the petitions, thereby exceeding the minimum requirements for renewal set in the current City of Dallas Public Improvement District (PID) Policy and the Act. In single-family PIDs (defined as areas with a minimum 30.0% of land area dedicated to detached single-family housing), the City's PID Policy requires signed petitions from owners of at least 66.7% of the appraised value of real property liable for assessment and at least 66.7% of the land area of real property liable for assessment. Section 372.005 of the Act requires signed petitions from owners of at least 50.0% of the appraised value of real property liable for assessment and at least 50.0% of the land area of real property liable for assessment.

This action calls for a public hearing to be held on May 22, 2024, for the City Council to receive comments on the renewal of the District for a new ten-year term. The City desires, by the calling and holding of a public hearing, to provide a reasonable opportunity for any owner of property located within the District to speak for or against the renewal of the District. Upon closing of the public hearing, the City Council will be asked to consider a resolution renewing the District. No later than seven days after City Council authorizes the District's renewal, City staff will file a copy of the authorizing resolution with the Dallas County Clerk's Office in accordance with Section 372.010 of the Act.

The petition for the District is outlined as follows:

- A. District Name.** The name of the District is Prestonwood Public Improvement District.
- B. District Location.** The District is located wholly within the City of Dallas, Texas, a Texas home rule municipality. The boundaries of the District are shown on **Exhibit A**.
- C. Nature of the Proposed Services and Improvements.** The purpose of the assessments to be levied in the District is to supplement and enhance services provided to or for the District's benefit including, but not limited to: enhanced security and public safety, street signs, and related expenses incurred in, administering and operating the District as authorized by the Act and City Council. To the extent of a conflict between the proposed permissible services and improvements referenced in this Petition, the Service Plan, and the Act, the Act shall prevail.
- D. Estimated Cost of the Services and Improvements** During the next ten-year term of the District, the estimated annual cost of services and improvements to be provided by the District is expected to begin at approximately \$609,683.00 in 2025 and to end at \$1,007,194.00 in 2034. The total estimated net assessment revenue to be collected during the ten-year period is approximately \$8,185,510.00. The District shall incur no bonded indebtedness. The ten-year budget detailing the estimated cost per year and total estimated costs for the entire term (the "Service Plan") is attached as **Exhibit B**.
- E. Method of Assessment.** The assessment shall apportion the costs each year among the property owners on the basis of special benefits accruing to the property. The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District (DCAD). The net assessment amount for 2025 is proposed to be \$683,023.00. The annual assessment rate for 2025 is approximately equal to \$0.085 per \$100.00 valuation. Once levied, this assessment rate shall not increase during the 2025 Service Plan year.

Future annual assessment rates, however, may be increased up to a maximum of \$0.15 per \$100.00 valuation, subject to appropriations set forth in the petition that renewed the District. Any future increase in the assessment rate would also be subject to a public hearing and City Council approval.

- F. Apportionment of Costs Between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property.

The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Texas 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. Payment of assessments by exempt jurisdictions and entities must be established by contract. Property owned by tax-exempt religious organizations will be exempt from assessment as well as City rights-of-way, City parks, railroad rights-of-way, and cemeteries. The City of Dallas is not responsible for payment of assessment against City-owned property in the District.

- G. District Management.** The District shall be managed by Prestonwood Homeowners Association, Inc. (PHA), a Texas nonprofit corporation established under the provisions of Section 501(c)(4) of the Internal Revenue Code, or its successors or assigns, as approved by property owners and the City Council. PHA will be responsible for the management of the District, development, and recommendation of an annually updated Service Plan, and perform other required responsibilities pursuant to a contract with the City. The City Council will review and approve annually the Service Plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act.
- H. District Dissolution.** The District shall automatically dissolve on December 31, 2034, unless renewed or dissolved through the petition and approval process as provided by the Act. If the District is dissolved, the District nonetheless shall remain in effect for the purpose of meeting obligations of indebtedness for improvements.

- I. Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. At this time, staff is not recommending that an advisory board be appointed but is recommending that the responsibilities for the development and recommendation of the annual Service Plan and other duties of the advisory board contained in the Act be assigned to PHA or a successor entity approved by property owners and the City Council.

Following approval, the PHA will be contractually required to implement the Petitioned Service Plan in accordance with the Act and the following administrative provisions:

- i. Service Plan Budget Modifications.** The Petitioned Service Plan covers a period of 10 years, groups services and improvements to be provided into program categories ("Program Category"), and the percentage of available funds allocated to each Program Category by PHA. As required by the Act, changes to the adopted Annual Service Plan budget category percentages (%), need City Council approval.
- ii. No Collection of Assessments in Excess of Petitioned Cost Total.** The City has no power to levy and collect assessments within the District in excess of the total cost of services and improvements that property owners agreed to when they signed the District's

renewal petition. If appraised property values increase or decrease within the District, the apportionment of the cost among the property owners may change on an annual basis but the cumulative amount of assessment revenue that is generated over the District's term cannot exceed the total cost of services and improvements projected on the Petitioned Service Plan. No over-collection of assessments is anticipated over the District's term. If, however, the District's cumulative, net assessment collections will exceed the cumulative assessments budgeted on the Petitioned Service Plan, PHA shall: (1) reduce the District's assessment rate in a subsequent year(s) to offset the over-collection, (2) return the assessment funds to the property owners, and/or (3) retain and not expend such additional assessments until a revised petition for an early renewal of the District that includes the additional assessments and increased service levels/costs is signed by the District property owners and approved by City Council, in accordance with the Act and the City's PID Policy.

iii. Excess Funds. The District must identify any unspent assessment funds arising from greater than anticipated collections and/or lower than budgeted costs on the upcoming year's Annual Service Plan as either revenue available for current/future expenditures or return the excess funds to property owners, provided that the District's revenue at any time (inclusive of unspent carry-forward revenue and interest generated from assessments) does not exceed the total cost of services and improvements budgeted on the Petitioned Service Plan. Requests to carry-forward funds in excess of 20% of the District's budgeted collections, PHA must explain/justify why the District is carrying such a large fund balance (i.e., future capital improvement project, etc.). At no time shall carryover funds be used for services or improvements that were not approved in the District's Petition. If in the last year of the District's term, there are unspent funds, City Council reserves the right to adjust the assessment rate to absorb such funds to the extent not otherwise approved by City Council to be used during the District's ensuing renewal term. In all instances, City Council shall have final approval as to whether the District and/or PHA is permitted to carry over assessments to the following year.

iv. Expenditure Overruns and Use of Approved Fund Balance/Contingency Reserves. If annual expenditures will exceed revenues (for example, due to lower than projected collections or greater than projected costs), PHA shall take measures to avoid a negative fund balance at year-end, such as: (1) reducing spending among Program Categories in a manner that best serves the interest of District property owners, tenants, and residents, provided that amendments to Program Category budget percentages require City Council approval, (2) accessing approved amounts set-aside in a budgeted contingency reserve category as applicable), (3) and/or accessing approved excess assessments carried forward from prior year fund balance.

The term of the District upon renewal is ten years, from 2025 to 2034. Pending approval, actual operations in the District will commence on January 1, 2025.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 1997, the City Council authorized the creation of the Prestonwood Public Improvement District, approval of the Service Plan and management contract by Resolution No. 97-1575.

On August 11, 2004, the City Council authorized the renewal of the Prestonwood Public Improvement District, approval of the Service Plan and management contract by Resolution No. 04-2328.

On June 22, 2011, the City Council authorized the renewal of the Prestonwood Public Improvement District, approval of the Service Plan and management contract by Resolution No. 11-1796.

On May 23, 2018, the City Council authorized the renewal of the Prestonwood Public Improvement District, approval of the Service Plan and management contract by Resolution No. 18-0785.

On September 12, 2018, the City Council authorized an amended and restated management contract with Prestonwood Homeowners Association, the non-profit corporation designated as the management entity for the District to reflect changes in the process for disbursement of assessment revenue, authorizing the City to disburse assessments to Prestonwood Homeowners Association, and to address other amendments to the agreement by Resolution No. 18-1319.

On August 23, 2023, the City Council authorized an ordinance approving and adopting the District's 2024 Service Plan, 2023 Assessment Plan and the 2023 Assessment Roll by Resolution No. 23-1184 and Ordinance No. 32536.

[The Economic Development Committee was briefed by memorandum regarding this matter on April 1, 2024.](#)

FISCAL INFORMATION

This action has no cost consideration to the City. For District property owners, the proposed assessment amount is approximately equal to \$0.085 per \$100.00 of appraised value as determined by the DCAD (i.e., property owners within the boundaries of the District pay the assessment and the funds are managed by private, non-profit entities under a management contract with the City).

April 24, 2024

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

WHEREAS, on February 1, 2024, the Prestonwood Homeowners Association, Inc. (“PHA”), representing owners of real property located within the Prestonwood Public Improvement District (the “District”), delivered to the City of Dallas a petition to renew the District in accordance with the Act; and

WHEREAS, City staff reviewed the petition and determined the owners of 75.4% of the appraised value of the taxable real property liable for assessment, and 74.3% of the land area of all taxable real property liable for assessment within the District executed the petition, in accordance with the necessary thresholds for the City Council to consider creation of the District; and

WHEREAS, pursuant to Section 372.007 of the Act, City staff, verified the petitions, and evaluated the service plan to determine whether the services should be made as described by the proposed service plan and found the service plan to be viable; and

WHEREAS, the City of Dallas desires to call and hold a virtual and in-person public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the renewal of the District, which intends to levy a special assessment against each property owner of record for real property and real property improvements, exclusive of City of Dallas rights-of-way, public parks, railroad rights-of-way, cemeteries, and property owned by tax-exempt religious organizations, 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 a virtual and in-person public hearing shall be held no earlier than 1:00 p.m. on May 22, 2024, in the City Council Chambers, Dallas City Hall, 6th Floor, 1500 Marilla Street, Dallas, Texas, 75201, at which time any interested person may appear and speak for or against the renewal of the District, with boundaries as proposed on the map attached as **Exhibit A** to provide improvements and supplemental services as permitted by and for the purposes set forth in the petition, to be funded by a special assessment against the property owners of record for real property and real property improvements, exclusive of City of Dallas rights-of-way and public parks, railroad rights-of-ways, cemeteries, and property owned by tax-exempt religious organizations, as shown in the proposed Service Plan attached as **Exhibit B**.

April 24, 2024

SECTION 2. That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.

SECTION 3. That notice of the public hearing shall be published in a newspaper of general circulation in the City of Dallas and mailed to the property owners of the District prior to the 15th day before the public hearing.

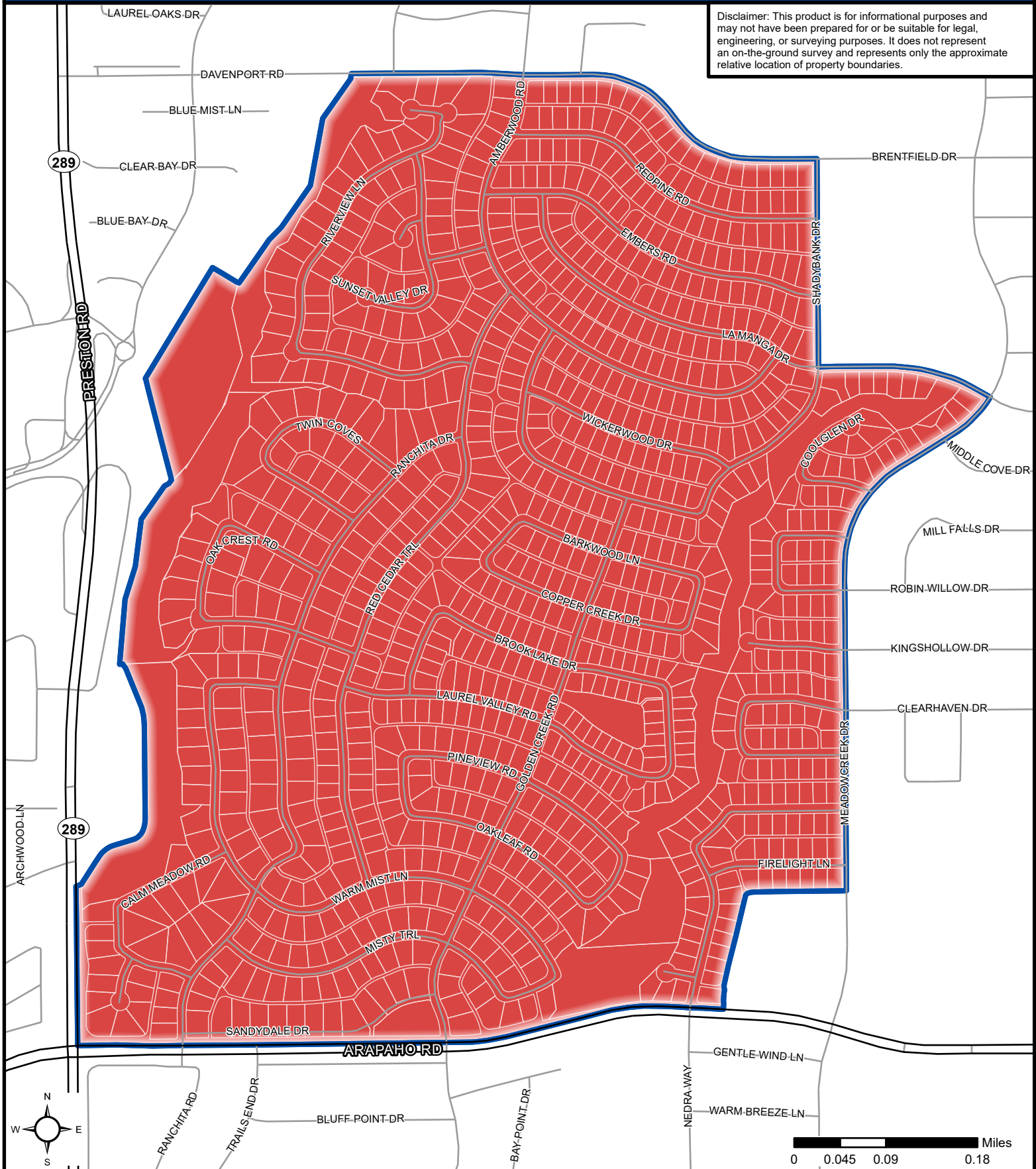
SECTION 4. That after the closing of the public hearing, the City Council may consider a resolution renewing the District for a period of ten-years, approving the Service Plan for 2025-2034 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District, and approving a management contract with Prestonwood Homeowners Association, Inc., a Texas nonprofit corporation, as the management entity for the District.

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.

Prestonwood PID Boundaries

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.



Legend

- Prestonwood - 2023
- Tax Parcels - 2023

- Highway
- Major Streets
- Streets
- Streetcar/Trolley

EXHIBIT B
PRESTONWOOD PUBLIC IMPROVEMENT DISTRICT
PETITION SERVICE PLAN 2025-2034

		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	%	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUE											
Calendar Year Beginning Balance		\$33,862	\$107,203	\$185,210	\$238,585	\$257,242	\$262,650	\$253,370	\$261,451	\$288,117	\$305,809
Net Assessment Revenue		\$683,023	\$718,175	\$732,287	\$738,670	\$769,017	\$800,577	\$860,069	\$923,007	\$960,728	\$999,957
Interest on Cash Balances											
TOTAL REVENUE		\$716,885	\$825,377	\$917,497	\$977,255	\$1,026,259	\$1,063,227	\$1,113,439	\$1,184,458	\$1,248,844	\$1,305,766
EXPENDITURES											
Public Safety ¹	86%	\$522,585	\$548,714	\$581,637	\$616,535	\$653,527	\$692,739	\$727,376	\$763,745	\$801,932	\$842,029
Audit & Insurance ^{2,3}	5%	\$27,563	\$28,941	\$30,388	\$31,907	\$33,502	\$35,178	\$36,936	\$38,783	\$40,722	\$42,758
Administrative ⁴	10%	\$59,535	\$62,512	\$66,888	\$71,570	\$76,580	\$81,940	\$87,676	\$93,813	\$100,380	\$107,407
Renewal Fee											\$15,000
TOTAL EXPENDITURES	100%	\$609,683	\$640,167	\$678,912	\$720,012	\$763,609	\$809,857	\$851,988	\$896,341	\$943,035	\$1,007,194
RESERVES *											
	18%	\$107,203	\$185,210	\$238,585	\$257,242	\$262,650	\$253,370	\$261,451	\$288,117	\$305,809	\$298,572
TOTAL EXPENDITURES & RESERVES											
		\$716,885	\$825,377	\$917,497	\$977,255	\$1,026,259	\$1,063,227	\$1,113,439	\$1,184,458	\$1,248,844	\$1,305,766

* The % for each service category is calculated by dividing each category dollar amount by total expenditures. Ending reserves for CY 2034 to be rolled over to 2035 subject to successful renewal and Council approval. If renewal is not successful, any unobligated reserves will be returned to property owners.

¹ Public Safety includes officer compensation, bonus, replacing old street signs, and police car rental.

² Annual audit and Insurance premium costs.

³ Assumes insurance split with PHA consistent with current arrangements based on value received by both parties.

⁴ Management fee (starting at \$50,000) and other admin costs.



Agenda Information Sheet

File #: 24-1190

Item #: 22.

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Jack Ireland

SUBJECT

Authorize a three-year cooperative purchasing agreement for over-the-phone language interpretation services for the Police Department with Language Line Services, Inc. through the Department of Information Services cooperative agreement - Estimated amount of \$463,918.56 - Financing: General Fund (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a cooperative purchasing agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This cooperative purchasing agreement will provide for over-the-phone language interpretation services for the Police Department. The Police Department and 311 utilize these language interpretations services when answering phone calls and will provide interpreter services for more than 240 languages.

As a diverse City, the call centers receive calls that require immediate and accurate translation service. The call centers process an average of 5,000 emergency calls for service per day. The City uses staff to translate as often as possible, but at times call volume necessitates the need for an outside vendor to assist in translating calls.

Communication barriers pose a difficult challenge to any government agency. This service price agreement also provides video remote interpreting for the limited English speaking, deaf, and hard of hearing community that face a unique communication barrier that impedes their ability to effectively communicate. This agreement provides access to video interpreters to see firsthand the critical non-verbal gestures, body language or facial expressions during the encounter, which improves understanding and clarity of communication.

The agreement will also provide the City with a central phone number for remote capabilities which is routed to a live phone bank. Once the language need is identified, an interpreter is connected to both parties; the interpreter stays connected as long as necessary to complete the service request. Currently, 876 Texas agencies utilize Language Line Services, Inc. through the Department of Information Resources.

The Department of Information Services cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code which authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 12, 2018, the City Council authorized a five-year service price agreement for language interpretation services for call centers with Language Line Services, Inc. through the Department of Information Resources cooperative agreement by Resolution No. 18-1264.

On December 14, 2022, the City Council authorized Supplemental Agreement No. 1 to increase the service price agreement with Language Lines Services, Inc. through the Department of Information Resources cooperative agreement for language interpretation services for call centers by Resolution No. 22-1798.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
General Fund	\$141,752.93	\$155,139.52	\$167,026.11

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$463,918.56	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
<ul style="list-style-type: none"> The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements. Language Line Services, Inc. - Non-local; Workforce - 0.00% Local 		

PROCUREMENT INFORMATION

Method of Evaluation of for Award Type:

Cooperative Purchasing Agreement	<ul style="list-style-type: none">• Cooperative purchasing agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices• The cooperative purchasing agreement is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
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OWNER**Language Line Services, Inc.**

1 Lower Ragsdale Drive

Building 1

Monterey, CA 93942

Scott Klein, Chief Executive Officer

Bonaventura A. Cavaliere, Chief Financial Officer

April 24, 2024

WHEREAS, on September 12, 2018, the City Council authorized a five-year service price agreement for language interpretation services for call centers with Language Line Services, Inc. through the Department of Information Resources cooperative agreement, in an amount not to exceed \$632,212.00, by Resolution No. 18-1264; and

WHEREAS, on December 14, 2022, the City Council authorized Supplemental Agreement No. 1 to increase the service price agreement with Language Lines Services, Inc. through the Department of Information Resources cooperative agreement for language interpretation services for call centers, in amount not to exceed \$158,053.00, from \$632,212.00 to \$790,265.00, by Resolution No. 22-1798.

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 cooperative purchasing agreement with Language Line Services, Inc. (VC16373) through the Department of Information Services cooperative agreement, approved as to form by the City Attorney, for over-the-phone language interpretation services for the Police Department for a term of three years, in the estimated amount of \$463,918.56. The amount payable pursuant to this cooperative purchasing agreement may exceed the estimated amount, but may not exceed the amount of budgetary appropriations for this cooperative purchasing agreement during its term. Payments made to Language Line Services, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Language Line Services, Inc. under the cooperative purchasing agreement. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the agreement for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least \$463,918.56 (subject to annual appropriations), but not more than the amount of budgetary appropriations for this cooperative purchasing agreement during its term to Language Line Services, Inc. from Cooperative Purchasing Agreement Contract No. DPD-2023-00023070.

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 Information Sheet

File #: 24-1208

Item #: 23.

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Jack Ireland

SUBJECT

Authorize a three-year service contract, with the option of one two-year renewal option or two one-year renewal options, for Owner Controlled Insurance Program broker services for the Office of Risk Management - Marsh USA, Inc., most advantageous proposer of five - Not to exceed \$2,242,000 - Financing: Owner Controlled Insurance Fund (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 service contract will provide for Owner Controlled Insurance Program (OCIP) broker services for the Office of Risk Management. These services will develop underwriting and marketing specifications to competitively secure the best and essential insurance coverages at the most reasonable cost for construction of the Kay Bailey Hutchison Convention Center Master Plan. OCIP will provide expertise in all phases of developing, implementing, and administering the City's OCIP. This service is necessary for the City to help eliminate insurance obstacles for construction contractors, including Minority/Women Business Enterprise (M/WBEs) and small businesses by assuming and insuring the project risks. This service provides a pathway to projects that contractor/subcontractor could not otherwise obtain while increasing M/WBE and small business participation percentages.

A six-member committee from the following departments reviewed and evaluated the qualifications:

- City Controller's Office (1)
- Department of Aviation (1)
- Department of Convention and Event Services (1)
- Office of Risk Management (1)
- Small Business Center Department (1)
- Office of Procurement Services (1)*

*The Office of Procurement Services evaluated cost and local preference, if applicable.

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

- | | |
|---|-----------|
| • Cost | 30 points |
| • Technical Criteria | 25 points |
| • Technical Criteria | 20 points |
| • Understanding | 10 points |
| • Business Inclusion and Development Plan | 15 points |

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The calculated living wage during the solicitation process of this contract is \$18.24; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Owner Controlled Insurance Fund	\$2,242,000.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$2,242,000.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
69.95%	69.95%	\$1,568,267.00
<p>• This contract exceeds the M/WBE subcontracting goal. This item is Other Services and no availability and disparity in the market.</p>		
<p>• Marsh USA, Inc. - Non-Local; Workforce - 0.00% Local</p>		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Proposal	<ul style="list-style-type: none"> • Utilized for professional, personal, revenue, and planning services • Recommended offeror is the responsible offeror whose proposal most closely meets established criteria for the services advertised, based on demonstrated competence and qualifications at a fair and reasonable price • Always involves the evaluation by committee • Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following proposals from solicitation number BBZ24-00023578. We opened them on December 29, 2023. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Marsh USA, Inc.	1717 Main Street Suite 4400 Dallas, TX 75201	86.94
Alliant Insurance Services, Inc.	16000 North Dallas Parkway Suite 850 Dallas, TX 75248	84.04
Willis Towers Watson Insurance Services West, Inc.	500 North Akard Street Suite 4300 Dallas, TX 75201	84.04
McGriff Insurance Services, Inc.	5080 Spectrum Drive Suite 900E Addison, TX 75001	72.00
Lockton Companies	2100 Ross Avenue Suite 1400 Dallas, TX 75201	61.29

OWNER

Marsh USA, Inc.

Martin South, Chief Executive Officer
Louis Piliego, Chief Operating Officer

April 24, 2024

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

SECTION 1. That the City Manager is hereby authorized to execute a service contract with Marsh USA, Inc. (VS0000046035), approved as to form by the City Attorney, for Owner Controlled Insurance Program broker services for the Office of Risk Management for a term of three years with the option of one two-year renewal option or two one-year renewal options, in an amount not to exceed \$2,242,000. If the service was bid or proposed on an as needed basis, unit price basis for performance of specified tasks, payments made to Marsh USA, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Marsh USA, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,242,000 (subject to annual appropriations) to Marsh USA, Inc. from Service Contract No. ORM-2024-00023578.

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 Information Sheet

File #: 24-1192

Item #: 24.

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Jack Ireland

SUBJECT

Authorize Supplemental Agreement No. 1 to increase the service contract with Netsync Network Solutions through the Texas Department of Information Resources cooperative agreement DIR-CPO-4866 for continuous use and upgrade of an existing device threat detection response solution and licensing for the Department of Information and Technology Services - Not to exceed \$949,746.80, from \$873,104.50 to \$1,822,851.30 - Financing: Data Services Fund (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 Supplemental Agreement will provide for continued use and upgrade of an existing device threat detection response solution and licensing for the Department of Information and Technology Services. This upgrade will bring the licensing from enterprise support to complete and premium support, for the second and third year of the current contract.

The Department of Information and Technology Services will continue to utilize the solution to ensure the City's endpoints (i.e., employee's laptops, desktops, and servers) have modernized protection against malicious cyber actors that would attempt to attack the City through employee's computers.

Some key benefits to upgrading the system include but not limited to:

- Solution offers 24/7 threat hunting included to supplement the City's Security Operations Center staff activity
- Cloud-native platform, meaning it will not require an on-premises, City-managed component, offering the City a fully managed service
- Utilizes artificial intelligence to bolster its capabilities and provide a greater layer of protection to the City

The Texas Department of Information Resources cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 26, 2023, the City Council authorized a three-year cooperative purchasing agreement for the acquisition, service maintenance and support of a device threat detection response solution for the Department of Information and Technology Services with Netsync Network Solutions through the Texas Department of Information Resources cooperative agreement by Resolution No. 23-0573.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Data Services Fund	\$457,701.95	\$492,044.85	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$949,746.80	Other Services	23.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	100.00%	\$949,746.80
• The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreement, prime is a MBE.		
• Netsync Network Solutions - Non-local; Workforce - 0.00% Local		

OWNER

Netsync Network Solutions
2500 West Loop South, Suite 410
Houston, TX 77027

Diane Gonzales, Chief Executive Officer

April 24, 2024

WHEREAS, on April 26, 2023, the City Council authorized a three-year cooperative purchasing agreement for the acquisition, service maintenance and support of a device threat detection response solution for the Department of Information and Technology Services with Netsync Network Solutions through the Texas Department of Information Resources cooperative agreement, in an amount not to exceed \$873,104.50, by Resolution No. 23-0573.

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 increase the service contract with Netsync Network Solutions (VS0000067969) through the Texas Department of Information Resources cooperative agreement DIR-CPO-4866, approved as to form by the City Attorney, for continuous use and upgrade of an existing device threat detection response solution and licensing for the Department of Information and Technology Services, in an amount not to exceed \$949,746.80, increasing the contract amount from \$873,104.50 to \$1,822,851.30.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$949,746.80 (subject to annual appropriations) to Netsync Network Solutions from Service Contract No. DSV-2023-00021659.

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 Information Sheet

File #: 24-1161

Item #: 25.

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 13
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize a construction services contract for the installation of playground equipment, playground surfacing, American Disabilities Act (ADA) accessible ramp, ADA parking, striping and signs, and an independent safety audit at Marcus Park located at 3003 Northaven Road through Omnia Cooperative Purchasing Agreement with Kompan, Inc. - Not to exceed \$184,370.58 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

BACKGROUND

On January 23, 2024, a proposal was received from Kompan, Inc., an Omnia Cooperative Purchasing vendor, in the amount of \$184,370.58 for the installation of playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and an independent safety audit at Marcus Park located at 3003 Northaven Road.

This action authorizes a construction services contract with Kompan, Inc. to install playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and an independent safety audit at Marcus Park located at 3003 Northaven Road.

The scope of work includes:

- The installation of playground equipment and surfacing.
- The installation of ADA accessible ramp and ADA parking.
- The installation of striping and signs.
- An Independent Safety Audit

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	August 2024
Complete Construction	September 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 21, 2024, the Park and Recreation Board authorized a construction services contract with Kompan, Inc. through the Omnia Cooperative Purchasing Agreement for the installation of playground equipment, playground surfacing, American Disabilities Act (ADA) accessible ramp, ADA parking, striping and signs, and an independent safety audit at Marcus Park.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)	\$184,370.58	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$184,370.58	Construction	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
30.03%	30.03%	\$55,370.58
<ul style="list-style-type: none"> The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements, however, the prime contractor is subcontracting with certified M/WBEs. Kompan, Inc. - Non-local; Workforce - 0.00% Local 		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing Agreement	<ul style="list-style-type: none"> Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
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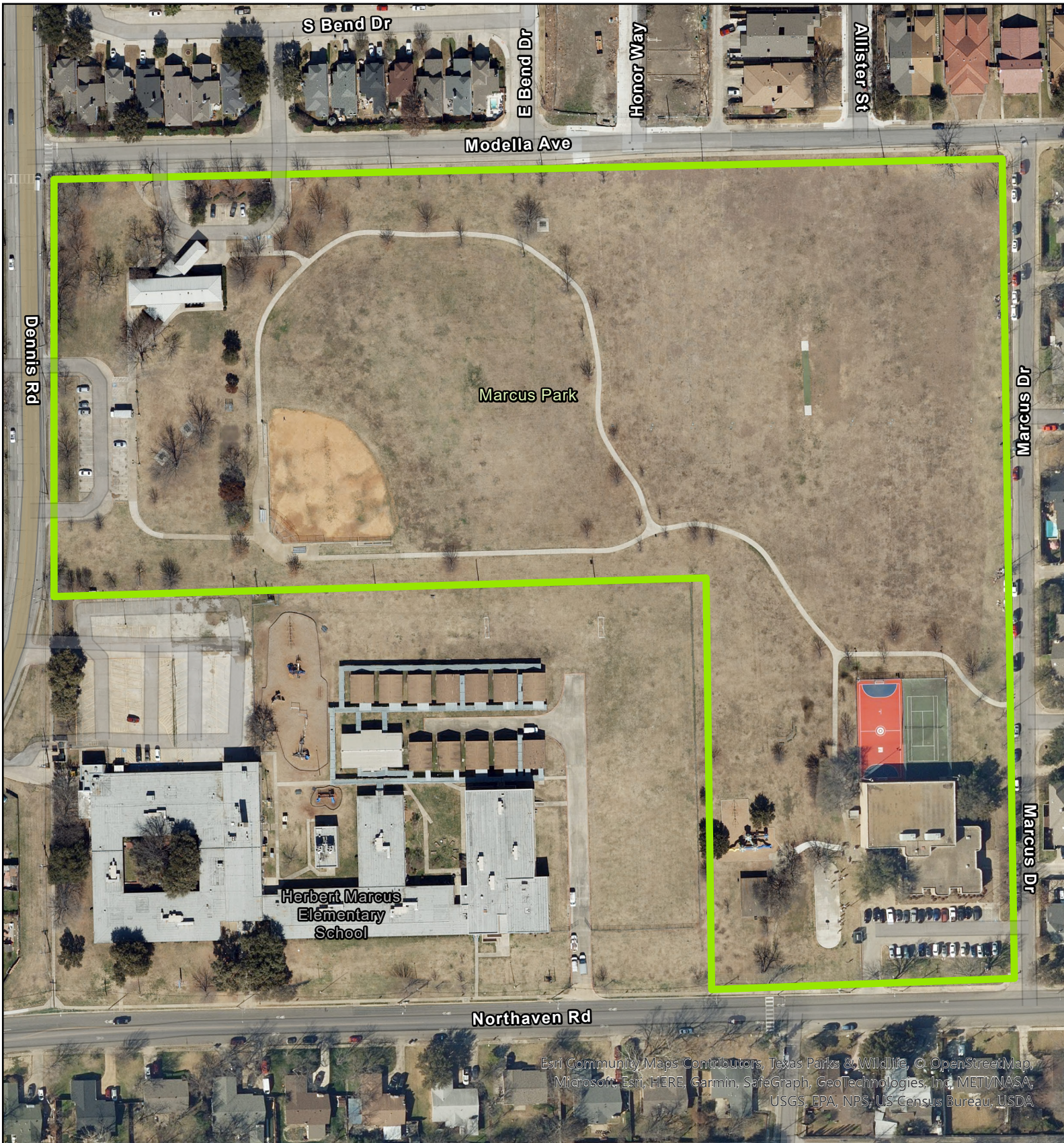
OWNER**Kompan, Inc.**

605 West Howard Lane Suite 101
Austion, TX 78753

Jethro Montzka, President

MAP

Attached



Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Marcus Park
Playground Replacement
3003 Northaven Rd,
Dallas, TX 75229
District 13

April 24, 2024

WHEREAS, the City desires to enter into a construction services contract with Kompan, Inc., through the Omnia Cooperative Purchasing Agreement for the installation of playground equipment, playground surfacing, American Disabilities Act (ADA) accessible ramp, ADA parking, striping and signs, and Independent Safety Audit at Marcus Park located at 3003 Northaven Road, in an amount to exceed \$184,370.58.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a construction services contract for installation of playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and Independent Safety Audit at Marcus Park located at 3003 Northaven Road with Kompan, Inc. through the Omnia Cooperative Purchasing Agreement, in an amount not to exceed \$184,370.58.

SECTION 2. That in order to reimburse and finance the authorized disbursements described herein from General Obligation Bonds, the City intends to issue one or more commercial paper notes as part of its General Obligation Commercial Paper Notes Series 2017A, and Series 2017B, and use the proceeds thereof to reimburse the disbursements described herein.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$184,370.58 to Kompan, Inc. in accordance with the terms and conditions of the contract from the Park and Recreation Facilities (B) Fund, Fund 1V00, Department PKR, Unit VK75, Object 4599, Activity PLGI, Program PK17VK75, Commodity 91200, Vendor VS0000074566, Encumbrance/Contract No. PKR-2024-00024053.

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 Information Sheet

File #: 24-1157

Item #: 26.

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 13
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize a construction services contract for the installation of playground equipment and an Independent Safety Audit with Whirlix Design Inc. through the Texas Association of School Boards (BuyBoard) for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road - Not to exceed \$189,814.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

BACKGROUND

On January 12, 2024, a proposal was received for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road for the installation of playground equipment and an Independent Safety Audit. Whirlix Design Inc., a Texas Association of School Boards (BuyBoard) vendor, provided a bid proposal in the amount of \$189,814.00 for the installation of playground equipment and an Independent Safety Audit.

This action authorizes a construction services contract with Whirlix Design Inc. to install the playground equipment and an Independent Safety Audit for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road, in an amount not to exceed \$189,814.00.

The scope of work includes:

- The installation of playground equipment.
- An independent safety audit to be conducted.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	September 2024
Complete Construction	October 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 21, 2024, the Park and Recreation Board authorized a construction services contract for installation of playground equipment and an Independent Safety Audit with Whirlix Design Inc. through the Texas Association of School Boards (BuyBoard) for the Glen Meadow Park Playground Renovation.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)	\$189,814.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$189,814.00	Construction	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
26.71%	26.71%	\$50,695.00
<ul style="list-style-type: none"> The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements, however, the prime contractor is subcontracting with certified M/WBEs. Whirlix Design Inc. - Non-local; Workforce - 0.00% Local 		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing Agreement	<ul style="list-style-type: none"> Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
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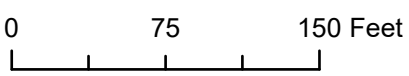
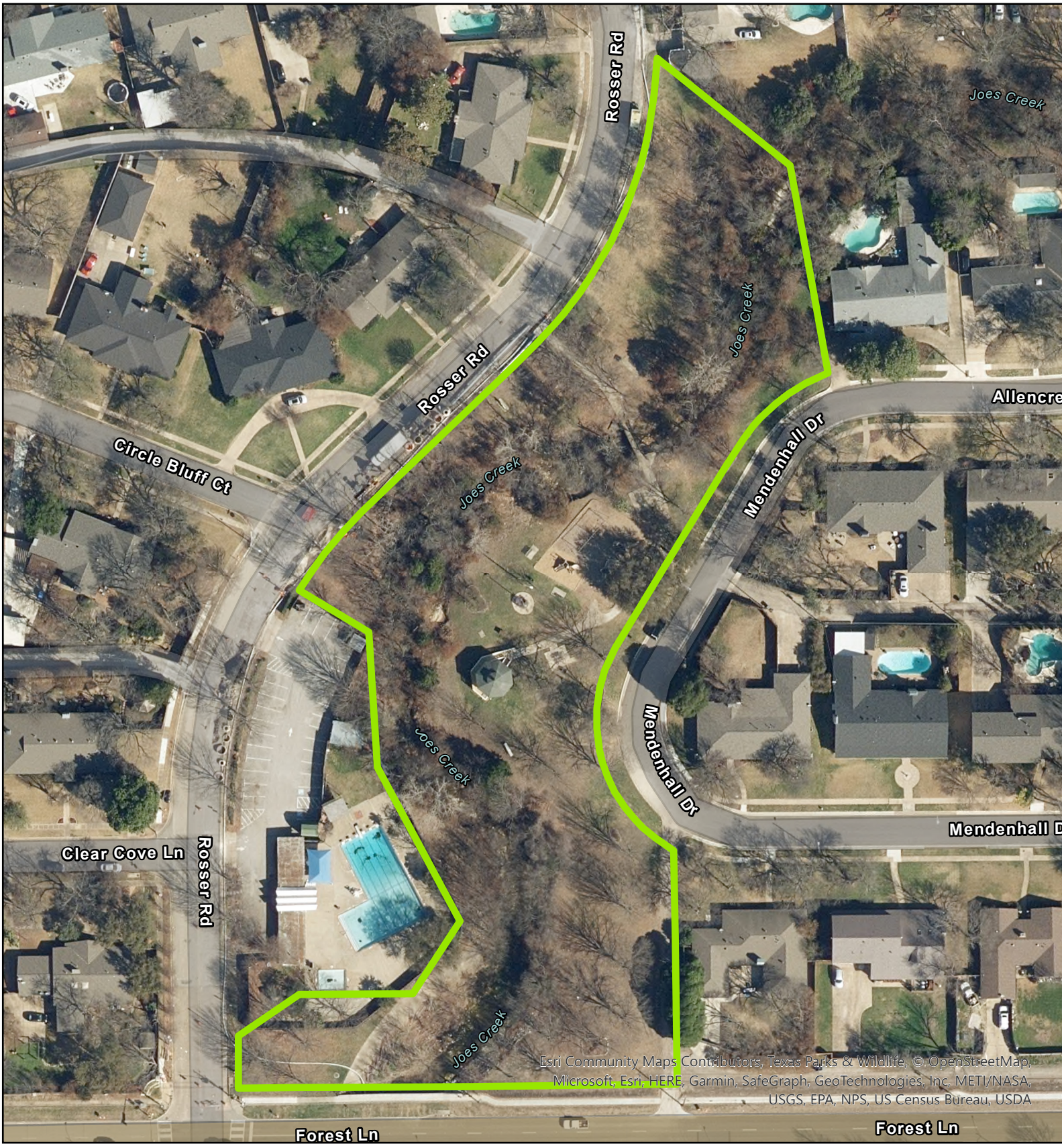
OWNER

Whirlix Design Inc.

Greg Hawkins, Vice President Business Development

MAP

Attached



**Glen Meadow Park
Playground Replacement**
**11800 Rosser Road,
Dallas, TX 75244
District 13**



April 24, 2024

WHEREAS, the City desires to enter into a construction contract with Whirlix Design Inc. through the Texas Association of School Boards (Buyboard) for installation of playground equipment and Independent Safety Audit for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road, in an amount not to exceed \$189,814.00.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a construction services contract with Whirlix Design Inc. through the Texas Association of School Boards (Buyboard), approved as to form by the City Attorney, for installation of playground equipment and an Independent Safety Audit for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road, in an amount not to exceed \$189,814.00.

SECTION 2. That in order to reimburse and finance the authorized disbursements described herein from General Obligation bonds, the City intends to issue one or more commercial paper notes as part of its General Obligation Commercial Paper Notes Series 2017A, and Series 2017B, and use the proceeds thereof to reimburse the disbursements described herein.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$189,814.00 to Whirlix Design Inc. in accordance with the terms and conditions of the contract from the Park and Recreation Facilities (B) Fund, Fund 1V100, Department PKR, Unit VK74, Object 4599, Activity PLGI, Program PK17VK74, Commodity 91200, Vendor VS96582, Encumbrance/Contract No. PKR-2024-00023981.

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 Information Sheet

File #: 24-1165

Item #: 27.

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): All
DEPARTMENT: Police Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize a three-year cooperative purchasing agreement for web-based law enforcement training subscriptions for the Police Department with Lexipol, LLC through the Sourcwell cooperative agreement - Estimated amount of \$401,310.00 - Financing: General Fund

BACKGROUND

This action does not encumber funds; the purpose of a cooperative purchasing agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This cooperative purchasing agreement will provide for web-based law enforcement training subscriptions for the Police Department. The subscriptions allow the Police Department to utilize online courses versus classroom instruction. During the pandemic, online courses have been extremely critical to the Department's success in meeting the State of Texas and Texas Commission on Law Enforcement (TCOLE) mandated training requirements. Examples of the training are Anti-Bias Training, De-Escalation Implicit Bias Training, Procedural Justice, (bi-annual) Ethics Training. All members of the Police Department, both uniformed officers and civilians, have received training through this platform.

The Sourcwell cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code which authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 8, 2019, the City Council authorized a two-year cooperative subscription agreement for a web-based law enforcement training system for the Police Department with PCMG, Inc. dba PCM Gov, Inc. through the Texas Association of School Boards cooperative agreement by Resolution No. 19-1595.

On February 23, 2022, the City Council Authorized a three-year cooperative purchasing agreement for web-based law enforcement training subscriptions for the Police Department with Lexipol, LLC through the Education Service Center Region 19 cooperative agreement by Resolution No. 22-0400.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
General Fund	\$133,770.00	\$133,770.00	\$133,770.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$401,310.00	Other Services	N/A	N/A	N/A
<ul style="list-style-type: none"> The Business Inclusion and Development Policy does not apply to Other Service contracts. Lexipol, LLC - Non-local; Workforce - 2.00% Local 				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing Agreement	<ul style="list-style-type: none"> Cooperative purchasing agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices The cooperative purchasing agreement is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
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OWNER**Lexipol, LLC**

2611 Internet Boulevard, Suite 100
Frisco, Texas 75034

April 24, 2024

WHEREAS, on October 8, 2019, the City Council authorized a two-year cooperative subscription agreement for a web-based law enforcement training system for the Police Department with PCMG, Inc. dba PCM Gov, Inc. through the Texas Association of School Boards cooperative agreement, in the estimated amount of \$240,646.40, by Resolution No. 19-1595; and

WHEREAS, On February 23, 2022, the City Council Authorized a three-year cooperative purchasing agreement for web-based law enforcement training subscriptions for the Police Department with Lexipol, LLC through the Education Service Center Region 19 cooperative agreement by Resolution No 22-0400.

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 cooperative purchasing agreement with Lexipol, LLC (VC23873) through the Sourcewell cooperative agreement, approved as to form by the City Attorney, for web-based law enforcement training subscriptions for the Police Department for a term of three years, in the estimated amount of \$401,310.00. The amount payable pursuant to this cooperative purchasing agreement may exceed the estimated amount but may not exceed the amount of budgetary appropriations for this cooperative purchasing agreement during its term. Payments made to Lexipol, LLC shall be based only on the amount of the services directed to be performed by the City and properly performed by Lexipol, LLC under the cooperative purchasing agreement. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the agreement for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least \$401,310.00, but not more than the amount of budgetary appropriations for this cooperative purchasing agreement during its term to Lexipol, LLC from Cooperative Purchasing Agreement Contract No. DPD-2024-00024103.

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.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1166

Item #: 28.

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): All
DEPARTMENT: Police Department
EXECUTIVE: Jon Fortune

SUBJECT

Authorize a three-year purchasing agreement for web-based software subscriptions for the Police Department Nighthawk.Cloud, Inc., sole source - Estimated amount of \$561,740.00 - Financing: General Fund

BACKGROUND

This action does not encumber funds; the purpose of a purchasing agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This sole source purchasing agreement will provide for web-based software subscriptions for the Police Department. The subscriptions allow detectives in combing through digital data, a process that had previously been performed manually, at times involving 30,000 pages. While the department has recently expanded to 51 licenses in effort to comply with the Richard Miles Act, the Police Department will expand to 150 licenses to equip approximately 35-40% of investigators, leading to additional time savings. To date, this software has assisted in the seizure of approximately \$448,000.00 in cash, 60 firearms, over 250 lbs of narcotics, and multiple stolen vehicles.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
General Fund	\$112,041.00	\$224,850.00	\$224,850.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$561,741.00	Other Services	N/A	N/A	N/A
• The Business Inclusion and Development Policy does not apply to Other Service contracts.				
• Nighthawk.Cloud, Inc. - Non-local; Workforce - 0.00% Local				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Sole Source	<ul style="list-style-type: none">· Utilized for procurements where functional requirements can only be satisfied by one vendor, such as those where patents, copyrights or monopolies exists· Exempted from competitive bidding process· The Office of Procurement Services conducted a sole source review and found no exceptions
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OWNER**Nighthawk.Cloud, Inc.**

6200 South Main St.
Suite #210
Aurora, CO 80016

Matthew Fyles, Vice President

April 24, 2024

WHEREAS, on December 30, 2022, City Manager authorized a one-year subscription agreement for the Police Department with Nighthawk.Cloud, Inc., in the amount of \$96,849.00, by Administrative Action No. 23-5055.

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 cooperative purchasing agreement with Nighthawk.Cloud, Inc. (VC24286), approved as to form by the City Attorney, for web-based law enforcement training subscriptions for the Police Department for a term of three years, in the estimated amount of \$561,740.00. The amount payable pursuant to this cooperative purchasing agreement may exceed the estimated amount but may not exceed the amount of budgetary appropriations for this cooperative purchasing agreement during its term. Payments made to Nighthawk.Cloud, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Nighthawk.Cloud, Inc. The City Manager is further authorized, in the City Manager's sole discretion, to exercise an option to extend the agreement for six months by filing a notice of extension with the City Secretary's Office.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an estimated amount of at least \$561,740.00, but not more than the amount of budgetary appropriations for this sole-source purchasing agreement during its term to Nighthawk.Cloud, Inc. from Purchasing Agreement Contract No. DPD-2024-00023414.

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 Information Sheet

File #: 24-906

Item #: 29.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Water Utilities Department

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize an increase in the construction services contract with BAR Constructors, Inc. for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant - Not to exceed \$2,726,813.26, from \$51,603,219.94 to \$54,330,033.20 – Financing: Water Capital Improvement G Fund

BACKGROUND

The Elm Fork Water Treatment Plant located in Carrollton, Texas was originally constructed in the 1950s and is the second largest of three water treatment plants serving the customers of Dallas Water Utilities. The existing Pump Station No. 1 was constructed in 1952 and served as the plant's original raw water and potable water pump station.

On September 27, 2017, the City Council authorized a construction services contract with BAR Constructors, Inc. for the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant by Resolution No. 17-1563. Due to its age, replacement of the existing pump station is necessary to bring the facility up to current standards and capacity requirements. The new facility includes the installation of four, 55 million gallons per day (MGD) raw water pumps and four, 40 MGD potable water pumps as well as associated yard piping, valves, and electrical improvements that will provide greater flexibility and efficiency in pumping operations. Also included are post clearwell chlorine and ammonia feeds which will improve water quality into the distribution system.

On June 12, 2019, the City Council authorized Change Order No. 1 to the construction services contract with BAR Constructors, Inc. for additional labor and materials required to construct a 4160V transformer as well as additional work identified during construction. The customer-owned transformer was required as part of the expansion of the Oncor West Electrical Substation located inside the Elm Fork Water Treatment Plant. Expansion of the substation was coordinated with Oncor during design, but shortly after the construction contract was bid, Oncor notified the City of their plans to modify the expansion of the substation. Other additional work included minor changes to structural, chemical, mechanical, and piping work and a video monitoring system for better oversight of construction.

On August 26, 2020, the City Council authorized Change Order No. 2 to the construction services contract with BAR Constructors, Inc. for additional labor and materials required to complete the extensive yard piping modifications and address unforeseen conditions required to connect the new Pump Station No. 1 to the Elm Fork Water Treatment Plant as well as the water distribution system. Additional work included modifications to the West Substation, changes to the electrical and ammonia systems, as well as additional handrail at the ground level of the pump station for increased safety.

On October 26, 2022, the City Council authorized Change Order No. 3 to the construction services contract with BAR Constructors, Inc. to include necessary modifications to yard and process piping, site civil work including a guardrail and additional curb and gutter, supervisory control and data acquisition and Human-Machine Interface improvements that were not included in the original contract, electrical modifications for the new heating, ventilation and air conditioning and elevator, modifications to chemical equipment, electrical gear changes caused by grounding issues at the new transformer, modifications to instrumentation and controls, and repairs and cleaning of the job site caused by flooding from a nearby water main break.

This action will authorize Change Order No. 4 to the construction services contract with BAR Constructors, Inc. to include changes to valve and pipe tie-ins necessary to complete construction, as well as changes to pressure gauges to allow more precise monitoring of the pumps. Also included are changes to variable frequency drive wiring and controls, vibration monitoring, and changes to electrical transfer switches to eliminate issues related to electronic harmonics. Additionally, this item includes modifications to ammoniators, chemical injections quills, and repairs to a valve actuator required due to flooding of the valve vault, as well as minor changes to roof drains and heating, ventilation and air conditioning unit repairs, and a credit for floor sealing that was determined to be unnecessary. Finally, this item includes costs necessary to install a 72-inch line stop and cut-in a 72-inch butterfly valve on the water line downstream from the Elm Fork Water Treatment Plant clearwells. The line stop and valve are necessary to complete contract demolition work and will allow for future isolations of the clearwells without risking severe damage to the clearwell foundation.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	December 2017
Complete Construction	July 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 27, 2017, the City Council authorized a construction services contract with BAR Constructors, Inc., for the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant by Resolution No. 17-1563.

On June 12, 2019, the City Council authorized Change Order No. 4 to the construction services contract with BAR Constructors, Inc., for additional construction work required to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant by Resolution No. 19-0911.

On August 26, 2020, the City Council authorized Change Order No. 2 to the construction services contract with BAR Constructors, Inc., for additional construction work required to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant by Resolution No. 20-1273.

On October 26, 2022, the City Council authorized Change Order No. 3 to the construction services contract with BAR Constructors, Inc., for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant by Resolution No. 22-1624.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Water Capital Improvement G Fund	\$2,726,813.26	\$0.00	\$0.00

Construction	\$50,090,500.00
Change Order No. 1	\$ 644,091.87
Change Order No. 2	\$ 588,014.91
Change Order No. 3	\$ 280,613.16
Change Order No. 4 (this action)	\$ <u>2,726,813.26</u>

Project Total \$54,330,033.20

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$2,726,813.26	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
0.36%	51.82%	\$1,413,074.47
• This contract does not meet the M/WBE subcontracting goal.		
• Change Order No. 4 - 47.55% Overall M/WBE Participation		
• BAR Constructors, Inc. - Local; Workforce - 35.00% Local		

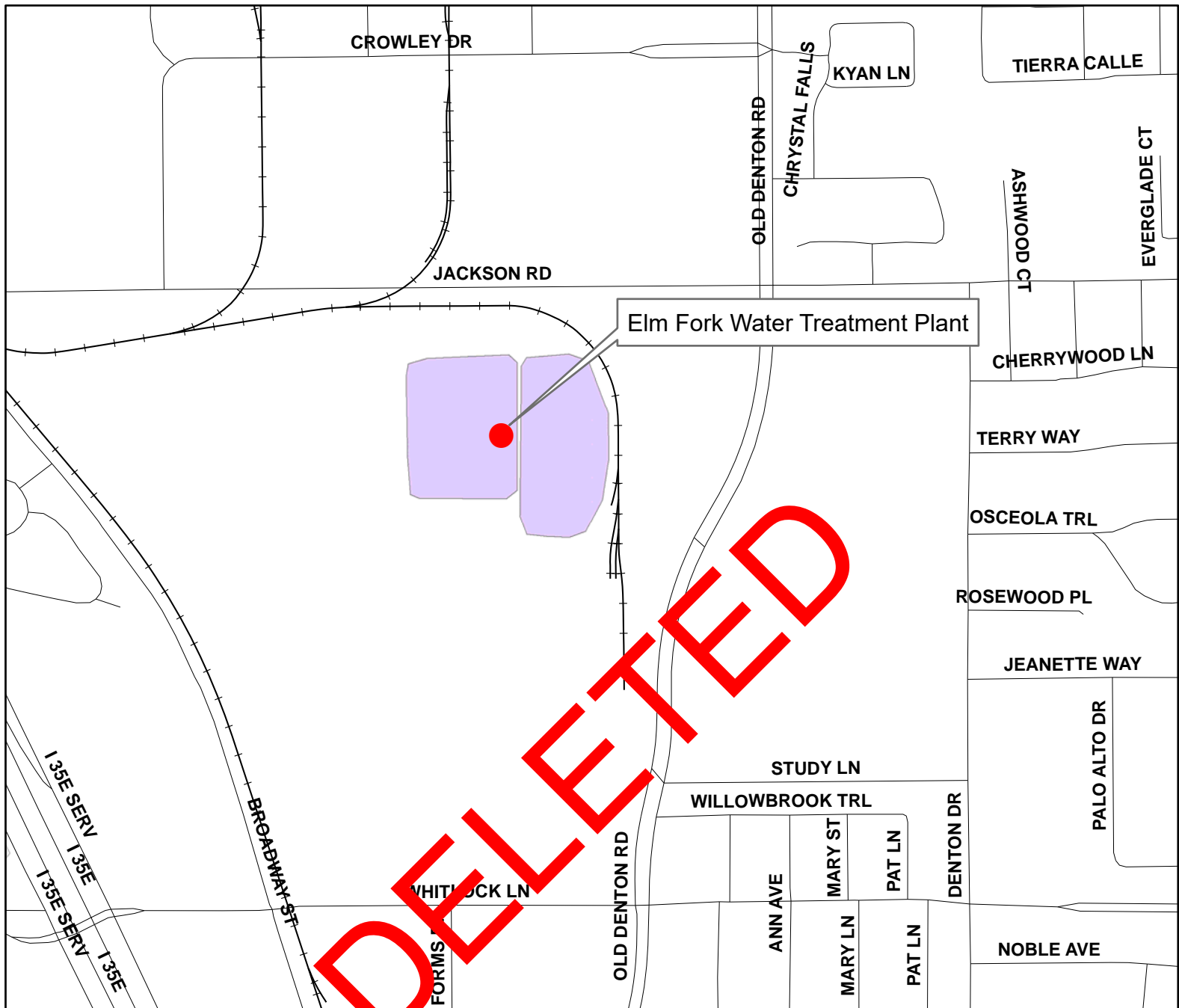
OWNER

BAR Constructors, Inc.
805 Katy Street
Lancaster, Texas 75146

Isidro Arrambide, President

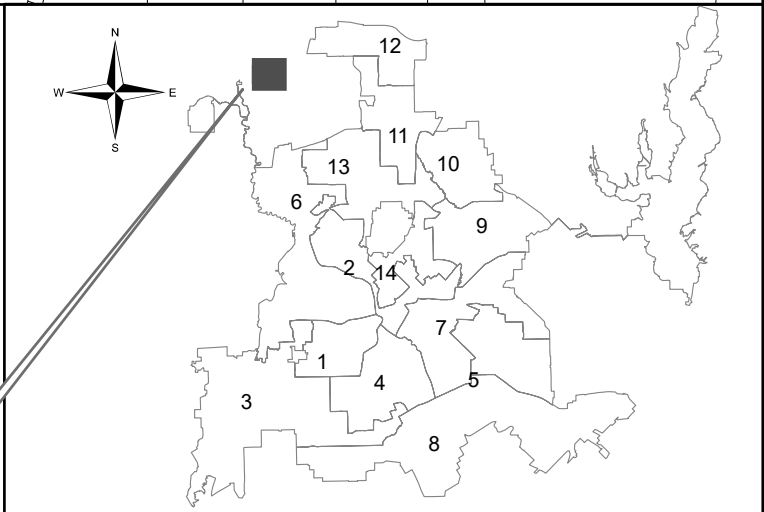
MAP

Attached



Mapsc0: 2 T

Council District: Outside City Limits



April 24, 2024

~~**WHEREAS**, on September 27, 2017, the City Council authorized a contract with BAR Constructors, Inc. for the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant, in an amount not to exceed \$50,090,500.00, by Resolution No. 17-1563; and~~

~~**WHEREAS**, on June 12, 2019, the City Council authorized Change Order No. 1 for additional work related to the expansion of the electrical substation and other additional work identified during construction of the new Pump Station No. 1, in an amount not to exceed \$644,091.87, from \$50,090,500.00 to \$50,734,591.87, by Resolution No. 19-0911; and~~

~~**WHEREAS**, on August 26, 2020, the City Council authorized Change Order No. 2 to the construction services contract with BAR Constructors, Inc., for additional construction work required to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant, in an amount not to exceed \$588,014.91, from \$50,734,591.87 to \$51,322,606.78, by Resolution No. 20-1273; and~~

~~**WHEREAS**, on October 26, 2022, the City Council authorized Change Order No. 3 to the construction services contract with BAR Constructors, Inc., for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant, in an amount not to exceed \$280,613.16, from \$51,322,606.78 to \$51,603,219.94, by Resolution No. 22-1624; and~~

~~**WHEREAS**, it is necessary to authorize Change Order No. 4 for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 located at the Elm Fork Water Treatment Plant; and~~

~~**WHEREAS**, BAR Constructors, Inc. 805 Katy Street, Lancaster, Texas 75146, has submitted an acceptable proposal for this additional work; and~~

~~**WHEREAS**, Dallas Water Utilities recommends that Contract No. 17-027 be increased by \$2,726,813.26 from \$51,603,219.94 to \$54,330,033.20.~~

~~**Now, Therefore,**~~

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

~~**SECTION 1.** That an increase in the construction services contract with BAR Constructors, Inc. (Change Order No. 4) is authorized for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant, in an amount not to exceed \$2,726,813.26, increasing the contact amount from \$51,603,219.94 to \$54,330,033.20.~~

April 24, 2024

SECTION 2. That the proposed Change Order No. 4 with BAR Constructors, Inc., be accepted, and that Contract No. 17-027 be revised accordingly.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,726,813.26 to BAR Constructors, Inc. from the Water Capital Improvement G Fund, Fund 5115, Department DWU, Unit PW40, Object 4320, Program 717027, Encumbrance/Contract No. CX-DWU-2017-00003120, Vendor 125824.

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.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1232

Item #: 30.

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary's Office

SUBJECT

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)



Agenda Information Sheet

File #: 24-1233

Item #: 31.

STRATEGIC PRIORITY: Housing & Homelessness Solutions
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 4
DEPARTMENT: Department of Housing & Neighborhood Revitalization
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize an increase in the development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting for the development of the Bottom Infill, a 32-unit single-family affordable housing project located in the Bottom neighborhood of Council District 4 - Not to exceed \$3,084,427.00, from \$500,000.00 to \$3,584,427.00 - Financing: Community Development Block Grant Disaster Recovery Funds (This item was deferred on February 14, 2024 and March 27, 2024)

BACKGROUND

On June 25, 2008, the City Council authorized the City Manager to execute a loan agreement with Texas Heavenly Homes, Ltd. (THH) for a loan in the amount of \$500,000.00 at 0% interest for the purposes of acquiring improved and unimproved properties (Properties) in the Bottom neighborhood (Bottom), and for associated relocation, environmental remediation or demolition by Resolution No. 08-1800. The terms of the loan required THH to develop and sell or lease housing units on all of the Properties acquired with the loan funds to households earning 140% or less of area median income (AMI). On January 8, 2009, the City of Dallas executed the loan agreement with THH for the \$500,000.00 in 2006 General Obligation Bond monies.

By 2012, THH acquired 36 residential lots in the Bottom and expended all loan proceeds. THH has also acquired an additional 55 residential lots in the Bottom without any City funding. However, THH did not, and has not, begun to develop housing units.

THH's failure to develop housing units was attributed to a combination of several factors, including: (1) the lack of upgraded public water and sewer infrastructure, (2) the small lot size of many of the Properties, (3) the costs and regulations related to developing in the floodplain, and (4) THH's desire to deviate from certain components of the Bottom Urban Structure and Guidelines.

On May 22, 2019, the City Council authorized a construction contract for the construction of street paving, drainage, and water and wastewater main improvements for the Bottom Phase I Infrastructure Project which consists of: North Denley Drive from Hutchins Avenue to levee; North Moore Street from Hutchins Avenue to levee; and May Hall Street from North Denley Drive to Moore Street by Resolution No. 19-0757 to mitigate the lack of public infrastructure in the Bottom neighborhood.

On June 12, 2019, the City Council authorized the City Manager to execute the first amendment to the loan agreement with Texas Heavenly Homes, Ltd., approved as to form by the City Attorney to: (1) extend the completion date from January 9, 2016 to: (a) within two years of completion of the Bottom Phase I public infrastructure improvement project for the 10 parcels of real property located in Phase I of the public infrastructure improvement project; and (b) within two years of completion of Phase II of the public infrastructure improvement project for the 19 parcels of real property located in Phase II of the public infrastructure improvement project; (2) require house elevations and plans to conform with the Bottom Urban Structure and Guidelines and the Urban Design Expectations; (3) require the constructed homes to be sold to households earning 80% of area median income and below; (4) impose a five-year period of affordability wherein the home must remain occupied by an eligible household; (5) include performance thresholds and requirements; and (6) convert the loan agreement to a conditional grant agreement.

On May 15, 2023, THH submitted a subsequent proposal under the City's Notice of Funding Availability (NOFA), as amended, to receive additional funds to fill this most recent funding gap for development. Housing proposes to authorize the supplemental NOFA funding request of \$2,740,007.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR) Funds for the Bottom Infill (Project) in a total amount not to exceed \$3,240,007.00.

THH is a Texas limited partnership with Hanover Development Company as the General Partner. Hanover Development Company, a Texas corporation, primarily specializes in the development of large-scale master planned residential communities in Dallas-Fort Worth. The President of Hanover Development Company is Richard LeBlanc and the Vice President is Walter Damon.

THH will construct 32 owner occupied single family detached residences in The Bottom District to households earning between 60.00%-80.00% AMI and will range in price between \$185,000.00 to \$270,000.00. 26 of the homes will be three-bedroom and two-bath layouts, two of the homes will be two-bedroom, two-bath layouts, and the remaining six will be two-bedroom, one-bath layouts.

Total development costs are anticipated to be approximately \$10,679,427.00. The construction budget is anticipated to be approximately \$8,557,302.00 which is \$267,415.69 per unit.

The anticipated financing sources and uses are as follows:

Financing Sources	Amount
Developer Equity	\$ 875,000.00
City of Dallas CDBG-DR Loan	\$ 3,084,427.00
Construction Loan	\$ 6,720,000.00
Total	\$10,679,427.00

Proposed Uses	Costs
Site Development	\$ 1,190,000.00
Total Construction Costs	\$ 8,557,302.00
Financing Fees, Soft Costs	\$ 410,125.00
Post Construction Costs	\$ 522,000.00
Total	\$10,679,427.00

The Development has been found to affirmatively further fair housing by the Office of Fair Housing. Staff recommends approval of this item as it furthers the mixed-income housing goals of the DHP33, meets the threshold requirements of the NOFA.

Staff confirmed that this Project would not be feasible but for the City's participation and that the Project furthers the goals of the DHP33. Staff recommends approval of this item to allow this mixed-income housing development to move forward.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction July 2024
Complete Construction December 2026

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2008, the City Council authorized the City Manager to execute a loan agreement (Agreement) and related documents with Texas Heavenly Homes, Ltd. (THH) for a loan in the amount of \$500,000.00 for the purposes of acquiring improved and unimproved properties (Properties) in the Bottom neighborhood (Bottom), and for associated relocation, environmental remediation or demolition by Resolution No. 08-1800.

On January 8, 2009, the City of Dallas executed the loan agreement with THH for \$500,000.00.

On June 12, 2019, the City Council authorized City Manager to execute an amendment to the loan agreement with Texas Heavenly Homes, Ltd. for the acquisition and development of single-family homes in the Bottom neighborhood by Resolution No. 19-0942.

On December 14, 2022, the City Council held a public hearing and following the hearing, the City Council approved the final adoption of the 2022 Community Development Block Grant Disaster Recovery (CDBG-DR) Budget and draft Action Plan to accept CDBG-DR Funds from the U.S. Department of Housing and Urban Development which included New Construction - Multi-Unit funds by Resolution No. 22-1836.

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

On February 14, 2024, this item was deferred by Deputy Mayor Pro Tem Carolyn King Arnold.

On March 27, 2024, this item was deferred by Deputy Mayor Pro Tem Carolyn King Arnold.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Community Development Block Grant Disaster Recovery Funds	\$3,084,427.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$8,557,302.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
0.00%	0.00%	\$0.00
• This contract does not meet the M/WBE goal.		
• Texas Heavenly Homes Ltd. - Local; Workforce - 100.00% Local		

OWNER

Texas Heavenly Homes, Ltd.

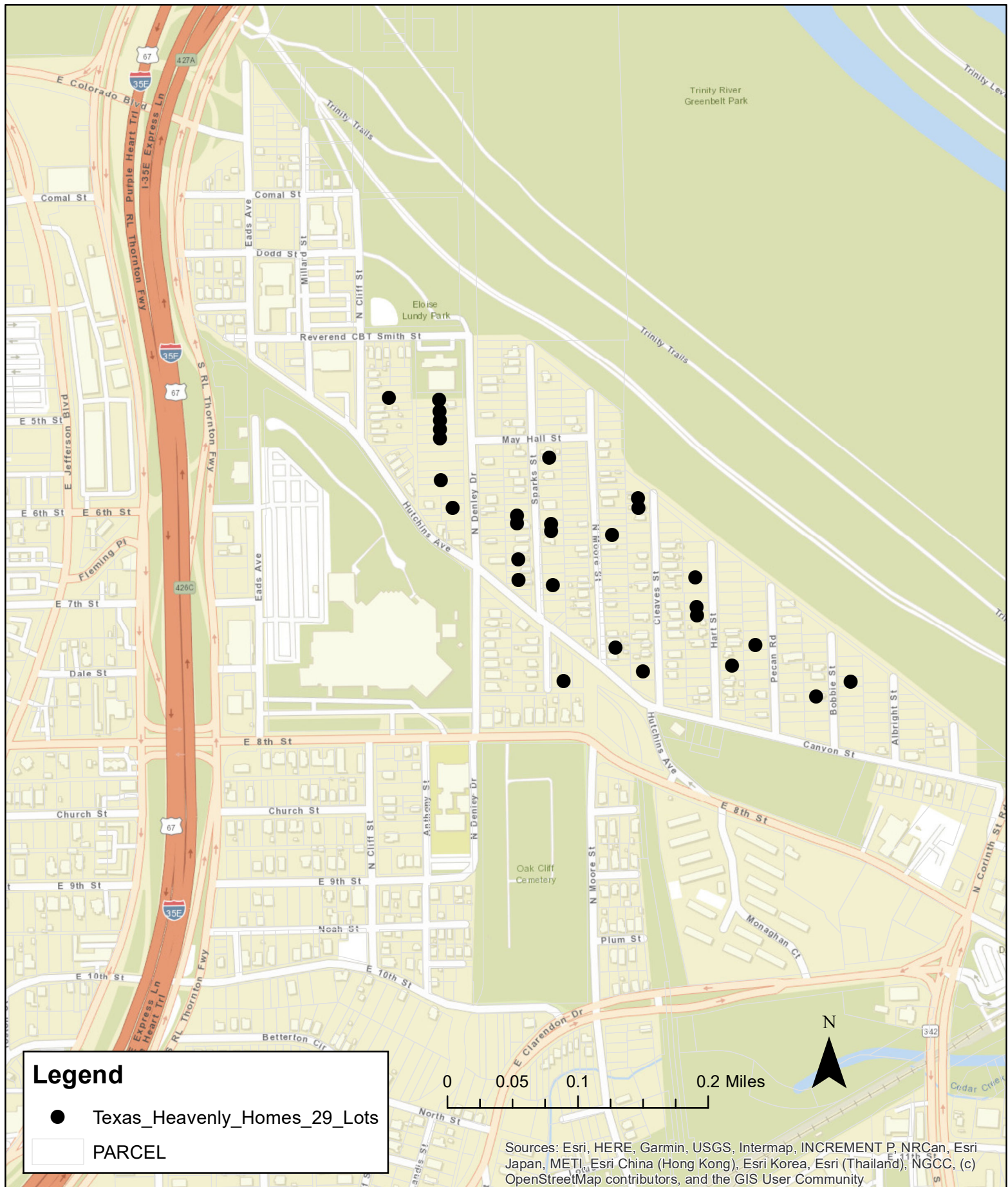
Richard LeBlanc, Chief Executive Officer

MAP

Attached

Texas Heavenly Homes NOFA Application Map

The Bottom Neighborhood 29 Land Transfer Lots



April 24, 2024

WHEREAS, on June 25, 2008, the City Council authorized the City Manager to execute a loan agreement (Agreement) and related documents with Texas Heavenly Homes, Ltd. (THH) for a loan in the amount of \$500,000.00 at 0% interest for the purposes of acquiring improved and unimproved properties (Properties) in the Bottom neighborhood (the Bottom), and for associated relocation, environmental remediation or demolition by Resolution No. 08-1800. The terms of the loan required THH to develop and sell or lease housing units on all of the Properties acquired with the loan funds to households earning 140% or less of area median income (AMI); and

WHEREAS, the Agreement was entered into pursuant to the City's Chapter 380 Program for Loans and Grants and the Public/Private Partnership Program, which, at the time, included a special category for an Economic Development General Obligation Bond Program for Southern Dallas. The funding source for the loan was 2006 General Obligation bond monies that were allocated to promoting economic development in the Southern area of the City. On January 8, 2009, the City of Dallas executed the loan agreement with THH; and

WHEREAS, by 2012 THH acquired 36 residential lots in the Bottom neighborhood and expended all loan proceeds but had not begun developing said housing units; and

WHEREAS, THH's failure to develop housing units was attributed to a combination of several factors, including: (1) the lack of upgraded public water and sewer infrastructure, (2) the small lot size of many of the Properties, (3) the costs and regulations related to developing in the floodplain, and (4) THH's desire to deviate from certain components of the Bottom Urban Structure and Guidelines; and

WHEREAS, on May 22, 2019, the City Council authorized a construction contract for the construction of street paving, drainage, and water and wastewater main improvements for the Bottom Phase I Project which consists of: North Denley Drive from Hutchins Avenue to levee; North Moore Street from Hutchins Avenue to levee; and May Hall Street from North Denley Drive to Moore Street by Resolution No. 19-0757; and

WHEREAS, on May 9, 2018, the City Council authorized the adoption of the Comprehensive Housing Policy (CHP) by Resolution No. 18-0704; and

WHEREAS, after the adoption of the CHP, the City Council authorized multiple amendments to the CHP by on November 28, 2018 by Resolution No. 18-1680; on May 22, 2019 by Resolution No. 19-0824; on March 27, 2019 by Resolution No. 19-0429 and Ordinance No. 31142; on June 12, 2019 by Resolution No. 19-0884; on June 26, 2019 by Resolution No. 19-1041; on September 25, 2019 by Resolution No. 19-1498; on December 11, 2019 by Resolution No. 19-1864; on September 9, 2021 by Resolution No. 21-1450; on January 22, 2020 by Resolution No. 20-0188; on August 26, 2020 by Resolution No. 20-1220; on January 27, 2021 by Resolution No. 21-0212; on September 9, 2021 by Resolution No. 21-1450; on October 13, 2021 by Resolution No. 21-1655; on October 13, 2021 by Resolution No. 21-1656; on May 11, 2022 by Resolution No. 22-0744; and on September 28, 2022 by Resolution No. 22-1432; and

April 24, 2024

WHEREAS, on June 12, 2019, the City Council authorized the City Manager to execute an amendment to the loan agreement with Texas Heavenly Homes, Ltd. for the acquisition and development of single-family homes in the Bottom neighborhood, previously approved by Resolution No. 08-1800 on June 25, 2008, to: (1) extend the completion date from January 9, 2016 to: (a) within two years of completion of Phase I of the public infrastructure improvement project for the 10 parcels of real property located in Phase I of the public infrastructure improvement project; and (b) within two years of completion of Phase II of the public infrastructure improvement project for the 19 parcels of real property located in Phase II of the public infrastructure improvement project; (2) require house elevations and plans to conform with the Bottom Urban Structure and Guidelines and the Urban Design Expectations; (3) require the constructed homes to be sold to households earning 80 percent of area median income and below; (4) impose a five-year period of affordability wherein the home must remain occupied by an eligible household; (5) include performance thresholds and requirements; and (6) convert the loan agreement to a conditional grant agreement; and

WHEREAS, on December 14, 2022, following a public hearing, the City Council approved the final adoption of the 2022 Community Development Block Grant Disaster Recovery (CDBG-DR) Budget and draft Action Plan to accept CDBG-DR Funds from the U.S. Department of Housing and Urban Development which included New Construction – Multi-Unit funds by Resolution No. 22-1836; and

WHEREAS, Community Development Block Grant Disaster Recovery (CDBG-DR) Funds must be spent for necessary activities related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the “most impacted and distressed (MID)” areas of qualifying disasters and includes all of Dallas; and

WHEREAS, new construction of affordable housing is an eligible activity under United States Department of Housing and Urban Development (HUD)’s CDBG-DR policy as it clearly addresses a direct or indirect impact of the February 2021 winter and ice storm that resulted in damaged or destroyed available affordable housing stock in Dallas, TX; and

WHEREAS, on May 15, 2023, due to continued increased environmental and construction costs, the Applicant submitted a subsequent proposal under the City’s Notice of Funding Availability (NOFA), as amended, to receive additional funds to fill this most recent funding gap, in the amount of \$3,084,427.00; and

WHEREAS, to conform with The Bottom Urban Design Guidelines the City of Dallas Department of Housing & Neighborhood Revitalization will waive DHP33 requirements of “homes constructed using City of Dallas funding must have three bedrooms, at least 1.5 bathrooms, and a minimum square footage of 1,200.00”; and

April 24, 2024

WHEREAS, to assist in the affordable housing production goals established in the CHP, as restated in the Dallas Housing Resource Catalog, the City desires to enter into a development loan agreement with the Applicant and/or its affiliates in an amount not to exceed \$500,000.00 in Bond funds, and a development loan agreement in an amount not to exceed \$3,084,427.00 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds for a total of \$3,584,427.00 for the development of the Bottom Infill Project.

Now, Therefore,

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

SECTION 1. That the City Manager, is hereby authorized to increase in the development loan agreement with Texas Heavenly Homes, Ltd. (Applicant), approved as to form by the City Attorney, for the development of the Bottoms Infill (Project), a 32-unit single-family affordable housing project located in the Bottoms neighborhood of Council District 4 in an amount not to exceed \$3,084,427.00 from Community Development Block Grant Disaster Recovery Funds (CDBG-DR).

SECTION 2. That the City Manager is hereby authorized to execute a development loan with Applicant, approved as to form by the City Attorney, described herein including any financing and associated documents related to the loan agreement, subordinations to financial institution lien(s), and release of liens and termination of deed restrictions on the property upon satisfaction of all applicable conditions, approved as to form by the City Attorney. The Director of the Department of Housing & Neighborhood Revitalization (Director) may extend deadlines by up to two years.

SECTION 3. That the City Manager is hereby authorized to increase the development loan for THH, from \$500,000.00 in HOME Funds to include \$3,084,427.00 in CDBG-DR.

SECTION 4. That CDBG-DR Funds will be used for site development and vertical construction costs such as framing, roofing, carpentry, and other eligible costs, as allowed by federal regulations governing the use of the funds. All funds will be provided on a reimbursable basis.

That the terms of the loan agreement shall include, conditioned upon the following terms:

- A. The Developer shall submit a development plan and the development plan must be approved by the City;
- B. Upon transfer of ownership of each Land Transfer lot from the City to the Developer, Developer must maintain all vacant lots in compliance with all applicable city, state and federal regulations including maintaining the lots free of high weeds and litter;

SECTION 4. (continued)

- C. No liens shall exist on the lots, except for liens related to the development of each lot, as detailed herein. However, Developer shall ensure that each lot is free from liens or other encumbrances at the time of sale to each income-eligible homebuyer;
- D. Developer shall ensure that all single-family homes (Units) have access to public sewer, public water, public road, and any other necessary utilities;
- E. All Project costs must be reasonable and customary and conform with the CHP, and any other applicable City regulations;
- F. City funding must be used for eligible project costs and cannot be used for land acquisition through the Land Transfer Program;
- G. All hard costs associated with the Project should be certified and result from a competitive bidding process;
- H. In general, all CDBG-DR-assisted units shall have an affordability period congruent with HOME regulations based on the amount of HOME subsidy invested in the unit (Five years for \$15,000.00, 10 years for \$15,000.00-\$40,000.00, and 15 years if over \$40,000.00). Developer shall be responsible for informing the buyer and ensuring that the appropriate affordability term is included in their sales contract. The affordability period shall be enforced by restrictive covenants filed against each property. Additionally, Developer shall only sell to homebuyers who meet the eligibility criteria set forth in the City of Dallas Homebuyer Assistance Program, or a successor program;
- I. To conform with The Bottom Urban Design Guidelines the City of Dallas Department of Housing & Neighborhood Revitalization has agreed to waive DHP33 requirements of "homes constructed using City of Dallas funding must have 3 bedrooms, at least 1.5 bathrooms and a minimum square footage of 1,200";
- J. The Project will consist of up to 32 new construction single-family homes, all of which will be built on Land Transfer lots. The Project will include 32 CDBG-DR-assisted units. All homes are to be sold to households at 60-80% of the AMI. Each home will range from 1,015 square feet to 1,772 square feet of living space. The sales price of each CDBG-DR-assisted Unit shall comply with the requirements outlined in the CHP and the Community Development Block Grant (CDBG) regulations. All units will remain affordable for a minimum of five years. Affordability periods for CDBG-DR-assisted units will conform to CDBG rules based on the amount of subsidy included in the unit;
- K. Units constructed shall meet industry-recognized standards in which Developer must certify standards were met under one of the following programs: Energy STAR, Enterprise Green Communities, Leadership in Energy and Environmental Design, ICC-700 National Green Building Standards or U.S. Environmental Protection Agency Indoor AirPlus;

SECTION 4. (continued)

- L. Units shall be equipped with the following Energy Star-rated appliances in conformity with the development standards outlined in the CHP: refrigerator, range/oven, dishwasher, and garbage disposal;
- M. Units shall meet applicable Section 504 Rehabilitation Act and Uniform Federal Accessibility Standards requirements. If Units are presold, Developer must make the unit accessible upon the request of the prospective buyer;
- N. Upon completion of construction of each Unit or prior to construction, Developer shall present a marketing plan to the City of Dallas identifying the steps it is taking to market the homes to income-eligible renters or homebuyers;
- O. The City Manager may authorize minor modifications to the Project to reduce the amount of lots sold to Developer and to modify the sales price, so long as such modification complies with the CHP;
- P. Developer shall construct and rent or sell each Unit to eligible homebuyers within two years from the date of sale of the lot by the City to Developer. Developer may receive one one-year extension of the loan agreement if delays are related to installation or improvement of infrastructure or zoning/platting issues. However, each CDBG-DR funded Unit must be sold within nine months of completion of construction or the Units must be converted to rental housing or the project will be deemed ineligible and all CDBG-DR Funds paid to Developer for such unit(s) must be repaid to the City.
- Q. Developer shall obtain a building permit for at least one Unit within 30 days from the date of sale to Developer from City;
- R. Developer shall comply with Chapter 20A of the Dallas City Code including, but not limited to, Developer shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government;
- S. The loan shall be secured by a first or second lien on all lots sold to Developer and a note. The lien shall be subordinate only to a private financial institution's superior lien for a loan in a greater amount. The lien will be released upon satisfaction of the obligations detailed herein and in the contract; and
- T. Developer shall adhere to the requirements of the CHP, including but not limited to the Land Transfer Program, the New Construction and Substantial Rehabilitation Program and the Appendix 1 - Single Family Development, authorized by Resolution No. 19-1498.

SECTION 4. (continued)

The CDBG-DR loan is repayable subject to the following terms:

- A. The term of the loan shall be 40 years beginning from the effective date and ends on the maturity date. The maturity date and the repayment schedule shall be defined/detailed in the loan agreement and other financing documents for the loan, in accordance with the DHP33 and DHRC;
- B. Applicant shall complete construction of the 168 units within two years of the effective date, which may be extended by the Director for up to two years (unless prohibited by the applicable regulations);
- C. The unit mix will include 67 1-bedroom apartments, 84 two-bedroom apartments, and 17 three-bedroom apartments. The requirements of this subsection may be modified by the Director where permitted by the applicable American Rescue Plan Act or CDBG-DR regulations;
- D. Loan amortization is 40 years, with an interest rate of one percent simple annual interest;
- E. Applicant must execute a promissory note(s) for the total loan amount;
- F. The owner of the property shall execute and record deed restrictions on the property. The promissory note and deed restrictions may be subordinate to deed restrictions issued by TDHCA, HUD and/or to other financing (without waiving compliance with such deed restrictions) provided that the City's deed restrictions or regulatory agreement, as applicable, have priority over any monetary liens, and shall be recorded to secure the 30-year affordability period for the affordable CDBG-DR and ARPA-funded units and the 15-year voucher period for the requirement to make best efforts to lease up to 10 percent of the units to holders of housing vouchers pursuant to Chapter 20A of the Dallas City Code and the DHP33 and DHRC;
- G. The owner of the property, shall execute and record a deed of trust on the property, including the leasehold and all improvements to secure payment and performance which will be released once all terms and conditions of the CDBG-DR and ARPA loan agreement(s) are met;
- H. The City's lien for the loan agreement may be subordinate to a financial institution's lien provided that: i) the City's deed restrictions or regulatory agreement, as applicable, have priority over any monetary liens and ii) any such subordination is in compliance with the requirements of the DHP33 and DHRC. In the event subordination agreements are required, the City agrees to provide the subordination agreement in a form acceptable to the City;
- I. Applicant shall provide guarantees including a completion and operating deficit guaranty for the loan agreement;
- J. Applicant must provide payment and performance bonds or guarantees, or acceptable equivalent methods of guarantees to the City in the total amount of the construction of the development;

SECTION 4. (continued)

- K. Repayment of loan principal and interest shall be an annual surplus cash payment. The City's surplus cash loan funding will be structured with note provisions requiring that at least 50 percent of Eligible Cash, as defined in the DHP33 and DHRC, in excess of \$50,000.00 be paid annually to subordinate lenders (including funding partners and related parties) on a prorated basis;
- L. A default under the ARPA loan agreement shall constitute a default under the CDBG-DR loan agreement, and vice versa;
- M. The CDBG-DR and ARPA loans shall be a nonrecourse loan and the City's remedy is limited to foreclosure only, in the event of an uncured default; and
- N. Although the term, the maturity date, and the amortization are anticipated to be for a period of 40 years, the Director may adjust the period of years, subject to the applicable federal regulations, DHP33 and DHRC, so that it is of such length as required by the senior lender but not longer than 12 months after the term of the senior loan.

SECTION 5. That the CDBG-DR loan agreement is conditioned upon:

- A. Approval of equity, construction, and permanent financing documentation in a form acceptable to the City; and
- B. HUD federal requirements including environmental review, site and neighborhood standards, cost reasonableness, subsidy layering, and;
- C. Applicant shall make a good faith effort to comply with the City's Business Inclusion and Development goal of 32 percent participation by certified Minority/Women-owned Business Enterprises for all hard construction expenditures of the Development (i.e., public and private improvements) and meet all reporting requirements of the City of Dallas, Small Business Center Department; and
- D. All conditions listed in the CHP for applicable developer programs; and
- E. Closing on equity and all other financing for the development.

SECTION 6. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$3,084,427.00 to Texas Heavenly Homes, Ltd. or its affiliate from CDBG-Disaster Recovery Fund, Fund CCD1, Department HOU, Unit 946G, Object 3015, Encumbrance/Contract No. HOU-2019-00010650, Vendor VS0000032789 as the City receives and reviews reimbursement requests and related supporting documentation submitted by THH for eligible expenditures and accepts supporting evidence as defined in the agreements.

April 24, 2024

SECTION 7. That the Chief Financial Officer is hereby authorized to record notes receivable - developers loan in Balance Sheet Account 033F and deferred revenue in Balance Sheet Account 050A for the amount of the loan in Section 6.

SECTION 8. That the Chief Financial Officer is hereby authorized upon receipt of payment on the notes receivable to record principal payment revenue in CDBG-DR Program Income Fund, Fund HUPI, Department HOU, Unit 994G, Revenue Code 8520 and interest payment revenue in CDBG Program Income Fund, Fund HUPI, Department HOU, Unit 6317, Revenue Code 8521.

SECTION 9. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the loan documents are duly approved by all parties and executed.

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



Agenda Information Sheet

File #: 24-1314

Item #: 32.

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize the **(1)** acceptance of a grant upon receipt from the U.S. Department of Transportation, Federal Aviation Administration (FAA) Airport Improvement Program Grant Fund for the federal share of the eligible capital improvement project for the Bipartisan Infrastructure Law at Dallas Love Field (Grant No. 3-48-0062-071-2024, Assistance Listing No. 20.106) in the amount of \$13,563,479.00 for the construction of Aircraft Rescue and Firefighters Building Project for performance period shall be 4 -years (1,460 calendar days) from the date of acceptance; **(2)** establishment of appropriations in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$13,563,479.00 - Financing: FY24 FAA AIG Grant Fund

BACKGROUND

The Bipartisan Infrastructure Law (BIL) provides \$15 billion in airport infrastructure funding nationally. The money can be invested in runways, taxiways, safety, and sustainability projects, as well as terminal, airport-transition connections, and roadway projects.

The Department of Aviation has been awarded a grant from Airport Infrastructure Grant (AIG) funding as part of the BIL to build a new Airfield Rescue and Firefighting Facility (ARFF) at Dallas Love Field (DAL) that will preserve and enhance the safety of DAL.

The objective is to fund the construction of the ARFF station located at DAL. The new ARFF station will be in an area at the northwest intersection of Taxiway B and Taxiway B6, situated west of Taxiway B and north of Taxiway B6. The new ARFF station will be a single level station of approximately 36,000 square feet consisting of multiple drive-through vehicle bays for ARFF apparatus, separate apparatus storage, support areas, administrative areas, and living spaces for ARFF and Airside Operations personnel.

Additionally, the new ARFF station will be in a more central, midfield location, north of and adjacent to the new Crossfield Taxiways E and F, which will provide improved response times.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 13, 2021, the City Council authorized an architectural services contract with Mead and Hunt, Inc. to provide an architectural programming for a replacement Aircraft Rescue and Firefighting Station at Dallas Love Field by Resolution No. 21-0114.

On September 14, 2022, the City Council authorized an architectural services contract with PGAL, Inc. to provide design services for the Aircraft Rescue and Firefighting Station No. 21 Replacement at Dallas Love Field by Resolution No. 22-1344.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
FY24 FAA AIG Grant Fund	\$13,563,479.00	\$0.00	\$0.00

April 24, 2024

WHEREAS, safety and emergency management is of utmost priority at Dallas Love Field (DAL); and

WHEREAS, DAL works closely with Dallas Fire-Rescue to prepare and train for possible aviation emergencies at the airport; and

WHEREAS, current condition of existing Dallas Fire-Rescue Station No. 21 (current station) and realignment of existing Crossfield taxiways require a replacement Aircraft Rescue and Firefighting (ARFF) station that will meet Federal Aviation Administration (FAA) response time requirements and comply with current building standards and codes. The new facility will house staff and firefighting vehicles, as well as Dallas Love Field Airside Operations work group; and

WHEREAS, on January 13, 2021, the City Council authorized an architectural services contract with Mead and Hunt, Inc. to provide an architectural programming for a replacement Aircraft Rescue and Firefighting Station at Dallas Love Field by Resolution No. 21-0114; and

WHEREAS, on September 14, 2022, the City Council authorized an architectural services contract with PGAL, Inc. to provide design services for the Aircraft Rescue and Firefighting Station No. 21 Replacement at Dallas Love Field by Resolution No. 22-1344; and

WHEREAS, it is now desirable to accept AIG Grant Funds from the FAA for eligible costs of the Construction of Aircraft Rescue and Firefighters Building Project.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to accept a grant from the U.S. Department of Transportation, Federal Aviation Administration (FAA) Airport Improvement Program Grant Fund for the federal share of the eligible capital improvement project for the Bipartisan Infrastructure Law at Dallas Love Field (Grant No. 3-48-0062-071-2024, Assisting Listing No. 20.106) in the amount of \$13,563,479.00 for the construct Aircraft Rescue and Firefighters Building Project for performance period shall be 4-years (1,460 calendar days) from the date of acceptance and execute the grant agreement and all terms, conditions, and documents required by the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$13,563,479.00 upon receipt in the FY24 FAA AIG Grant Fund, Fund F763, Department AVI, Unit W358, Object 4599.

April 24, 2024

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed \$13,563,479.00 in the FY24 FAA AIG Grant Fund, Fund F763, Department AVI, Unit W358, Revenue Code 9907.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$13,563,479.00 upon receipt in the FY24 FAA AIG Grant Fund, Fund F763, Department AVI, Unit W358, Object 4599, Program AVIW358.

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 contract is designated as Contract No. AVI-2024-00024759.

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.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1385

Item #: 33.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Convention and Event Services
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a fifteen-year resident use and incentive agreement for the Dallas Memorial Auditorium ("Arena" and "primary facility") and ancillary meeting rooms ("secondary facility") with three five-year renewal options with a professional sports team, for a minimum of 70 days per year for the primary facility and 365-days per year for organizational needs including but not limited to office and training space for the secondary facility with a \$19,000,000.00 incentive payable over three fiscal years and offsetting revenues as detailed in the Fiscal Information section, Not to exceed \$19,000,000.00 over three years - Financing: Convention Center Construction Fund (subject to annual appropriations); Estimated Revenue: Convention Center Operating Fund \$23,250,000.00 over 15 years

BACKGROUND

The City Council has designated the Kay Bailey Hutchison Convention Center Dallas ("KBHCCD") Master Plan as an economic development initiative and as a strategic priority for downtown Dallas and the southern sector. As such, each component of the project, including the Dallas Memorial Auditorium (primary facility), is considered integral to the success of the overall KBHCCD Master Plan. In alignment with this strategy, the Department of Convention and Event Services (CES) began negotiations with a professional sports team in late calendar year 2022, coming to agreement in calendar year 2023.

The agreement proposes a 15-year resident use and incentive agreement with three five-year renewal options with a professional sports team to relocate to the primary facility and ancillary meeting rooms (secondary facility), for a minimum of 70 days per year for the primary facility and 365-days per year for organizational needs including but not limited to office and training space for the secondary facility, with a \$19,000,000.00 incentive payable over three calendar years. The primary facility will be booked by CES or its management company during all other days, unless otherwise agreed upon.

CES has developed a term sheet agreed upon by the professional sports team and discussed with City Council in executive session during a special called Economic Development and Ad Hoc Committee on Professional Sports Recruitment and Retention. The agreed upon term sheets includes revenue generating components including pouring rights, food and beverage, parking, base game fees, a ticket service fee and advertising. The term sheet also includes a relocation incentive payable over three fiscal years, and an agreement to work with the City to ensure any part-time game day jobs created by Team activities shall adhere to the city's wage requirement, with a minimum of 40% of the part-time positions shall be filled by residents of the city of Dallas, (collectively, the "local hiring requirement").

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Special Called Meeting of the Economic Development Committee and Ad Hoc Committee on Professional Sports Recruitment and Retention was briefed in closed session on March 26, 2024.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Convention Center Construction Fund	\$6,333,333.00	\$6,333,333.00	\$6,333,334.00

Estimated Revenue: Convention Center Operating Fund \$23,250,000.00 over 15 years

April 24, 2024

WHEREAS, the City of Dallas (City) recognizes the importance of its role in local economic development and the public purposes of fostering economic growth, including providing incentives to attract and retain professional sports franchises and major sporting events to the City of Dallas and otherwise prioritizing investment in the City's sports assets; and

WHEREAS, in furtherance of these goals, Mayor Eric L. Johnson organized the Ad Hoc Committee on Professional Sports Recruitment and Retention in 2022; and

WHEREAS, the Dallas Memorial Auditorium will consist of the newly-renovated Dallas Memorial Auditorium (the Project) within the overall Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan expansion project; and

WHEREAS, the Mayor of the City and City leadership requested Convention and Event Services to negotiate with a professional sports team to relocate its primary home operations to the Dallas Memorial Auditorium (Arena or primary facility) as part of the economic development goals of the KBHCCD Master Plan; and

WHEREAS, a professional sports team has expressed desire to relocate to the City as its resident home base; and

WHEREAS, the City recognizes the potential detrimental effects the relocation may cause the professional sports team; and

WHEREAS, the City recognizes the long-term economic and collateral benefits to be gained by activating use of the Arena through the relocation of a professional sports team to the City; and

WHEREAS, the City, through Department of Convention and Event Services, negotiated a term sheet with such professional sports team that enables the team to relocate to the Arena as its resident home base, to include an economic development incentive payable over three calendar years and offsetting revenues over 15 years, to stimulate business and commercial activity in the City and attracting and retaining professional sports franchises and major sporting events to the City pursuant to the provisions under Chapter 380 of the Texas Local Government Code; and

April 24, 2024

WHEREAS, the City Council now desires to authorize a mutually-agreed upon resident use and incentive agreement with a professional sports team for the Arena (primary facility) and ancillary meeting rooms (secondary facility) with three five-year renewal options with a professional sports team, for a minimum of 70 days per year for the primary facility and 365-days per year for organizational needs including but not limited to office and training space for the secondary facility, with a \$19,000,000.00 incentive ("Incentive") payable over three calendar years (Agreement).

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute a fifteen-year resident use and incentive agreement, approved as to form by the City Attorney, for the Dallas Memorial Auditorium (Arena or primary facility) and ancillary meeting rooms (secondary facility) (collectively, the primary facility and the secondary facility shall be referenced as the Facility) with three five-year renewal options with a professional sports team, for a minimum of 70 days per year for the primary facility and 365-days per year for organizational needs including but not limited to office and training space for the secondary facility with a \$19,000,000.00 incentive (Incentive) payable over three calendar years and offsetting estimated revenues of \$1,550,000.00 per calendar year for 15 years (Agreement).

SECTION 2. That the Agreement shall include the following terms and conditions:

- A. Minimum Use.** Professional sports team will occupy the: (i) primary facility, for a minimum of 70 days between April 15 to November 1; and (ii) the secondary facility, which includes office and training facilities, 365 days per year.
- B. Playoffs.** If the Arena is not available for playoff dates, the City will provide a suitable alternative venue and cover the costs associated with a relocation, limiting long-term holds where necessary. The professional sports team will notify the City of required playoffs and championship home game dates to hold. Upon elimination from playoff contention, professional sports team will immediately release any dates previously held for post-season games.

SECTION 2. (continued)

- C. Dark Days.** The City shall make the Arena available to professional sports team for use upon request at no charge if the floor is installed and no events are booked 10 days out from the date of request. If the floor is not installed, the City or the City's designated facility manager shall charge actual labor costs for floor installation/deinstallation and moving any required equipment. With notice from the City or the designated facility manager, the City can cancel for repairs or late bookings. In addition to the City's best efforts to accommodate professional sports team practices on the day prior to a game, City shall provide a minimum of 10 holds for the day preceding either regular season or playoff games.
- D. Ownership and Responsibilities.** The City will represent and warrant that the City maintains ownership of the Arena and will obtain all final inspections, certificates of occupancy, and other authority necessary for opening and operating the facility. Professional sports team shall install all furniture, fixtures, equipment, machinery, and any specific stand-alone or integrated technology specifically needed by the professional sports team. The City will be responsible for providing among other things, league-approved courts, scorer's table and stanchions for use in the Arena, as well as the floor, scorer's table, digital displays, and goals in the team practice facility. City's designated Manager will deliver the building "game ready" for each home game played by the Team.
- E. Parking Terms.** The Director of Convention and Event Services (Director) or designated facility manager proposes a revenue share of parking, estimated to be 2,000 – 3,000 spaces per game, at a 70/30% split in favor of the City for the term of the original agreement, with a renegotiation of the terms during the renewal period; parties to mutually agree on parking rates for said spaces as coordinated with the management company for game days. Professional sports team to be provided up to 300 complimentary parking spaces in a secure location in close proximity to the property for game day use, with limited impact to the KBHCCD, and up to 100 complimentary parking spaces in a secure location in close proximity to the property for non-game day use.

SECTION 2. (continued)

- F. Base Fee.** Professional sports team will pay a base fee of \$10,000.00 per game or event upon execution of the Agreement, with the base fee to be adjusted annually at a percentage equal to change in Consumer Price Index beginning in year 4 of the Agreement term, inclusive of: changeover fees, access to utilities and services, guest staffing, and league-mandated security (ushers, custodial, etc.). Base fee excludes: any team or league specific dictated services, such as security and any additional costs for entertainment or events/displays that exceed \$1,000.00 in total.
- G. Broadcast Revenue.** The City shall provide “last mile” for utilities and services and will build to league broadcast standards. City and professional sports team shall negotiate future broadcast support improvements.
- H. Marketing & Advertising Rights.** The City shall provide professional sports team with limited marketing and advertising rights to the Facility, including exclusive rights 365 days per year for the professional sports team portion of the Facility, including the secondary facility. The City retains permanent signage, exterior digital display, and naming rights, with 30% or fixed fee/guaranteed share to professional sports team. The professional sports team shall receive 100% of gameday advertising (temporary and on equipment plus digital inventory). The professional sports team shall provide the City with up to two minutes of digital display time per game for the marketing of KBHCCD events. Digital inventory provided to the City cannot be passed through to third parties. For temporary advertising, the fee to set and remove the branded equipment would be included in the fixed use fee.
- I. Signage/Graphics.** Professional sports team is responsible for the creation and production of any advertising signage, digital graphic, etc. City shall be responsible for the cost of permanent displays such as video boards, light-emitting diode ribbon displays, and scorer’s table displays. City shall also be responsible for the cost of installing any advertising sold by the professional sports team, with team provided the opportunity to identify ten (10) protected categories (exclusives) per year.
- J. Pouring Rights.** City or designated facility manager shall have the authority to determine pouring rights for the primary facility as part of the KBHCCD campus to include all beverage-related offerings. City and professional sports team agree to split pouring rights at 70/30% in favor of the City.

SECTION 2. (continued)

- K. Concessions.** If a revenue share is negotiated by the professional sports team, the revenue share will be 50/50%. Should concessions be negotiated by the facility manager, the revenue share will be 65/35% in favor of the City. Professional sports team shall be permitted to execute sponsor-related sampling in-venue during home games and bring in outside food and beverage for professional sports team and staff use, if desired.
- L. Ticketing.** Professional sports team will be provided the opportunity to contract directly with a ticket service provider and retain 100% of all ticket-related revenue, including season tickets, group tickets, individual tickets, and premium seating to include any club, suite, and courtside seating. All tickets sold will include a \$2.00 ticket service fee with such revenue split 50/50% with the City. Professional sports team shall provide the City with up to ten (10) complimentary tickets for each game played at the Facility, with ticket seat locations as mutually agreed upon by the parties.
- M. Merchandise.** Professional sports team to provide all team merchandise for sale in the KBHCCD and shall retain 100% of the revenue. The City shall ensure the Facility has appropriate merchandise points of sale, including a dedicated team store and auxiliary/portable merchandise sale locations.
- N. Payment of Incentive.** The City shall pay the professional sports team the Incentive in three equal installments over a calendar three-year term, with the initial payment due by the City to the professional sports team within 30 calendar days following the parties' execution of the Agreement.
- O. Minor Modifications.** At the professional sports team's written request, the Director may authorize an extension of the Agreement deadlines up to one year for just cause.
- P. Additional Terms.** Professional sports team agrees to:
- i. during architecture/engineering and design until renovation of the site and building improvements have been completed in accordance with the mutually agreed upon recommendations, and final certificate of occupancy has been issued, to engage a professional, at its own expense, to work and collaborate with the City on all aspects of the building design and construction process;

SECTION 2. (continued)

- ii. ensure all part-time game day jobs it creates due to its activities at the Facility comply with the City's wage requirement (Wage Requirement) with a minimum of 40% of such part-time positions to be filled by City residents (Local Hiring Requirement);
- iii. obtain a final certificate of occupancy (or equivalent evidence of completion issued by the City) no later than March 1, 2026;
- iv. submit to the Director of Convention and Event Services or designated manager (Director) a quarterly status report for activities booked and scheduled at the Arena. Such status reports shall be due to the City within thirty (30) calendar days following the end of each calendar quarter;
- v. submit an annual compliance report to the Director no later than April 15th of each year outlining activities booked and scheduled at the Arena, and any capital investments made to the Facility. The parties mutually agree to an annual capital improvement fund provided by the City to ensure the Facility remains a best-in-class venue;
- vi. acknowledge and agree that any modification to the deadlines and conditions set forth in this resolution require further action of the City Council and additional consideration, unless otherwise allowed for in the Agreement;
- vii. acknowledge and agree that City commitments to the Project may be re-evaluated and modified if Project completion or scope is changed in any manner;
- viii. maintain sole responsibility for payment of sales and other taxes arising out of its use of the Facility;
- ix. provide insurance, at its sole cost, in accordance with the City's Office of Risk Management requirements; and
- x. agree to indemnification in accordance with the City's standard requirements and local or State law.

April 24, 2024

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse, to the professional sports team, the Incentive in a total amount not to exceed \$19,000,000.00 in three equal installments over three calendar years, with the first disbursement no later than thirty (30) days of the date the Agreement is executed by all parties (and the second and third installment as outlined in the Agreement), from Convention Center Construction Fund, Fund 0082, Department CCT, Unit W433, Activity CCIM, Object 3099, Program PBC00032; and Encumbrance/Contract No. CCT-2024-00024819.

SECTION 4. That the Chief Financial Officer is hereby authorized to receive, accept and deposit revenues from the Agreement in the Convention Center Operating Fund, Fund 0080, Department CCT, Unit 7408, Revenue Codes 7456, 7816, 7822, 7838, 7882, 8218.

SECTION 5. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation until such time as the Agreement is duly approved and executed by all Parties.

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.

APPROVED AS TO FORM

Tammy L. Palomino, City Attorney

BY: _____

Assistant City Attorney



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1402

Item #: 34.

STRATEGIC PRIORITY: Quality of Life, Arts & Culture

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Library

EXECUTIVE: M. Elizabeth Cedillo-Pereira

SUBJECT

Authorize **(1)** the acceptance of the specific goals and recommendations set forth in the Dallas Public Library Strategic and Facilities Plan (Plan), which consists of a five-year strategic plan and a 20-year facilities plan; **(2)** the adoption of the Plan to serve as a guideline for the Library's provision of services for the next five years and development of facilities for the next 20 years; and **(3)** the City Manager to guide and support the Library's efforts to advance the goals and implemented the recommendations provided for in the Plan - Financing: This action has no cost consideration to the City (see Fiscal information)

BACKGROUND

The Dallas Public Library adopted its last Strategic Plan in 2016 and its last Facilities Master Plan in 1999. In early 2023, the City of Dallas initiated a process to develop a comprehensive plan for the Library's future. Objectives included the development of a five-year strategic plan and a 20-year facilities plan that can serve as guidelines for the Library to adapt to evolving circumstances and new opportunities in the coming years.

The Library sought feedback from the community on their vision for the Dallas Public Library through multilingual surveys, community visioning sessions, neighborhood focus groups, and feedback stations within the library. Community input was designed to elicit responses from the widest range of people possible, including but not limited to non-English speakers, low-literacy adults, youth, and non-library users.

The goals and recommendations in the Plan align with the City's strategic priorities and Racial Equity Plan and reaffirm the Library's role as a critical community institution that provides educational opportunities, access to technology, and community resources.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 26, 2024, the Municipal Library Board was briefed on the draft plan.

The Quality of Life Arts & Culture Committee was briefed on the “Dallas Public Library: Library Strategic & Facilities Plan” on April 15, 2024.

The City Council was briefed on the “Dallas Public Library: Library Strategic & Facilities Plan” on April 17, 2024.

FISCAL INFORMATION

This action has no cost consideration to the City. Implementation of this plan would be subject to appropriation as part of future operating and capital budgets.

April 24, 2024

WHEREAS, the Dallas Public Library (Library) has been an essential partner for Dallas communities, supporting learning, inspiring curiosity and advancing lives for more than 120 years;

WHEREAS, the Library initiated the planning process for the Library Strategic and Facilities Plan on January 30, 2023; and

WHEREAS, this year-long process engaged nearly 5,000 residents in over 65 community and stakeholder meetings, utilizing six languages and interactive formats that invited participation from individuals across literacy levels as well as community outreach that invited input from non-Library users; and

WHEREAS, each Library location was assessed by outside architects and library industry professionals and these assessments were cross-referenced with City of Dallas Facilities Condition Reports and the Needs Assessment Inventory; and

WHEREAS, the Library examined key City of Dallas priority areas and existing plans like the Racial Equity Plan, Comprehensive Environmental and Climate Action Plan, Broadband Digital Equity Strategy, Welcoming Dallas Strategic Plan, and Cultural Plan to ensure alignment of Library services; and

WHEREAS, the Library Strategic and Facilities Plan is intended to serve as guiding principles to help the Library provide services and facilities that are responsive to community needs; and

WHEREAS, a vibrant, well-run Library system enhances the quality of life and economic outcomes of the community; and

WHEREAS, the strategic plan sets eight strategic goals, including 1) creating opportunities for learning and discovery, 2) providing customer-responsive technology, 3) cultivating a vibrant materials collection, 4) reducing barriers to access, 5) providing inspiring and welcoming facilities, 6) making community connections, 7) communicating the library's value and 8) developing future-ready staff; and the facilities plan identifies key considerations and makes recommendations for future facilities investments and expansions that will meet community needs to provide places for creativity and learning, in ways that are inspiring, welcoming, innovative and technology rich, well-maintained, accessible, and inclusive.

Now, Therefore,

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

April 24, 2024

SECTION 1. That the City Council accepts the goals and recommendations set forth in the Dallas Public Library Strategic and Facilities Plan (Plan), which consists of a five-year strategic plan and a 20-year facilities plan, and which is attached hereto as **Exhibit A**.

SECTION 2. That the City Council hereby adopts the Plan to guide Library services, operations, technology, and collaborations for the next five years, and to guide investments in Library spaces and facilities for the next 20 years.

SECTION 3. That the City Council hereby authorizes and directs the City Manager to guide and support the Library's efforts to advance the goals and recommendations provided for in the Plan.

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

EXHIBIT A



Dallas Public Library Strategic + Facilities Plan

FINAL REPORT | 29 MARCH 2024





GROUP 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

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CA 94080 USA
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*Dino Day at
Bookmarks at
NorthPark Center*

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EXECUTIVE SUMMARY



Dallas West Branch staff celebrate the building's 47th anniversary in 2022.

EXECUTIVE SUMMARY

For more than 120 years, Dallas Public Library (DPL) has been an essential partner for Dallas communities, supporting learning, inspiring curiosity, and advancing lives. Today, DPL provides access to services, technology, and resources citywide through its 30 facilities, outreach programs, and partnerships. Its reach and reputation also extend well beyond the city limits: it is one of the largest urban libraries in the nation, and is widely recognized for its creativity, innovation, and dedication to responsive service and positive impact.

In early 2023, the City of Dallas initiated a process to develop a comprehensive plan for DPL's future. Objectives included a strategic plan to guide library services and operations for three to five years as well as a 20-year plan for capital investments in library facilities. DPL leadership and staff were closely involved throughout the process to ensure that each plan would be aspirational, implementable, and developed with equity and inclusion at the forefront.

The City and DPL committed to a robust engagement process in order to ensure that the strategic and facilities plans reflect and align with the unique vision and values of Dallas communities. Over the course of nearly a year, diverse methods were used to seek input from thousands of people throughout Dallas, including digital, in-person, synchronous, and asynchronous strategies in multiple languages.

STRATEGIC PLAN SUMMARY

The strategic plan draws directly from the needs, challenges, and opportunities for DPL as identified through extensive engagement. Themes include:

- DPL is seen as a model of welcoming, inclusive service in Dallas, and is widely respected and appreciated for the service and value it provides;
- Dallasites cherish the library as a place for people, programs, and community connections as well as for its resources, services, and technology;
- DPL is frequently sought by other City departments as a partner in building equity and a stronger Dallas; and
- The library is innovative and agile in responding to new and changing community needs, but is increasingly challenged to do more with less.

Library Mission, Vision, and Values

DPL's new strategic plan retains and recommits to its current vision statement as a relevant and inspirational guide for the future.

Its mission statement has been refined to better reflect its aspirations and opportunities for increased community impact.

Many of the themes that emerged through community engagement have been distilled and articulated as four key library values.

LIBRARY VISION

LIMITLESS POSSIBILITIES START AT DALLAS PUBLIC LIBRARY.

LIBRARY MISSION

DALLAS PUBLIC LIBRARY STRENGTHENS COMMUNITIES
AND BUILDS EQUITY BY CONNECTING PEOPLE,
INSPIRING CURIOSITY AND ADVANCING LIVES.

LIBRARY VALUES

COMMUNITY

LEARNING

ACCESS

INNOVATION



*Bandan Koro
African Drum &
Dance Ensemble
performs at the
Hampton-Illinois
Branch.*

DPL's new strategic plan proposes focused, aspirational goals that will guide the organization as it works to address the key recommendations developed through the planning process:

- Expanding and diversifying public-facing services, programs, and collections to reflect and respond to Dallas community needs and interests;
- Increasing DPL's responsibility and control over technology in order to more efficiently and effectively meet community needs at both the local and citywide levels;
- Enhancing library spaces and facilities to ensure that they support modern service and technology as well as provide a welcoming, inspiring, and inclusive experience for patrons; and
- Investing in library operations and staff development to maximize responsive service, community access, and organizational success.

It is important to note that DPL's strategic plan is not a static road map. Rather, like a global positioning system (GPS), the plan is intended help the library adapt to evolving circumstances and new opportunities in the coming years. DPL's mission, vision, and values will inform its priorities, decisions, and actions in response to change while maintaining focus on these strategic goals. DPL's commitment to equity as a City of Dallas Core Value of Service and to the goals of the City's 2022-2023 Racial Equity Plan will also guide its operational and facilities decision-making.

Next steps in implementing the strategic plan include developing action plans to advance each of the strategic goals, as well as appropriate methods and metrics for monitoring progress over time.

DALLAS PUBLIC LIBRARY STRATEGIC GOALS

CREATE OPPORTUNITIES FOR LEARNING AND DISCOVERY

Dallas Public Library's programming will focus on meeting specific community needs and filling recognized gaps in city services.

PROVIDE CUSTOMER-RESPONSIVE TECHNOLOGY

Dallas Public Library will adopt customer and future-focused technology improvements that ensure stable and up-to-date service for Dallas residents.

CULTIVATE A VIBRANT MATERIALS COLLECTION

Dallas Public Library's physical, electronic and special collections will adapt to reflect the needs of an increasingly diverse community.

REDUCE BARRIERS TO ACCESS

Dallas Public Library will ensure all community members have equitable access to its physical facilities, digital presence, collections, programs and services.

PROVIDE INSPIRING AND WELCOMING FACILITIES

Dallas Public Library's buildings will be community-focused to adapt to the current and future needs of Dallas' neighborhoods and residents.

MAKE COMMUNITY CONNECTIONS

Dallas Public Library will be a neighborhood center for information and participation in civic life by leveraging partnerships and collaborating with other organizations to bring services directly to residents.

COMMUNICATE THE LIBRARY'S VALUE

Dallas Public Library will tell stories that highlight the Library's service to the community and amplify the Library as a vital city institution.

DEVELOP FUTURE-READY STAFF

Dallas Public Library will create opportunities for library staff to grow and innovate.

FACILITIES PLAN SUMMARY

One of the DPL's strategic goals is to provide inspiring, welcoming, and inclusive spaces for all Dallas residents. The library's network of 30 facilities provides a strong foundation for future investments in library spaces and buildings to support this goal.

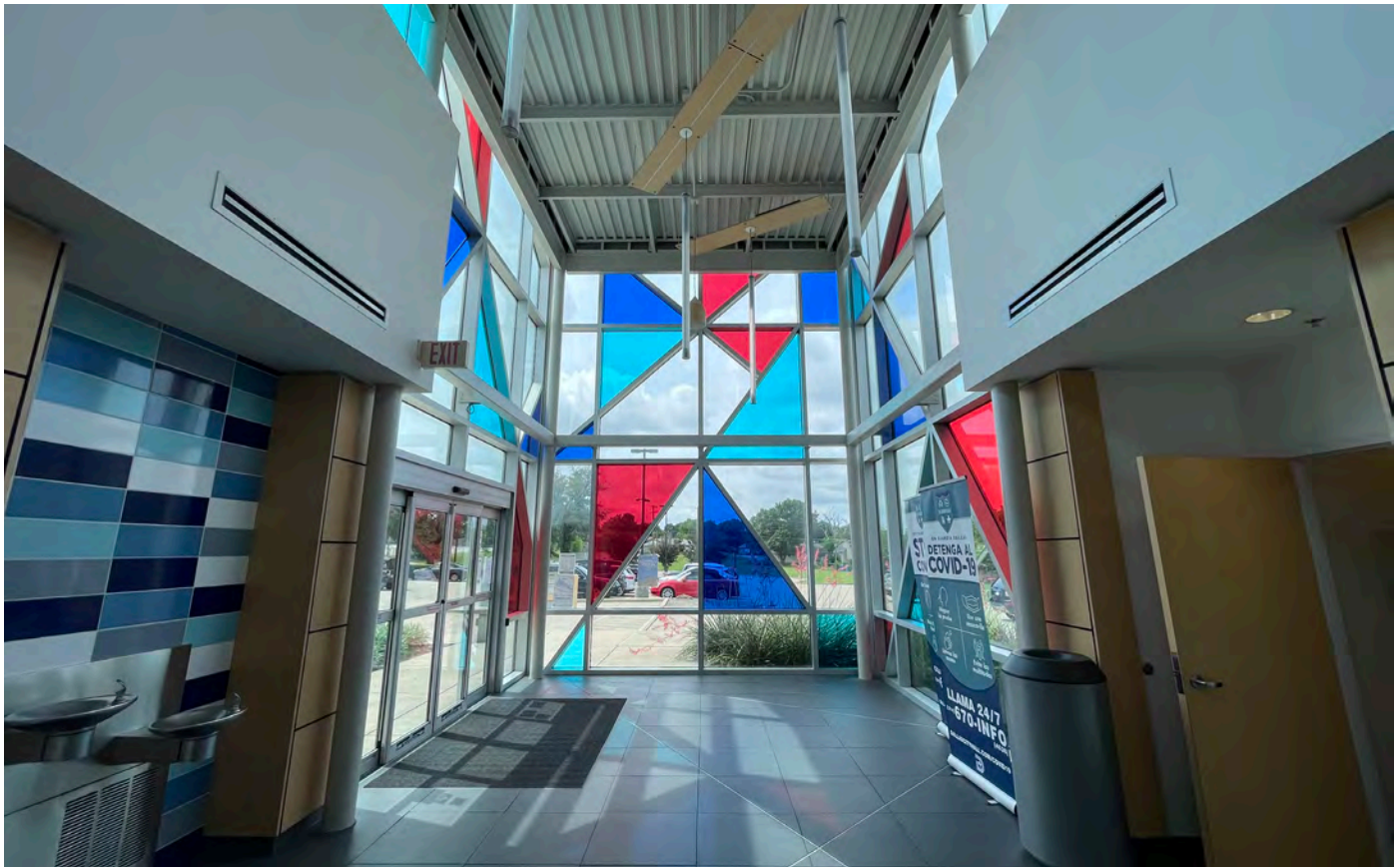
Key recommendations for DPL facilities include:

- **Protecting capital assets.** Like all City buildings, Dallas' libraries require ongoing maintenance to keep them in good condition and maximize their longevity. Even the City's newest library building (which is Vickery Park Branch as of the date of this report) will need periodic repairs and updates to systems, finishes, and furnishings over the next 20 years to keep it welcoming and well-performing into the future.
- **Expanding library branches.** Dallas' population is projected to grow by more than 18% over the next 15 years, reaching nearly 1.6 million people by 2040. More than 165,000 square feet of additional branch library space will be needed to support this community growth, diversifying needs, and increasing demand for library services. No additional branches are recommended in this plan. Rather, DPL's smaller, older, and outdated branches should be replaced with larger facilities that can support more modern and diverse service. Whether through addition or replacement, future library branches should be at least 25,000 square feet – and many are recommended to be even larger.
- **Reinvesting in the Central Library.** The J. Erik Jonsson Central Library is a major asset for the City of Dallas, and with reinvestment has great potential to continue as the vibrant heart of the DPL network for decades to come. It is recommended for major renovation to address deferred and life cycle maintenance needs, improve the building's performance and resiliency, and modernize service and operations to align with the Library's strategic goals and priorities.

The recommended facility improvement and expansion strategies are high-level and long-range in nature. Site-specific feasibility assessment and design services were beyond the scope of this planning process. Additional analysis will be needed to confirm the size, scope, and timing of the recommended projects – at which time capital budgets can be developed.

RECOMMENDED STRATEGIES FOR DALLAS PUBLIC LIBRARY FACILITIES

Location		Recommended Strategy
CEN	Central	Renovate / Reimagine
AP	Arcadia Park	Renovate / Reimagine
AR	Audelia Road	Renovate / Reimagine
BL	Bachman Lake	Renovate / Reimagine
NP	Bookmarks at NorthPark Center	Maintain / Keep Fresh
DW	Dallas West	Expand / Replace at 35,000+ SF; potential joint-use facility opportunity with Parks
FG	Forest Green	Maintain / Keep Fresh
FP	Fretz Park	Maintain / Keep Fresh
GP	Grauwyler Park	Renovate / Reimagine
HI	Hampton-Illinois	Renovate / Reimagine
HH	Highland Hills	Maintain / Keep Fresh
KR	Kleberg-Rylie	Expand / Replace at 25,000-30,000 SF
LW	Lakewood	Expand / Replace at 30,000+ SF
LK	Lancaster-Kiest	Renovate / Reimagine
LC	Lochwood	Maintain / Keep Fresh
MK	Martin Luther King, Jr.	Expand / Replace at 35,000+ SF; potential relocation and/or joint-use facility opportunity with parks
MC	Mountain Creek	Expand / Replace at 25,000-30,000 SF
NO	North Oak Cliff	Expand / Replace at 20,000+ SF (2024 Bond Program specified size)
OL	Oak Lawn	Expand / Replace at 30,000+ SF
PF	Park Forest	Relocate + Replace at 20,000+ SF (2024 Bond Program specified size)
PG	Pleasant Grove	Maintain / Keep Fresh
PW	Polk Wisdom	Maintain / Keep Fresh
PC	Prairie Creek	Maintain / Keep Fresh
PR	Preston Royal	Renovate / Reimagine
RF	Renner Frankford	Expand / Replace at 30,000+ SF
SS	Skillman Southwestern	Expand / Replace at 30,000+ SF; potential relocation opportunity
SK	Skyline	Relocate + Replace at 30,000+ SF; potential joint-use facility opportunity with Parks
TG	Timberglenn	Renovate / Reimagine
VP	Vickery Park	Maintain / Keep Fresh
WR	White Rock Hills	Maintain / Keep Fresh



Polk-Wisdom
Branch

IMPLEMENTATION

DPL's previous facilities master plan was adopted in 2000, recommending significant improvements and expansion of library space citywide. Funding for the recommended library projects was robust during the first two rounds of the City's Capital Bond Program in 2003 and 2006. Since that time, Bond Program allocations for library capital projects have totaled less than \$16 million which has left a number of the 2000 master plan-recommended projects unfunded to this day, including the replacement of the North Oak Cliff and Park Forest Branches as well as renovation of the Preston Royal Branch.

The City's Bond Program is expected to continue to be the workhorse for funding the capital projects recommended in this new long-range facilities plan. Future rounds of the Bond Program will need to significantly increase funding for library capital projects in order to implement the recommendations for 2040 within the next two decades. Bond funding for libraries can be maximized through strategies including facilities partnerships between DPL and other City departments, another public agency, or a private entity (public-private partnership), and identifying and pursuing opportunities to locate libraries in mixed-use or adaptive reuse buildings.

The challenge of funding library capital projects is not unique to Dallas. Libraries across the nation are facing significant competition for capital and operational funding from other city departments and public agencies. Strong advocacy from library Friends and Foundations can be pivotal to securing the operating and capital projects to provide the quality and level of library services communities desire. Some advocacy groups undertake fundraising for capital projects as well as to support library programs and services.



INTRODUCTION



Vickery Park Branch
summer kickoff
party, June 2022.

PROJECT BACKGROUND + PURPOSE

Dallas Public Library has been a beloved and transformative community service for more than 120 years. It provides library materials, programs, and services to one of the country's largest and most diverse cities, with 1.3 million residents and counting. DPL, like Dallas, is forward-thinking, creative, and innovative; it has received multiple honors through the Urban Libraries Council's Innovation Awards program as well as recognition by its peers.

Dallas' libraries are learning, gathering, and resource centers that are woven into the fabric their neighborhoods. Equitable access to quality libraries is essential to a thriving community. DPL serves residents at 30 locations throughout the city. As Dallas has grown, DPL has also grown its network of library facilities. The City of Dallas' Planning and Urban Design Department expects that population growth will continue, anticipating an increase of 15% or more by the year 2040.

DPL last adopted a facility master plan in 2000 and a strategic plan in 2017. A strategic plan is a values-based guide for decision-making about where to invest the library's time, effort, and resources to provide services and technology over the next five years. A facilities plan guides investments in library spaces and buildings over a longer term, 10 to 20 years, reflecting the time required to plan, fund, and realize facilities projects.

The City initiated the process to establish a new, insightful, and comprehensive strategic and long-range facilities plan for DPL in early 2023. Its goals were to ensure library facilities meet community needs and to continue to be proactive in preparing for change, while advancing equity and inclusion. Engagement of library staff, stakeholders, partners, and the community were integral to the process to ensure that the plan captures Dallas' vision, values, and needs.

METHODOLOGY

The 12-month planning process was guided by a project management team composed of DPL senior leadership, key managers, and the planning consultants. This team met approximately semi-monthly to coordinate, review project progress, and confirm findings and recommendations.

The strategic planning methodology included assessments of current library operations and partnerships, broad trends and local desires for library service and technologies, stakeholder and public perceptions, and challenges and opportunities facing DPL. These assessments have been utilized to reevaluate the library's vision and mission statements and to develop new strategic goals for the next five years. The development of strategies and actions to achieve the goals will be performed by DPL staff following the adoption of this plan.

The facilities planning work included tours of all 30 DPL locations and assessment of their alignment with the emerging vision for modern library service (explained in Chapter 3), operations models, and customer experience. Capacity for libraries' expansion on their current sites was also assessed at a strategic level. Detailed facility condition information was sourced from the City of Dallas' 2018 Facility Condition Assessment for library facilities and its Capital Improvement Program's Needs Inventory. The facilities planning scope did not include site-specific feasibility studies or design services.

Information and data utilized in the planning process included:

- Library service data and metrics from DPL and the Texas State Library and Archives Commission (TSLAC)
- Community demographics and population projections from the 2010 and 2020 U.S. Census and the North Central Texas Council of Governments (NCTCOG)
- Maps prepared by the City's GIS Service and Planning and Urban Design Department and by NCTCOG
- Plans and reports prepared by and for the City of Dallas:
 - 2022-2023 Racial Equity Plan
 - 2022 ForwardDallas Comprehensive Land Use Plan Update Existing Conditions Report
 - 2021 Broadband and Digital Equity Strategic Plan
 - 2020 Comprehensive Environmental and Climate Action Plan
 - 2020 Age-Friendly Dallas Action Plan
 - 2018-2021 Welcoming Dallas Strategic Plan
 - 2018 Cultural Plan



The consultant team visited each DPL facility in April and May, 2023, to assess their services, operations, and customer experience.



Dallas residents participated in community visioning events like this one at Hampton-Illinois Branch.

Throughout the process, Dallas communities, library staff, and key stakeholders were engaged through a variety of activities to ensure that diverse voices are included in the plan. Methods for seeking input included:

- Five regional community kickoff meetings held in April and May 2023
- Community surveys – online and in-person pop-ups at DPL outreach events
- Interviews with key library stakeholders and supporters in Dallas educational institutions, media, business, and civic endeavors
- Meetings with the Friends of Dallas Public Library and the Municipal Library Board
- Feedback stations in all DPL locations
- A series of focus groups
- Two community presentation meetings held in November 2023
- A library staff survey
- A series of workshops with library staff and managers

Meetings were also held with City of Dallas partner offices and departments, including the Office of Equity and Inclusion, Welcoming Communities and Immigrant Affairs Division, Office of Community Care, Office of Homeless Solutions, Park & Recreation Department, and Office of Bond & Construction Management.

Refer to Appendix 1 for more details about staff, stakeholder, and community engagement strategies.



Library managers envisioned the ideal library of the future.

PARTICIPANTS

Nearly 5,000 Dallas people, including City and DPL staff, stakeholders, and partners, contributed to the development of this plan – far more than can be named in this report. The DPL leadership and staff listed below participated in multiple meetings and workshops over the course of this project. Additional participants who contributed their time and insights to this process are recognized in Appendix 3.

A special thank you is also due to the Friends of the Dallas Public Library, whose donation to the City of Dallas enabled the library to undertake this planning process. Their dedication to and support of DPL is greatly appreciated.

LIBRARY LEADERSHIP TEAM

- Jo Giudice, Library Director
- Kjerstine Nielsen-Pelto, Assistant Director of Customer Experience
- Heather Lowe, Assistant Director – Technology & Strategic Direction
- Sean McGrew, Assistant Director - Operations & Facilities
- Shannon Adams, Adult Engagement Administrator
- Kristen Calvert, Events and Program Administrator
- Melissa Dease, Community Relations Administrator
- Felicia Edwards, Executive Assistant
- Sallie Lockhart, Library Information & Technology Manager
- Andrew Wright, Technical Services Administrator
- Ronnie Jessie, (retired) Special Events Manager
- Clinton Lawrence, (former) Assistant Director – Operations & Facilities



Library managers shared their insights during planning workshops.



Ideal library collages made by neighborhood residents at a community visioning session.

CONSULTANT TEAM

Group 4 Architecture, Research + Planning, Inc.

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South San Francisco, CA 94080

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Vickie White, Senior Planner

Grace Tilghman, Planner

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buildingcommunityWORKSHOP

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SR Kent

Susan Kent, Principal

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KEY FINDINGS



A drawing class was part of a Shakespeare event at the Central Library.

VITAL COMMUNITY RESOURCE

Community members expressed through the planning process that they cherish Dallas Public Library for inspiring curiosity and a love of lifelong learning, and for helping them access information and resources that improve their quality of life. The Library provides a wealth of indispensable services to city residents, just a few of which are:

- Children's storytimes and play spaces that help build early literacy and support success in school
- Afterschool snack and activity programs for older children
- Learning and recreational activities for people of all ages
- Activities and resources to support creativity and build skills
- Access to books, media, and special collections
- Access to computers and the internet
- Special exhibitions and celebrations
- Assistance from library staff with paperwork, questions, and research

"I love the library and all the resources it provides the residents. It is often undervalued even though I feel it has a significant impact in underrepresented communities."

— community survey respondent



STRONG LIBRARY, STRONG DALLAS

DPL is dedicated to strengthening Dallas communities – to connecting people, building equity, inspiring curiosity, and advancing lives. This remarkable commitment and the Library’s service in pursuit of it earn DPL a special place in the hearts and minds of Dallasites.

Through the engagement process, we heard that DPL strengthens the city in many ways. The Library provides welcoming public spaces throughout the city that are free for everyone to use: to work, study, gather, use technology, participate in programs and activities, and even sit and read. Also, neighborhood organizations, clubs, and community groups use library spaces to host their gatherings and meetings for little or no cost. Dallas residents greatly appreciate access to library spaces, and community demand for “people places” is expected to continue growing in the future.

We heard that DPL is valued as a place for community members to connect – with resources, with the library’s amazing staff, and with each other. For more than a century, DPL has connected customers with a vibrant collection of books and media that reflect the diversity of Dallas communities. Friendly and dedicated library staff connect with customers and assist them in accessing library materials and services. The library connects residents with other people as well: with those who share their interests through programs, book clubs, and activities; and with those who are different to build better understanding and a shared sense of community.

DPL also provides free access to the digital tools and technology that connect Dallas communities with their families, neighbors, friends, and the world. The library is a champion of advancing digital equity and inclusion in Dallas. Many residents rely on the library for access to the internet, computers, and other devices as well as printing, scanning, and even faxing. And customers at all levels of skill and comfort with

Library staff collected feedback from residents at offsite community events.



Oak Lawn Branch

“When I didn’t have a job and could not afford the internet or a computer, I used Dallas public libraries to send my resume and find a job. I will be forever grateful.”

— community survey respondent

technology are grateful that library staff are ready to help them with their tech support needs. In today’s rapidly evolving digital landscape, DPL is continuously seeking ways to enhance their technology offerings to better serve the diverse needs of their patrons. By embracing a regionally tailored strategy rather than a one-size-fits-all approach, the library is endeavoring to provide equitable, relevant, accessible technology services to all members of the community.

DPL is a valued partner for the City and social service organizations in working toward their broader equity and access goals. Programs such as the Enhanced Library Card, resources for the unhoused and families receiving nutrition assistance, personalized tax help, and opportunities to learn about and celebrate other cultures all help to build a more equitable and inclusive Dallas. DPL has been recognized for its efforts to incorporate equity into its operational decisions: in 2023, it was named a Top Innovator by the Urban Libraries Council for Data-Driven Support for Equity in Budgeting for Branch Library Hours.

DPL also helps residents advance their lives through impactful, learning- and growth-oriented programs and services. In addition to all of the resources and support it provides for children and youth, the library helps adults reach their educational goals through free English Language Learning, high school diploma, and certificate programs as well as free certificate testing. These efforts were also recognized with a Top Innovator award from the Urban Libraries Council. Additionally, the library supports residents’ economic aspirations through job seeker and business assistance programs.



Students from DPL’s GED classes who passed the test in 2019 participated in a graduation ceremony.



Lochwood Branch

STRONG LIBRARY NETWORK AND FACILITIES

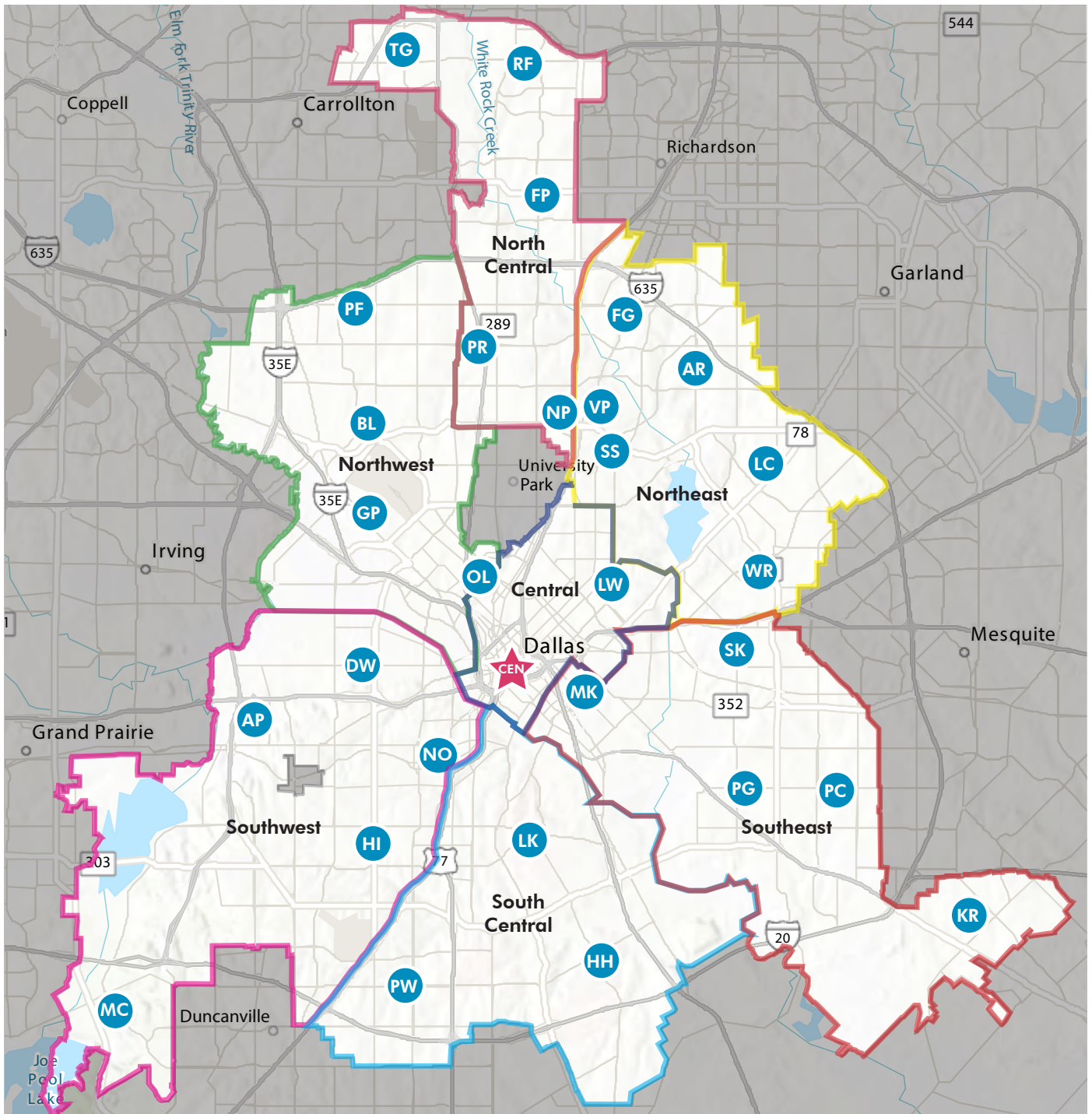
DPL's 30 library facilities serve both at a community level as individual libraries and at a citywide level as a network of complementary locations. The consultant team's assessment of the citywide network and community input indicates that the facilities are generally well-located to provide easy, widespread access to library services. In other words, most Dallas residents don't have to travel too far to get to a library. Because the current network of libraries is working well for residents and is manageable to operate, this plan recommends that the present number of facilities be kept stable.

The individual facilities operated by DPL, according to the City's 2018 condition assessment and rating system, are mostly in good condition. However, some library buildings are in need of maintenance and repairs to address conditions that are uncomfortable and unpleasant for customers and staff, and to ensure the facilities will have a long service life. Libraries that are welcoming and well-performing will draw more patrons and provide more value to residents.

Dallas is a growing city, and its population is anticipated to increase by 15% or more by the year 2040. In order to meet the library service needs of the evolving city – including space for children to play and learn, people to read and work, gather and meet, experience programs and culture, use technology and library collections – it is recommended that Dallas continue its historic approach of growing library space along with the population. The strategy this plan recommends to do so is for DPL to replace smaller branches with larger facilities.

Newer and larger branches will facilitate a greater diversity of library services than smaller branches built to older standards, which addresses the trends in what Dallasites want from their libraries (as described further in the following section). The vision for DPL facilities is that all Dallas residents have access to vibrant, welcoming, and inclusive libraries that support a variety of spaces and activities.

DALLAS PUBLIC LIBRARY LOCATIONS AND CITY SERVICE AREAS

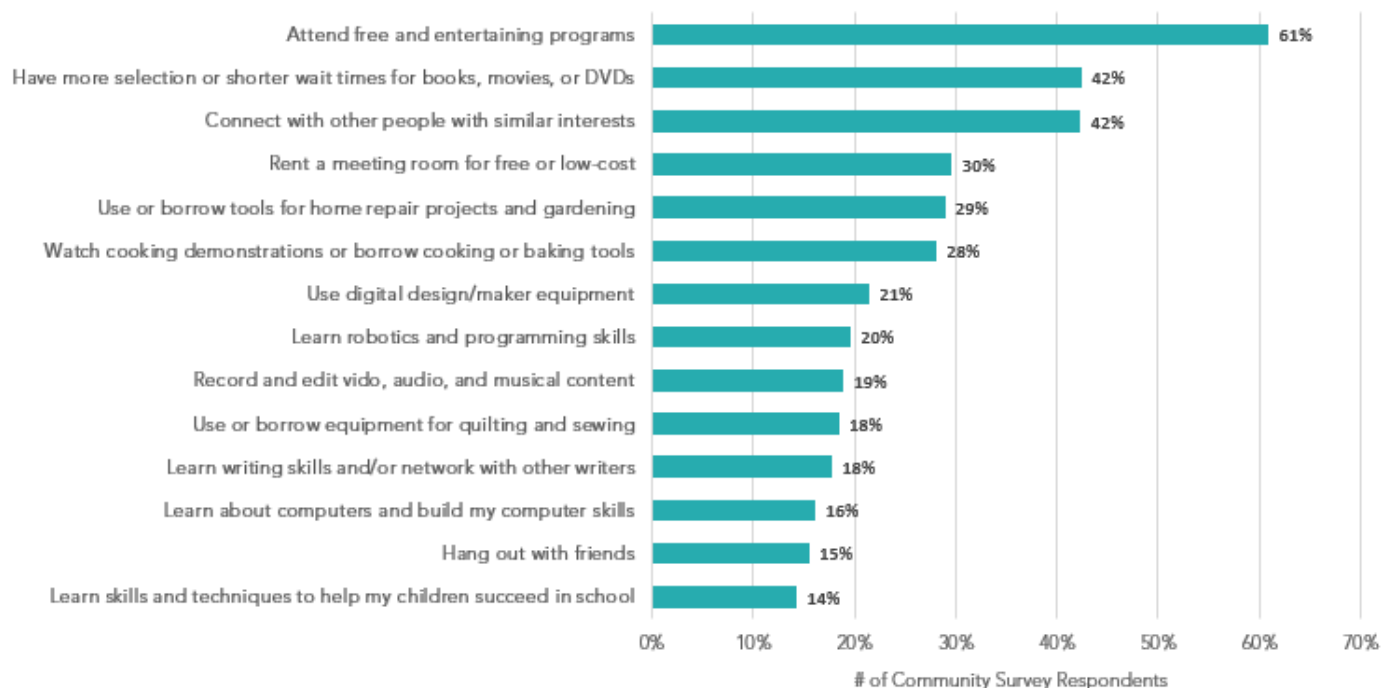


CEN Central Library
AP Arcadia Park
AR Audelia Road
BL Bachman Lake
NP Bookmarks at NorthPark Center
DW Dallas West
FG Forest Green
FP Fretz Park
GP Grauwlyer Park
HI Hampton-Illinois

HH Highland Hills
KR Kleberg-Rylie
LW Lakewood
LK Paul Laurence Dunbar
LC Lancaster-Kiest
LC Lochwood
MK Martin Luther King, Jr.
MC Mountain Creek
NO North Oak Cliff
OL Oak Lawn
PF Park Forest

PG Pleasant Grove
PW Polk-Wisdom
PC Prairie Creek
PR Preston Royal
RF Renner Frankford
SS Skillman Southwestern
SK Skyline
VP Vickery Park
WR White Rock Hills

Community Survey: What would you like to be able to do (or do more of) at Dallas Public Library in the future?



Libraries Evolving with the Community

Libraries are exciting places that inspire curiosity from a very young age and help build and facilitate a lifelong love of learning. They incorporate opportunities for fun early learning for young children and introduction to the magic of reading and discovery. They provide places for teens and tweens to engage with each other and develop social skills, study, and do homework. They support collaborative learning and work for people of all ages, and offer spaces for communities to create and share cultural arts and experiences. And, when usable outdoor spaces are available on library grounds, their capacity to support learning and gathering expands further.

Dallas residents and library staff told us that there is high demand for more people-focused places and spaces within DPL's facilities; in particular, comfortable seating areas, places for individual reading/work, flexible program spaces, children and children's programming spaces, outdoor spaces, and small and medium group meeting spaces. DPL currently provides all of these types of spaces and places somewhere within its network; however, few of its branch libraries can provide all of these due to building and site limitations. Still, the library's larger and newer branch facilities are designed to provide many of these spaces in a single facility. Older branch facilities can be replaced or renovated to improve their size, floor plans, and flexibility to meet current and changing library needs.



Storytime at Audelia Road Branch.

CHALLENGES AND OPPORTUNITIES

DPL's ability to maximize its positive impacts for residents faces challenges and opportunities in the areas of organizational support, operations and service capacity; community awareness; technology; branch library facilities; and the Central Library.

LIBRARY ORGANIZATION AND SERVICES IN THE 21ST CENTURY

The fast pace of technology change, new digital resources and services, evolving demands and patterns of usage by the public, and the need for library spaces that can accommodate new uses have altered the nature of public library service in Dallas. DPL's success rests on its ability and capacity to meet residents' library needs now and into the future. The needs that emerged through community and staff engagement activities include, but are not limited to:

- A committed governing authority (the City of Dallas)
- Adequate financial resources, both public and private
- Library resources and collections that meet the needs of the broad and diverse communities that the library serves
- Robust technology for both public use and for library operations
- A strong physical and digital presence
- Inviting, safe, and well-maintained facilities
- Effective outreach, marketing, and communications
- Strong library leadership, and
- An engaged, committed, and well-trained staff.

In the results of the broad and robust external community engagement efforts and the engagement with internal stakeholders – library staff and leadership, the Friends of the Dallas Public Library, the Municipal Library Board, and City of Dallas departments – there was a great deal of consistency on the challenges present for DPL. The top organization and service challenges identified are:

- **Evolving service scope:** Increased community desire for online services, “people places,” non-traditional learning opportunities, one-on-one staff assistance, entertaining programming, events, and more put different demands on library budgets, facilities, and staff than in past decades.
- **Community awareness:** According to many stakeholders and community members, DPL is a “hidden gem.” This is an affirmation of the Library’s excellent service that also points to challenges in community visibility and communicating with a large and diverse population.
- **Partnerships:** DPL believes in “radical collaboration,” meaning that partnerships that increase community access and benefit with little or no commitment of library resources are win-win. The library also highly values partnerships that enhance its ability to provide great library programs and services, like its partnership with the Friends of the Dallas Public Library. DPL has developed many of these partnerships, and could use even more. DPL is also a sought-after partner, particularly within the City of Dallas organization due to its service-oriented mission and community-embedded facilities. Internal City partnerships are great opportunities for leveraging resources and increasing community benefit where the partners are naturally aligned (e.g., with community-serving programming, facility colocation, and digital equity programs). But the library’s “culture of yes” can result in it taking on some partnerships that go beyond its core mission and goals, and take up staff time and/or resources that otherwise would go toward providing library services.
- **Technology:** Technology access is a direct public service that DPL provides to Dallas communities, as well as a resource for library staff in their ongoing work to meet residents’ library needs. The current collaboration between the City of Dallas’ Information & Technology Services Department (ITS) and DPL to provide public-use and staff-use technology is falling short of meeting Dallas residents’ technology needs, due to DPL’s need to quickly respond to changing public technology demands (with an emphasis on accessibility) and ITS’ focus on administrative technology platforms for staff use and institutional cybersecurity.
- **Staff development and collaboration:** As the fast pace of change in modern library services continues, DPL needs to maintain robust internal systems for staff development so that they can continue to innovate, add new or expand programs, pilot and expand new technologies, etc.
- **Funding / financial health:** DPL is doing a heroic job of providing modern library services with the financial resources that it receives – including its recent equity-based expansion of library hours. But, meeting growing community needs for programs, services, and technology as identified through this process will be difficult without additional funding.



*Ballet folklorico
performed at
Bachman Lake
Branch.*

It is important to note that each of the challenges brings with it opportunities for DPL to expand and better serve its user base within Dallas through equitable and inclusive services, collections, programs, technology, and facilities. These opportunities include:

- Improving library facilities to provide spaces and experiences that meet modern customer demands.
- Developing library materials collections, both physical and digital, that meet the needs of a multi-cultural population in terms of authors, languages, and interests.
- Agilely responding to evolving customer technology needs and interests and continuing to advance digital equity for Dallas residents.
- Expanding Maker spaces and STEM learning spaces, permanent and mobile, for library users of all ages.
- Improved focus on library programming for all age groups that meets the needs and interests of each specific community.
- Expanding services for senior citizens and residents with disabilities.
- Furthering external communications, marketing, and social media efforts so that all segments of the community can become more fully informed about DPL services and resources.
- Building strong partnerships with community organizations, schools, and governmental agencies to leverage services, resources, and user bases.
- Investing in and supporting library staff in a manner that reflects the DPL's values, mission, and vision and goals for the future.



Forest Green Branch

"Keeping up with the pace of technology is a challenge. A lot of our technology is dated by today's standards, and by the time library tech gets updated it's dated again because things keeps changing."

— staff survey respondent

TECHNOLOGY IS NOT MEETING THE PUBLIC'S NEEDS

Like many large municipal library systems, the Dallas Public Library relies primarily on the City of Dallas' Information & Technology Services Department (ITS) for technology design, implementation, and support. Although this Library-ITS partnership has been a collaborative one, it has not been successful in meeting or maintaining ongoing responsiveness to Dallas residents' technology needs and interests.

DPL is a critical source of internet and technology for Dallasites without sufficient access at home. It supports them in meeting their basic needs including connection with others, access to social and healthcare services, advancing learning and career goals, and more. The library is also resource for residents to access and explore state-of-the-art technologies that unleash creativity and new possibilities.

The ITS-DPL collaboration faces ongoing difficulties in keeping up with essential and evolving technology services and equipment. A technology assessment performed for each DPL location during the strategic planning process (see Appendix 2) indicates that the technology at most locations falls below "meeting baseline needs." Even the five top-ranking libraries are merely meeting baseline needs. Access to state-of-the art technologies is very scattered and sometimes hindered by software limitations tied to ITS cybersecurity protocols.

The ransomware attack in summer of 2023 that slowed city services for months resulted in an outage of all technology-related services at the library, and further emphasized DPL's importance in providing basic technology access and serving the public during emergencies. While DPL's technology staff were able to create an offline work-around for materials lending, DPL's customers had to go without internet and technology access for 6 weeks while City ITS focused on city services that were deemed more essential. While the ransomware attack was a hardship across the City of Dallas organization, the delay in addressing DPL's needs points to a substantial weakness in the current tech support approach that directly affects residents.

BRANCH LIBRARY EXPERIENCES ARE UNEVEN

While DPL and the City built an impressive twelve new or replacement libraries and renovated five more under the 2000 facility master plan, in that time many of the Library's other branch facilities have become dated and out of alignment with community needs and modern library service. Libraries, as public facilities that see high numbers of customers and quickly evolving service demands, wear quickly. Challenges reported by staff and community members at out-of-alignment branches include insufficient space for patrons to spend time in the library, shortages of comfortable reading and working spaces, insufficient spaces for library programs, meetings, and civic uses, and limited teen and quiet spaces.

Buildings also accumulate small and large maintenance needs as they age, which has occurred for Dallas' branches. Maintenance needs are of particular concern when they affect customer access, service, and experience or the longevity of the facility or its contents. One widespread example of maintenance needs affecting customer experience at DPL facilities is HVAC system and control issues. Staff at 27 branches reported in the staff survey that the temperature in their library can get uncomfortable during very hot or cold weather. The City's Capital Improvement Program (CIP) Needs Inventory reflects this issue, as it includes HVAC-related projects for more than two-thirds of DPL's libraries. Uncomfortably hot or cold branch libraries can't properly welcome and serve Dallas residents.

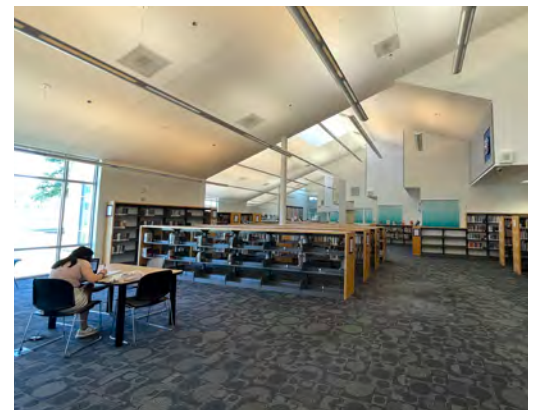
Several branch facilities have gone at least 15 years without a refresh and are in need of renovation to reimagine outdated service models, update exterior and/or interior appearances, and address maintenance due for one or two building systems. The building systems due to be maintained in these libraries are often HVAC systems, with some in need of electrical upgrades, lighting improvements, or restroom renovation, per the City's 2018 Facility Condition Assessment and CIP Needs Inventory.



Skyline Branch has not had a comprehensive renovation since its construction 46 years ago.



Temporary ventilation at Pleasant Grove Branch while its HVAC system waits for repair.



Paul Laurence Dunbar Lancaster-Kiest Branch

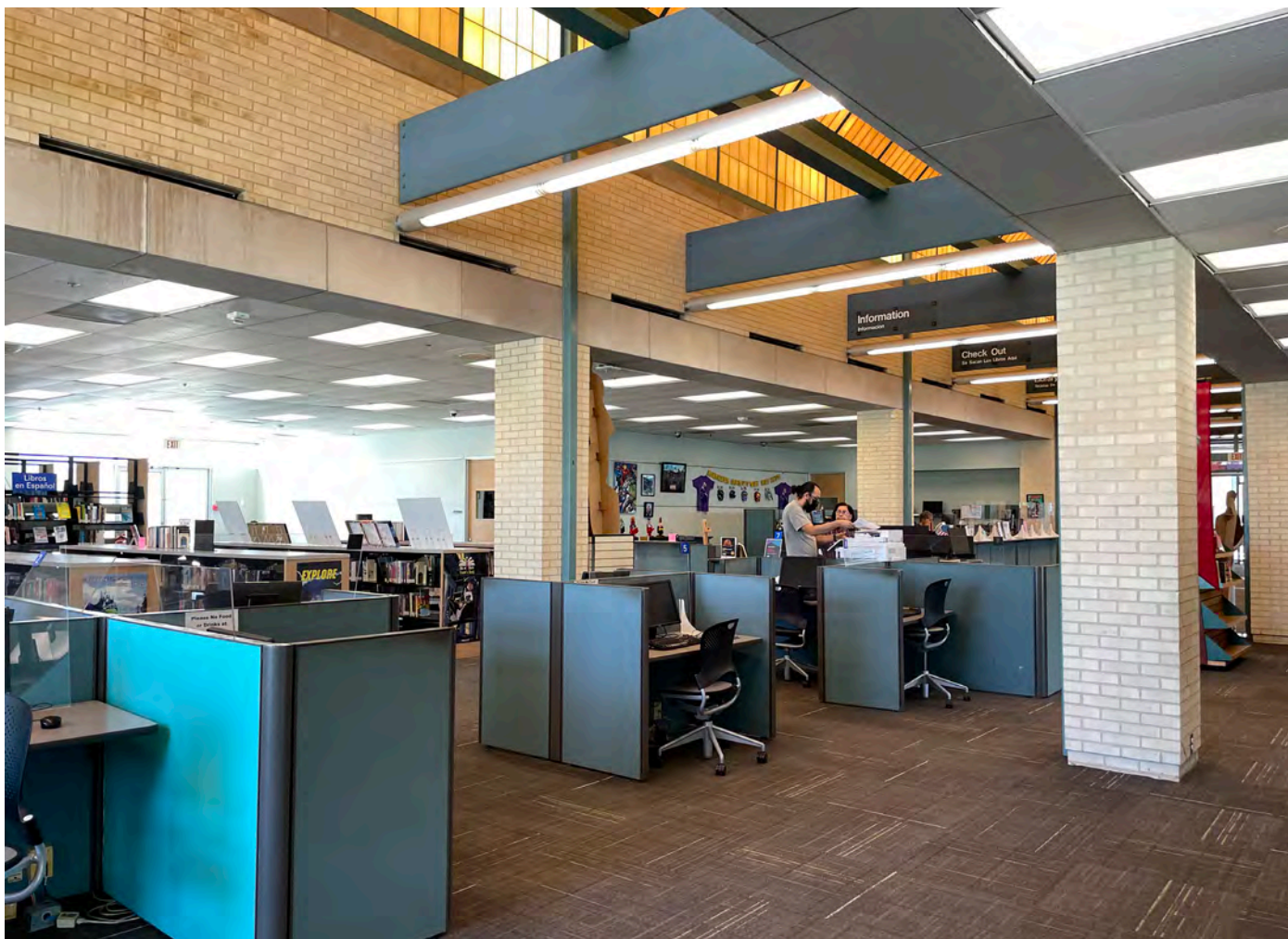


Park Forest Branch was assessed to be in “fair” condition in the 2018 Facility Condition Assessments.

Another set of branch facilities faces greater challenges to providing high-quality service – outdated service models and exteriors/interiors that have gone 15 to 20+ years without updating, one or more substantial maintenance needs, and a size that is far below what is needed to meet community needs. This group includes several facilities that were assessed to be in “fair” or “poor” condition in the 2018 FCA, meaning that the cost of addressing building deficiencies at that time ranged from 7 to 20 percent or more than 20 percent, respectively, of the total cost to replace the building. More intensive interventions for these facilities are needed to allow them to provide high-quality library service for decades to come.

The 2018 FCA’s evaluation of branch maintenance needs estimated the total cost to address the needs at approximately \$3.4 million dollars. Since that time, construction costs have escalated substantially and additional maintenance needs have inevitably accumulated.

North Oak Cliff Branch





J. Erik Jonsson Central Library's entry.

CENTRAL LIBRARY IS READY FOR REIMAGINATION

The J. Erik Jonsson Central Library is ready for its next chapter. Inside and out, it is full of untapped potential and unaddressed needs – structural, functional, and experiential.

The Central Library, built in 1982, is one of the largest public libraries in the country. It encompasses more floor space than all other DPL libraries combined. This allows it to provide a wide range of spaces, services, and experiences for library customers. Users who visit Central Library regularly report that they do so because of the interesting programs and events that it offers in its event spaces, the breadth and depth of materials available, and its great staff.

However, the library has not been comprehensively renovated since it first opened more than 40 years ago and it provides a mix of uninviting spaces and "hidden gem" spaces. The library's exterior is anonymous, with few elements that show that it's a library and public resource for all Dallasites. The building is also imposing to visitors, looming and closed off where it could be welcoming. The spaces leading into Central Library are dark and austere, featuring paving and little else.

Once inside the library's atrium, the entry experience continues to be uninviting. Dark glazing, paving, and walls contribute to a somber mood that large, colorful murals struggle to brighten up. The first activity patrons see at the library's entrance is at the



Former Congresswoman Eddie Bernice Johnson with two supporters at the April 2023 unveiling of the Juanita Craft Reading Room on the Central Library's 7th Floor – Dallas History & Archives.



Central Library's 4th floor was last renovated in 2003.

"This city's own central library, which opened in 1982, is verging on obsolescence, a dated relic from a generation past. Like its more distinguished neighbor, City Hall, it is an unyielding concrete fortress, but without the sense of internal drama. The city would do well to recall that the man for whom it is named, J. Erik Jonsson, was not just a mayor, but a pioneering technologist, the president of Texas Instruments. It is hard to imagine he would stand for a library that was anything but state of the art."

– Mark Lamster, "Austin is Reinventing the Public Library, and Dallas Should Too,"
The Dallas Morning News,
March 21, 2018

Office of Vital Statistics' customer service office, which creates a confusing first impression. The signage indicating that the library is just beyond Vital Statistics is minimal – only a small movable sign.

The dim and unwelcoming entry environment continues into the lobby portion of the first floor, with customers greeted by dark flooring, low lighting, a fortress-like service desk, and a lack of welcome or wayfinding signage. Customers and staff report that it's challenging for customers to navigate the library, or even find the elevators, without having to ask staff for help. These challenges are exacerbated by the condition of the building's elevators, which frequently malfunction or stop functioning and force patrons (those who are able) to use the industrial-looking and unsafe-feeling central stairwell.

Because of the architectural design and internal organization of Central Library, its floors are almost entirely disconnected from each other, functionally creating siloes that can compound the navigational difficulties that customers encounter. The library's floors have received staggered refreshes of carpet, paint, lighting, and furniture over the last 20 or so years. Attractive recent renovations on floors 2, 6, and 7 have created appealing public spaces. Other floors that have gone 15 years or longer without renovation now look dated.

In addition to its architectural challenges, Central Library is facing substantial condition and maintenance challenges. Many of its systems, including electrical, plumbing, and ventilation, are due for significant maintenance and modernization. Issues with the building's roof and windows have resulted in damage to and loss of library materials on the 7th and 8th floors. The estimated cost of addressing Central's accumulated maintenance needs identified in the City's 2018 FCA exceeded 23% of the library's total replacement cost at that time, resulting in the building receiving a condition rating of "poor."

Despite these challenging existing conditions, the Central Library remains an important asset for DPL and still has capacity to serve the community well. Central's 6th and 7th floors have recently received layout and interior refreshes, and are now inviting, pleasant, and well-functioning. If the remaining outdated floors and the facility's exterior spaces are also revitalized, the positive impact for the Dallas community would be impressive.



J. Erik Jonsson Central Library, 6th Floor – City Life, Education and Work Skills, renovated in 2021.

Ideas for a reimagined and revitalized Central overflowed during community and staff engagement activities. Themes that emerged in the stakeholder input include improving the facility so that it is:

- Is inviting, light and airy, colorful, and reflects Dallas' unique spirit and creativity;
- Can be seen and identified as the library from blocks away;
- Has a plaza that is an extension of the library, where the welcoming and inspiring experience begins before patrons even enter the building;
- Incorporates more connection between the library's floors and is easier for customers to navigate independently;
- Provides lots of comfortable spaces for individual and group activities;
- Incorporates more interactive and creative features and spaces; and
- Offers a balance of active and calm spaces.



LIBRARY STRATEGIC DIRECTIONS



Guest musicians performed at the Renner Frankford Branch.

VISION, MISSION, AND VALUES

The Vision and Mission statements for DPL have been revisited with the results of the extensive community and staff engagement, conversations with key stakeholders and partners, and work with the library's leadership team in mind. The outcome is that the Vision and Mission that have guided the library for the last five years, with a few small adjustments, continue to be grounding, inspiring, ambitious, and relevant for the next five years.

The library's Vision and Mission (aspiration and purpose) respond to the themes heard throughout the process about DPL's position in the Dallas community, its role in learning, growth, culture, and creativity, and its foundations in community, equity, and inclusion. Key values will also help guide the library and its staff in the coming years.



Volunteers assisted a teen in finding accessories during the Fairy Tale Closet prom wear giveaway at the Central Library.

LIBRARY VISION

LIMITLESS POSSIBILITIES START AT DALLAS PUBLIC LIBRARY.

LIBRARY MISSION

DALLAS PUBLIC LIBRARY STRENGTHENS COMMUNITIES AND BUILDS EQUITY BY CONNECTING PEOPLE, INSPIRING CURIOSITY AND ADVANCING LIVES.

LIBRARY VALUES

COMMUNITY

LEARNING

ACCESS

INNOVATION

STRATEGIC GOALS

DPL developed eight strategic goals based upon the needs and hopes expressed by the community and staff as they look towards the future of the city of Dallas. They also reflect DPL's commitment to advancing the equity goals established in Dallas' 2022-2023 Racial Equity Plan.

These goals will guide the library's operational strategy and implementation actions for the next five years as it pursues its vision and mission.

LIBRARY STRATEGIC GOALS

CREATE OPPORTUNITIES FOR LEARNING AND DISCOVERY

Dallas Public Library's programming will focus on meeting specific community needs and filling recognized gaps in city services.

PROVIDE CUSTOMER-RESPONSIVE TECHNOLOGY

Dallas Public Library will adopt customer and future-focused technology improvements that ensure stable and up-to-date service for Dallas residents.

CULTIVATE A VIBRANT MATERIALS COLLECTION

Dallas Public Library's physical, electronic and special collections will adapt to reflect the needs of an increasingly diverse community.

REDUCE BARRIERS TO ACCESS

Dallas Public Library will ensure all community members have equitable access to its physical facilities, digital presence, collections, programs and services.

PROVIDE INSPIRING AND WELCOMING FACILITIES

Dallas Public Library's buildings will be community-focused to adapt to the current and future needs of Dallas' neighborhoods and residents.

MAKE COMMUNITY CONNECTIONS

Dallas Public Library will be a neighborhood center for information and participation in civic life by leveraging partnerships and collaborating with other organizations to bring services directly to residents.

COMMUNICATE THE LIBRARY'S VALUE

Dallas Public Library will tell stories that highlight the library's service to the community and amplify the library as a vital city institution.

DEVELOP FUTURE-READY STAFF

Dallas Public Library will create opportunities for library staff to grow and innovate.



LIBRARY FACILITIES VISION

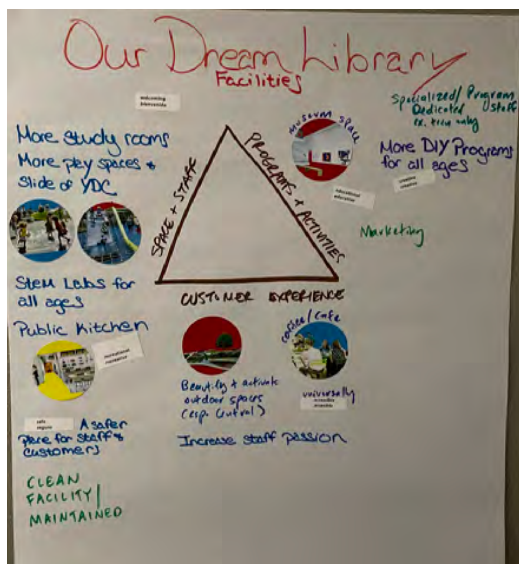


Kids and their caregiver enjoying early literacy computers at Vickery Park Branch.

LIBRARY FACILITIES VISION

In order to best serve Dallas and pursue its mission, vision, and goals, DPL needs library facilities that provide an equitable foundation for impactful service and that help it connect people, inspire curiosity, and advance lives. Library facilities that will meet these needs will be:

- Places for creativity + learning
- Inspiring + welcoming
- Innovative + technology-rich
- Well-maintained + accessible
- Inclusive



In a workshop, DPL managers explored the vision for future library spaces and facilities.

PLACES FOR CREATIVITY + LEARNING

DPL's libraries are important sources for learning, discovery, and creativity, all of which are available to residents completely free of charge. We heard during community engagement activities that many Dallasites see their libraries as integral to youth and adult education and a good quality of life. Residents also expressed strong interest in seeing increased arts and culture activities and events at DPL facilities – it was the top response by far from community engagement participants to the question “What would you like to do more of at the library in the future?” Library facilities should support learning and creativity by providing spaces that are well-suited to a variety of youth and adult programs and support arts and culture by incorporating space that can host events and performances.

INSPIRING + WELCOMING

Library facilities that are welcoming, inspiring, and community-focused encourage residents to visit the library and make the most of the spaces and services available there. Welcoming and inspiring buildings are attractive and reflect the community's needs, culture, and ownership. They are well-lit, clean, well-maintained, and appropriately temperature-controlled for the weather. They provide plenty of space for patrons to sit, work, read, and use technology (their own or the library's). They provide sufficient space for the collections that are relevant to the community, housed on accessible shelves. They incorporate places for programs, meetings, and group gatherings of various types and sizes. They feature plentiful wayfinding signage that is easily understood by people who don't speak or read English well. And they provide adequate welcoming, functional, and supportive spaces for staff as they work to support the library's service offerings and patrons.

“The [Forest Green Branch] building is new, so it's fresh and airy, the windows provide lots of light that lifts my spirits--I just feel good in the building.”

— community survey respondent

DPL provides programs from early childhood literacy workshops to student tutoring, GED prep to job search help, English Language Learning to citizenship classes, craft classes and activities to music lessons, Creative Spaces and more.



DPL encourages and provides space for community artistic endeavors.



New facilities reflect modern library needs such as ample space for individual work and provide pleasant, bright environments.



Flexible spaces, such as this seating area at Fretz Park Branch, can be used for activities, gatherings, and more.

INNOVATIVE + TECHNOLOGY-RICH

As the 21st century continues, technologies, demographics, social trends, educational needs, and job opportunities will keep evolving, and Dallas's diverse residents will continue to want a variety of up-to-date library services from DPL. Innovation-supportive facilities will allow the library to continue to be agile in response to varied and changing community needs: introducing novel programs and technologies, shifting services and service models, and adapting and rearranging spaces. Facilities that are appropriately sized and flexibly designed to accommodate multiple library uses in addition to providing library materials will be the most adaptable over time.

Community engagement participants told us that one of the top reasons that DPL is important to the Dallas community is the access it provides to the internet and technology. Incorporating technology access and digital equity into DPL facilities should be prioritized as a cornerstone library service and should respond to Dallas communities' varied needs. The types of equipment, software, connectivity, device charging options, etc. should both meet the needs of the communities served and provide customers with opportunities to be exposed to new technology, learn, and experiment.

Highland Hills Branch



WELL-MAINTAINED + ACCESSIBLE

The condition and accessibility of libraries, vital community facilities that they are, has an impact on how people feel about their value and their community's value. Improvements in the capital maintenance backlog, ongoing maintenance, external appearance, and interior environments at many DPL libraries would make an incredibly positive impact on library attendance and community pride.

Community members should be able to easily access DPL libraries and all the materials, amenities, and spaces within each library. Accessible facilities and spaces seek to eliminate barriers to use for customers of different abilities and mobilities. Library facilities built before the ADA was enacted were not designed to current standards of accessibility. Addressing any library facility accessibility barriers and incorporating accessibility considerations into purchases of library fixtures, furniture, and technology will ensure that all Dallasites can use and benefit from DPL libraries.

INCLUSIVE

Inclusive libraries strive to create an environment in which all visitors can feel welcome, comfortable, and supported. Part of this is enabling branches to tailor their spaces, resources, and programs for the specific needs and interests of the communities they serve. Different community needs, experiences, and perspectives – such as those of nursing parents, neurodiverse individuals, young adults, and new immigrants (to name just a few) – all have implications for facility design. Engaging the community in the design process is important for creating inclusive library spaces.

Another characteristic of an inclusive library is having an adequately sized facility to support the needs and interests of its community. A small library can squeeze a teen zone or reading/work spaces into a small or underutilized area, for example, but users will sense if the space is not a good fit and its use will likely be underwhelming.

"I like the big clean bathrooms that have baby changing stations, with two under 2 years old this is very important. I also really like it when the librarians speak Spanish and make my children feel at "home" and encourage them to use their native language."

– community survey respondent



Powered doors and lower-height service desks make basic library use accessible.



Quiet use spaces like these study rooms help the library support a wider range of patron needs.



Spaces devoted to teens and designed with their needs and preferences in mind help them feel welcome and included at the library.

FACILITIES PLAN

Over the life of this 20-year plan, all facilities will need and should receive some level of investment based on their consistency with the facilities vision, condition, functionality, and community service demands. This investment could be intensive, moderate, or simply timely and proactive capital maintenance (major repairs, building system replacements, or upgrades) to preserve the facility's quality, functionality, and longevity. Each facility and its needs are profiled in Chapter 6.

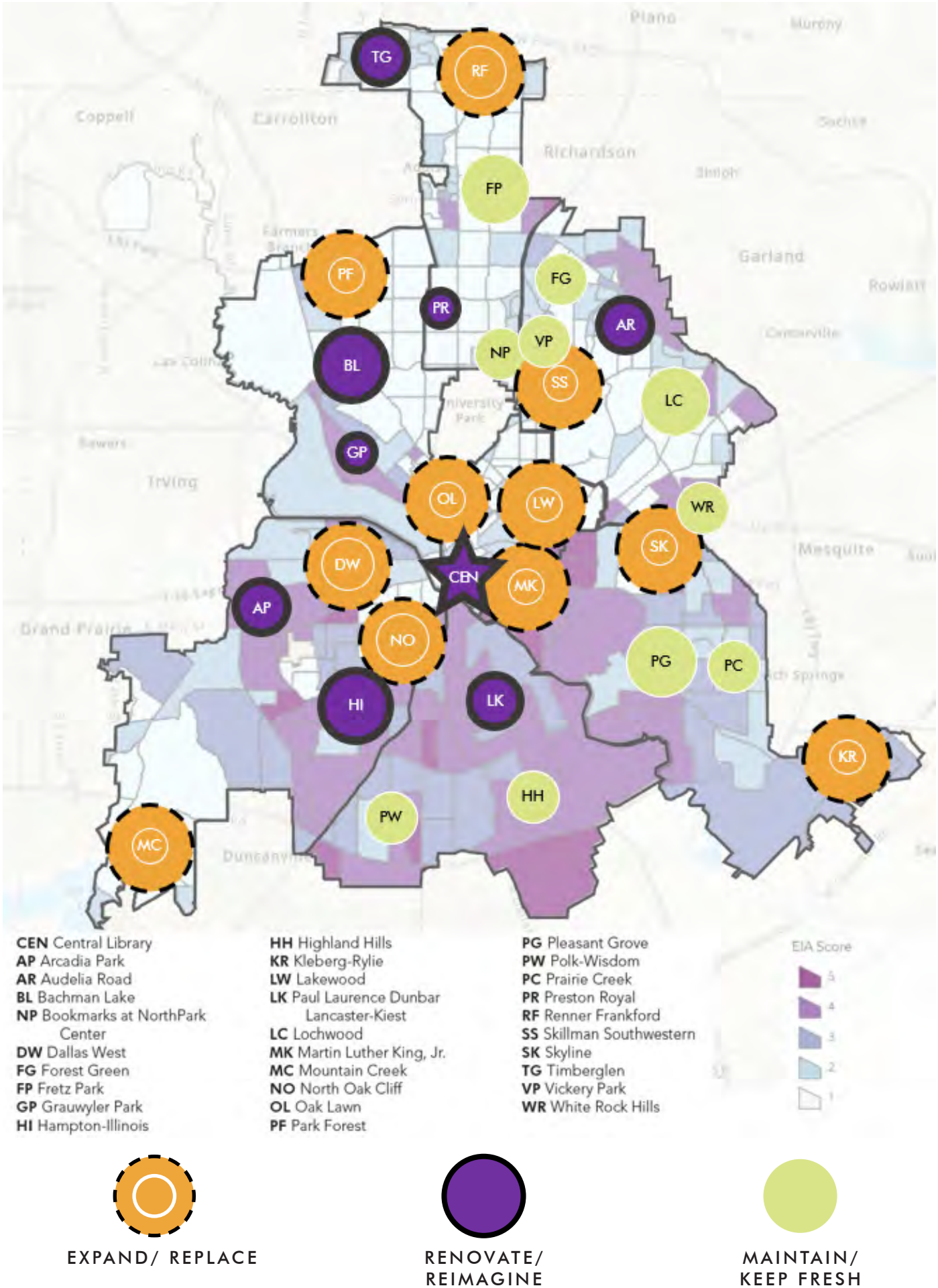
The recommended strategies for DPL's libraries are grouped into the following categories:

- **Maintain / Keep up to date.** For facilities that already substantially support the vision, provide ongoing maintenance and periodic refreshes to keep them up to date with current needs, welcoming, and performing well over time.
- **Renovate / Reimagine.** Re-envision and renovate the facility to align its spaces with the facilities vision and community needs. Each building will need a different level of renovation/reinvention depending on factors such as existing layout, flexibility, and condition of building systems and infrastructure.
- **Expand / Replace.** Expand and update the facility to increase its capacity to meet community needs and provide modern library service, or replace the existing facility with a building that better supports the facilities vision and desired community impact. Relocation of the facility may be needed if a new site could provide more capacity and/or better community access; adaptive reuse of an existing building and partnership opportunities can be considered in addition to new construction on a vacant site.

The expansion and replacement recommendations in this plan are envisioned at sizes that range from at least 25,000 square feet to more than 35,000 square feet, based on current and projected community demand for library services and spaces and operations space needs. These recommendations are aspirational and strategic: the planning process did not include feasibility, scoping, or design studies, nor did it evaluate potential alternate facility sites. They can be refined nearer to the time of implementation based on site-specific assessments, community input, opportunities (e.g. for partnerships), or other factors. It is strongly recommended, however, that no library facility expansion or replacement be smaller than 25,000 square feet in size to ensure that it can meet modern library service needs.

"Some older libraries are in need of total renovations. It would be nice to see all libraries improved."

– community survey respondent



RECOMMENDED STRATEGIES FOR DALLAS PUBLIC LIBRARY FACILITIES

Location		Recommended Strategy	Refer to Chapter 6
CEN	Central	Renovate / Reimagine	Pg. 44
AP	Arcadia Park	Renovate / Reimagine	Pg. 52
AR	Audelia Road	Renovate / Reimagine	Pg. 54
BL	Bachman Lake	Renovate / Reimagine	Pg. 56
NP	Bookmarks at NorthPark Center	Maintain / Keep Fresh	Pg. 58
DW	Dallas West	Expand / Replace at 35,000+ SF; potential joint-use facility opportunity with Parks	Pg. 60
FG	Forest Green	Maintain / Keep Fresh	Pg. 62
FP	Fretz Park	Maintain / Keep Fresh	Pg. 64
GP	Grauwlyer Park	Renovate / Reimagine	Pg. 66
HI	Hampton-Illinois	Renovate / Reimagine	Pg. 68
HH	Highland Hills	Maintain / Keep Fresh	Pg. 70
KR	Kleberg-Rylie	Expand / Replace at 25,000-30,000 SF	Pg. 72
LW	Lakewood	Expand / Replace at 30,000+ SF	Pg. 74
LK	Lancaster-Kiest	Renovate / Reimagine	Pg. 76
LC	Lochwood	Maintain / Keep Fresh	Pg. 78
MK	Martin Luther King, Jr.	Expand / Replace at 35,000+ SF; potential relocation and/or joint-use facility opportunity with Parks	Pg. 80
MC	Mountain Creek	Expand / Replace at 25,000-30,000 SF	Pg. 82
NO	North Oak Cliff	Expand / Replace at 20,000+ SF (2024 Bond Program specified size)	Pg. 84
OL	Oak Lawn	Expand / Replace at 30,000+ SF	Pg. 86
PF	Park Forest	Relocate + Replace at 20,000+ SF (2024 Bond Program specified size)	Pg. 88
PG	Pleasant Grove	Maintain / Keep Fresh	Pg. 90
PW	Polk Wisdom	Maintain / Keep Fresh	Pg. 92
PC	Prairie Creek	Maintain / Keep Fresh	Pg. 94
PR	Preston Royal	Renovate / Reimagine	Pg. 96
RF	Renner Frankford	Expand / Replace at 30,000+ SF	Pg. 98
SS	Skillman Southwestern	Expand / Replace at 30,000+ SF; potential relocation opportunity	Pg. 100
SK	Skyline	Relocate + Replace at 30,000+ SF; potential joint-use facility opportunity with Parks	Pg. 102
TG	Timberglen	Renovate / Reimagine	Pg. 104
VP	Vickery Park	Maintain / Keep Fresh	Pg. 106
WR	White Rock Hills	Maintain / Keep Fresh	Pg. 108



FACILITY PROFILES

CENTRAL LIBRARY

RENOVATE /
REIMAGINE



According to the City's archives, "The current Central Library building opened in 1982 and was built with emerging technology in mind. It was one of the first libraries in the country to have an online catalog system and to offer state-of-the-art audio-visual capabilities. In 1986, the building was named the J. Erik Jonsson Central Library to honor the former mayor who played a major role in its development."¹

More than 40 years later, the J. Erik Jonsson Central Library building continues to serve as the heart of the DPL network. The 11-story building is one of the largest main libraries in the nation at 646,733 square feet – conceptually large enough to fit all of DPL's branches inside of it with room to spare. With its huge capacity and central location, it has tremendous potential to support Dallas' entire branch library network as well as to serve as a destination for modern, innovative programs and services in its own right. The understanding of the Central Library's physical condition and maintenance needs relies on the City of Dallas' 2018 Facility Condition Assessment report, prepared by AECOM, and observations of current conditions by the consultant team during staff-led tours of the building. No new engineering or specialty technical analyses of the Central Library were commissioned as part of this facilities planning study.

The assessment also draws on the input from more than 100 staff survey respondents who work at the Central Library regularly, more than three dozen Central Library staff that participated in visioning workshops in September 2023, and community engagement participants.

¹ Office of the City Secretary. (n.d.). Establishment of the Dallas Public Library System. Retrieved from City of Dallas Municipal Archives: https://dallascityhall.com/government/citysecretary/archives/Pages/Archives_1991-029.aspx



Physical Condition and Maintenance Needs

The City has invested in maintenance at the Central Library over the past four decades, including more than \$9 million in repairs and upgrades funded through the Capital Bond Program as well as additional updates funded through generous contributions from the Friends of the Dallas Public Library. Nevertheless, the building has not had a comprehensive renovation during its four decades of service.

As such, in 2018 the Central Library was found to have some significant deficiencies. According to the Facility Condition Assessment (FCA) study commissioned by the City, deferred maintenance needs at the Central Library included (in no particular order):

- Heating, ventilation, and cooling system components (e.g., boilers, chillers, controls, and refrigerants) that are aged, non-functioning, or obsolete/operating on borrowed time;
- Deterioration and leaks at all roof locations except for a section of the 9th floor that was repaired in 2015;
- Electrical system relying on original distribution equipment, and main switchboards still located underneath the mechanical system's chilled water line (which had leaked and required replacement of the switchboards in 2013);
- Aging, inefficient, damaged, and/or obsolete lighting fixtures in many parts of the building;
- Elevators still relying on original motors and "obsolete" controls; and
- Corroded lightning protection equipment.

"We have a world class collection at the J. Erik Jonsson Central Library that is consistently threatened by building catastrophes (like roof, sprinkler, HVAC leaks). There are no monitoring measures in place (other than staff walking the floor, looking at the ceiling) to ensure that the collection is protected."

— DPL staff member



"I wish Central Library was cleaner and more up to date, several floors are dated."

— community survey respondent

In all, the 2018 FCA report valued the Central Library's due and overdue maintenance needs at more than 23% of the building's assumed overall replacement value at the time – the equivalent of a "poor" condition rating according to the City's rating system. It is not clear whether the 23% included additional life cycle maintenance expected over the next five to 10 years, as is often the custom in facility condition assessment studies. Nevertheless, it is almost certainly the case that additional maintenance needs at the Central Library have arisen and pushed the value beyond 23% during the last five years since the FCA study was completed.

Library staff are well aware of how these maintenance deficiencies affect their ability to serve the public, as well as of how patrons access and experience the Central Library. One example is the elevators, which were mentioned by multiple staff survey respondents:

- "At Central the elevator is always breaking down, leaks damage our collections, AC doesn't work and all these continuous issues make it unpleasant to visit our building."
- "Elevators need to be fixed so disabled patrons and staff may use them without fear of getting stuck every day."
- "Just in the last month, all 4 public elevators have broken down at once, on multiple occasions. This creates a feeling of unease and puts safety into question. I cannot use stairs and have developed a real fear of being trapped in an elevator since I started working here."

The consultant team experienced the elevator malfunctions first-hand during a visit to the Central Library in September 2023. After hearing one visibly shaken patron in the seventh floor elevator lobby talk about how she had finally managed to exit the elevator after being trapped inside for several minutes, the consultant team chose to take the stairs down to the lobby instead.

Library staff recognize that the building's aging systems and infrastructure make it harder to adapt and evolve in response to the community's rapidly changing needs and interests:

- "We can't make changes quickly.... If we could, and the building was continually maintained and upgraded... we could continually evolve and create new spaces in this building."



Library Service, Operations, and Customer Experience

The Central Library houses a significant portion of DPL's circulating collection as well as a diverse array of unique and special resources, from original copies of the Declaration of Independence and Shakespeare's First Folio to a rich collection of 19th century Navajo hand-woven textiles and the Dallas History & Archives Collections.

Over time, the Central Library building has been modified to accommodate new and high-interest library programs and services such as the Fiber Arts Workroom, the Story Center, and the Heritage Lab, and even a dance studio with mirrors and barres. DPL also hosts partners in Central Library spaces (the City's Bureau of Vital Statistics and Small Business Center).

Through the staff survey and on-site workshops, DPL staff shared a wide range of perspectives and input about the Central Library building. On the one hand, Library staff see the building's many advantages, including:

- "The building continually evolves, carving out new spaces to serve the public – Small Business Center, Creative Spaces, study rooms, etc."
- "...it is a large space that can offer people access to things they may have never interacted with otherwise."
- "The building, together with the architecturally significant City Hall... are anchors for improvement and investment to this area of downtown."

"I like that the Central Library has so many events, classes, and resources besides books (although the book collection is great).."

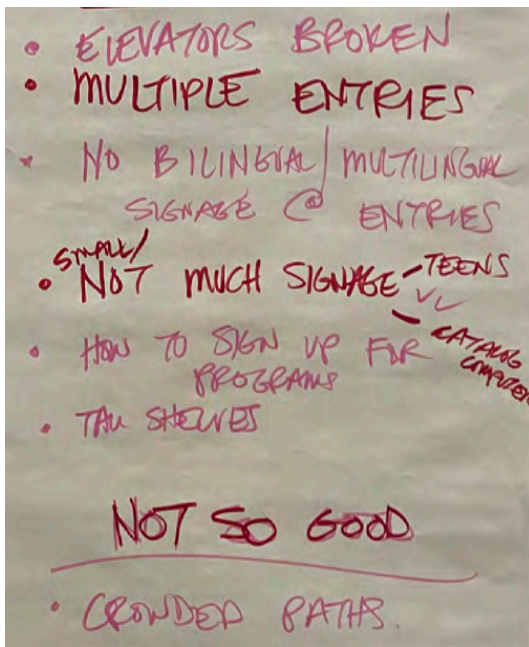
— community survey respondent

"I like that there is a lot of space and variety in the resources available at Central Library. I love the podcast/film studio space. I really like how you can reserve study room(s)."

— community survey respondent



All of this said, staff felt that the Central Library could and should offer more services and spaces than it does today. Suggestions included:



- "A real Teen Space. ...Many major libraries have actual rooms for their teens that is specifically for them and not shared with kids."
- "Central only has 10 study rooms with the majority of them on the 6th floor. I believe we need more."
- "Work share areas.... More people are working from home and occasionally need spaces to meet with clients, etc."
- More communal seating and communal activities.
- More creative spaces, such as music rehearsal space and a visual art studio.
- General computer lab on the first floor with staff support.

Visioning workshops with DPL staff (opposite page) identified some of the challenges that patrons face when visiting the Central Library (above) as well as opportunities for reimagining and reinventing it for the future (following page).



When asked what they would improve if they could, many staff described opportunities to make the Central Library – inside and out – more visible, welcoming, and accessible for patrons:

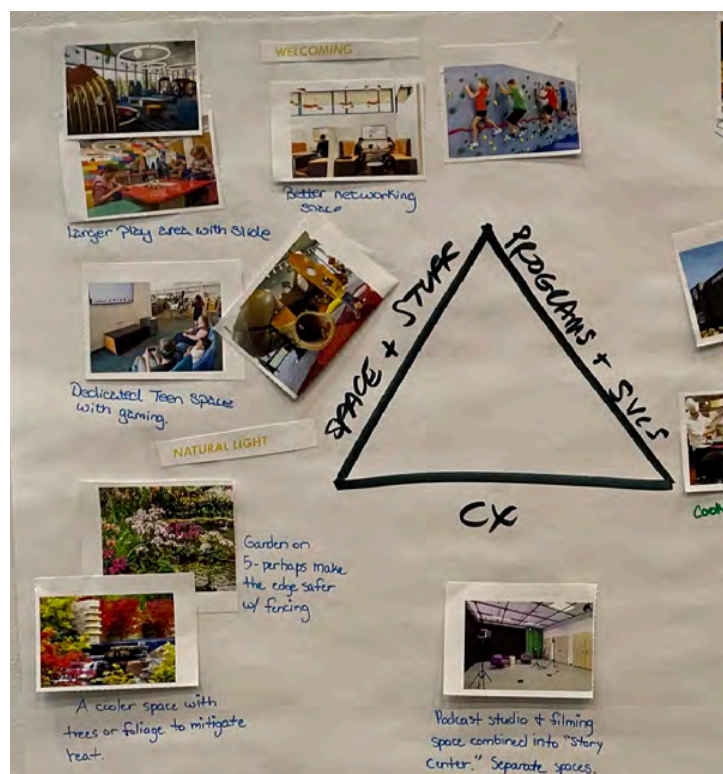
- “The Central Library has a great plaza...that is hardly ever used for events. The library looks across to City Hall with its own plaza. The road outside has been closed for marathons and turkey trots and parade events. I think using these spaces in cooperation with other City departments, outside organizations, and neighbors to put on events with music (the music scene in Deep Ellum is a very vibrant one), street food vendors etc., could help make the library more of an event attraction outside its resources and services, and help bring more people in.”
- “...the entire first floor needs a major overhaul. The layout of the floor is confusing to first-time visitors....”
- “I think there needs to be some renovating done [to] the first floor. It is the first floor that people see coming in and it leaves an impression we don’t want.”
- “The Central Library is great with the exception of the first floor...which is the first thing patrons see when they come in the building.... The patron restrooms on the first floor are in horrible condition [and] should be updated.”
- “The outside needs a rethink – colorful vinyl graphics over the cement and gardens/ plants/green space in the front.... A lot of people live and work downtown but this library has never succeeded at being a destination for them.”

“I would like to see modernization [at Central Library], more welcoming public spaces leading to library entrances.”

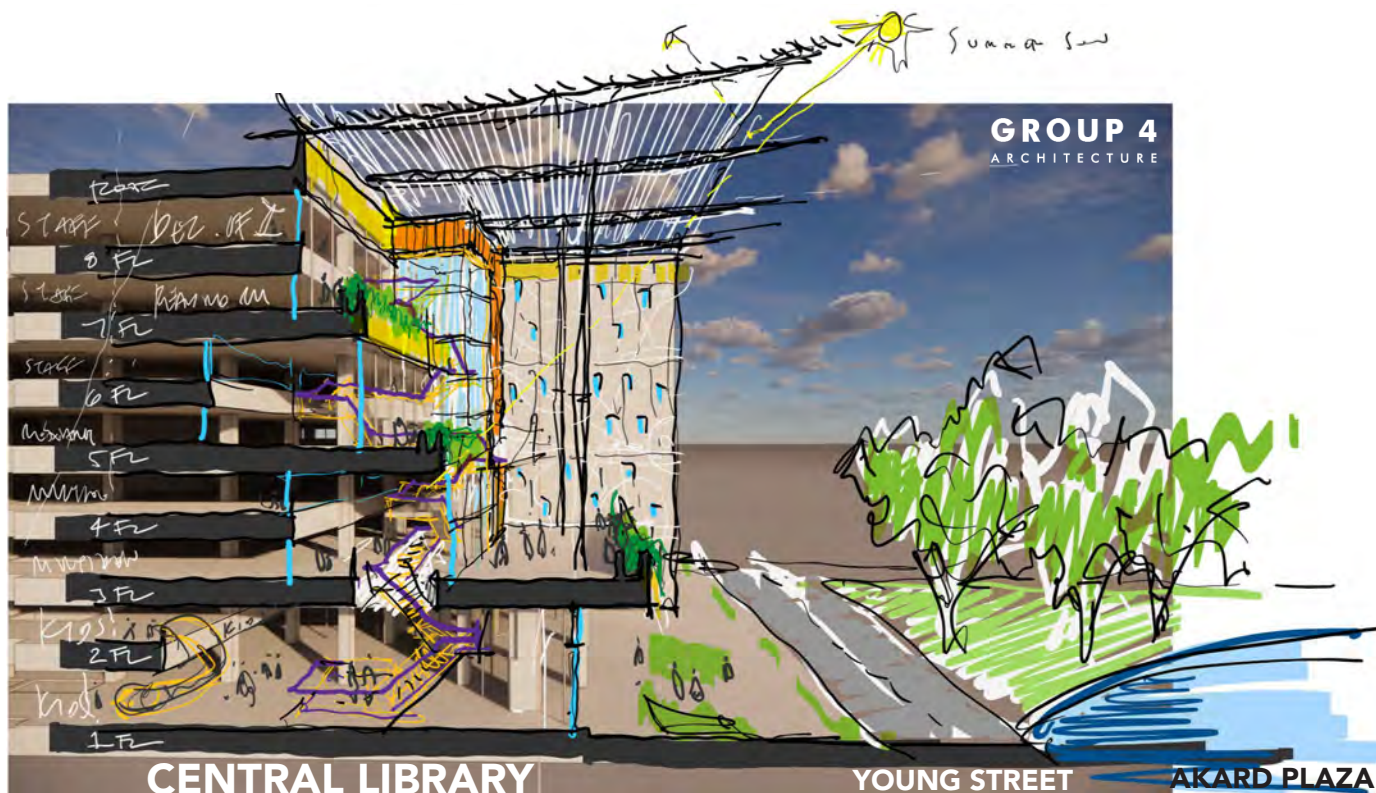
— community survey respondent

“[Central Library is an] Older building that I think would be cool to see upgraded. I went to Austin Public Library a couple weeks ago and the difference was crazy.”

— community survey respondent



- Enhancing the exterior of the building to communicate the vibrant and exciting library services within;
- Activating the exterior plazas to make them more welcoming and inviting as well as usable for outdoor programming;
- Redesigning the building's entries, interior flow, and wayfinding strategies to enhance discovery and independent library use;
- Expanding usable places for people in the library, from quiet work and reading spaces to places for collaboration, connection, and community-building;
- Reimagining the children's library to include places for full-body learning and play as well as expanded program capacity;
- Expanding resources and programs for teens through discrete and dedicated space; and
- Activating unused and under-used spaces for new and expanded services.



The J. Erik Jonsson Central Library has been an essential asset for Dallas communities for more than four decades. The sketches on this page illustrate how just a few of the concepts heard from library staff and the community during this planning process could be expressed in a renovated and reimagined Central Library



ARCADIA PARK

RENOVATE /
REIMAGINE



Address: 1302 N Justine Ave.,
Dallas, TX, 75211

Built: 2005

Size: 19,000 square feet

"The best part of this library building is that it is connected to the elementary school... It helps the community by serving as its library."

— DPL staff member

Arcadia Park Branch, built in 2005, serves neighborhoods located south of Interstate 30 near the city's western edge. The 19,000 SF facility is tucked at the northern end of a pocket residential neighborhood and shares its site with Arcadia Park Elementary School. Its primary user groups are the elementary school's students and seniors residing in its immediate neighborhood.

The library has a large, cheerful main room with large windows that provide views of the greenery around Chalk Hill Creek. Within the main room are children's and teen areas, a computer area, collection shelving, and scattered tables and chairs for patrons to read or work. Library programming is provided in the library's meeting room, which can be divided into two smaller classrooms and allows after-hours access to support community meetings. The facility also incorporates a workroom for Dallas ISD staff, located near the library's connection to the elementary school.



At approximately 20 years of age, the Arcadia Park facility has accumulated a fair amount of deferred maintenance needs that will need to be addressed to keep the library in good working order. In addition, the library's façade and exterior signage could use improvement to assist patrons in finding the library. Staff hear from patrons that the library is hard to find and hard to tell apart from the elementary school.

Recommendation

Arcadia Park Branch should be reimagined and renovated within its existing footprint to address its deferred maintenance backlog, increase its visibility to patrons, and increase its capacity to provide modern library amenities and programming.



Meeting room



Staff area

AUDELIA ROAD

RENOVATE /
REIMAGINE



Address: 10045 Audelia Rd.,
Dallas, TX, 75238

Built: 1972

Renovated: 2004

Size: 17,350 square feet

*"[I would like to see] More updating
(although already happening), more
displays with new books, themed
items, etc."*

— community survey respondent

*"[I would like to see] More light
and chairs in quiet places within the
library."*

— community survey respondent

Audelia Road Branch is DPL's third busiest. Conveniently located near schools and a park, it draws many customers with its children's programming, collections, and tech services. The 17,350 SF building was built in 1972 and renovated in 2004.

The library's attractive brick exterior features well-sized signage that clearly announces its presence. The facility has a colorful, cheerful interior that features playful murals and multicolored lighting in the children's area, plentiful natural light near the north wall's floor-to-ceiling windows, and moderate-height shelving that allows the library to feel open rather than cluttered.

This branch is particularly popular with children and their caregivers: it has a playground on its site, and its storytimes are so well attended that they are held in the library's auditorium and staff hand out tickets in advance. The library's classroom is often used as an additional children's play area. There is current demand in the community for small rooms that can be used for tutoring and study, which are not currently available at Audelia Road.

The facility is in generally good condition but is showing some maintenance and redesign needs to address condition and functionality shortcomings. The City's 2018 Facilities Condition

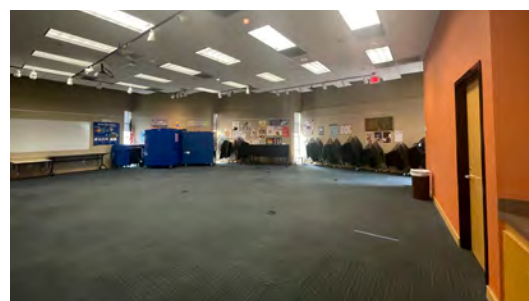


Assessment showed that the facility had only a small amount of deferred maintenance; yet on the recent tour of the library with its staff, some building and site conditions were brought to attention including a persistent leak in one corner of the building and deteriorating exterior metal benches that are unsafe.

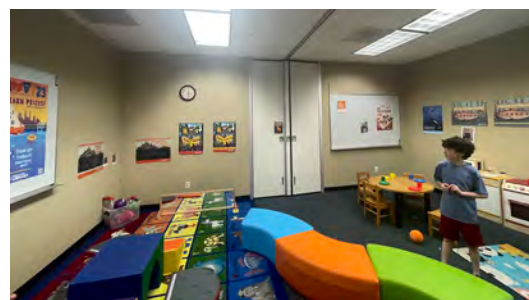
The library's interiors and fixtures also show design and wear-and-tear issues that are hindering customer service. These include circulation and information desk counters that are higher than ideal for accessibility, roof support posts on the desks' perimeter that obscure staff and customer visibility, and built-in shelves on the desks' customer-facing sides that have become safety concerns. In the children's area is an unused elevated stage that is a tripping hazard; nearby areas in the library are dimly lit; and several electrical outlets in the adult reading area's floor no longer work.

Recommendation

It is recommended that the Audelia Road Branch be redesigned and renovated to update its spaces and amenities and refine its operations to ensure it can provide quality service for the coming decades.



Auditorium



Classroom

BACHMAN LAKE

RENOVATE /
REIMAGINE



Address: 9480 Webb Chapel Rd.,
Dallas, TX, 75220

Built: 2008

Size: 20,018 square feet

"Air conditioning doesn't always work at Bachman Lake even though I think of it as a new building!"

— community survey respondent

"I wish they had more comfortable places to sit down and read a magazine or a book. Quiet study spaces would also be helpful for people wanting to study in a private space."

— community survey respondent

Bachman Lake Branch, built in 2008 and approximately 20,000 SF in size, is one of the five DPL locations that includes a black box theater. The library provides impactful service to residents of its northwestern Dallas service area including computer and internet access, job search and application support, and one-on-one staff assistance.

Located on a high profile, accessible site in a large community shopping area, the library has a strong neighborhood presence. It is accessible to surrounding residential neighborhoods via walking and transit as well as by car. The attractive building has a multicolored brick exterior, large windows that allow in plentiful natural light, and a welcoming interior layout and furnishings.

This facility does a fairly good job of meeting its community's needs. The library provides a materials collection of above-average size, which has a moderate circulation rate. Spaces available in the library include children's, teen, and computer areas, an open-feeling central space with a variety of comfortable seating and tables, and a dividable classroom, as well as the black box theater. The library has recently received new interior paint and timely maintenance to its roof and eaves.



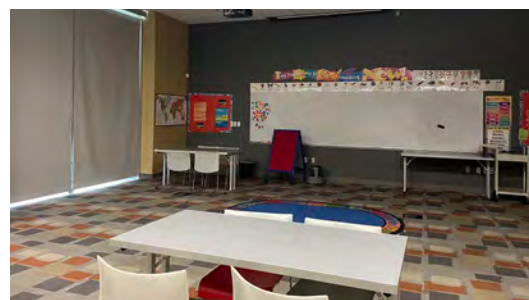
Challenges the library faces in serving its community include a need for a space that supports technology education classes, the classroom's difficult-to-operate partition, and high community needs for social services. In addition, the facility's older HVAC system has trouble meeting seasonal needs and has had to be supplemented by additional units, and the window glazing in one portion of building let in an amount of light that damaged materials shelved nearby.

Recommendation

The Bachman Lake Branch should be renovated to address the building systems and components that are causing challenges and update its range of spaces, based on community and staff input, so that it can better meet existing and future library service needs.



Teen space



Classroom

BOOKMARKS AT NORTHPARK CENTER

MAINTAIN /
KEEP FRESH



Address: 8687 N. Central Expy.,
Dallas, TX, 75225

Built: 2008

Size: 1,993 square feet

*"The staff is so helpful and friendly;
the programming is wonderful for my
kids."*

— community survey respondent

Bookmarks at NorthPark Center is a unique DPL library for children that was established in 2008. It is located in a retail space in north Dallas' NorthPark Center shopping center, thanks to the generosity of the shopping center's owners and donor Atmos Energy, and is a special destination for Dallas families and shopping center visitors.

Bookmarks' focus is sharing the joy of reading, singing, and early learning with young children and their caregivers. The space's walls are lined with kid-sized bookshelves with colorful, nursery rhyme-themed artwork above. A large artistic structure that incorporates reading nooks and desks runs along the left side of library. Also available are computers with early learning programs and active learning play space with comfortable chairs for adults.



At the far end of the space is a semi-circular program area with tiered seating, a mural, and toys for use between storytimes and other programs. In addition to in-library programs, Saturday storytimes are held in the shopping center's central court. A small workspace for Bookmarks staff use is tucked behind the program area.

Recommendation

This plan recommends that Bookmarks be maintained and kept fresh as long as DPL operates the location.



Play area with seating



Learning computers

DALLAS WEST

EXPAND /
REPLACE AT
35,000+ SF



Address: 2332 Singleton Blvd.,
Dallas, TX, 75212

Built: 1975

Renovated: 2004

Size: 16,605 square feet

*"[I would like] Better places to sit [at
Dallas West]."*

— community survey respondent
(translated from original Spanish)

*"[I would like] More individual study/
reading/quiet rooms."*

— community survey respondent

Dallas West Branch serves the growing and changing communities in the area between the Trinity River and Interstate 30. The 16,605 SF library facility, built in 1975 and renovated in 2004, is located along a central community corridor adjacent to the City's West Dallas Multipurpose Center (operated by the Office of Community Care) and the newly built Dallas Fire Station 36.

Some of the neighborhoods in Dallas West's service area experience high need while others are seeing influxes of new development and wealthier residents, making for diverse demands for library services. The library provides many programs that support community education and well-being, including adult learning and annual tax help, and library staff has noted patrons' need for basic technology and training. It is also seeing increased use by newer community residents and families with young children, particularly at storytimes and on weekends.

This facility, though it's close to 50 years old and has an unassuming exterior, has a light, bright interior thanks to its large windows and colorful and attractive decor and lighting installed during its 2004 renovation. However, its footprint has reached



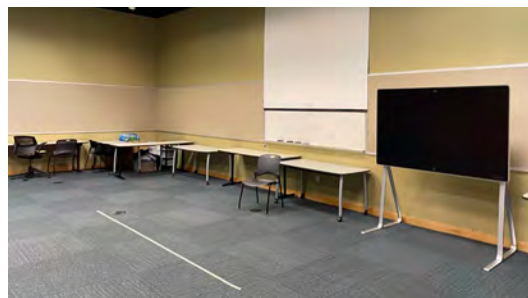
its service capacity and has little room to provide additional space for people or programming. Space in the main room for adults and children to enjoy being in the library is limited, the auditorium has little availability for increased programming, and the classroom is dedicated primarily to adult learning activities.

Recommendation

To meet its community's wide and expanding library needs, the Dallas West Branch is recommended to be expanded to a size of 35,000 square feet or larger. The library's location adjacent to and complementary services to the West Dallas Multipurpose Center suggest opportunities to collaborate with the Office of Community Care to develop a more campus-like environment between the two facilities. According to conversations with Office of Community Care staff, these opportunities have been considered during past facility studies and, if realized, would provide mutual benefit.



Children's area



Auditorium

FOREST GREEN

MAINTAIN /
KEEP FRESH



Address: 9619 Greenville Ave.,
Dallas, TX, 75212

Built: 2021

Size: 19,881 square feet

"The staff is incredibly helpful; the building is new, so it's fresh and airy, the windows provide lots of light that lifts my spirits--I just feel good in the building."

— community survey respondent

"[I like] The light display, the toys and computers for my children (preschooler and toddler age). I feel safe there."

— community survey respondent

The Forest Green Branch facility is DPL's newest, built in 2021 to replace a 45-year old building that was the smallest in the network and had substantial capital maintenance needs. Located on a major street near I-635, it serves a northern Dallas area with a wide mix of development including housing, retail, offices, and schools.

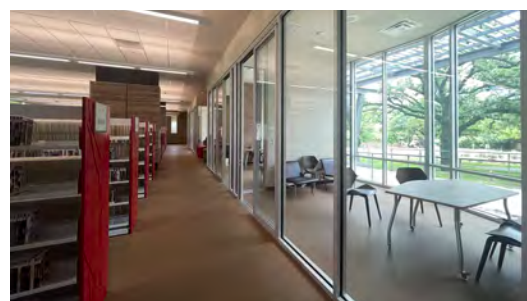
The nearly 19,900 square foot facility has an attractive exterior of yellow limestone and grey metal and is surrounded by pleasant landscaped areas. The library's key spaces are its large, L-shaped main room, an auditorium, two classrooms, and four study rooms. The auditorium is used for library storytimes and classes as well as community meetings and town halls, and the classrooms support additional activities and smaller gatherings.

The main room is a welcoming space that receives plentiful natural light from large north-facing windows, has pleasant views of greenery around the library, and features furnishings in muted colors accented with red. Popular offerings in the main room are the children's area with its learning play space, the highly used computer area, the often-reserved study rooms, and the varied seating near the windows.



Recommendation

In general, the facility is operating well. To keep the customer experience and operations in this new facility at a high level, the Forest Green Branch should be proactively maintained and its interiors, offerings, and operations refreshed periodically over the next decades.



Small collaboration / quiet work rooms



Teen area

FRETZ PARK

MAINTAIN /
KEEP FRESH



Address: 6990 Belt Line Rd.,
Dallas, TX, 75240

Built: 1976

Renovated: 2015

Size: 19,500 square feet

"Fretz Park Library's new meeting rooms, renovated theater, etc. provide great community spaces."

— community survey respondent

"It's always clean, staff is friendly, and the kids section is great. They have lots of toys and books and it's tucked away so it's ok to make noise."

— community survey respondent

Fretz Park Branch in north central Dallas is one of DPL's busiest locations. This 19,500 square foot facility, built in 1976 and expanded in 2015, handled approximately 10% of DPL's total 2022 materials circulation and is a community destination for families, programming, voting, and more.

The library, set on a high-profile site on a main street corridor, is conveniently located adjacent to a park and recreation center. This colocation allows for foot traffic between these facilities and opportunities for collaborative programs. The current library building is a combination of the original 1970s brick building and modern elements added during its 2015 renovation. The new and old elements are visible on the exterior and within the library, revealing its unique character to customers and passersby.

The library is laid out around a central lobby that provides access to a black box theater, two classrooms, and the main reading room. The black box theater supports storytimes and larger events, and the classrooms host programs including English Language Learning and craft activities. Demand for



programming spaces is particularly high during elections and the first few months of the year when non-profits that provide tax preparation assistance help community members at the library.

The main room encompasses a highly used computer area, teen and children's reading areas, a semi-enclosed children's playroom, seating and tables, and two highly popular study rooms in addition to the library's collections. The seating area by the floor-to-ceiling windows on the library's north side is particularly popular with patrons.

Recommendation

The Fretz Park Branch has been receiving responsive maintenance as needed since its 2015 reopening that has kept it in good working order. It is recommended that DPL continue to maintain the facility and refresh its interiors as needed to keep them inviting and attuned to community needs.



Children's area



Reading area

GRAUWYLER PARK

RENOVATE /
REIMAGINE



Address: 2146 Gilford St.,
Dallas, TX, 75235

Built: 2007

Size: 12,500 square feet

"We will need additional spaces for programs or community events. Our auditorium can be split in half, but if we have a regular event going on... some groups can't get in."

— DPL staff member

Grauwylar Park Branch, built in 2007, is a 12,500 SF facility that serves a small pocket community near Dallas Love Field airport. It is situated on the northern corner of Grauwylar Park, which is also the site of a recreation center. The community served by this library is home to many immigrants from Latin America, and Spanish and English are both commonly spoken by patrons. The library is valued as common ground for Spanish-speaking parents/caregivers and their children.

This facility consists of a main reading room, meeting room, one study room, and staff work area. The main room has high ceilings and floor-to-ceiling windows on two sides, providing plentiful natural light and a sense of being surrounded by the trees just beyond the windows. Within the room are a children's zone with a play space and storytime corner, a computer area, several reading/work tables, and the shelving for the branch's English and Spanish language collections. Collection shelves have been livened up by staff with colorful illustrations of notable and accomplished Hispanic/Latino people.



The library's meeting room supports popular programs including bilingual storytime and afternoon snack programs, and features a large, colorful, mosaic-style mural on one wall. The meeting room can be divided into two smaller rooms to enhance its programming capacity and has a small kitchen adjacent to support events and gatherings.

Recommendation

Given the length of time since the facility's construction, it is recommended that the Grauwylar Park Branch be renovated and refreshed to enhance its offerings as a community resource for the next twenty years. Renovation can also address any building systems which may need maintenance or replacement.



Children's area



Meeting room

HAMPTON-ILLINOIS

RENOVATE /
REIMAGINE

Address: 2951 S. Hampton Rd.,
Dallas, TX, 75224

Built: 2006

Size: 26,288 square feet

"We could really use more study rooms... we only have one study room to offer people and that doesn't seem like enough. We have people doing work in the children's area sometimes because they need/ want a quieter place to work."

— DPL staff member

"[I like] The room for private study [at Hampton-Illinois]."

— community survey respondent
(translated from original Spanish)

DPL's largest facility is Hampton-Illinois Branch in southwest Dallas, built in 2006. Its accessible location is adjacent to an elementary school, near senior housing, and across the street from Kiest Park and Recreation Center. The library is particularly popular with seniors and children and their caregivers. Community interest in English Language Learning, GED, and computer classes is also high.

The building's grey and black modern exterior incorporates a prominent extended wall that is finished in a rusty orange color, which highlights the library's entrance and features a large address sign. Within its 26,288 SF interior, the library provides a spacious main room, a black box theater, a classroom that can be partitioned into two program spaces, and three well-used study/meeting rooms. The library also incorporates a workroom for school staff and a corridor connection to the school.

Hampton-Illinois' main room feels very open due to its generous size, tall ceilings, and lots of natural light from windows and skylights. The children's area, a popular and active space, is semi-enclosed to moderate noise spillover and features a tree-shaped nook for reading and play. The large computer area, which provides access to virtual job training classes, is another popular feature. Thanks to the main room's size, the library is



able to offer a large materials collection while still providing plenty of patron seating, tables, and study rooms around the perimeter. Staff would like to provide more activities and amenities for patrons in available main room space.

While the Hampton-Illinois facility generally functions well for library service, it has some building systems, design, and operation challenges. Staff report that the HVAC system's functionality varies widely within the building and that it has difficulty adjusting to weather changes. The library's west-facing windows allow in too much afternoon light and heat and are generally kept shuttered with metal blinds. These blinds accumulate heat, which can be a hazard for inquisitive children that touch them. The main room's skylights, while appreciated, allow in UV light that has in the past damaged library materials. Also, the challenging lighting and sound systems in the black box theater limit the family and event programming options.

Recommendation

Given these building issues and the length of time since its construction, it is recommended that the Hampton-Illinois Branch be renovated to bring it into peak operating condition and update its offerings.



Children's area



Black box theater

HIGHLAND HILLS

MAINTAIN /
KEEP FRESH



Address: 6200 Bonnie View Dr.,
Dallas, TX, 75241

Built: 2014

Size: 19,570 square feet

"[I like] The access to more material or books for children and the quietness as well as the easiness for someone with limit mobility to be able to enter and exit. Also the Staff is wonderful and the bathrooms are easy to access and are always clean. Also while the children are reading or playing I check out the Large Print Section for my reading and knowledge. It also has a large access to the use of computers as well as wi-fi."

— community survey respondent

Highland Hills Branch in south central Dallas is one of DPL's newer facilities, built in 2014. The approximately 19,600 SF library is a local hub for information, internet and technology access, youth programs, and other key community functions. Its site also serves as a neighborhood park, with many families using the large lawn east of the library building for sports and picnics.

Sited near a neighborhood crossroads, bus routes, and other community facilities, Highland Hills Branch is one of the few non-residential destinations in its area. As such, it is an important source for affordable computer, printing, and faxing services that help residents access government services and programs. The library-provided Wi-Fi internet is also critical service for the community and has been enhanced and extended to reach the library's parking lot as part of digital inclusion efforts.

The window-filled modern architecture of the library is eye-catching and brings in curious passers-by. The library incorporates a main room, expansive auditorium, and two classrooms. The classrooms are often in use for afterschool youth and adult programming, neighborhood group meetings,



and office hours and appointments held by City departments and community service organizations. The auditorium, over 2,200 square feet in size, is used for movies, events, and voting. The cheerful main room is long, high-ceilinged, and filled with natural light. In the center of the room are the library's computer zone, a study room, and groups of comfortable armchairs, and the collection shelves. At one end of the main room is the children's area with play zone, and at the other is a teen area that is an opportunity for enhancement. Along the windows are more armchairs and tables, with easily accessible power outlets, for reading and working.

Recommendation

The Highland Hills Branch, being fairly new, is in good physical condition with few capital maintenance needs. The building does experience solar heat gain from its south-facing windows, which could be addressed for patron and staff comfort. Therefore, it is recommended that DPL maintain this facility in good condition and provide periodic interior refreshes to keep it current.



Children's area



Computer area

KLEBERG-RYLIE

EXPAND /
REPLACE AT
25-30,000 SF



Address: 1301 Edd Rd.,
Dallas, TX, 75253

Built: 1995

Size: 10,861 square feet

"We need a renovation to make the building more modern and roomy. We have only one semi-large auditorium for programs and one little study room. ... The noise from the children's area is disruptive to adults. Reference and Circulation desks are hard to see and staff don't have a clear view of who comes inside. A computer lab for computer classes would be amazing..."

— DPL staff member

Kleberg-Rylie Branch, in the southeasternmost corner of Dallas, is DPL's second smallest library at approximately 10,900 SF. It is located next to Kleberg Park and Kleberg-Rylie Recreation Center and across the street from the neighborhood elementary school. The branch is a valued community resource for children, including very popular summer programs, and for adult education opportunities, especially English Language Learning and citizenship classes.

Built in 1995, the beige brick facility has an unremarkable and anonymous appearance – a staff member noted that it looks like an unwelcoming government building. Staff also noted that visitors regularly mistake the library for the recreation center. The library does collaborate with recreation center for children's programming, though the lack of walkway and distance between the two are hindrances.

The library's primary spaces are its main reading room and auditorium. The spaces' interior appearance is drab and dated, with little natural light due to the building's few windows. The main room offers a children's area, computer area, collections, and a small meeting/study room. The children's area struggles to accommodate the popular play space as well as its materials, and community needs and interest for technology exceed the



offerings in the computer area. The main room gets cold in winter, as the HVAC system has a hard time heating it properly, and has some acoustic and lighting issues as well. The auditorium, which is used for storytime, crafts, and community gatherings, can struggle to host some programs and presentations with its mobile AV system.

Recommendation

The Kleberg-Rylie community is seeing additional housing development while its library is already struggling to meet service and space needs in an unwelcoming, uninspiring space. One particular hope expressed by staff is for one or more classrooms to support adult learning and technology classes. Therefore, this plan recommends that the Kleberg-Rylie Branch facility be expanded and fully renovated or replaced at a size of 25,000 to 30,000 square feet. This should provide sufficient space to provide the core library service needs of the area into the coming decades. Potential partnerships with the Park and Recreation Department could be explored to allow more collaboration between the facilities and enhanced customer convenience.



Auditorium



Staff workspace and storage

LAKEWOOD

EXPAND /
REPLACE AT
30,000+ SF



Address: 6121 Worth St.,
Dallas, TX, 75214

Built: 1970

Size: 10,600 square feet

"[Lakewood] is very small. In the past we had tried to have Scout meetings there when we couldn't meet at the Elementary school, and the lack of meeting space was a problem."

— community survey respondent

"[Lakewood] Branch needs to be updated and refreshed. Lighting is poor. Furniture is mismatched and old. Ceiling low and oppressive. Restrooms are ugly and dirty."

— community survey respondent

DPL's smallest and second-oldest facility, Lakewood Branch in central Dallas, is a workhorse for its community. The 10,600 SF library, built in 1970, is a busy one – in 2022 it had the third highest checkouts among DPL's branches and it is a popular destination for children and caregivers, seniors, and residents seeking to access computers, the internet, and printing services.

A nondescript brick building with a grey-green metal roof, the library sits on a triangular site and has a large, grassy setback from busy Abrams Road on its east side. Mature trees surround the library and shade the library's entry plaza and modern art sculptures provide an interesting contrast with the natural elements.

Inside the library are the main reading room, an auditorium, and a small conference room. Large windows in the building's northwest façade provide pleasant views of the trees and natural light in the main reading room and conference room. The overall impression of the library's interiors, though, is bland and outdated. Carpet, paint, and furniture colors are drab, and the furniture is an assortment of types and eras. The main room seems to be at its capacity for service: it provides a large collection for a library of its size, several computer and work tables, a children's area, and a couple of seating areas, with



narrow-feeling spaces for movement between them. Staff areas are somewhat cramped as well.

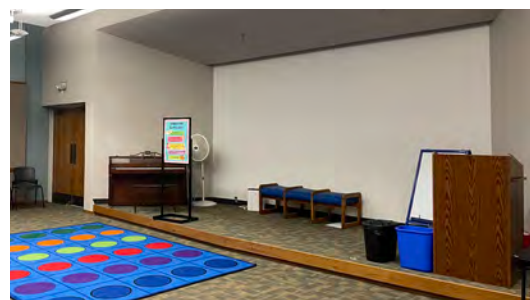
The library's auditorium is used for popular storytimes but it lacks strong AV equipment and a partition which would expand its capacity for programming. The small conference room supports smaller programs like crafts as well as quiet study. There is community demand for more study rooms and for a space that would accommodate computer classes.

Recommendation

The Lakewood Branch had a low accumulation of capital maintenance needs as of the City's 2018 FCA, but staff now report frequently clogged plumbing, other plumbing issues, and an HVAC system that doesn't adequately respond to temperature changes and causes patron complaints. In light of these issues, the library's small size and advanced age, and its limited ability to meet community library demands, it is recommended that this facility be expanded and renovated or replaced at a size of 30,000 square feet or larger. Given the configuration of the library site, identification of an alternative site for the expanded library could be needed.



Service desk



Auditorium

PAUL LAURENCE DUNBAR LANCASTER-KIEST

RENOVATE /
REIMAGINE



Address: 2008 E. Kiest Blvd.,
Dallas, TX, 75216

Built: 2006

Size: 17,950 square feet

*"[We need] study rooms,
more engaging programs for
disadvantaged kids..."*

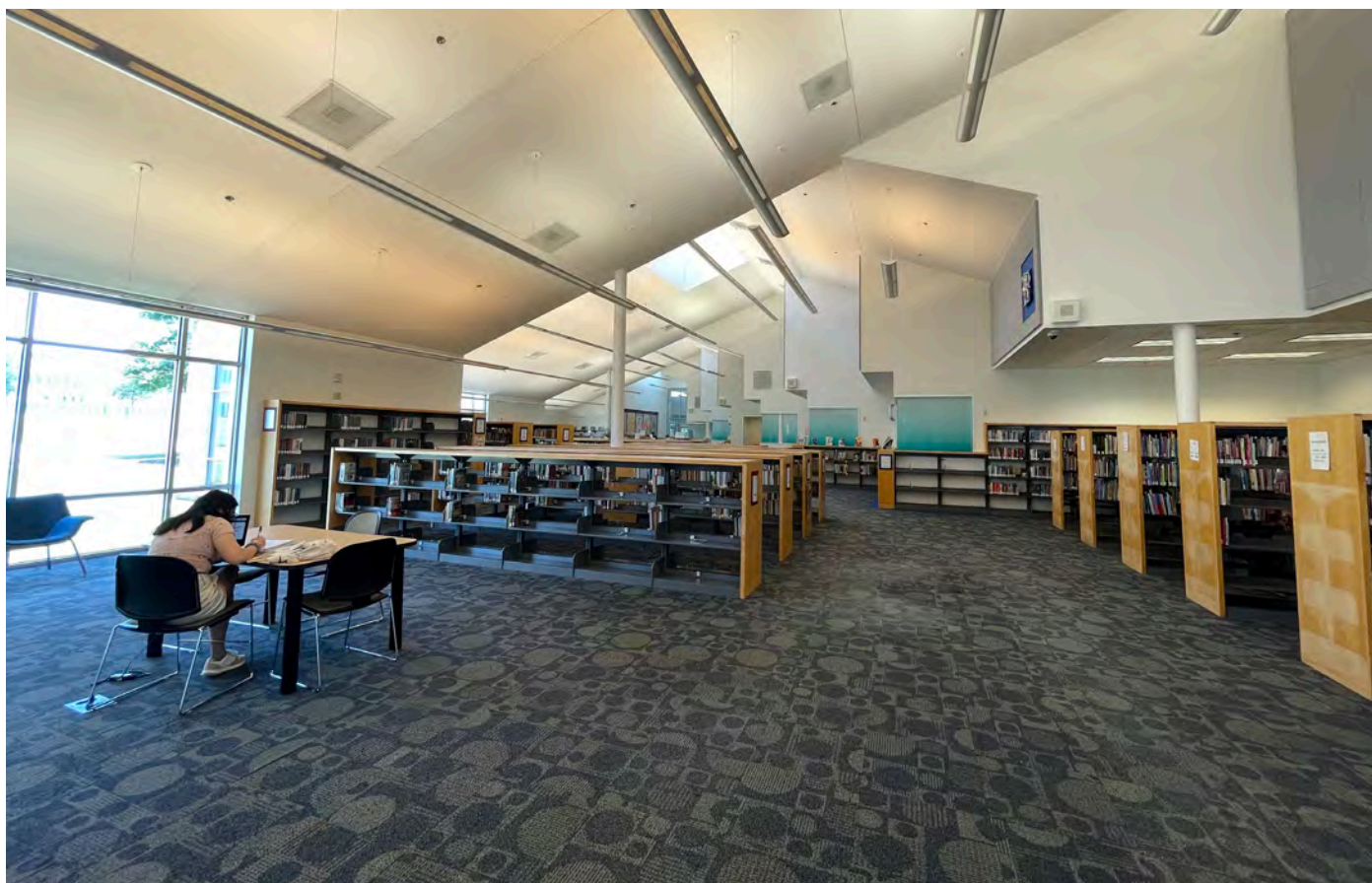
— DPL staff member

Paul Laurence Dunbar Lancaster-Kiest Branch in south central Dallas, named in honor of the famous African American poet, was built in 2006. The interestingly zig-zag-shaped facility is just under 18,000 square feet in size and attracts patrons of a variety of age groups and needs – young children and their caregivers, middle and high school students, and adults who make good use of the library's computers and internet access.

The library has an attractive limestone-colored exterior with a green metal roof and plentiful windows with trees just outside them. Inside it provides a main reading room, an auditorium, a classroom with a partition, and a small training room that is also partitioned. The building's windows, skylights, and high ceilings create a pleasant, open, and well-lit environment for patrons.

One of the library's most popular offerings is its computer area, which supports customers in their job searches, job applications, and document printing needs. Also popular is the somewhat small children's area, which is visited by lots of young children. Much of the rest of the main area is occupied by collections shelving, intermixed with seating and tables.

Programming is provided in the auditorium, which is also frequently used for community group gatherings on Saturdays, and in the classroom, which hosts the library's English Language



Learning classes. Unfortunately, the auditorium's AV system is outdated and essentially non-functional, which creates challenges for family-friendly events and for meeting presentations. Teen programs are held in the training room, which also holds the library's digital maker equipment. One study room – without a door – is also available for patron use, and demand for additional quiet study and quiet reading areas is high.

On the operational side, the facility's HVAC system often keeps the library too hot or too cold, and there are spots within the main room that are a challenge for staff to oversee due to the building's design. Staff spaces could also use some reorganization to maximize space and increase storage.

Recommendation

In light of the length of time since the Lancaster-Kiest Branch's construction, the community's diverse library users and needs, and the opportunity to reorganize the library's shelving to increase amenity space, this plan recommends that the facility be reimagined for current and future community needs and renovated accordingly.



Auditorium



Children's area

LOCHWOOD

MAINTAIN /
KEEP FRESH



Address: 11221 Lochwood Blvd.,
Dallas, TX, 75228

Built: 2009

Size: 20,200 square feet

*"[Lochwood has a] good staff, good
vibe, cool and quiet seating."*

— community survey respondent

*"I love the play area for toddlers - my
son loves the library even more now
because of it."*

— community survey respondent

Lochwood Branch in northeast Dallas, built in 2009, feels fresh and appealing. The 20,200 square foot facility has a modern architectural style that helps it stand out in its largely residential community, and it is conveniently accessible near shopping centers and a transit route.

This inviting and well-organized library provides a black box theater and classroom that are accessible from the bright and tall-ceilinged lobby; a main room; and one well-used study room. The branch is particularly popular for its children's programming including storytimes and afterschool crafts, expansive materials collection, and highly used computer area.

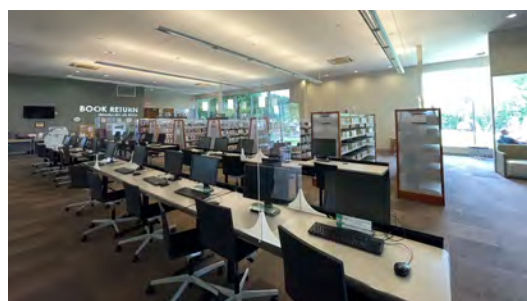
Inside Lochwood's main room, colorful carpeting, calm wall colors, and hanging accent lights emphasize different areas and create an engaging atmosphere. The main circulation desk, just inside the entrance, is low in height and very approachable. Nearby is the children's collection and play area, where kids and their caregivers enjoy spending time. Low, easily reached picture book shelving frames the play area and invites browsing. Older youth have a semi-enclosed teen space to study and hang out in.



While shelving for the library's large collection occupies a fair amount of space, its moderate height allows the library to feel open and seating areas don't seem crowded out. There are plentiful, comfortable seating and work areas set throughout the building, in particular near the library's large windows.

Recommendation

The library had a low amount of accumulated maintenance needs as of 2018. Staff report that the children's and teen furniture is showing some wear and tear, which makes sense with its age and active users. DPL should ensure that the Lochwood Branch receives proactive maintenance and periodic refreshes of furnishings and amenities as needed to keep the library fresh and modern into the future.



Computer area



Classroom

MARTIN LUTHER KING, JR.

EXPAND /
REPLACE AT
35,000+ SF



Address: 2922 Martin Luther King, Jr. Blvd., Dallas, TX, 75215

Built: 1974

Size: 13,532 square feet

"[We need] More seating, places to charge devices, expanded children's area, and addition of teen areas"

— DPL staff member

Part of the Dr. Martin Luther King, Jr. Community Center campus in south Dallas, the branch of the same name serves the neighborhoods generally south of I-30 and west of White Rock Creek. This facility is one of DPL's older and smaller libraries, built in 1974 and approximately 13,500 SF in size.

The library is well-utilized by seniors, children and their caregivers, teens from the high school just across the street, and unhoused residents who need a safe and comfortable place to be. Community demand for library programming, services, computers, and space to sit, work, and enjoy are high. Many senior patrons visit the nearby recreation center's mid-week meal program then walk to the library to eat; however, seating space is very limited.

A generally dated and drab library interior is livened up with colorful civil rights-related artwork in the entry, beautifully informative and detailed wall displays put together by the library's staff, and plentiful windows on the library's south side. Past reductions in tall materials shelving have allowed for more sunlight and space for the popular children's play area and busy computer area.

In addition to the main room, this facility has an auditorium, a classroom, and a small meeting/study room. Demand for use of the auditorium is high, but limitations include its small size and tendency to become stuffy during high-attendance programs.



The classroom also supports programming, but its non-working partition is a limitation. To increase program capacity, staff hold programs outside when the weather is pleasant. The library's small meeting/study room is a nice amenity, but oddly has a door and window into the library manager's office.

The staff workroom and public restrooms in this facility are challenged to meet current needs. The demands on the staff space have increased as the library's staffing has increased. Despite the installation of cubicles in the workroom there is not enough space for current staff, storage, or collection processing. The library's single-occupant restrooms, one each for men and women, also do not meet demand and are frequently out of service due to plumbing issues.

Recommendation

The Martin Luther King, Jr. Branch should be expanded to a size of 35,000 square feet or larger to provide adequate space for current and future community library needs. DPL can explore whether the expansion can be accommodated on the Community Center campus, or whether relocation to another site in the community as a stand-alone facility or partnership project is advisable.



Entry-area artwork



Auditorium

MOUNTAIN CREEK

EXPAND /
REPLACE AT
25-30,000 SF



Address: 6102 Mountain Creek Pkwy.,
Dallas, TX, 75249

Built: 1994

Size: 12,729 square feet

"It's a little awkward that the service desk is right in the middle of the walkway when you enter. It's as if you're in the spotlight from the time you enter the doors until you walk past it. If it were just a bit to the side, that would be nice. The library is just too small for it to be placed there."

— community survey respondent

Serving the southwesternmost portion of the City of Dallas is the Mountain Creek Branch. Built in 1994 and approximately 12,700 SF in size, it is one of DPL's older and smaller libraries. The library is located at the edge of Emerald Lake Park, with a trail connecting to the lake, and is appreciated as a community resource for programming, technology access, and gathering.

The building has a light grey stone exterior, inspired by its natural surroundings. It also has an interesting wedge-shaped design, with a tall rotunda near the entrance and floor-to-ceiling windows at the far end of the reading room that provide expansive views of the adjacent natural areas. Unfortunately, though, with a substantial setback from the street and little signage, the building can be hard for community members to see and identify as a library.

Among the library's biggest draws are its children's programming, which ranges from storytimes to STEM activities that are well-attended by homeschool students, and its adult creativity programming. Children's programming is typically held in the auditorium, although it gets displaced to the children's area in the main room or the library's classroom during elections when the library serves as a voting location. The auditorium lacks a strong AV set-up, which can be a challenge for programming.



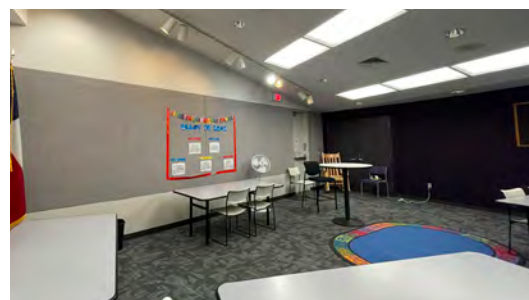
The library's main room is sunny but very plain, with grey walls and carpet and tall shelves limiting views to the windows. The furniture is out-of-date and somewhat mismatched. The room is also at its capacity for service, with a children's play area and collection shelving, a computer and reading/work area, adult collection shelving, and a seating area near the windows. There is interest in expanding the children's area to accommodate storytimes, but no space to do so.

Recommendation

The Mountain Creek Branch has a lot of repair needs, which weigh on staff as they work to provide a welcoming environment for customers. The building has plumbing issues annually, HVAC issues in summer, and leaks during rains. As of the City's 2018 FCA, it had accumulated a maintenance backlog equivalent to 14% of the cost to replace the building. The recommendation for this facility is that it be expanded to a size of 25,000-30,000 square feet to increase its service capacity and thoroughly renovated at the same time. Alternatively, replacement of the building could be considered if it would provide a better foundation for ongoing service.



Children's area



Auditorium

NORTH OAK CLIFF

EXPAND /
REPLACE AT
20,000+ SF



Address: 302 W. Tenth St.,
Dallas, TX, 75208

Built: 1987

Size: 15,562 square feet

"Some updates to the inside would be nice. It hasn't changed in years.

I'm 38 years old and this library, though I love it, hasn't changed in years. It looks exactly the same as when I was a young child visiting"

— community survey respondent

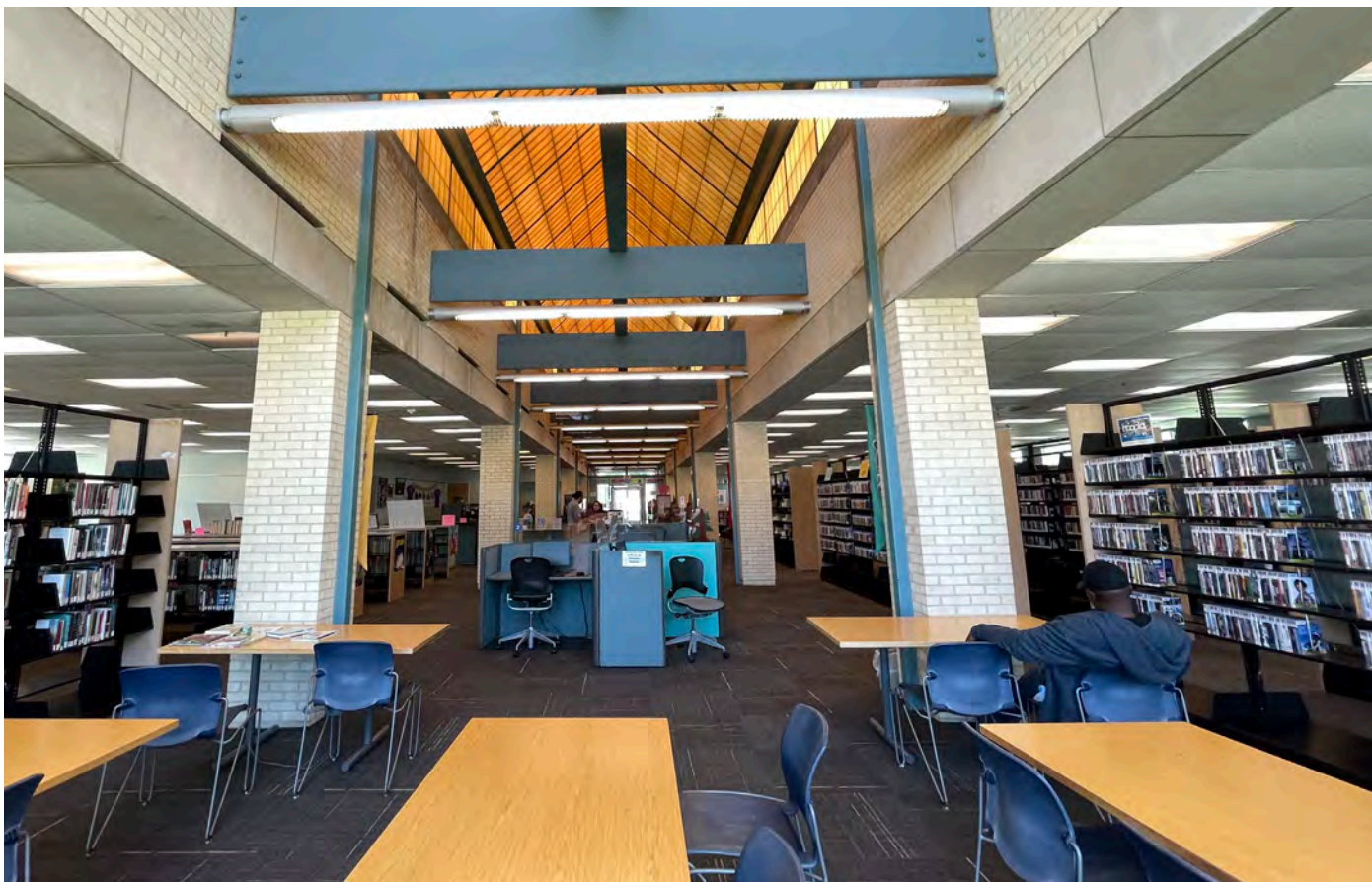
"[North Oak Cliff] Needs a new building with updated meeting rooms and more study areas"

— community survey respondent

North Oak Cliff Branch in southwest Dallas serves a fast-growing, changing neighborhood that includes the popular Bishop Arts District. This busy library brings in a diverse, multi-lingual set of patrons but its dated building is struggling to keep up with the community's library needs.

This approximately 15,600 SF facility was built in 1987 and it shows its age. The limestone-colored brick exterior has dark discolorations from rain drainage, especially near its roofline and below its rainspouts. Limited signage on the building leads some customers to mistake the library for an office building. On the positive side, the structure incorporates lots of large windows and a tall central skylight.

The library consists of a main room, auditorium, and study room, and demand for its services and spaces is exceeding capacity. Children and their caregivers constitute a large proportion of customers, yet its children's area is small and its usability for learning through play is constrained. Technology users are another large group of users and the library's computers are almost always in use, sometimes leading to long wait times. The auditorium is typically booked up with programming, events, and meetings and there is a strong need for more program, meeting, and study spaces. More seating spaces with power access are also needed.



The North Oak Cliff library building has a long list of capital maintenance needs. The facility received some capital maintenance in 2015 yet still had a deferred maintenance accumulation equivalent to 15.5% of its replacement cost in the City's 2018 FCA – placing it in the “fair” condition category and approaching the threshold for the “poor” category. The FCA identified issues with the building's exterior materials, mechanical room, restroom plumbing, aged/out-of-date HVAC system and boiler, and electrical panels. The City's Needs Inventory also identifies the facility's roof as needing replacement.

Recommendation

DPL's 2001 Facilities Master Plan identified North Oak Cliff Branch for expansion but this was never completed. Over the last decade, the building's deterioration has led DPL administration to recommend its full replacement at a larger size. The Library continues to pursue funding for a modern and welcoming facility for North Oak Cliff. At a minimum, the replacement library should be 20,000 square feet — and ideally larger — in order to meet this community's library needs.



Auditorium



Entrance

OAK LAWN

EXPAND /
REPLACE AT
30,000+ SF

Address: 4100 Cedar Springs Rd.,
Dallas, TX, 75219

Built: 1996

Size: 12,900 square feet

"The entrance is off putting - looks like a prison - also the A/C is terrible."

— community survey respondent

"The Oak Lawn library seems old and dirty so I only pick up materials there."

— community survey respondent

DPL's Oak Lawn location was built in 1996 through a public-private partnership with Kroger Co., which owns the adjacent grocery store property. The neighborhoods it serves are among Dallas' higher density and diversity areas and a home base for the LGBTQ+ community. The library has a floor area of 12,900 SF, which is in the bottom quarter of DPL libraries by size.

Oak Lawn Branch is maximizing the service capacity of its size and layout. The library's small but inviting children's area, painted a sunny yellow that continues in from the lobby, provides a few bookshelves, a reading ready play space, a computer, and a table. A busy computer area is located nearby.

Much of the rest of the main room is occupied by the library's collection, which is housed on two sections of tall shelves. Oak Lawn has a larger collection of materials that some other branches in its size range, including an LGBTQ+ collection that is based at this location. Tables, study carrels, and reading chairs are placed primarily along the eastern walls where they enjoy natural light from tall windows, and one study room is also available.

The library's small auditorium, with capacity for 50 people, supports programming and can be used after library hours. However, it can be too small for popular library events. An

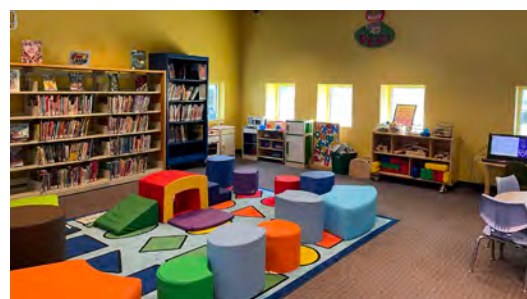


additional, open program space has been created at the far end of the main room, where several rows of chairs and a speaker's table have been set up.

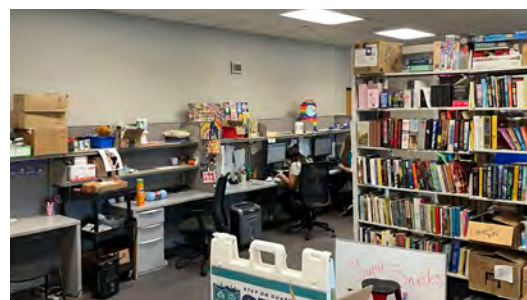
The Oak Lawn facility is generally in good condition, though its HVAC system has had to be supplemented with small mobile units placed inside the library. Nevertheless, the library's size and layout are no longer meeting the community's needs. Customer demand is exceeding the capacity of its public spaces and its shared parking lot with the Kroger grocery store is the source of tensions, particularly when the library holds popular programs and events. Behind the scenes, the size of staff workroom is too small to handle the volume of library materials and program supplies despite tall bookshelves filling the center of the workroom.

Recommendation

The recommendation for the Oak Lawn Branch is that it be expanded to a size of 30,000 square feet or larger. Options to accomplish this on its current site can be evaluated, such as a potential mixed-use project. Opportunities for relocation within the community, such as potential partnerships or long-term leased spaces, could also be considered.



Children's area



Staff workroom

PARK FOREST

RELOCATE +
REPLACE AT
20,000+ SF



Address: 3421 Forest Ln.,
Dallas, TX, 75234

Built: 1971

Size: 10,984 square feet

"[Park Forest] is in desperate need of a major renovation or new library. The HVAC doesn't work consistently, they just had mold remediation done, the meeting space is outdated and doesn't have great technology, and the overall library is tired."

— community survey respondent

"We just don't have enough space to hold many events or materials."

— DPL staff member

Park Forest Branch serves residents in Dallas' northwesternmost neighborhoods. It is DPL's third-smallest library at just under 11,000 SF and its third-oldest facility (built in 1971). Located on a main corridor near shopping, schools, and senior housing, it is a convenient destination for customers of all ages. However, the library is too dated and small to provide many modern library services and spaces.

The building sits on a small lot, surrounded by its parking areas, and has a grey/brown pebbled exterior and primarily narrow windows. The library's main room feels old-fashioned, with drab finishes, mismatched furniture, and lots of fluorescent lights, as well as somewhat crowded due to the tall shelves holding the materials collection. Popular spaces within the room are the children's area, which draws many young families, and the computer area. A central reading/work area is located between the children's and computer areas, but noise from the active young children can be challenging for older children and adults wanting to study at the library.

The library's meeting room supports its programming offerings but is not a very pleasant space – it has been described as looking like an "underground DMV" and is accessed from



the lobby via a hallway with low lighting and visibility. Other challenging aspects of the facility include insufficient storage for library and program materials, small restrooms, an electrical system that is in poor condition, and an older AC system that struggles to address humidity and cool efficiently.

Recommendation

The Park Forest Branch has been recommended for replacement for many years. A new site for the library a few blocks from the current site was purchased with funding from the City's 2006 Capital Bond Program, but construction of the new facility awaits funding. At a minimum, the replacement library should be 20,000 square feet in size — ideally larger — in order to meet this community's library needs.



Meeting room



Staff workroom

PLEASANT GROVE

MAINTAIN /
KEEP FRESH



Address: 7310 Lake June Rd.,
Dallas, TX, 75217

Built: 2010

Size: 20,200 square feet

"[The best things about Pleasant Grove Library are] the programming that is offered, the study room spaces people use daily, ... various free classes offered to people about adult education and English language learning. The out of school time programs offered for kids. Its hard to summarize everything into a paragraph, because even just helping a patron print is serving the community well."

— DPL staff member

Pleasant Grove Branch, built in 2010, serves the southeast Dallas communities. This branch's service area includes several K-12 schools and Dallas College's Pleasant Grove location. The library is particularly popular with children and their caregivers – storytime, after-school STEAM, and after-school snack programs are among this location's highest attended.

The Pleasant Grove facility is a well-designed and well-furnished library that does a good job of providing modern library services and spaces. One of the larger DPL locations at 20,200 square feet, the library consists of a black box theater for community use and library programming, a divisible meeting/classroom, and a large, colorful, sunny main room. The range, flexibility, and welcoming design of its spaces support the library needs of this community well.

The main room of the library provides lots of space for library visitors to play, work, and read. Medium-height shelving for the materials collection helps the library feel open and spacious. The children's area is generously sized and features play, computer, and reading spaces. The adult collection area features plentiful reading and working spaces and a large computer area. The main room also includes a welcoming teen area with seating and computers and two study rooms.

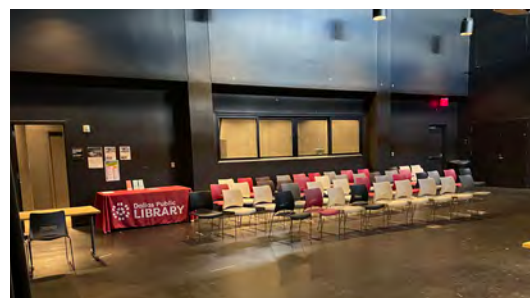


Recommendation

The Pleasant Grove Branch is generally in good condition, though the planned installation of a new HVAC system to replace the current faulty system will be very welcome. Minor improvements such as upgrading the lighting controls for the black box theater, providing additional power outlets for customer device charging, and improving the ground signage on Lake June Road would enhance the facility's functionality. This library building is expected to continue to serve its community well in coming years with good maintenance and periodic refreshes to keep furnishings and offerings current and inviting.



Children's area



Black box theater

POLK-WISDOM

MAINTAIN /
KEEP FRESH



Address: 7151 Library Ln.,
Dallas, TX, 75232

Built: 2013

Size: 16,900 square feet

"[The best things about Polk-Wisdom is] The building's outside aesthetic beauty as well as its makeup on the inside...."

Patrons utilize the printer to make copies, fax, and/or email documents.

Parents bring their children to free programming which are educational as well as fun."

— DPL staff member

Polk-Wisdom Branch, serving south central Dallas, is an attractive and inviting facility and very popular resource for computer and technology access, programming, and gatherings. The 16,900 SF library was fully remodeled in 2013 to bring its structure, service model, spaces, and furnishings up to date.

The facility is located adjacent to a shopping area and on a transit route, making it highly accessible to community residents. The modern-style building features large, colorful, geometrically patterned windows facing the community and in its lobby atrium. The primary library spaces are its main room, meeting room, and dividable classroom. The meeting room and classroom spaces are frequently in use for library programming, neighborhood meetings, and community organization gatherings, and sometimes requests for their use exceed availability.

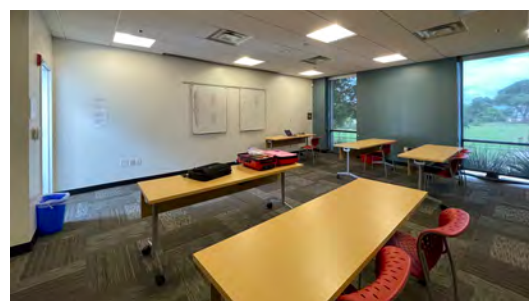
In the library's main room, the high ceilings, playful geometric window, and medium-height shelving create an open and engaging environment. Spaces and amenities in the main room include a busy computer and printing area, a children's area, two semi-enclosed study pods, and built-in seating and desks



under the windows. The computer area in particular is very well used by seniors and by patrons working on job applications. Staff available for one-on-one help and at the reference desk provide important support for these customers.

Recommendation

As the Polk-Wisdom Branch is welcoming and well-functioning, it is recommended that it be kept up to date and proactively maintained so that it can continue to support its community well.



Classroom



Study pod

PRAIRIE CREEK

MAINTAIN /
KEEP FRESH



Address: 9609 Lake June Rd.,
Dallas, TX, 75217

Built: 2010

Size: 18,420 square feet

"We have a beautiful building, that is one thing that people comment when they come here for the first time."

— DPL staff member

"I like the art on the wall, tying it to the history of the location. Clean facilities, good selection of materials, and plenty of places to sit."

— community survey respondent

Prairie Creek Branch in southeast Dallas, built in 2010, is an appealing building on a prominent site along the Lake June Road corridor. It attracts a wide range of patrons, including caregivers with children, teens, adults, and seniors. The approximately 18,400 SF facility features large windows, prominent signage, and a mix of natural stone and brick on its exterior that create a welcoming impression and fit well in its setting near a natural creek area.

The inviting character of the library continues in its interior spaces, thanks to plenty of sunlight and light, natural-colored building materials and furnishings. The main room has an open feeling with medium-height shelving that helps define the spaces within - the children's reading and play area, teen zone, heavily used computer area, and comfortable reading and working spaces including tables, couches, and window-front bench seating.

The library incorporates a meeting room and a divisible classroom to support library programming like English Language Learning and storytimes, and the multiple meeting spaces allow the library to hold events concurrently and accommodate most community requests to use the spaces. Two very popular study rooms are also provided for small gatherings or quiet work.



Recommendation

Prairie Creek Branch is currently serving its community well. The building does experience solar heat gain from its windows and uncomfortably bright light in some areas at certain times of the day, which could be addressed for patron and staff comfort. Proactive maintenance and periodic refreshes are recommended to allow it to be an attractive and engaging destination for many years to come.



Computer lab



Classroom

PRESTON ROYAL

RENOVATE /
REIMAGINE



Address: 5626 Royal Ln.,
Dallas, TX, 75229

Built: 1964

Size: 12,400 square feet

"Update refresh the Preston Royal meeting room and library itself. Be sure there are enough books to fill the spaces in this library - it's an active reading community but lack of books, lack of an inviting place keeps locals out."

— community survey respondent

Preston Royal Branch, located in north central Dallas, is notable for its Mid-Century Modern architectural style as well as its age (60 years). It sits on a moderately sized site on a busy street, adjacent to a church with which it has an agreement to share parking space. This well-loved library has the fourth-highest total circulation of materials among Dallas libraries while having the 5th smallest size (12,400 square feet). It is also popular for its children's play space and programming, serving as it does several neighborhoods with a high percentage of school-aged children.

The library's main room has large windows, helping the small space feel more expansive. The room includes a children's area, which is often very busy on weekday mornings with kids and their caregivers; materials shelves, with comfortable chairs and tables placed among them near the windows; two small computer areas, one situated around a roof support pillar; and an area with a few tables and armchairs for activities and reading. One small meeting/study room is available near the circulation desk. Movable shelves have been placed near the large circulation desk to hold the many materials requested for customer pick-up.



Preston Royal also has a moderately sized auditorium which is heavily used for programming and community meetings. During the library's popular storytimes the auditorium can fill up quickly. However, its design and ambiance are less than ideal, with dark red brick walls, a low ceiling, and no windows to provide natural light. The restrooms, located opposite the auditorium, are also outdated.

Recommendation

Despite its small size, the surrounding communities would like the Preston Royal Branch to remain in its current building. Surrounded as it is on three sides by its parking lot and by a very narrow drive lane on the fourth, there is little room to expand the library to increase its floor space and service capacity. Given these desires and the possible inclusion of the facility's renovation in the City's 2024 Bond Program, it is recommended that the library be reimagined to make the best use of its existing floorspace. Potential for a small expansion of the public use space can also be assessed during the renovation design phase, perhaps through conversion of underutilized staff workroom space.



Auditorium



Service desk

RENNER FRANKFORD

EXPAND /
REPLACE AT
30,000+ SF



Address: 6400 Frankford Rd.,
Dallas, TX, 75252

Built: 1986

Size: 15,193 square feet

"This building only has one auditorium and no classrooms, which is an issue for programming when there is voting. Since this is a voting location, the auditorium is blocked off for weeks at a time which makes finding space to do programs tricky."

— DPL staff member

Renner Frankford Branch serves the far north Dallas communities near the city's borders with Plano and Richardson. Built in 1986 and approximately 15,200 square feet in size, the facility sits on a substantial site adjacent to a creek. This location is a popular destination for children and caregivers, group and community meetings, and customers borrowing materials from its large collection. Its large parking lot is also periodically utilized by other City of Dallas departments for community service activities.

The library received an interior refresh in late 2021 and early 2022 as part of a repair project to remedy flooding damage. The main room is bright and airy, with natural light from windows interspersed in the building's walls. The center of the main room is dedicated to comfortable seating and merchandising displays, and located around the room's sides are the children's area, collection shelves, study rooms, and computer area. A small teen area is also located around one corner of the room.

With high community interest in gatherings at the library in addition to library programming, Renner Frankford's auditorium and two study rooms are often in use. Lively gatherings in one of the study rooms can result in noise spill-over into the main room, as the study room's front wall doesn't reach the ceiling.

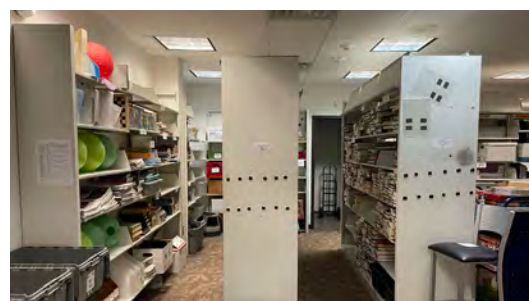


The auditorium is somewhat limited in size, so larger community meetings are held in the main room after-hours. In DPL's previous facilities master plan, the potential to add a black box theater to the library had been considered.

Staff service spaces are also constrained. The space for the branch's equipment for creating Enhanced Library Cards is squeezed between the reference computers and the circulation desk, and the staff work area is limited in space for staff to process returned materials and prepare for activities and programs.

Recommendation

Due to the high demand for meetings and gatherings at Renner Frankford, limited auditorium and main room square footage, and sub-optimal staff work space, it is recommended that this branch be expanded on its current site at a size of 30,000 square feet or more so that it can better meet the community's needs for modern services and spaces. Deferred maintenance needs identified in the City's 2018 Facility Condition Assessment should also be addressed to ensure the facility's longevity.



Staff storage and workspace



Auditorium

SKILLMAN SOUTHWESTERN

EXPAND /
REPLACE AT
30,000+ SF



Address: 5707 Skillman St.,
Dallas, TX, 75206

Built: 1996

Size: 13,200 square feet

"It needs to be renovated. It's very uninviting. It should feel more like a book store coffee shop where friends want to meet and children can play."

— community survey respondent

"[I wish it was] Larger---it's pretty small. [I'd like to see] More up to date study spaces and recreation areas."

— community survey respondent

The busy Skillman Southwestern Branch, one of DPL's smaller branches (13,200 square feet), serves a denser and growing area of northeast Dallas. Sited just south of Route 12, it is only about a mile and a half away from Vickery Park Branch, located to the north across the highway. Many patrons visit to access its materials collection and return books, use computers, and enjoy storytimes.

Built in 1996 on a corner site, the brick library building is set back behind its parking lot and surrounded by mature trees. While the trees are appealing and provide valuable shade, they can make the library difficult to identify and the site's exterior signage isn't well placed to increase its visibility. Accessing the library is further challenged by the medians on the adjacent streets, which limit turning into and out of the library's driveways.

The public spaces in the library are the main room, an auditorium, and a small meeting/group study room. The main room and meeting room receive plentiful natural light from well-placed windows, which help create a pleasant atmosphere despite dated interior finishes and furnishings. Amenities available in the main room are small and busy children's and computer



areas, a window-front reading area with armchairs and a couple of tables, and handful of additional reading/work tables. The collection shelving is tall and takes up much of the library's floor area, leaving the other areas feeling cramped.

The library's auditorium supports library programming including popular storytimes, as well as frequent community uses including events, gatherings, and voting. Unfortunately, the auditorium does not receive any natural light and is also dated in appearance. Branch staff have indicated that additional programming, meeting, study space, and space overall would be helpful in meeting community needs.

Recommendation

Skillman Southwestern Branch should be expanded to a size of 30,000 square feet or larger in order to better meet current library needs and provide capacity for service growth as its community grows. Given the constraints of its existing site and its proximity to the Vickery Park Branch, relocation of the library to another site further south within its service area would provide better community access.



Auditorium



Adult reading area

SKYLINE

RELOCATE +
REPLACE AT
30,000+ SF



Address: 6006 Everglade Rd.,
Dallas, TX, 75227

Built: 1977

Size: 12,037 square feet

"We recently have had groups of teens coming in, but we don't have a comfortable area for them to hang out so they usually crowd the baby area."

— DPL staff member

"I go to Skyline often but don't like it as much because the layout makes it harder to keep track of my toddler and I can't see if people are sitting behind the shelves."

— community survey respondent

Skyline Branch serves the southeast Dallas communities just south of I-30 and east of White Rock Creek. Built in 1977 and just over 12,000 SF in size, it is DPL's fourth smallest and fourth oldest library. It is also an important community resource for computer use, job search and application, and youth learning and a well-used study spot for students of the nearby high school.

This facility, though it has some appealing aspects, is not well-suited for long-term service as a library. It can be hard for community members to spot, with its modest signage, lots of trees and landscaping surrounding the building, and a building style that could be confused for a church. Inside, the library is laid out with a central space that features a catwalk-like loft area, surrounded by separate-feeling wings. While the ceilings of the central and wing spaces are high and the building has many windows and skylights, the spaces still feel dim due to drab beige paint, dark floors, tall collection shelving, and light-blocking loft.

The library's layout does allow for distinct-feeling spaces within its small footprint: a children's wing, adult wing, computer/reference area, and auditorium. It doesn't, however, have enough



space to provide for the community's current needs including adequate study spaces for teens and adults and spaces for one-on-one staff assistance and career skills programming. The library's auditorium and meeting room support some popular programming, but both feel dark, damp, and outdated rather than welcoming. One study room is also available, but its partitions provide no sound attenuation.

Recommendation

In addition to its size and experience shortcomings, the Skyline facility has accumulated substantial capital maintenance needs which as of 2018 were equivalent to 14.7% of the building's replacement cost. Therefore, it is recommended that this branch be replaced at a size of 30,000 or more. A review of expansion opportunity on the library's current site indicates that new site would likely be needed for the larger facility. A potential opportunity for a new Skyline Branch facility may be a joint-use or colocation partnership with the City's Park & Recreation Department, which is actively seeking a site for a new recreation center in the vicinity of the current library.



Loft area



Children's reading and activity area

TIMBERGLEN

RENOVATE /
REIMAGINE



Address: 18505 Midway Rd.,
Dallas, TX, 75287

Built: 2007

Size: 18,500 square feet

*"[I'd like] More, comfortable places
to sit and read."*

— community survey respondent

Timberglenn Branch serves the far north Dallas areas near the city's border with Carrollton. Built in 2007 adjacent to Timberglenn Park and Recreation Center, this library is a big draw for its access to computers and printing, entertainment materials, English Language Learning classes, and children's programming.

A recognizable and welcoming building, this facility has a colorful and interesting exterior, a porch-like entrance into a tall-ceilinged and sunny lobby, and plenty of windows providing natural light. Color also livens up the inside of the library – walls, carpets, furniture, and signage – creating a vibrant and inviting environment.

The library's large main room feels very open, with a long central skylight, medium-height shelving, and a window-filled rotunda at the end of the room. In the room are a large, semi-enclosed children's area, a well-sized computer area, a teen area, and a shelving arrangement that creates many seating areas with different types of tables and chairs. The comfortable armchairs throughout the library are particularly popular with patrons.



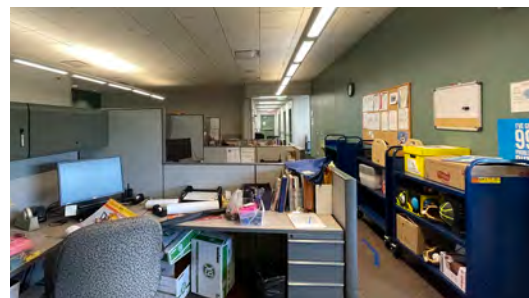
Library programming and community gatherings are held in the library's large auditorium and in its classroom. These spaces also appealingly designed, with colorful interiors and windows for natural light. Three study rooms are also available in the main room for quiet activities and small gatherings.

Recommendation

As this facility is over 15 years old, it is starting to encounter issues with aging building systems and show some opportunities for improvement. For instance, a shortage of power outlets in the main room limits where patrons can work with their personal devices, window leaks occur in the rotunda area, and the auditorium's AV system is in need of upgrades for current technology. It is recommended that DPL renovate the Timberglen Branch in the coming years to address wear and tear on furnishings, systems, and the structure and to bring it up to date with any unmet or emerging community needs.



Auditorium



Staff workspace

VICKERY PARK

MAINTAIN /
KEEP FRESH



Address: 8333 Park Ln.,
Dallas, TX, 75231

Built: 2020

Size: 18,000 square feet

"It is a new and modern library. Tons of books and kids programs."

— DPL staff member

"I love how the Vickery Park location provides snacks and activities to children after school. It's also clean and spacious so even when there's a decent amount of people, it doesn't feel crowded. "

— community survey respondent

Vickery Park Branch, the second-newest DPL facility, opened in 2020 to serve the densely populated Vickery Meadow area in northeast Dallas. As the community is home to many new immigrants and refugees, the library was thoughtfully designed with welcoming in mind – for example, it features greetings in many languages on its exterior windows.

Located on a large site across from two schools, the library is easily accessible to the community by foot, transit, bicycle, and car. The facility's creative site design includes a semi-circular parking lot and front plaza that can host community activities and events, and the plaza also provides amenities for everyday enjoyment including benches, shade trees, a children's play area, and a large yellow swing for visitors of all ages.

The 18,000 SF library building features large windows which create an open and sunny atmosphere in the main room. Near its entry, a central "living room" area welcomes library visitors with lots of colorful seating, and low-height collection shelving makes it easy for patrons to look around and feel invited in. Also centrally located are a large computer area and two curved "pods" that provide six meeting and study rooms of various sizes that are highly utilized for classes, study, tutoring, and



meetings. The library's larger programs and meetings are hosted in its auditorium. Additional seating and tables for patron use are scattered throughout the main room.

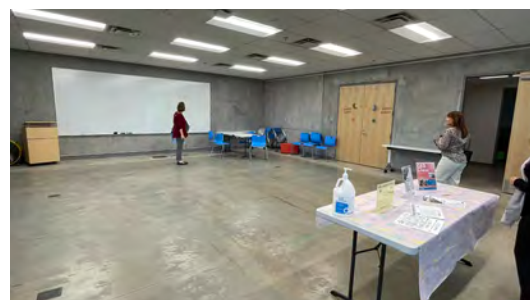
For children, the library provides a popular children's area featuring colorful play furniture. Additional play furniture has been located in the branch's Creative Learning multipurpose space, which increases the space available to children and their caregivers.

Recommendation

Vickery Park Branch is recommended to be maintained in good working order and kept fresh as needed to address wear and tear on furnishings and changing community needs. As funds are available, improvement projects could be considered to create more space for the children's area or partner with the City's Park & Recreation Department to create a public playground on the open western portion of the library's site.



Seating area



Auditorium

WHITE ROCK HILLS

MAINTAIN /
KEEP FRESH



Address: 9150 Ferguson Rd.,
Dallas, TX, 75228

Built: 2012

Size: 18,000 square feet

"The White Rock Hills branch is beautiful with huge glass windows and a user friendly design."

— community survey respondent

"Great play area for my toddler—this is especially helpful in the summer when it is too hot to take him to the playground. Plus I can browse and get both of us books while he plays."

— community survey respondent

White Rock Hills Branch opened a little over a decade ago in northeast Dallas. The sunny, window-filled building is located off a main road near Route 12, adjacent to a natural creek area. A large, colorful sign at the main road helps customers navigate to the library, which is a popular destination for children's programming, homeschooling activities, and tutoring; study, work, and small meetings; and reading in a comfortable space.

The 18,000 SF facility consists of a large main wing holding the library's reading room and staff areas and a smaller wing holding its auditorium and two class/meeting rooms. The pleasant entrance plaza between the two wings features an interesting sculpture, flowering trees, and benches, and windows facing the plaza provide a welcoming view into the building.

The library's main room is filled with natural light from large windows, which also provide views of the creek's greenery along the room's south side. Amenities on this side of the room include the large computer area, a teen corner, the active children's area, and seating and work areas in the adult collection area. Additional study tables with power outlets are located in the center of the room.



The auditorium is large and supports the library's well-attended storytimes and popular programming and events. The two class/meeting rooms, when not in use for library-planned activities, are used by customers for study, online meetings, and job interviews.

Recommendation

As the White Rock Hills Branch continues to serve the community in the coming years, periodic refreshes for furnishings, finishes, and offerings will help the library stay current and comfortable. The building does experience solar heat gain from its south-facing windows, which could be addressed for patron and staff comfort, and the teen area is an opportunity for enhancement. Proactive maintenance will also help the library stay welcoming and maximize its longevity.



Reading area



Computer and teen areas

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IMPLEMENTATION



Storywalk at Vickery
Park Branch.

FACILITY PARTNERSHIPS

Where goals and opportunities align, facilities partnerships between DPL and other City departments – such as the Park & Recreation Department or Office of Community Care – or with another public agency could present mutual benefits. Some tentative partnership ideas have emerged through conversations held during this planning process.

Public partnership opportunities could look like joint-use facilities (a single facility housing a library and another public use), co-locating a library and another public facility on the same site where customers would benefit from the facilities' proximity, or enhancing the connections and spaces between adjacent facilities to create more opportunities for services and programs and a better experience for residents.

Over the course of implementing this plan, other new possibilities for projects in partnership could emerge. Public-private partnerships, where a private party and a public entity both contribute to a mutually beneficial project, could be evaluated for opportunities that would benefit DPL.

The City and DPL can evaluate each of these opportunities for how these new partnerships could enhance community access and benefit. It is critical to ensure that all partners in shared facilities and multi-use sites have goals, missions, and requirements compatible with DPL's.



LIBRARIES IN MIXED-USE AND ADAPTIVE REUSE BUILDINGS

All-new construction is not the only way to build new libraries. Communities around the nation are successfully transforming existing buildings into modern, innovative, and sustainable destination libraries. Facilities with large, flexible, and open floor plates – such as grocery stores, drug stores, retail bank branches, commercial offices, and even sports arenas – can provide excellent opportunities for creating welcoming and beautiful libraries. Such facilities also tend to have high-profile locations and access to parking and transit.

That said, not every building can be easily or appropriately converted for modern library service. There are many examples of communities that have attempted to convert cherished cultural resources, such as historic homes and older school buildings, into libraries with less-than-successful results. Making older buildings accessible and welcoming for visitors with disabilities can be a huge challenge. Buildings with many interior spaces and structural walls (such as classrooms) are less flexible and can complicate customer wayfinding and staff operations.

A former drug store building was transformed into an inviting new library in San Pablo, California.



Fretz Park Branch (round building at center), conveniently colocated with Fretz Park and Recreation Center, is one of DPL's busiest branches.

"While stand-alone branches are beautiful, branches that are nestled right in with other places that people frequent would be much more convenient--like laundromats, shopping centers, etc."

– community survey respondent



The future site of the Park Forest Branch is well-located near a community shopping area, schools, and transit routes.

LIBRARY SITE SELECTION

Some of the recommended projects in this plan may require a new site – for example, if the facility's current site is too small to accommodate expansion of the facility to the recommended size. Careful site selection will help ensure that DPL's facilities vision is realized and community access is maximized.

The following criteria are recommended to assist in identifying and evaluating potential sites for relocated library facilities. Their intent is to ensure that DPL facilities are located in places that are convenient and accessible to customers, promote efficient operation and effective service, and provide a significant benefit for their communities. The City and DPL can add criteria to this list as appropriate.

- Prioritize sites that can accommodate the recommended building size, site amenities, and parking, given the topography, zoning, easements, constraints, etc.
- For ease of customer use and operational efficiency, seek sites that can accommodate the proposed library building on a single floor level.
- Sites that are highly visible and centrally located maximize community awareness and access.
- Prioritize sites that provide easy and safe access for pedestrians, cyclists, transit users, and people with disabilities.
- Sites developed as libraries should be compatible with the community's vision for development and/or revitalization.
- Libraries benefit from proximity to other community services such as schools, shopping, and recreation facilities.
- Look for sites that offer aesthetic value to the proposed library building (inspiring setting, views, etc.).

FUNDING STRATEGIES

Historically, the City of Dallas has funded most of its library facility projects through its Capital Bond Program. DPL's last facilities master plan, which was adopted in 2001, recommended more than \$200 million worth of new and improved library facilities throughout Dallas. By 2006, Dallas voters had approved more than \$100 million toward the goal for library facilities. Since 2006, the City of Dallas has not voted on a library-related proposition again until 2017 when \$15.59 million for the library was authorized by the voters. More than \$45 million would be needed to complete three of the last long-promised projects through the 2024 Bond Program and currently, the City has announced plans to allocate \$43.53 million for library projects. Projects that remain unfunded through the 2024 Bond Program would need to wait six more years for their next opportunity at bond funding - meaning that the 20-year recommendations of the 2001 facilities master plan could take well beyond 30 years to implement.

The City's Bond Program is expected to continue to be the primary source for funding the capital projects recommended in this new long-range facilities plan for Dallas Public Library. Although capital budgets have not yet been developed for the plan-recommended projects, it is possible that the scope of branch construction in the overall program could be similar to what was recommended in the 2001 master plan - and potentially at a comparable cost if adjusted for inflation. A key project will be reinvestment in the Central Library to restore it to good condition, modernize service and operations, and ready it for the future.

The City of Dallas uses a number of considerations and criteria to evaluate and prioritize projects for funding through the Bond Program. In addition to funding for construction in each Bond Program package, it is recommended that the Library also seek funding for design services for the projects that will be submitted for the following Bond Program in order to maximize their competitiveness for selection for funding.

"I would like to see better facilities at the Lakewood branch. This library certainly shows wear and tear and could use city money to upgrade those facilities. It is not at all in line with what you can find at other DPL locations."

– community survey respondent



The 2021 Grand Opening of the replacement Forest Green Branch with Library Director Jo Giudice, Mayor Eric Johnson, Council Member Adam McGough, City Manager T.C. Broadnax and community supporters.

ADVOCACY

The challenge of funding library capital projects is not unique to Dallas. Libraries across the nation are facing significant competition from other city departments and public agencies for limited funding for both capital improvements and operations. What often makes the difference in this competition is strong advocacy from library Friends and Foundations. Some advocacy groups undertake fundraising for capital projects as well as to support library programs and services. But even those that don't can have a big impact in other ways.

One example is the impact that the Library Foundation SD (LFSD) has had in supporting the San Diego Public Library. LFSD was founded in 2002 to raise funds and build support for variety of projects, including San Diego's stunning new downtown Central Library. Today, LFSD has shifted its focus away from capital projects and toward library programs, services, collections, and technology. In addition to its donor campaign, LFSD invest significant effort in advocating for SDPL with the City of San Diego. It manages a robust social media and public communications programs and attends regular one-on-one meetings with city councilmembers to ensure broad awareness of SDPL's needs and potential for increased impact. The Library Foundation also regularly attends and speaks at city council and committee meetings to keep SDPL in the forefront. When library funding is on the agenda, LFSD arranges for library advocates and community members to attend and speak en masse to demonstrate support. All of this is done in close collaboration and partnership with SDPL to ensure that their advocacy is aligned with the Library's needs.



APPENDICES

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APPENDIX 1: ACKNOWLEDGMENTS

This plan has been prepared with the participation of the following people, and many additional contributors:

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 Nydia McCorcle, Public Service Specialist
 Kate Meador, Librarian
 Margie Mealer, Branch Manager
 Suzanne Mercer, Public Service Specialist
 Juan Mua, Branch Manager
 Elise Murdock, Public Service Specialist
 Brandon Murray, Librarian
 Mae Neal, Library Manager
 Mary Noble, Circulation Specialist
 Brazille Noel, Public Service Specialist
 Marissa O'Leary, Literacy Coordinator
 Michel Osorio, Branch Manager

Jaime Perez, Public Service Specialist
Taylor Philbrook, Circulation Specialist
Christine Power, Public Service Specialist
LaTari Prater, Regional Manager
Patrick Reilly, Branch Manager
Josy Reyes, Sr. Customer Service Representative
Rudy Rihner, Library Manager
Anderson Robinson, Librarian
Daisy Rodarte, Librarian
Dania Rodriguez, Circulation Specialist
Sara Rodriguez, Programming Coordinator
Sarah Rodriguez, Instructor
David Saenz, Delivery Manager
Melodie Saucedo, Library Manager
Jerimee Savage, Public Service Specialist
Paige Shank, Librarian
Matthew Shanti, Branch Manager
Brenda Smith, eServices Manager
Ryan Smith, Librarian
Kristy Smrcka, Acquisitions Librarian
Jessamy Sorelle, Acquisitions Manager
Cynthia Soto, Librarian
Matt Stubanas, Events Services Specialist I
LeeAnn Sutton, Children's Librarian
Tsigereda Tekeleke, Branch Manager
Trey Townsend, Public Service Specialist
Lewis Turner, Public Service Specialist
Katie Varnel, Public Service Specialist
Ari Wilkins, Public Service Specialist
Ashlee Williams, Circulation Specialist
Cara Williams, Public Service Specialist
Jacob Wise, Public Service Specialist
Lisa Zinkie, Branch Manager
Alex Zuniga, Warehouse Supervisor



COMMUNITY ENGAGEMENT APPENDIX

overview

purpose

Community and Stakeholder engagement for the Dallas Public Library Strategic and Facilities plan began in February 2023 and continued until November. Dallas Public Library leadership and staff, with the support of the consultant team, sought to understand the Library’s value, how people are using the Library, and how the Library needs to continue to grow and improve.

Dallas Public Library (DPL)’s mission is to strengthen communities and build equity by connecting people, inspiring curiosity, and advancing lives. Therefore, understanding what Dallas’ communities and people want and need from DPL is essential to the development of the Strategic and Facilities Plan.

The Strategic and Facilities Plan identifies key values, strategic goals, and a facilities vision to guide DPL in providing services and facilities that reflect its mission and dedication to a thriving Dallas. These values, goals, and facilities vision reflect the key themes that emerged through the community engagement activities during the plan development process.

feedback collection & analysis process

The following appendix provides a synopsis of the engagement process, key feedback themes, and descriptions of the various engagement activities. During the course of the engagement process, the consultant team compiled all of the input gained from the various outreach strategies, and then went through a process of coding and analyzing. The level of feedback received did not reach the threshold to report statistical significance, therefore the charts shown do not report percentages. However, they still provide a visual representation of respondents’ preferences. The questions surveyed and corresponding charts are grouped under three overall themes as a way to establish relationships and connect the data with the overall outcomes.

summary of community feedback

The data shows that while people engaged value the library for its potential to provide educational, art, or service based opportunities, many primarily visit the library to access the book or online collection or as a children’s space for play. Community feedback also suggests that how the library is currently used is a result of barriers to access and a lack of awareness of the library’s services outside of the book collection, both in-person and online. Respondents expressed a desire for an improvement to library access through expanded hours, events, programs and services that reflect community values, and comfortable interior spaces that support desired programming and for gathering.

how community feedback informed the strategic plan

	feedback theme 1	feedback theme 2	feedback theme 3
	Residents see opportunities for the library to expand its role in education, arts, and service related programming.	The library can improve accessibility to residents by expanding hours, methods of publicizing library services, and its digital services & media.	Residents would like to see spaces in the library that are comfortable, accessible, and allow for gathering or programming.
values			
Community	•	•	•
Learning	•	•	•
Access	•	•	•
Innovation	•	•	•
strategic goals			
Create opportunities for learning and discovery	•	•	•
Provide customer-responsive technology	•	•	•
Cultivate a vibrant materials collection	•	•	•
Reduce barriers to access		•	•
Provide inspiring and welcoming facilities	•		•
Make community connections	•		•
Communicate the library's value	•	•	
Develop future-ready staff	•	•	•
facilities vision			
Places for creativity & learning	•		•
Inspiring & welcoming	•		•
Innovative & technology-rich	•		•
Well-maintained & accessible	•	•	•
Inclusive	•	•	•

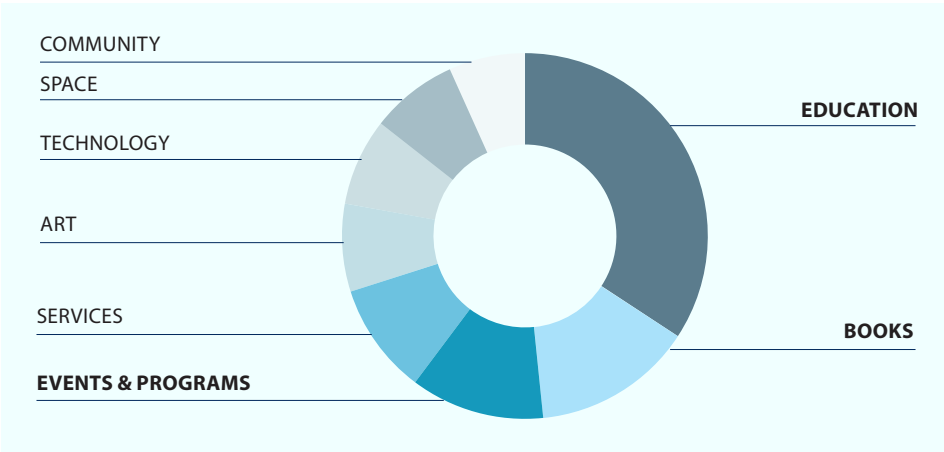
feedback
theme 1

Residents see opportunities for the library to expand its role in education, arts, and service related programming.

The most desired “future” activities were among the least identified activities for a typical library visit. This disconnect between current activity and desired future activity could indicate a few things. First, it could simply mean that residents want more arts, education, and services opportunities at their local library. However, when coupled with comments regarding communication and accessibility, respondents’ desire for more of something could reflect a lack of awareness, or an inability to access current arts programming due to the time it is offered or the location.

Why is the library important in your community?

Residents identified education as the most significant aspect to why the library is important in the community. Responses related to books, events and programming, and services were also identified to describe the library’s value.



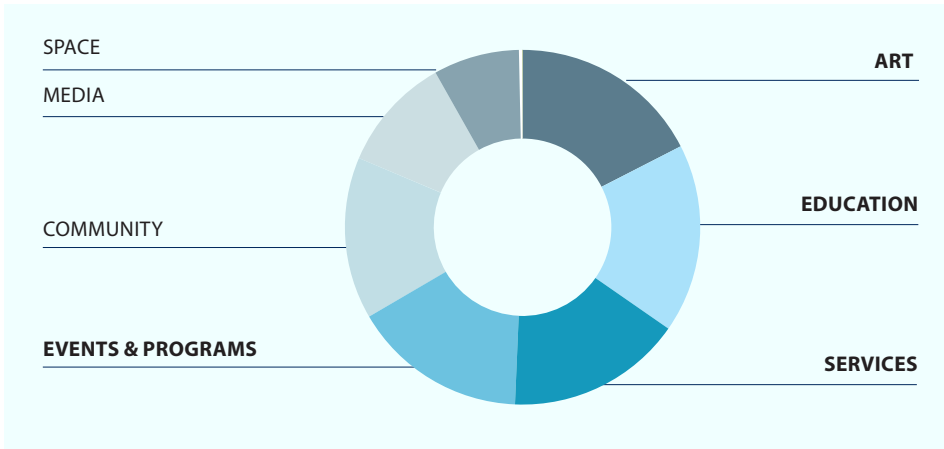
“As homeschoolers, SO many of our educational resources come from the library. We would not be able to homeschool nearly as well without the resources available to us there.”
- Survey Respondent

“I bring my child to the library to relax in a safe and calm environment.”
- Feedback Station Respondent

“I take my son to play with the toys in the children’s area with the other kids.”
- Feedback Station Respondent

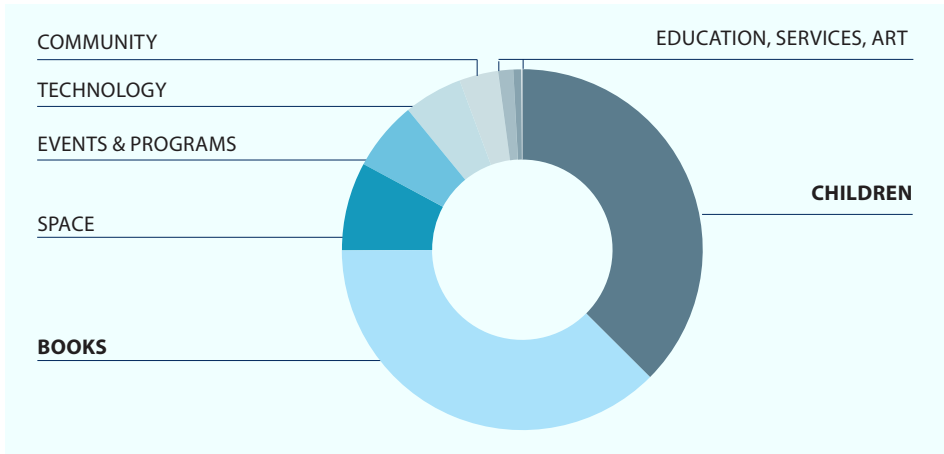
What would you like to be able to do (or do more of) at the Dallas Public Library in the future?

Residents would like see and do more education and arts based activities at DPL in the future. These responses align with how the community described the library’s value and reflect a desire to do more or different activities at the library - specifically art and education.



What do you usually do when you visit Dallas Public Library?

Activities related to children or books accounted for the majority of reasons for visiting the library, which are foundational for learning. However, visits to the library were mostly not attributed to education, despite that education was identified as a primary reason for the library’s value in the community.



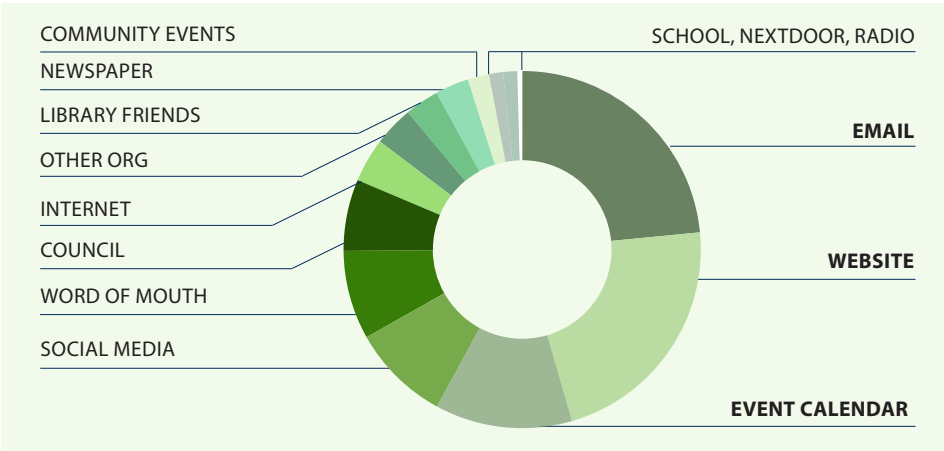
“Eliminate the rigid construct of what a library is and make it more of a community learning and recreation center. Create a place people want to hang out!”
- Survey Respondent

The library can improve accessibility to residents by expanding hours, methods of publicizing library services, and its digital services & media.

An expansion of hours could indicate a desire for specific services and programs to be offered outside of current library hours. Virtual programs and classes are not as available as the library's digital collection, which shows that the library should consider diversifying advertising methods, the timing and methods of offering classes to increase accessibility, or understanding any technology barriers users may have. Given that most people currently say they visit the library to check out books, finding new ways to communicate the library's other services is an opportunity to increase access.

How do you learn about Dallas Public Library services and events?

DPL's website and email are the primary ways by which residents learn about the library's services. There is potential to expand other methods of publicizing library services, particularly for library services outside of accessing the library's collection.



"If I knew about the programs I would probably attend them, but I never know what's happening at my branch."
- Survey Respondent

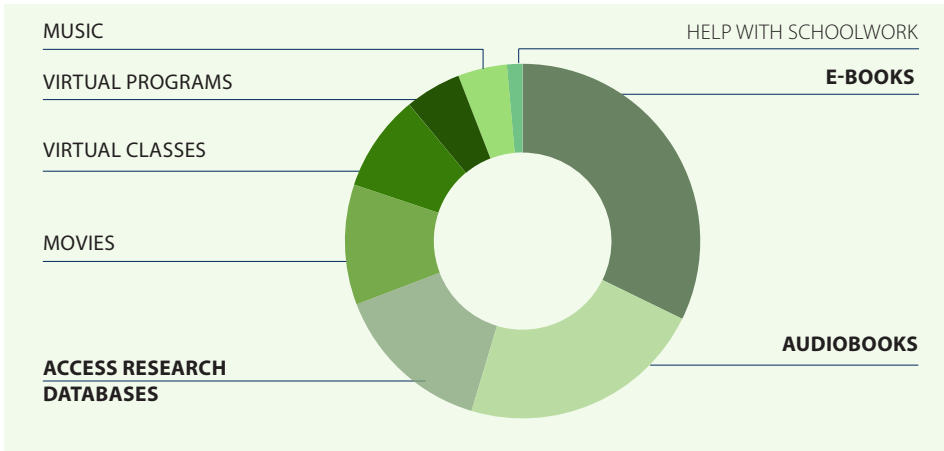
"Never hear about library events. Not big on Facebook and no announcements through other city communications it seems."
- Survey Respondent

"It would be helpful to have extended weeknight hours and rooms available for community meetings."
- Survey Respondent

"other than checking out materials be it books or videos, I really don't use library services"
- Survey Respondent

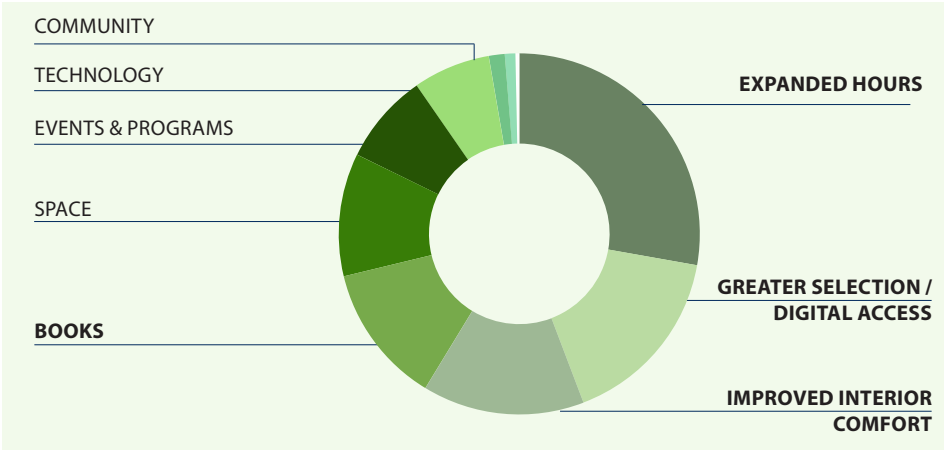
Do you use online services accessible through the Dallas Public Library website? In which ways?

The primary ways residents currently utilize online library services are by accessing the digital collection through e-books or audiobooks, and for research purposes. Very few virtual programs have been offered since 2022, which is reflected in the low use numbers. However this may be an area of opportunity in expanding the reach of programming.



What would make the library more convenient?

Expanding hours was identified as the most significant way of increasing the convenience of the library, as well as expanding access to digital services and improving the interior comfort of spaces inside branches. An expansion of hours could indicate a desire for specific services and programs to be offered outside of current library hours.



"While stand-alone branches are beautiful, the branches that are nestled right in with other places that people frequent would be much more convenient--like laundromats, shopping centers, etc. The White Rock branch is lovely...but out of the way of other "stops"
- Survey Respondent

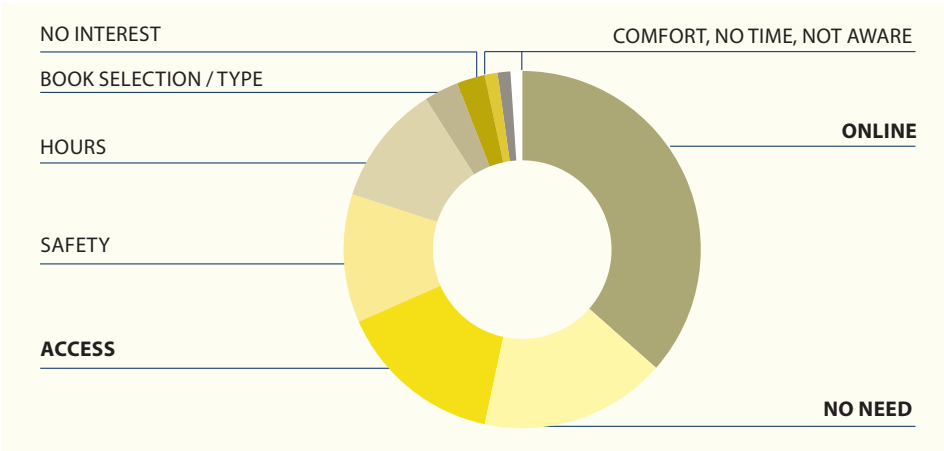
Residents would like to see spaces in the library that are comfortable, accessible, and allow for gathering or programming.

In addition to expressing a desire for different types of spaces, including comfortable spaces to sit and read, children play, or do homework, there were several comments that called out the need for improved building maintenance, air conditioning/climate control, and cleanliness of spaces and restrooms.

A theme within the feedback relates to the role the library is currently playing within the city’s social safety net. The library is one of the only places all people are welcome to come, sit, access the internet, read, or enjoy programming. This can create tension between some users and make the library a less desirable place to spend time for some. The library will not cease being available to all, however it does indicates a need for additional safe and engaging spaces across the city during the day, particularly spaces where individuals can get their needs met.

If you answered that you rarely or never visit a Dallas Public Library location, please let us know why:

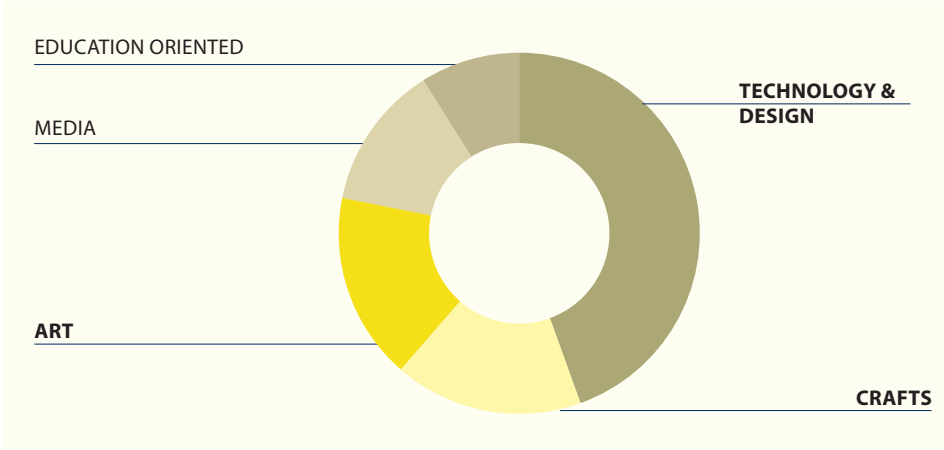
Resident responses to why they do not visit the library in addition to how resident’s access the library’s online services indicate that people primarily understand the library as a place to access books and media and not for other services. This data also supports the need for the library to increase access through an expansion of hours.



“Real options for people who have nowhere else to go so they don’t seek shelter in the library. (Note that this is not a problem the library can solve)”
- Survey Respondent

What kinds of creative learning opportunities would be of interest to you?

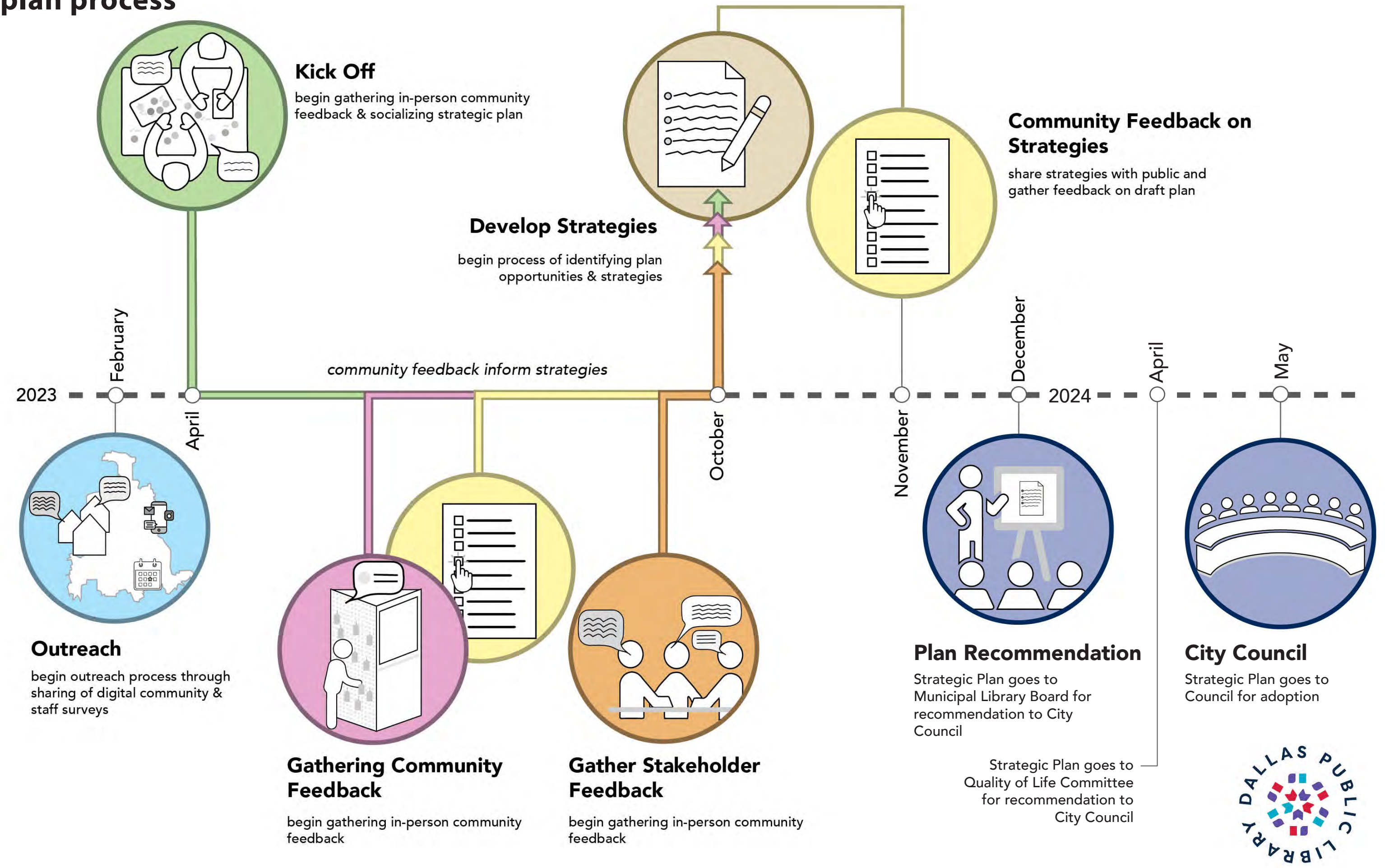
Respondents were primarily interested in creative learning spaces that focused on technology and design. This could include spaces and equipment that facilitates digitizing family photos, movies, and documents, 3D printing, robotics and programming, and computer assisted or graphic design.



“Nicely landscaped outdoor spaces, quiet & communal zones with comfortable seating and free wi-fi”
- Survey Respondent

“I would like to see a makerspace with tools like a cricut and a 3d printer in the library in the future.”
- Survey Respondent

plan process



engagement numbers



survey

~2,800 community survey responses
419 staff survey responses



feedback

30 feedback stations
531 feedback station responses
1,062 outreach board responses



workshops

5 kick off meetings
69 kick off meeting participants
6 staff workshops
8 focus groups
2 listening sessions



meetings

12 stakeholder interviews
5 city departments

Dallas Public Library

Tuesday, April 11 martes 11 de abril 6:00 - 7:30 p.m.	Hampton-Illinois Branch Library 2951 South Hampton Road Dallas, TX 75224
Tuesday, April 18 martes 18 de abril 6:00 - 7:30 p.m.	Prairie Creek Branch Library 9609 Lake June Rd. Dallas, TX 75217
Tuesday, May 2 martes 2 de mayo 6:00 - 7:30 p.m.	Bachman Lake Branch Library 9480 Webb Chapel Rd., Dallas, TX 75220
Saturday, May 13 sábado 13 de mayo 10:00 - 11:30 a.m.	Fretz Park Branch Library 6990 Belt Line Road Dallas, TX 75254
Saturday, May 20 sábado 20 de mayo 10:00 - 11:30 a.m.	Lochwood Branch Library 11221 Lochwood Boulevard Dallas, TX 75218

outreach

18 neighborhood associations visited
610,672 emails sent
2010 social media engagement
12 community events
17 outreach boards

65 community & stakeholder meetings
4,950 community & stakeholder responses



community meeting activity descriptions

community reflection

how does the library reflect your community?



Community Reflection was one of the three activities during the city-wide kickoff meetings. Residents were asked to reflect on their relationship to the library and share what the role of the library is in their community by writing down their thoughts on a poster board.

build-a-library

how can the library evolve to meet community needs?

Build-a-library is a collage activity in which participants imagine the library combined with other services, amenities, activities, or aspirations. Participants could choose images from a series of categories such as housing or education, but were also encouraged to write or draw their ideas onto an activity sheet.



ideal day

how do you use the library?

how do you hope to use the library in the future?

IN THE FUTURE I will go to the library.

I will go with MY KIDS & WIFE **and you**
(who you are with)

The library will be NEAR ME
(where is the library located or what is it near)

Work . The library will be _____
(what will you do)

I feel SERENE
(emotion)

My favorite part of the library is THE COMMUNITY

Using a combination of fill in the blank and writing, residents first described their current library experience. Who do they go to the library with? How do they get there? Afterwards, they were then asked to imagine a library in the future that is everything they hoped it would be and write about their experiences there.





staff meeting activity descriptions

build-a-library

what goes into a library that responds to a community need?



Similar to the build-a-library activity for community members, teams of library staff members were asked to imagine a library that meets one or more current community needs and to use images and words to describe this library. The activity suggested that staff think about what activities and programs the library would offer; what kind of spaces and furnishings would be needed; and what the customer experience should be like.

facilities project impact

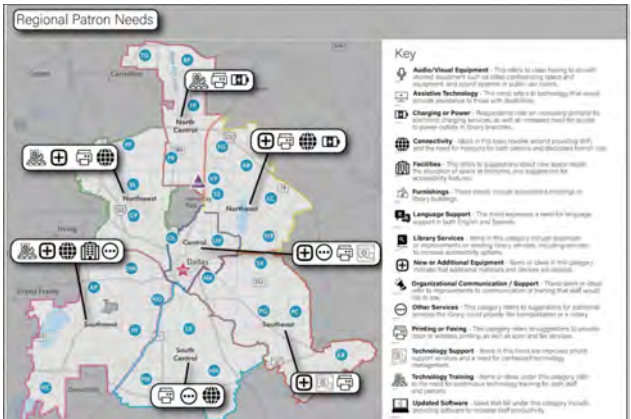
out of many options, which facilities improvement projects would have the biggest impact?

Once a set of possible library improvement projects had been identified based on community and staff input, library staff helped to test the project ideas' impact. They were asked to imagine that they had to group improvement projects into phases with a few projects each, and to sort the potential projects into first, second, third, and fourth phases based on current library service quality, facility challenges, and community needs.



technology vision

what are the tech needs of Dallas communities, patrons with disabilities, and DPL staff? How can they be met sustainably?

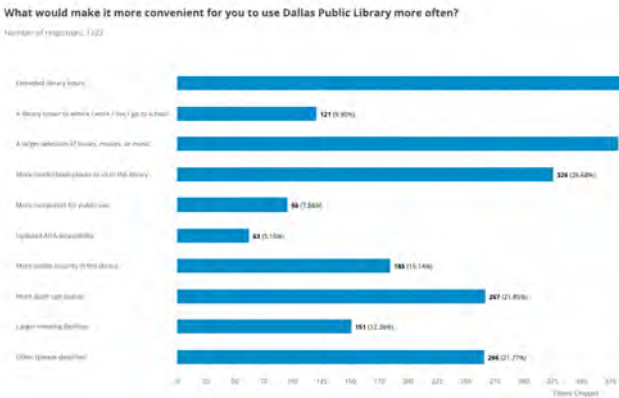


DPL staff participated in two sessions of visioning for the future of technology at Dallas' libraries. The visioning sessions, guided by the principles of Digital Equity, focused on technology needs in four main areas of alignment: patron needs and variations between the city's seven geographic regions; staff needs; accessibility; and sustainability. Staff shared their insights about how library locations in each region can support local technology needs in the areas of alignment.

feedback opportunity descriptions

online community survey

how do you use the library now? what would make Dallas libraries better?



The online community survey was distributed to a wide range of community members. Feedback was instrumental in developing DPL’s updated strategy and facilities improvement recommendations. The survey focused on DPL’s value to residents and community, how they use the library now, which locations they visit and why, and what they would like to do at the Dallas Public Library of the future, and barriers to accessing the library and its services.

library feedback stations

how are the library’s services and spaces working now?
how would you like the library to serve you in the future?



outreach event activity

what does your community need for a stronger future?



DPL staff attend many community events throughout the year to share information about the library and all that it offers. During late spring and summer 2023, DPL’s tables at these events displayed a poster board with a survey question – What does your community need for a stronger future? – and possible responses. Residents were given dot stickers to place next to the responses they preferred.





stakeholder activity descriptions

stakeholder interviews

what traditional library services and new, creative innovations will best meet Dallas’ needs?



Twelve Dallas Public Library stakeholders and local leaders, representing a wide range of community perspectives and organizations, were engaged in half-hour conversations to talk about the library and its future as a key, much-loved, and much-used community institution. In these conversations, the stakeholders shared their observations, hopes, and ideas regarding DPL’s past, present, and future.

staff survey

*how are DPL’s services meeting community needs?
how are its facilities supporting users and staff?*

All library staff were invited to share their experiences and perspectives on DPL’s current services, technology, and facilities through an online, anonymous survey. They were also asked what about DPL they’re most proud of, what they would change to make DPL a better library, and what are the greatest challenges and opportunities they foresee in the next five years.

8. Overall, how satisfied or dissatisfied are you with:

Number of responses: 278



central library vision

how can Central Library evolve to meet community needs?



Similar to the build-a-library activities, groups of staff working at Central Library were asked to use images and words to describe a vision of a reimagined and revitalized Central Library that better meets community needs. The activity suggested that staff think about what the customer experience should be like, what activities and programs would be offered, and what kind of spaces and furnishings would be available.

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Agenda Information Sheet

File #: 24-1308

Item #: 35.

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Mayor and City Council Office

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Adoption of a resolution appointing Kimberly Bizer Tolbert as Interim City Manager, effective at the close of business on May 2, 2024, to serve until the City Council selects and appoints the City Manager - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

On February 21, 2024, City Manager, T.C. Broadnax submitted his resignation as City Manager to take effect at the close of business on June 3, 2024, and on April 5, 2024, amended the effective date of his resignation to the close of business on May 2, 2024.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 26, 2024, the Ad Hoc Committee on Administrative Affairs discussed and recommended to the City Council a timeline for naming an Interim City Manager on the timeline provided by the City Manager and discussed candidates for the City Council to consider for the position of Interim City Manager.

On February 27, 2024, the City Council discussed the resignation of City Manager, T.C. Broadnax, and approved a resolution appointing Kimberly Tolbert as Interim City Manager for the City of Dallas, effective at the close of business on June 3, 2024, to serve until the City Council selects and appoints the City Manager by Resolution No. 24-0296.

On April 2, 2024, the Ad Hoc Committee on Administrative Affairs deliberated the effective date of appointment of Interim City Manager Kimberly Bizer Tolbert.

FISCAL INFORMATION

This action has no cost consideration to the City. Interim salary and benefits to be paid from the City Manager's Office General Fund budget.

April 24, 2024

WHEREAS, T.C. Broadnax submitted his resignation as City Manager to take effect at the close of business on June 3, 2024; and

WHEREAS, T.C. Broadnax amended the effective date of his resignation to the close of business on May 2, 2024; and

WHEREAS, City Council determined that it is necessary amend the effective date of appointment for an Interim City Manager during the time it takes to select and appoint a new City Manager.

Now, Therefore,

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

SECTION 1. That Kimberly Bizer Tolbert is hereby appointed Interim City Manager, effective at the close of business on May 2, 2024, to serve until the City Council selects and appoints the City Manager. During this interim appointment period, Kimberly Bizer Tolbert shall have the full powers and duties of the City Manager as provided in the City Charter and ordinances and shall be paid an annual base salary of _____ while serving in this capacity.

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



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1215

Item #: Z1.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 1
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding a City Plan Commission authorized hearing seeking City Council approval to change the zoning classification from R-7.5(A) single-family zoning district to CD-21, the South Winnetka Heights Conservation District, being all of City Blocks 51/3306, 50/3305, 49/3304, and 48/3303 being generally bounded by Twelfth Street to the north, Edgefield Avenue to the west, Brooklyn Avenue to the south, and the alley between Block 48/3303 and Blocks 186/3245 and 2/3244, east of Willomet Avenue and a portion of Polk Street to the east, and containing approximately 16.299 acres and an ordinance granting the amendments

Recommendation of Staff: Approval, subject to a conceptual plan and conditions

Recommendation of CPC: Approval, subject to a conceptual plan and conditions
Z212-349(TAB)

FILE NUMBER: Z212-349(TAB)

DATE FILED: August 29, 2022

LOCATION: Being all of City Blocks 51/3306, 50/3305, 49/3304, and 48/3303 being generally bounded by Twelfth Street to the north, Edgefield Avenue to the west, Brooklyn Avenue to the south, and the alley between Block 48/3303 and Blocks 186/3245 and 2/3244, east of Willomet Avenue and a portion of Polk Street to the east, and containing approximately 16.299 acres

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 16.3 acres

CENSUS TRACT: 48113005100

REQUEST: A City Plan Commission authorized hearing seeking City Council approval to change the zoning classification from R-7.5(A) single-family zoning district to CD-21, the South Winnetka Heights Conservation District.

SUMMARY: The purpose of this request is to establish the South Winnetka Heights Conservation District developmental and architectural standards and procedures and to adopt the South Winnetka Heights Conservation District Conceptual Plan based on neighborhood input and staff analysis over a series of twelve neighborhood meetings.

CPC RECOMMENDATION: Approval, subject to a conceptual plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and conditions.

Website:

https://bit.ly/S_Winnetka_CD

PURPOSE OF A CONSERVATION DISTRICT:

According to Dallas City Code SEC. 51A-4.505 (b)(4), Conservation Districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. The purpose of a Conservation District is to:

- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth

BACKGROUND INFORMATION AND PROCESS:

Dallas City Code SEC. 51A-4.505 (d), as amended by City Council on 04-08-2015 per Ord. 29702, defines the process for establishing a new Conservation District. City staff and the Neighborhood Committee carried out the process described below:

- On August 28, 2019, the Neighborhood Committee comprised of 10 property owners within the South Winnetka Heights Conservation District submitted an inquiry to begin the process for creating regulations for a new conservation district.
- In May 18, 2020, the Neighborhood Committee submitted a completed Determination of Eligibility for City staff to conduct pre-application meetings.
- On July 15, 2020, City staff confirmed the Determination of Eligibility.
- On August 20, 2020, the Neighborhood Committee submitted a request for pre-application meetings to begin the process of potentially creating a new Conservation District.
- On November 9, 2020 and July 19, 2021, City staff held two pre-application meetings with the neighborhood to determine development and architectural standards to be included on the petition for discussion. *(See full petition language within staff Case Report below.)*
- On July 29, 2021, petitions containing potential standards the neighborhood wished to discuss were provided by City staff to the Neighborhood Committee for collection of property owner signatures.
- On July 29, 2022, City staff received 71 signed petitions from the Neighborhood Committee for verification.
- On August 29, 2022 City staff verified signatures on petitions representing 76% of properties within the proposed boundary and accepted the application for a zoning change.
- Between September 29, 2022 and March 6, 2023, a series of ten neighborhood meetings were held to discuss topics included on the petition and receive feedback from neighborhood residents regarding potential development and architectural standards. Notification letters were sent to property owners at least ten days in advance of the initial meeting. *(See full meeting schedule in Table 1, page 8.)*
- On December 20, 2023 City staff posted the DRAFT ordinance on the Planning and Urban Design Conservation District website for public review and comment.

- On January 16 and 23, 2024, two final neighborhood meetings were held to review the DRAFT ordinance. The proposed ordinance in this report is substantively the same as the public DRAFT which was presented to the neighborhood at these meetings with only minor changes to correct formatting, typographical errors, and a few inconsistencies in language.
- In general, the proposed CD 21 includes provisions for developmental standards intended to encourage the retention of the existing residential development pattern and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures

Zoning History: There has been one zoning change request in the area in the last five years.

1. **Z201-342:** On January 12, 2022, City Council approved an application for the renewal of Specific Use Permit No. 2210 for an instructional arts studio and theatre use on property zoned Tract 1a within Planned Development District No. 87 with an H/15 Historic Overlay, the Winnetka Heights Historic Overlay District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
West Twelfth Street Hampton to Jefferson/12 th Connection	Community Collector	Minimum-4 lanes-Undivided, 60 feet of R.O.W. (can be striped and operated as 2 to 4 lanes)
South Edgefield Avenue	Local Street	-
West Brooklyn Avenue	Local Street	-
South Clinton Avenue	Local Street	-
South Winnetka Avenue	Local Street	-
S Willomet Ave	Local Street	-

Traffic Analysis:

The Transportation Development Services Division of the Transportation Department reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Engineering staff will continue review of properties at permitting to enforce compliance of all city standards and regulations.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	R-7.5(A) Single Family District	Single family
North	PD No. 87- Planned Development District No. 87 & H/15 Historic Overlay 15 (Winnetka Heights Historic District)	Single family, community service center
East	CS (Commercial Service), R-7.5(A) Single Family District, PD No. 316 (Planned Development 316), CD-3 (Page Avenue Conservation District), DDO- 3 (Greater North Oak Cliff Demolition Delay Overlay)	Single family, community service center, barber and beauty shop, private gym, office, restaurant, self-service laundry, convenience store, alternative financial establishment
South	R-7.5(A) Single family district 7,500 square feet	Single family
West	PD No. 306 (Planned Development District No. 306), CD-4 (Greiner Area Conservation District),	School, single family

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District. The proposal is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages, and areas.

West Oak Cliff Area Plan:

The West Oak Cliff Area Plan was unanimously adopted by City Council on October 26, 2022. It provides a long-range vision for land use, urban design, transportation, mobility, infrastructure, open space, and community concerns around revitalization. It also identified several focus areas and provided land use and zoning recommendations that support the proposed Conservation District.

Planning Goals:

- Protect existing single-family neighborhoods.
- Preserve historic buildings by encouraging renovation and reuse.

Implementation:

Although some new development is necessary for all areas of the city, it is important that significant existing historic structures are retained to preserve Oak Cliff culture, while new development is designed to be compatible in scale and character with surrounding single-family neighborhoods.

Land Use Compatibility:

The current land use of the area covered by the proposed conservation district is single-family, which is compatible with the existing surrounding land uses, including a school immediately to the west, single-family neighborhoods to the north and south, and neighborhood commercial, retail and services, offices, and a community center to the east.

The proposed development standards will encourage the retention of the existing residential development pattern in terms of yard, space, and lot regulations and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility in design on the rear of the structure.

Conservation Districts:

A Conservation District (CD) is a zoning tool used to designate an area within a neighborhood with a distinct physical character. While similar to historic districts in that they are both forms of preservation, Historic Districts try to preserve historic integrity and materials from a particular time, often referred to as a period of significance, whereas CDs are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. They are often seen as complementary branches of preservation.

CDs have existed in the city of Dallas since 1988. The process for establishing a Conservation District is initiated by the residents themselves with procedural assistance from City Staff throughout the designation process. Once a district ordinance has been codified by City Council, property owners are required to submit Conservation District Work Reviews (CDWR) for various scopes of work, including exterior work on the lot that may not necessarily require permits. The CDWR application is a separate process from the permit application and is reviewed by City Staff.

Determination of Eligibility

The South Winnetka Heights proposed CD area meets the criteria set forth in Dallas City Code - SEC. 51A-4.505 (d)(1)(C):

- (i) The area contains at least one blockface.
- (ii) The area is either "stable" or "stabilizing" as defined in this section.
- (iii) The area is compact and contiguous with boundary lines drawn to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.
- (iv) At least 75 percent of the lots are developed with main buildings that are at least 25 years old.
- (v) The area has physical attributes that include recognizable architectural style(s).

Historical, Architectural, and Cultural Attributes of South Winnetka Heights

The South Winnetka Heights neighborhood is immediately adjacent to the Winnetka Heights National Register District and locally designated Historic District. Other nearby National Register Districts include Rosemont, King's Highway, North Bishop, Miller-Stemmons, Kessler Heights, and Lake Cliff. Most of these areas are also locally designated as Historic Districts or Conservation Districts.

Of the 95 total houses in the area 59 are identified as Craftsman; 25 are Transitional Bungalow; 8 undefined; 2 vacant lots; 1 Transitional American Foursquare.

In the district, according to the 2019 DCAD data submitted in the Determination of Eligibility, the average age of the homes is 95 years old (1925), with the following breakdown shown below:

- From 1900 – 1919, 10 houses were built.
- From 1920 – 1929, 61 houses were built.
- From 1930 – 1939, 19 houses were built.
- From 1940 – present, 4 houses have been built.

In contrast to the Winnetka Heights Historic District immediately to the north of this neighborhood, the houses on these four blocks are almost exclusively one-story Craftsman and Transitional Bungalow. The four blocks of this proposed South Winnetka Heights Conservation District notably lack the two-story Foursquare Prairie and Craftsman style houses that are interspersed in the Winnetka Heights Historic District to the north and in other historical neighborhoods in older established neighborhoods of Dallas. Only five two-story structures are currently located in the neighborhood, four of which have been constructed or remodeled after the period when most houses were built.

Community Input:

Application Process

In August of 2019, the Neighborhood Committee approached City staff about the process for becoming a Conservation District. In May 2020, the Neighborhood Committee submitted a revised “Determination of Eligibility Request.” City staff notified the Neighborhood Committee on July 15, 2020 that the Determination of Eligibility was complete. City staff held two Pre-Application meetings with the neighborhood to determine the content of a petition to establish a new Conservation District. These petitions were circulated by the neighborhood and on August 29, 2022 City staff verified signatures on 76% of the total petitions collected within the proposed area.

Neighborhood Meetings

After confirmation of a valid petition, City staff convened a series of ten community meetings with neighborhood residents to discuss the developmental and architectural standards that had been circulated on the petitions. The meetings were held at Arts Mission Oak Cliff which is within short walking distance of the neighborhood. Prior to these initial Post-Application neighborhood meetings, a notification letter in both English and Spanish was distributed to owners of all lots within the proposed boundaries. Based upon input received at these meetings, a DRAFT ordinance was then presented at two DRAFT review meetings.

Table 1 on the next page highlights the topics included on the petition that were discussed with the neighborhood to solicit their feedback regarding potential development and architectural standards.

Table 1: South Winnetka Heights Post-Application Meeting Schedule

Mtg.	Date	Topics Discussed
1	September 29, 2022	Process, schedule, driveways/curbing, front walk, front yard, impervious coverage, lot size
2	October 17	Lot size, use and parking, density, lot coverage, building height & stories, Floor Area Ratio
3	November 1	Overall goals, building height & stories
4	November 14	Recap of overall goals, building height & stories, Floor Area Ratio, paint, solar
5	December 5	Setbacks-main, setbacks-accessory, accessory structures
6	January 9, 2023	Foundations, steps, fences, retaining walls, demolition
7	January 24	Garage location/entrance, fences / retaining Walls, demolition
8	February 6	Demolition, Architectural styles – Contributing and Non-Contributing, Contributing architectural styles, new construction standards, remodel/addition standards building elevations/materials, roofing materials, roof form/pitch, chimneys, dormers
9	February 21	Windows, porches Architectural styles – Craftsman, Transitional Bungalow
10	March 6	Work reviews, next steps
11	January 16, 2024	DRAFT ORDINANCE PRESENTED
12	January 23	DRAFT ORDINANCE PRESENTED

A Spanish interpreter was present at all community meetings to provide real time Spanish interpretation services to Spanish speaking residents. In addition, Spanish versions of all Power-Point presentations were made available to attendees at each meeting. Both English and Spanish versions of meeting presentations and audio recordings were also made available on the Conservation District webpage.

During initial meetings with the neighborhood, residents reached agreement on the following:

Status Quo Insufficient – Current City of Dallas Code will allow development that is incompatible with the existing character of the neighborhood.

Preserve Character – The neighborhood expressed a desire to preserve its character.

Standards Required – Some degree of additional standards will be necessary to maintain the characteristics of the neighborhood and meet the desire of the residents.

Conservation District – Neighborhood meetings are being held to develop the specific details for the development standards and architectural standards that the neighborhood chose for consideration.

In addition, neighborhood participants expressed the following common themes in early discussions.

- Preserve architectural characteristics – Craftsman homes
- Avoid incompatible form and massing which towers over adjacent lots
- Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
- Allow second story additions
- Do not retroactively apply the ordinance to make people remove what currently exists

City staff incorporated a variety of methods to solicit input and feedback from neighborhood residents.

Meeting Discussions – City staff presented information explaining developmental and architectural standards circulated on the petition and collected feedback from neighborhood participants regarding each topic. The input received from residents was provided back to participants at each subsequent meeting in the form of a “recap” of each topic presented to ensure that City staff captured the neighborhood sentiment.

Comment Sheets – Each meeting participant was provided a comment sheet at every meeting. Comment sheets included an area where participants could express their responses to each topic that had been presented during the meeting as well as a blank page to provide any additional comments.

Observation / Reporting – In addition, residents were asked to observe the conditions of certain developmental and architectural features in their neighborhood. Residents noted each of these conditions and reported back their findings, expressing which elements and features they would like to preserve. Several residents provided copies of land surveys for their property to assist in establishing an understanding of existing conditions of the setbacks of existing structures.

Contact Information – City staff contact information was provided at each meeting, and participants were encouraged to reach out with any questions or additional comments.

PETITION:

Below is the petition language established by the neighborhood at the pre-application neighborhood meetings for regulations to be potentially adopted.

The development standards for the R-7.5(A) Single Family District apply except for the following Development Standards the neighborhood would like to discuss regulating:

Accessory Structures - proposed regulations may include:

- Location.

Building & Structure Height - proposed regulations may include:

- Modifying how height is measured.
- Establishing the maximum allowed height for structures, including accessory structures.

Building Width - proposed regulations may include:

- Minimum building width.

Density - proposed regulations may include:

- Considering maximum density.

Driveways, Curbs, and Sidewalks - proposed regulations may include:

- Locations, access points, materials, dimensions, and types.
- Provisions for non-conforming driveways and walks.

Fences & Walls - proposed regulations may include:

- Location, height, style & materials.

Foundations - proposed regulations may include:

- Foundation types, materials, height, and appearance.
- Provisions for remodels or additions to existing structures.

Lot Coverage

Off-street Parking - proposed regulations may include:

- Minimum parking standards per dwelling unit.

Permitted Uses - proposed regulations may include:

- Single family.

Setbacks - proposed regulations may include:

- Modifying front, side, and rear setback requirements.
- Provisions for non-conforming contributing structures.

Stories - proposed regulations may include:

- Maximum stories allowed.
- Provisions for non-conforming contributing structures.

Architectural Standards the Neighborhood Would Like to Discuss Regulating:

Accessory Structures - proposed regulations may include:

- Style and materials.
- Roof slope.
- Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.

Architectural Styles - proposed regulations may include:

- Defining the architectural styles allowed.
- Standards for remodels and additions.
- Standards for new construction.
- Provisions for existing non-contributing structures.

Building Elevations - proposed regulations may include:

- Minimum architectural features required.
- Standards for new construction.
- Standards for remodels and additions.
- Provisions for existing non-contributing structures.

Building materials - proposed regulations may include:

- Material types.
- Applicability and placement of certain allowed materials.
- Provisions for existing non-contributing structures.

Chimneys - proposed regulations may include:

- Materials, form, & placement.

Demolition - proposed regulations may include:

- Applicability to contributing structures.
- Provisions for existing non-contributing structures.

Dormers - proposed regulations may include:

- Dormer size, location, and styles.
- Provisions for remodels or additions to non-contributing structures.

Garage Location and Entrance - proposed regulations may include:

- Garage and garage door placement.
- Provisions for remodels or additions to non-conforming structures.

Impervious Surfaces and Hardscaping - proposed regulations may include:

- Materials and allowable percentage of front yard coverage.

Porch Styles - proposed regulations may include:

- Styles, materials, placement, size, and detailing.
- Standards for enclosures.
- Provisions for remodels or additions to existing structures.

Roof Form and Pitch - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Roofing Materials - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Solar Energy Systems and Components - proposed regulations may include:

- Locations and type.
- Provisions for remodels or additions to existing non-contributing structures.

Steps - proposed regulations may include:

- Location, style, materials & dimensions.

Windows - proposed regulations may include:

- Placement, architectural standards, materials, and types.
- Provisions for remodels or additions to existing structures.

Work Reviews - proposed regulations may include:

- Language to detail the requirements for a work review.

PROPOSED CD-21 KEY ELEMENTS:

The proposed South Winnetka Heights Conservation District ordinance is broken down into two sections, developmental and architectural standards. The standards that are found in each of the sections highlighted below are the result of the discussions with neighbors about each of the specific areas of regulation and how they help determine the character of the area.

The proposed development standards are applied to the entire lot, addressing items covered under current zoning like yard, lot, and space provisions, but are further expanded to incorporate regulations on some building materials and improvements that are indicative of the surrounding neighborhood. The neighborhood development pattern of one-story houses with squat front yards and comparatively large back yards, and a driveway extending down one side of the house are customary. The proposed regulations for setbacks, lot coverage and building height are intended to respect this pattern, but still allow for compatible development.

Development Standards (Select Examples)

- Setbacks – Revised setbacks are recommended to maintain the alignment of the front of houses, maintain the pattern of a driveway beside each house, and promote an open back yard on each lot. The approach to the front yard setback is especially critical in maintaining a cohesive appearance down each street.
- Lot Coverage – Discussion of the massing of homes led to recommendations for a five percent reduction in allowable lot coverage (40 percent) for new construction to maintain the more modest footprint of most houses in the area, while incentivizing retention of the existing, mostly original, houses by allowing them a greater lot coverage allowance of 45 percent.
- Height – Ninety-five percent of the existing housing stock within the district is one story so maintaining a compatible height while allowing for expansion and redevelopment was identified as critical by neighbors. The recommended 28-foot max height for main buildings, and 24-foot max height for accessory structures, when coupled with the second story setback will maintain the scale of the houses from the street.
- Stories – Even with most houses being one story there was a desire to allow for compatible two-story houses. Requiring all second stories to be setback beyond the midpoint of the house reproduces a historic building pattern found in the surrounding neighborhoods and maintains the one-story character of the district.
- Other Areas Addressed – Accessory structure location and appearance, fences, driveways, and impervious surface in the front yard.

Architectural Standards

The proposed architectural standards are designed to promote the compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility in design on the rear of the structure. Illustrations and examples of architectural features have been provided in the Conceptual Plan.

- Predominant Styles – The proposed architectural standards guide improvements to existing structures and construction of new structures to conform to the existing Craftsman and Transitional Bungalow styles that are prevalent in the neighborhood.
- Required Architectural Features – The proposed standards would protect certain architectural features that are typical of each architectural style and require new construction to incorporate a minimum number of these typical architectural features. New construction that is built in the Craftsman style would be required to incorporate five of ten features while new Transitional Bungalow structures would need to include four of eight features.
- Standards for Essential Elements – The proposed architectural standards would allow for flexibility in detailing while certain essential architectural elements indicative of a particular style must be incorporated. The proposed regulations stipulate the roof form, eave width and detailing, and set a minimum and

maximum roof pitch. In addition, front porches and windows would need to meet standards that conform to the specified architectural style.

CONCLUSIONS:

The South Winnetka Heights neighborhood should be supported in their effort to become a new Conservation District for the following reasons:

- Result of neighborhood-initiated process – The proposed ordinance is the result of a **neighborhood initiated** and guided process for establishing a Conservation District set forth by **City Council**.
- Fulfills the purpose of a Conservation District – The proposed Conservation District is consistent with the **purpose** as presented in Dallas City Code (SEC. 51A-4.505 (b)(4) CONSERVATION DISTRICTS).
- Meets the eligibility criteria – The proposed area meets the **Determination of Eligibility** criteria as set forth in Dallas City Code.
- Consistent with the West Oak Cliff Area Plan and Comprehensive Plan – The proposed ordinance is **consistent** with the Goals and Policies laid out in the Forward Dallas Comprehensive Plan and the Planning Goals and Implementation Strategies identified in the West Oak Cliff Area Plan.
- Contains largely intact examples of early 20th century architecture - The proposed development and architectural standards will help to conserve the **distinctive character of the neighborhood** by protecting or enhancing its physical attributes.
- Conservation Districts provide an appropriate regulatory structure – The proposed Conservation District is an **appropriate regulatory instrument** to accomplish the goals of the City of Dallas and this neighborhood.

Based on a study of the architectural styles for South Winnetka Heights, the area qualifies for Conservation District designation.

Conservation District designation for the area would help protect its physical and cultural identity and attributes by:

- Providing a range of architectural and development standards consistent with the style and period of the neighborhood and its structures.
- Encouraging redevelopment of noncontributing structures to contributing standards while maintaining the architectural styles found in the neighborhood.
- Providing City assistance in protecting the physical and salient design features of the area that could not otherwise be addressed in standard zoning regulations (by providing a system of review for monitoring area improvements).
- Conserving a part of Dallas' architectural heritage from an important era in the city's development.

March 21, 2024
CPC Action

Motion: It was moved to recommend **approval** of a City Plan Commission authorized hearing to change the zoning classification from R-7.5(A) Single-Family zoning district, subject to a conceptual plan and staff's recommendation with the following changes:

- In Section (4), "Development standards," Subsection (b), "Uses," delete paragraph (1) and insert the following, "The only main uses permitted are those main uses permitted in the R7.5(A) Single Family District, subject to the same conditions applicable in the R7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R7.5(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 R7.5(A) Single Family District is subject to DIR in this district; etc.

- In Section (4), "Development standards," Subsection (d), "Density," insert the following to allow the board of adjustment to grant a special exception to authorize a rentable accessory dwelling unit. "The board of adjustment may grant a special exception to authorize a rentable accessory dwelling when, in the opinion of the board, the accessory dwelling unit will not adversely affect neighboring properties. In granting a special exception, the board shall require the applicant to: deed restrict the subject property to require owner-occupancy on the premises; and annually register the rental property with the city's single family non-owner occupied rental program."

to the South Winnetka Heights Conservation District No. 21, being all of City Blocks 51/3306, 50/3305, 49/3304, and 48/3303 being generally bounded by Twelfth Street to the north, Edgefield Avenue to the west, Brooklyn Avenue to the south, and the alley between Block 48/3303 and Blocks 186/3245 and 2/3244, east of Willomet Avenue and a portion of Polk Street to the east, and containing approximately 16.299 acres.

Maker: Chernock
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Blair, Sleeper, Housewright, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Wheeler-Reagan, Haqq
Vacancy: 1 - District 11

Notices:	Area: 200	Mailed: 159
Replies:	For: 5	Against: 0

Z212-349(TAB)

Speakers: For: Diane Sherman, 107 N. Clinton Ave., Dallas, TX, 75208
Michael Evans, 519 S. Winnetka Ave., Dallas, TX, 75208
Joleen Bagwell, 528 S. Clinton Ave., Dallas, TX, 75208
Brody Friesenhahn, 503 S. Winnetka Ave., Dallas, TX, 75208
Against: None

EXHIBIT B**SOUTH WINNETKA HEIGHTS CONSERVATION DISTRICT REGULATIONS****Table of Contents**

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(1) Interpretations and definitions.

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.
- (b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:
 - (1) ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.
 - (2) ACCESSORY STRUCTURE means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
 - (3) ADDITIONAL DWELLING UNIT means a non-rentable additional dwelling unit, accessory to the main unit, located on a building site with single family use.
 - (4) ADJACENT LOT means a lot that is contiguous to another lot that fronts on the same street.
 - (5) ARCHITECTURAL DESIGN FEATURES means a distinctive architectural attribute or aspect of a building that includes chimneys; roof style, slope, and overhang; materials; window style; vent style; balconies; towers; wing walls; eave overhangs; window sashes; front porches; crowns; pilasters; and other exterior architectural features.
 - (6) CIRCULAR DRIVEWAY means a non-permeable or permeable surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, that has two curb cuts onto the same street or perpendicular streets.
 - (7) COMPATIBLE means consistent with the architecture and architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (8) CONTRIBUTING means a structure which exhibits the predominant architectural characteristics of original structures within the district. These structures are built in the Craftsman and Transitional Bungalow architectural styles and as shown in Exhibit C.
 - (9) CORNER LOT means a lot that has frontage on two intersecting streets.

- (10) CORNERSIDE FACADE means the side of a main building on a corner lot which faces the side street.
- (11) CORNERSIDE YARD means a side yard that abuts a street.
- (12) DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.
- (13) DORMER means a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the roof structure, but are framed separately, with no shared roof ridge or eave.
- (14) EXISTING means a structure that existed as of XXXX 2024, the date of creation of this conservation district.
- (15) FENCE means a structure or hedgerow that provides a physical barrier.
- (16) FRONT FACADE means the building elevation facing the street on which the property is legally addressed.
- (17) FRONT YARD means the portion of a lot that abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. REQUIRED FRONT YARD means the portion of the front yard between the property lines and the front yard setback line.
- (18) HALF TIMBERING means a treatment to mimic historic exposed heavy timber framing. (See Examples in Exhibit C)
- (19) HARDSCAPE means any non-plant landscape materials for vehicular or pedestrian use such as concrete, gravel, pavers, or stones.
- (20) HEIGHT, for any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.
- (21) IMPERVIOUS SURFACE means driveways, walkways, or any paved surface for vehicular or pedestrian use, such as asphalt, bricks, concrete, gravel, stone, or tile.
- (22) INTERIOR LOT means a lot bounded by a street on one side only.
- (23) MAIN BUILDING means the building on a lot intended for occupancy by the main use.

- (24) **NON-CONTRIBUTING** means an original building that has been modified to an extent that it no longer retains the architectural characteristics typical of its original architectural style, or a building that was built after December 31, 1940 and before the effective date of this ordinance.
- (25) **ONE-AND-ONE-HALF STORIES** means a building where any habitable space immediately above the first story is entirely contained within the main sloping roof structure, except for dormers utilized for natural light. A half-story may not share or rise above ridgelines with the original roof plane. (See Illustration and Example in Exhibit C)
- (26) **ORIGINAL** means a main building existing within the district prior to January 1, 1941.
- (27) **PARKWAY** means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (28) **PEDIMENT** means a triangular gable, usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- (29) **RAFTER TAIL** means the exposed part of the rafter that overhangs the wall. The rafter tail may exhibit a decorative design element and may protrude beyond the edge of the roof eave. (See Examples in Exhibit C)
- (30) **REAR YARD** means:
 - (i) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lot lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
 - (ii) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (31) **REMODEL** means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.
- (32) **RETAINING WALL** means a wall used to prevent the erosion of land.

- (33) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
 - (34) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."
 - (35) STREET FACADE means any part of a building that faces a public street.
 - (36) WRAP-AROUND means the area to the midpoint of the main building measured from the furthest front wall or omitted wall line (porch) of the building to the furthest rear wall or omitted wall line of the building. The result shall be a straight line through the building as shown in Exhibit C.
 - (37) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.
- (2) Conceptual plan. The South Winnetka Heights Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit C. If there is a conflict between Exhibit B (the district regulations) and Exhibit C (the conceptual plan), Exhibit B controls.
- (3) Nonconforming structures. Except as provided in this section, Section 51A-4.704(c), "Nonconforming Structures," applies.
- (a) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
 - (b) Except as provided in these regulations, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.
 - (c) Except as provided in this subsection, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.
 - (d) Except as provided in this subsection, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost:
 - (1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt within the original or previously nonconforming building footprint and height:
 - (A) with materials and features shown in the documented assurance;

- (B) in compliance with the development standards and architectural standards in this district; or
 - (C) any combination of (A) or (B); and
 - (D) must not increase the degree of nonconformity of the structure.
 - (2) For portions of the structure without documented assurance regarding materials and features, the architectural standards apply.
- (4) Development standards.
- (a) In general.
 - (1) Except as otherwise provided in this Exhibit B, the development standards of the R-7.5(A) Single Family District apply.
 - (2) Except as provided in the architectural standards for specific styles, the development standards apply to the entire lot.
 - (3) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.
 - (b) Uses.
 - (1) Main uses. The only main uses permitted are those main uses permitted in the R7.5(A) Single Family District, subject to the same conditions applicable in the R7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R7.5(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 R7.5(A) Single Family District is subject to DIR in this district.
 - (2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.
 - (c) Parking.
 - (1) A minimum of one parking space is required for each dwelling unit per lot.

- (d) Density.
 - (1) Except as provided in this subsection, the maximum number of dwelling units is one per lot.
 - (2) Additional Dwelling Unit.
 - (A) The Board of Adjustment may grant a special exception to authorize an additional dwelling unit on a lot when, in opinion of the board, the additional dwelling unit will not:
 - (i) be used as rental accommodations; or
 - (ii) adversely affect neighboring properties.
 - (B) In granting a special exception, the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.
 - (3) Accessory Dwelling Unit.
 - (A) The Board of Adjustment may grant a special exception to authorize a rentable accessory dwelling unit on a lot when, in opinion of the board, the additional dwelling unit will not adversely affect neighboring properties.
 - (B) In granting a special exception, the board shall require the applicant to:
 - (i) deed restrict the subject property to require owner-occupancy on the premises; and
 - (ii) annually register the rental property with the city's single family non-owner occupied rental program.
 - (4) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.
 - (5) One additional parking space is required for an additional or accessory dwelling unit.
- (e) Lot size. Minimum lot size is 7,500 square feet.

- (f) Lot width. Minimum lot width is 50 feet.
- (g) Lot coverage.
 - (1) For lots with existing main structures, maximum lot coverage is 45 percent.
 - (2) For lots with new main structures, maximum lot coverage is 40 percent.
- (h) Floor area ratio. No maximum floor area ratio.
- (i) Setbacks.
 - (1) Front yard setback.
 - (A) Except as provided in this section, all existing main buildings are deemed to be conforming as to front yard setbacks. If an existing main building is demolished, the new construction must meet the minimum and maximum front yard setbacks in Paragraph (B).
 - (B) The minimum front yard setback is equal to the average of the adjacent properties as determined by a licensed land surveyor, architect, or engineer. The maximum setback may not be more than one foot further back than the average. (See Illustration in Exhibit C)
 - (C) Except as provided in this section, the required front yard must be open and unobstructed and must be measured to the front facade of the building including porches. Front porch steps, wing walls, and handrails are allowed within the front yard setback but may not extend more than four feet into the required front yard.
 - (2) Side yard setback.
 - (A) For interior lots, the minimum side yard for main buildings is 10 feet on the driveway side and 5 feet on the other side.
 - (B) For corner lots, the minimum side yard setback is 5 feet on both sides.
 - (3) Rear yard setback.
 - (A) Except as provided in this section, the minimum rear yard for main buildings is 30 feet.

- (B) The minimum rear yard for main buildings is 20 feet for properties fronting on the east side of South Willomet Avenue.
- (4) Except as provided in this section, setbacks must be open and unobstructed and shall be measured to the first portion of any structure that exceeds six inches above the grade except those architectural features called out in Sections 51A-4.401, 4.402, and 4.403, as amended.
- (j) Height.
 - (1) Main building. The maximum height of the main building is 28 feet.
 - (2) Accessory Structures. The maximum height of accessory structures is 24 feet. An accessory structure may exceed the height of a main building that is under 24 feet. (See Illustration in Exhibit C)
- (k) Stories.
 - (1) Except as provided in this subsection, the maximum number of stories above grade is two. Basements are not counted as a story. The second story must be behind the mid-point of the main building.
 - (A) The front of the house up to the mid-point must have the exterior appearance of a one-story or one-and-one-half story house. In general, the eaves of the main roof structure containing the half story living space must align with the top plate of the first story. A half-story may only be expressed in a gable or a front facing dormer. Roofs may have dormers and gables. (See Illustration in Exhibit C)
 - (2) Second story roofs must be hipped or gabled and conform to the architectural standards for its designated style.
- (l) Foundations.
 - (1) Foundations on new main buildings must be of pier and beam construction.
 - (2) Finished floor height must be a minimum of 18 inches above the average grade of the two front corners of the main building to allow for a minimum of two front porch steps.
 - (3) Slab foundations are allowed for accessory structures.

- (m) Building materials. The following standards apply to the front facade and within the wrap-around.
- (1) All materials and their application must be typical of the period and architectural style or be compatible with original main buildings designated the same architectural style in the district.
 - (2) Cladding on a main building must be wood or materials that look like wood.
 - (3) Vinyl and metal siding are prohibited.
 - (4) The following materials may be applied in a manner and location typical of Original houses in the district:
 - (A) Stucco with half-timbering and wood shakes may only be applied in gables. (See Examples in Exhibit C)
 - (B) Brick and overhanging concrete caps may be used in front porch column bases and wing walls (or cheek walls) of front porch steps.
 - (C) Except as provided in this section, wrought iron and metals resembling wrought iron are recognized as legitimate architectural and decorative elements in the district.
 - (i) Wrought iron and metal fences must be typical of the style and period of the main building.
 - (ii) Wrought iron and decorative metal columns and trims on main buildings and accessory structures are permitted. Wrought iron and metal decorative elements must be:
 - (aa) typical of the style and period of original main buildings; and
 - (bb) reviewed and approved by the director when proposed for use on a structure or as part of other architectural elements to be used on a structure.
 - (iii) Metal security bars are not permitted as porch enclosures or on front facade openings.
 - (5) Roofs. Metal roofs are prohibited.

(n) Paint.

- (1) The use of black as a main body color is prohibited. Black paint is permitted as a trim or accent color.
- (2) Fluorescent and metallic color paints are prohibited on the exterior of any structure in this district.
- (3) Wood and materials that look like wood must be painted, not stained. Doors and rear decks may be stained a natural wood color.

(o) Windows and doors.

- (1) The following applies to windows and doors on the front facade and the wrap-around:
 - (A) Windows and doors must be typical of the style and period of original buildings.
 - (B) All windows must fit the wall opening. Infill surrounding windows is not allowed.
 - (C) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.
 - (D) Fixed or plate glass windows are prohibited on the front facade or within the wrap-around, except that fixed divided light windows are allowed in dormers or gables located above the eaves.
 - (E) Window muntins and mullions must be expressed by a minimum of one-fourth inch. Window assemblies must have a profile depth of at least three inches.
 - (F) Window screens, storm windows, screen doors, and storm doors are permitted.

(p) Dormers.

- (1) Dormers located within the wrap around may not exceed six feet in width excluding eaves.
- (2) Dormers must be typical in form, location, size, and proportions for the architectural style of the structure.

- (3) Dormers facing a side yard must be set back a minimum of two feet from the exterior wall of the story below.
- (q) Solar panels.
 - (1) Except as provided in this section, solar panels may only be located on the rear 50 percent of the roof of a main building.
 - (2) Solar panels are allowed on 100 percent of an accessory structure roof.
 - (3) Solar panels that are compatible in appearance to a traditional roof shingle or roof tile within the District may be approved for use on 100 percent of a main building. The intent of this paragraph is to allow for advancements in technology that mimic the appearance of typical roofing material (i.e. must not be glossy, shiny, or shimmering in appearance).
- (r) Front porches and enclosures.
 - (1) A minimum of two front porch steps are required.
 - (2) Front porches must have a minimum depth of six feet.
 - (3) Front porches must be constructed of concrete, wood, or materials that look like wood.
 - (4) Front porches may not be enclosed. Infill, glass, and screening are prohibited.
 - (5) Porte-cocheres or carports may not be enclosed.
- (s) Accessory structures and garages.
 - (1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, and materials of the main building or original houses in the district.
 - (2) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main building or be compatible with the architectural style of the main building.
 - (3) Height. The maximum height of an accessory structure is 24 feet. An accessory structure may exceed the height of the main building that is under 24 feet.

(4) Setbacks.

(A) For structures 15-feet in height and under:

- (i) There is no minimum side yard setback in the rear 30 percent of the lot. Outside of the rear 30 percent of the lot, the side yard setback for the main building will apply.
- (ii) The minimum required rear yard is three feet.
- (iii) All eaves and overhangs must be located within the confines of the lot.
- (iv) Walls built within three feet of an interior side property line require a one-hour fire-rated wall with no openings as described by the Dallas Building Code, as amended.

(B) For structures over 15-feet in height:

- (i) The minimum required side yard is three feet in the rear 30 percent of the lot. Outside of the rear 30 percent of the lot, the side yard setback for the main building will apply.
- (ii) The minimum required rear yard is three feet.

(C) For structures on corner lots, the accessory structure may not be closer to the cornerside lot line than the main building.

(5) Location and orientation.

(A) Except as provided in this section, accessory structures must be located behind the rearmost facade of a main building.

- (i) Except as provided in this section, in-ground swimming pools may be located in a required side yard in front of the rearmost facade.
 - (aa) No portion of a swimming pool outside of the rear 30 percent of the lot and reaching a height over six inches above grade is allowed within the required side yard.

(B) Rear-entry garages from the alley are permitted.

(C) Detached, pull-through garages with access from alley and driveway are permitted.

- (D) For garages with vehicular access directly from a side street or alley, the minimum setback is 20 feet to the garage door. (See Illustration in Exhibit C)
- (6) Attached garages within the wrap-around are prohibited.
- (t) Driveways.
 - (1) A driveway from the front street must be between eight and ten feet wide.
 - (2) An interior lot may have driveway access from the front street and rear alley.
 - (A) All interior lots with new construction must have driveway access from the front street, and the driveway must extend at least 20 feet beyond the front yard setback.
 - (3) A corner lot may have driveway access from the front street, side street, or rear alley.
 - (A) A driveway entry on the side street may be up to 20 feet wide if it is located behind the rearmost corner of the main building and provides access to a garage.
 - (4) Driveways may be constructed of brick, brush finished concrete, stone, permeable pavers, gravel, or similar materials.
 - (A) Tinted or colored concrete is prohibited except to match an existing drive.
 - (B) Brick, stone, or paver color must be compatible with materials found on an original house within the district.
 - (C) Asphalt is prohibited.
 - (5) Ribbon driveways are permitted.
 - (6) Circular driveways are prohibited.
 - (7) Impervious Surface. No more than 30 percent of the required front yard may be paved or hardscaped.

(u) Walkways.

- (1) Walkways must be constructed of brush finished concrete, brick, stone, or a similar material. Gravel and asphalt are prohibited.
- (2) Tinted or colored concrete is prohibited except to match an existing walkway.
- (3) Brick, stone, or paver color must be compatible with materials typically found on original houses within the district.
- (4) Walkways must be straight and continuous with no separation and be centered on the front porch steps. (See Illustration in Exhibit C)
- (5) A minimum of one foot of separation must be provided between the driveway and walkway if the two are running parallel to one another.

(v) Waterfall steps. Original rolling or waterfall steps leading from the sidewalk to the main building should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the original rolling or waterfall steps.

(w) Fences.

(1) Location.

- (A) The surface area of all fence panels located in front of the main building must be a minimum of 50 percent open.
- (B) Fences in a side yard must be set back a minimum of 5 feet from the corner of the front facade of a main building nearest the side property line, excluding porches. (See Illustration in Exhibit C)

(2) Height.

- (A) Fences in the front yard may not exceed four feet in height.
- (B) Fences in the side yard located in the area between the front and rear facades of the main structure may not exceed six feet in height. (See Illustration in Exhibit C)
- (C) Fences in the rear yard may not exceed nine feet in height.

- (3) Materials.
 - (A) Fences may be constructed with wood, wrought iron (or other metal similar in appearance), wrought iron with brick columns, or chain link.
 - (B) Stone, concrete block, and metal panel or sheet metal are prohibited as fence materials.
- (x) Retaining walls. Retaining walls may not exceed six inches above the soil being retained.
- (5) Architectural standards for remodeling and additions for contributing structures.
 - (a) Applicability. The architectural standards for remodeling apply only to the front facade and wrap around.
 - (b) Remodeling and additions. If a contributing main building is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled. See Exhibit C for a list of contributing structures.
 - (c) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.
- (6) Architectural standards for new construction.
 - (a) Applicability. The architectural standards for new construction apply only to the front facade and wrap around.
 - (b) Architectural style. The front facade and wrap-around of new construction must be built in the Craftsman or Transitional Bungalow style in compliance with the architectural standards for that style. (See Examples in Exhibit C)
 - (c) Contributing status. New construction that is built after the date of creation of this conservation district that is built in the Craftsman or Transitional Bungalow architectural style, will be treated as a contributing structure.
- (7) Architectural standards for Craftsman style.
 - (a) Applicability.
 - (1) Craftsman structures are identified in Exhibit C.
 - (2) New structures that are built in the Craftsman style must comply with the standards in this subsection.

- (3) Craftsman structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
 - (4) These architectural standards apply only to the front facade and wrap-around.
- (b) Architectural features. The following architectural features must be maintained or duplicated. New structures built in the Craftsman style must incorporate five of the following features. See Exhibit C for examples of each feature.
- (1) Wing walls (or cheek wall) on front porch steps.
 - (2) Decorative roof beams or brackets under gables.
 - (3) Windows with divided light upper sash.
 - (4) Decorative rafter tails.
 - (5) Dentil molding.
 - (6) Battered or sloped skirting.
 - (7) Nested gables.
 - (8) Square or tapered columns on a square brick base with a concrete cap.
 - (9) Wood balustrade on the front porch.
 - (10) Window or louvered vent centered in front gable.
- (c) Front Porches.
- (1) The front porch column design and proportions must be typical of the Craftsman style. (See Examples in Exhibit C)
 - (2) A front porch is required along a minimum of 50 percent of the front facade.
 - (3) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.
 - (4) Front porches must be open-air.
 - (5) Front porches must have a minimum eight-inch header beam.

(d) Roofs.

- (1) Craftsman structures must have a front-gabled or cross-gabled roof.
- (2) The roof pitch must be between 4/12 and 8/12.
- (3) The minimum roof overhang is 24 inches.
- (4) Dormers must be gabled or shed.
- (5) Roof eaves must have exposed rafter tails.

(e) Windows.

- (1) Window openings within the front facade or wrap-around must be maintained. These openings may be duplicated and relocated within the front facade or wrap-around.
- (2) Windows must be single or double-hung with one-over-one or multipaned lights in the upper sashes. (See Examples in Exhibit C)
- (3) Windows in dormers and gables may be fixed but must be divided light.
- (4) Paired or ganged windows must be separated by a five-inch vertical wood mullion.
- (5) Windows must be typical of the Craftsman style of the structure. (See Examples in Exhibit C)

(8) Architectural standards for Transitional Bungalow style.

(a) Applicability.

- (1) Transitional Bungalow structures are identified in Exhibit C.
- (2) New structures built in the Transitional Bungalow style must comply with the standards in this subsection.
- (3) Transitional Bungalow structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
- (4) These architectural standards apply only to the front facade and wrap-around.

- (b) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Transitional Bungalow style must incorporate four of the following features, one of which must be a feature marked with an asterisk (*). See Exhibit C for examples of each feature.

- (1) *Recessed gable above the front porch.
- (2) *Centered, hipped dormer with window or louvered vent.
- (3) Wing walls (or cheek wall) on front porch steps.
- (4) Front door with sidelights.
- (5) Off-centered front door.
- (6) Projecting bay (canted or box), between 8-12 feet wide, on a side elevation
- (7) Dentil molding.
- (8) Battered or sloped skirting.

- (c) Front porches.

- (1) The front porch column design and proportions must be typical of the Transitional Bungalow style. (See Examples in Exhibit C)
- (2) A front porch is required along a minimum of 50 percent of the front facade.
- (3) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.
- (4) Front porches must be open-air.
- (5) Front porches must have a minimum eight-inch header beam.

- (d) Roofs.

- (1) Transitional Bungalow structures must have a hipped main roof. Subordinate gables are allowed.
- (2) The roof pitch must be between 5/12 and 9/12. Separate porch roofs may have a pitch of 3/12.
- (3) The minimum roof overhang is 18 inches.
- (2) Dormers may be hipped or gabled.

- (3) Roof eaves must be boxed.
- (e) Windows.
 - (1) Window openings within the front facade or wrap-around must be maintained. These openings may be duplicated and relocated within the front facade or wrap-around.
 - (2) Windows must be single or double-hung with one-over-one or six-over-six sashes.
 - (3) Windows in dormers and gables may be fixed but must be divided light.
 - (4) One set of paired windows is required on a side facade within the wrap-around.
 - (5) Paired or ganged windows must be separated by a five-inch vertical wood mullion. (See Example in Exhibit C)
 - (6) Windows must be typical of the Transitional Bungalow style of the structure.
- (9) Architectural standards for Non-Contributing architectural styles.
 - (a) Applicability.
 - (1) These architectural standards apply only to the front facade and wrap-around.
 - (2) Existing non-contributing main buildings may be remodeled or altered only if the work complies with the applicable standards for Craftsman or Transitional Bungalow for that portion of the structure being remodeled. Non-Contributing structures are identified in Exhibit C.
- (10) Procedures.
 - (a) Review form applications. A review form application must be submitted to the director for any work covered by the standards contained in this ordinance.
 - (b) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district for justification of any element called into question during review.

(c) Work requiring a building permit.

- (1) Upon receipt of a review form application for work requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 30 days after submission of a complete application.
- (2) If the director determines that the work complies with the standards of this ordinance, the director shall approve the application and send it back to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
- (3) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before issuance of a building permit and send it back to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for the denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(d) Work not requiring a building permit.

- (1) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 10 days after submission of a complete application.
- (2) If the director determines that the work complies with the standards of this ordinance, the director shall approve the application and give written notice to the applicant.
- (3) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(e) Appeals.

- (1) An applicant may appeal any decision made by the director to the board of adjustment by filing a written appeal with the director within 20 days after notice is given to the applicant of the director's decision. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."

- (2) The director shall send written notice of the public hearing on the appeal to the applicant and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.
- (3) The Board of Adjustment shall hold a public hearing on all appeals.
- (4) In considering the appeal, the sole issue before the Board of Adjustment is whether the director erred in the decision. The Board of Adjustment shall consider the same standards that were required to be considered by the chief planning officer.
- (5) Appeals to the Board of Adjustment are the final administrative remedy.

EXHIBIT "C"

SOUTH WINNETKA HEIGHTS CONSERVATION DISTRICT



CONCEPTUAL PLAN

FOR THE BENEFIT OF CONSERVING A DALLAS
NEIGHBORHOOD WITH A LARGE COLLECTION OF EARLY
TWENTIETH CENTURY ARCHITECTURE

South Winnetka Heights Conservation District – Exhibit “C” Conceptual Plan

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South Winnetka Heights Conservation District – Exhibit “C” Conceptual Plan

Acknowledgements

City staff would like to acknowledge the South Winnetka Heights neighborhood committee and residents for their participation and feedback regarding the components of the ordinance and Conceptual Plan. As the Chair of the Neighborhood Committee, Michael Evans circulated the petition and promoted the passage of the ordinance.

City staff would also like to acknowledge City Councilmember Chad West for supporting the neighborhood in their desire to protect the physical attributes and character of the neighborhood.

Neighborhood Committee Members

Michael Evans, Chair
Hayley Nahasi
Joleen Bagwell
Claire Moore
Steve Stroud
Steve Basmajian
David Silva
Janice Morris
Jayme Porkolab
Greg Seamon

EXHIBIT "C"

South Winnetka Heights Conservation District - Conceptual Plan

Introduction

The proposed South Winnetka Heights Conservation District is located within the Oak Cliff area of south Dallas. The neighborhood is bordered on the north by Twelfth Street, the west by South Edgefield Avenue, the south by Brooklyn Avenue, and on the east by South Polk Street and alleyway. There are 95 properties within the proposed district boundaries. The proposed district is within Council District 1.

South Winnetka Heights is ideally situated in close proximity to the Dallas Zoo, the new Southern Gateway Park, Downtown, and shopping at establishments in the Oak Cliff commercial area and Bishop Arts.

Existing Zoning and Land Use

The properties within the proposed district are zoned R-7.5(A) and developed with single family and limited duplex residential uses on lots of approximately 7,500 square feet or less. The existing surrounding land uses include a school immediately to the west, single-family neighborhoods to the north and south, and neighborhood commercial, retail and services, offices, and a community center to the east.

Purpose of Conservation District

According to Dallas City Code SEC. 51A-4.505 (b)(4), Conservation Districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. The purpose of a Conservation District is to:

- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth

Historical, Architectural, and Cultural Attributes

The South Winnetka Heights neighborhood is immediately adjacent to the Winnetka Heights National Register District and locally designated Historic District. Other nearby National Register Districts include Rosemont, King's Highway, North Bishop, Miller-Stemmons, Kessler Heights, and Lake Cliff. Most of these areas are also locally designated as Historic Districts or Conservation Districts.

Of the 95 total houses in the area 59 are identified as Craftsman; 25 are Transitional Bungalow; 8 undefined; 2 vacant lots; 1 Transitional American Foursquare.

In the district, according to the 2019 DCAD data submitted in the Determination of eligibility, the average age of the homes is 95 years old (1925), with the following breakdown shown below:

- From 1900 - 1919, 10 houses were built.
- From 1920 – 1929, 61 houses were built.
- From 1930 – 1939, 19 houses were built.
- From 1940 – present, 4 houses have been built.

In contrast to the Winnetka Heights Historic District immediately to the north of this neighborhood, the houses on these four blocks are almost exclusively one-story Craftsman and Transitional Bungalow. The four blocks of this proposed South Winnetka Heights Conservation District notably lack the two-story Foursquare Prairie and Craftsman style houses that are interspersed in the Winnetka Heights Historic District to the north and in other historical neighborhoods in older established neighborhoods of Dallas. Only five two-story structures are currently located in the neighborhood, four of which have been constructed or remodeled after the period of significance when most houses were built.

The predominant Craftsman architectural style in the neighborhood can be identified by low-pitched, front or cross-gabled roofs, nested gables, and unenclosed roof eaves with exposed rafter tails, sometimes articulated. The homes have full-width or partial width front porches which can be undercut or under a separate porch roof structure, usually under the smaller nested gable. Front porches are supported with wooden square columns and header beams, frequently atop a square concrete cap covering a square brick base that extends from the ground through the level of the porch floor. Craftsman houses often display architectural details including dentils and false support beams or brackets under the gable eaves.

The closely related Transitional Bungalow architectural style developed in the early 20th century as a transition from the Folk Victorian style at the end of the 19th century to the vernacular, regional interpretations of the Craftsman and Prairie styles. The Craftsman and Transitional Bungalow styles are similar and may share some features when Craftsman details were added to homes with a Transitional Bungalow form.

Transitional Bungalow houses also have a low-pitched roof, but they tend to be slightly steeper on average than most Craftsman homes. Roofs are generally hipped with a centered hipped or gabled dormer with a wooden louvred vent. Roofs may also have front facing, off-centered pedimented gable over a full-width undercut porch although most houses have a full-width porch with a separate, lower pitch shed or hipped roof structure. Wooden porch columns could extend from the porch floor or have squared brick bases, but those are less common. Enclosed roof eaves extend at least 18 inches.

Background and Feasibility

In September 2019, a Neighborhood Committee consisting of 10 neighborhood residents submitted a “Determination of Eligibility Request” to consider the feasibility of a zoning change of four blocks within the South Winnetka Heights neighborhood from R-7.5(A) to zoning as a new Conservation District.

In May 2020, the Neighborhood Committee identified the selected area from an original mapped plan for “Winnetka Heights Addition to the City of Dallas Texas.” This neighborhood was not included in the plans for the current Winnetka Heights Historic District.

The Neighborhood Committee identified the following physical attributes of the area:

- Craftsman style homes,
- Columned front porches that span width of house,
- teardrop wood (#117 novelty) siding or hardy board siding,
- historic paint colors,
- large grass front yards,
- concrete driveways at side of house,
- crown molding trim on exterior window and doors,
- large live oak and native trees that line streets,
- concrete sidewalks and walkways up to porches.

In addition, the Neighborhood Committee submitted the following information to demonstrate that the boundaries of the proposed Conservation District met the eligibility criteria. The area contains at least one blockface. The area is “stable”. The area is compact while containing logical edges from the original Winnetka Heights map used by the Winnetka Heights Historic District. Over 75% of the lots are developed with main buildings averaging 98 years old. The area has physical attributes that include recognizable Craftsman architectural styles.

City staff notified the Neighborhood Committee on July 15, 2020 that the Determination of Eligibility was complete.

Neighborhood Application Timeline

Representatives from the neighborhood first approached City staff about the process for becoming a Conservation District in August 2019.

July 2020 – Determination of Eligibility for pre-application confirmed by City staff.

August 20, 2020 – Neighborhood committee (10 property owners) submitted a request for pre-application meetings to begin the process of potentially creating a new Conservation District.

November 9, 2020 – 1st Pre-application Meeting.

July 19, 2021 – 2nd Pre-application Meeting.

July 29, 2021 – Petitions provided to Neighborhood Committee for collection of property owner signatures.

July 29, 2022 – 71 petitions were submitted by the Neighborhood Committee for verification.

August 29, 2022 – City staff verified 76% of the total petitions for the proposed area.

After confirmation of a valid petition, City staff convened a series of ten community meetings with neighborhood residents to discuss the developmental and architectural standards that had been included on the petition. Based upon input received at these meetings, a DRAFT ordinance was then presented at two DRAFT review meetings.

South Winnetka Heights Post-Application Meeting Schedule

Mtg.	Date	Topics Discussed	Attendance
1	September 29, 2022	Process, schedule, driveways/curbing, front walk, front yard impervious coverage, lot size	14
2	October 17	Lot size, use and parking, density, lot coverage, building height & stories, Floor Area Ratio	14
3	November 1	Overall goals, building height & stories	15
4	November 14	Recap of overall goals, building height & stories, Floor Area Ratio, paint, solar	10
5	December 5	Setbacks-main, setbacks-accessory, accessory structures	5
6	January 9, 2023	Foundations, steps, fences, retaining walls, demolition	9
7	January 24	Garage location/entrance, fences / retaining walls, demolition	6
8	February 6	Demolition, Architectural styles – Contributing and Non-Contributing, Contributing architectural styles, new construction standards, remodel/addition standards building elevations/materials, roofing materials, roof form/pitch, chimneys, dormers	13
9	February 21	Windows, porches Architectural styles – Craftsman, Transitional Bungalow	13
10	March 6	Work reviews, next steps	12
11	January 16, 2024	DRAFT ORDINANCE PRESENTED	18
12	January 23, 2024	DRAFT ORDINANCE PRESENTED	11

Planning Process – Post-Application Meetings

Prior to the initial Post-Application neighborhood meeting, a notification letter was distributed to owners of all lots within the proposed boundaries in both English and Spanish.

A Spanish interpreter was present at all community meetings to provide Spanish interpretation services to Spanish speaking residents. In addition, Spanish versions of all Power-Point presentations were made available to attendees at each meeting. Both English and Spanish versions of meeting presentations and audio recordings were also made available on the Conservation District webpage.

During initial meetings with the neighborhood, residents reached agreement on the following:

Status Quo Insufficient – Current City of Dallas Code will allow development that is incompatible with the existing character of the neighborhood.

Preserve Character – The neighborhood expressed a desire to preserve its character.

Standards Required – Some degree of additional standards will be necessary to maintain the characteristics of the neighborhood and meet the desire of the residents.

Conservation District – Neighborhood meetings are being held to develop the specific details for the development standards and architectural standards that the neighborhood chose for consideration.

In addition, neighborhood participants expressed the following common themes in early discussions.

- Preserve architectural characteristics – Craftsman homes
- Avoid McMansions – Incompatible form and massing which towers over adjacent lots
- Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
- Allow second story additions
- Don’t make people remove what currently exists

City staff incorporated a variety of methods to solicit input and feedback from neighborhood residents.

Meeting Discussions – City staff presented information explaining developmental and architectural standards circulated on the petition and collected feedback from neighborhood participants regarding each topic. The input received from residents was provided back to participants at each subsequent meeting in the form of a “recap” of each topic presented to ensure that City staff captured the neighborhood sentiment.

Comment Sheets – Each participant was provided a comment sheet at every meeting. Comment sheets included an area where participants could express their responses to

each topic that had been presented during the meeting as well as a blank page to provide any additional comments.

Observation / Reporting – In addition, residents were asked to observe the conditions of certain developmental and architectural features in their neighborhood. Residents noted each of these conditions and reported back their findings, expressing which elements and features they would like to preserve. Several residents provided copies of land surveys for their property to assist in establishing an understanding of existing conditions of the setbacks of existing structures.

Contact Information – City staff contact information was provided at each meeting, and participants were encouraged to reach out with any questions or additional comments.

Conclusions and Recommendations

Based on a study of the architectural styles for South Winnetka Heights, the area qualifies for Conservation District designation.

Conservation District designation for the area would help protect its physical and cultural identity and attributes by:

- Providing a range of architectural and development standards consistent with the style and period of the neighborhood and its structures.
- Encouraging redevelopment of noncontributing structures to contributing standards while maintaining the architectural styles found in the neighborhood.
- Providing City assistance in protecting the physical and salient design features of the area that could not otherwise be addressed in standard zoning regulations (by providing a system of review for monitoring area improvements).
- Conserving a part of Dallas' architectural heritage from an important era in the city's development.

Proposed Development Regulations

Standard	R7.5(A)	Proposed Development Regulation - This chart is a summary only. Please see Exhibit B for the full wording and regulations.
Use	Single Family	Single Family - Same uses as allowed in R-7.5(A)
Density	Single Family	Not to be increased
ADU	BDA approval	Same - BDA can approve additional or accessory dwelling unit
Demolition Protection	No regulation	No regulation
Lot Size	7,500 sq ft min.	7,500 sq ft min.
Lot Width	50 ft min.	50 ft min.
Lot Coverage	45%	45% for Original homes; 40% for new construction
FAR	None	None
Front Yard Setback	25 ft min.	For new construction, the minimum front yard setback must equal the average of the adjacent properties as determined by a licensed land surveyor, architect, or engineer.
Side Yard Setback – Main Structure	5 feet min.	10 feet minimum on one side to allow for driveway (corner lots exempt) 5 feet min. on the other side
Rear Yard Setback – Main Structure	Varies by height and location on lot.	30 ft minimum Except 20 ft minimum on east side of S. Willomet
Height - Main	30 feet max. (mid-point)	28 feet max. from grade to highest roof ridge.
Height - Accessory	30 feet max. (mid-point)	24 feet max. from grade to highest roof ridge.
Stories	#	2 Stories max. Front appearance of one or one-and-one-half story from street. Second story allowed in rear 50% of main structure.
Foundations	#	Must be Pier and Beam with required front porch steps. Finished floor level must be a minimum of 18 inches above average grade of the two front corners of the main structure.

- not specifically addressed in City Code as applied in the proposed regulation.

Continued on next page.

Standard	R7.5(A)	Proposed Development Regulation - This chart is a summary only. Please see Exhibit B for the full wording and regulations.
Building Materials	#	<ul style="list-style-type: none"> • Must be typical. • Cladding must be wood or materials that look like wood. • Vinyl and metal siding are prohibited. • Wrought iron elements must be typical. • Metal security bars are prohibited on front facade openings or porch enclosures. • Metal roofs are prohibited.
Paint	#	No fluorescent, metallic; No black as main body color. Wood must be painted, not stained.
Windows & Doors	#	<p>Front facade and wrap-around windows must:</p> <ul style="list-style-type: none"> • Be transparent, leaded or stained-glass • Fit the wall opening. No infill. • Be typical or the style and period. <p>Fixed or plate glass windows are prohibited. Window muntins and mullions must be expressed by a minimum of one-fourth inch. Window assemblies must have a profile depth of at least three inches.</p>
Dormers	#	6 ft max width within wrap around; Must be typical; Dormers facing a side yard must be set back a minimum of two feet from the exterior wall of the story below
Solar Panels	#	Allowed on rear 50% of main structure and 100% of accessory structure.
Front Porches	#	A minimum of two front porch steps are required. Front porches must have a minimum depth of 6 feet. Porches, porte-cocheres, or carports must not be enclosed.
Accessory Structures	#	<ul style="list-style-type: none"> • Must be compatible with main structure and Original houses in district • Roof slope must match or be compatible with main structure. • Must be located behind main structure. • Rear-entry garages from the alley are allowed. • Detached, pull-through garages with access from alley and driveway are allowed.
Accessory Structure Side Yard Setback	None in rear 30% under 15 feet	None in rear 30% under 15 feet (Subject to Fire Resistant code). Over 15 feet requires 3 feet in rear 30%.
Accessory Structure Rear Yard Setback	Alley - 3 ft min.	Alley - 3 ft min.

- not specifically addressed in City Code as applied in the proposed regulation.

Continued on next page.

Standard	R7.5(A)	Proposed Development Regulation - This chart is a summary only. Please see Exhibit B for the full wording and regulations.
Driveways	#	<ul style="list-style-type: none"> • Must be between 8-10 feet wide. • Interior lot may have driveway access from the front and rear. • Corner lot may have driveway access from the front, rear, or side street. • Driveways may be constructed of brick, brush finished concrete, stone, permeable pavers, gravel, or similar materials. Asphalt is prohibited. • Ribbon driveways are allowed. • Circular driveways are prohibited. • No more than 30 percent of the front yard may be paved or hardscaped.
Walkways	#	<ul style="list-style-type: none"> • Walkways must be constructed of brush finished concrete, brick, stone, or a similar material, and must be compatible with materials typically found on Original houses within the district. Gravel and asphalt are prohibited. • Walkways must be straight and continuous with no separation and be centered on the front porch steps. • Walkways must be separated from driveways.
Waterfall Steps	#	Original rolling or waterfall steps leading from the sidewalk to the main structure should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the original rolling or waterfall steps.
Landscaping	Article X	Article X
Fences	#	<ul style="list-style-type: none"> • The surface area of all fence panels located in front of the main structure must be a minimum of 50% open. • Fences must be set back a minimum of 5 feet from the corner of the front facade of a main building nearest the side property line, excluding porches. • Front yard fences must not exceed four feet in height. • Side yard fences must not exceed six feet. • Rear yard fences must not exceed nine feet. • Fences may be constructed with wood, wrought iron (or other metal similar in appearance), wrought iron with brick columns, or chain link. • Stone, concrete block, and metal panel or sheet metal are prohibited as fence materials.
Retaining Walls	#	Retaining walls must not exceed 6-inches above the soil being retained.

- not specifically addressed in City Code as applied in the proposed regulation.

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Defining Characteristics



610 S Clinton Ave.



503 S Winnetka Ave.



518 S Winnetka Ave.



607 S Winnetka Ave.

The predominant Craftsman architectural style in the neighborhood can be identified by low-pitched, front or cross-gabled roofs, nested gables, and unenclosed roof eaves with exposed rafter tails, sometimes articulated. The homes have full-width or partial width front porches which can be undercut or under a separate porch roof structure, usually under the smaller nested gable. Front porches are supported with wooden square columns and header beams, frequently atop a square concrete cap covering a square brick base that extends from the ground through the level of the porch floor. Craftsman houses often display architectural details including dentils and false support beams or brackets under the gable eaves.

Architectural Features

- Wing walls (or cheek wall) on front porch steps.
- Decorative roof beams or brackets under gables.
- Windows with divided light upper sash.
- Decorative rafter tails.
- Dentil molding.
- Battered or sloped skirting.
- Nested gables.
- Square or tapered columns on a brick base with concrete cap.
- Wood balustrade on the front porch.
- Window or louvered vent centered in front gable.

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Architectural Features

The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate five of ten features.



Examples: Wing walls (or cheek wall) on front porch steps.



Examples: Decorative roof beams or brackets under gables.



Example: Windows with divided light upper sash.



Examples: Decorative rafter tails.



Examples: Dentil molding.



Example: Battered or sloped skirting.

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Architectural Features

The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate five of ten features.



Examples: Nested gables.



Examples: Square or tapered columns on a brick base with concrete cap.



Examples: Wood balustrade on the front porch.



Example: Window or louvered vent centered in front gable.

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Front Porches

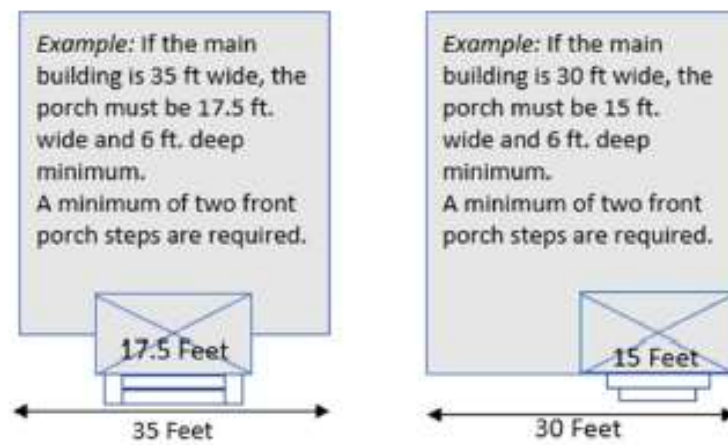


Examples: Typical column design and proportions for the Craftsman style.



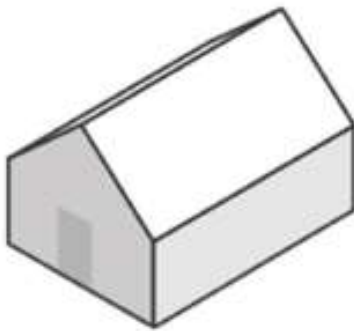
Examples: Minimum 8-inch header beam.

A front porch is required along a minimum of 50 percent of the front facade.

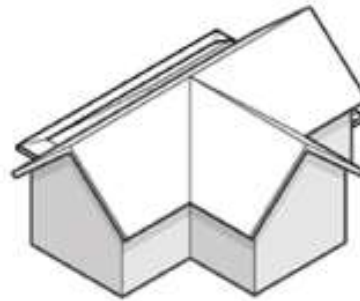


APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Roofs



Example: Front Gabled Roof



Example: Cross Gabled Roof



Examples: Diagrams showing minimum 4/12 and maximum 8/12 roof pitches.



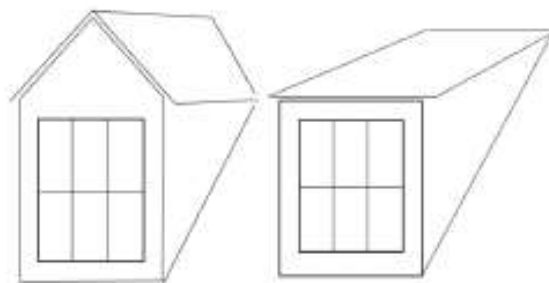
Example: Roof eave must be a minimum of 24 inches.



Example: Gabled dormer with louvred vent window.



Examples: Exposed rafter tails



Gabled dormer

Shed dormer

APPENDIX A: ARCHITECTURAL STYLE — CRAFTSMAN

Windows



Example: 1-over-1 window.



Example: Ganged window separated by a minimum five-inch vertical wood mullion.



Examples: Divided light windows in gable.



Example: Fixed, single-pane windows are not typical of the Craftsman style

Infill around window replacements is not allowed.



Example: Window grilles behind the glass are not typical of the Craftsman style.

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Defining Characteristics



514 S Clinton Ave.



507 S Clinton Ave.



615 S Willomet Ave.



603 S Winnetka Ave.

Transitional Bungalow houses have a low-pitched roof, but they tend to be slightly steeper on average than most Craftsman homes. Roofs are generally hipped with a centered hipped or gabled dormer with a wooden louvred vent. Roofs may also have front facing, off-centered recessed gable over a full-width undercut porch although most houses have a full-width porch with a separate, lower pitch shed or hipped roof structure. Wooden porch columns could extend from the porch floor or have squared brick bases, but those are less common. Enclosed roof eaves extend at least 18 inches.

Architectural Features

- Recessed gable above the front porch.
- Centered, hipped dormer with window or louvred vent.
- Wing walls (or cheek wall) on front porch steps.
- Front door with sidelights.
- Off-centered front door.
- Projecting bay (canted or box), between 8-12 feet wide, on a side elevation
- Dentil molding.
- Battered or sloped skirting.

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Architectural Features

The following architectural features must be maintained or duplicated. New construction structures that are built in the Transitional Bungalow style must incorporate four of eight features.



Examples: Recessed gable above the front porch.



Examples: Centered, hipped dormer with louvered vent.



Examples: Dentil molding.



Example: Battered or sloped skirting.

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Architectural Features

The following architectural features must be maintained or duplicated. New construction structures that are built in the Transitional Bungalow style must incorporate four of eight features.



Examples: Wing walls (or cheek wall) on front porch steps.



Example: Front door with side lights.



Example: Off-centered front door.



Examples: Projecting bay on side elevation.



APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Front Porches



Examples: Typical column design and proportions for the Transitional Bungalow style.



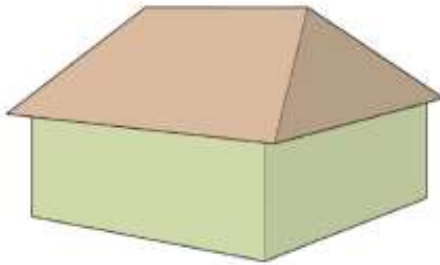
Examples: Wood balustrade on the front porch.



Examples: Minimum 8-inch header beam.

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Roofs



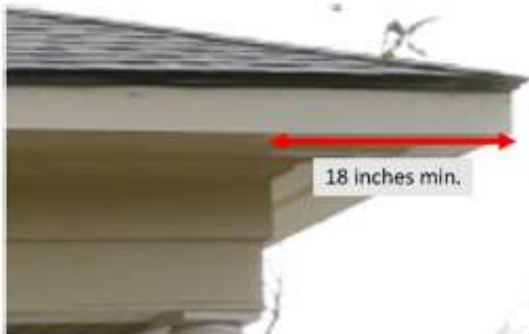
Example: Hipped main roof



Separate porches may have 3/12



Examples: Diagrams showing minimum 5/12 and maximum 9/12 roof pitches for main roof.



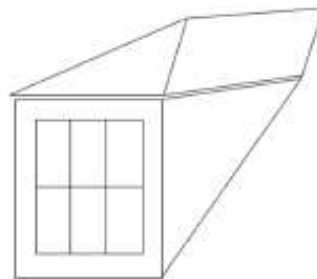
Example: Roof eave must be a minimum of 18 inches.



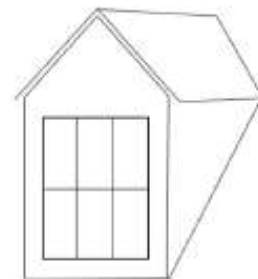
Example: Hipped dormer with louvred vent.



Examples: Boxed roof eaves



Hipped dormer



Gabled dormer

APPENDIX A: ARCHITECTURAL STYLE — TRANSITIONAL BUNGALOW

Windows



Examples: 1-over-1 and 6-over-6 windows.



Example: Paired window separated by a minimum five-inch vertical wood mullion.



Examples: Divided light windows in gable.



Example: Fixed, single-pane windows are not typical of the Transitional Bungalow style

Infill around window replacements is prohibited



Example: Window grilles behind the glass are not typical of the Transitional Bungalow style.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Wrap-Around — The wrap-around means the area to the midpoint of the main building measured from the furthest front wall or omitted wall line (porch) of the building to the furthest rear wall or omitted wall line of the structure. The result shall be a straight line through the building.

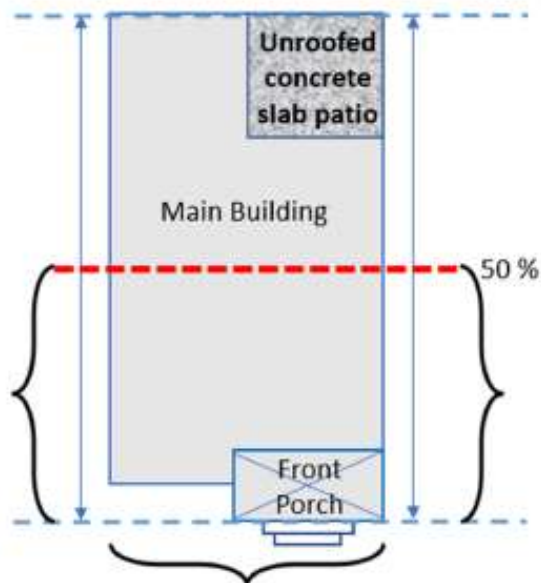


Illustration showing the front facade, midpoint and wrap-around of an example main building.

Solar panels may only be located on the rear 50 percent of the roof of a main building.

The second story must be behind the mid-point of the main building.

The architectural standards for new construction and remodeling apply only to the front facade and wrap around.

The front of the house up to the mid-point must have the exterior appearance of a one-story or one-and-one-half story.

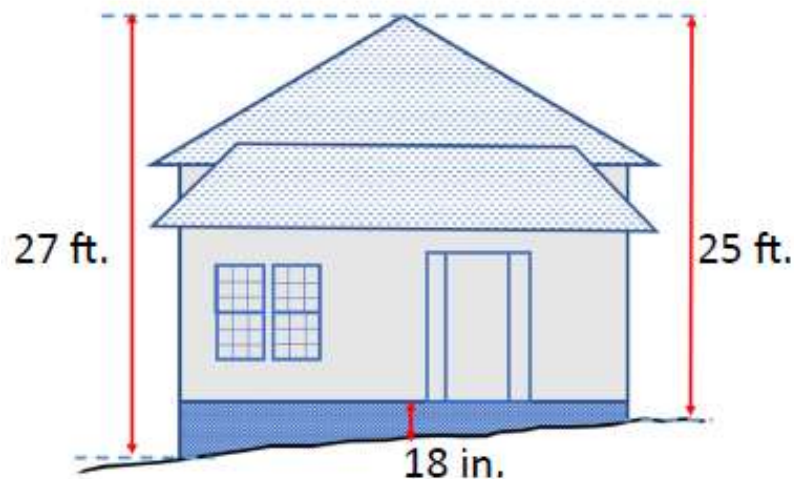


Example: House with the second story located behind the mid-point of the main building.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Height — For any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.



Example— If the height measured from the lowest corner is 27 feet, and the height measured from the highest corner is 25 feet, the height from average grade will be 26 feet.

Foundations

- (1) Foundations on new main buildings must be of pier and beam construction.
- (2) Finished floor height must be a minimum of 18 inches above the average grade of the two front corners of the main building to allow for a minimum of two front porch steps.

Stories — Except as provided in this subsection, the maximum number of stories is two. Basements are not counted as a story. The second story must be behind the mid-point of the main building.

(1) The front of the house up to the mid-point must have the exterior appearance of a one-story or one-and-one-half story house. A half-story may only be expressed in a front facing main gable or a front facing dormer. Roofs may have dormers and gables.

(2) Second story roofs must be hipped or gabled and conform to the architectural standards for its designated style.

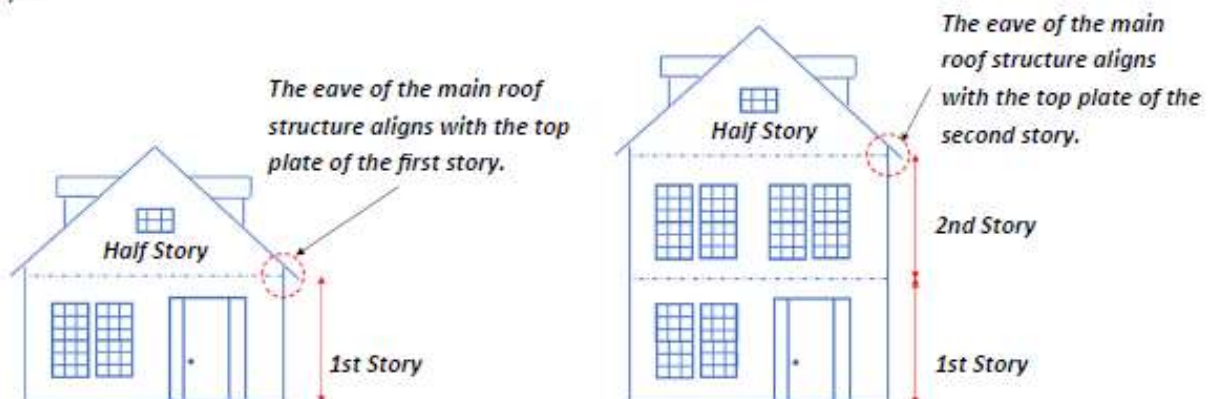
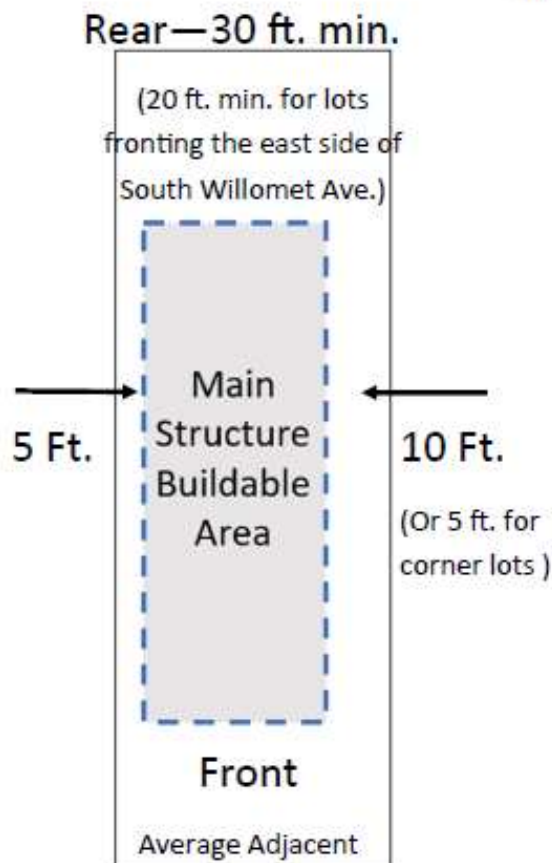


Illustration: One-and-one-half-story house and two-and-one-half story house.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Lot coverage

- Maximum lot coverage for Existing structures is 45 percent.
- Maximum lot coverage for new construction is 40 percent.

Side yard setback

- For interior lots, the minimum side yard for main buildings is 10 feet on the driveway side and 5 feet on the other side.
- For corner lots, the minimum side yard setback is 5 feet on both sides.

Rear yard setback

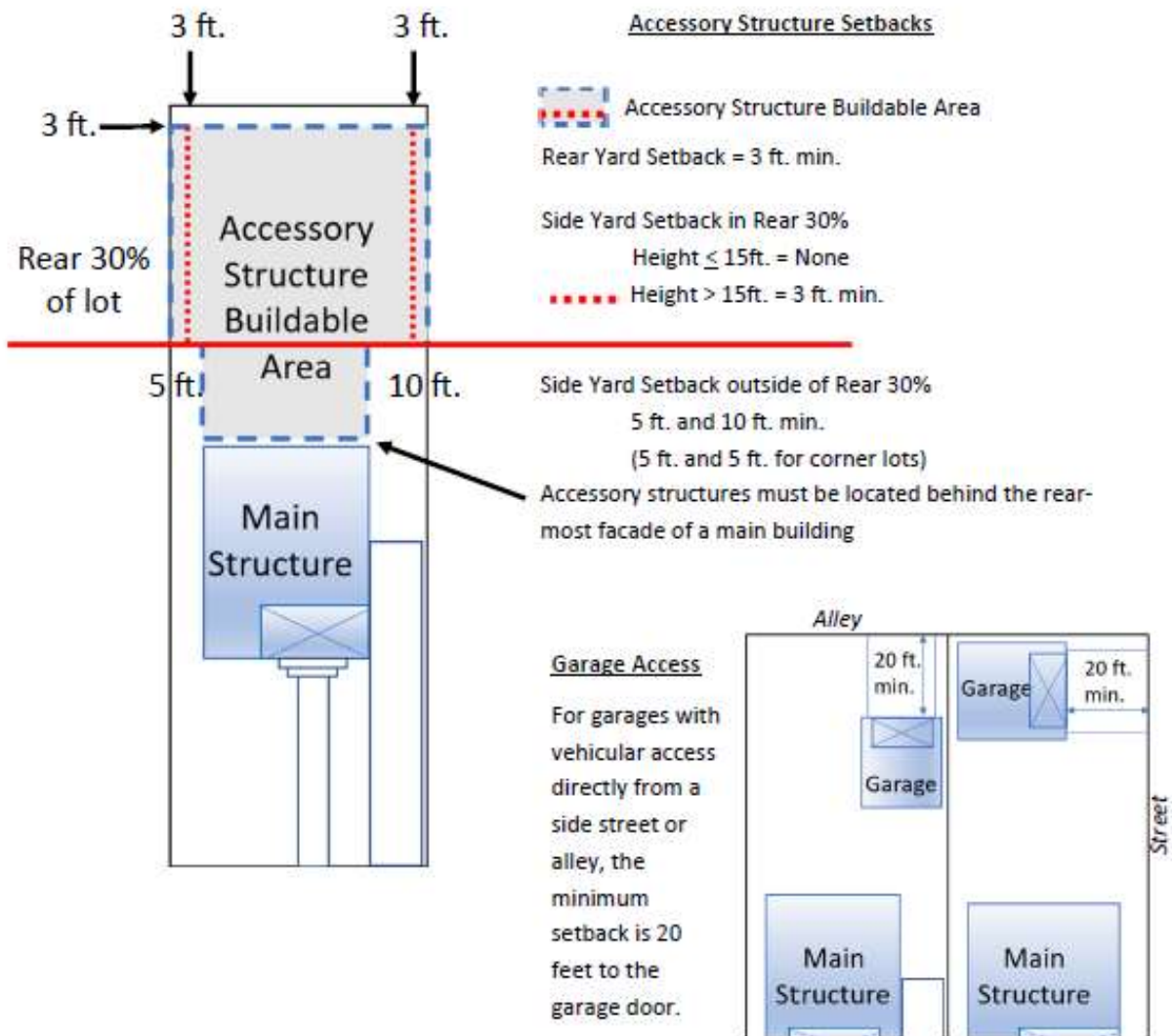
- The minimum rear yard for main buildings is 30 feet.
- The minimum rear yard for main buildings is 20 feet for properties fronting the east side of South Willomet Avenue.

Front yard setback

- The minimum front yard setback is equal to the average of the adjacent properties as determined by a licensed land surveyor, architect, or engineer. The maximum setback may not be more than one foot further back than the average.
- The required front yard must be open and unobstructed and shall be measured to the front facade of the building including porches. Front porch steps and wing walls and handrails are allowed within the front yard setback but may not extend more than four feet into the front yard setback.

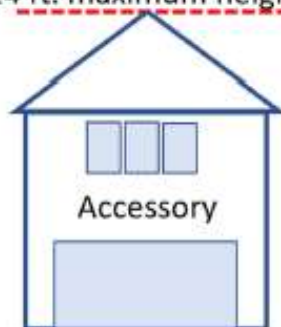
APPENDIX B: DEVELOPMENT STANDARDS

Illustrations



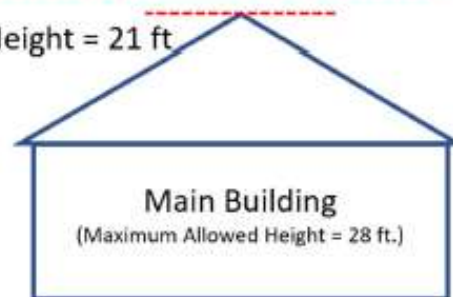
Height — The maximum height of an accessory structure is 24 feet. An accessory structure may exceed the height of the main building that is under 24 feet.

24 ft. maximum height



Example:

Existing Height = 21 ft

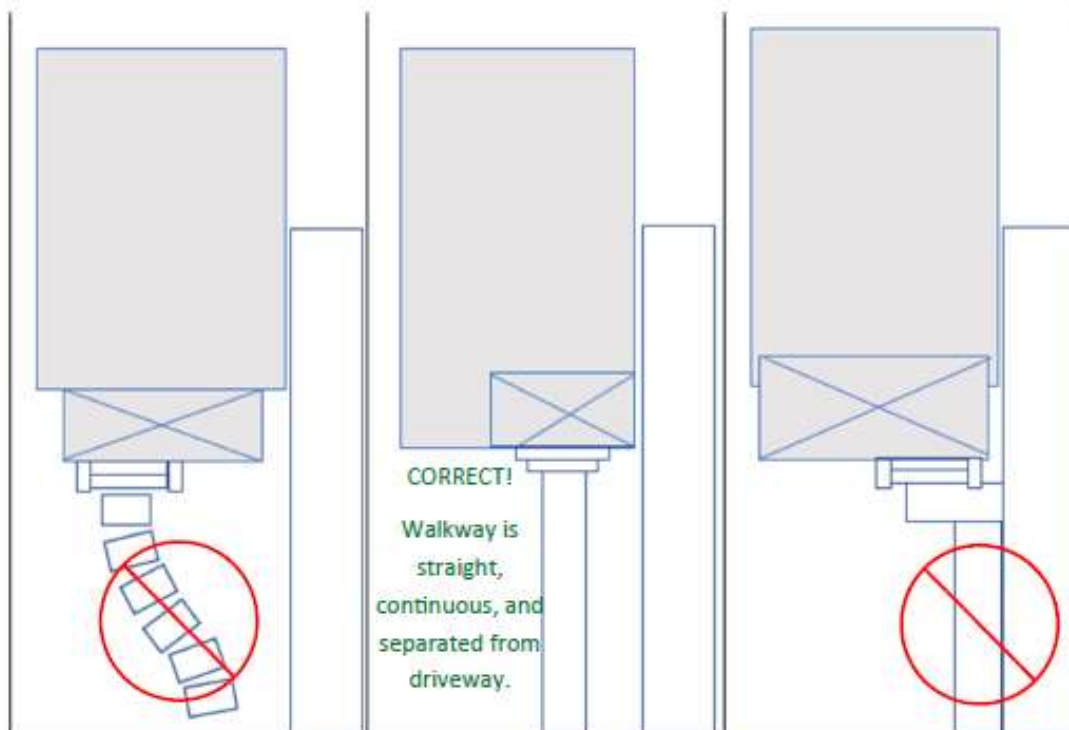


APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Walkways

- Walkways must be constructed of brush finished concrete, brick, stone, or a similar material. Gravel and asphalt are prohibited.
- Tinted or colored concrete is prohibited except to match an existing walkway.
- Brick, stone, or paver color must be compatible with materials typically found on Original houses within the district.
- Walkways must be straight and continuous with no separation and be centered on the front porch steps.
- A minimum of one foot of separation must be provided between the driveway and walkway if the two are running parallel to one another.

Driveways

Impervious Surfaces - No more than 30 percent of the required front yard may be paved or hardscaped.

Waterfall Steps

Original rolling or waterfall steps leading from the sidewalk to the main structure should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the original rolling or waterfall steps.



APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

FencesLocation

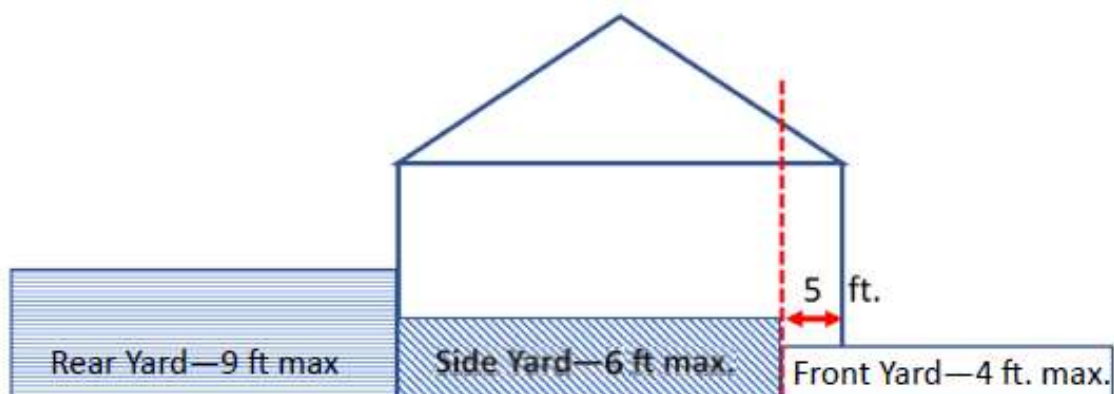
- The surface area of all fence panels located in front of the main building must be a minimum of 50% open.
- Fences in a side yard must be set back a minimum of 5 feet from the corner of the front facade of a main building nearest the side property line, excluding porches.

Height

- Fences in the front yard must not exceed four feet in height.
- Fences in the side yard must not exceed six feet.
- Fences in the rear yard must not exceed nine feet.

Materials

- Fences may be constructed with wood, wrought iron (or other metal similar in appearance), wrought iron with brick columns, or chain link.
- Stone, concrete block, and metal panel or sheet metal are prohibited as fence materials.



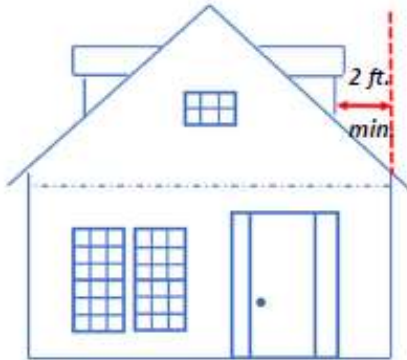
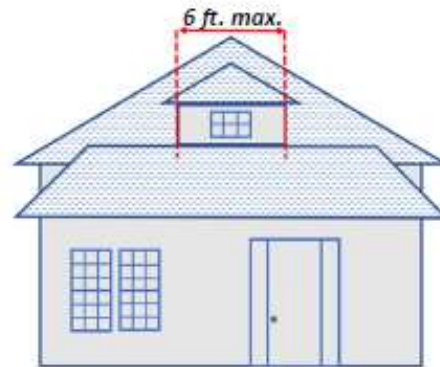
Fence in front yard must be 50% open.

APPENDIX B: DEVELOPMENT STANDARDS

Illustrations

Dormers

Dormers located within the wrap around may not exceed six feet in width excluding eaves.



Dormers facing a side yard must be set back a minimum of two feet from the exterior wall of the story below.

Building Materials



Examples: Gables with wood shake shingles and stucco with half-timbering.



Examples: Craftsman style homes with half timbering, a treatment to mimic historic exposed heavy timber framing.

APPENDIX C: List of Architectural Styles by Property Address

South Edgefield Avenue

Address	Street	Date of Construction	Architectural style
506	S. Edgefield	ca. 1920	Transitional Bungalow
510	S. Edgefield	ca. 1927 (DCAD)	Craftsman
514	S. Edgefield	ca. 1930 (DCAD)	Craftsman
518	S. Edgefield	ca. 1930 (DCAD)	Craftsman
522	S. Edgefield	ca. 1918 (driveway stamp)	Transitional Bungalow
526	S. Edgefield	ca. 1927 (DCAD)	Craftsman
602	S. Edgefield	ca. 1920	Transitional Bungalow
604/606	S. Edgefield	ca. 1930 (DCAD)	Craftsman
608/610	S. Edgefield	ca. 1930 (DCAD)	Craftsman
614	S. Edgefield	ca. 1930 (DCAD)	Craftsman
616/618	S. Edgefield	ca. 1940 (DCAD)	Non-contributing
622	S. Edgefield	ca. 1930 (DCAD)	Craftsman
626	S. Edgefield	ca. 1930 (DCAD)	Craftsman

APPENDIX C: List of Architectural Styles by Property Address

South Clinton Avenue

Address	Street	Date of Construction	Architectural style
501	S. Clinton	ca. 1925 (DCAD)	Craftsman
502	S. Clinton	ca. 1925 (DCAD)	Craftsman
505	S. Clinton	ca. 1927 (DCAD)	Craftsman
506	S. Clinton	ca. 1922 (DCAD)	Transitional Bungalow
507	S. Clinton	ca. 1920	Transitional Bungalow
510	S. Clinton	2018 (Permit)	Non-contributing
514	S. Clinton	ca. 1920	Transitional Bungalow
515	S. Clinton	ca. 1920	Transitional Bungalow
517	S. Clinton	ca. 1920	Transitional Bungalow
518	S. Clinton	ca. 1925 (DCAD)	Craftsman
521	S. Clinton	ca. 1930 (DCAD)	Craftsman
522	S. Clinton	ca. 1920	Transitional Bungalow
526	S. Clinton	ca. 1925 (DCAD)	Craftsman
527	S. Clinton	ca. 1919 (driveway stamp)	Craftsman
528	S. Clinton	ca. 1920	Transitional Bungalow
531	S. Clinton	ca. 1920	Transitional Bungalow
535	S. Clinton	ca. 1920	Transitional Bungalow
610	S. Clinton	ca. 1925 (DCAD)	Craftsman
611	S. Clinton	ca. 1920	Transitional Bungalow
614	S. Clinton	ca. 1925 (DCAD)	Craftsman
615	S. Clinton	ca. 1920	Transitional Bungalow
618	S. Clinton	ca. 1920	Transitional Bungalow
619	S. Clinton	ca. 1927 (DCAD)	Craftsman
622	S. Clinton	ca. 1925 (DCAD)	Craftsman
623	S. Clinton	ca. 1920	Transitional Bungalow
625	S. Clinton	ca. 1927 (DCAD)	Craftsman
626	S. Clinton	ca. 1925 (DCAD)	Craftsman
606	S. Clinton	ca. 1925 (DCAD)	Craftsman

APPENDIX C: List of Architectural Styles by Property Address

South Winnetka Avenue

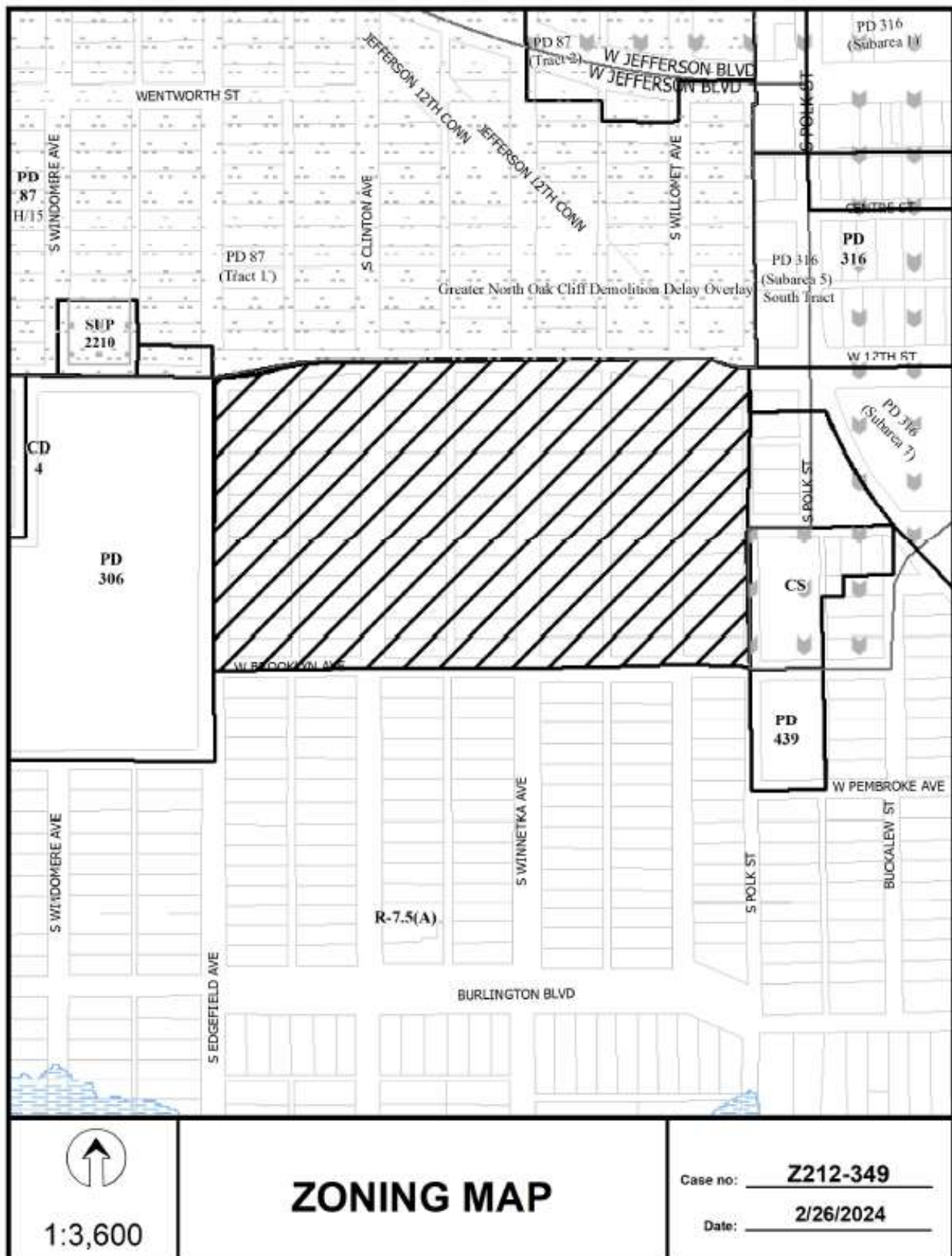
Address	Street	Date of Construction	Architectural style
502	S. Winnetka	ca. 1925 (DCAD)	Craftsman
503	S. Winnetka	ca. 1925 (DCAD)	Craftsman
506	S. Winnetka	ca. 1925 (DCAD)	Craftsman
507	S. Winnetka	ca. 1925 (DCAD)	Non-contributing
509	S. Winnetka	ca. 1925 (DCAD)	Craftsman
510	S. Winnetka	ca. 1925 (DCAD)	Craftsman
514	S. Winnetka	ca. 1920	Transitional Bungalow
515	S. Winnetka	N/A	Vacant
518	S. Winnetka	ca. 1925 (DCAD)	Craftsman
519	S. Winnetka	1909 (DCAD)	Transitional Bungalow
522	S. Winnetka	ca. 1925 (DCAD)	Craftsman
523	S. Winnetka	ca. 1921 (DCAD)	Transitional Bungalow
526	S. Winnetka	ca. 1925 (DCAD)	Craftsman
527	S. Winnetka	ca. 1914 (DCAD)	Transitional Bungalow
602	S. Winnetka	ca. 1925 (DCAD)	Craftsman
603	S. Winnetka	ca. 1914 (DCAD)	Transitional Bungalow
606	S. Winnetka	N/A	Vacant
607	S. Winnetka	ca. 1925 (DCAD)	Craftsman
608	S. Winnetka	ca. 1925 (DCAD)	Craftsman
609	S. Winnetka	ca. 1912 (DCAD)	Transitional Bungalow
613	S. Winnetka	ca. 1917 (DCAD)	Transitional Bungalow
614	S. Winnetka	ca. 1920	Transitional Bungalow
617	S. Winnetka	ca. 1919 (DCAD)	Craftsman
618	S. Winnetka	ca. 1925 (DCAD)	Craftsman
620	S. Winnetka	ca. 1925 (DCAD)	Non-contributing
623	S. Winnetka	ca. 1919 (DCAD)	Craftsman
627	S. Winnetka	ca. 1925 (DCAD)	Craftsman
626	S. Winnetka	ca. 1925 (DCAD)	Craftsman

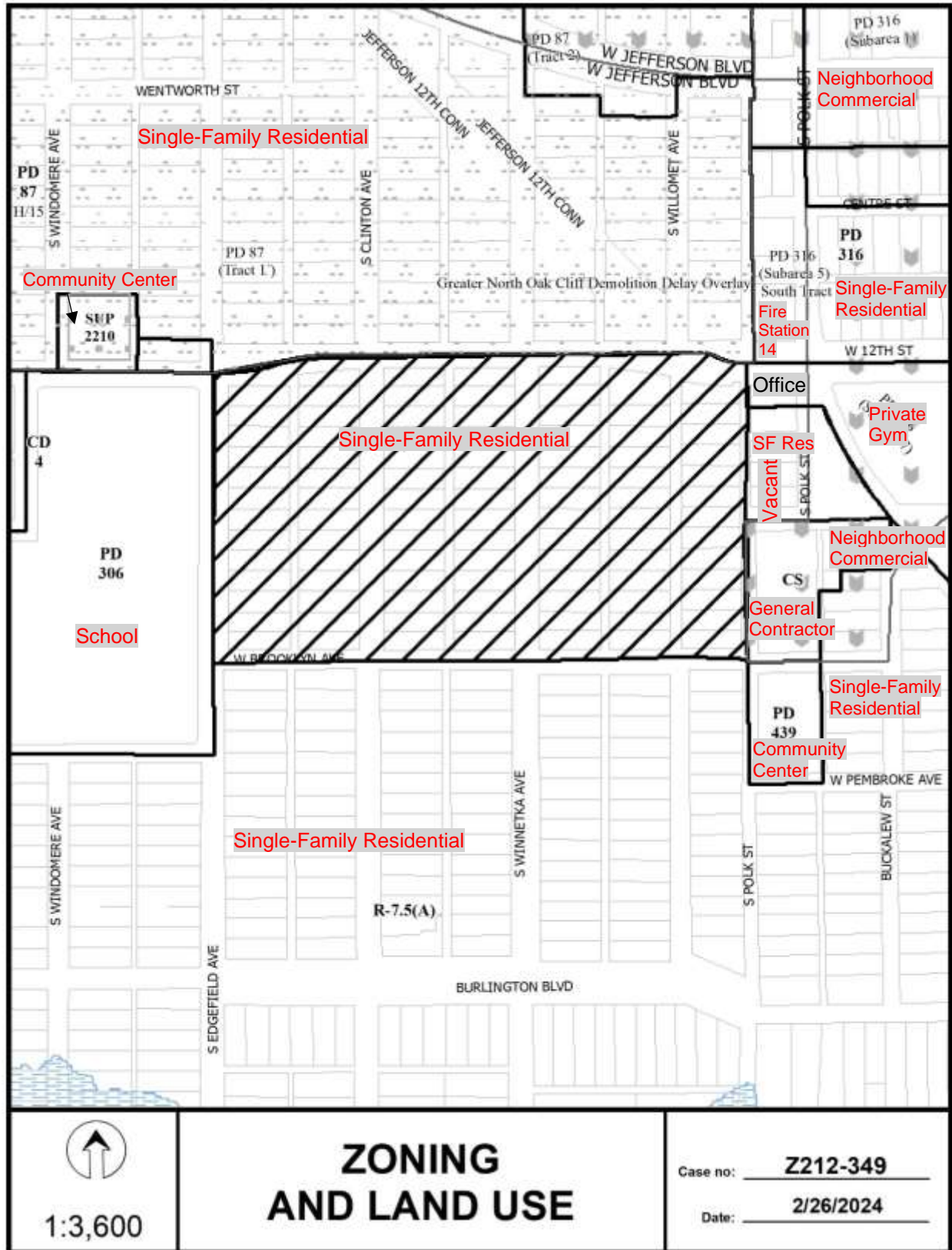
APPENDIX C: List of Architectural Styles by Property Address

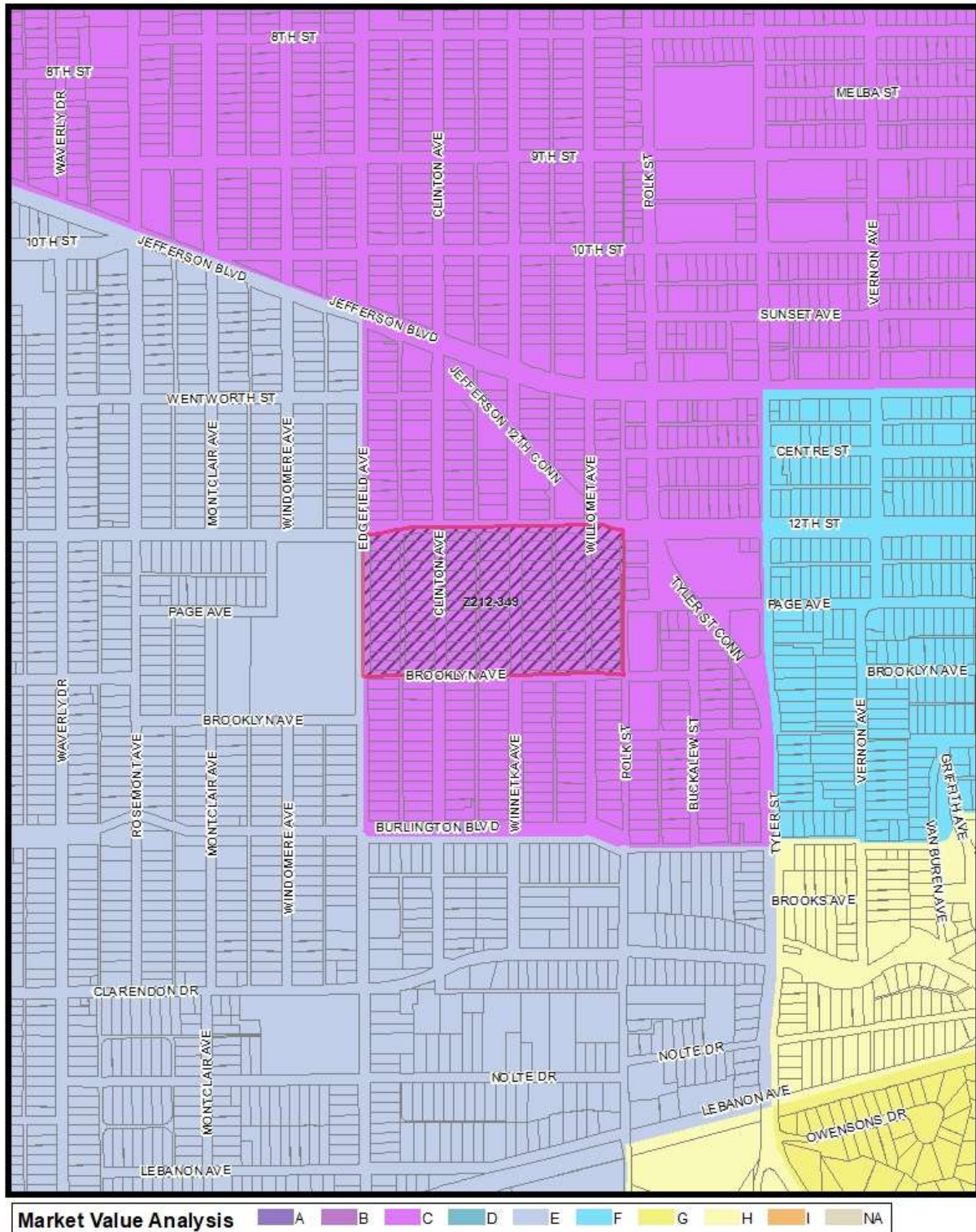
South Willomet Avenue

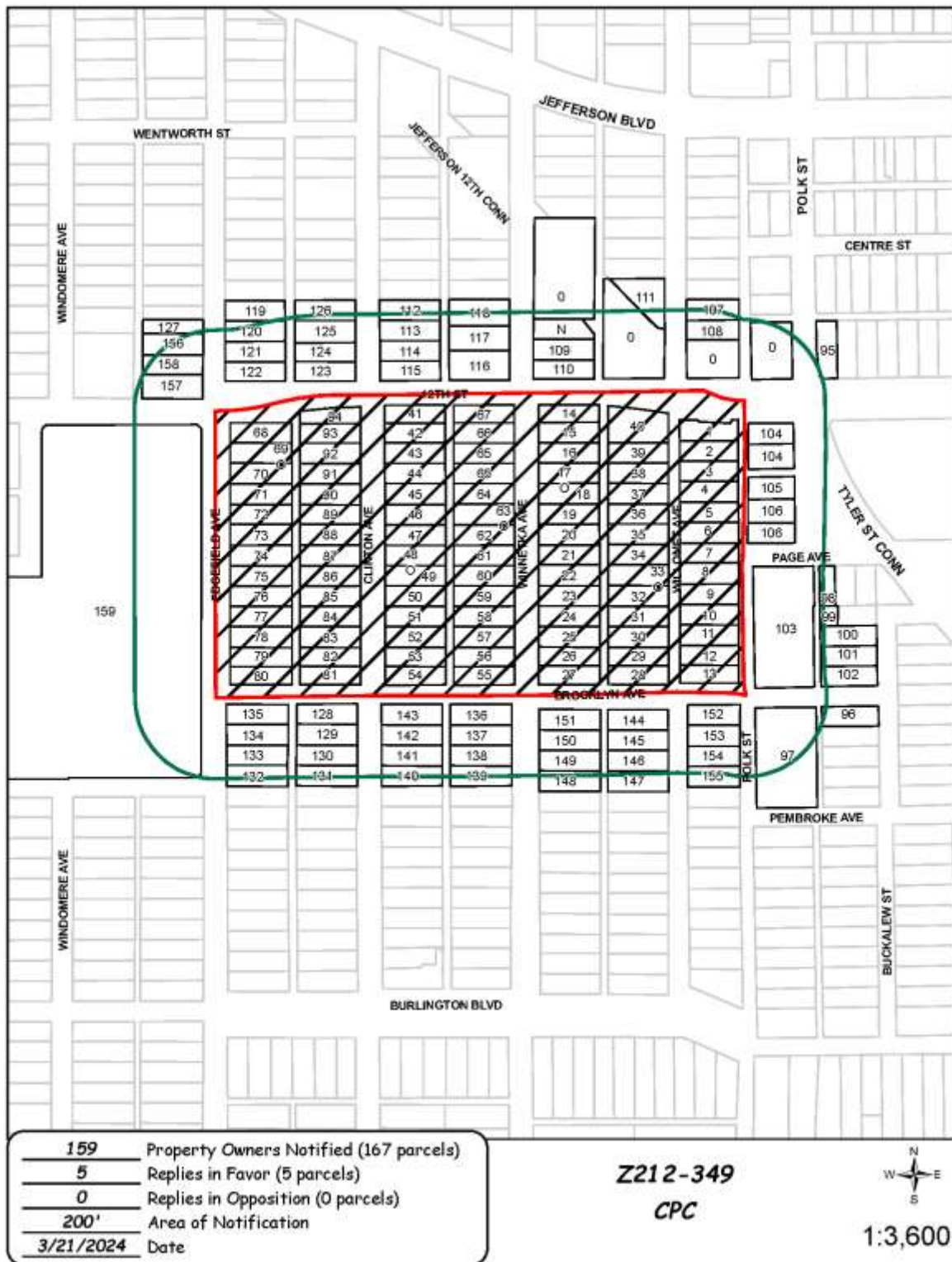
Address	Street	Date of Construction	Architectural style
506	S. Willomet	ca. 1930 (DCAD)	Craftsman
507	S. Willomet	ca. 1930 (DCAD)	Craftsman
509	S. Willomet	ca. 1990 (DCAD)	Non-contributing
510	S. Willomet	2019 (Permit)	Non-contributing
514	S. Willomet	ca. 1930 (DCAD)	Craftsman
515	S. Willomet	ca. 1925 (DCAD)	Craftsman
517	S. Willomet	ca. 1925 (DCAD)	Craftsman
518	S. Willomet	ca. 1930 (DCAD)	Craftsman
521	S. Willomet	ca. 1925 (DCAD)	Craftsman
522	S. Willomet	ca. 1930 (DCAD)	Craftsman
525	S. Willomet	ca. 1925 (DCAD)	Craftsman
526	S. Willomet	ca. 1930 (DCAD)	Craftsman
528	S. Willomet	2023 (DCAD)	Craftsman
603	S. Willomet	ca. 1925 (DCAD)	Craftsman
604	S. Willomet	ca. 1930 (DCAD)	Craftsman
607	S. Willomet	ca. 1925 (DCAD)	Craftsman
608	S. Willomet	ca. 1930 (DCAD)	Craftsman
611	S. Willomet	ca. 1925 (DCAD)	Craftsman
612	S. Willomet	ca. 1925 (DCAD)	Craftsman
615	S. Willomet	ca. 1925 (DCAD)	Transitional Bungalow
616	S. Willomet	ca. 1930 (DCAD)	Craftsman
619	S. Willomet	ca. 1925 (DCAD)	Non-contributing
620	S. Willomet	ca. 1930 (DCAD)	Craftsman
623	S. Willomet	ca. 1925 (DCAD)	Craftsman
626	S. Willomet	ca. 1920 (DCAD)	Non-contributing
627	S. Willomet	ca. 1925 (DCAD)	Craftsman

APPENDIX D: Zoning Map









03/20/2024

Reply List of Property Owners***Z212-349******159 Property Owners Notified 5 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	506 S WILLOMET AVE	LOREDO FIDENCIA
	2	510 S WILLOMET AVE	MENDEZ BENJAMIN
	3	514 S WILLOMET AVE	GONZALEZ ISAIAH
	4	518 S WILLOMET AVE	COUCH TAWANA
	5	522 S WILLOMET AVE	BOYKIN TERRANCE
	6	526 S WILLOMET AVE	JONESRIVERS PHYLLIS
	7	528 S WILLOMET AVE	BARNETT FRANK DAVID &
	8	604 S WILLOMET AVE	TOVAR FIDEL & MARIA LUISA
	9	608 S WILLOMET AVE	Taxpayer at
	10	612 S WILLOMET AVE	VARGAS JUAN &
	11	616 S WILLOMET AVE	MATA JOSE & MARCELINA
	12	620 S WILLOMET AVE	SANTOS RAYMUNDO GOMEZ &
	13	626 S WILLOMET AVE	CARDOZA FLORENTINA
	14	502 S WINNETKA AVE	VANALLEN KATHERINE L
	15	506 S WINNETKA AVE	ESQUIVEL JESUS
	16	510 S WINNETKA AVE	Taxpayer at
O	17	514 S WINNETKA AVE	BROWN ROSEMARY PAT
	18	518 S WINNETKA AVE	DUNHAM JAMES RUSSELL
	19	522 S WINNETKA AVE	OBRIEN JOSEPH MICHAEL
	20	526 S WINNETKA AVE	REYES CONCHA G
	21	602 S WINNETKA AVE	BASMAJIAN STEVEN & ALICIA
	22	606 S WINNETKA AVE	PENA MARIA &
	23	610 S WINNETKA AVE	ZAMORA JOSE MANUEL &
	24	614 S WINNETKA AVE	MORENO JOSE M
	25	618 S WINNETKA AVE	RAMIREZ JESSICA
	26	620 S WINNETKA AVE	GIBSON JOHN W

03/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	626 S WINNETKA AVE	ZAMORA JOSE M &
	28	627 S WILLOMET AVE	MARCHANT ANITA &
	29	623 S WILLOMET AVE	RODRIGUEZ EMMA
	30	619 S WILLOMET AVE	MORENO OVIDIO
	31	615 S WILLOMET AVE	Taxpayer at
	32	611 S WILLOMET AVE	MOORE CLAIRE E
O	33	607 S WILLOMET AVE	HINTERMEISTER ARACELI &
	34	603 S WILLOMET AVE	GILLIAM WILLIAM DONALD
	35	525 S WILLOMET AVE	ILLYES ERIK &
	36	521 S WILLOMET AVE	KELTON CARL DOUGLAS
	37	517 S WILLOMET AVE	HERNANDEZ CARLOS &
	38	515 S WILLOMET AVE	GARY JONATHAN &
	39	509 S WILLOMET AVE	MORRIS JANICE ROBINSON
	40	507 S WILLOMET AVE	JOHNSON CHARLES &
	41	502 S CLINTON AVE	Taxpayer at
	42	506 S CLINTON AVE	IGLETA GLORIA RAMIREZ &
	43	510 S CLINTON AVE	MILTON JAMES KENT &
	44	514 S CLINTON AVE	DAVIS JENNIFER E
	45	518 S CLINTON AVE	GOMEZ CARLOS ALBERTO &
	46	522 S CLINTON AVE	Taxpayer at
	47	526 S CLINTON AVE	SILVA DAVID S
O	48	528 S CLINTON AVE	BAGWELL JOLEEN
	49	606 S CLINTON AVE	AVILA FILIBERTO & JUANA M
	50	610 S CLINTON AVE	MOORE THOMAS E &
	51	614 S CLINTON AVE	MARTINEZ JORGE & MARIA DE LOS ANGELES
	52	618 S CLINTON AVE	VARGAS FIDEL & IMELDA
	53	622 S CLINTON AVE	KATHLEEN JACINTO &
	54	626 S CLINTON AVE	FREDDE DORA ANN LIFE ESTATE
	55	627 S WINNETKA AVE	GARCIA DAVID ANDREW &
	56	623 S WINNETKA AVE	FLYWHEEL SFR FUND I BORROWER
	57	617 S WINNETKA AVE	GEITER LESLIE P

03/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	613 S WINNETKA AVE	SIERRA ELIDA
	59	609 S WINNETKA AVE	DELAGARZA MARY EST OF
	60	607 S WINNETKA AVE	MARTINEZ PETER &
	61	603 S WINNETKA AVE	CERVANTES STEVEN JOEL &
	62	527 S WINNETKA AVE	MARTINEZ DELORES LARA
O	63	523 S WINNETKA AVE	SHIMKUS BRENDA E
	64	519 S WINNETKA AVE	CIOFANI ANNAMARIE
	65	515 S WINNETKA AVE	NICOL MARY V ESTATE OF
	66	507 S WINNETKA AVE	NICOL MARY EST OF
	67	503 S WINNETKA AVE	FRIESENHAHN BRODY & MARLEY
	68	506 S EDGEFIELD AVE	GALVAN JOSE G
O	69	510 S EDGEFIELD AVE	BRIENMARTINEZ ALEJANDRO &
	70	514 S EDGEFIELD AVE	RODRIGUEZ MANUEL &
	71	518 S EDGEFIELD AVE	RODRIGUEZ ANA MARIA
	72	522 S EDGEFIELD AVE	MONTEMAYOR ANSELMO
	73	526 S EDGEFIELD AVE	SATTERFIELD CATHERINE S
	74	602 S EDGEFIELD AVE	MARQUEZ JUAN V & ALICIA
	75	606 S EDGEFIELD AVE	MEDINA ANTONIO OROZCO
	76	610 S EDGEFIELD AVE	GONZALEZ JAIME &
	77	614 S EDGEFIELD AVE	RODRIGUEZ VIRGINIA
	78	616 S EDGEFIELD AVE	CORDERO JUAN & PAULA
	79	622 S EDGEFIELD AVE	TREJO XOCHITL R DBA
	80	626 S EDGEFIELD AVE	IBARRA MANUEL
	81	625 S CLINTON AVE	GUERRA RODOLFO & ALMA
	82	623 S CLINTON AVE	MACIAS JOSE & JOVITA
	83	619 S CLINTON AVE	OQUENDO YOMARA EIRANOVA &
	84	615 S CLINTON AVE	GONZALEZ JOSE LUIS &
	85	611 S CLINTON AVE	CHAVEZ LUIS MARIO &
	86	535 S CLINTON AVE	BLY JOHN JAMES
	87	531 S CLINTON AVE	LOPEZ CAROLINA M
	88	527 S CLINTON AVE	HALORDAY STEPHEN II &

03/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	521 S CLINTON AVE	RANGEL RAMONA & JOE
	90	517 S CLINTON AVE	GUETAVILLARREAL IRIS &
	91	515 S CLINTON AVE	BOLDEN EMILE STEVE II &
	92	507 S CLINTON AVE	FOROUDI SHIRIN
	93	505 S CLINTON AVE	SHUPE BRYAN GORDON
	94	501 S CLINTON AVE	JIMENEZ JONATHAN & SARAH
	95	937 W 12TH ST	NKANA GODWIN
	96	703 BUCKALEW ST	SPRINGFUL PROPERTIES LLC
	97	1002 W BROOKLYN AVE	DALLAS MEXICO CASA GUANAJ
	98	938 W PAGE AVE	UNICA HOLDINGS LLC
	99	611 BUCKALEW ST	UNICA HOLDINGS LLC
	100	613 BUCKALEW ST	RIOS MARIO
	101	619 BUCKALEW ST	BUCKALEW TX LLC
	102	623 BUCKALEW ST	Taxpayer at
	103	942 W PAGE AVE	SALA GARRY W
	104	507 N POLK ST	RODRIGUEZ JUAN MANUEL
	105	519 S POLK ST	Taxpayer at
	106	521 S POLK ST	RODRIGUEZ SANTIAGO
	107	414 S WILLOMET AVE	HOLCOMB JAKE RIDLEY
	108	418 S WILLOMET AVE	Taxpayer at
	109	422 S WINNETKA AVE	GNUTTI ALEXANDER
	110	426 S WINNETKA AVE	DENT MARK &
	111	411 S WILLOMET AVE	HORNBUCKLE DAPHNE J
	112	412 S CLINTON AVE	MAHARAJ SHALINI
	113	416 S CLINTON AVE	BISHOP J BROOKS IV
	114	422 S CLINTON AVE	GUTIERREZ SUSAN TAPIA &
	115	426 S CLINTON AVE	Taxpayer at
	116	421 S WINNETKA AVE	GASCON ALEXANDRIA &
	117	417 S WINNETKA AVE	NOHINEK JAMES FRANCIS & TINA MARIE
	118	413 S WINNETKA AVE	ARNOLD NICHOLAS E &
	119	334 S EDGEFIELD AVE	HSBC BANK USA NATL ASSN TR

03/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	336	S EDGEFIELD AVE	JENSEN CHRISTIAN &
121	340	S EDGEFIELD AVE	FRASER KELSEY LEIGH &
122	342	S EDGEFIELD AVE	SKAGGS JOHN
123	427	S CLINTON AVE	SATER RAMI
124	423	S CLINTON AVE	SCHMITZ ROBERT & SHAWN
125	417	S CLINTON AVE	JENKINS DON L &
126	413	S CLINTON AVE	KRODEL JOHN K
127	335	S EDGEFIELD AVE	RAWIE MEGAN &
128	701	S CLINTON AVE	GARCIA STACY RENEE &
129	707	S CLINTON AVE	OLALDE LUIS &
130	711	S CLINTON AVE	CABRERA JUANA &
131	715	S CLINTON AVE	RUBIO ANDREA &
132	714	S EDGEFIELD AVE	GARCIA NANCY ELIZABETH &
133	710	S EDGEFIELD AVE	CONTRERAS JUAN
134	706	S EDGEFIELD AVE	HUD
135	700	S EDGEFIELD AVE	Taxpayer at
136	703	S WINNETKA AVE	MORENO JOSE
137	705	S WINNETKA AVE	MORENO FILIBERTO & SAN J
138	711	S WINNETKA AVE	Taxpayer at
139	715	S WINNETKA AVE	TAYLOR DORIS
140	714	S CLINTON AVE	GONZALEZ RODOLFO & MARIA
141	710	S CLINTON AVE	RODRIGUEZ MARIA
142	704	S CLINTON AVE	NAVA ALFONSO &
143	700	S CLINTON AVE	Taxpayer at
144	701	S WILLOMET AVE	DAVILA YOLANDA &
145	707	S WILLOMET AVE	FOREMOST SERVICING COMPANY
146	711	S WILLOMET AVE	VALPARAISO HOLDINGS LLC
147	713	S WILLOMET AVE	SAUCEDO VALERIE MONIQUE
148	714	S WINNETKA AVE	ALCANTARA JOHONNY
149	710	S WINNETKA AVE	RODRIGUEZ MARIA DE J ETAL
150	706	S WINNETKA AVE	TOVAR MARIA

Z212-349(TAB)

03/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	700	S WINNETKA AVE	PANIAGUA ARNULFO I EST OF
152	700	S WILLOMET AVE	MORENO BELINDA
153	704	S WILLOMET AVE	MORENO BELINDA &
154	708	S WILLOMET AVE	LANDS RYAN M
155	712	S WILLOMET AVE	ALVAREZ CONSUELO GAMBOA
156	337	S EDGEFIELD AVE	ACCENTUALITY INVESTMENTS LLC
157	345	S EDGEFIELD AVE	LULAC NATL EDUCATION
158	341	S EDGEFIELD AVE	LAMAR MARIO &
159	501	S EDGEFIELD AVE	Dallas ISD



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1216

Item #: Z2.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 5
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2365 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 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road

Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions

Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions

Z223-188(CR)

FILE NUMBER: Z223-188(CR) **DATE FILED:** January 24, 2023

LOCATION: Southwest corner of Lake June Road and Holcomb Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: ± 0.43 acres **CENSUS TRACT:** 48113009202

REPRESENTATIVE: Parvez Malik, Malik Law Firm

OWNER/APPLICANT: Deeyanasai Enterprise Inc.

REQUEST: An application for an amendment to Specific Use Permit No. 2365 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 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow for the continued sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

CPC RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
- The sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less operates within a suite of an existing building on site, totaling 2,076 square feet.
- The lot has frontage on both Lake June Road and Holcomb Road, with two points of ingress and egress to the site on each frontage.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. **Z190-357:** On February 24, 2021, City Council approved a renewal of Specific Use Permit No. 2365 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 property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and Holcomb Road. [Subject Site]
2. **Z201-151:** On April 14, 2021, approved an amendment to Specific Use Permit No. 1871 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 northeast corner of Lake June Road and Holcomb Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Road	Principal Arterial	100 feet
Holcomb Road	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Land Use:**

	Zoning	Use
Site	CR, Community Retail District with a D-1 Liquor Control Overlay	Multi-tenant building; General merchandise or food store ($\leq 3,500$ sqft), Motor vehicle fueling station, Personal service use
North	RR, Regional Retail District with a D Liquor Control Overlay	Vehicle or engine repair or maintenance
Northeast	CR, Community Retail District with a D-1 Liquor Control Overlay with SUP No. 1871	Sale of alcoholic beverages in conjunction with a general merchandise or food store ($\leq 3,500$ sqft), Motor vehicle fueling station
South	R-7.5(A) Single-Family District	Single family
East	CR, Community Retail District with a D-1 Liquor Control Overlay with SUP No. 1866	Sale of alcoholic beverages in conjunction with a general merchandise or food store ($\leq 3,500$ sqft), Motor vehicle fueling station
West	RR, Regional Retail District with a D Liquor Control Overlay	Dry cleaning or laundry store

Land Use Compatibility:

The area of request is currently located within a developed building, shared between the existing general merchandise or food store 3,500 square feet or less and a personal service use. The property abuts Lake June Road to the north and Holcomb Road to the east; similar auto-centric uses occupy the parcels adjacent to the site, including a vehicle or engine repair or maintenance and a motor vehicle fueling station. A single family neighborhood is separated from the subject site to the south by an alley lined on both sides by fence lines.

Updates to the approved details of existing SUP No. 2365 include corrections to the parking analysis and dumpster relocation. No changes to the base zoning of CR-D-1 are requested.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use

except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city. Staff finds that this application for renewal of SUP 2365 meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B 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. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police Department has determined that the request site meets the standards in Chapter 12B.

Staff supports the request due to the continuity of the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on-site and proposed compliance with all other applicable provisions of the Dallas Development Code.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended, and applicable provisions of PD No. 619.

Parking:

The Dallas Development Code requires off-street parking to be provided for the following uses on site at the indicated ratios:

- | | |
|--|------------------|
| a) General merchandise or food store ($\leq 3,500$ sqft): | 1 space/200 sqft |
| b) Motor vehicle fueling station: | 2 spaces |
| c) Personal service use: | 1 space/200 sqft |

Based on the above ratios, a total of 16 parking spaces are required for all uses on site. All 16 stalls are accounted for.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an "H" MVA area.

CPC ACTION
March 7, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2365 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 with eligibility for automatic renewals for additional two-year periods, subject to an amended site plan and amended conditions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road.

Maker: Herbert
Second: Shidid
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

Notices:	Area: 200	Mailed: 25
Replies:	For: 0	Against: 0

Speakers: None

Z223-188 (CR)

LIST OF OFFICERS

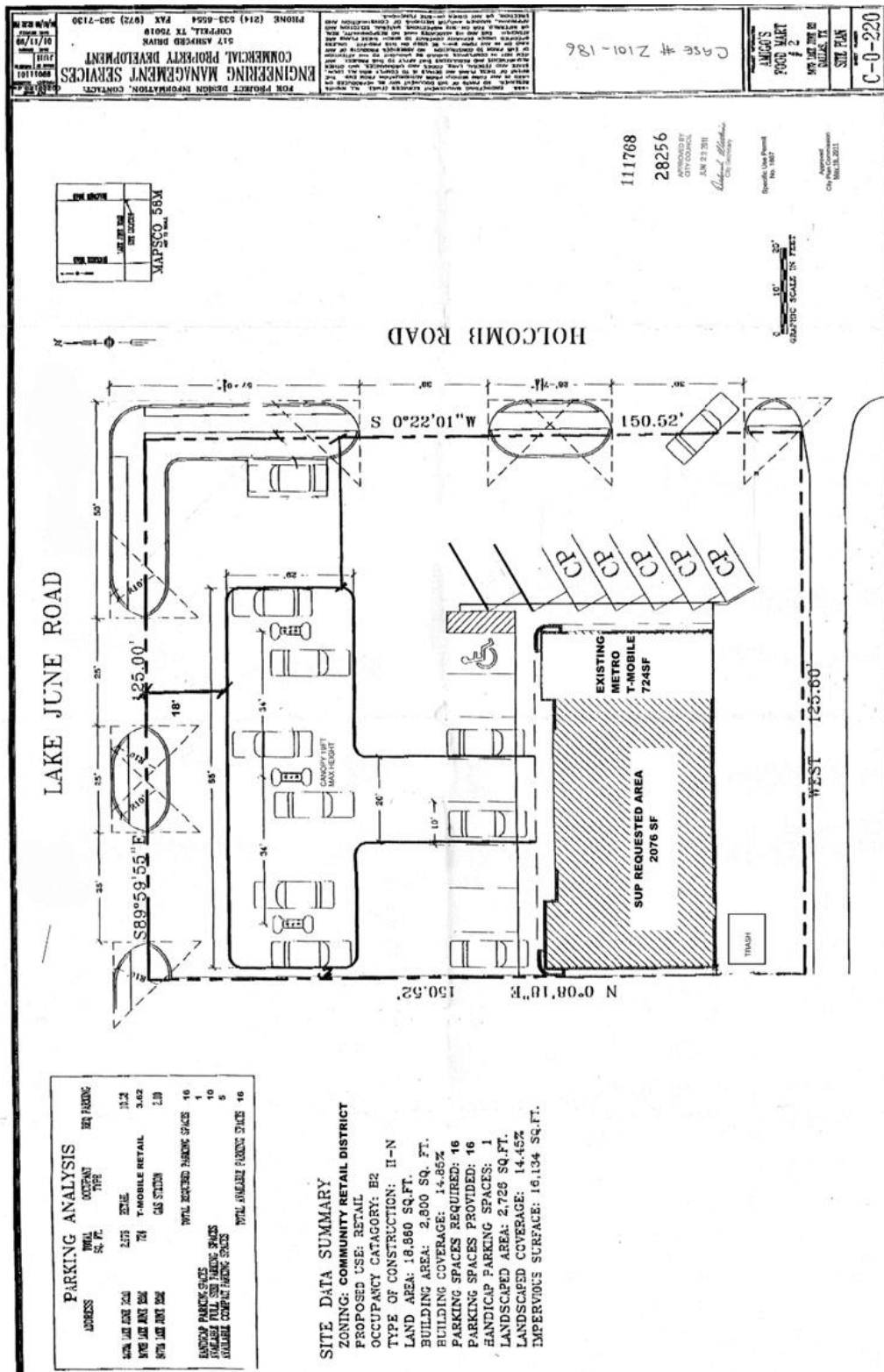
Deeyanasai Enterprise Inc.

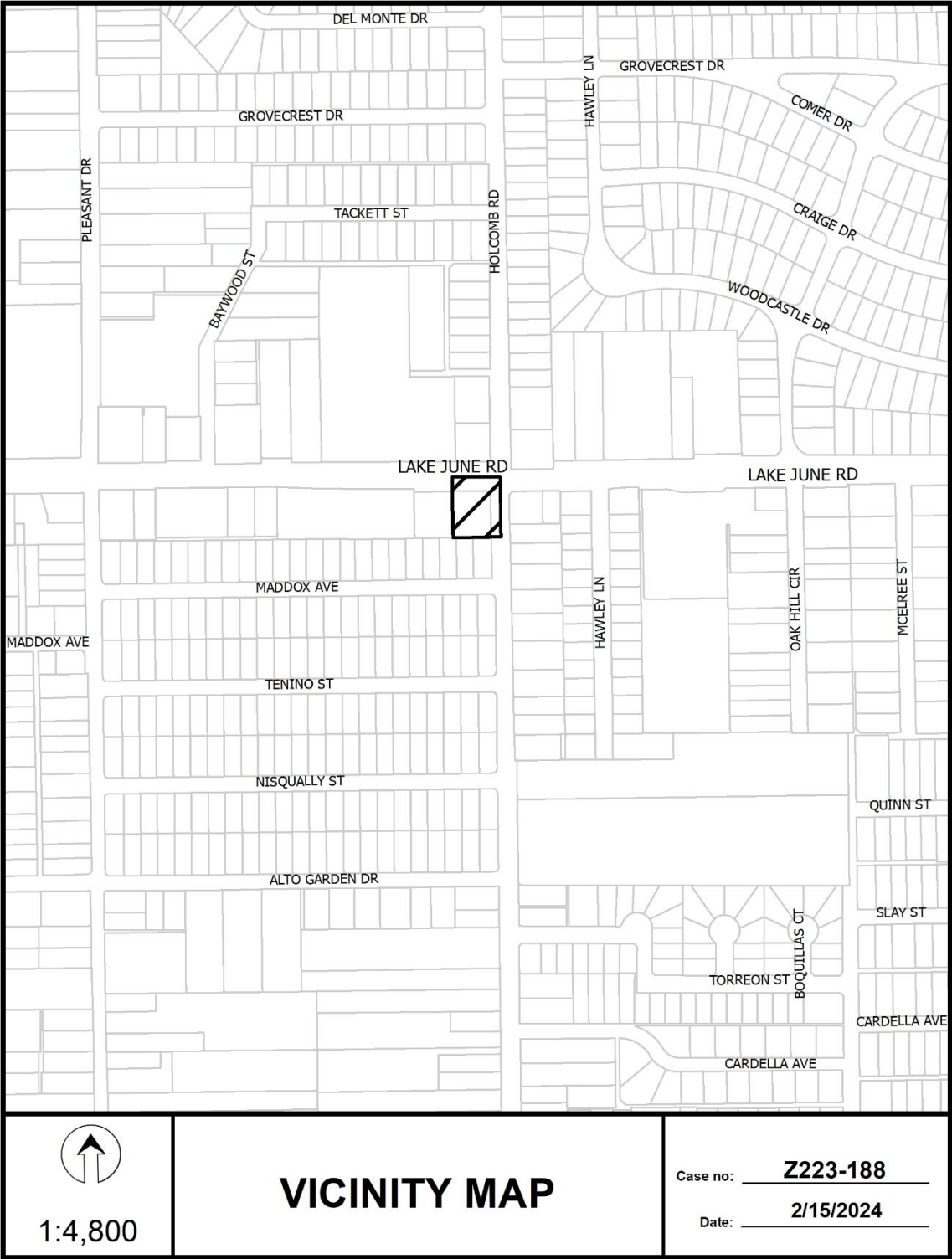
Umesh Shrestha, Director/Officer

**CPC RECOMMENDED
PROPOSED SUP No. 2365 CONDITIONS**

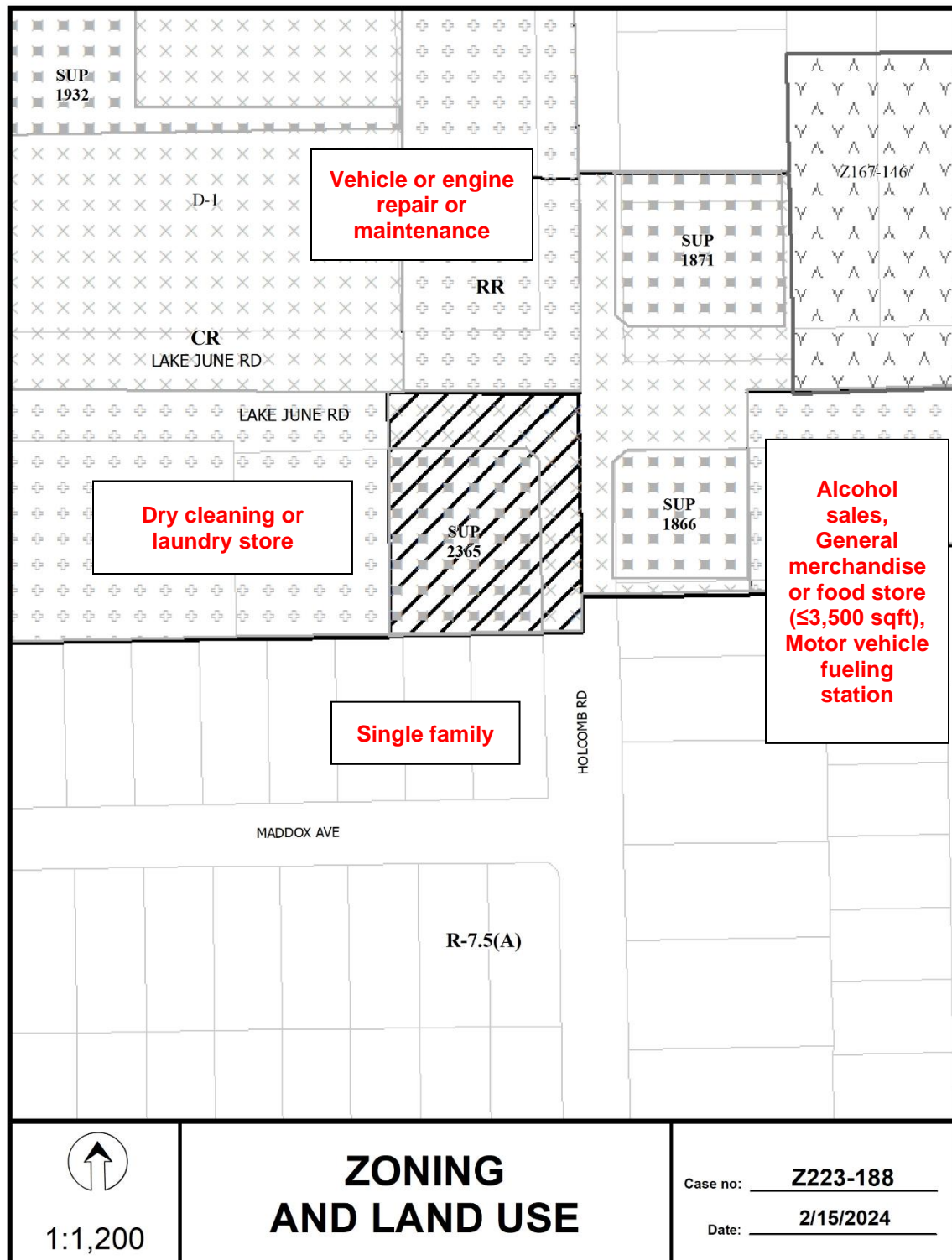
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires TWO YEARS but is eligible for automatic renewal for additional two-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

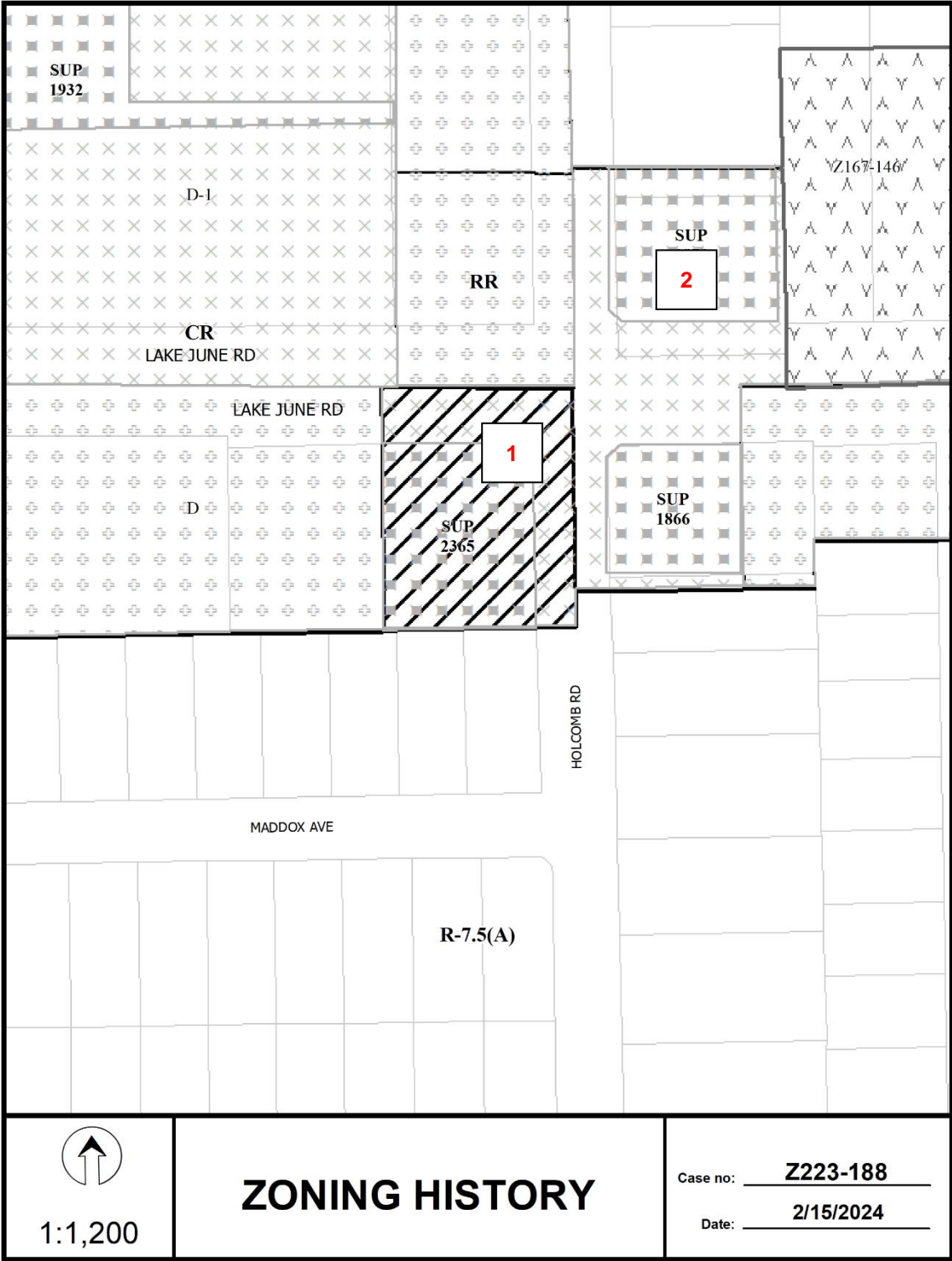
**CPC RECOMMENDED PROPOSED
SUP No. 2365 SITE PLAN**

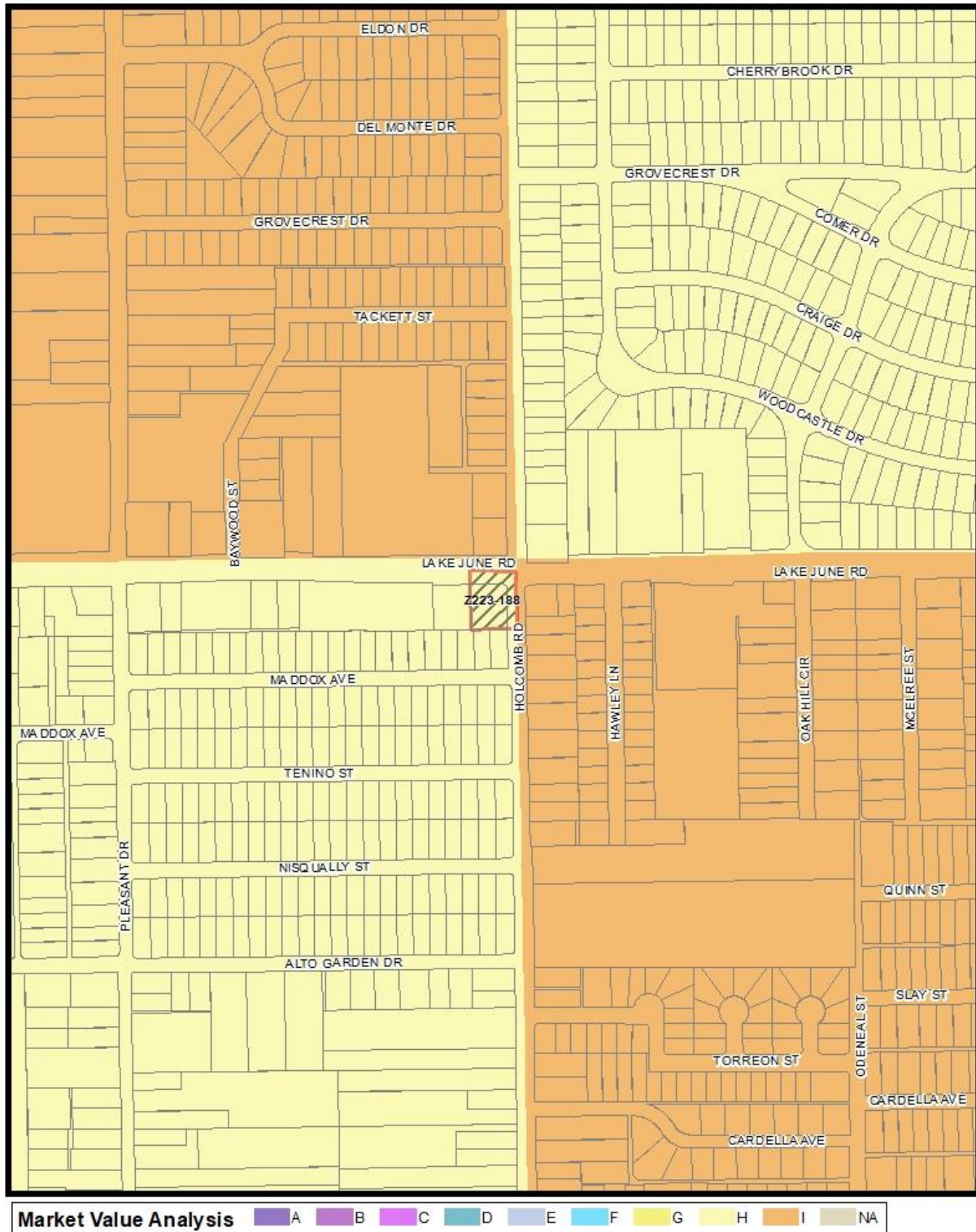








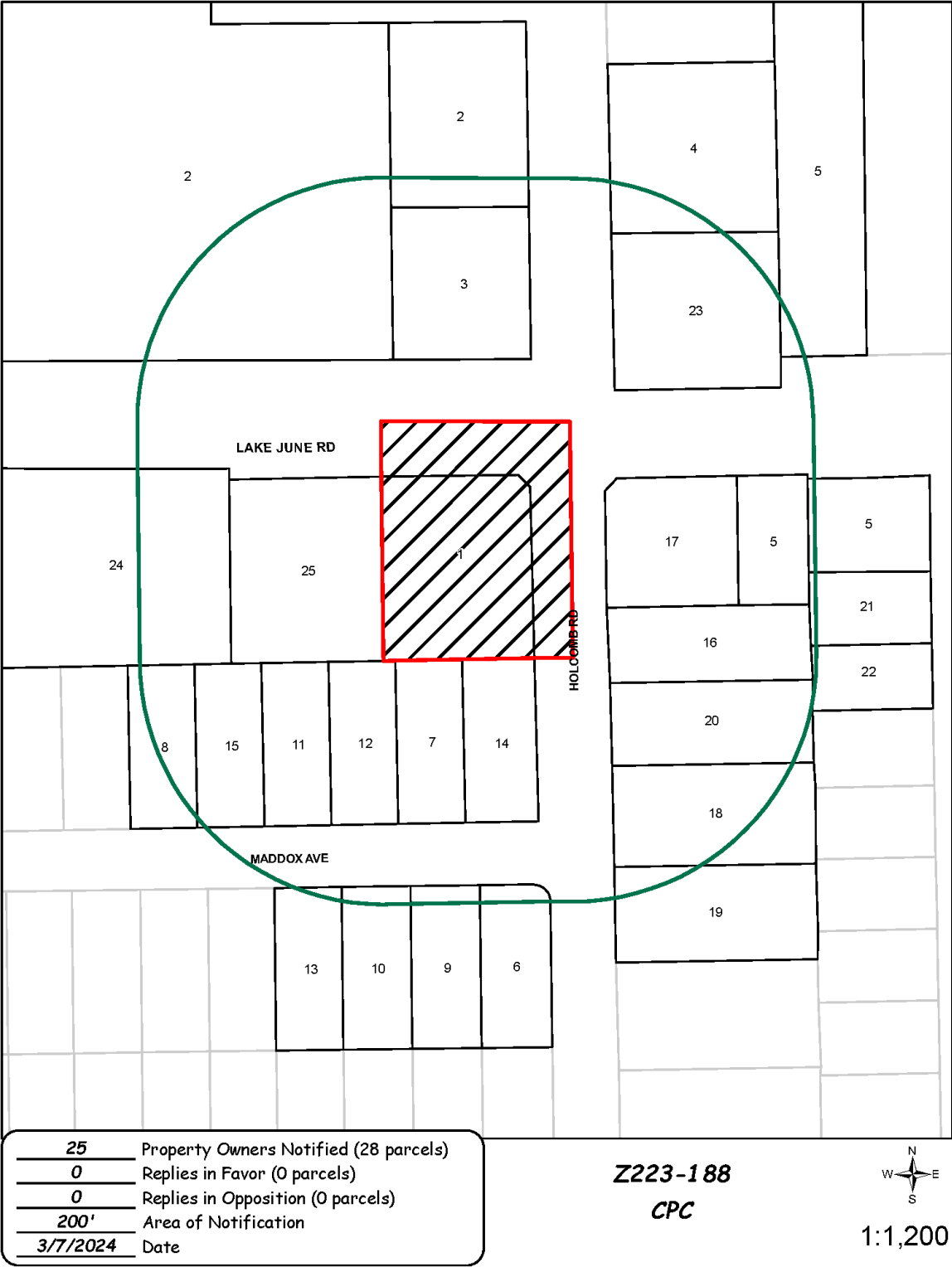




1:4,800

Market Value Analysis

Printed Date: 2/15/2024



03/06/2024

Reply List of Property Owners***Z223-188******25 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	8470	LAKE JUNE RD	DEEYANSAI ENTERPRISE INC
2	8443	LAKE JUNE RD	MARTINEZ RUBEN
3	8449	LAKE JUNE RD	ORTIZ JOSE & SANDRA
4	1316	HOLCOMB RD	RAMIREZ JOSEFINA EST OF
5	8515	LAKE JUNE RD	MUMITH FAHIM
6	8450	MADDOX AVE	ZAVALA ALEXI BONIFACIO &
7	8447	MADDOX AVE	HERNANDEZ GRISELDA
8	8429	MADDOX AVE	MAQUITICO NAYELI
9	8446	MADDOX AVE	BARBOZA JAIME
10	8442	MADDOX AVE	HERNANDEZ GIL
11	8439	MADDOX AVE	PERRUSQUIA VERONICA
12	8443	MADDOX AVE	HERNANDEZ JOSE BELEN
13	8438	MADDOX AVE	Taxpayer at
14	8451	MADDOX AVE	ALVARADO JAVIER & OLIMPIA
15	8435	MADDOX AVE	MORALES JOSE G &
16	1236	HOLCOMB RD	DURAN JOSE JORGE
17	8502	LAKE JUNE RD	NISHTHA INC
18	1224	HOLCOMB RD	MARTINEZ JACINTO &
19	1218	HOLCOMB RD	MAGANA MARIA
20	1232	HOLCOMB RD	DURAN AGUSTINE OLMOS
21	1231	HAWLEY LN	HERNANDEZ ROGELIO
22	1227	HAWLEY LN	MENDEZ BELEN V
23	8505	LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
24	8416	LAKE JUNE RD	Taxpayer at
25	8440	LAKE JUNE RD	WASH JUNE INC



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1217

Item #: Z3.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 13
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District, on the north line of Colgate Avenue, between Westchester Drive and Preston Road

Recommendation of Staff: Approval, subject to a development plan, a traffic management plan, and conditions

Recommendation of CPC: Approval, subject to a development plan, a traffic management plan, and conditions

Z223-243(MP)

FILE NUMBER: Z223-243(MP)**DATE FILED:** March 29, 2023**LOCATION:** North line of Colgate Avenue, between Westchester Drive and Preston Road**COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 3.46 acres**CENSUS TRACT:** 48113007301**REPRESENTATIVE:** Tommy Mann, Winstead PC**OWNER/APPLICANT:** CKCP-RC**REQUEST:** An application for a new subarea on property zoned Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District.**SUMMARY:** The purpose of the request is to allow for modified development standards primarily related to allowable uses, parking, and sidewalks to allow the replacement of a building for a private school use.**STAFF RECOMMENDATION:** **Approval**, subject to a development plan, a traffic management plan, and conditions.**CPC RECOMMENDATION:** **Approval**, subject to a development plan, a traffic management plan, and conditions.**PD No. 314:**<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=314>**PD No. 314 Tract Map**<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/314C.pdf>

BACKGROUND INFORMATION:

- On July 26, 1989, City Council approved Planned Development District No. 314, Preston Center Special Purpose District. The PD is comprised of approximately 68.534 acres. PD No. 314 is divided into eight tracts.
- The area of request is currently zoned Tract IV within PD No. 314 and is currently developed with a church and private school uses. Tract IV generally defaults to an MU-2 Mixed Use District for purposes of permitted uses. The use of a private school is not permitted by right in an MU-2 district.
- The applicant proposed standards would permit the existing private school use by right, while including provisions typical of schools such as improved sidewalks, provision of a traffic management plan, and street furniture.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. **Z190-238:** On October 28, 2020, the City Council approved an application for a new tract for mixed uses on property zoned Tract III and Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District, located on the Southwest corner of Luther Lane and Westchester Drive Street.
2. **Z178-358:** On April 22, 2020, the City Council approved Planned Development District No. 1025, on property zoned Planned Development District No. 314, the Preston Center Special Purpose District; an MF-1(A) Multifamily District; and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, located on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Colgate Avenue	Local Street	50 feet
Westchester Drive	Local Street	50 feet
Preston Road	Local Street	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The school has existed onsite before the practice of traffic management plans became typical. With the replacement of one of the school buildings, the applicant proposes to include a traffic management plan. The traffic management plan as proposed anticipates projected vehicle queues will operate within the two loading areas without overflow stacking. As the property owner also owns the remote community center to the northwest, a significant portion of the school's queuing will occur off street on that site as well as the subject site. As called for by the traffic management plan conditions, queuing may not occur on City of Dallas streets. Queueing on City of University Park streets would likely entail an agreement between the school and the City of University Park.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Policy 4.2.3 Promote efficient, cost-effective and environmentally friendly movement of vehicles.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 3: Dallas' communities have access to carbon-free, affordable, transportation options.

T10 Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

T14 Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

T15 Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The proposed conditions which include reduced minimum parking requirements and ROW design standards support the low carbon and mode split goals of CECAP.

Area Plan:

Northwest Highway and Preston Road Area Plan

The Northwest Highway and Preston Road Area Plan was approved by Council on January 25, 2017. The community vision statement includes a reference to Preston Center as a renewed, walkable center that will serve as an urban core for the surrounding neighborhoods, with a balanced mixture of office, retail, residential, hospitality and entertainment facilities, making it possible to live, work and play without getting into your automobile.

The area of request is located within Zone 1 (Preston Center) of the Northwest Highway and Preston Road Area Plan.

“The Preferred Vision would encourage the development of multi-story buildings that feature retail space on the ground floor and residential and/or office uses on the upper floors, particularly on the sites that surround the parking garage. Recognizing that not all developments will be mixed use, the ultimate build out would undoubtedly include additional residential, retail, office and hospitality.”

The Plan was comprised of seven study areas and approximately 1,370 acres. The area of request is located within Zone 1, Preston Center. In Preston Center, the Plan envisions the core of Preston Center as a vibrant, mixed-use concept with retail space located on the ground floor and office or residential spaces located on the upper floors. The Plan recommends the City of Dallas to support more density, building height, floor to area ratios (FAR) and other land use concessions through the zoning process to encourage Zone 1 property owners to develop residential projects where commercial office could be built by right. This should be done without compromising proximity slope protections for surrounding neighborhoods.

Furthermore, the Plan includes pedestrian recommendations for Zone 1, among them being:

- Provide publicly accessible open space areas integrated into development;
- Provide public realm enhancements including seating areas, small planting areas, etc.;
- Provide streetscape enhancements such as outdoor seating areas, landscape zones, street trees, shade structures and lighting;
- Provide bicycle parking and bicycle rack zones.

The proposed subarea would add an additional use, contributing variety to the 24 hour use of the Preston Center area and promoting a healthy mix of land uses. The proposed conditions include wide unobstructed sidewalks, pedestrian amenities, and streetscape enhancements to meet the urban design goals for Zone 1. As a result, staff finds the proposal is consistent with the vision established by the Area Plan.

Land Use:

	Zoning	Land Use
Site	Tract IV within Planned Development District No. 314	Private school / church
North	Subarea A, Tract IV within Planned Development District No. 314	Office (high rise)
East	City of University Park	Outside city limit
South	City of University Park	Outside city limit
West	City of University Park, Tract 7 within Planned Development District No. 314	Outside city limit, Remote community center

Land Use Compatibility:

The area of request is currently developed with a church and a private school. Property north of the site is developed with a high rise office complex. Properties east, south, and west of the site are outside city limits. The portion of property within city limits to the west-northwest is developed with a remote community center, which is currently associated with the operator of the subject property. The proposed use would be compatible with surrounding uses in the area, built out as a regional scale commercial center.

The existing Tract generally allows by right development per the uses of MU-2 as well as the church use, which is allowed by right in all districts. A private school typically requires a specific use permit in most zoning districts. The private school on site today has been in operation since before the requirement for an SUP. However, the authorization of the school use through this zoning change would allow them to replace one of their existing buildings, but with additional limits on the use including adherence to a traffic management plan and the provision of improved sidewalks.

The proposed development plan provides a similarly sized building in the same approximate location as the existing school building, but will allow for modernized facilities.

Development Standards

<u>DISTRICT</u>	SETBACKS		FAR	Height	Unit Density	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear						
Existing Tract IV, PD 314	15' min Preston 0' Min No max	0' adj non-res 20' adj res or res alley	2.0	120'	No MUP: 50 duac MUP 2: 75 duac MUP 3: 100 duac	100%	RPS Preston Road slope	Retail, Office, Multifamily, Lodging
Proposed Subarea B, Tract IV PD 314 (No changes)	15' min Preston 0' Min No max	0' adj non-res 20' adj res or res alley	2.0	120'	No MUP: 50 duac MUP 2: 75 duac MUP 3: 100 duac	100%	RPS Preston Road slope	Retail, Office, Multifamily, Lodging Private school

*Preston Road slope: If any portion of a structure is over 45 feet in height, that portion may not be located above the plane projecting upward and outward from Preston Road at an angle of 26.5° (1 to 2 slope) through the line formed by the intersection of:

- (i) the vertical plane extending through the Preston Road front yard setback line; and
- (ii) the horizontal plane 45 feet above grade.

The applicant does not request any alterations to the basic yard, lot, and space standards of the existing Tract, which generally default to MU-2.

Design Standards

- Sidewalks: On Colgate Avenue and Preston Road, where the property already has existing eight foot sidewalks, the applicant must either maintain eight unobstructed feet or reconstruct sidewalks with a minimum of six unobstructed feet and must have five-foot landscape buffers between the sidewalk and curb. On Westchester Drive, where there currently exists a sidewalk less than five feet wide, the applicant must provide a minimum of six unobstructed feet with a five foot buffer.
- Street furniture: A minimum of one of the following street furniture types is required on the Westchester Drive frontage near the intersection with Colgate, the corner closest to the building reconstruction.

Landscaping:

The proposed subarea requires that landscaping and tree preservation be provided in accordance with both Article X and the landscaping requirements of PD No. 314. Unless the project involves a front yard of less than 15 feet, the requirements default to Article X.

The proposed development plan includes front yards of more than 15 feet, so this plan would be required to meet the standard Article X requirements. Were the applicant to build a project with reduced front yards, they would have to comply with the special landscaping and design standards of PD No. 314.

Parking:

In general, the parking requirements in the proposed subarea default to Chapter 51A.

Previously, the Tract allowed sharing of parking of uses on the property with adjacent properties in Tract IV and Tract VII. The applicant requests to reduce the required minimum spaces for church and private school uses within the subarea to match their existing on-site parking supply, which is 56 on site spaces. This would allow the school to remodel, continue its existing use without constructing additional parking facilities, and allow them to maintain the current property layout and its parking facilities as they exist today.

The private school currently has 24 total classrooms. The applicant states there would be 27 total classrooms in the facility after the building replacement. The addition of three classrooms which are not core classroom areas would not typically be counted for the purposes of required parking.

The updated shared parking is appropriate as the site is within walking distance to high frequency transit and dense residential housing and would minimize impact on nearby properties by not requiring additional construction of parking facilities.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is located with an "A" MVA category.

List of Officers

CKCP-RC

Pastor:	Father Tony Lackland
President:	Patrick O'Sullivan
Principal:	Dr. Lisa Bosco

CPC Action
March 21, 2024

Motion: It was moved to recommend **approval** of a new subarea, subject to a development plan, a traffic management plan, and conditions on property zoned Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District, on the north line of Colgate Avenue, between Westchester Drive and Preston Road.

Maker: Hall
Second: Herbert
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Blair, Sleeper, Housewright, Haqq*,
Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 110
Replies:	For: 4	Against: 5

Speakers: None

CPC RECOMMENDED AMENDED PD CONDITIONS

ARTICLE 314.

PD 314.

**Preston Center Special Purpose
District**

SEC. 51P-314.101. LEGISLATIVE HISTORY.

PD 314 was established by Ordinance No. 20397, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20397 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20397 was amended by Ordinance No. 20619, passed by the Dallas City Council on May 9, 1990; Ordinance No. 22689, passed by the Dallas City Council on February 28, 1996; and Ordinance No. 23277, passed by the Dallas City Council on September 24, 1997. (Ord. Nos. 10962; 19455; 20397; 20619; 22689; 23277; 24914)

SEC. 51P-314.102. PROPERTY LOCATION AND SIZE.

PD 314 is established on property generally bounded by Northwest Highway on the north, Preston Road on the east, Colgate Avenue on the south, and the Dallas North Tollway on the west. The size of PD 314 is approximately 66.884 acres. (Ord. Nos. 20397; 24914; 27859; 31519)

SEC. 51P-314.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) **BAR, LOUNGE, OR TAVERN USE** means the "bar, lounge, or tavern" use defined in Section 51A-4.210.

(2) **BLANK WALL** means a ground floor portion of the exterior of a building that fronts on and is within 50 feet of a street that does not include a material change, windows, doors, or columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(3) **DIR** means development impact review pursuant to Division 51A-4.800.

(4) **FORMER PLANNED DEVELOPMENT DISTRICT NO. 6** means the planned development district established and governed by Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221,

Z223-243(MP)

passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively. Copies of Ordinance Nos. 7059, 14320, and 19221 are included in this article as Exhibit 314A.

(5) LANDSCAPE TERRACE is an outdoor occupiable space lying upon a portion of the building's roof, that contains landscaping, vegetated pots, or plantings. The landscape terrace may contain decks, pavers, furniture, pool, shade structures or pool amenities, and associated structures or fixtures.

(6) NEARBY INTERSECTIONS means those street intersections within a one-quarter (1/4) mile radius of the building site.

(7) NEW DEVELOPMENT means any work that increases the total floor area on a building site.

(8) OFFICE USES means those uses defined in Section 51A-4.207.

(9) OWNER means the owner or owners, from time to time, of property in this district.

(10) PARAGRAPH means the first division of a subsection. Paragraphs are designated by Arabic numerals in parentheses, e.g. "(1)."

(11) PRIMARY BUILDING ENTRIES means entrance to a building primarily for pedestrian use from public or private sidewalks.

(12) PRIVATE PROPERTY means any property not dedicated to public use, except that "private property" does not include the following:

(A) A private street or alley.

(B) Property on which a utility and public service use listed in Section 51A-4.212-is being conducted as a main use.

(C) A railroad right-of-way.

(D) A cemetery or mausoleum

(13) RAR means residential adjacency review pursuant to Division 51A-4.800.

(14) REMOTE COMMUNITY CENTER means a multi-functional facility sponsored or operated by a church as an accessory use to the church use where a combination of social, recreational, or educational activities are provided to church members and their families.

Z223-243(MP)

(15) RESIDENTIAL PROXIMITY SLOPE means the "residential proximity slope" defined in Section 51A-4.412.

(16) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.

(17) SECTION means a section of this article.

(18) STREET ACTIVATING USES means uses offering products or services to the general public, including but not limited to, uses in the retail and personal service use category and lodging use category.

(19) SUBAREA A means Subarea A in Tract I, Subarea A in Tract II, Subarea A in Tract IV, or Subarea A in Tract VIII.

(20) SUBAREA B means Subarea B in Tract II, Subarea B in Tract IV, or Subarea B in Tract VIII.

(21) SUBPARAGRAPH means a division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also referred to as a subparagraph.

(22) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(23) SUP means specific use permit.

(24) THIS DISTRICT means the entire planned development district created by Ordinance No. 20397, as amended.

(25) TRACT means one of the tracts referred to in Section 51P-314.105 of this article.

(26) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of a specified facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(27) UNACCEPTABLE LEVEL-OF-SERVICE means a level-of-service "E" or "F" as defined in the Highway Capacity Manual, Transportation Research Board of the National Research Council, Washington, D.C.

(28) 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."

(b) Unless otherwise stated, the definitions contained in CHAPTER 51A apply to this article. In the event of a conflict, this section controls.

(c) Unless otherwise stated, all references to code sections in this article refer to sections in CHAPTER 51A.

(d) The interpretations in CHAPTER 51A, including Section 51A-2.101, "Interpretations," apply to this article.

(e) The phrase "the only uses permitted are those permitted in the ... district" means that the uses indicated are permitted in this district under precisely the same conditions (e.g. SUP, DIR, RAR, etc.) as permitted in the referenced district.

(f) In the event of a conflict between this article and Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively (see Exhibit 314A), this article controls.

(g) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district and each tract within this district is considered to be a "nonresidential zoning district." (Ord. Nos. 20397; 23277; 24914; 26807; 27859; 28089; 28788; 31684)

SEC. 51P-314.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 314A: copies of Ordinance Nos 7059, 14320, and 19221.
- (2) Exhibit 314B: Preston Center Special Purpose District tract boundary descriptions.
- (3) Exhibit 314C: tract map.
- (4) Exhibit 314D: Tract V development plan.
- (5) Exhibit 314E: Tract I, Subarea B development plan.
- (6) Exhibit 314F: Tract I, Subarea B landscape plan.
- (7) Exhibit 314G: Tract 1, Subarea C development plan.
- (8) Exhibit 314H: Tract I, Subarea C landscape plan.
- (9) Exhibit 314I: Tract VIII development plan.
- (10) Exhibit 314J: Tract VIII landscape plan.

(11) Exhibit 314K: Tract IV, Subarea B traffic management plan.

(12) Exhibit 314L: Tract IV, Subarea B development plan. (Ord. Nos. 28068; 28788; 30814; 31684).

31684)

SEC. 51P-314.103.2. DEVELOPMENT PLANS.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

(b) Tract I, Subarea B. Development and use of the Property must comply with the Tract I, Subarea B development plan (Exhibit 314E). If there is a conflict between the text of this article and the Tract I, Subarea B development plan, the text of this article controls.

(c) Tract V. Development and use of the Property must comply with the Tract V development plan (Exhibit 314D). If there is a conflict between the text of this article and the Tract V development plan, the text of the article controls.

(d) Tract VIII. Development and use of the Property must comply with the Tract VIII development plan (Exhibit 314I). If there is a conflict between the text of this article and the Tract VIII development plan, the text of the article controls

(e) Tract IV, Subarea B. For a private school use, development and use of the Property must comply with the Tract IV, Subarea B development plan (Exhibit 314L). For all other uses, no development plan is required. If there is a conflict between the text of this article and the Tract IV, Subarea B development plan, the text of this article controls. (Ord. Nos. 28788; 31684)

SEC. 51P-314.104. ZONING CLASSIFICATION CHANGE AND DISTRICT NAME.

PD 314 is to be known as the Preston Center Special Purpose District. The boundaries of this district are described in Exhibit A of Ordinance No. 20397. (Ord. Nos. 20397; 24914)

SEC. 51P-314.105. CREATION OF SEPARATE TRACTS.

This district is divided into eight tracts: Tracts I, II, III, IV, V, VI, VII, and VIII. In addition, Tract I contains a designated "Subarea A," a designated "Subarea B," and a designated "Subarea C," Tract II contains a designated "Subarea A," a designated "Subarea B," a designated "Subarea C," and a designated "Subarea D," Tract IV contains a designated "Subarea A," ~~Tract VII contains a designated "Subarea A"~~ and a designated "Subarea B," and Tract VIII contains a designated "Subarea A," and a designated "Subarea B," which may be developed independently of each other without affecting the development rights of the other. The boundaries of all tracts, including Subareas A in Tracts I, II, IV, and VIII, Subareas B in Tracts I, II, and VIII, Subareas C in Tracts I and II, and Subarea D of Tract II, are verbally described in Exhibit 314B. A map showing the

boundaries of the various tracts, including Subareas A in Tracts I, II, IV, and VIII, Subareas B in Tracts I, II, and VIII, Subareas C in Tracts I and II, and Subarea D in Tract II, is labeled Exhibit 314C. If there is a conflict, the verbal descriptions in Exhibit 314B control over the graphic description in Exhibit 314C. (Ord. Nos. 23277; 24914; 27859; 28089; 28788; 30698; 30814; 31684; 32101)

SEC. 51P-314.106. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS I AND V.

[Omitted for brevity]

SEC. 51P-314.107. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT II.

[Omitted for brevity]

SEC. 51P-314.108. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT III.

[Omitted for brevity]

SEC. 51P-314.109. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS IV AND VII.

(a) Use regulations. The following use regulations apply in Tracts IV and VII:

(1) Except as provided in this subsection, the only uses permitted are those permitted in the MU-2 district.

(2) The "bar, lounge, or tavern" use is prohibited.

(3) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited; and

(B) accessory outside display of merchandise is subject to the following

restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(4) A remote community center is allowed in Tract VII. A remote community center is not required to be located on the same lot as the church, but the lot containing a remote community center must be within 100 feet of the lot containing the church.

(5) A private school use is allowed in Subarea B of Tract IV by right.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tracts IV and VII:

(1) Front yard. Minimum front yard is:

(A) 15 feet where adjacent to Preston Road, Douglas Avenue, or Weldon Howell Parkway; and

(B) no minimum in all other cases.

(2) Side and rear yards.

(A) In Tract IV, minimum side and rear yards are the same as those for the MU-2 district.

(B) In Tract VII, minimum side and rear yards are five feet.

(3) Floor area ratio.

(A) In Tract IV, maximum floor area ratio is 2.0.

(B) In Tract VII, maximum floor area ratio is 1.0.

(4) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(B) Preston Road slope. If any portion of a structure is over 45 feet in height, that portion may not be located above the plane projecting upward and outward from Preston Road at an angle of 26.5° (1 to 2 slope) through the line formed by the intersection of:

(i) the vertical plane extending through the Preston Road front yard setback line; and

(ii) the horizontal plane 45 feet above grade.

(C) Exception to slope restrictions. Structures listed in Section 51A-4.408(a)(2) may project through the slopes described in Subparagraphs (A) and (B) to a height not to exceed the maximum structure height, or 12 feet above the slopes, whichever is less.

(D) Maximum structure height.

(i) Unless further restricted under Subparagraphs (A) and (B), in Subdistrict IV, maximum structure height is 120 feet.

(ii) In Tract VII, maximum structure height is 45 feet.

(5) Lot coverage.

(A) In Tract IV, maximum lot coverage is 100 percent.

(B) In Tract VII, maximum lot coverage is 80 percent.

(6) Stories. Maximum number of stories above grade is nine. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (4).

(7) Floor area.

(A) In Tract IV, subarea A may not have more than 30,000 square feet of retail and personal service uses.

(B) In Tract VII, maximum floor area is 42,000 square feet.

(c) Required off-street parking. The following off-street parking regulations apply in Tracts IV and VII:

(1) Except as otherwise provided in this subsection, required off-street parking must be provided for each use in accordance with Chapter 51A.

(2) In Subarea A, the off-street parking requirement is 1,306 spaces. Subsection (e), “Off-Street Parking Reduction Option,” of Section 51P-314.111 of this article does not apply to property located in Subarea A.

(3) No parking spaces are required for a remote community center.

(4) Tract VII is considered one lot for parking purposes.

(5) ~~Required~~ For a church or private school use in Subarea B of Tract IV, the off-street parking requirement is 56 spaces. Off-street parking for a church or private school may be provided on street adjacent to the lot containing use, ~~an adjacent lot within Subdistricts IV or VII.~~

(6) In Subarea B of Tract IV, a church and private school located on the same building site may share parking.

(d) Landscaping regulations. Except as otherwise provided in this subsection, landscaping in Tracts IV and VII must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Sidewalks and pedestrian amenities for a private school use in Subarea B of Tract IV. The following conditions must be built prior to the issuance of a new certificate of occupancy for a private school use:

(1) On the Colgate Avenue and Preston Road frontages, one of the following is required:

(A) An eight-foot unobstructed sidewalk.

(B) A six-foot unobstructed sidewalk with a five-foot buffer.

(2) On the Westchester Drive frontage, the following is required:

(A) A six-foot unobstructed sidewalk with a five-foot buffer.

(f) Street furniture. In Subarea B of Tract IV, a minimum of one bench, one trash receptacle, and one bicycle rack shall be located within the area that is 10 feet from the sidewalk along Westchester Drive frontage and 50 feet from the sidewalk along Colgate Avenue.

(g) Development impact review in Tracts IV and VII. 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.

(h) Tract IV, Subarea B traffic management plan.

(1) In general. In Subarea B of Tract IV, the operation of a private school must comply with this section and the traffic management plan (Exhibit 314K).

(2) Queuing. Student drop-off and pick-up are not permitted within city rights-of-way.

(3) Traffic study.

(A) The property owner or operator shall prepare a biannual traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director on or before March 1, 2026. After the initial traffic study, the property owner or operator shall submit annual updates of the traffic study to the director by March 1 of each even numbered year.

(B) The traffic study must be in writing, 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:

(i) ingress and egress points;

(ii) queue lengths;

(iii) number and location of personnel assisting with loading and unloading of students;

(iv) drop-off and pick-up locations;

(v) drop-off and pick-up hours for each grade level;

(vi) hours for each grade level; and

(vii) circulation.

(C) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(i) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(ii) 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 and city council for consideration of appropriate zoning amendments, including reducing enrollment to a level that will be accommodated by the queuing system.

(4) Amendment process.

(A) The traffic management plan is part of the development plan. The traffic management plan may be amended by submitting the minor plan amendment fee in Section 51A- 1.105(k)(3) and by following the public hearing process for a minor plan amendment in Section 51A- 4.702(h).

(B) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation, eliminate traffic hazards, or decrease traffic congestion.

SEC. 51P-314.110. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT VI.

[Omitted for brevity]

SEC. 51P-314.110.1. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT VIII.

[Omitted for brevity]

SEC. 51P-314.111. PROVISIONS OF GENERAL APPLICABILITY.

(a) In general. The following subsections apply to all property in this district and are cumulative of the use regulations and development standards for individual tracts in the previous sections.

(b) Existing buildings conforming. All buildings lawfully existing at the time of passage of Ordinance No. 20397 shall be considered conforming.

(c) Illumination of buildings and structures.

(1) In this subsection:

(A) EXTERIOR ILLUMINATION means illumination provided for the primary purpose of attracting the attention of persons outside the premise on which it is located, regardless of whether the light source itself is physically located inside or outside of a building or structure. This definition includes illuminated holiday decorations.

(B) LIGHT SOURCE means a device such as a lamp, mantle, or bulb, or any portion thereof, which produces visible light.

(C) LUMINAIRE means a device or fixture containing a light source and means for directing and controlling the distribution of light from the source.

(2) The exterior illumination of buildings, structures, signs, and art is prohibited:

(A) above 30 feet in height when the item illuminated is located within 600 feet of private property in a residential district and the illumination is visible from that property; and

(B) above 45 feet in height in all other cases.

All exterior illumination in this district must be brought into full compliance with this paragraph on or before July 28, 1989. No person shall have nonconforming rights to exterior illumination as defined in this subsection.

(d) Noise.

(1) Except as otherwise provided in this subsection, the noise regulations in Article VI of Chapter 51A apply in this district. In the event of a conflict between this subsection and Article VI, this subsection controls.

(2) The use of an outside public address or paging speaker is prohibited in this district.

(3) The use of an outside speaker as part of an intercom system must be approved by the director of planning and development if the speaker is located within 250 feet of private property in a residential district. Review and approval of the speaker are governed by the procedures and standards for residential adjacency review in Division 51A-4.800.

(4) Paragraphs (2) and (3) do not apply to special events for which a special events permit is issued under Chapter 42A of the Dallas City Code.

(e) Off-street parking reduction option.

(1) A property owner may reduce the standard off-street parking requirement for office uses up to 20 percent in Tracts II and IV and up to 10 percent in Tract III and Tract VIII if the owner:

(A) submits a traffic impact study establishing that the reduction will not result in an unacceptable level-of-service at nearby intersections; and

(B) makes a “cash in lieu of parking” payment into a special city account, to be known as the Preston Center Parking and Transit Improvement Fund.

(2) The traffic impact study required under Paragraph (1) must be approved by the director of public works and transportation. The applicant may appeal the decision of the director to the board of adjustment.

(3) The amount of the "cash in lieu of parking" payment referred to in Paragraph (1) is calculated by taking 50 percent of the "cost of constructing a parking garage space" and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. Until January 2, 1991, the cost of constructing a parking garage space is \$5,975.52. On January 2, 1991, and on January 2 of each odd-numbered year thereafter, the director of planning and development shall determine a new cost of constructing a parking garage space by using the following formula:

$$\frac{\text{National Median Cost} \times 320 \text{ sq. ft.} \times \text{Dallas Cost Index Sq. Ft.}}{\text{Dallas Cost Index Sq. Ft.}}$$

where National Median Cost/Sq. Ft. is the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq. Ft. and the Dallas Cost Index must be derived from the most recent issues of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another publication is designated by the director of planning and development. In order for the off-street parking reduction to be considered in cases involving work for which a permit is required, the entire payment must be made to the building official before issuance of the permit.

(54) All money paid into the Preston Center Parking and Transit Improvement fund must be used for programs to promote new common area and shared use parking, ride sharing, van pooling, transit usage (including system improvements), and bike and walkway facilities. All programs on which the money is spent must directly benefit properties in this district.

(f) Parking structures. Parking structures located adjacent to or directly across a street or alley from private property in a residential district must have a facade treatment to ensure that vehicles parked are not visible from that property.

(g) Sanitation. Garbage storage areas, including dumpster, must:

- (1) be located behind the front building line;
- (2) be screened from all yards having frontage on Lomo Alto Drive, Preston Road, or Northwest Highway; and
- (3) comply in all other respects with Chapter 51A and all other applicable ordinances

of the city.

(h) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. For purposes of this section, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(i) Sign regulations.

(1) Non-premise signs, as defined in Article VII of the Dallas Development Code, as amended, are prohibited in this district.

(2) Section 51A-7.209, "Signs Displaying Noncommercial Messages," of the Dallas Development Code, as amended, applies in this district. (Ord. Nos. 20397; 20619; 24914; 31684)

SEC. 51P-314.112. SPECIAL LANDSCAPING REGULATIONS.

(a) Definitions. Except as otherwise provided in this subsection, the definitions in Article X of Chapter 51A apply to this section. In this section:

(1) COURT OR PLAZA means a pedestrian area covered with a permeable or nonpermeable surface paving material.

(2) FRONT YARD means the area extending across the lot between the roadway and any facade of the main building facing the roadway and lines parallel to and extending outward from that facade.

(3) FRONT YARD LANDSCAPE AREA means an area in the front yard, as defined in this section, at least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials.

(4) FYLA means front yard landscape area.

(5) INTERNAL STREET means a street that is internal to, i.e. not on the perimeter of, this district.

(6) PARKWAY means the portion of a street right-of-way between the street curb and the front lot line.

(7) **SPECIAL AMENITIES ZONE** means that area parallel to and between three and six feet from the back of the street curb in Tracts II, III, and IV, and that area parallel to and between three and 25 feet from the back of the street curb in Tract V and Tract VIII.

(b) In general. Properties in Tracts II, III, IV, and VIII, with front yard setbacks of less than 15 feet may comply with these special landscaping regulations as an alternative to strict compliance with Article X of Chapter 51A. Properties in Tract V must comply with the mandatory special landscaping provisions in Subsection (e). This section partially modifies the requirements of Article X for qualifying properties. Those portions of Article X not expressly modified in this section continue to apply to all property in Tracts II, III, IV, V, and VIII. In the event of a conflict between this section and Article X, this section controls.

(c) Minimum point totals required. The minimum number of points needed for landscape plan approval varies depending on the tract the lot is in and the zoning district classification of adjacent properties as follows:

LOT WITH RESIDENTIAL ADJACENCY*	LOT WITHOUT RESIDENTIAL
25 points	15 points

***As defined in Section 51A-10.101 (Definitions). The alternatives from which an applicant may select to achieve the minimum point score needed for approval are referred to in this section as "design standards" and contained in Subsection (d).**

(d) Design standards.

(1) Front yard landscape area.

(A) Five points are awarded when one square foot of front yard landscape area (FYLA) is provided for each linear foot of lot frontage. One additional point may be earned for each additional increment of one square foot of FYLA per linear foot of lot frontage, up to a maximum of three additional points (eight points total). [Example: Seven points would be awarded if three square feet of FYLA was provided for each linear foot of lot frontage.]

(B) FYLA credits may be substituted for actual front yard landscape area. FYLA credits are earned when trees or shrubs are placed in the front yard as follows:

<u>SIZE OF TREE OR SHRUB</u>	<u>FYLA CREDIT</u>
1 tree: minimum 5 in. caliper	100 sq. ft.
 minimum 2.5 in. caliper	50 sq. ft.
 minimum 1 in. caliper	30 sq. ft.
1 shrub: minimum 4-foot height	30 sq. ft.
 minimum 2-foot height	15 sq. ft.

(2) Pavement enhancement. Five points are awarded when at least 50 percent of all outdoor pedestrian and vehicular pavement area in the front yard consists of enhanced pavement. An additional one-half point may be earned for each additional increment of enhanced pavement constituting 10 percent of the total pedestrian and vehicular pavement area in the front yard.

(3) Pedestrian facilities.

(A) Courts or plazas. Three points are awarded when at least three square feet of courts or plazas are provided for each linear foot of lot frontage. One additional point is earned for each additional increment of one-half square foot of courts or plazas per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(B) Covered walkways. Three points are awarded when walkways in the front yard are covered by awnings or canopies in accordance with this subparagraph. Coverage must be at least five feet in depth, and the total length of walkways covered must be equal to or greater than 25 percent of the length of the lot frontage. One additional point is awarded for each additional increment of walkway length covered that is equal to 25 percent of the lot frontage, up to a maximum of three additional points (six points total).

(C) Fountains, ponds, and sculpture. Three points are awarded when at least one-half square foot of front yard area for each linear foot of lot frontage is devoted to fountains, ponds, or sculpture. One additional point is earned for each additional increment of one-half square foot per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(D) Seating area. Three points are awarded when at least 0.25 linear feet of seating is provided for each linear foot of lot frontage. One additional point is earned for each additional increment of 0.25 linear feet of seating per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(e) Mandatory provisions.

(1) The following mandatory provisions must be complied with in addition to achieving the minimum number of points required by Subsection (c).

(2) Sidewalks must be provided and located in the special amenities zone.

(3) Any lot having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of seven feet; and

(B) a minimum unobstructed sidewalk width of five feet.

- (4) Any lot in Tract III having frontage on an internal street or on Douglas Avenue

must have:

(A) a minimum average sidewalk width of ten feet; and

(B) a minimum unobstructed sidewalk width of seven

feet. (4.1) Tract VIII.

(A) The sidewalk must have a minimum unobstructed sidewalk width of 10 feet at all times.

(B) Sidewalks across driveways:

(i) may not have a slope greater than the adjoining sidewalks; and

(ii) must be constructed with a material, pattern, or color that contrasts with the driveway.

(5) Street trees must be provided and located in the special amenities zone. The street trees must have a caliper of at least two and one-half inches and, except in Tracts V and VIII, must be spaced no less than 25 feet apart, measured from trunk to trunk. The street trees in Tract V must be spaced no less than 15 feet apart and no more than 35 feet apart, measured from trunk to trunk, excluding driveways and required visibility triangles. The street trees in Tract VIII must be spaced no less than 15 feet apart and no more than 35 feet apart on Westchester Drive and no more than 65 feet apart on Luther Lane, measured from trunk to trunk, excluding driveways and required visibility triangles. In Tract V and Tract VIII, street trees planted in the right-of-way may be counted towards the site tree requirements.

(6) Except as provided in this paragraph, off-street loading and service areas must be screened from adjacent properties by a minimum six-foot-high screening wall or fence. No screening is required in Tract VIII for loading spaces adjacent to an alley.

(7) Surface off-street parking must be screened from all adjacent public streets and residential properties by a wall or evergreen hedge. In Tract V, drive lanes and structured parking adjacent to Douglas Avenue must also be screened by a wall or evergreen hedge. Screening from adjacent public streets must be at least three feet in height, while screening from adjacent residential properties must be at least six feet in height.

(8) Pedestrian scale lighting must be provided and located in the special amenities zone. The light standards must be no greater than 14 feet in height and be spaced no

more than 50 feet apart. The intensity of light on the pedestrian surface must be at least 1.5 footcandles.

(9) Any lot in Tract V having frontage on Douglas Avenue must provide a minimum of 18 linear feet of seating area and a minimum of 200 square feet of courts or plazas in the front yard facing Douglas Avenue.

(f) 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 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 (g) 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.

(g) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement 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 be accompanied by plans or drawings showing the area of the parkway affected and the construction and 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, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(3) A property owner is not required to comply with any mandatory landscaping requirement of this section 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 authorized by the permits 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, landscaping, or pavement in the public right-of-way. (Ord. Nos. 20397; 24914; 28068; 31684)

SEC. 51P-314.112.1. MIXED-INCOME HOUSING

[Omitted for brevity]

SEC. 51P-314.113. COMPLIANCE DATES AND NONCONFORMING RIGHTS.

(a) The compliance date of October 26, 1989, in Paragraph (5) of Subsection (c) of Section 11 of Ordinance No. 20397 applies only to light sources for the lighting of parking lots and garages [See Paragraphs (3) and (4) of that subsection].

(b) The compliance date of July 28, 1989, in Section 3 of Ordinance No. 20619 is not ex post facto, but reflects, for informational purposes, the original effective date of Paragraph (2) of Subsection

(c) of Section 11 of Ordinance No. 20397.

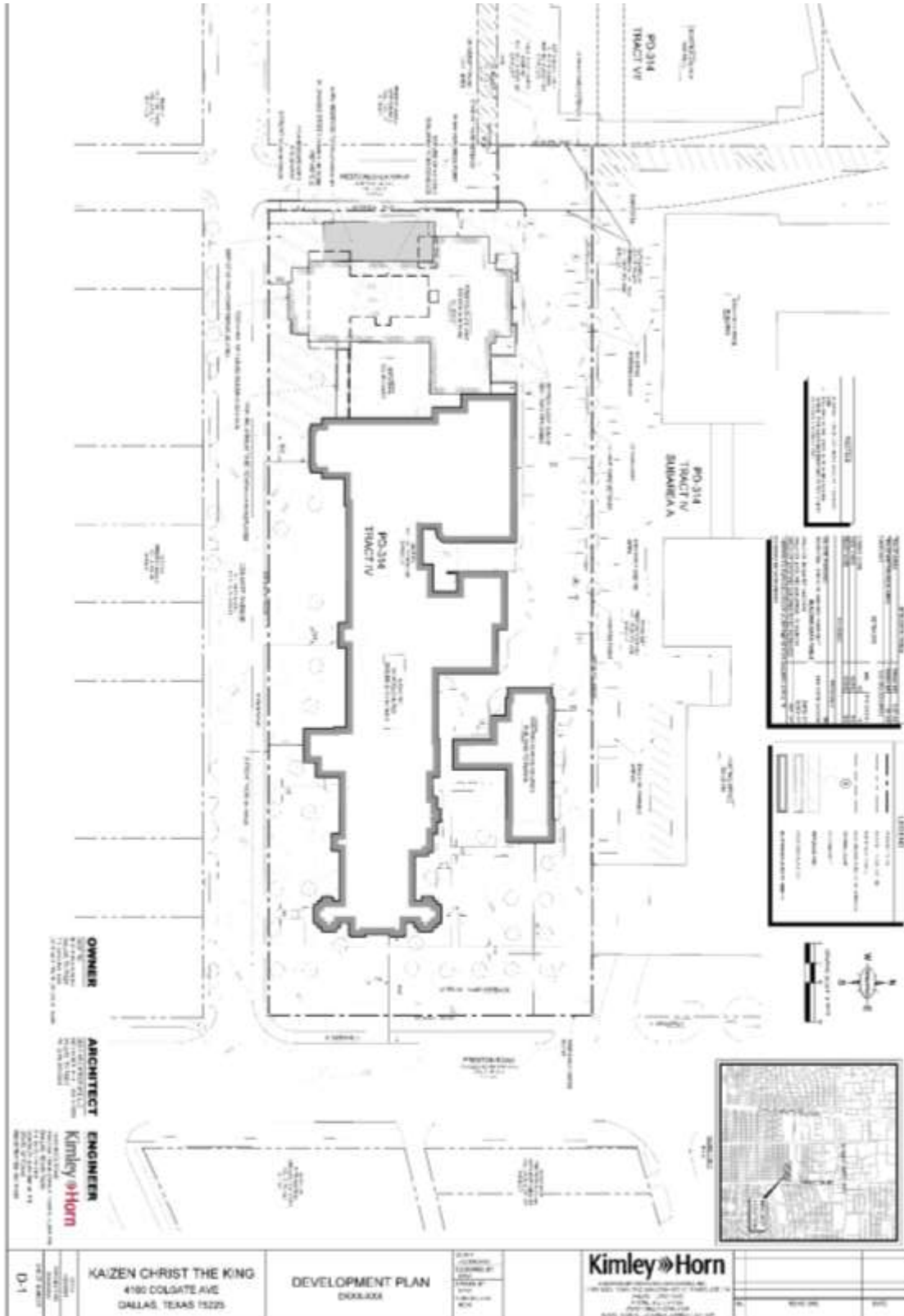
(c) The Dallas City Council did not grant, establish, or provide for nonconforming rights to illumination when it passed Ordinance No. 20397.

(d) For Tract VIII, structures existing on October 28, 2020 are subject to Section 51A-4.704. (Ord. Nos. 20619; 24914; 31684)

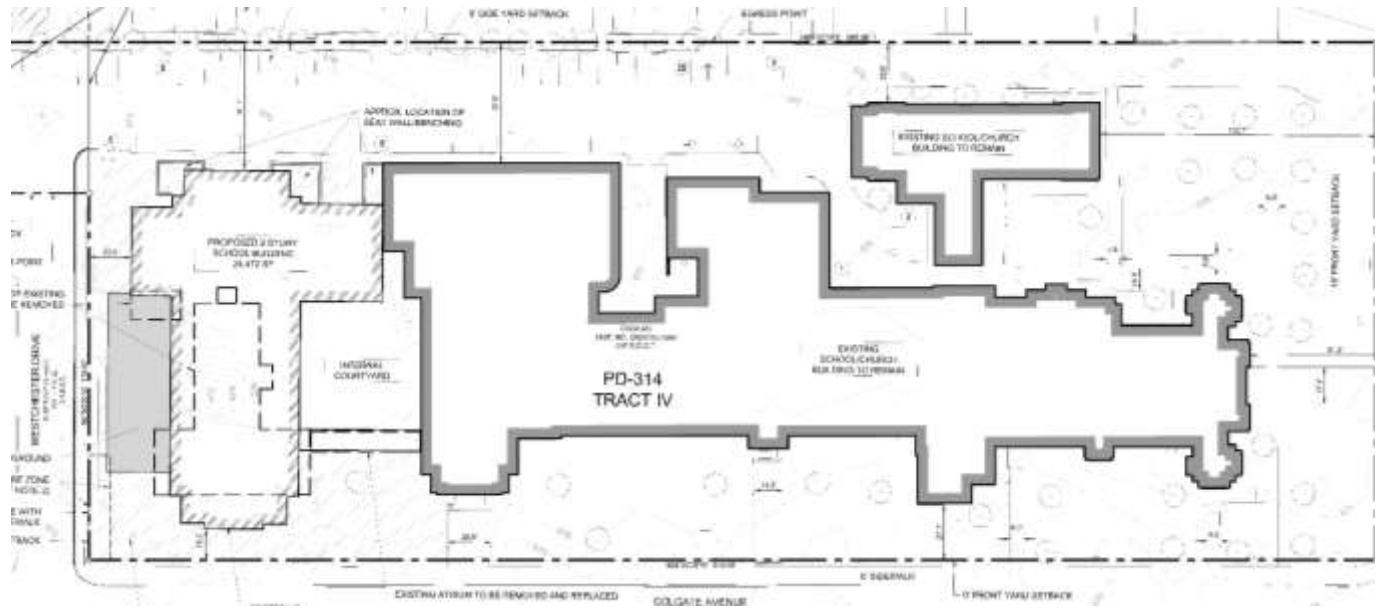
SEC. 51P-314.114. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20397; 24914; 26102)

CPC RECOMMENDED DEVELOPMENT PLAN



CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)



CPC RECOMMENDED TRAFFIC MANAGEMENT PLAN

School Traffic Management Plan

Christ the King Catholic School
Dallas, Texas

December 19th, 2023
Revised: February 5th, 2024

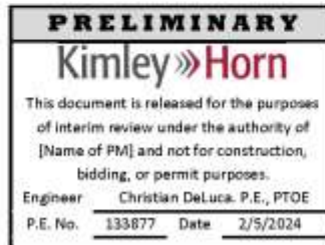
Kimley-Horn and Associates, Inc.
Richardson, Texas

Project # 064606200
Registered Firm F-928

Kimley»Horn

School Traffic Management Plan

**Christ the King Catholic School
Dallas, Texas**



Prepared by:

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February 5th, 2024

I. SCHOOL TRAFFIC MANAGEMENT PLAN

A. Introduction

This memorandum outlines the development of a Traffic Management Plan (TMP) for Christ the King Catholic School. Situated west of Preston Road, bordered to the north by Colgate Avenue and to the east by Douglas Avenue, the institution is undergoing a building reconstruction project. The current endeavor anticipates no substantive alterations to school operations or student population from its existing capacity. A TMP, formulated in 2022, serves as the base for the current proposal.

The objective of this document is to detail methodologies for effective traffic management and circulation and maintain the safety of students. It includes an exhibit of the existing TMP, and an updated PM pick-up plan that outlines proposals for enhanced vehicular circulation, as well as modification to the designated zones for student pick-up at the school premises.

B. Existing Conditions

Christ the King Catholic School facilitates the education of 472 students across Pre-K to 8th grade and utilizes a Traffic Management Plan (TMP) revised in 2022. This plan updated locations for student loading and unloading zones and made modifications to vehicular circulation patterns.

The school's operations commence with doors opening at 7:30 AM, followed by a start-of-day bell at 7:50 AM. The school day concludes with student dismissal at 3:15 PM.

Drop-Off Procedures:

The school has established three drop-off points, with two positioned on Colgate Avenue, including a dedicated area for Kindergarten students. These locations facilitate a traffic flow from Preston Road to Douglas Avenue on Colgate Avenue's north side. In collaboration with the City of University Park, Colgate Avenue from Preston Road to Westchester Drive is designated as a loading zone on the public street. The main drop-off is situated on the school's north side, which has vehicles arriving from Douglas Avenue and exiting onto Preston Road. The locations are well staffed with staffers having stop/slow paddles and PPE.

Pick-Up Procedures:

Two pick-up areas are designated on the school's north side, each allocated to handle an equal number of students, supported by comparable queuing capacities. The community center features a double-stacked queue extending from Douglas Avenue to Westchester Drive. In contrast, the main loading zone employs a single queue system, with vehicles entering from Preston Road and proceeding clockwise around the campus via Westchester Drive and the north driveway.

Field observations were made on April 5, 2023. The observations were made at arrival and dismissal periods.

Table 1 – Observed AM Drop-Off Queuing Summary

Drop-Off Queuing Summary - Observed Existing - 472 Students								
Group	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue Accumulation	Available Stacking	Surplus (Deficiency)
Main Dropoff	7:50 AM	236	30	0	206	7 Vehicles 158'	42 Vehicles 950'	35 Vehicles 793'
Colgate Dropoff Kindergarten Dropoff	7:50 AM	236	30	0	206	9 Vehicles 203'	33 Vehicles 745'	24 Vehicles 543'

Based on CTKCS observations

In the AM drop-off period, the queuing was not significant. Queues on Colgate Avenue were maintained within the designated loading zone on public right-of-way designated by the City of University Park. The queues for the loading zone at the main drop-off were contained within the private north drive and on the alley between Westchester Drive and Douglas Avenue. The existing TMP operations are shown in **Exhibit 1** for the drop-off period.

Table 2 – Observed PM Pick-Up Queuing Summary

Pick-Up Queuing Summary - Observed Existing - 472 Students								
Group	Dismissal Time	Students Departing	Bus / Bike / Walk	Student Drivers	Parent Pick-Up	Maximum Queue Accumulation	Available Stacking	Surplus (Deficiency)
Main Loading Area	3:10 PM	236	30	0	206	60 Vehicles 1,350'	44 Vehicles 1,000'	-16 Vehicles -350'
Community Center Loading	3:10 PM	236	30	0	206	32 Vehicles 720'	42 Vehicles 950'	10 Vehicles 230'

Based on CTKCS observations

In the PM pick-up period, the queuing was more significant, as is expected when students must be matched with the arriving vehicles. The school uses traffic staffers to communicate the order of the arriving vehicles back to the loading area, aided by the signs displayed in each vehicle.

At its peak, the pick-up queue reached 93 vehicles, averaging one vehicle per 5.1 students. The queue for the Community Center loading area was contained within the provided loading zone by the City of University Park. However, the max observed queue for the Main Loading Area exceeded the available storage of the alley between Westchester Drive and Douglas Avenue, and a queue of 10 cars extended onto Douglas Avenue. The vehicle queuing impeded traffic on Douglas Avenue from 3:05 PM to 3:25 PM. Changes to the Pick-Up operations are recommended. The existing TMP operations are shown in **Exhibit 2** for the drop-off period.

C. Proposed TMP

Despite the stable student population, proposed alterations to the pick-up component of the TMP are suggested to mitigate congestion on Douglas Avenue. **Table 3** outlines the revised distribution of students by grade and designated pick-up location. The proposed TMP plan sheet is shown in **Exhibit 3**.

The two groups are still divided into two drop-off locations, but the school will modify the student assignment at each location. The new pick-up locations include the Main Loading

area on the north side of the school and a Colgate Loading area on the south side of the school. **Table 3** shows the recommended division of students and grades.

Table 3 – Proposed Student Distribution and Schedule

Grade	Approximate Students	Drop-Off Time & Location	Dismissal Time & Location
Pre-Kindergarten to 1 st Grade	142	7:30-7:50 AM Colgate Loading Area	3:15 PM Main Loading Area
8 th Grade	330	7:30-7:50 AM	3:15 PM
Total	472		

The recommended modification to the TMP optimizes the utilization of available space by facilitating double stacking in the north drive and adjacent alley for an extended segment. This reconfiguration is designed to maximize queue storage capacity, thereby reducing the likelihood of encroachment onto Douglas Avenue. Additionally, the adjustment decreases the instances of bi-directional traffic flow on Westchester Drive, enhancing overall traffic management and safety.

By implementing these changes, the school's available storage will be better equipped to accommodate the peak queue of 93 vehicles observed during the pick-up period. This approach creates a more orderly dismissal process and minimizes the impact on surrounding thoroughfares.

D. Proposed TMP Queuing Analysis

The school has been observed to generate 1 car in queue for each 29 students arriving in the AM drop-off period, and 1 car for each 5.7 students departing in the PM pick-up period. With the 472 students, this translates to 16 vehicles in the AM drop-off queue and 83 vehicles in the PM pick-up queue. **Table 4** shows the expected queue distance and comparison to the available queue supply for the proposed TMP Pick-Up.

Table 4 – Proposed Pick-Up Queuing Summary at Buildout

Drop-Off Queuing Summary - Observed Existing - 472 Students								
Group	Dismissal Time	Students Departing	Bus / Bike / Walk	Student Drivers	Parent Pick-Up	Projected Queue Accumulation	Available Stacking	Surplus (Deficiency)
Main Loading Area	3:10 PM	330	50	0	280	81 Vehicles 1,823'	88 Vehicles 1,980'	7 Vehicles 158'
Colgate Loading Area	3:10 PM	142	10	0	132	12 Vehicles 270'	22 Vehicles 500'	10 Vehicles 230'

Based on CTKCS observations

In all cases, the available queue length on the campus exceeds the expected queue that would be generated. There is no concern about the queue extending off the campus to obstruct the City roadways.

E. Summary

The Traffic Management Plan (TMP) assessment for Christ the King Catholic School, indicates the existing storage areas can accommodate the school's traffic without overflow onto city streets.

The field observations conducted on April 5, 2023, have validated the efficiency of the current TMP. With the implementation of the proposed modifications to the pick-up procedure, there is a clear pathway to alleviate the congestion observed on Douglas Avenue during peak pick-up times. The recommended adjustments include the reassignment of student distribution and the facilitation of double stacking in queuing areas on the north side of the school.

Furthermore, the proposed TMP queuing analysis demonstrated that the expected vehicle queue can be adequately accommodated within the designated areas, ensuring no interference with public roadways and minimal impact on the surrounding neighborhood. This reinforces the school's commitment to maintaining an organized and safe environment for its students, faculty, and the traveling public.

Given the analysis and findings, it is recommended that Christ the King Catholic School proceed with the implementation of the proposed TMP. This should include the reevaluation of the queue capacities in light of the construction project completion and continuous monitoring of traffic patterns to ensure the ongoing effectiveness of the TMP.

Attachments, which include site visit photos and TMP exhibits, provide additional context and details for the recommendations provided.

By adopting these recommendations, Christ the King Catholic School will continue to provide a safe and efficient traffic environment for its students and the larger community, even amidst infrastructural changes.

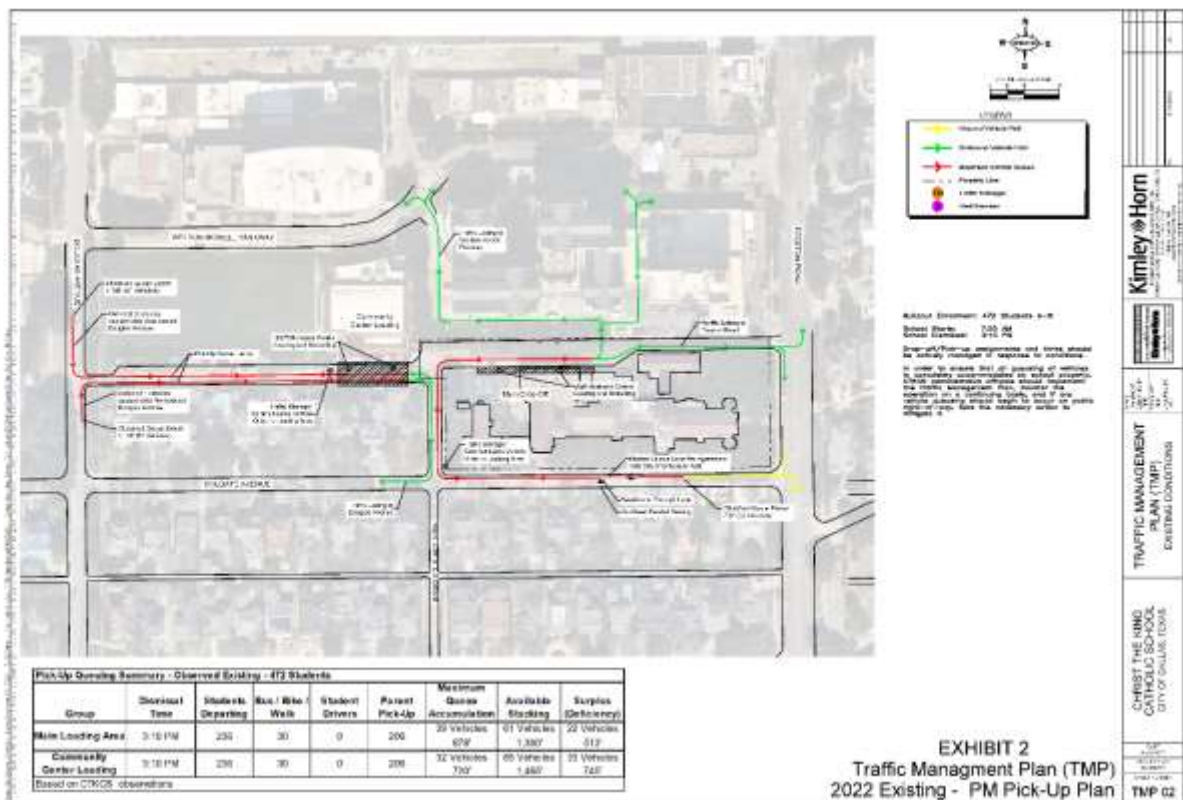
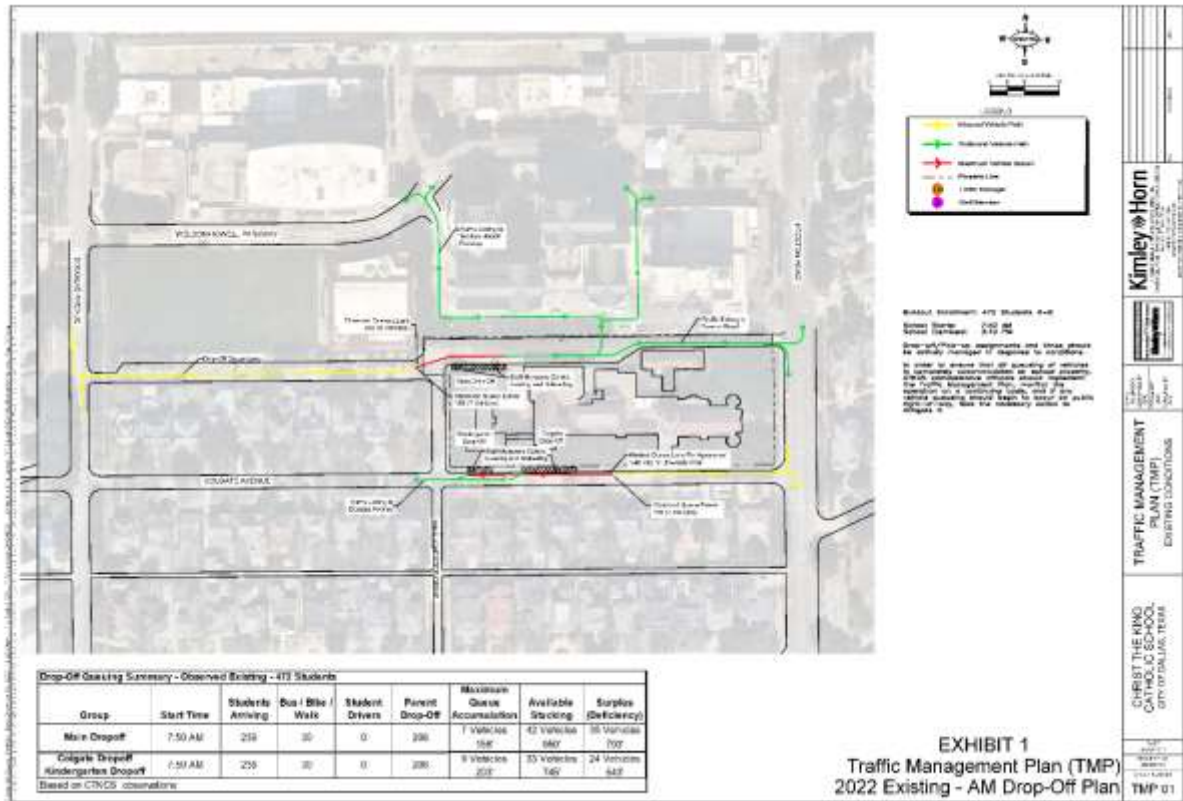


Attachments:

- Traffic Management Plan – Existing Drop-Off
- Traffic Management Plan – Existing Pick-Up
- Traffic Management Plan – Proposed Pick-Up
- Site Visit Photos



Traffic Management Plans





Site Visit Photos



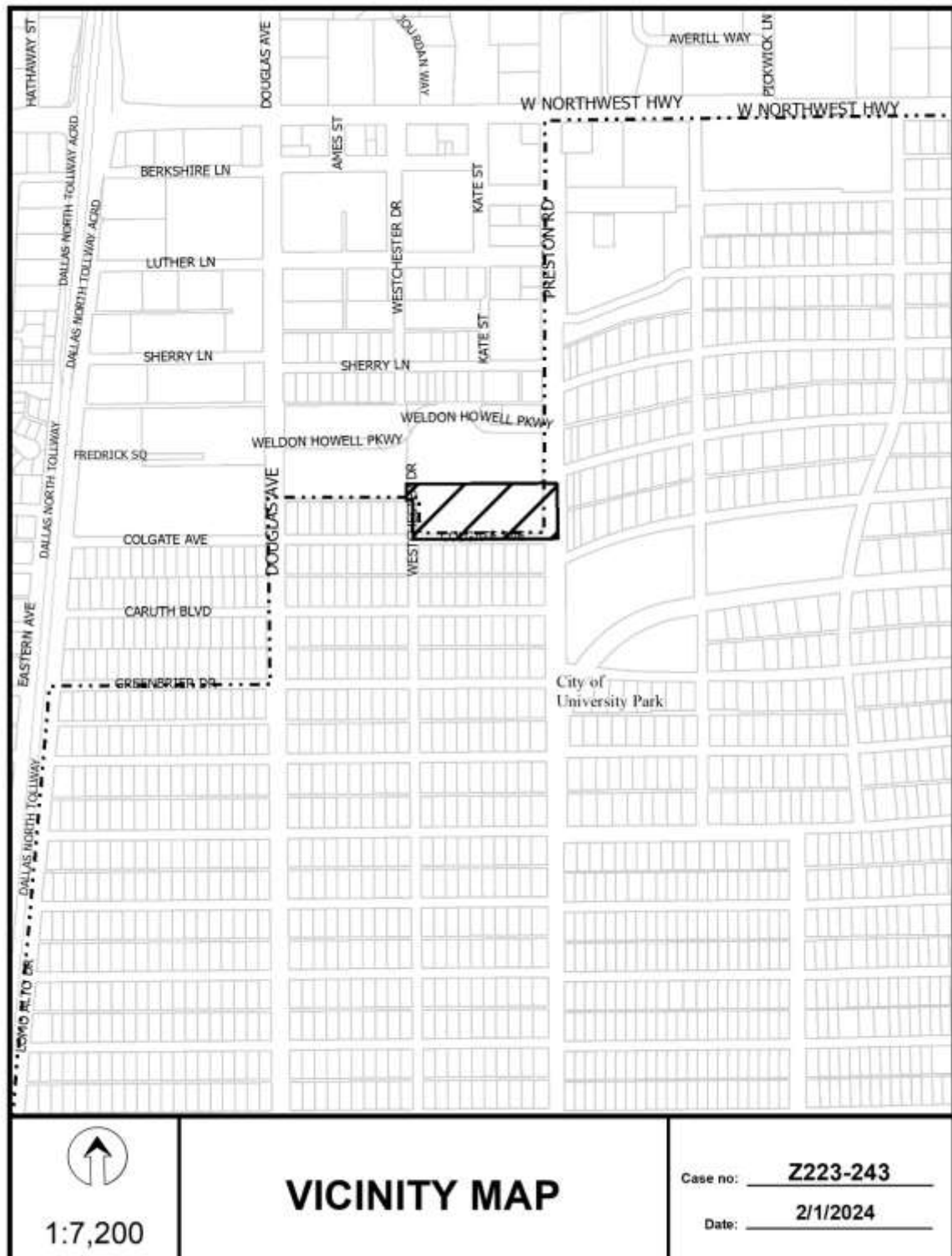
Photo 1 – Maximum Traffic Queue on Douglas Avenue

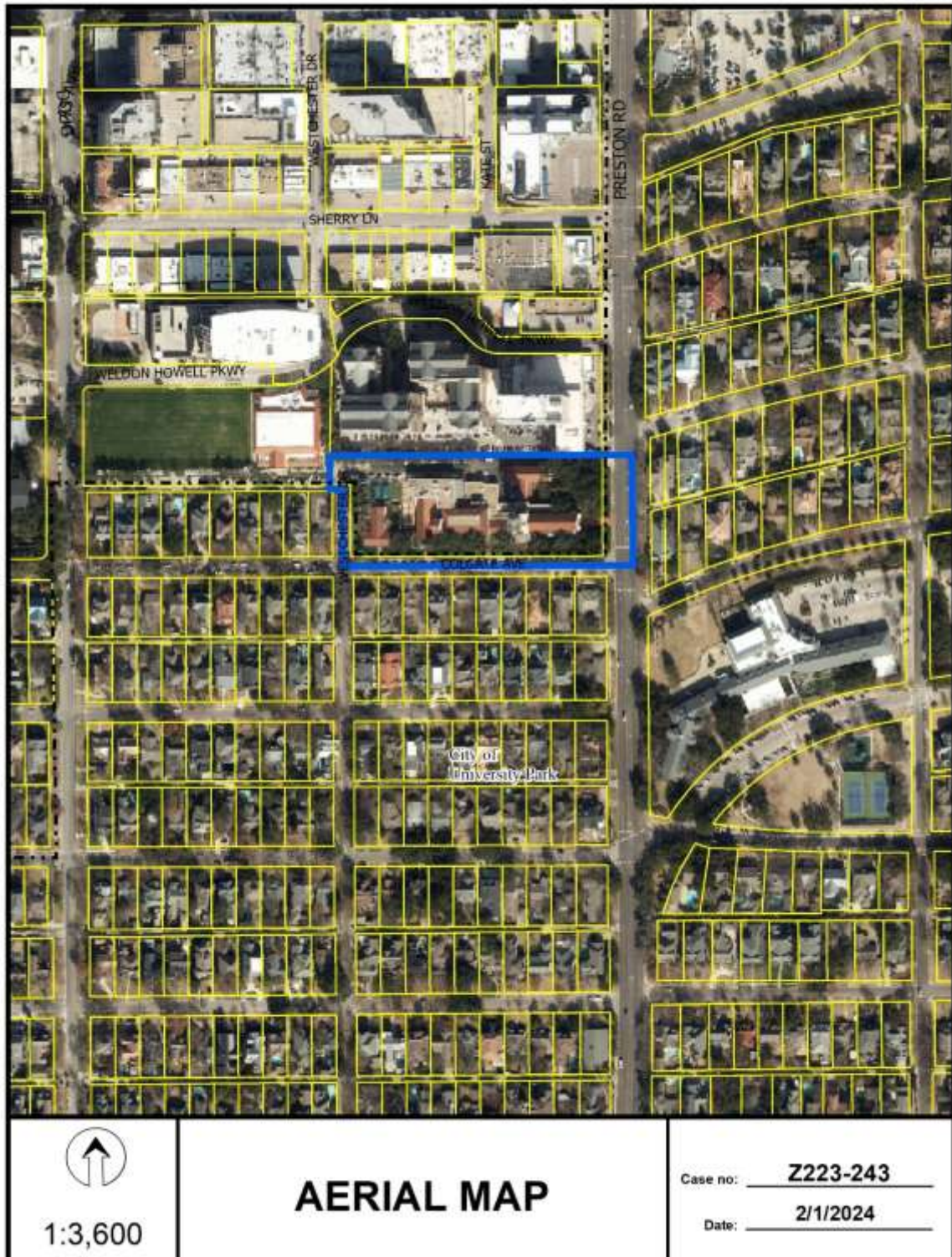


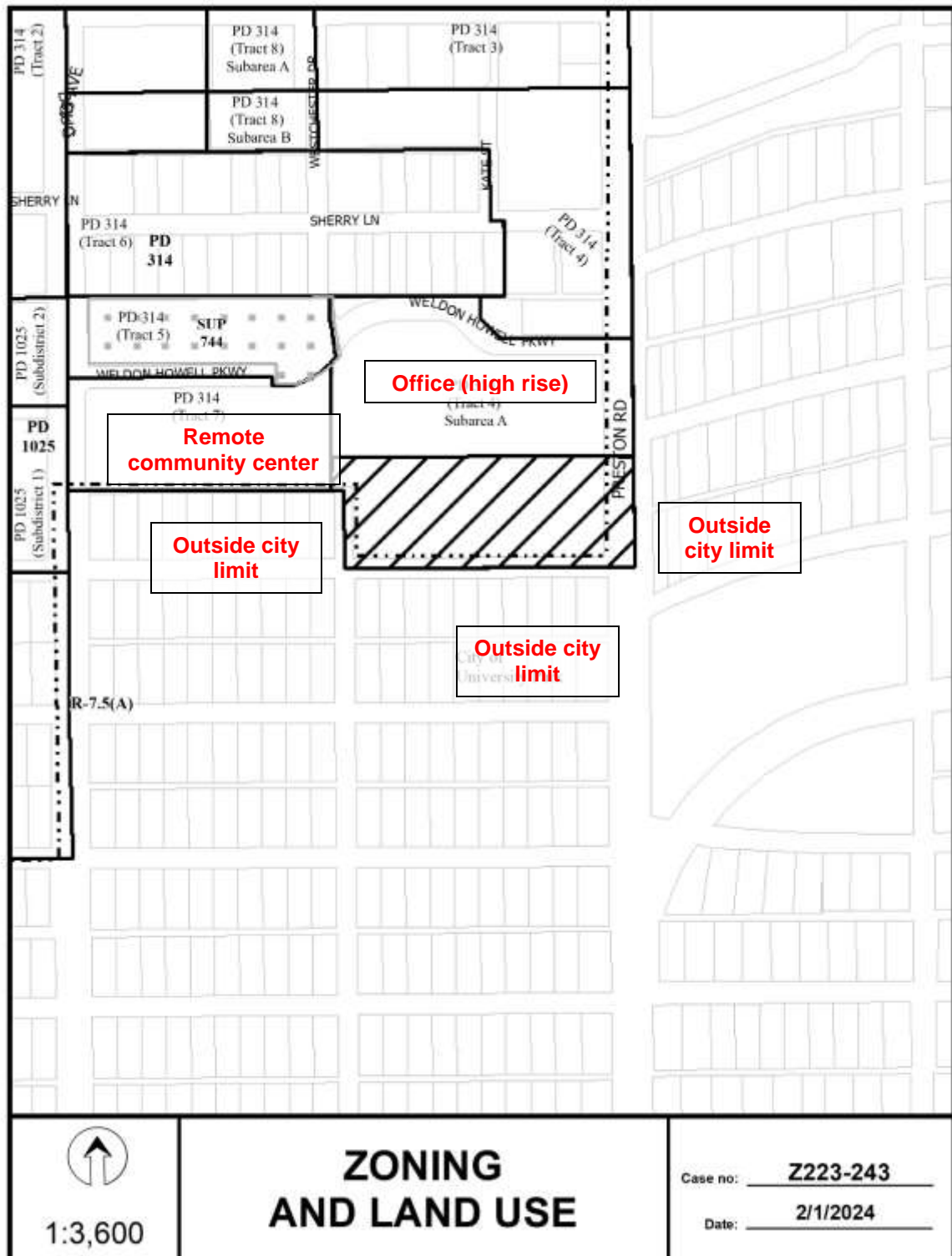
Photo 2 – Pick-Up at Community Center Loading Area

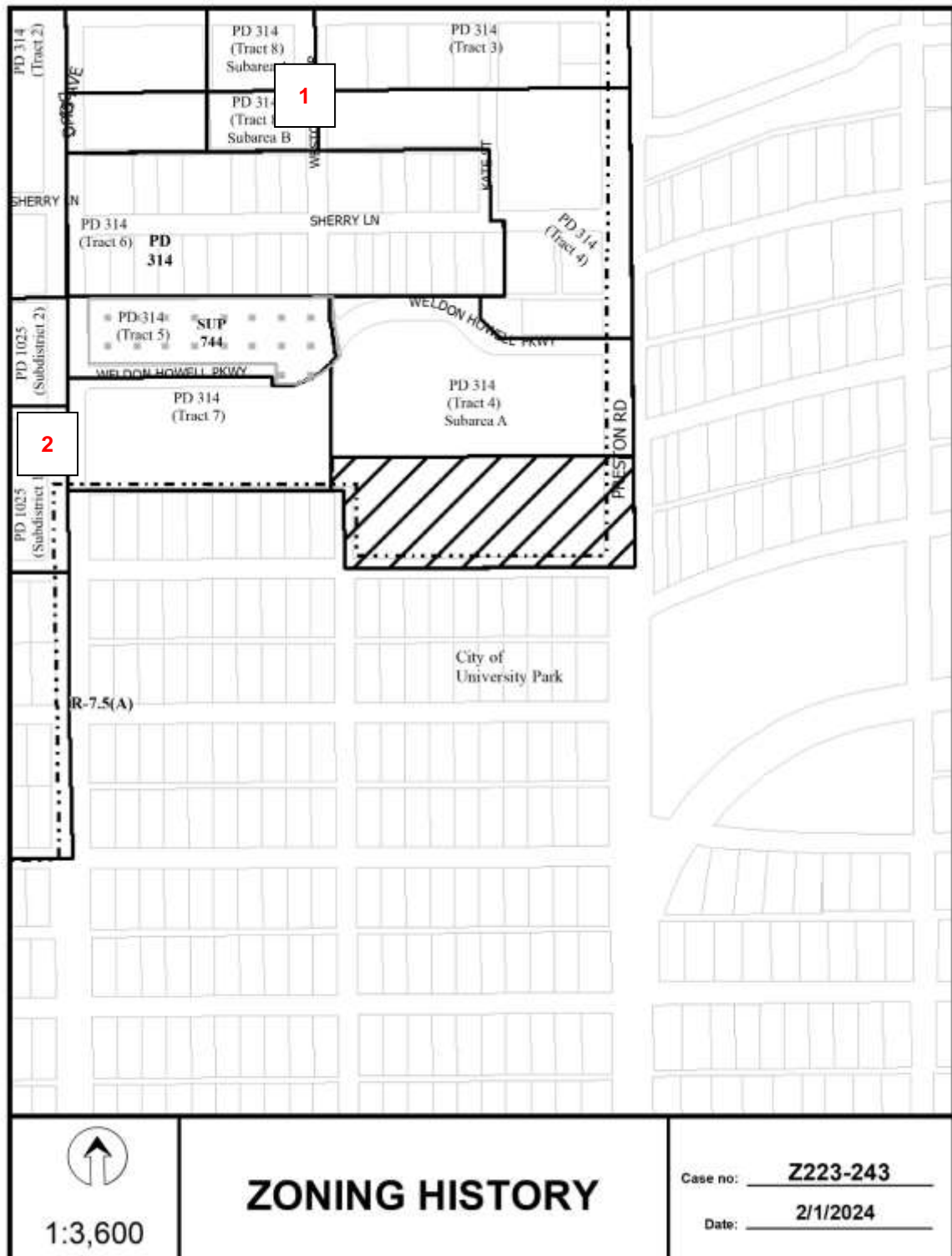


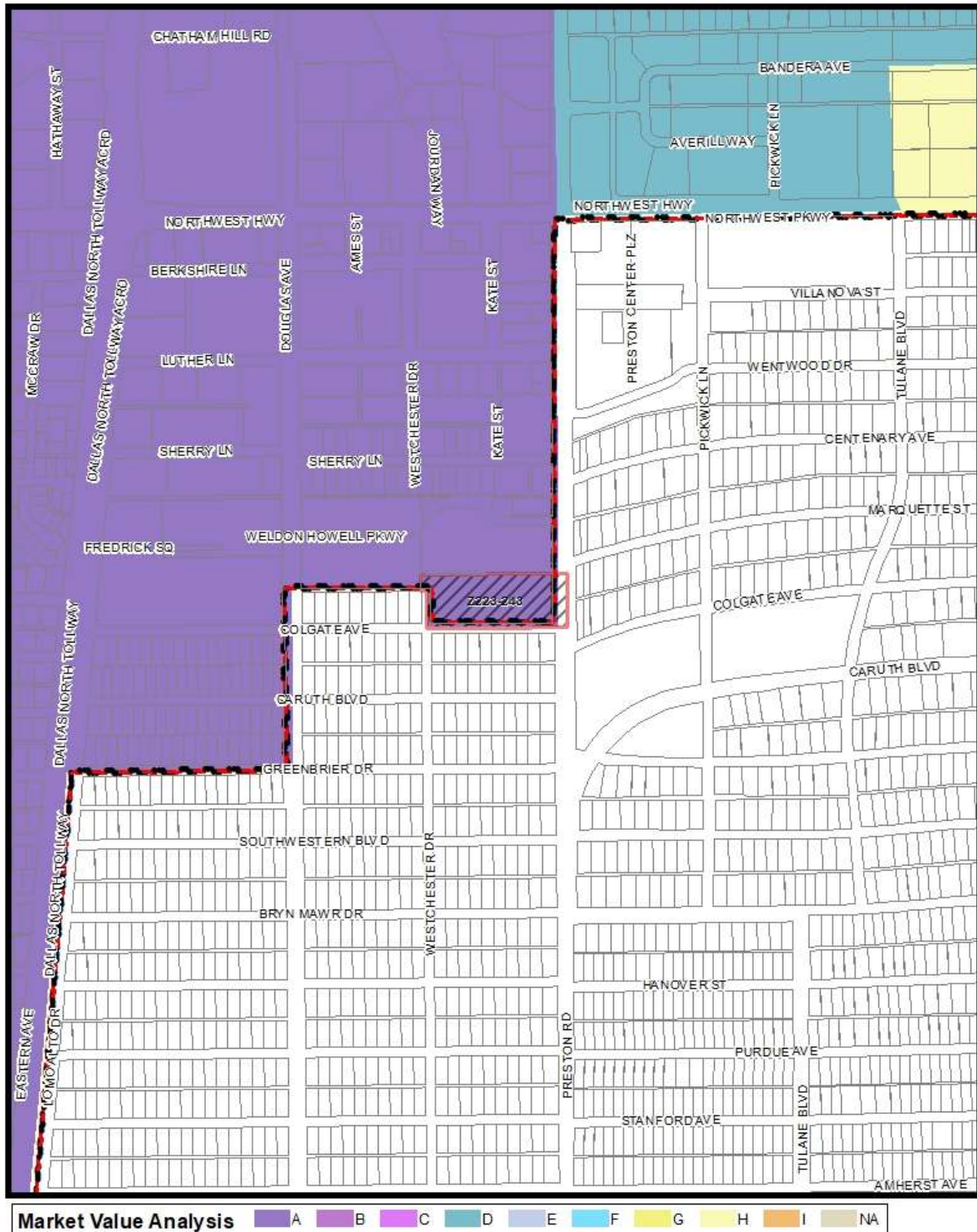
Photo 3 – City of University Park Loading Zones on Colgate Avenue

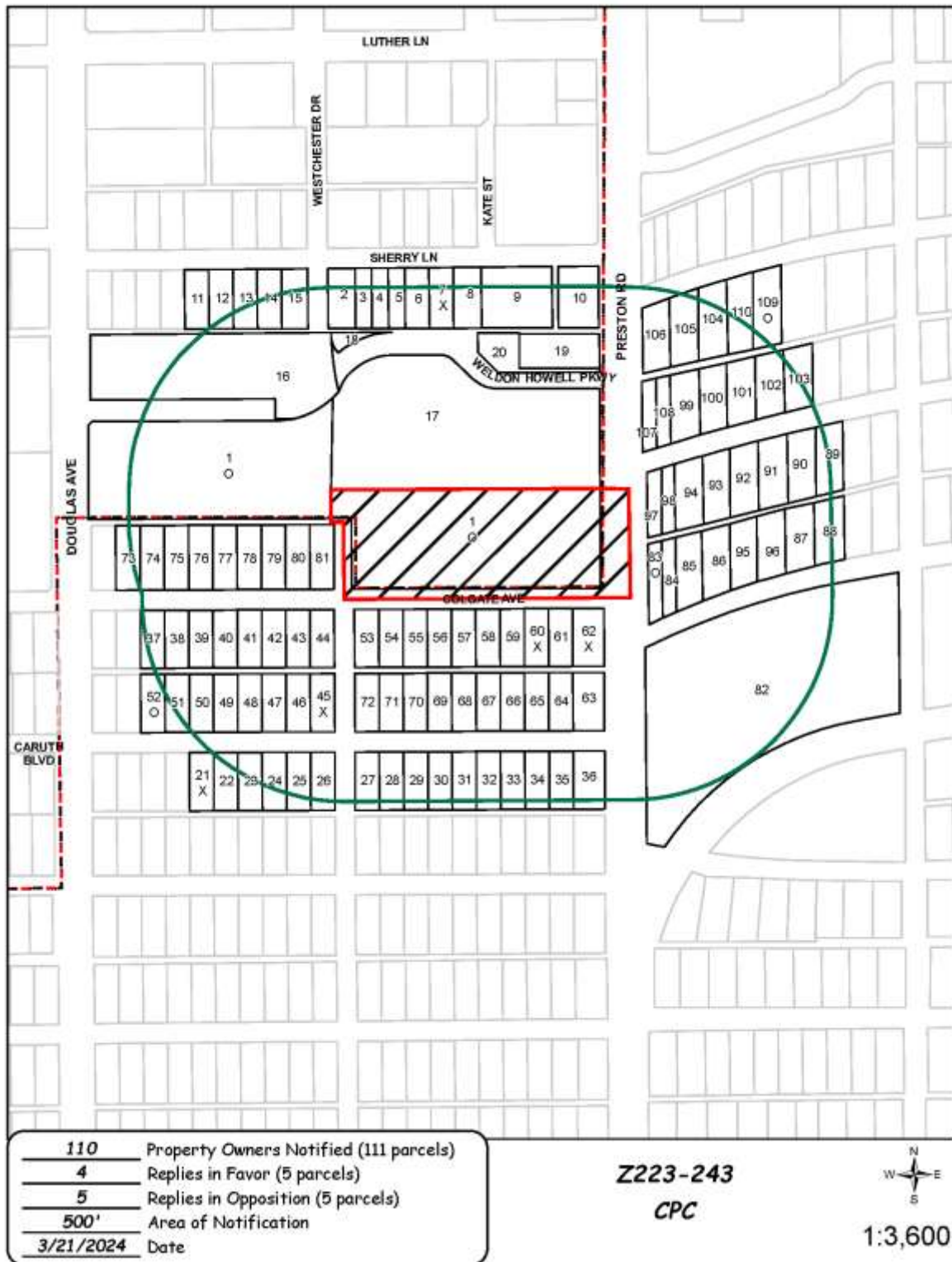












03/20/2024

Reply List of Property Owners***Z223-243******110 Property Owners Notified******4 Property Owners in Favor******5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	4100 COLGATE AVE	CKCP RC
	2	6110 SHERRY LN	HIGHLAND PARK PLASTIC
	3	6114 SHERRY LN	Taxpayer at
	4	6120 SHERRY LN	LMVA PPTIES LLC
	5	6128 SHERRY LN	Taxpayer at
	6	6134 SHERRY LN	BECKMANN LAND LLC
X	7	6140 SHERRY LN	PHILLIPS INTEGRITAS REAL
	8	6150 SHERRY LN	BV SHERRY LP
	9	6160 SHERRY LN	ROSEBRIAR SHERRY LN LP
	10	8127 PRESTON RD	REALTY DOCTOR LLC
	11	6036 SHERRY LN	SRK SHERRY LLC
	12	6044 SHERRY LN	PRESTON GRAND INC
	13	6050 SHERRY LN	J & J AHN LP
	14	6060 SHERRY LN	K & B SHERRY TX LTD &
	15	6072 SHERRY LN	SHERRY LANE BUILDING LLC
	16	8111 WESTCHESTER DR	BV CP PRESTON CENTER LP
	17	8111 PRESTON RD	KBSIII PRESTON COMMONS LLC
	18	8120 WESTCHESTER DR	KBSIII PRESTO COMMONS LLC
	19	8123 PRESTON RD	8123 LP
	20	8119 PRESTON RD	RB 8119 PRESTON LLC
X	21	4221 CARUTH BLVD	BHAKRI DREAMS REVOCABLE TR
	22	4217 CARUTH BLVD	ROBERTS SARAH CATHERINE
	23	4213 CARUTH BLVD	ADAMS CHARLES A III & KATHERINE V
	24	4209 CARUTH BLVD	WIVAGG ELIZABETH
	25	4205 CARUTH BLVD	SPENCER LEE
	26	4201 CARUTH BLVD	PETERSON DONALD & KERRY

03/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4137 CARUTH BLVD	COLLINS JOSEPH PAUL
	28	4133 CARUTH BLVD	REDMAN CYNTHIA MORRIS &
	29	4129 CARUTH BLVD	DICKSON MATTHEW & TARA
	30	4125 CARUTH BLVD	GALLO MATTHEW J &
	31	4121 CARUTH BLVD	DIETSCH BRIAN & JENNIFER
	32	4117 CARUTH BLVD	BATY ROBERT G JR &
	33	4115 CARUTH BLVD	PHILLIPS GORDON & ALEXANDRA
	34	4109 CARUTH BLVD	HOLMES HARRISON DUANE &
	35	4105 CARUTH BLVD	LACOUR THOMAS A &
	36	4101 CARUTH BLVD	MILLER ANNA LYNN
	37	4229 COLGATE AVE	MONTEJAS PARTNERS LLC
	38	4225 COLGATE AVE	BLAKE BRIAN K & MARNEY L
	39	4221 COLGATE AVE	OBRIEN SEAN C &
	40	4217 COLGATE AVE	COUTU BRANDON & TAYLOR
	41	4213 COLGATE AVE	WALZ MELANIE CALAHAN
	42	4209 COLGATE AVE	SMITH HARRY & ADINA
	43	4205 COLGATE AVE	HADDOCK DAVID & ALICIA
	44	4201 COLGATE AVE	ELLIS DAVID WILLIAM &
X	45	4200 CARUTH BLVD	BLOUNT ROBERT & MANDY
	46	4204 CARUTH BLVD	DAVIS PHILIP
	47	4208 CARUTH BLVD	WHITE KATHLEEN BURNS
	48	4212 CARUTH BLVD	OCONNOR ROBERT M & MARCY A
	49	4216 CARUTH BLVD	DMT LIVING TRUST
	50	4220 CARUTH BLVD	REGENBAUM DONNA
	51	4224 CARUTH BLVD	WHITAKER SCOTT A &
O	52	4228 CARUTH BLVD	CHING PAUL D & BARBARA A
	53	4137 COLGATE AVE	CONCES PHYLLIS JONES
	54	4133 COLGATE AVE	ESQUIVEL JENNIFER &
	55	4129 COLGATE AVE	COMANCHE PASS
	56	4125 COLGATE AVE	VELASQUEZ ESTEBAN III
	57	4121 COLGATE AVE	VELASQUEZ LILY

03/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4117 COLGATE AVE	BOWLES LLOYD S III & TAYLOR L
	59	4113 COLGATE AVE	MCINNIS ROGER & CATHERINE
X	60	4109 COLGATE AVE	GURLEY SARAH & RICHARD BRIAN
	61	4105 COLGATE AVE	ROTHSCHILD JOY LESSER & HENRY
X	62	4101 COLGATE AVE	ADAM GILBERT & JOY
	63	4100 CARUTH BLVD	CATHCART DAVID M &
	64	4104 CARUTH BLVD	SPIKES CHRISTOPHER &
	65	4108 CARUTH BLVD	CRAWFORD WILLIAM & COURTNEY
	66	4112 CARUTH BLVD	TOVELL WILLIAM WHIDDEN JR &
	67	4116 CARUTH BLVD	BACHHUBER CRAIG & ELIZA
	68	4120 CARUTH BLVD	LAMOREAUX ROBERT
	69	4124 CARUTH BLVD	DAVIS JACOB B & LAURA M
	70	4128 CARUTH BLVD	MULFORD ROSS C JR & VICTORIA
	71	4132 CARUTH BLVD	WEBB DAVID J & CAROL P
	72	4136 CARUTH BLVD	SAMENI SAMAN F
	73	4232 COLGATE AVE	MARTIN SUZANNE
	74	4228 COLGATE AVE	PALMER BENJAMIN S & LAUREN B
	75	4224 COLGATE AVE	POTTER JAKE WINSTON
	76	4220 COLGATE AVE	NAIR MURALI & ANJALI REVOCABLE
	77	4216 COLGATE AVE	DONAHOE JAMES S & DANA B
	78	4212 COLGATE AVE	SHERER SCOTT D & BLAIRE B
	79	4208 COLGATE AVE	DONAHOE JAMES S & DANA B
	80	4204 COLGATE AVE	ELLIOTT FAMILY REVOCABLE TRUST
	81	4200 COLGATE AVE	PATTERSON LUCAS C & LEA P
	82	4024 CARUTH BLVD	UNIVERSITY PARK UNITED METHODIST
O	83	4032 COLGATE AVE	STAVINOHAN BRADLEY JAMES
	84	4032 COLGATE AVE	LEDENEV VASILY A &
	85	4028 COLGATE AVE	PROVAST STEVEN D &
	86	4024 COLGATE AVE	PROVOST STEVEN D &
	87	4012 COLGATE AVE	BLACK ROBERT W
	88	4008 COLGATE AVE	PATTERSON GREGORY LAYNE & ET AL

03/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	4009 MARQUETTE ST	CAFFEY MICHAEL S & ANNE E
	90	4013 MARQUETTE ST	KAIRIS MATTHEW & SUSAN
	91	4017 MARQUETTE ST	PATTON GWEN EDEN
	92	4021 MARQUETTE ST	SCOTT DANIEL J & SARAH R
	93	4025 MARQUETTE ST	SLAUGHTER RANDY & ANNE LIVING
	94	4029 MARQUETTE ST	4029 MARQUETTE LLC
	95	4020 COLGATE AVE	MALONE CALEB J & BETHANY ANN
	96	4016 COLGATE AVE	BELLOMY RYAN REX
	97	4035 MARQUETTE ST	4035 MARQUETTE LLC
	98	4033 MARQUETTE ST	4033 MARQUETTE LLC
	99	4028 MARQUETTE ST	PEDIGO BRET L & KATIE B
	100	4024 MARQUETTE ST	MENTESANA JONATHAN E &
	101	4020 MARQUETTE ST	LISTON JACK D III &
	102	4016 MARQUETTE ST	TAYLOR THOMAS A &
	103	4012 MARQUETTE ST	MILLER SCOTT L & JULIE M
	104	4025 CENTENARY AVE	THOTA PRAVEEN & ARCHANA
	105	4029 CENTENARY DR	WONGLEE WINNIE & ANDY LEE
	106	4033 CENTENARY DR	SHELTON MICHELLE ANN
	107	4034 MARQUETTE ST	BATEMAN JEAN J
	108	4032 MARQUETTE ST	TIGER LILLY TRUST NO 1
O	109	4017 CENTENARY AVE	ZIELENSKI JEFF &
	110	4021 CENTENARY AVE	ORAND CHARLES E & BETTY KELLY



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1218

Item #: Z4.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 10
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2299 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the south line of Skillman Street and the north line of Wendell Road, east of Pagemill Road

Recommendation of Staff: Approval, subject to an amended site plan, an amended traffic management plan, and amended conditions

Recommendation of CPC: Approval, subject to an amended site plan, an amended traffic management plan, and amended conditions

Z223-285(LG)

FILE NUMBER: Z223-285(LG) **DATE FILED:** June 7, 2023

LOCATION: South line of Skillman Street and the north line of Wendell Road, east of Pagemill Road

COUNCIL DISTRICT: 10

SIZE OF REQUEST: Approx. 3.19 acres **CENSUS TRACT:** 48113018506

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Texans Can Academy

OWNER: America Can

REQUEST: An application for an amendment to Specific Use Permit No. 2299 for an open-enrollment charter school on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to continue operating the open-enrollment charter school. [Texans Can Academy]

CPC RECOMMENDATION: **Approval**, subject to an amended site plan, an amended traffic management plan, and amended conditions.

STAFF RECOMMENDATION: **Approval**, subject to an amended site plan, an amended traffic management plan, and amended conditions.

BACKGROUND INFORMATION:

- The area of request is developed with four buildings, three of which are occupied by the charter school. The remaining building contains a medical clinic.
- On August 8, 2018, the City Council approved Specific Use Permit No. 2299 for an open-enrollment charter school for a five-year period, subject to a site plan, a traffic management plan, and conditions.

Zoning History:

There has been one zoning cases in the area in the last five years.

1. **Z190-351:** On December 11, 2020, staff approved an automatic renewal of Specific Use Permit No. 1434 for a private school for an additional ten-year period on the southwest corner of Presidential Drive and Metric Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Skillman Street	Principal Arterial	100 ft.
Wendell Road	Local	60 ft.

Traffic:

The Engineering Division of Development Services Department has no objection to the proposed request. Transportation Development Services staff received the latest submittal of the traffic study update dated December 2023. Regarding compliance of traffic study updates, the operator failed to submit a traffic study update in November of 2022 as required in SUP 2299.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Policy 1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas's quality of life.

Land Use:

	<u>Zoning</u>	<u>Land Use</u>
Site	IR Industrial Research District	Open-enrollment charter school and medical clinic
North	IR Industrial Research District and R-7.5(A) Single Family District	Auto service center and single family
East	IR Industrial Research District	Office/warehouse, industrial (inside) for light manufacturing
South	IR Industrial Research District	Office/warehouse and surface parking
West	IR Industrial Research District	Office building

Land Use Compatibility:

The area of request is currently developed with four one-story buildings. The building in the northeast quadrant is occupied by a medical office. The other three buildings are occupied by the charter school [Texans Can Academy], which was granted by Specific Use Permit No. 2299 in 2018. The applicant proposes to continue to operate a high school open enrollment charter school that provides a unique approach to educating high school students who have had difficulty in traditional school settings. Because the student body

often needs counseling services, the medical office on site provides a symbiotic relationship with the existing open-enrollment charter school.

Surrounded land uses include office to the west, office/warehouse uses to the east and south, and an auto service center to the north across Skillman Street. A single family neighborhood is located on the north side of Forest Lane (Skillman Street merges into Forest Lane at the northern property line of the area of request).

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request because it will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance pedestrian access within and around the request site. Staff supports the zoning request, subject to an amended site plan, an amended traffic management plan, and amended conditions. Staff considers the requested amendment to be compatible with the surrounding area because compliance with the proposed conditions, site plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance

granting the SUP [ref. Sec. 51A-4.204(17)(C)(iv)]. The applicant requested a reduction in the number of off-street parking spaces, which was granted by Specific Use Permit No. 2299 in 2018. The off-street parking requirement for school use pursuant to Section 51A-4.204(17) is that each high school classroom requires nine and one-half parking spaces. Since the school includes 18 classrooms, the typical minimum parking requirement would be 171 parking spaces. The applicant requested to only provide parking spaces which equates to approximately 3.611 spaces per classroom. Based on the site plan, the total required between both uses on the site is 151. To ensure adequate parking spaces, the applicant has acquired an existing parking lot on the southeast corner of Pagemill Road and Wendell Road, which is owned by the same property owner. According to the applicant, 142 parking spaces are provided at the school's site and 171 spaces are provided on the existing parking lot. This equates to a total of 313 spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an "I" MVA area. To the northwest is an "E" MVA area.

List of Officers

America Can

Richard Marques, President
James Pince, Chief of Schools
Lew Blackburn, Chief Business Officer
Dan Cahalen, Chief Development Director
Pamela R. Carroll, Chief Director of Human Resources
Marian P. Hamlett, Chief Financial Officer
Malcolm Wentworth, Chief Operations Officer
J. Scott Barrow, Executive Director Operations
Fernando Marino, Director
Richard Pena, Director

CPC Action
March 7, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2299 for an open-enrollment charter school, subject to an amended site plan, an amendment traffic management plan, and amended conditions on property zoned an IR Industrial Research District, on the south line of Skillman Street and the north line of Wendell Road, east of Pagemill Road.

Maker: Herbert
Second: Shidid
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

Notices:	Area: 300	Mailed: 20
Replies:	For: 0	Against: 0

Speakers: None

PROPOSED CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is an open-enrolment 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 has no expiration date.
4. CLASSROOMS: The maximum number of classrooms is 18, limited to high school classrooms.
5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 6:30 a.m. and 7:00 p.m., Monday through Friday and between 7:30 a.m. and 12:30 p.m. on Saturday.
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 the 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 November 1, 2024, or within six months after students first beginning attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.
 - a. If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2024, or within six months after students first begin attending classes, whichever is later, the director shall notify the city plan commission.
 - b. If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1st of each even-numbered year, the director shall notify the city plan commission.
 - 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 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.

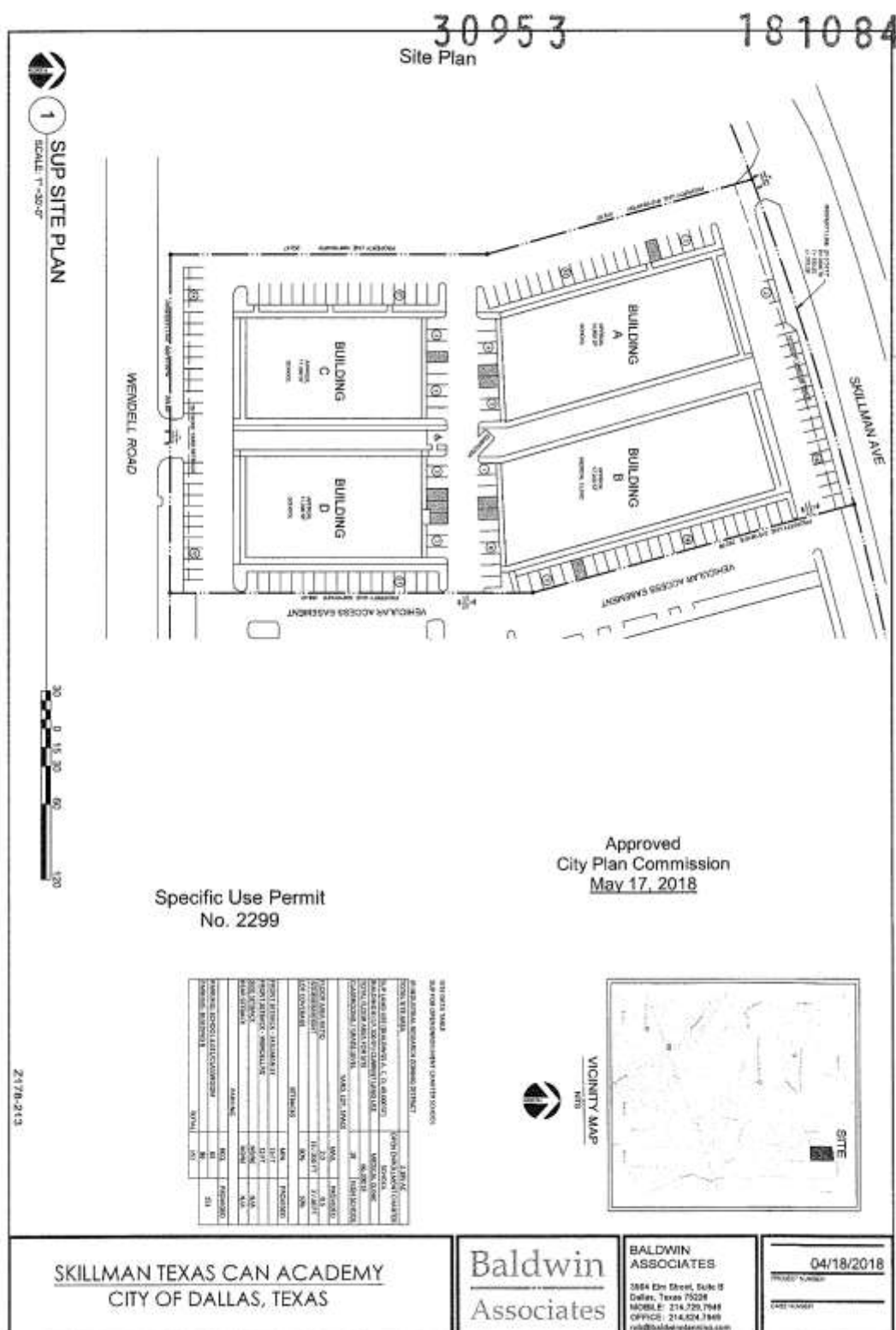
i. A traffic management plan may be amended using the minor amendment fee and public hearing process in Section 51A-4.1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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.

EXISTING SITE PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN

LJA Engineering, Inc.



TEXANS CAN ACADEMY DALLAS NORTH CAMPUS TRAFFIC MANAGEMENT PLAN

LJA Project No. 2692-2301

Scott Booth, PE, PTOE
LJA Engineering, Inc.

LJA Engineering, Inc.



6060 N Central Expressway, Suite 440
Dallas, Texas 75206
Phone: 469.621.0710
www.ljaengineering.com
TBPE Firm F-3186

December 2023

**TEXANS CAN ACADEMY
DALLAS NORTH CAMPUS
TRAFFIC MANAGEMENT PLAN**



December 2023

LJA Project No. 2692-2301

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I. INTRODUCTION

LJA Engineering, Inc. (LJA) was retained by Texans Can Academy (Client) to review the traffic operations at the Dallas North Campus located in Dallas, Texas. The purpose of this review, and the following summary report, is a revision to the Traffic Management Plan (TMP) prepared for the site in October of 2019 to account for student enrollment totals and changes to the pick-up and drop-off location. Figure 1 below is a map detailing the site location.



* Trafficware Synchro 10 screenshot reprinted with permission from Microsoft Bing Maps

Figure 1 – Dallas North Campus Site Location

The school is located in existing buildings that are part of an office/light industrial type development, located south of the intersection of Forest Lane and Skillman Street. In the figure above, buildings A, C, and D (approximately 38,000 square feet in total). Building B is currently occupied and is not part of the school. The school currently has 252 students enrolled (split between four different schedule options) with approximately 25 staff members.

1.1 Existing Area Conditions

The Dallas North Campus is bordered by Skillman Street on the north edge of the site, Wendell Road along the southern edge, and access driveways on both the east and west sides of the site. Skillman Street is a major six-lane divided thoroughfare. Wendell Road is a 40-foot wide roadway with no lane striping; therefore, it functions as a two-lane roadway. The driveways on either side of the buildings are standard width drive aisles that are approximately 24 feet wide and are striped as fire lanes. There are no known proposed/planned improvements to existing roadways surrounding the site.

1.1.1 Site Ingress and Egress

This development area is served by four driveways on Skillman Street, two driveways on Pagemill Road, and three driveways on Wendell Road (numbered in the above figure). All of the driveways on Pagemill Road and Wendell Road are full access allowing left-turns in and out. On Skillman, only the east most drive is full access. The other three driveways are right-in/right-out only. Given there is cross access throughout the development, there are no dedicated access points that serve just the Dallas North Campus and it was noted that not all driveways were used for school related traffic.

1.2 Changes Since Previous Traffic Management Plan Submittal

With this submittal, the following changes from the previous TMP submittal are noted:

- Student entrance moved from the south side of Building D to the west side of Building C
- Additional schedule options for students have been added

This TMP replaces the previous plan for the site.

II. TRAFFIC MANAGEMENT PLAN

The purpose of the Traffic Management Plan (TMP) is to establish procedures for traffic flow and circulation around the charter school and daycare facility related to student drop-off and pick-up operations. Use of a TMP helps improve traffic/student safety and helps maximize the efficiency of drop-off and pick-up operations. The analysis summarized in this report identifies critical elements of the TMP such as available queuing space that is both on and off site, circulation patterns for the charter school and day care facilities, and the projected trip generation (and estimated queuing) during the morning and afternoon peaks.

2.1 Operational Characteristics

Based on information from the client, the school currently has:

- 252 students (split between four different schedule options)
- Approximately 25 staff members for high school

2.1.1 Drop-off and Pick-up Hours

The high school is open from 8:00 AM until 5:00 PM. Classes are split between four different sessions (red, blue, yellow or green) as shown in Figure 2 below. Most of the students are on either the Red (9:00 AM to 1:42 PM) or Green Schedule (9:00 AM to 3:48 PM). The actual start and end times for the class sessions could be slightly different from those listed below and are structured around the DART bus schedule to accommodate students that utilize transit.

1st Period	2nd Period	3rd Period	4th Period	5th Period	6th Period	7th Period
9:00a-10:00a	10:03a-11:03a	11:06a-12:06p	A Lunch/Advisory 12:09p-12:39p 12:09p-1:09p	12:42-1:42p B Lunch/Advisory 1:12p-1:42p		
	10:03a-11:03a	11:06a-12:06p	A Lunch/Advisory 12:09p-12:39p 12:09p-1:09p	12:42-1:42p B Lunch/Advisory 1:12p-1:42p	1:45p-2:45p	
		11:06a-12:06p	A Lunch/Advisory 12:09p-12:39p 12:09p-1:09p	12:42-1:42p B Lunch/Advisory 1:12p-1:42p	1:45p-2:45p	2:48p-3:48p
9:00a-10:00a	10:03a-11:03a	11:06a-12:06p	A Lunch/Advisory 12:09p-12:39p 12:09p-1:09p	12:42-1:42p B Lunch/Advisory 1:12p-1:42p	1:45p-2:45p	2:48p-3:48p

Figure 2: Current Schedule Options

For schools, the peak times of traffic flow are concentrated around the start and end of classes and are shorter than an hour (typically 30 minutes). As was stated above, there are four sessions of school for students. Students are generally enrolled in either the Red or Green session. The start and end times for the class sessions are structured around the DART bus schedule and may vary slightly as the bus schedule changes.

Based on the estimated class times and observations conducted at existing Texans Can Campuses in the Dallas area, the morning peak hour is between 8:45 AM and 9:45 AM and is the busiest time of day. The midday peak hour is from 1:15 PM to 2:30 PM and is the least busy time of day. The afternoon peak is from 3:15 PM to 4:15 PM.

2.1.2 Drop-off and Pick-up Locations

Students enter/exit through a location on the west side of Building C (See attached Exhibit 1) and this is where the drop-off/pick-up area is located adjacent to this entrance.

2.1.3 Campus Personnel Assisting Students

This campus serves only high school students who require minimal assistance during drop-off/pick-up operations. There is one security officer at the student entry who can assist students and/or parents if needed.

2.1.4 School Operations and Circulation

Students enter and exit the campus through the cafeteria which is located in Building C. (Refer to the attached TMP exhibit). It is the main entrance to the cafeteria and on the west side of the building. Students that use transit access the site from drives along Skillman Street as well as the drive on Pagemill Road. Based on observations, approximately 40 (15.8%) of the current students use transit.

Students that are dropped off or picked up by parents do so in the parking/drive isle area that is adjacent to the cafeteria (building C). For parents/students coming from the north or east, access to the site will be via making a left turn on to Pagemill Road, which is signalized, and then accessing the campus from the south entrances on Wendell Road. When exiting the site, these parents/students will depart the campus at the north end by making a right-turn onto Skillman Street/Forest Lane. For those coming from the south and west, they will access the site from the north entry at Skillman Street and exit the south end to Wendell Road and Pagemill Road, which will provide signalized access back to the west on Skillman Street.

Students, who drive their own vehicle, park in the designated lot located on the southeast corner of Pagemill Road and Wendell Road (the lot has 171 spaces), which will require students to cross Wendell Road. At this location, Wendell Road is 40-foot wide roadway for local access, and it is not anticipated that the road will carry significant traffic volumes that warrant special treatment for pedestrians. Students will be advised to cross at designated locations with sidewalks. These students will access the campus through the cafeteria in the same manner as that described for the pickup and drop-off operations above.

It was noted that there are semi-tractor trucks with trailers that park along Wendell Road and make it difficult for both vehicles and pedestrians to see each other. It is recommended that the city prohibit truck parking along Wendell Road that is adjacent to the student parking lot area.

2.1.5 Campus Trip Generation

Trip generation for the school was based on observations conducted at existing Texans Can campuses in the Dallas area. Given the school schedules, five total observations were completed per the following schedule:

- May 9, 2023 from 8:45 AM to 9:45 AM
- May 9, 2023 from 3:15 PM to 4:15 PM
- May 16, 2023 from 8:45 AM to 9:45 AM
- May 16, 2023 from 1:30 PM to 2:30 PM
- May 16, 2023 from 3:15 PM to 4:15 PM

Given that this campus is shared with other uses in the development, only those vehicles that accessed campus parking areas or had students were counted. The observed trip generation for the Dallas North Campus is based on the highest observed trip counts and is summarized in Table 1 below. Raw count data for each of the observations is attached in Exhibit 2.

Table 1 – Observation Summary for Vehicle Trips

Land Use	Independent Variable	Units	AM-Peak Hour			Midday-Peak Hour			PM-Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
High School	Students	252	88	61	149	39	49	88	47	87	134
Total Trips			88	61	149	39	49	88	47	87	134

The above table shows that the most vehicular traffic occurs in the morning peak hour with a total of 149 trips. Much of this is due to the arrival of both students and staff for morning classes. From the observations at the campus, it was also observed that the arrival of vehicles in the AM peak was spread out more evenly over the peak hour. This is due to many of the students arriving late (within 30 minutes) for the first period, but staff arriving earlier before school.

The midday peak hour has fewer overall trips (88 total) when compared the AM and PM peak but has two of the schedules having pick up occur on site. It is also more concentrated into a peak 30-minute period between 1:15 PM and 1:45 PM. Most of the students that leave during this peak are students that drive themselves or take transit.

The PM Peak has two schedules where students are picked up. It is also more concentrated into a peak 30-minute period between 3:30 PM and 4:00 PM. This is due to parents getting there right before the classes end and the school not offering activities after classes end for the day.

2.1.6 On-Street Pick-Up/Drop-Off

For the Dallas North Campus, there was no on-street pickup/drop-off observed. All pickup/drop-off activity occurred on site. It was noted during the observations that some students walk to other areas of the parking lot to be picked-up, but there is no on-street pick-up. Drop-off is focused on the area adjacent to the entry on the west side of Building C.

2.1.7 Site Queues and Projected Queue Lengths

With two entry points to the campus for parents picking up and dropping off students, there is approximately 600 feet (approximately 24 vehicles) of space for the queuing of vehicles (see attached TMP in Exhibit 1). Based on observations the longest vehicle queue seen was 3 vehicles in the AM peak hour. Most people pulled into parking spots to let their student out.

During the midday peak, vehicle queues of parents waiting to pick students up at the Grant East Campus did not exceed two (2) vehicles at any given time. These short queues are due to the presence of open parking spots that are utilized as spots to wait for the students.

Students that are dropped off or picked up by parents do so in the parking area just west of the cafetorium. Some parents enter the driveway on the north side of the site, pick up/drop off a student(s) and then exit the east or south driveway. Others turn around on the site and depart the north driveway. Still others enter from the east or south driveways, pick up/drop off a student(s) and then exit the north driveway.

Students who drive their own vehicle, park in the designated lot located on the southeast corner of Pagemill Road and Wendell Road. This keeps students driving their own vehicle away from the area where parents are dropping off or picking up students.

III. SUMMARY AND RECOMMENDATIONS

Based upon the site layout for the Dallas North Campus, the student enrollment, and observations from the campus; it is not anticipated that the existing school campus will have a significant impact on the traffic operations of the adjacent roadways. Overall access to the site is good and there is sufficient on-site storage for the projected queues related to the operations of the school.

The only recommendation is for the city to restrict truck parking along Wendell Road in sections adjacent to the parking areas.

Appendix – Traffic Management Plan



Appendix – Observation Count Data

A

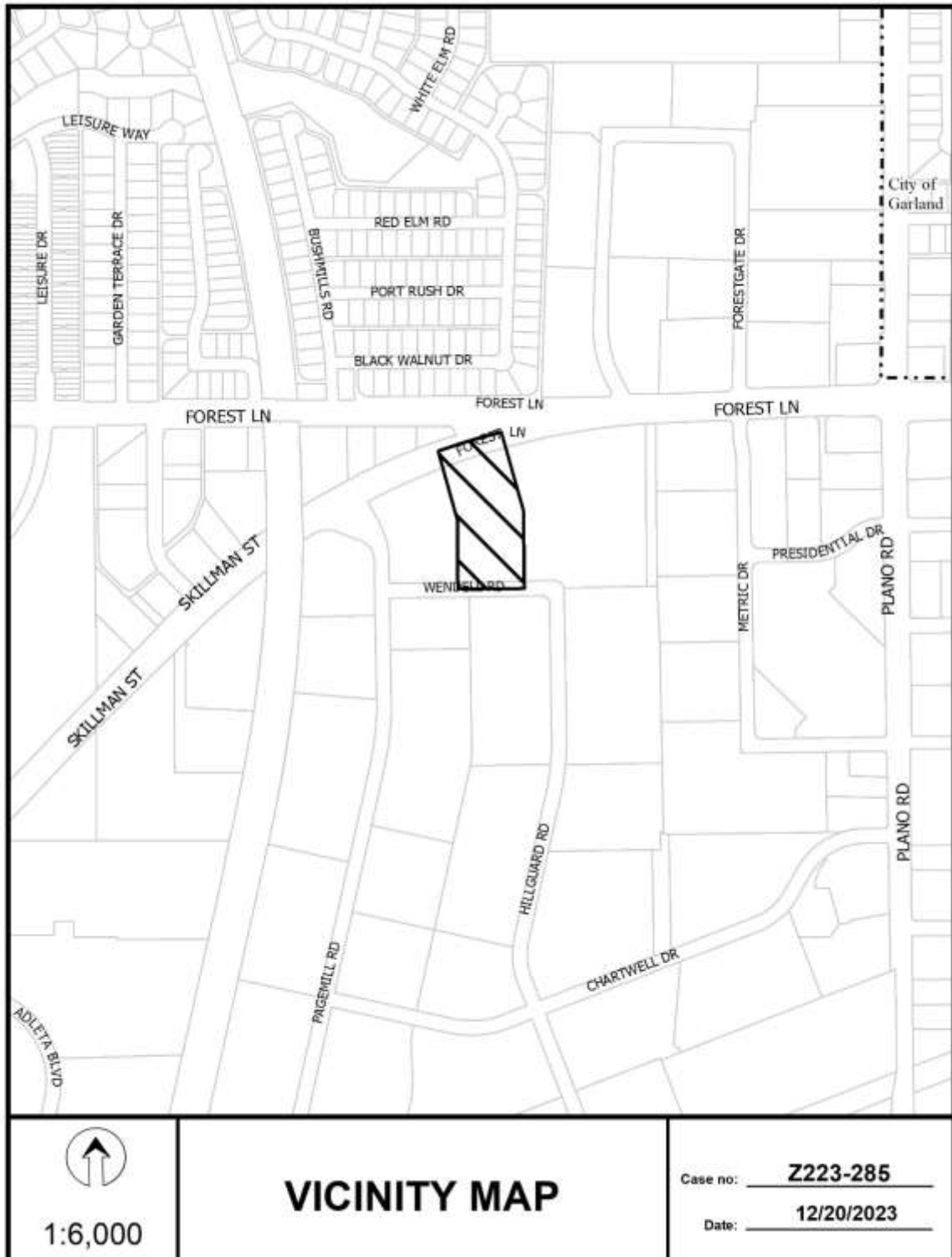
Traffic Count 5/9/2023 AM Peak																				
Time Period Start	Wendell Road East Drive				Wendell Road West Drive				Page Mill Road South Drive				Skillman Street East Drive		Skillman Street Middle Drive		Skillman Street West Drive		Pedestrians	
	RT In	RT out	LT in	LT Out	RT In	RT out	LT in	LT Out	RT In	RT out	LT In	LT Out	RT In	RT Out	RT In	RT Out	RT In	RT Out	In	Out
8-45	0	0	0	0	2	2	5	0	0	2	4	0	4	3	6	5	7	2	8	0
9-100	4	0	0	2	4	3	2	0	0	6	12	0	3	4	1	3	3	3	12	0
9-15	0	0	0	1	0	0	1	0	0	4	3	0	5	6	4	3	2	1	2	0
9-30	1	0	0	1	0	1	1	0	0	2	0	0	4	4	0	1	4	2	12	0
Total	5	0	0	4	6	6	9	0	0	14	19	0	16	17	11	12	16	8	34	0
Inbound	82																			
Outbound	61																			

Traffic Count 5/9/2023 PM Peak																				
Time Period Start	Wendell Road East Drive				Wendell Road West Drive				Pagemill Road South Drive				Skillman Street East Drive		Skillman Street Middle Drive		Skillman Street West Drive		Pedestrians	
	RT In	RT Out	LT In	LT Out	RT In	RT Out	LT In	LT Out	RT In	RT Out	LT In	LT Out	RT In	RT Out	RT In	RT Out	RT In	RT Out	In	Out
3-15	1	0	0	0	1	2	1	0	0	3	1	0	4	3	2	2	1	1	0	2
3-30	1	0	0	1	1	1	1	0	0	6	1	0	2	6	4	4	0	2	0	3
3-45	1	0	0	2	0	3	1	0	0	4	0	0	1	3	0	1	0	0	0	8
4:00	0	0	0	0	1	2	0	0	0	2	0	0	1	2	1	1	0	1	0	2
Total	3	0	0	3	3	8	3	0	0	15	2	0	8	14	7	8	1	4	0	15
Inbound	27																			
Outbound	52																			

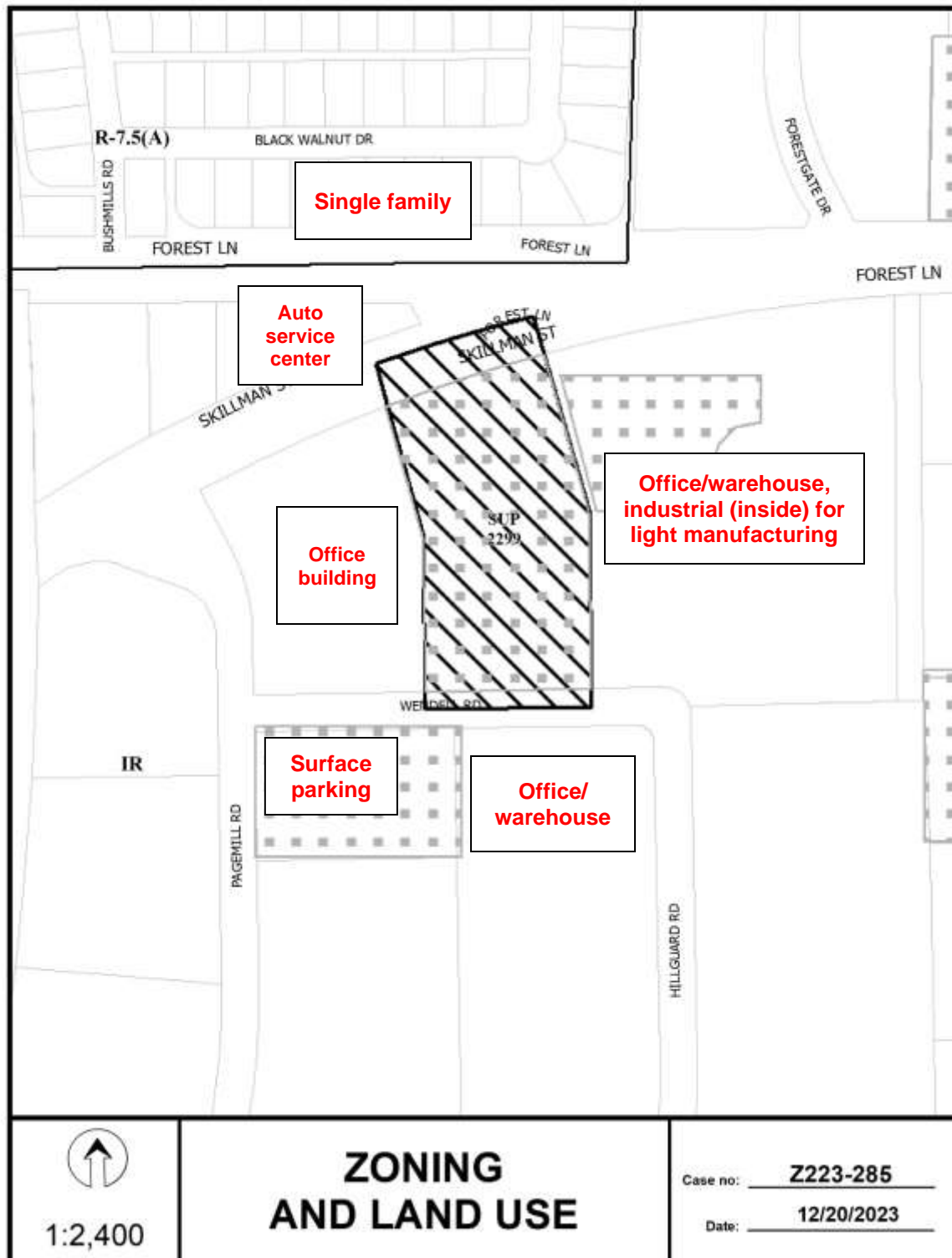
Traffic Count 5/16/2023 AM Peak																					
Time Period Start	Wendell Road East Drive				Wendell Road West Drive				Pagehill Road South Drive				Skilman Street East Drive		Skilman Street Middle Drive		Skilman Street West Drive		Pedestrians		
	RT In	RT out	LT In	LT Out	RT In	RT out	LT In	LT Out	RT In	RT Out	LT In	LT Out	RT In	RT Out	RT In	RT Out	RT In	RT Out	In	Out	
8:45	3	0	0	0	0	1	4	0	0	2	6	0	4	2	4	4	5	2	0	0	
9:00	2	0	0	1	1	2	2	0	0	5	6	0	5	4	2	2	2	2	9	0	
9:15	6	0	0	0	1	0	5	0	0	5	7	0	7	6	1	3	5	2	10	0	
9:30	1	0	0	1	0	1	1	0	0	3	1	0	4	3	1	1	2	2	1	0	
Total	12	0	0	2	2	4	12	0	0	15	20	0	20	15	8	10	14	8	20	0	
Inbound	88																				
Outbound	54																				

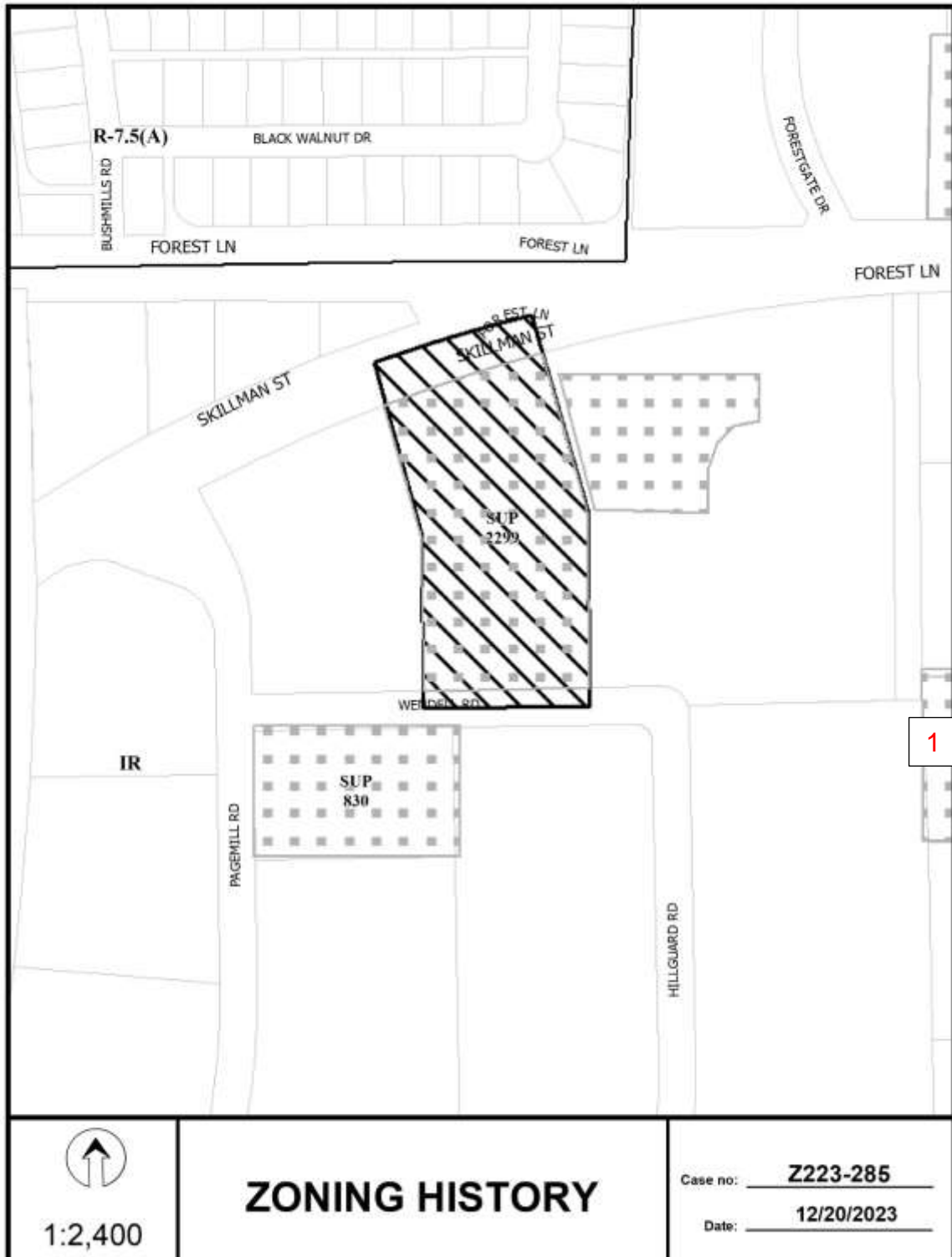
Traffic Count 5/26/2023 Midday Peak																				
Time Period Start	Wendell Road East Drive				Wendell Road West Drive				Pagemill Road South Drive				Skillman Street East Drive		Skillman Street Middle Drive		Skillman Street West Drive		Pedestrians	
	RT In	RT out	LT In	LT Out	RT In	RT out	LT In	LT Out	RT In	RT out	LT In	LT Out	RT In	RT Out	RT In	RT Out	RT In	RT Out	In	Out
1:30	0	0	0	0	0	1	0	0	0	0	2	0	9	4	1	3	3	2	0	8
1:45	1	0	0	2	0	0	1	0	0	1	0	0	2	6	1	2	2	1	0	5
2:00	1	0	0	2	0	1	0	0	0	3	0	0	2	4	1	4	1	3	0	3
2:15	0	0	0	0	0	1	0	0	0	2	0	0	9	3	1	2	2	2	0	1
Total	2	0	0	4	0	3	1	0	0	6	2	0	22	17	4	11	8	8	0	17
Inbound	39																			
Outbound	49																			

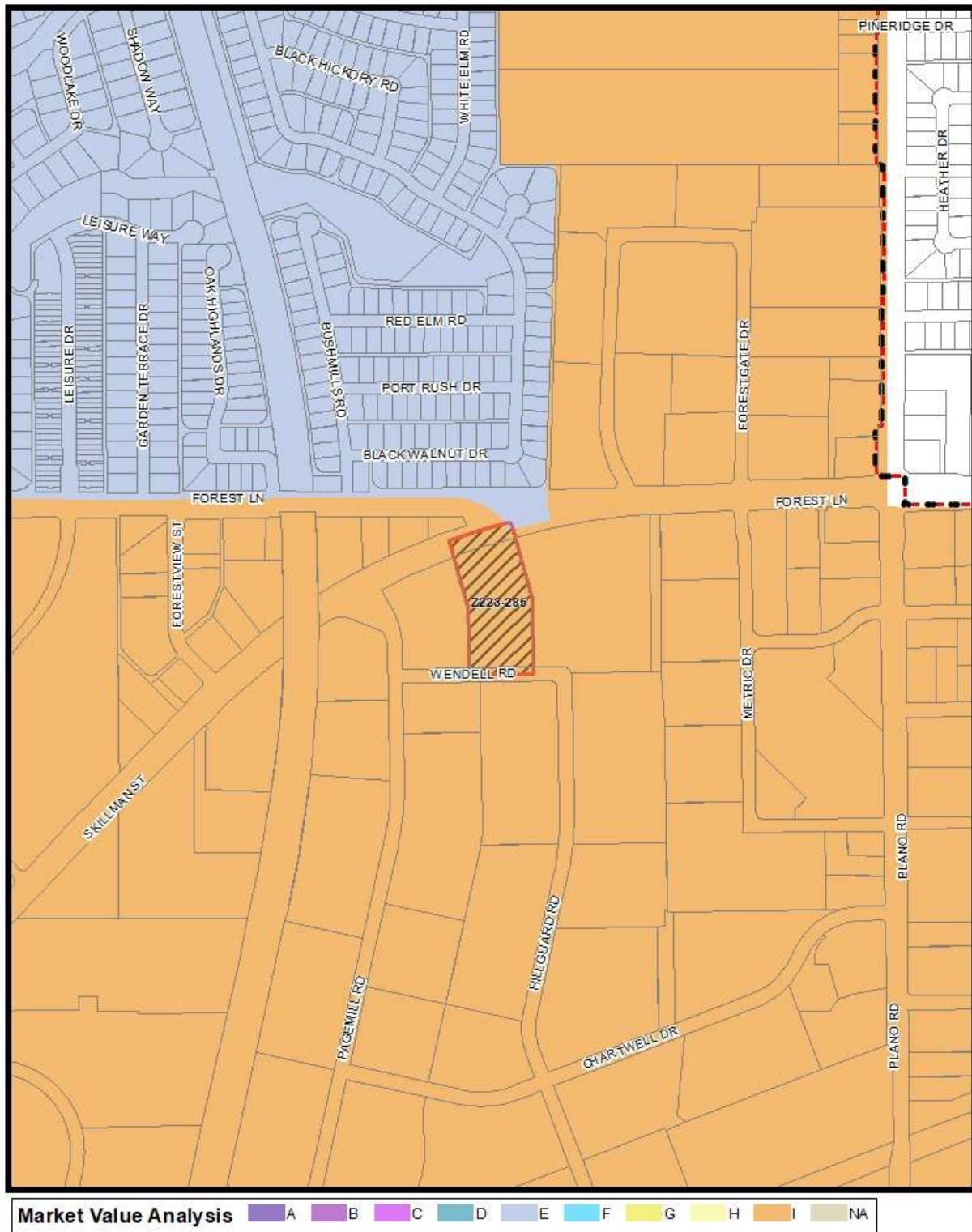
Traffic Count 5/16/2023 PM Peak																				
Time Period Start	Wendell Road East Drive				Wendell Road West Drive				Fagelmill Road South Drive				Skillman Street East Drive		Skillman Street Middle Drive		Skillman Street West Drive		Pedestrians	
	RT In	RT Out	LT In	LT Out	RT In	RT Out	LT In	LT Out	RT In	RT Out	LT In	LT Out	RT In	RT Out	RT In	RT Out	RT In	RT Out	In	Out
3:15	0	0	3	0	1	2	2	0	0	3	6	0	3	2	3	5	4	2	0	2
3:30	1	0	0	3	0	3	3	0	0	5	1	0	5	6	4	3	4	5	0	20
3:45	1	0	0	2	0	2	0	0	0	7	1	0	0	6	0	5	1	3	0	1
4:00	0	0	0	1	1	1	1	0	0	5	0	0	0	7	2	4	0	5	0	0
Total	2	0	3	6	2	8	6	0	0	20	8	0	8	21	9	17	9	15	0	23
Inbound	47																			
Outbound	87																			













03/06/2024

Reply List of Property Owners***Z223-285******20 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	9704	SKILLMAN ST	AMERICA CAN
2	9641	WENDELL RD	FLT NORTHGATE ASHTON LLC & ET AL
3	11500	HILLGUARD RD	BRE JUPITER TX 1B OWNER LLC
4	11500	PAGEMILL RD	AMERICAN CAN
5	11501	HILLGUARD RD	ICON OWNER POOL 6 EL PASO LLC
6	9631	SKILLMAN ST	MARINO FRANK
7	9661	SKILLMAN ST	TEXAS CAPITAL FAMILY LP
8	9797	SKILLMAN ST	Taxpayer at
9	10316	BLACK WALNUT DR	BULLARD TRUDY N
10	10320	BLACK WALNUT DR	MOHAMMAD MOHAMMAD &
11	10324	BLACK WALNUT DR	REYNOLDS L E
12	10328	BLACK WALNUT DR	LY TRI
13	10332	BLACK WALNUT DR	TRAN MY DUNG
14	10336	BLACK WALNUT DR	ZARATE DAVID &
15	10340	BLACK WALNUT DR	HUYNH BINH N & XUYEN KIM T LE
16	10344	BLACK WALNUT DR	WALLS ANNETTE
17	10348	BLACK WALNUT DR	KAR TLUANG &
18	10402	BLACK WALNUT DR	CASADOS CESAR
19	11805	FORESTGATE DR	ALPARC II NORTHGATE
20	9696	SKILLMAN ST	BBH CAPITAL INVESTMENTS LLC



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1220

Item #: Z5.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 4
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive

Recommendation of Staff: Approval for a five-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 five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z223-308(LC)

FILE NUMBER: Z223-308(LC) **DATE FILED:** July 26, 2023

LOCATION: Northeast corner of South Fleming Avenue and East Clarendon Drive

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 28,314 sq. ft. **CENSUS TRACT:** 48113021000

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

OWNER/APPLICANT: Jessica Gonzales

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay.

SUMMARY: The purpose of the request is to allow a child-care facility.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a vacant structure previously used as a church, with a lot area of 28,314 square feet (0.65 acres).
- This property is a corner lot at an intersection, with frontage on both South Fleming Avenue and East Clarendon Drive.
- Proposed hours of operation will be between 6:30 a.m. and 6:30 p.m., Monday through Friday.
- Request for specific use permit to allow child-care facility.
- This specific use permit would expire five years from the passage of ordinance, but would be 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.
- Case was held under advisement at the February 15, 2024 City Plan Commission Meeting.
- There were minor changes to the site plan from the February 15, 2024 City Plan Commission meeting.

Zoning History:

There has been one zoning case in the area in the last five years.

- **Z223-299:** On July 11, 2023, staff received an application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District on the west line of Upton Street, between East Clarendon Drive and Viola Street. [Scheduled for January 18, 2024 City Plan Commission]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Fleming Avenue	Local Street	-
East Clarendon Drive	Community Collector	60 Feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit-oriented development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

The Dallas Zoo Area Land Use Study:

The *Dallas Zoo Area Land Use Study* was adopted by the City Council in December 2001 and outlines five goals and objectives suggested by the steering committee with an overall goal that focuses on revitalization strategies and policy guidance for future growth and development in this area.

The request complies with the following goals and objectives of the Dallas Zoo Area Land Use Study:

2.0 LAND USE AND ZONING

GOAL 2.2 COMMUNITY IDENTIFIED NEEDS

Land Use:

	Zoning	Land Use
Site	PD 388 Tract 2H, H/60	Retail and office
North	PD 388 Tract 1, H/60	Single family
East	PD 388 Tract 1	Undeveloped
South	IM, PD 564	Commercial retail
West	CS	Single family

Land Use Compatibility:

The property currently has a vacant structure previously used as a church with existing driveway entry. This Specific Use Permit request is to allow for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with Historic District overlay H/60. The area of request is currently surrounded by residential single family uses to the north, east and west. To the south of the property are industrial manufacturing and commercial retail uses. Staff finds the applicant's proposal compatible with these surrounding uses

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the

surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of five years with eligibility for automatic renewal for additional five-year periods appropriate for this site.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

The applicant proposes that between the hours of 6:30 a.m. and 6:30 p.m., Monday through Friday, the entire floor area will be used for the proposed child-care facility. PD No. 388 does not have a specific off-street parking ratio for this use. Therefore, parking requirements will default to Chapter 51A.

The off-street parking ratio for a child-care facility in Chapter 51A is one space per 500 square feet of floor area. For the 2,033-square-foot building, a minimum of four spaces are required. The proposed site plan shows 11 spaces provided.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within a “G” MVA area. To the northwest is an “F” MVA area.

Z223-308(LC)

List of Officers

La Escuelita Spanish Immersion Preschool, LLC

Ivan Gonzales, Officer/Owner

Jessica Gonzales, Officer/Owner

CPC Action
March 21, 2024

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive.

Maker: Forsyth
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Blair, Sleeper, Housewright, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Wheeler-Reagan, Haqq
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 17
Replies: For: 1 Against: 0

Speakers: For: Chelsea Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Jessica Gonzales, 3619 Blue Ridge Blvd., Dallas, TX, 75233
Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Ivan Gonzales, 3619 Blue Ridge Blvd., Dallas, TX, 75233
Against: None

CPC Action
February 15, 2024

Motion: In considering an application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive, it was moved to **hold** this case under advisement until March 21, 2024.

Maker: Forsyth
Second: Hampton
Result: Carried: 10 to 4

For: 10 - Hampton, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Blair, Housewright,
Treadway, Hall, Kingston

Against: 4 - Chernock, Sleeper, Haqq, Rubin

Absent: 1 - Shidid

Vacancy: 0

Notices: Area: 200

Mailed: 17

Replies: For: 1

Against: 0

Speakers: For: Chelsea Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Jessica Gonzales, 3619 Blue Ridge Blvd., Dallas, TX, 75233

For (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
Joseph Anthony, 205 Tower Ct., Plano, TX, 75074

Against: None

CPC Action

January 18, 2024

Motion: In considering an application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Rubin

Second: Carpenter

Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair*, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

Against: 0

Absent: 0

Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices: Area: 200

Mailed: 17

Replies: For: 1

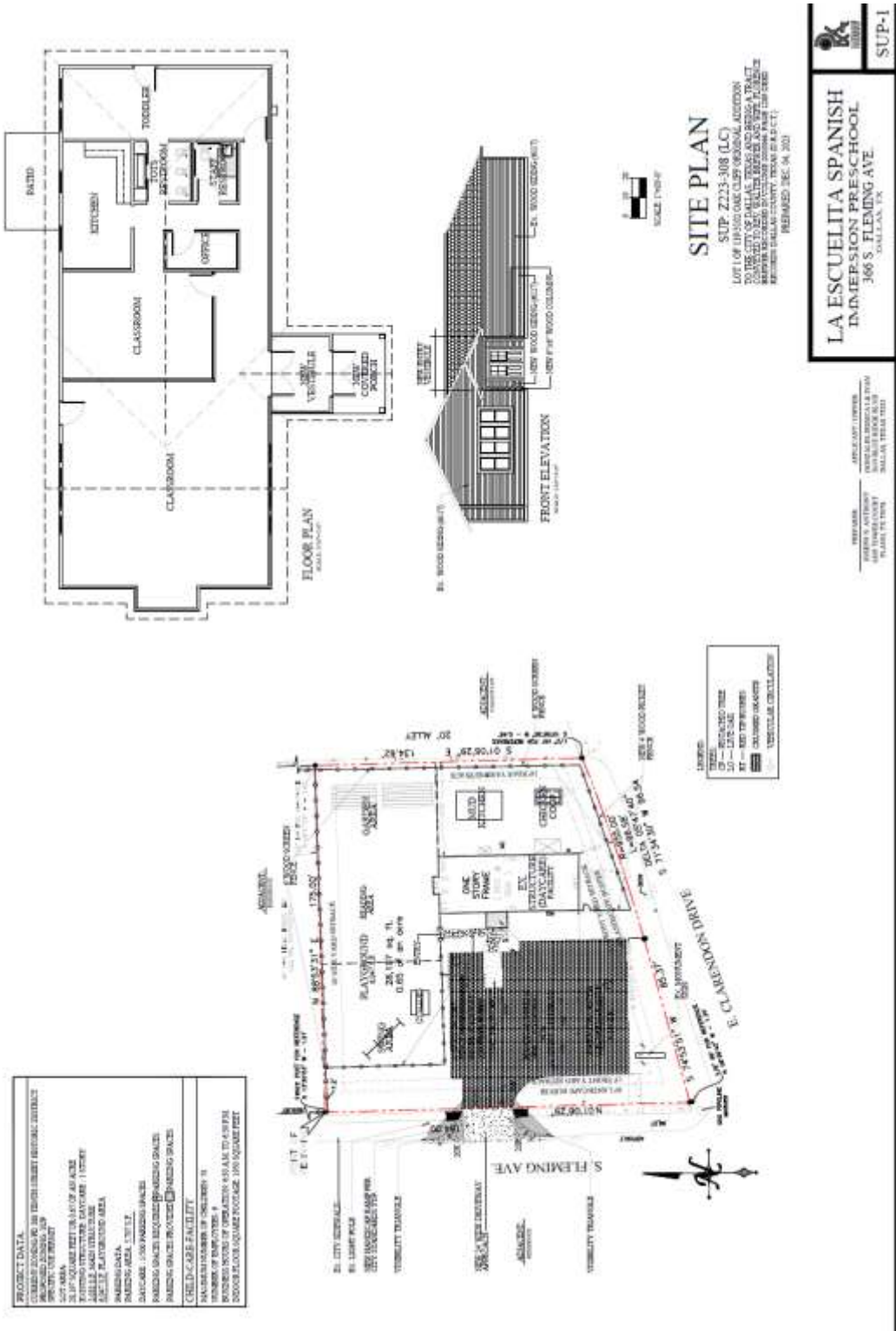
Against: 0

Speakers: None

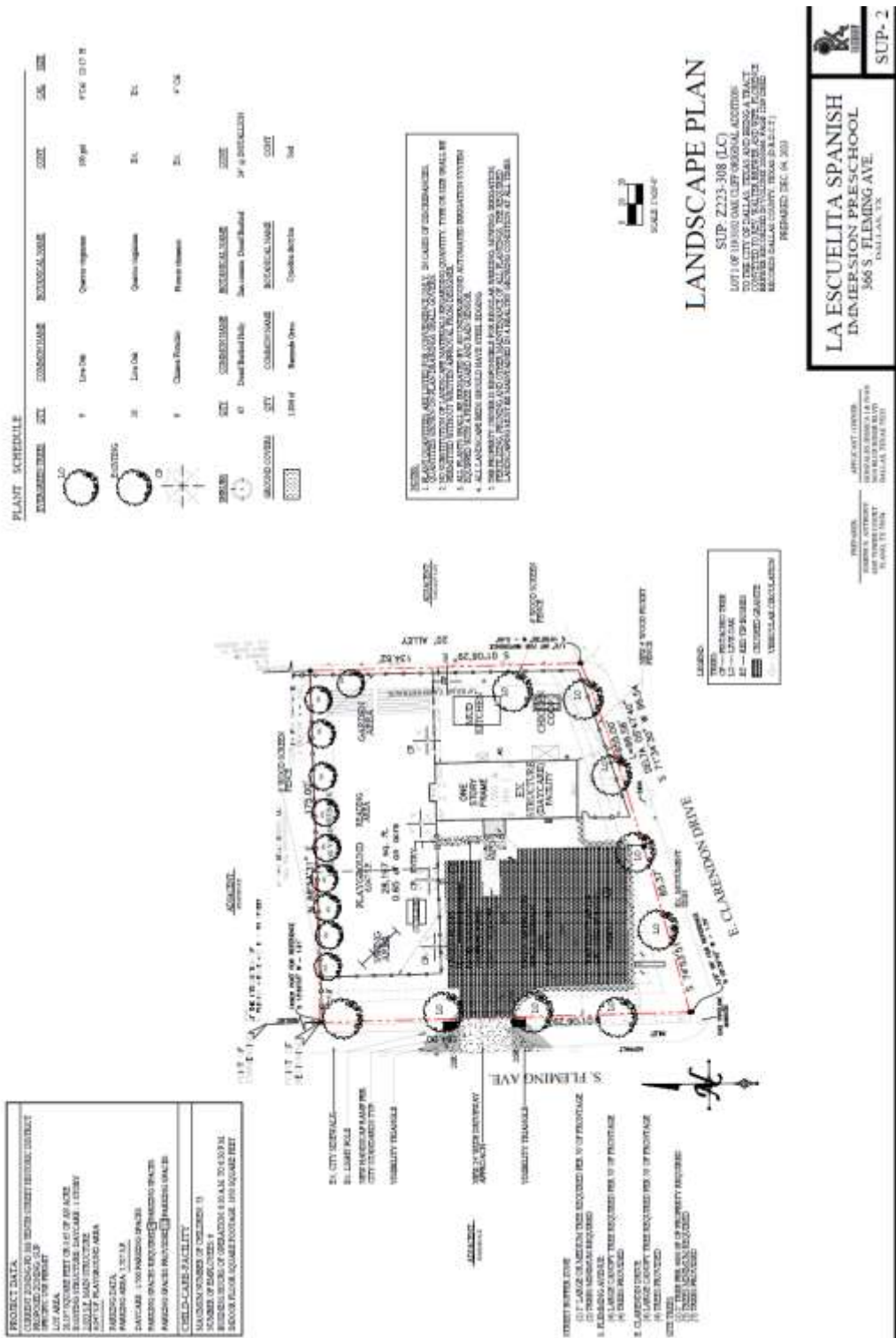
CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit 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 applications for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The child-care facility may only operate between 6:30 a.m. and 6:30 p.m., Monday through Friday.
5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Parking must be located as shown on the attached site plan.
7. MAINTENANCE: The entire 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.

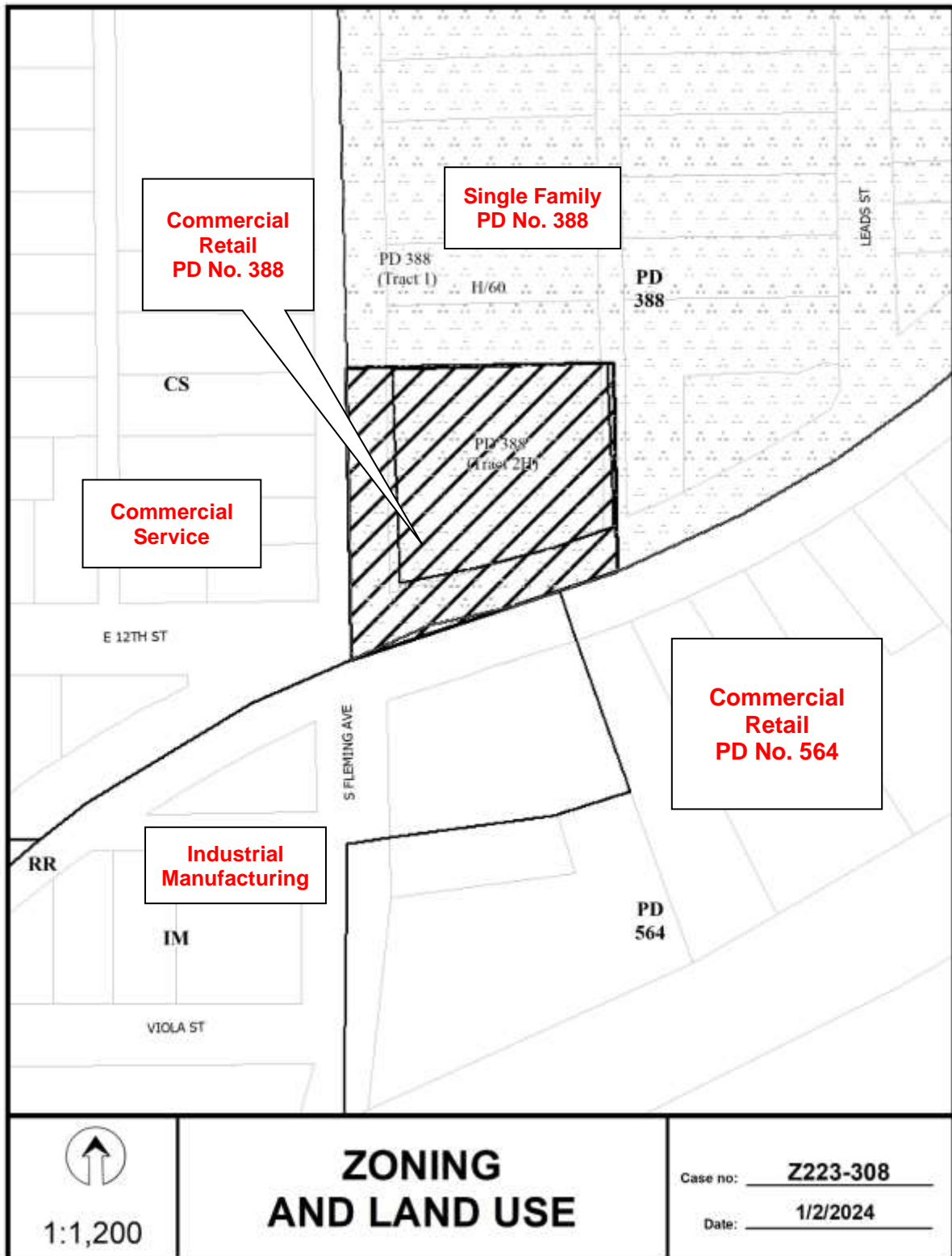
CPC RECOMMENDED SITE PLAN

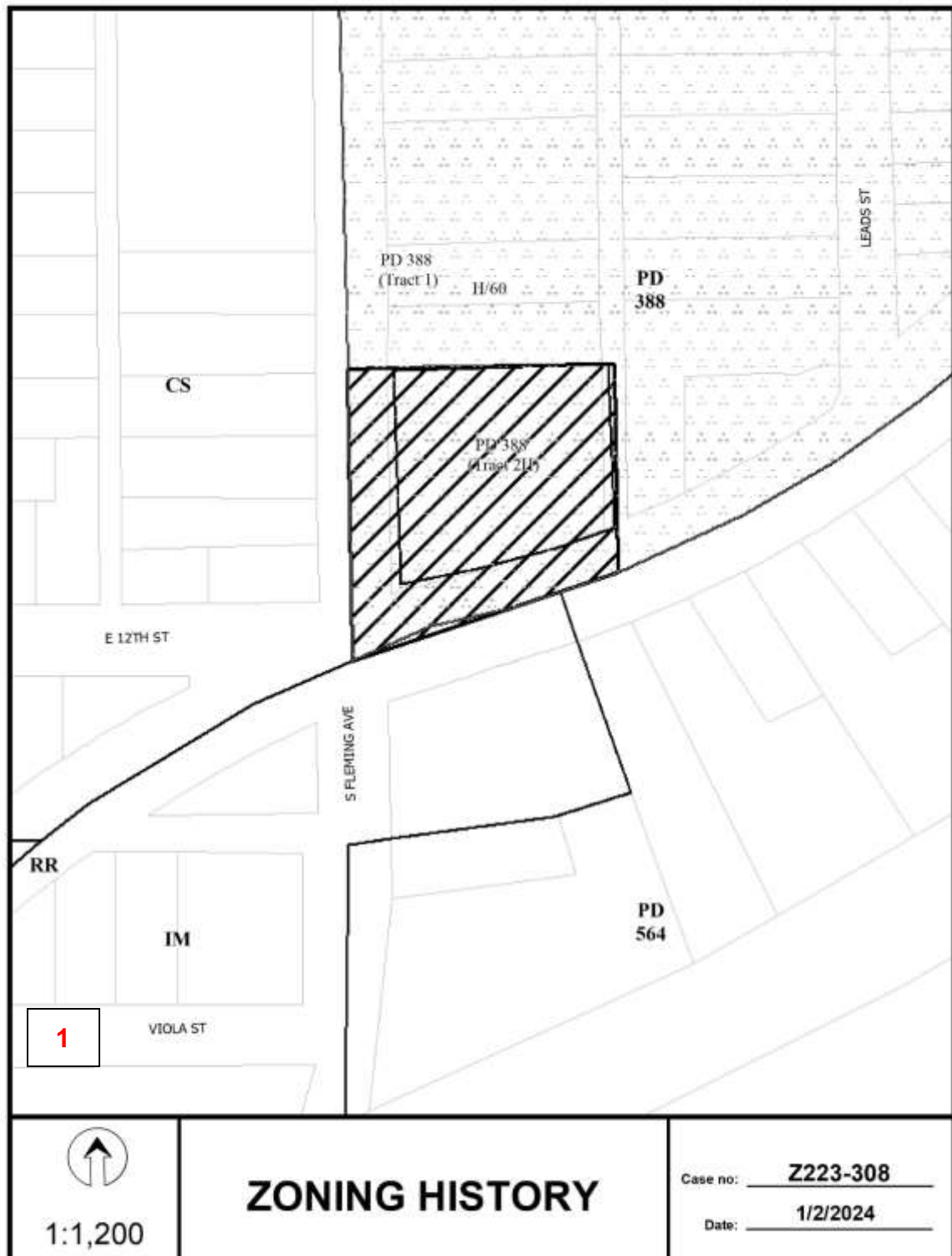


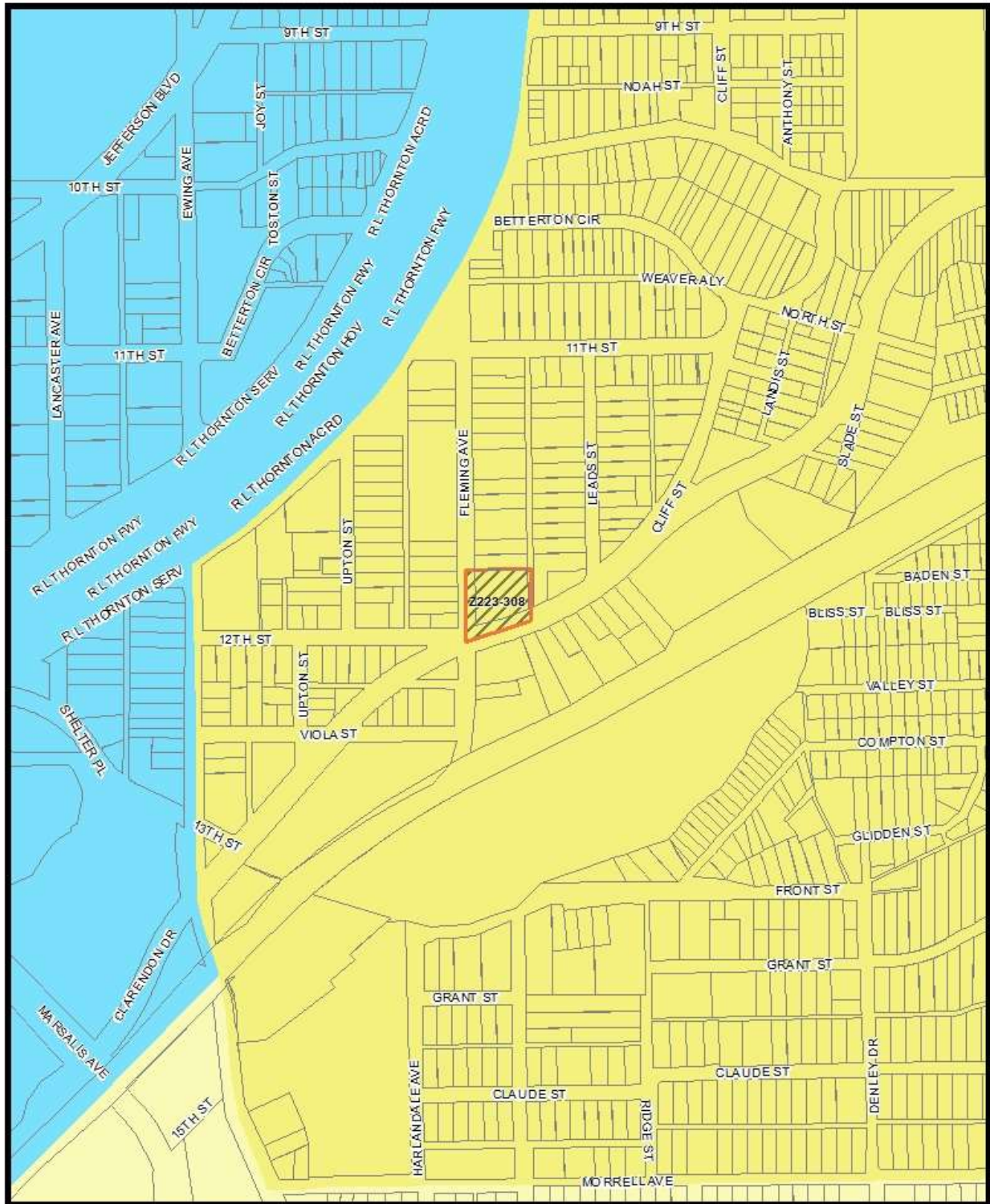
CPC RECOMMENDED LANDSCAPE PLAN











Market Value Analysis

Legend: A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 1/2/2024



03/20/2024

Reply List of Property Owners**Z223-308*****17 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	366 FLEMING AVE	LA ESCUELITA SPANISH
	2	917 E 12TH ST	FIGUEROA FRANCISCO
O	3	361 FLEMING AVE	GREEN ROBIN LEE
	4	355 FLEMING AVE	LUEVANO RUBY STEAN
	5	359 FLEMING AVE	JONES MICHAEL G
	6	353 FLEMING AVE	BMH OAK CLIFF III LLC
	7	349 LEADS ST	MARTINEZ PILAR &
	8	348 FLEMING AVE	Taxpayer at
	9	354 FLEMING AVE	MY NEW TEXAS HOMES LLC
	10	338 FLEMING AVE	BRISTOW ANNEMARIE
	11	345 LEADS ST	ADAMS EULA MAE
	12	341 LEADS ST	LEDESMA JOSE JESUS &
	13	950 E CLARENDON DR	BELMAR MGMT LTD
	14	410 FLEMING AVE	ROCK TENN CO MILL DIV
	15	1010 E CLARENDON DR	KAELSON CO PROPERTIES INC
	16	357 LEADS ST	MARTINEZ MANUAL & PILAR
	17	351 LEADS ST	VILLA MARCELINO & MARIA L



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1221

Item #: Z6.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions

Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions

Z223-309(MB)

FILE NUMBER: Z223-309(MB) **DATE FILED:** August 1, 2023
LOCATION: East corner of Al Lipscomb Way and Meadow Street
COUNCIL DISTRICT: 7
SIZE OF REQUEST: Approx. 18,599 sqft **CENSUS TRACT:** 48113020300

OWNER/APPLICANT: Rodney Griffin

REPRESENTATIVE: Louvada Jones

REQUEST: An application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to continue use of the property as a bar, lounge, or tavern and dance hall. [Blues Palace]

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently developed with a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall.
- The request site is an existing one-story venue with 18,599 square feet of floor area.
- SUP No. 1495 was originally approved by City Council on November 13, 2002 for a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall for a period of one year. SUP No. 1495 was renewed in 2003 for five years; 2008 for ten years; and in 2018 for five years through automatic renewal.
- SUP No. 1495 expired on August 13, 2023. Application for renewal was filed on August 1, 2023. As the applicant filed after the automatic renewal window between February 14, 2023 and April 15, 2023, the application must follow the regular renewal procedure.
- The applicant requests the renewal of SUP No. 1495 for a five-year period to continue operating a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Al Lipscomb Way	Community Collector	60 feet
Meadow Street	Minor Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:**The 360 Plan:**

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the South Dallas / Fair Park area of the plan.

The applicant's request to amend the Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall meets the 360 Plan's strategy to Build Complete Neighborhoods through the following goal:

3 Grow a Diverse Mix of Services and Retail

South Dallas / Fair Park Economic Development Corridor:

The South Dallas / Fair Park Economic Development Corridor area plan, adopted by City Council on September 26, 2001, provides strategies to encourage revitalization of the major commercial corridors of the South Dallas / Fair Park area.

The area in which the subject site is located is identified in the study as a retail, commercial, and entertainment district opportunity; Al Lipscomb Way (previously named Grand Avenue) in particular was noted as a major entertainment and retail district. Continuing the use of this site as a bar, lounge or tavern and commercial amusement (inside) limited to a Class A dance hall supports this goal of the area plan.

Land Use:

	Zoning	Land Use
Site	CC Community Commercial Subdistrict within Planned Development District No. 595	Bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall
Northwest	CC Community Commercial Subdistrict within PD No. 595	Retail center
Northeast	CC Community Commercial Subdistrict within PD No. 595	General Merchandise (no food); Restaurant without drive-in service
Southeast	P(A) Parking Subdistrict within PD No. 595; MF-2(A) Subdistrict within PD No. 595	Surface parking; Single family
Southwest	CC Community Commercial Subdistrict within PD No. 595; MF-2(A) Subdistrict within PD No. 595	Alcoholic beverage establishment; multifamily

Land Use Compatibility:

The request site consists of a one-story structure. The applicant is requesting renewal of SUP No. 1495 to continue operation of an existing bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall. The site is surrounded by a mix of retail uses and residential uses. To the northwest is a retail center with a variety of stores. To the northeast are a general merchandise (no food) establishment as well as a restaurant without drive-in service. To the southeast are a surface parking lot and single family housing. Immediately to the southwest is an alcoholic beverage establishment as well as multifamily housing. Staff finds that ongoing alcohol sales are unlikely to have an adverse impact on surrounding uses, and that the requested land use is compatible with those surrounding uses.

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 continuation of a bar and dance hall along Al Lipscomb Way enhances the entertainment character of the area as envisioned in the area plans for the neighborhood.

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

PD No. 595 refers to Sec. 51A-4.200 of the Dallas City Code for off-street parking requirements. For dance halls, one space per 25 square feet of dance floor and one space per 100 square feet of floor area for the remainder of the use are required. For alcoholic

beverage establishments limited to a bar, lounge, or tavern, one space per 100 square feet of floor area is required.

The dance floor as drawn in the site plan is 202.5 square feet, requiring 8 parking spaces. The remainder of the space (4,330.5 square feet) requires 43 parking spaces, for a total of 51 parking spaces. A total of 37 parking spaces are provided on-site, with remaining parking provided by an adjacent surface lot owned by applicant.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “G” MVA cluster.

Crime Report:

Since August 2018, the area has had 82 offenses, 36 arrests, and 140 calls.

Offenses

Offenses (Summary)	Count of Incidents
AGG ASSAULT - NFV	3
ALL OTHER OFFENSES	2
BMV	4
BURGLARY-BUSINESS	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
DRUG EQUIPMENT VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	6
DUI	3
MISCELLANEOUS	41
MURDER & NONNEGLIGENT MANSLAUGHTER	1
PUBLIC INTOXICATION	2
ROBBERY-INDIVIDUAL	2
SIMPLE ASSAULT	5
TRAFFIC VIOLATION - HAZARDOUS	2
UUMV	6
WEAPON LAW VIOLATIONS	2
Grand Total	82

Arrests

Arrests (Summary)	Count of Incidents
AGG ASSAULT - NFV	1
ALL OTHER OFFENSES	1
APOWW (SOCIAL SERVICES REFERRAL)	2
DRUG EQUIPMENT VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	4
DUI	3
PUBLIC INTOXICATION	2
SIMPLE ASSAULT	1
TRAFFIC VIOLATION - HAZARDOUS	1
UUMV	2
WARRANT DALLAS PD (ALIAS/CAPIAS)	4
WARRANT DALLAS PD (OTHERS)	1
WARRANT HOLD (NOT A DPD WARRANT)	7
WARRANT HOLD (OUTSIDE AGENCY)	1
WARRANT-DALLAS PD (ALIAS)	3
WEAPON LAW VIOLATIONS	2
Grand Total	36

Calls

Calls (Summary)	Count of Problem
**PD Requested by Fire	2
04 - 911 Hang Up	3
07 - Minor Accident	6
09/01 - Theft	1
09V - UUMV	5
11B - Burg of Bus	2
11V - Burg Motor Veh	1
15 - Assist Officer	2
16A - Injured Person w/Amb	1
19 - Shooting	1
24 - Abandoned Property	5
30 - Prisoner	1
32 - Suspicious Person	1
37 - Street Blockage	1
40 - Other	9
40/01 - Other	7
41/09 - Theft - In Progress	1
46 - CIT	1
46A - CIT w/Ambulance	3
55 - Traffic Stop	19
58 - Routine Investigation	38
58C - Community Engagement	2
6G - Random Gun Fire	1
6X - Major Dist (Violence)	16
6XA - Major Dist Ambulance	1
6XE - Disturbance Emergency	1
76 - Warrant Service	1
7CE - City Equipment Accident	2
7X - Major Accident	4
DAEV-Dist Armed Encounter Veh	1
DASF-Dist Active Shooter Foot	1
Grand Total	140

Z223-309(MB)

List of Officers

Blues Palace

Rodney Griffin, Owner

CPC Action
March 7, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall for a five-year with eligibility for automatic renewals for additional five-year periods, subject to amended conditions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street.

Maker: Wheeler-Reagan
Second: Blair
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton*, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq*, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

*out of the room, shown voting in favor

Notices:	Area: 200	Mailed: 18
Replies:	For: 0	Against: 2

Speakers: For: Louvada Williams, 3100 Al Lipscomb Way, Dallas, TX, 75215
Against: None

CPC Action
February 1, 2024

Motion: In considering an application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street, it was moved to **hold** this case under advisement until March 7, 2024.

Maker: Wheeler-Reagan
Second: Shidid

Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices:	Area: 200	Mailed: 18
Replies:	For: 0	Against: 2

Speakers: None

CPC Action
January 18, 2024

Motion: In considering an application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street, it was moved to **hold** this case under advisement until February 1, 2024.

Maker: Wheeler-Reagan
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair*, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices:	Area: 200	Mailed: 18
Replies:	For: 0	Against: 2

Z223-309(MB)

Speakers: For: None

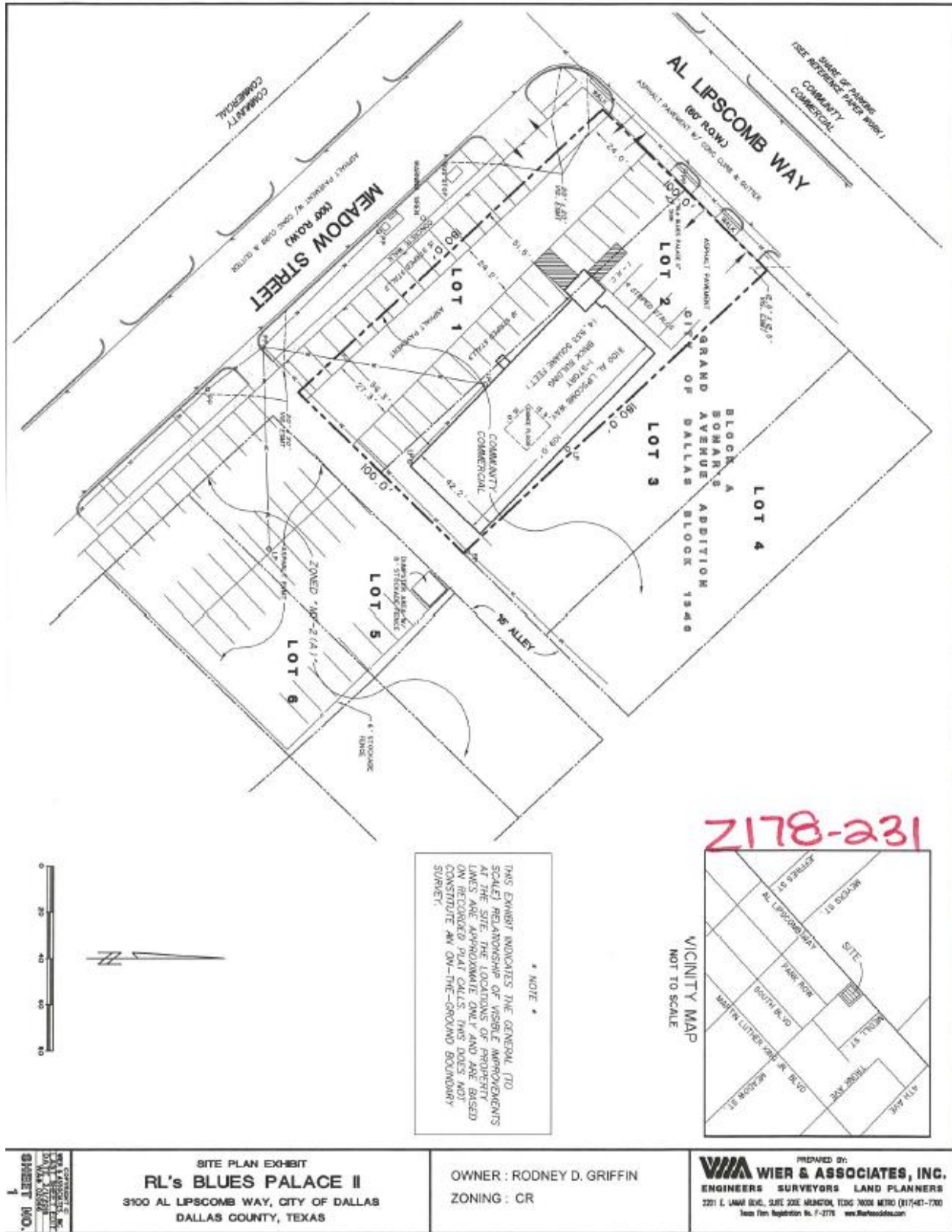
For (Did not speak): Kevin Wiley, 325 N. St. Paul St., Dallas, TX, 75252

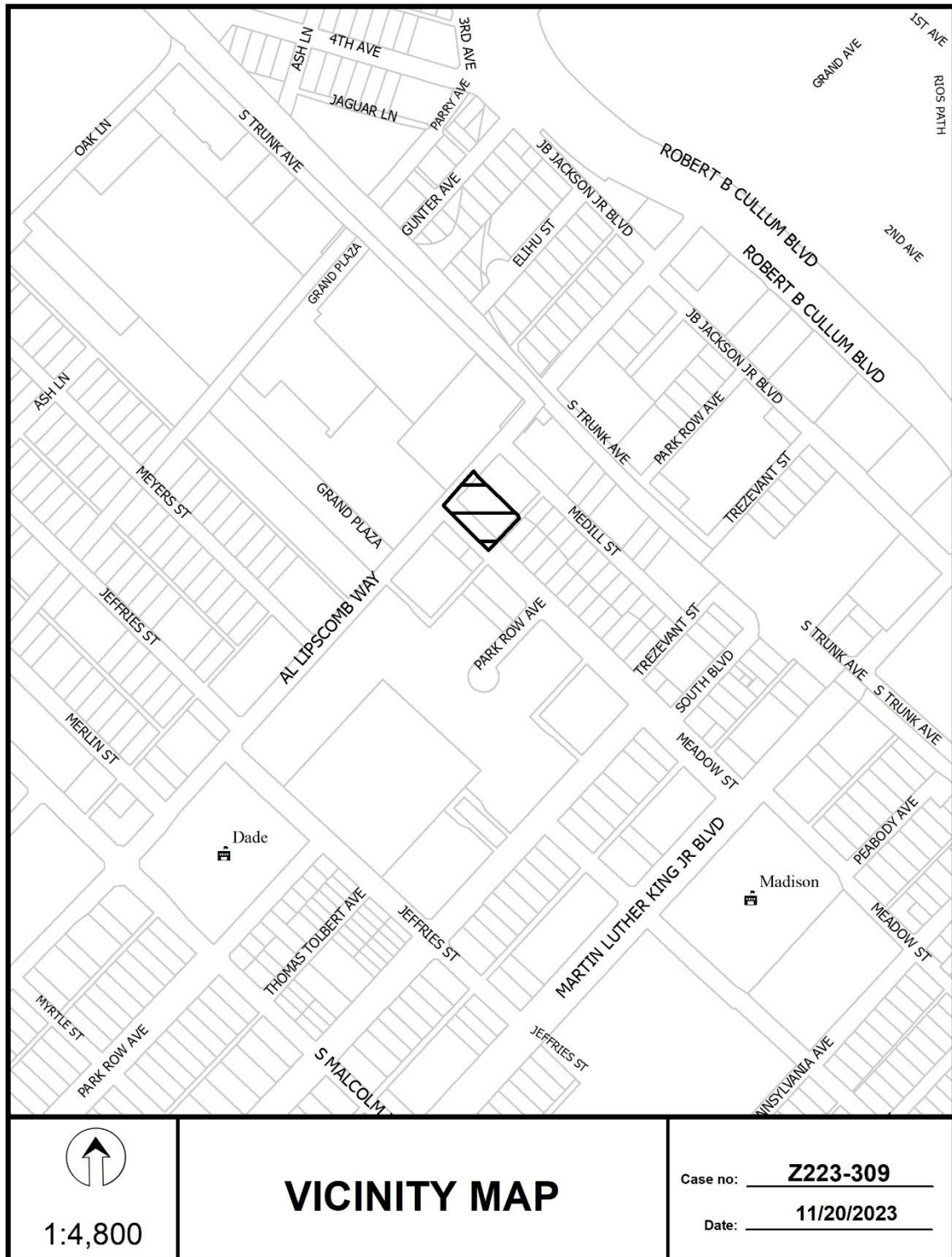
Against: None

CPC RECOMMENDED SUP NO. 1495 CONDITIONS

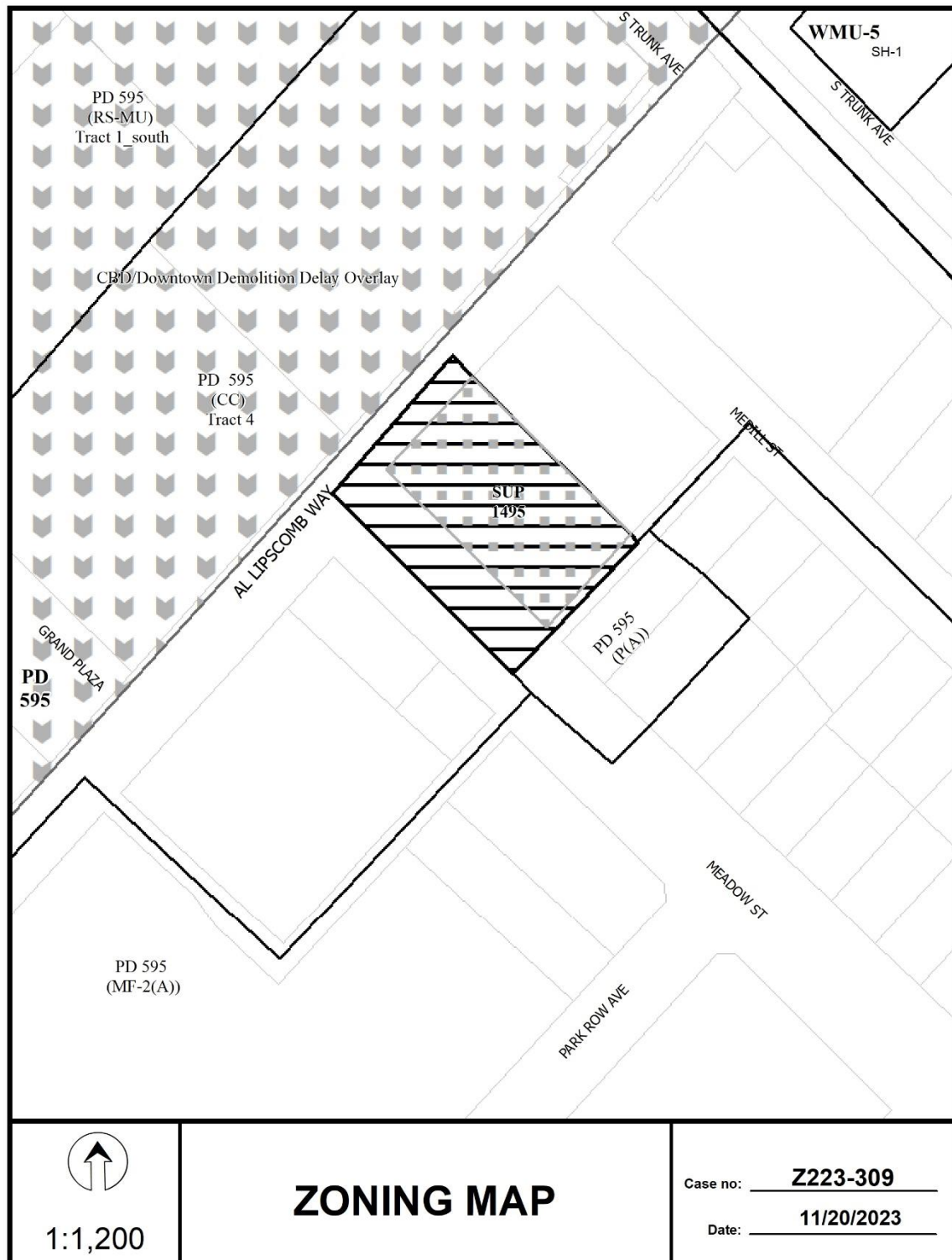
1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years from passage of 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 applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X.
5. SCREENING: Screening must be provided along the southeast property line in accordance with Dallas Development Code Section 51A-4.602(c) if the property abuts a residential district.
6. OFF STREET PARKING: A minimum of 51 off-street parking spaces must be provided. Twenty three off-street parking spaces must be provided as shown on the attached site plan, and the remaining 28 off-street parking spaces must be provided in accordance with Dallas Development Code Division 51A-4.300.
7. INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
8. CERTIFICATE OF OCCUPANCY: The alcoholic beverage establishment limited to a bar, lounge, or tavern and the commercial amusement (inside) limited to a Class A dance hall must obtain an amended certificate of occupancy from the building official by November 18, 2008. All requirements of this specific use permit must be met before the building official may issue the amended certificate of occupancy.
9. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern and the commercial amusement (inside) limited to a class A dance hall may only operate between 8:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

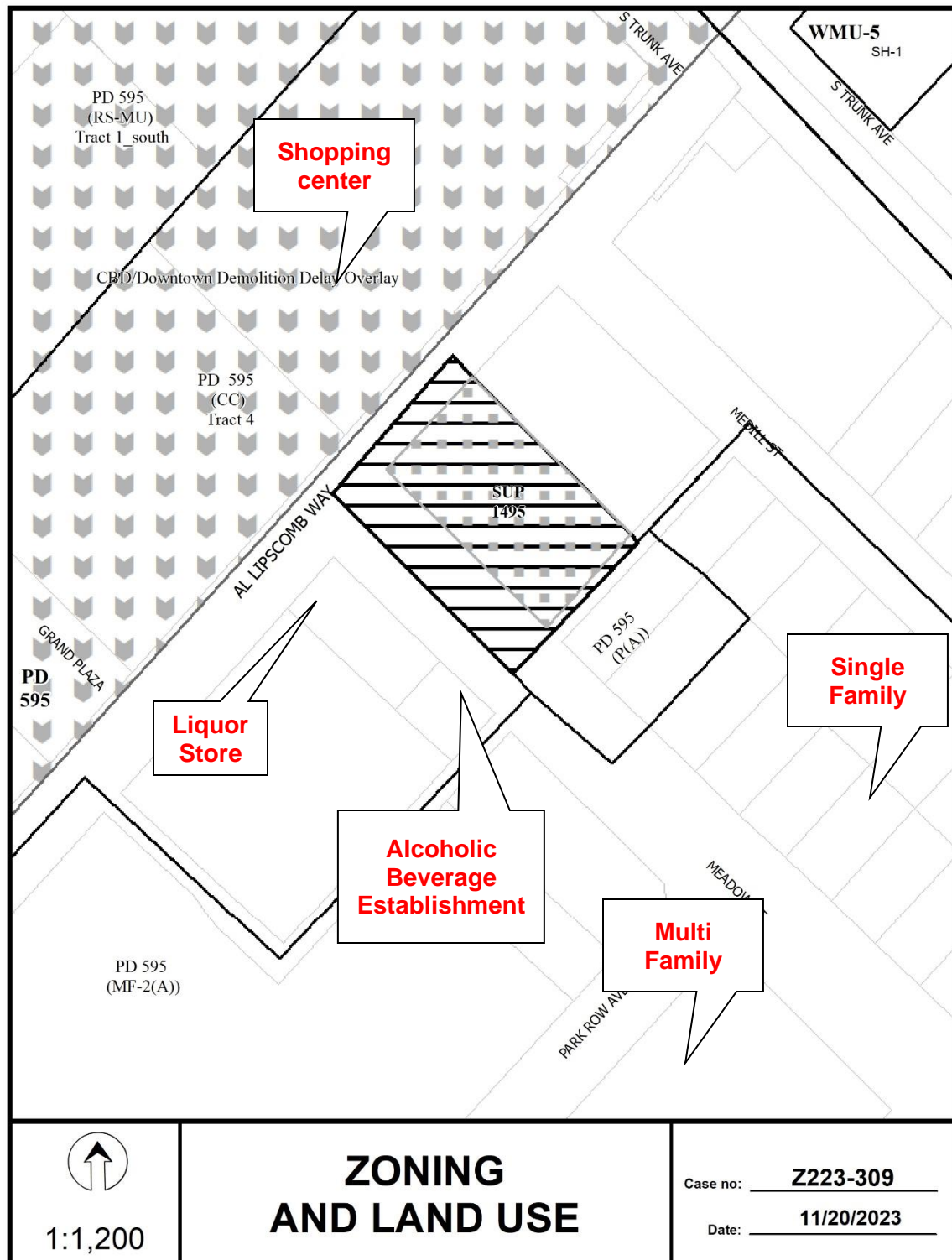
EXISTING SUP NO. 1495 SITE PLAN (NO CHANGES PROPOSED)

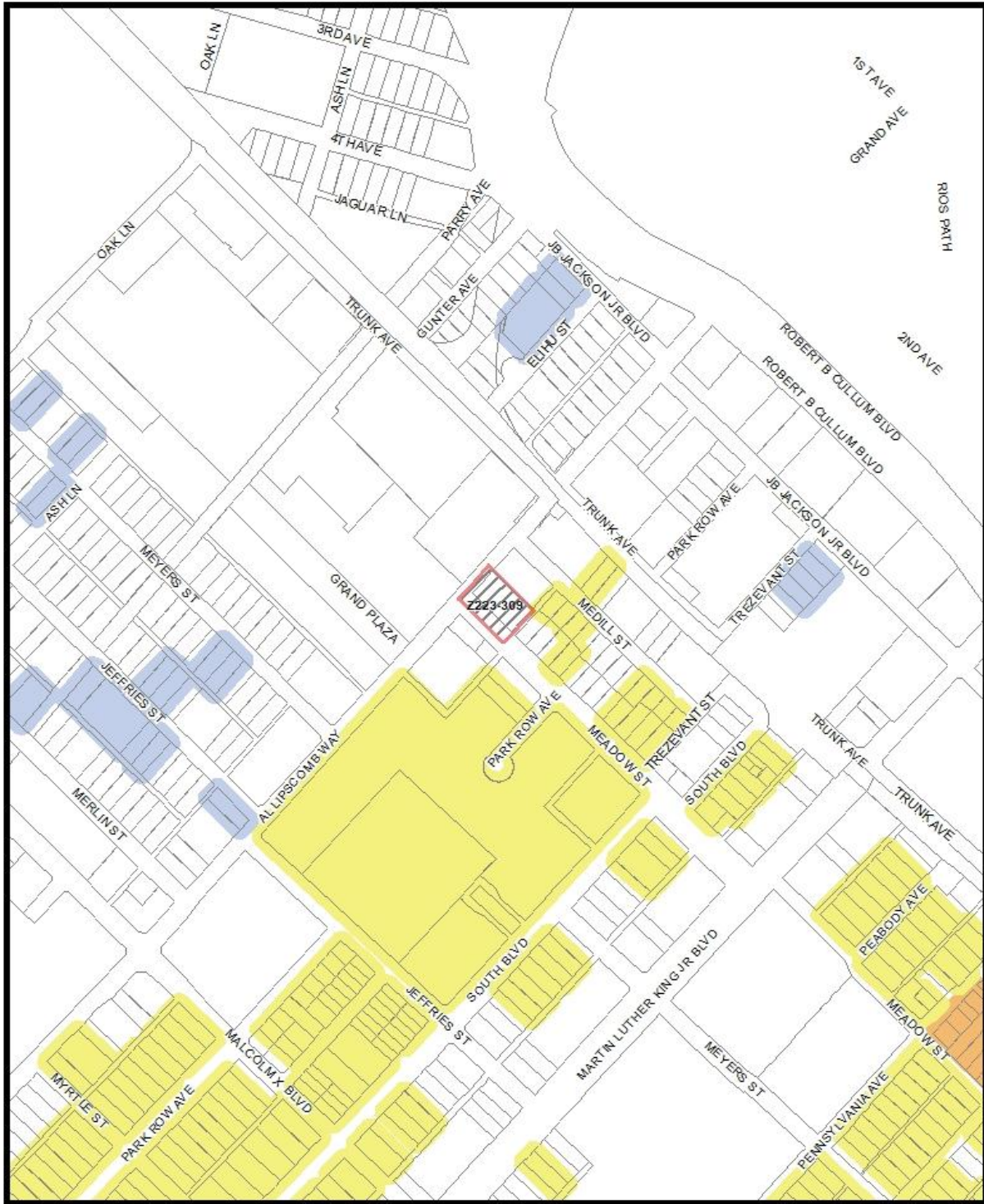












Market Value Analysis

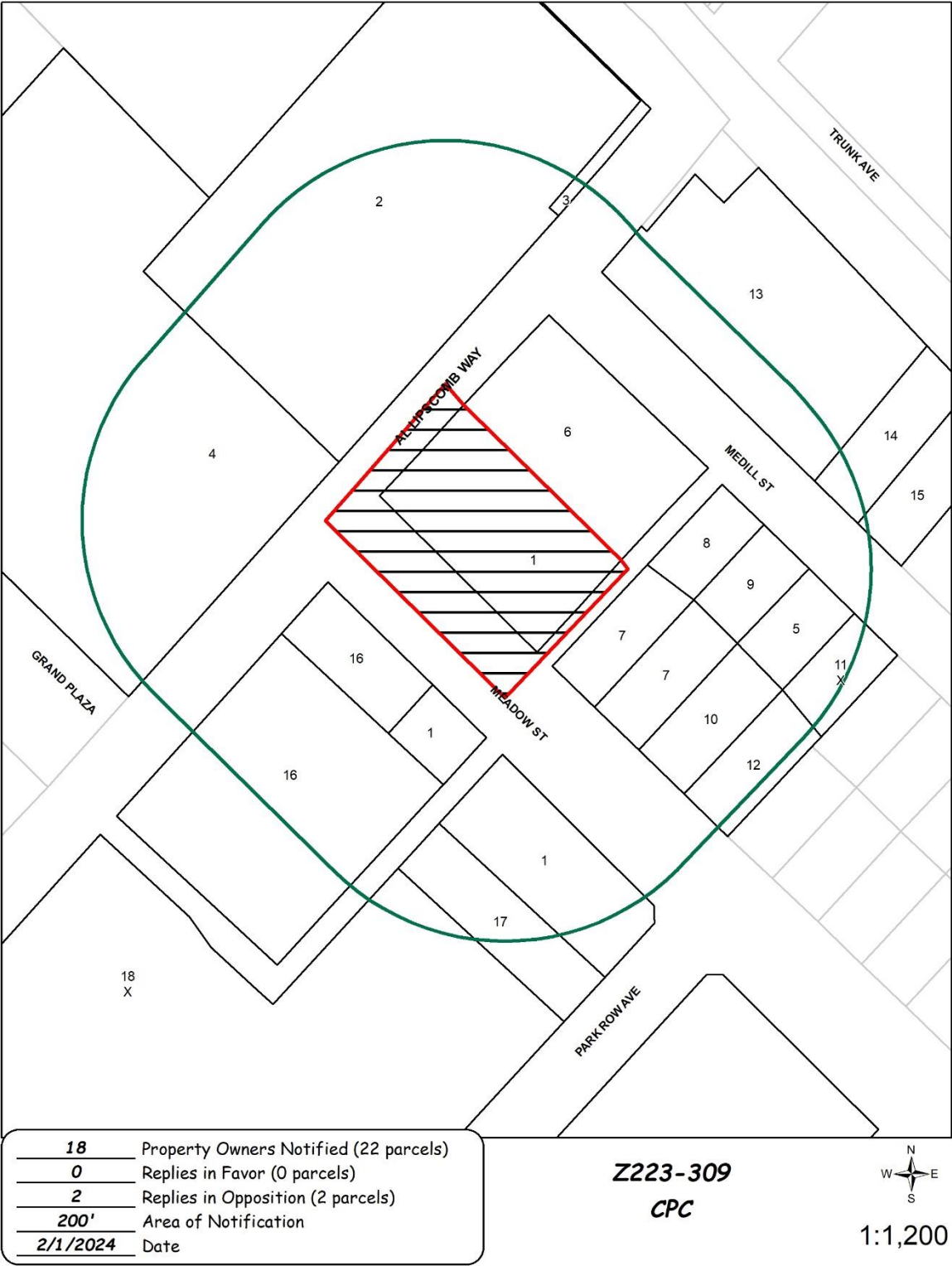
A	B	C	D	E	F	G	H	I	NA
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1:4,800

Market Value Analysis

Printed Date: 11/20/2023



03/06/2024

Reply List of Property Owners***Z223-309******18 Property Owners Notified 0 Property Owners in Favor 2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3100	AL LIPSCOMB WAY GRIFFIN RODNEY D
	2	3101	AL LIPSCOMB WAY RESOURCES ASSISTANTS CORP
	3	3101	AL LIPSCOMB WAY DART
	4	3055	AL LIPSCOMB WAY U S POSTAL SERVICE
	5	2727	MEDILL ST COBB LENA EST OF
	6	3118	AL LIPSCOMB WAY GRAND AVE LLC
	7	2718	MEADOW ST GRIFFIN RODNEY
	8	2717	MEDILL ST WOODARD PATRICIA NERVIS &
	9	2721	MEDILL ST HYBRID CUSTOM HOMES LLC
	10	2726	MEADOW ST INVEST IN SOUTH DALLAS LLC
X	11	2725	MEDILL ST LARSON MARK E
	12	2730	MEADOW ST DESOTO REAL ESTATE RESOURCE LLC
	13	3120	AL LIPSCOMB WAY ALPHA VII GROUP INC
	14	2722	MEDILL ST Taxpayer at
	15	2728	MEDILL ST PEREZ BROTHERS INVESTMENTS LLC
	16	3016	AL LIPSCOMB WAY GRAND CITY ENTERPRIZES INC
	17	3029	PARK ROW AVE FUENTES VICTOR
X	18	3011	PARK ROW AVE HHF EBAN VILLAGE 2021 LLC



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1222

Item #: Z7.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2429 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery and a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Commerce Street, west of South Malcolm X Boulevard

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions

Recommendation of CPC: Approval for a five-year period, subject to amended conditions
Z223-323(WK)

FILE NUMBER: Z223-323(WK) **DATE FILED:** July 20, 2023
LOCATION: South line of Commerce Street, west of South Malcolm X Boulevard
COUNCIL DISTRICT: 2
SIZE OF REQUEST: Approx. 12,458 sf **CENSUS TRACT:** 48113020401

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

OWNER: AP Blanton Deep Ellum, LLC

APPLICANT: Westlake Brewing Company

REQUEST: An application for an amendment to Specific Use Permit No. 2429 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery and a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The purpose of the request is to continue to allow an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery and a bar, lounge, or tavern.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to amended conditions

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of the request is zoned Tract A within PD No. 269, The Deep Ellum/Near East Side District.
- The request is for the renewal of SUP No. 2429.
- The lot has frontage on both Commerce Street and Clover Street.

Zoning History:

There have been three zoning cases in the area in the last five years.

1. **Z190-209:** On August 26, 2020, City Council approved Specific Use Permit No. 2366 for a microbrewery, microdistillery, or winery for a five-year period on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north side of Canton Street, west of South Malcolm X Boulevard.
2. **Z189-107:** On April 10, 2019, City Council approved Specific Use Permit No. 2076 for an inside commercial amusement limited to a live music venue and dance hall for a five-year period with eligibility for automatic renewal for additional five-year periods on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Canton Street, west of Crowds Street.
3. **Z201-294:** On July 9, 2021, City Council approved Specific Use Permit No. 2429 for a microbrewery & bar, lounge, or tavern for a two year period on property zoned Tract A within PD No. 269, The Deep Ellum/Near East Side District, on the South line of Commerce Street, west of South Malcolm X Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Commerce Street	Community Collector	60'
South Malcolm X Boulevard	Community Collector	60'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	PD No. 269, Tract A, The Deep Ellum/Near East Side District.	Microbrewery
North	PD No. 269, Tract A, The Deep Ellum/Near East Side District.	Retail & Restaurants
East	PD No. 269, Tract A, The Deep Ellum/Near East Side District.	Restaurant
South	PD No. 269, Tract A, The Deep Ellum/Near East Side District.	Microdistillery & Parking
West	PD No. 269, Tract A, The Deep Ellum/Near East Side District.	Vacant Retail & Pedestrian Alley

Land Use Compatibility:

The request site is zoned Tract A within PD No. 269 and is currently developed with a one-story, approximately 5,970-square-foot building being used as a microbrewery.

Other uses surrounding the area of request include a mix of retail uses to the north, a restaurant to the east, a microdistillery and parking to the south, and a pedestrian alley and vacant retail to the west. The use of a microbrewery is compatible with the surrounding uses in the immediate vicinity and the uses along Commerce Street.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city. As the surrounding is heavily developed with retail and restaurant uses, a microbrewery is complimentary to the existing fabric of the area.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

Per PD No. 269, no off-street parking spaces are required for the first 5,000 square feet of floor area in a use that has a separate certificate of occupancy, if the use is located in an original building, and one space per 600 square feet is required for the remaining floor area. The request site is required to provide two parking spaces and has provided three.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request and the surrounding area is currently in an "F" MVA area.

List of Officers

AP Blanton Deep Ellum LLC

Asana Partners Fund I REIT, LLC

Terry S. Brown, Managing Partner

Jason K. Tompkins, Managing Partner

Sam E. Judd, Managing Partner

R. Seth Black, Managing Director

Katie W. Grissom, Managing Director

Reed A. Kracke, Managing Director

Will M. Ponder, Managing Director

Brian R. Purcell, Managing Director

Westlake Brewery Company

Arthur D. Harvey, sole owner

CPC Action
March 7, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2429 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery and a bar, lounge, or tavern or a five-year period, subject to amended conditions on property zoned Tract A within Planned Development District No. 269, The Deep Ellum/Near East Side District, on the south line of Commerce Street, west of South Malcolm X Boulevard.

Maker: Hampton
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

Notices:	Area: 200	Mailed: 16
Replies:	For: 1	Against: 0

Speakers: None

**CPC RECOMMENDED
PROPOSED CONDITIONS**

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or a winery and a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: This specific use permit expires on _____, (five-year period from the passage of this ordinance).

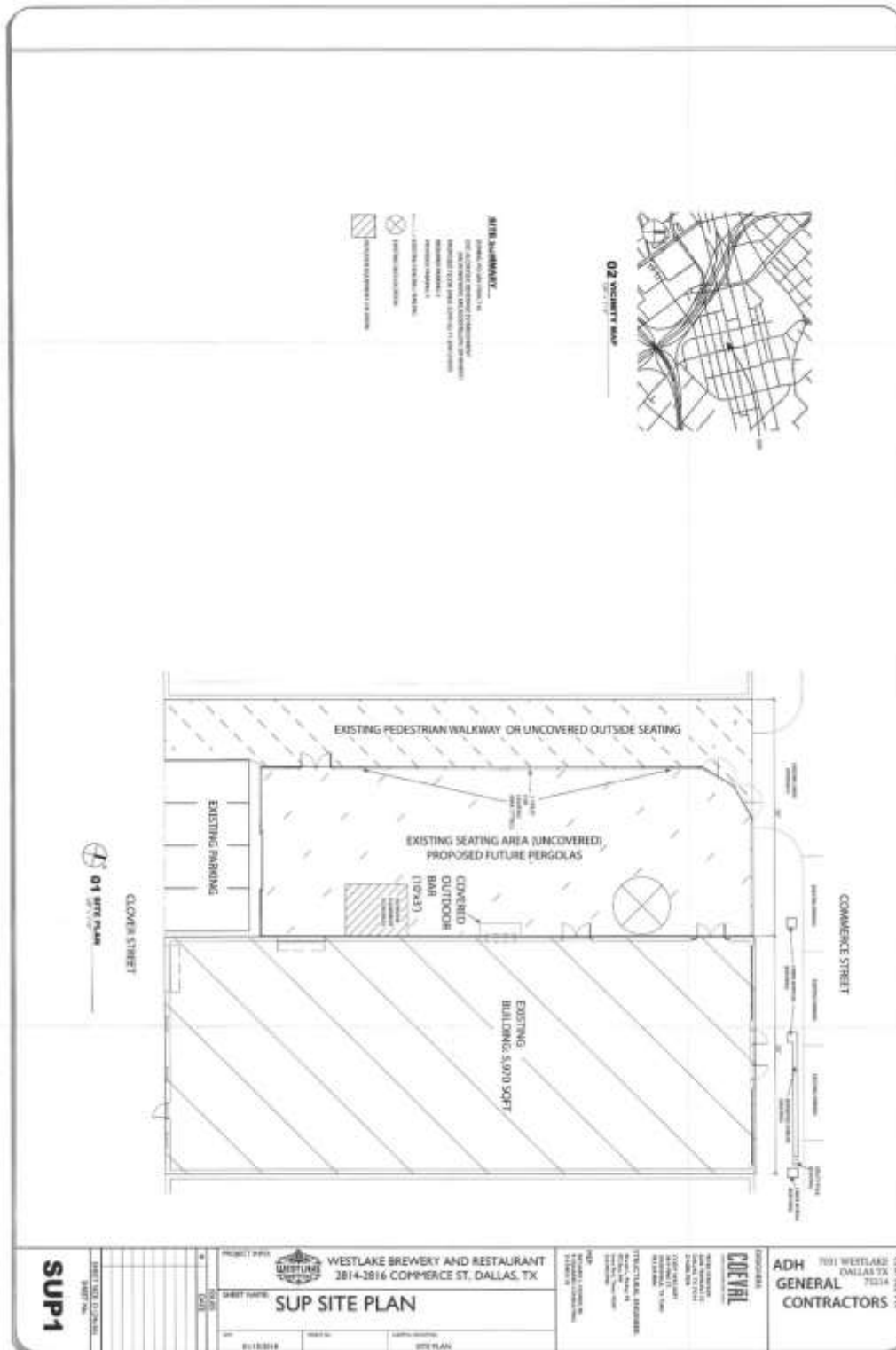
Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on _____, (five-year period from the passage of this ordinance) and is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced).

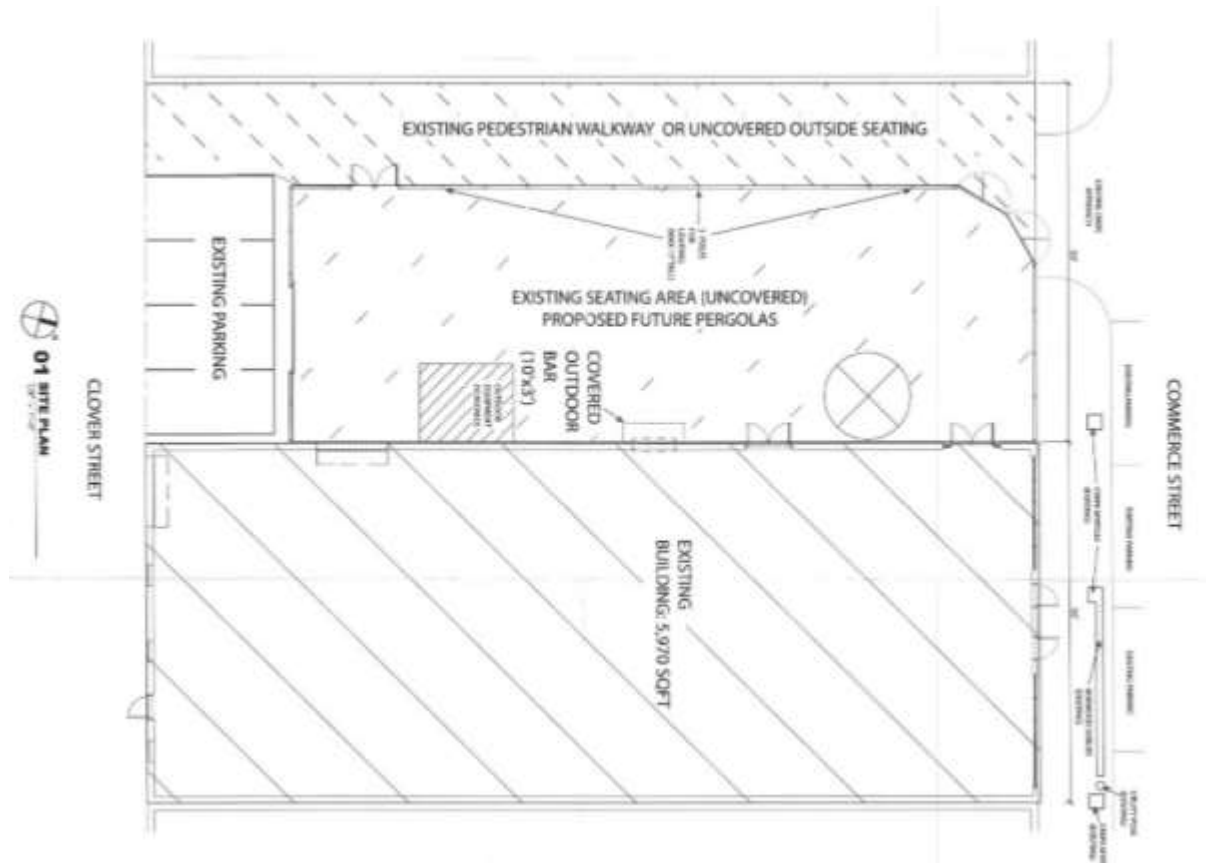
4. FLOOR AREA: The maximum floor area for the microbrewery, micro-distillery, or winery is 5,970 square feet. The maximum floor area for the bar, lounge, or tavern is 435 square feet.
5. HOURS OF OPERATION: The microbrewery, micro-distillery, or winery may only operate between 11:00 a.m. and 9:00 p.m., Monday through Thursday; between 11:00 a.m. and 10:00 p.m., Friday through Saturday; and between 12:00 p.m. (noon) and 8:00p.m., on Sunday. The bar, lounge, or tavern may only operate between 10:00 a.m. and 1:00 a.m. (the next day), Monday through Friday; between 8:00 a.m. and 1 :00 a.m. (the next day) on Saturday; and between 11 :00 a.m. and 11 :00 p.m. on Sunday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. PATIO: The uncovered patio is limited to 3,600 square feet in the location shown on the attached site plan.
8. SILOS: Maximum height of the silos is 30 feet.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

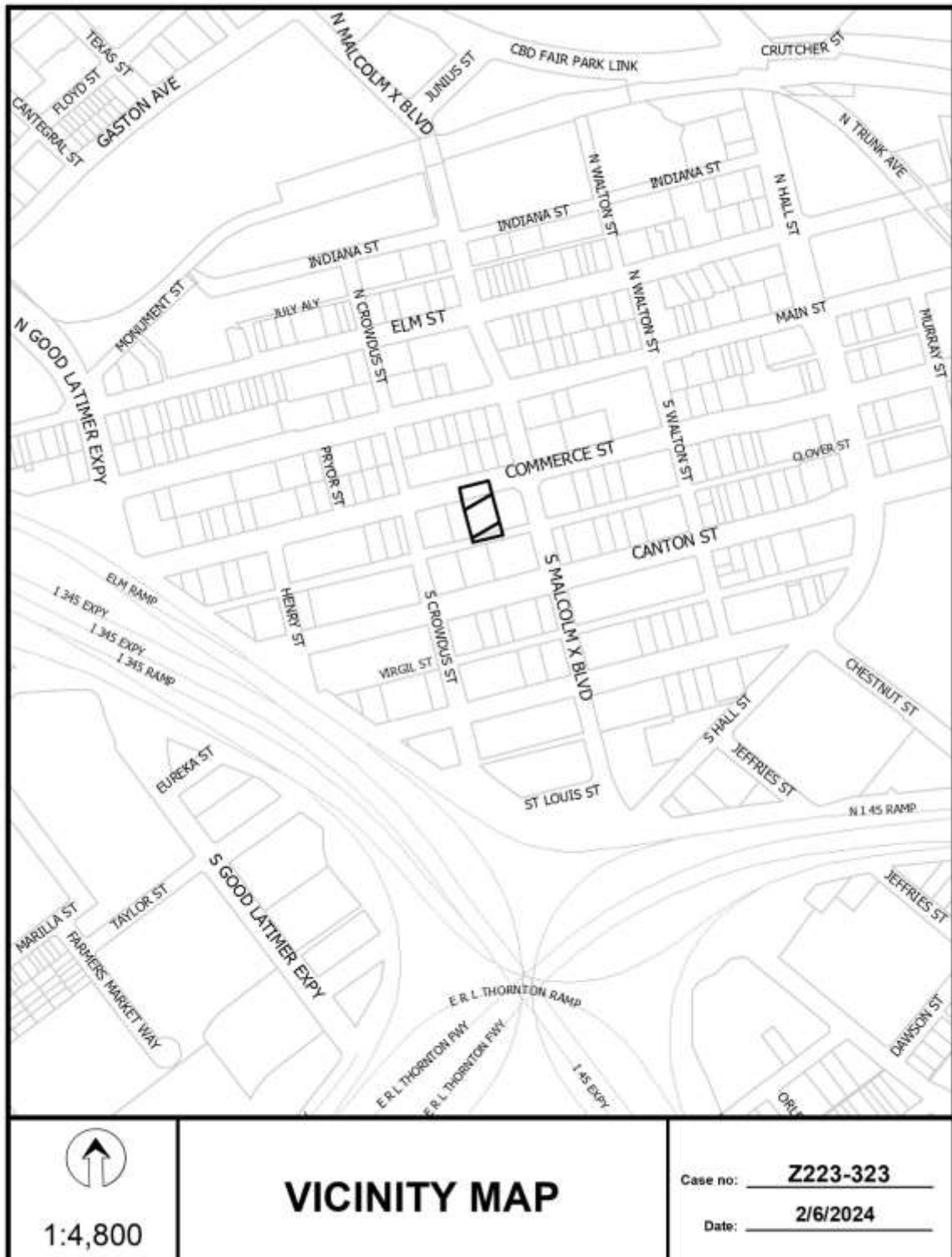
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

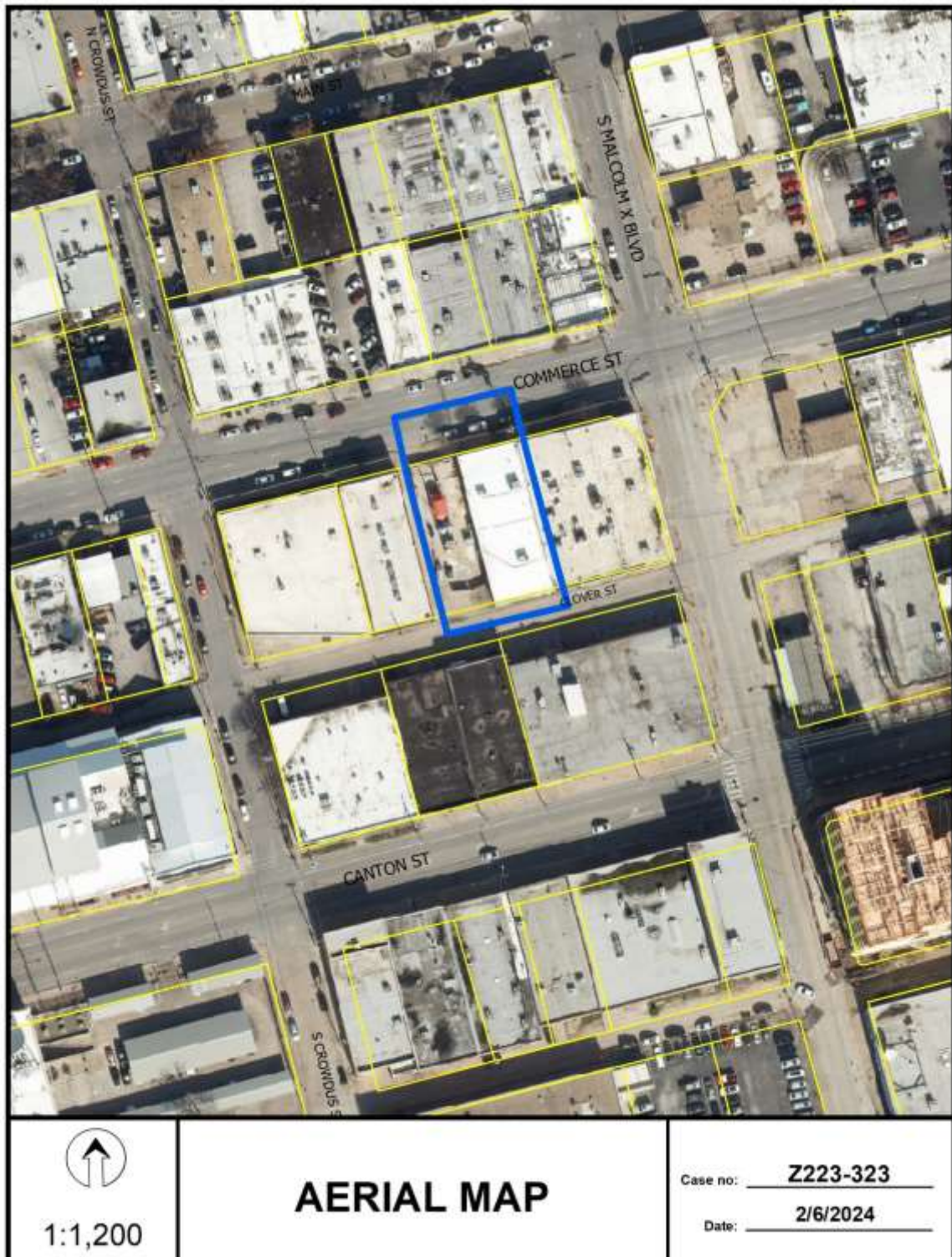
CPC RECOMMENDED PROPOSED SITE PLAN

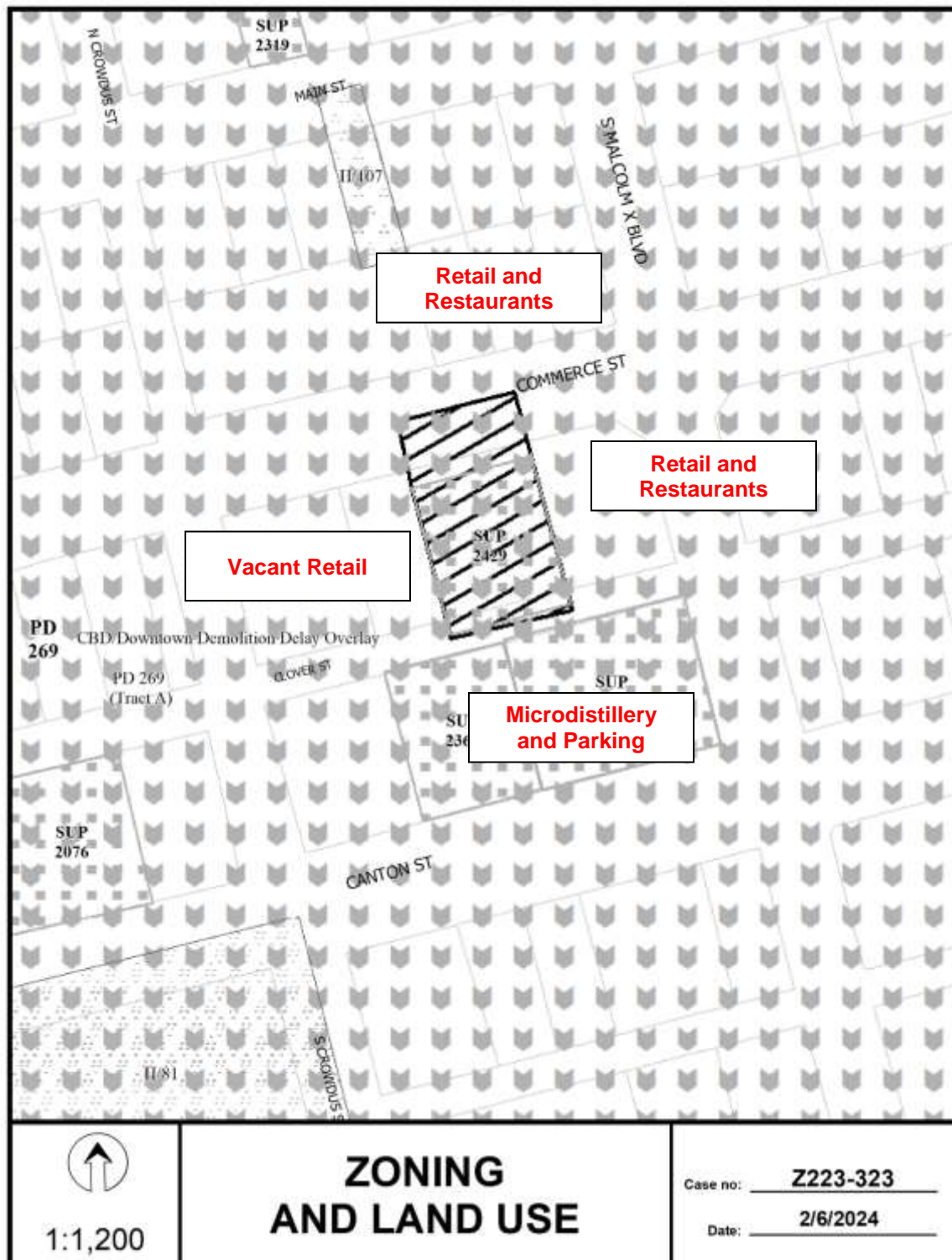


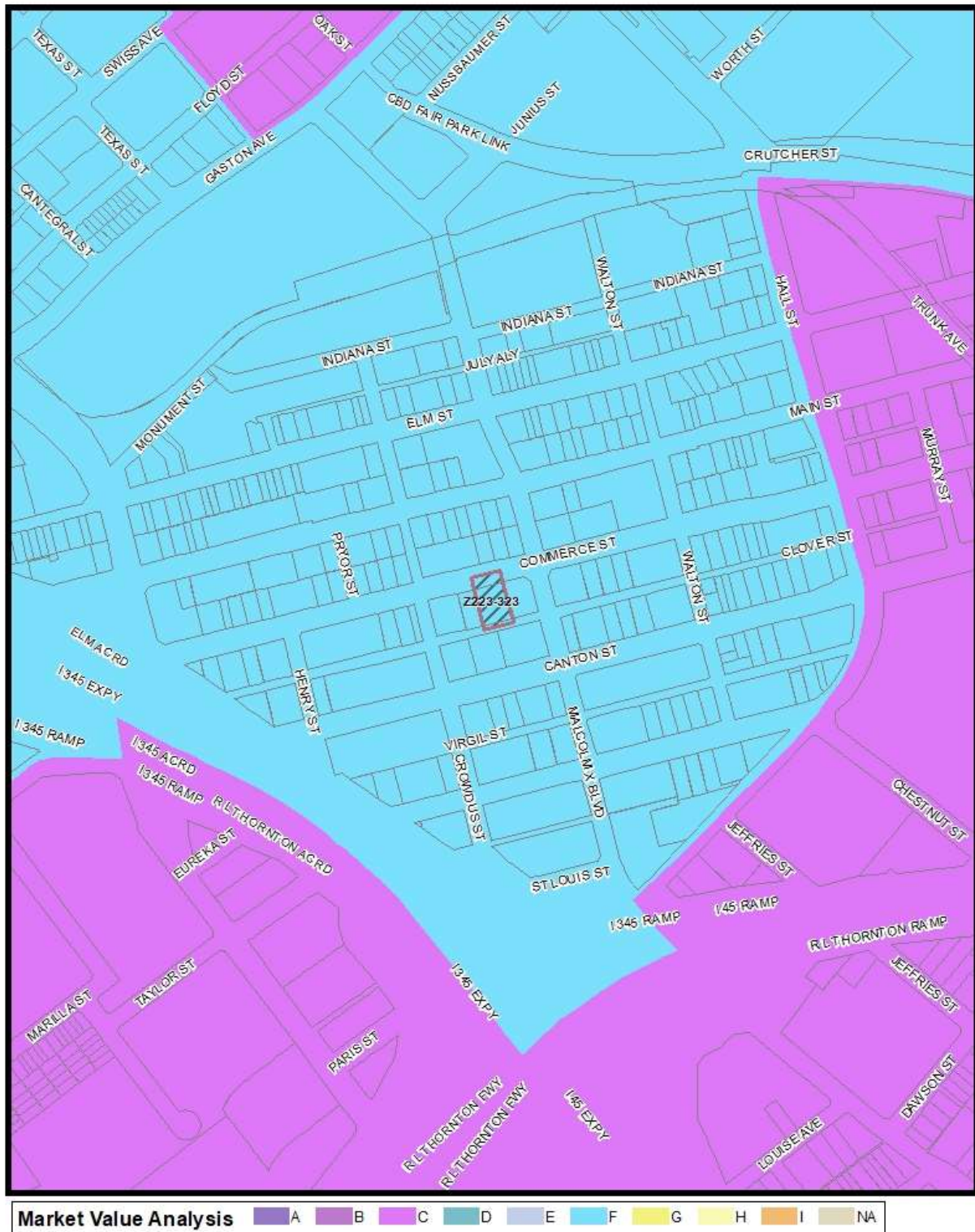
**CPC RECOMMENDED
PROPOSED SITE PLAN (ENLARGED)**







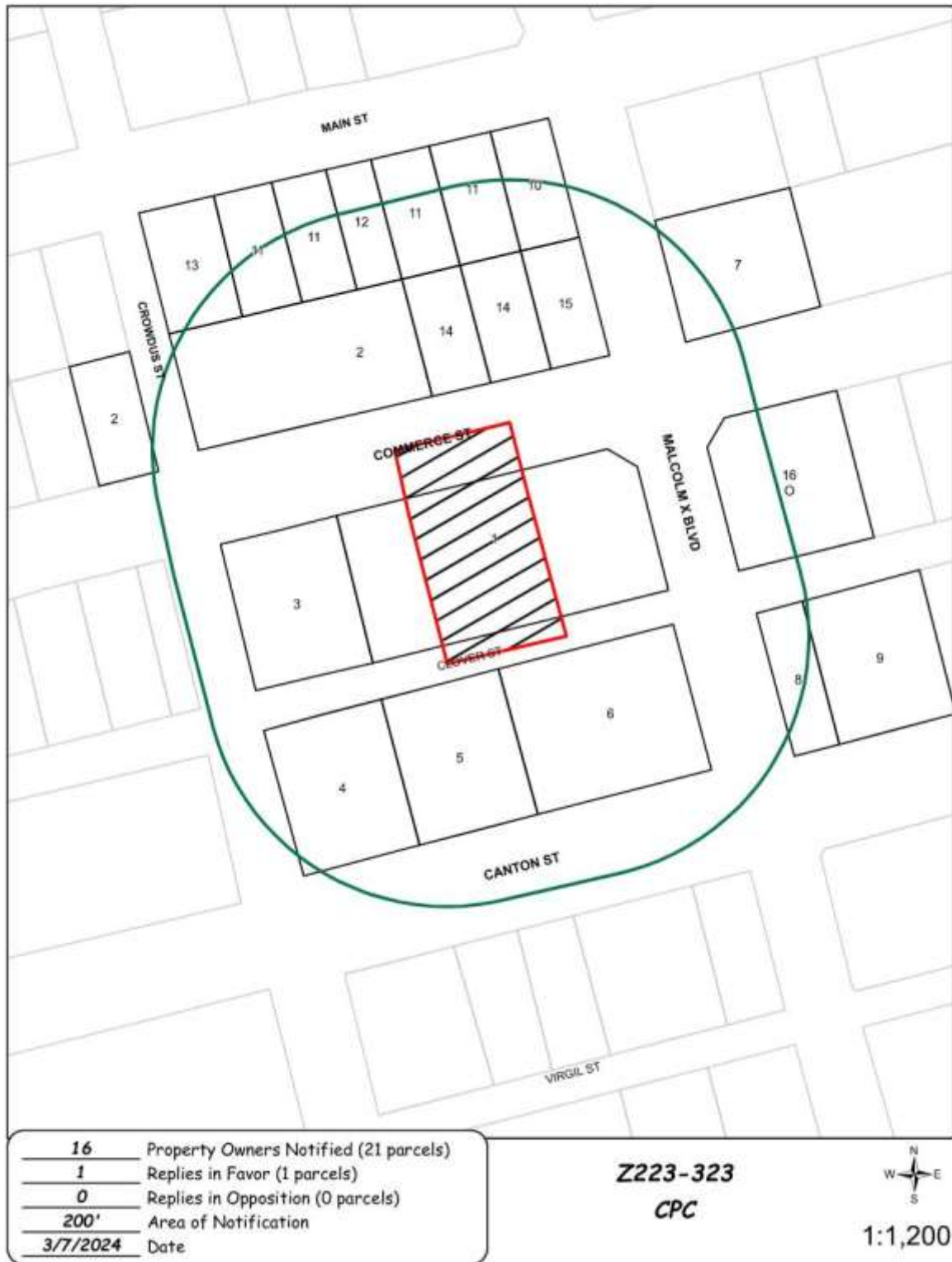




 1:4,800

Market Value Analysis

Printed Date: 2/6/2024



03/06/2024

Reply List of Property Owners**Z223-323*****16 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	2816 COMMERCE ST	AP BLANTON DEEP ELLUM LLC
	2	2713 COMMERCE ST	WESTDALE PPTIES AMERICA I
	3	2800 COMMERCE ST	2800 COMMERCE INVESTORS
	4	2805 CANTON ST	SMFB LLC
	5	2809 CANTON ST	2809 CANTON LLC
	6	2817 CANTON ST	2825 CANTON LLC
	7	2901 COMMERCE ST	SDL PARTNERS LTD
	8	2901 CANTON ST	HORTON T L DESIGN INC
	9	2909 CANTON ST	MOHLER MMA DALLAS LLC
	10	2824 MAIN ST	BLADE PROPERTIES LLC
	11	2820 MAIN ST	AP DEEP ELLUM LLC
	12	2814 MAIN ST	640 LAND LLC
	13	2800 MAIN ST	AP 2800 MAIN ST LLC
	14	2815 COMMERCE ST	2815-2819 COMMERCE STREET VENTURES LLC
	15	2825 COMMERCE ST	AN JADHAVJI INVESTMENTS LLC
O	16	2904 COMMERCE ST	CITY PARK A LOT LP



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1223

Item #: Z8.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King, Jr. Boulevard and South Malcom X Boulevard

Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to amended conditions

Recommendation of CPC: Approval for a 20-year period with eligibility for automatic renewals for additional 20-year periods, subject to amended conditions

Z223-330(WK)

FILE NUMBER: Z223-330(WK) **DATE FILED:** August 30, 2023

LOCATION: North corner of Martin Luther King Jr. Boulevard and South Malcolm X Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 1.1 acres **CENSUS TRACT:** 48113020300

REPRESENTATIVE: Emily Bowlin, Gray Reed & McGraw LLP

OWNER/APPLICANT: Fairpark Senior Care Center LLC

REQUEST: An application for an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to continue to allow a convalescent and nursing homes, hospice care, and related institutions use.

CPC RECOMMENDATION: **Approval** for a 20-year period with eligibility for automatic renewals for additional 20-year periods, subject to amended conditions.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of the request is zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.
- The request is to renew the existing SUP, which expired on September 14, 2023. The applicant missed the window for an automatic renewal.
- The lot has frontage on both Martin Luther King, Jr. Boulevard and South Malcolm X Boulevard.

Zoning History:

There has been one zoning case in the area in the past five years.

1. **Z190-263:** On October 13, 2020, City Council approved Planned Development District No. 1038 for R-5(A) Single Family Subdistrict uses and a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with H/62 Historic Overlay for James Madison High School on the south corner of Martin Luther King, Jr. Boulevard and Meadow Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Martin Luther King Jr. Boulevard	Principal Arterial	100'
Malcolm X Boulevard	Community Collector	60'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	PD 595, CC	Convalescent and nursing homes, hospice care, and related institutions
Northwest	PD 595, MF-2(A) Subdistrict	Single family
Northeast	PD 595, CC	Financial institution with drive-in window
East	PD 595, CC	Religious and Community Uses
Southeast	PD 595, CC	Retail
Southwest	PD 595, CC	Undeveloped
West	PD595, R-7.5(A) Subdistrict with H/4 South Boulevard/Park Row Historic District Overlay	Single family

Land Use Compatibility:

The request site is within a CC Community Commercial Subdistrict within Planned Development District No. 595 and is currently occupied by the applicant. The CC Subdistrict allows for convalescent and nursing homes, hospice care, and related institutions uses with a special use permit.

Other uses surrounding the area of request include single family to the north and west, retail uses to the south, and religious and community uses to the east. The applicant's use of the site is complimentary to the community services developments that have previously occurred along Martin Luther King, Jr. Boulevard.

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. A general merchandise store greater than 3,500 sf is allowed by right in PD No. 605. Additionally, this development will complement the prior large scale retail that has been developed along Samuell Boulevard.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Per the Dallas Development Code, the off-street parking requirement for a convalescent and nursing homes, hospice care, and related institutions use is 0.3 spaces per bed. The site is required to provide 34 parking spaces, and the site provides 39 parking spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “F” MVA area that extends to the north, northwest, and southwest. Directly southwest of the request area across South Malcolm X Boulevard is a “G” MVA cluster. Further southwest of the request area is an “I” MVA area.

List of Officers

Fairpark Senior Care Center LLC

Allen Boerner, CEO

CPC Action

March 7, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions for a 20-year period with eligibility for automatic renewals for additional 20-year periods, subject to amended conditions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King, Jr. Boulevard and South Malcom X Boulevard.

Maker: Wheeler-Reagan

Second: Herbert

Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Treadway, Haqq*, Hall

Against: 0

Absent: 2 - Kingston, Rubin

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300

Mailed: 53

Replies: For: 0

Against: 0

Speakers: For: Emily Bowlin, 2815 Martin Luther King Jr. Blvd., Dallas, TX, 75215
Against: None

**CPC RECOMMENDED
PROPOSED CONDITIONS**

1. Use: The only use authorized by this specific use permit is for convalescent and nursing homes, hospice care, and related institutions.

2. Site Plan: Use and development of the property must comply with the attached site plan.

CPC Recommendation:

3. Time Limit: This specific use permit is approved for a time period that expires (20 years from the passage of this ordinance) and is eligible for automatic renewal for additional 20-year periods pursuant to Section 51A-4.219 of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

Staff Recommendation:

3. Time Limit: This specific use permit is approved for a time period that expires (10 years from the passage of this ordinance) and is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. Ingress/Egress: Ingress and egress must be provided as shown on the attached site plan.

5. Off-Street Parking: Off-street parking must be provided in accordance with the parking requirements in the Dallas Development Code, as amended, and located as shown on the attached site plan.

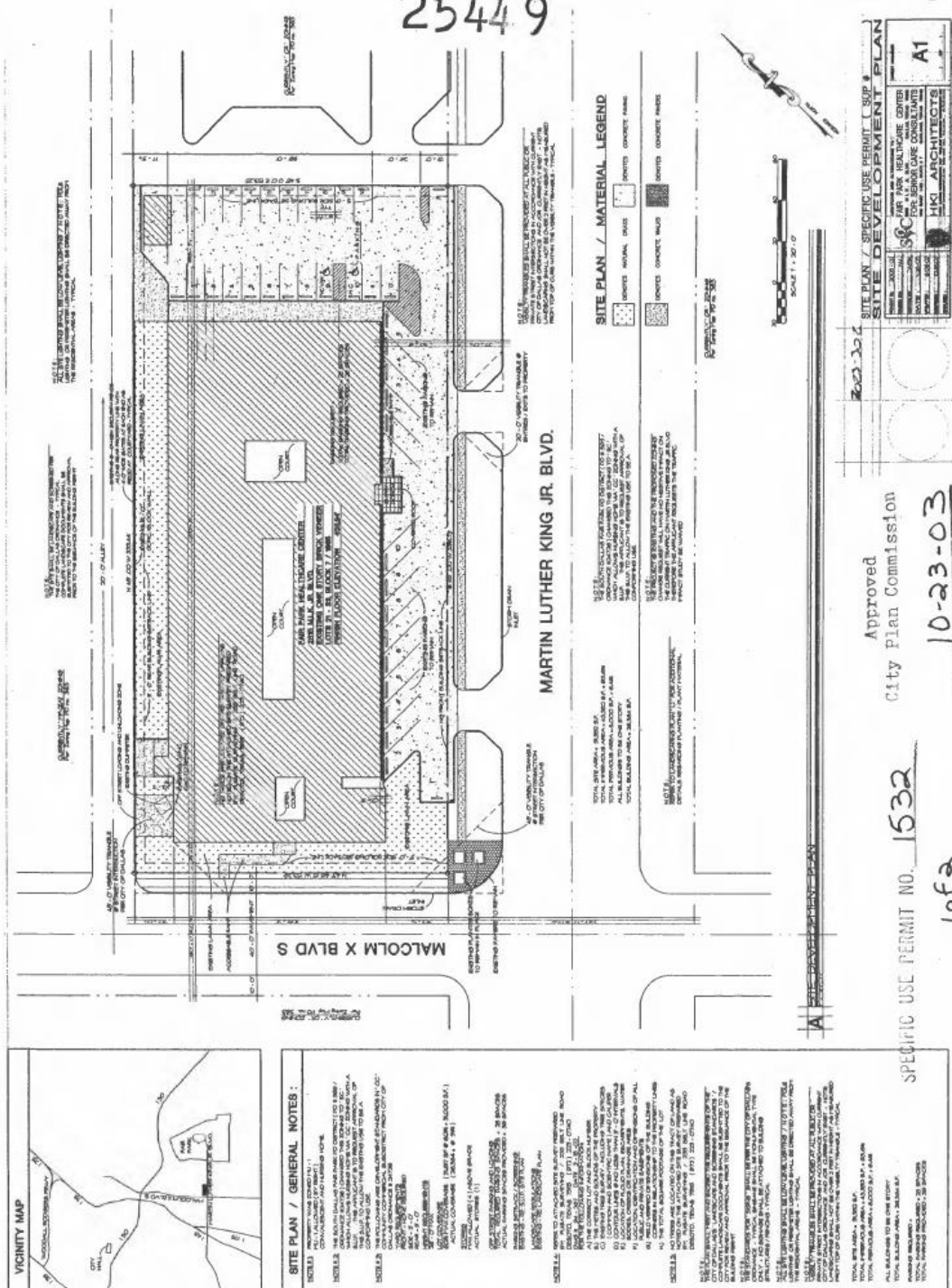
4. Maintenance: The property must be properly maintained in a state of good repair and neat appearance.

5. General Requirements: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC RECOMMENDED PROPOSED SITE PLAN

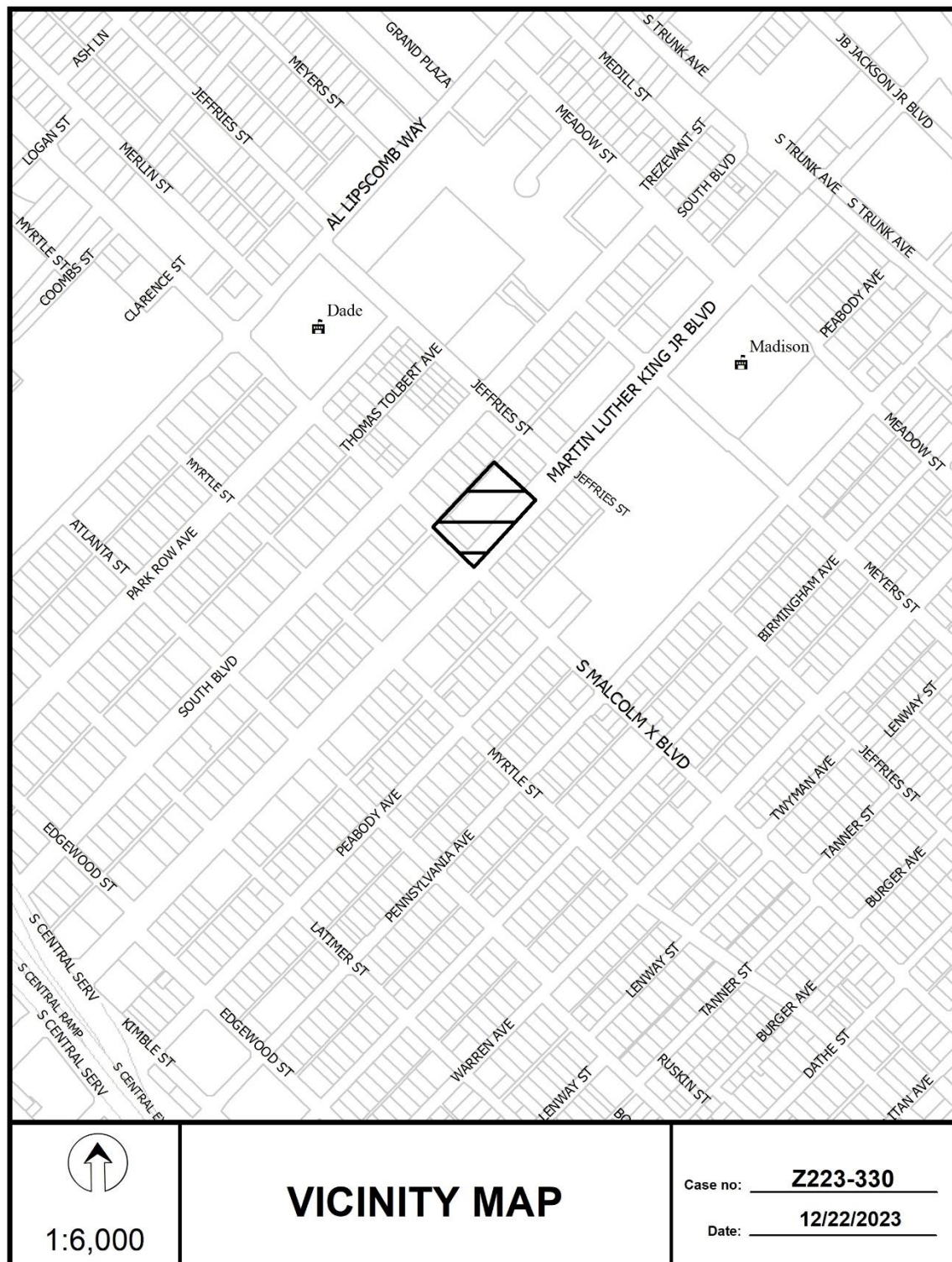
Site Plan
25449

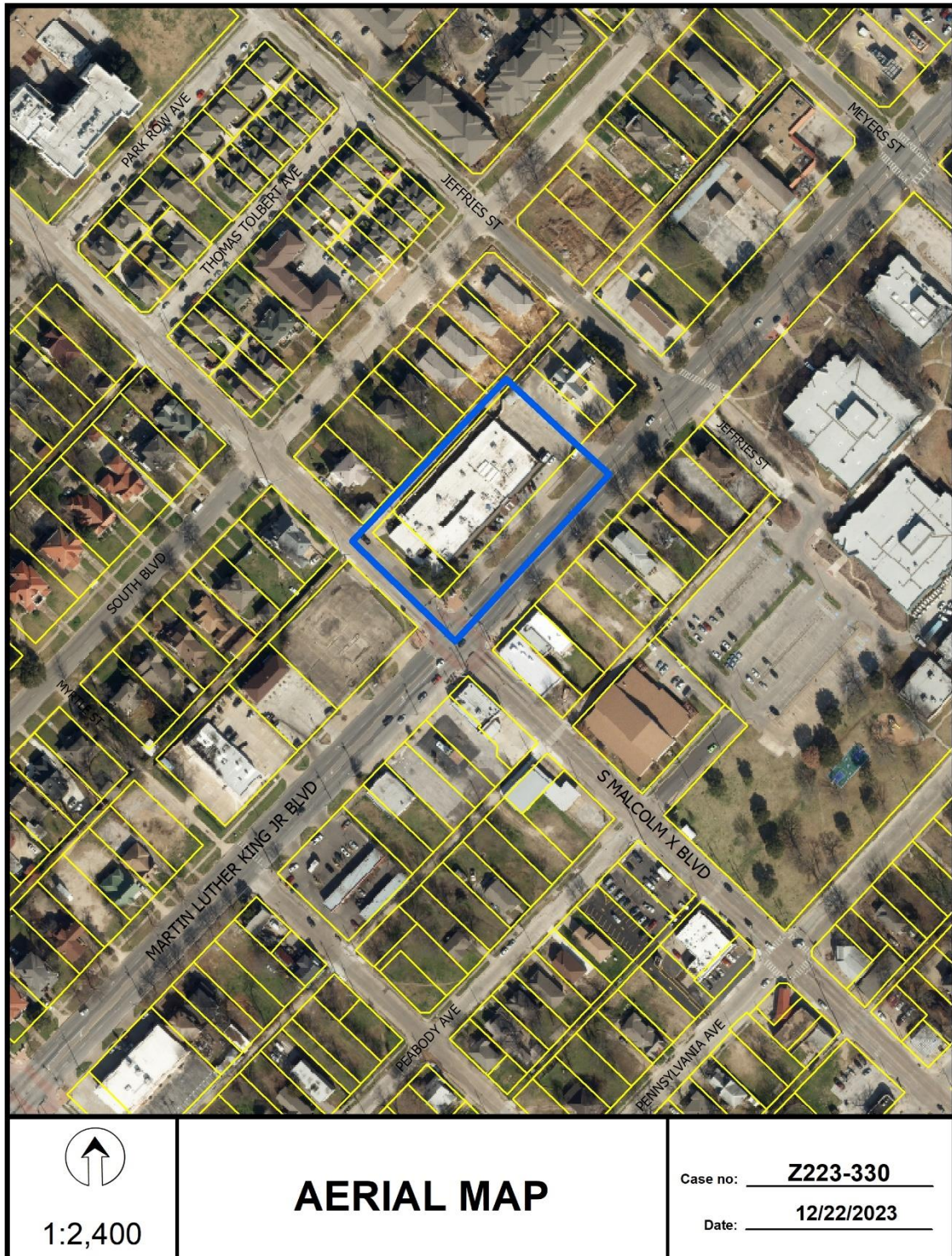
033370

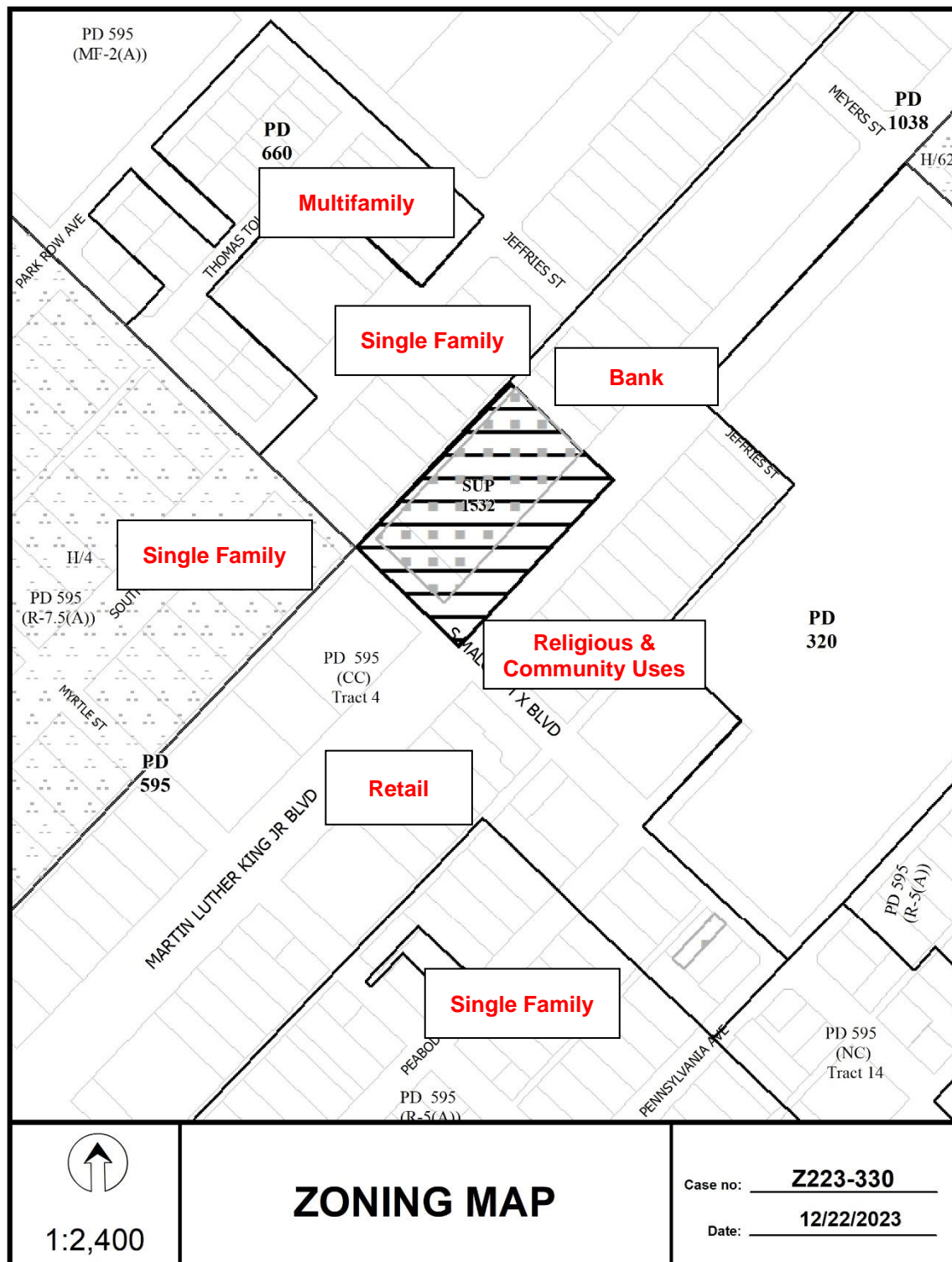


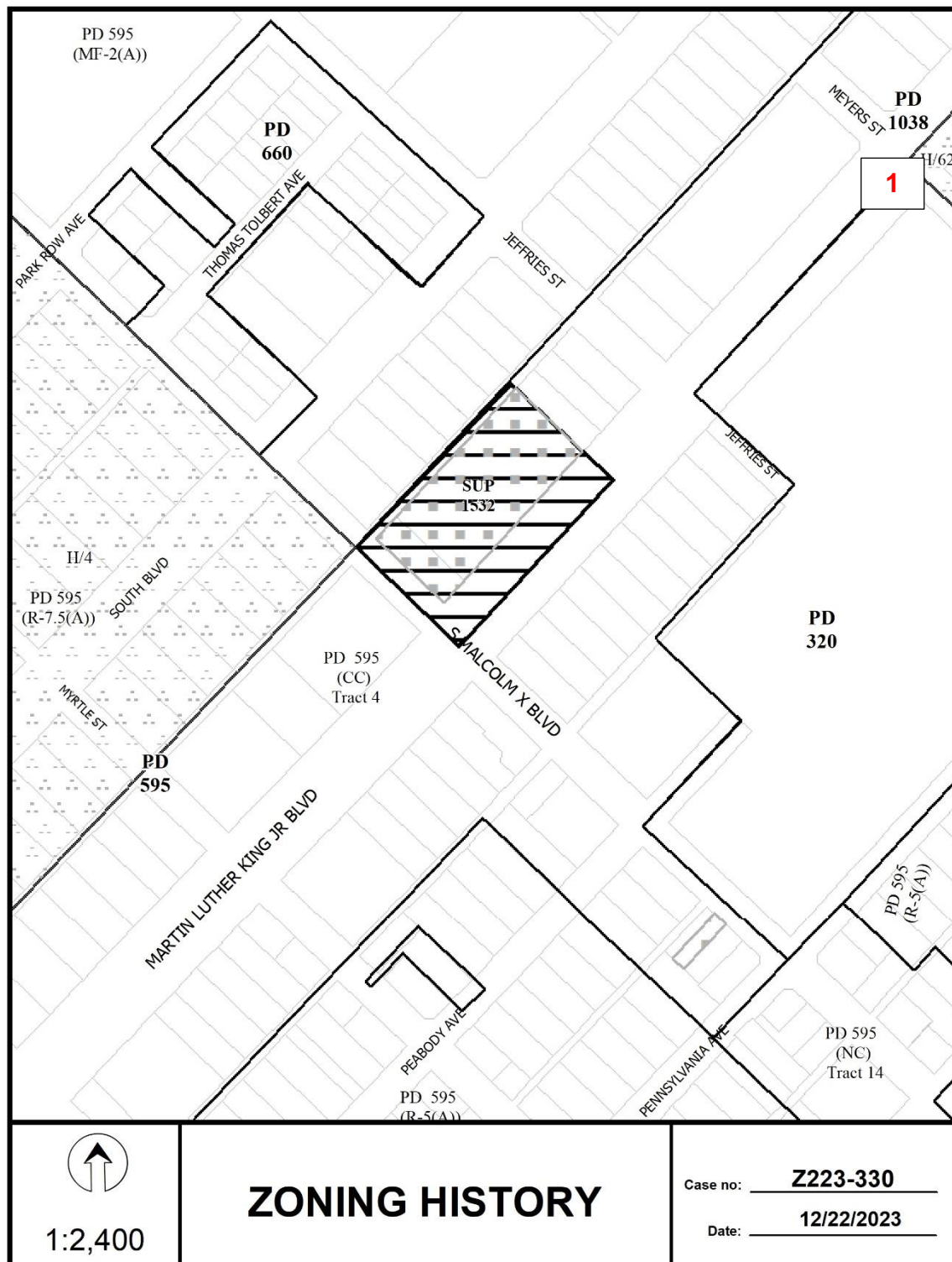


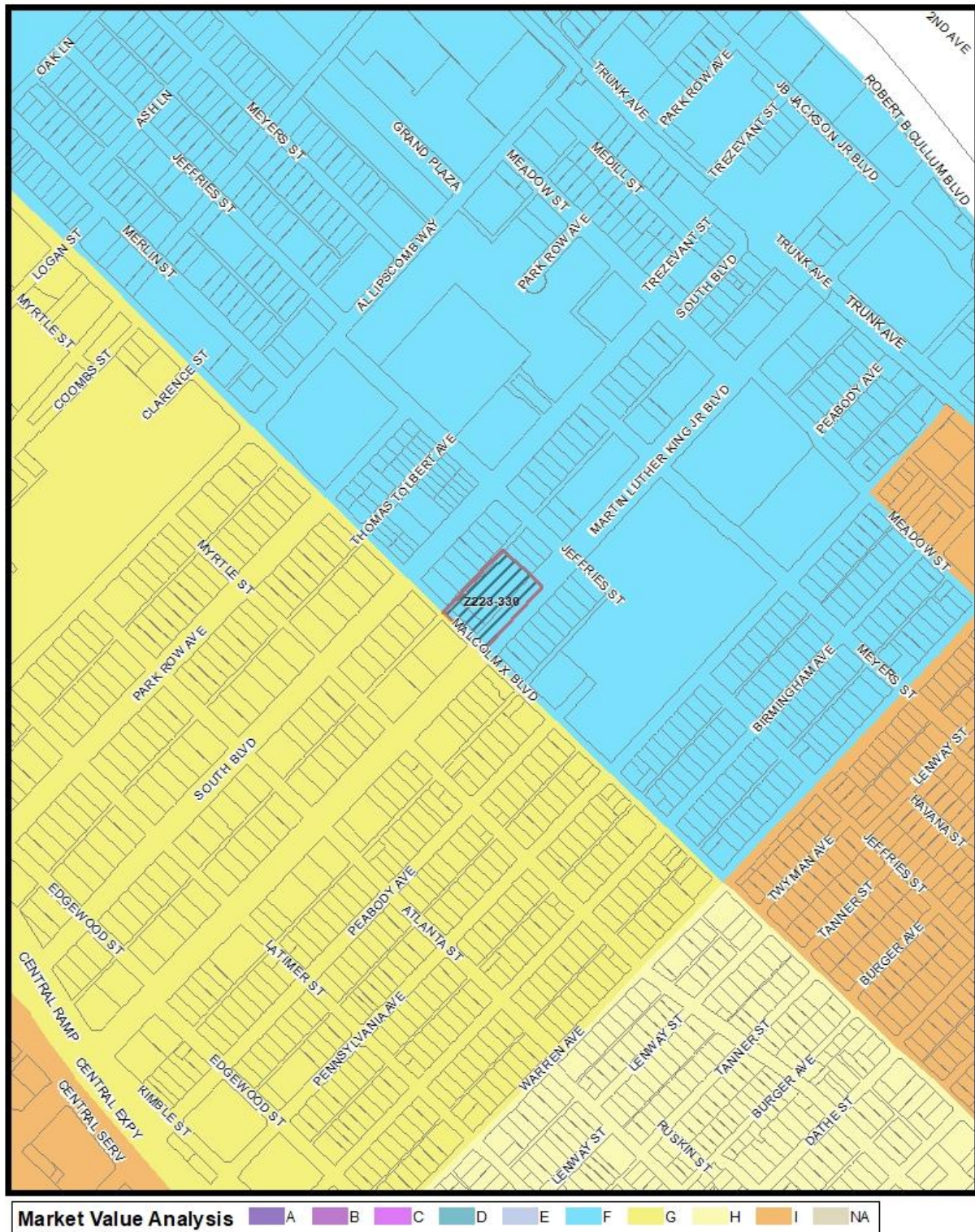
Z223-330(WK)

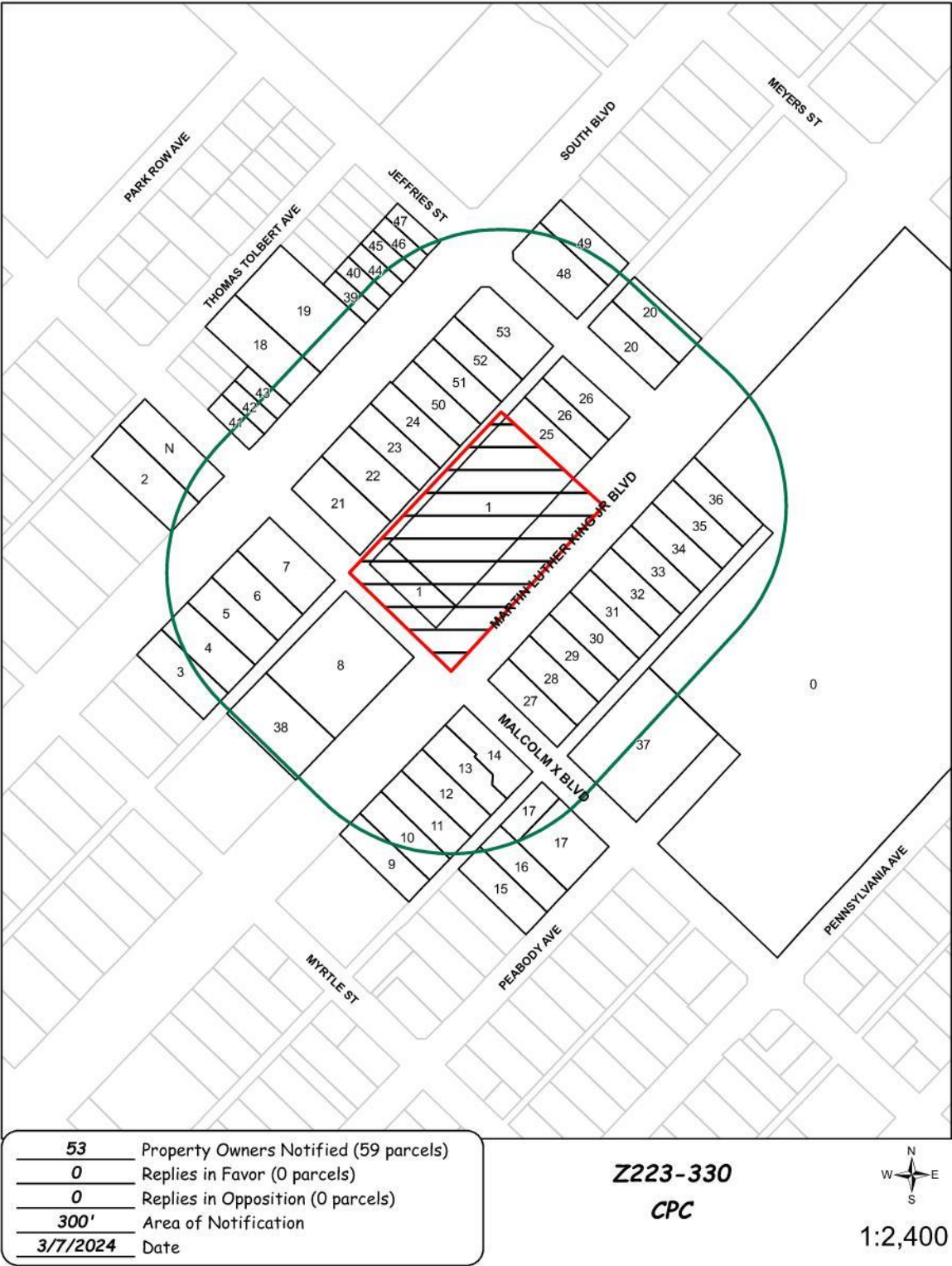












03/06/2024

Reply List of Property Owners**Z223-330****53 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed**

Reply	Label #	Address	Owner
1	2801	MARTIN LUTHER KING JR BLVD	FAIRPARK SENIOR CARE CTR
2	2729	SOUTH BLVD	WORLD IMPACT INC
3	2714	SOUTH BLVD	CLAY BILLYE H
4	2718	SOUTH BLVD	COCO PROPERTIES LLC
5	2720	SOUTH BLVD	HENRY SHEILA J & JOE
6	2726	SOUTH BLVD	LIVINGSTON TRASWELL C III
7	2734	SOUTH BLVD	Taxpayer at
8	2727	MARTIN LUTHER KING JR BLVD	DALLAS BLACK CHAMBER
9	2714	MARTIN LUTHER KING JR BLVD	DALLAS SKYFALL LLC
10	2716	MARTIN LUTHER KING JR BLVD	Taxpayer at
11	2720	MARTIN LUTHER KING JR BLVD	JEANETTE INVESTMENTS IV
12	2724	MARTIN LUTHER KING JR BLVD	Taxpayer at
13	2728	MARTIN LUTHER KING JR BLVD	JEANETTE INV IV LTD
14	2734	MARTIN LUTHER KING JR BLVD	Taxpayer at
15	2725	PEABODY AVE	Taxpayer at
16	2727	PEABODY AVE	CHURCH LORD JESUS CHRIST
17	2729	PEABODY AVE	CHURCH OF THE LORD JESUS
18	2811	SOUTH BLVD	BRYANT RITA JO &
19	2821	SOUTH BLVD	SOUTHFAIR COMMUNITY DEV CORP
20	2903	MARTIN LUTHER KING JR BLVD	TH & S ENTERPRISES LLC
21	2800	SOUTH BLVD	WRIGHT LOIS
22	2806	SOUTH BLVD	SNEED T A
23	2810	SOUTH BLVD	MOSELEY PATRICIA M
24	2818	SOUTH BLVD	JONES TYRONE & DEBORAH GRIFFIN &
25	2845	MARTIN LUTHER KING JR BLVD	BANK ONE TEXAS NA

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
26	2833	MARTIN LUTHER KING JR BLVD	BANK ONE TEXAS NATL
27	2800	MARTIN LUTHER KING JR BLVD	BACCUS PPTY MGMT LLC
28	2804	MARTIN LUTHER KING JR BLVD	ISLAMIC CENTER OF SOUTH
29	2810	MARTIN LUTHER KING JR BLVD	ISLAMIC CENTER OF SOUTH
30	2814	MARTIN LUTHER KING JR BLVD	BACCUS PROPERTY
31	2818	MARTIN LUTHER KING JR BLVD	VICTORY BAPTIST CHURCH
32	2822	MARTIN LUTHER KING JR BLVD	Taxpayer at
33	2828	MARTIN LUTHER KING JR BLVD	MYAP TRUST
34	2830	MARTIN LUTHER KING JR BLVD	ENGLISH CYNTHIA
35	2834	MARTIN LUTHER KING JR BLVD	DALLAS BLACK CHAMBER
36	2838	MARTIN LUTHER KING JR BLVD	BLACK CHAMBER OF
37	2801	PEABODY AVE	WARREN UNITED METHODIST
38	2717	MARTIN LUTHER KING JR BLVD	CAMPBELL ELAINE
39	2823	SOUTH BLVD	STRONG NATALIE NICOLE
40	2825	SOUTH BLVD	WILSON CHARLIE ALFRED
41	2801	SOUTH BLVD	BEDARD KEITH W &
42	2803	SOUTH BLVD	SHEPHERD CLAYTON
43	2805	SOUTH BLVD	FULBRIGHT MERCEDES
44	2827	SOUTH BLVD	STEVENSON LINDA C
45	2829	SOUTH BLVD	2310 ROCK STREET LLC
46	2831	SOUTH BLVD	QUARLES TAWAINA
47	2835	SOUTH BLVD	SHAW LACHESHIA
48	2904	SOUTH BLVD	Taxpayer at
49	2908	SOUTH BLVD	HOOD DION
50	2824	SOUTH BLVD	Taxpayer at
51	2830	SOUTH BLVD	Taxpayer at
52	2836	SOUTH BLVD	HOGUE ADJWOA
53	2842	SOUTH BLVD	APENUVON FELICIA E



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1224

Item #: Z9.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 5
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on a property zoned an R-7.5(A) Single Family District, on the south line of Forney Road, west of Lomax Drive

Recommendation of Staff: Approval for a ten-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 ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Z223-334(WK)

FILE NUMBER: Z223-334(WK) **DATE FILED:** September 13, 2023

LOCATION: South line of Forney Road, west of Lomax Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 30,000 sf **CENSUS TRACT:** 48113008500

OWNER/APPLICANT: Pamela Jefferson [Sole Owner]

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a child-care facility on the site.

CPC RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is within an R-7.5(A) Single Family District.
- The request is for a new SUP. The previous SUP No. 1285 for a child-care facility lapsed.
- The lot has frontage on Forney Road.

Zoning History:

There have been no zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forney Road	Community Collector	80'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Child Care
North	PD No. 822	School
East	R-7.5(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family

Land Use Compatibility:

The request site is within an R-7.5(A) Single Family District and is currently occupied by the applicant. The R-7.5(A) District allows for child-care facility uses with a specific use permit.

Other uses surrounding the area of request include single family residential to the east, west, and south, and a school to the north. The child-care use on the site is complimentary to the community services developments that have previously occurred along Forney Road.

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 child-care use will be complimentary to the surrounding area and serve the existing community.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Per code, the parking for a child-care facility is 1 space per 500 square feet of floor area unless otherwise determined in the SUP. The applicant is requesting four parking spaces on the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “H” MVA area that extends to the south, east, and west. North of the request area across Forney Road is an “F” MVA cluster.

CPC Action
March 7, 2024

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, between Lomax Drive and Wimbledon Way.

Maker: Herbert
Second: Shidid
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

Notices:	Area: 200	Mailed: 20
Replies:	For: 0	Against: 0

Speakers: None

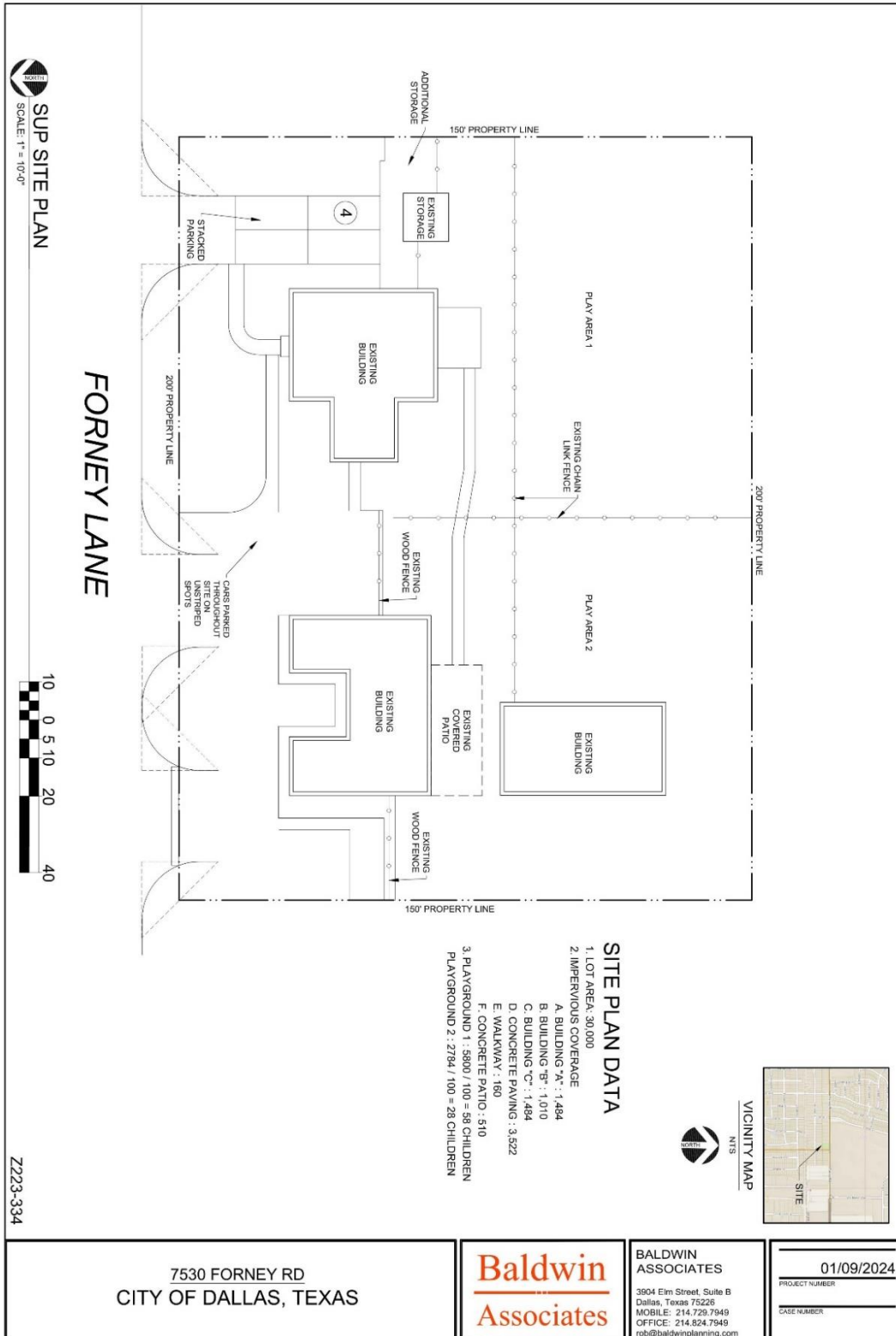
**CPC RECOMMENDED
PROPOSED CONDITIONS**

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of this ordinance), and is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. DRIVE: A circular drive or similar area must be provided for the off-street loading and unloading of children in the location shown on the attached site plan.
5. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.
6. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday.
7. FLOOR AREA: Maximum floor area is 3,978 square feet.
8. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on attached site plan. No other ingress or egress is permitted.
9. PARKING: A minimum of four off-street parking spaces must be provided in the location shown on the attached site plan
10. SCREENING: A minimum six-foot-high solid screening fence must be provided as shown on the attached site plan. Parking areas adjacent to residential uses must be screened with a minimum six-foot-high solid screening fence.

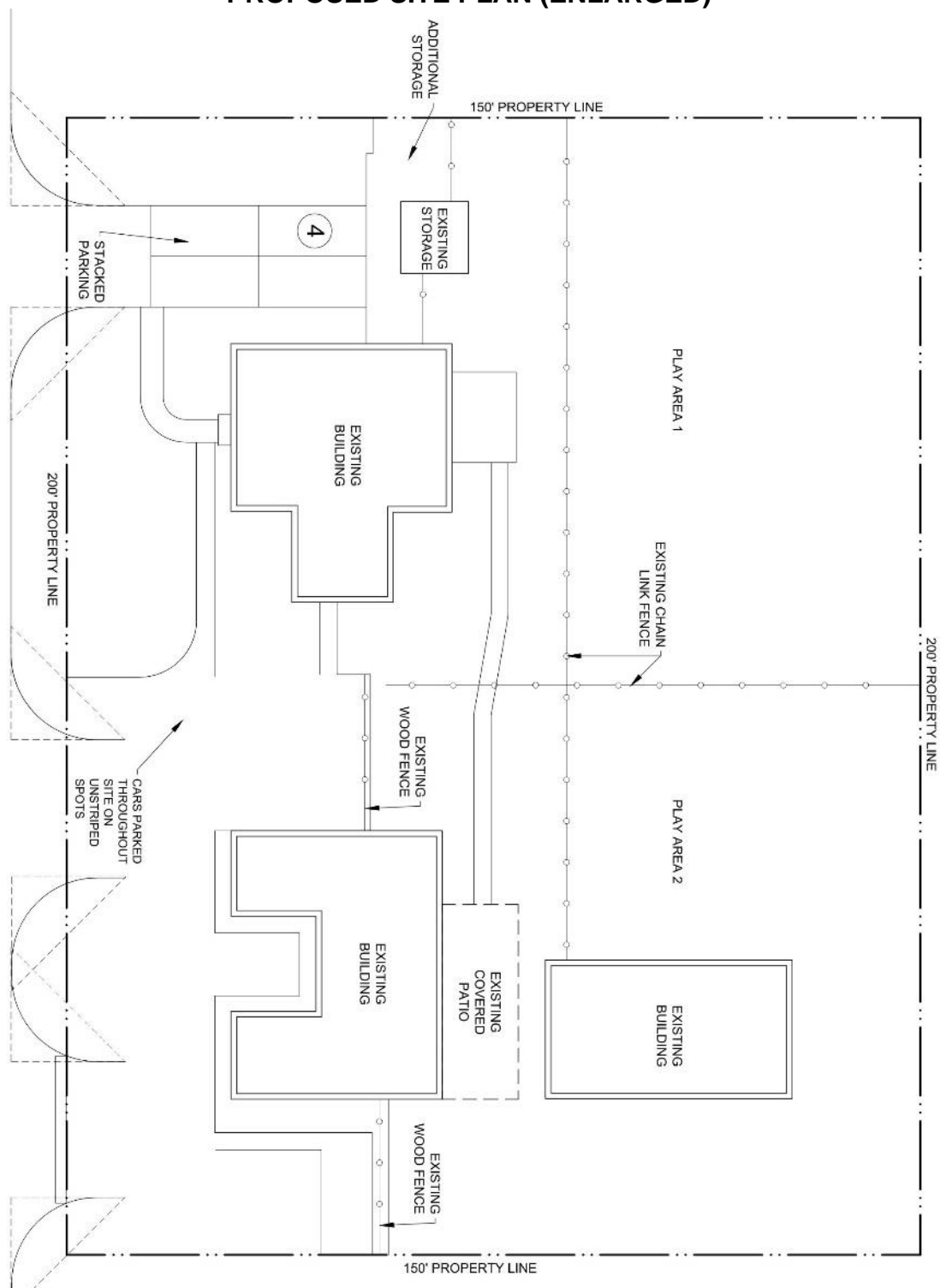
11. MAINTENANCE: The property will be adequately maintained in good repair and neat appearance.

12. 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.

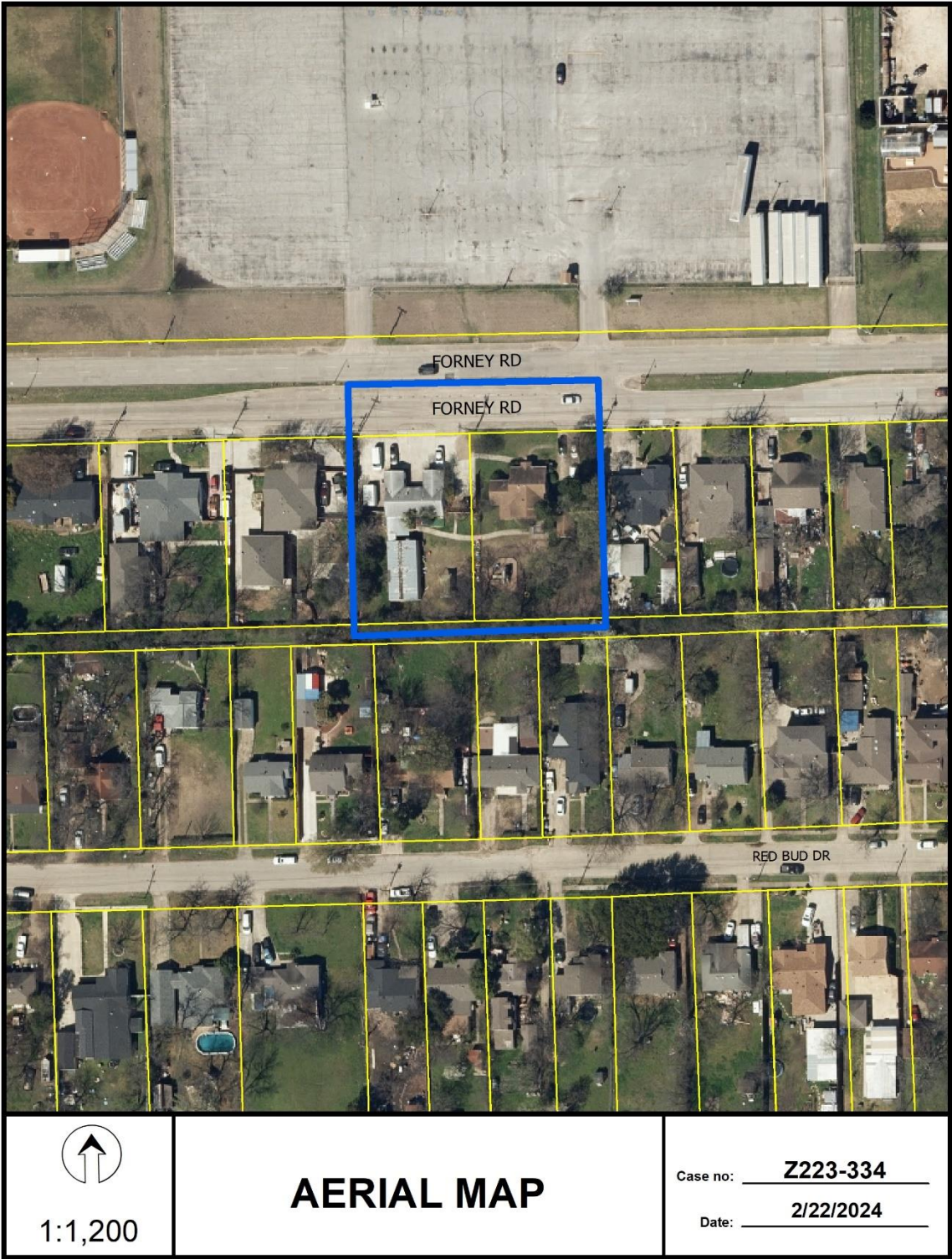
CPC RECOMMENDED PROPOSED SITE PLAN

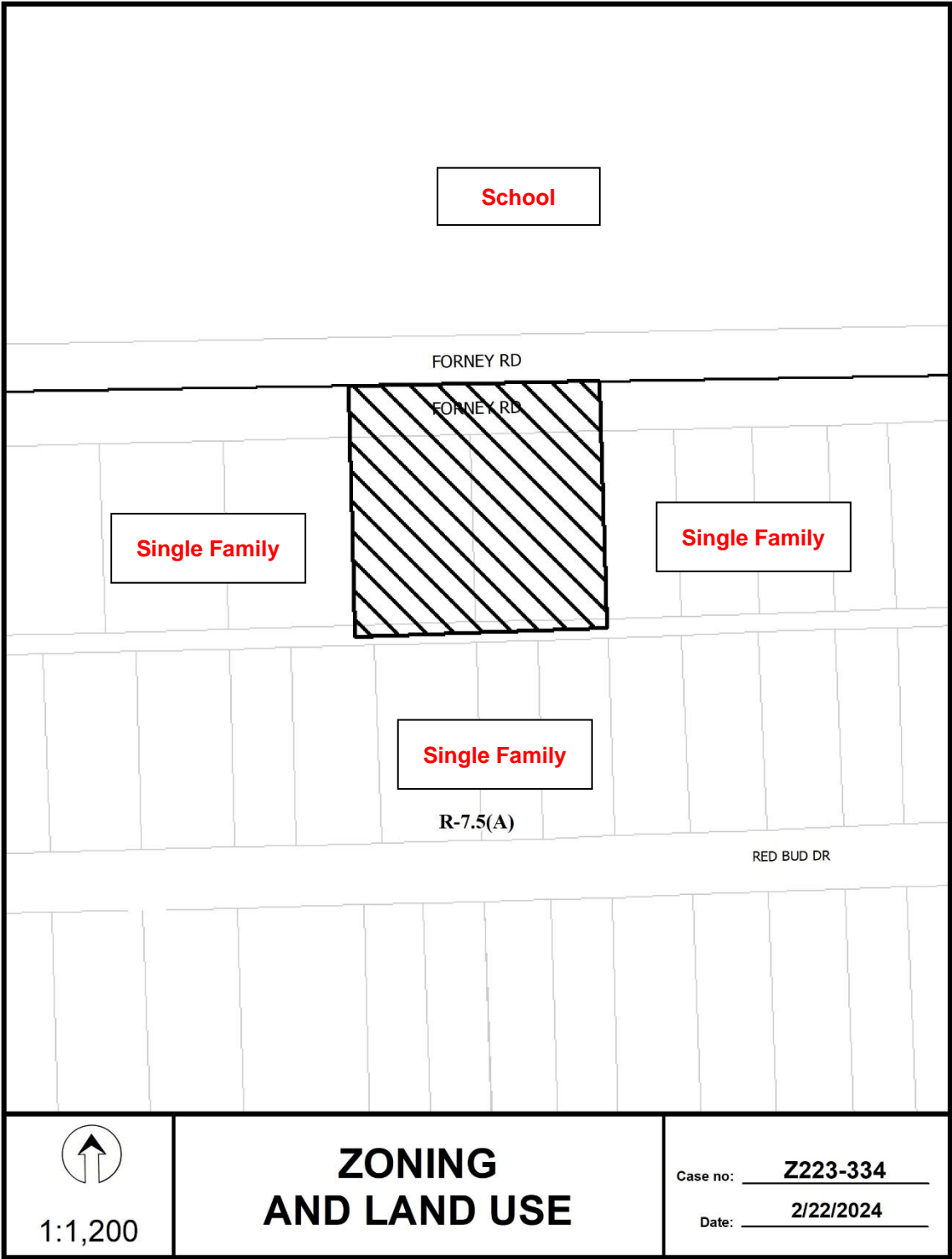


PROPOSED SITE PLAN (ENLARGED)











Market Value Analysis

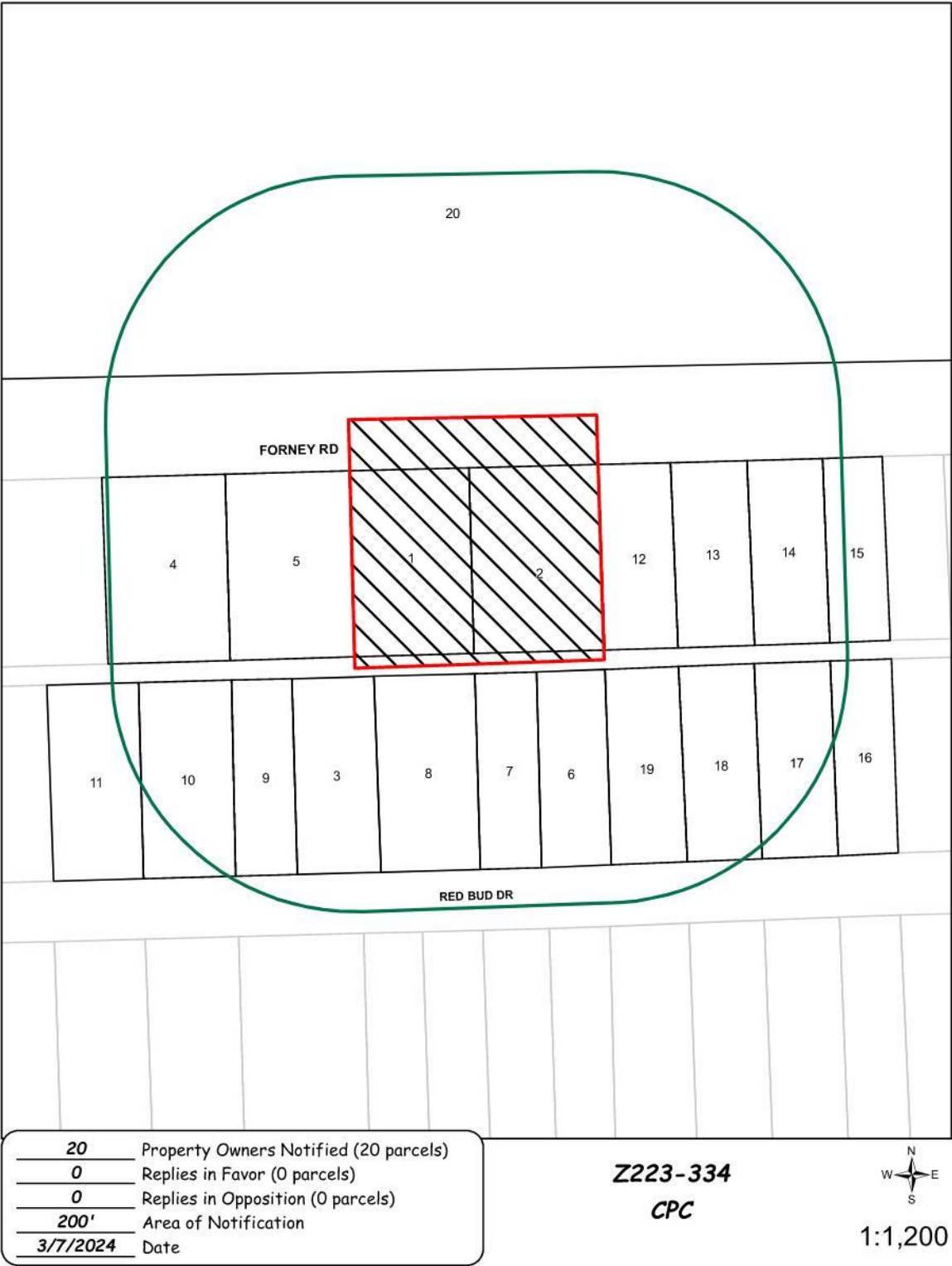
A	B	C	D	E	F	G	H	I	NA
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1:4,800

Market Value Analysis

Printed Date: 2/22/2024



03/06/2024

Reply List of Property Owners***Z223-334******20 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	7530	FORNEY RD	JEFFERSON ROY L &
2	7538	FORNEY RD	JEFFERSON ROY
3	7523	RED BUD DR	DELEON MARIA
4	7514	FORNEY RD	SUCHIL ISIDRO
5	7522	FORNEY RD	ISDRO SUCHIL
6	7539	RED BUD DR	BE ZE INVESTMENTS LLC SERIES 23
7	7535	RED BUD DR	ESPARZA FELICIANO LOZANO
8	7531	RED BUD DR	RODRIGUEZ MARIO J RODRIGUEZ
9	7519	RED BUD DR	MOORE REIKO S EST
10	7509	RED BUD DR	LOPEZ ROGER
11	7507	RED BUD DR	GUAJARDO DARIO RAY
12	7602	FORNEY RD	Taxpayer at
13	7608	FORNEY RD	AGUILAR JUAN
14	7612	FORNEY RD	RODRIGUEZ JOSE ADRIAN
15	7616	FORNEY RD	SANCHEZ FLORENTINO
16	7617	RED BUD DR	DEL RIO ARTURO &
17	7611	RED BUD DR	HERRERA REYES &
18	7607	RED BUD DR	MOLINA JORGE & IRENE
19	7603	RED BUD DR	RAMOS FERNANDO
20	7777	FORNEY RD	Dallas ISD



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1225
Z10.

Item #:

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay, on the southeast corner of Commerce Street and Browder Street

Recommendation of Staff: Approval for a two-year period, subject to amended conditions

Recommendation of CPC: Approval for a two-year period, subject to amended conditions
Z234-133(CR)

FILE NUMBER: Z234-133(CR) **DATE FILED:** November 29, 2023

LOCATION: Southeast corner of Commerce Street and Browder Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: ± 5,142 sf **CENSUS TRACT:** 48113003103

REPRESENTATIVE: Brad Eubanks

OWNER: DPL Loan Holdings, LLC

APPLICANT: Pegasus City Brewery

REQUEST: An application for an amendment to Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay.

SUMMARY: The purpose of the request is to allow for the continuation of an existing alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to amended conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay
- The area of request encompasses an approximately 4,804 square-foot ground floor unit currently operating as an alcoholic beverage establishment limited to microbrewery, microdistillery, or winery. The area also includes an external uncovered patio of approximately 5,385 square feet.

Zoning History:

There have been three zoning cases in the area in the last five years.

1. **Z190-362:** On March 24, 2021, the City Council approved new subdistricts within Planned Development District No. 619 on the southwest corner of Commerce Street and South Ervay Street.
2. **Z201-269:** On October 13, 2021, the City Council approved the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned as PD 619 District with H/36 Adolphus Historic District overlay, located at the south line of Main Street, east of South Field Street.
3. **Z212-117:** On January 26, 2022, the City Council approved the renewal of Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, with H/121 Dallas Power and Light Building Historic Overlay, on the southeast corner of Commerce Street and Browder Street. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Commerce Street	CBD Plan, Commerce Street from Browder to Lane	80 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

Area Plans:

The 360 Plan

The 360 Plan, adopted by Council in 2017, is an update to the Downtown Dallas 360 Plan adopted in 2011. The Plan, informed by local stakeholders, community leaders, and the City of Dallas, produced a strategic plan for the greater Downtown area. In the six years since the 2011 plan was adopted, the Downtown area has seen significant and rapid growth and has achieved many of the action items identified in the 2011 plan. The 2011 plan identified numerous connectivity needs as well as implementable actions for long-term vibrancy and success, including transit, streets, public spaces, urban design, housing, and parking. The 360 Plan is envisioned to address these and other emergent

needs of the growing residential population, commercial sector, and visitor base. The Plan was developed concurrently with other major planning efforts occurring in and around the City Center, including CityMAP, DART capital projects, high speed rail, and the Arts District Plan.

Staff finds that the applicant's request for continuation of an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery contributes to the overall vibrancy and commercial base within the Downtown area. This active use contributes to the Downtown area, meeting the 360 Plan's objectives of strengthening the urban fabric.

The Trinity River Corridor Comprehensive Land Use Plan

The Trinity River Corridor Comprehensive Land Use Plan, adopted in 2005 and updated in 2009, is an important tool for the individuals and organizations that make decisions affecting the Trinity River Corridor. Its vision describes the character this corridor should have in the future, and establishes the general principles that will direct preparation of detailed plans for smaller parts of the area. The Plan provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners and City officials as they review specific development proposals.

The Plan's Preferred Land Use Plan illustrates the subject area within the Central Business District (CBD) Module, which is primarily intended for a vertical mix of uses ranging from offices to urban residential units. Staff finds that the applicant's request to continue an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery contributes to the overall vision of the CBD district by providing an active commercial use intended for residents and visitors.

Land Use:

	Zoning	Use
Site	PD 619	Alcoholic beverage establishment limited to microbrewery, microdistillery, or winery
North	PD 619	Hotel
East	PD 619	Commercial parking structure
South	PD 619	Misc. personal services, and multifamily
West	PD 619	Office

Land Use Compatibility:

The area of request encompasses the ground floor of an existing building, as well as an exterior uncovered patio for additional seating. The property abuts Commerce Street to the north, and a pedestrian-only Browder Street to the west.

No changes to PD No. 619 nor the applicable subdistricts are requested.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city. Staff finds that this application for renewal of SUP 2358 meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

Staff supports the request due to the continuity of the existing alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on-site and proposed compliance with all other applicable provisions of the Dallas Development Code and PD No. 619.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended, and applicable provisions of PD No. 619.

Parking:

Per Section 51A-4.124(a)(5)(B)(ii) of the Dallas Development Code and PD No. 619, no parking is required for ground-floor retail and personal service uses within the Central Area District.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “F” MVA area.

CPC ACTION
March 7, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery for a two-year period, subject to amended conditions on property zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay, on the southeast corner of Commerce Street and Browder Street.

Maker: Herbert
Second: Shidid
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

Notices:	Area: 200	Mailed: 15
Replies:	For: 0	Against: 0

Speakers: None

LIST OF OFFICERS

DPL Loan Holdings, LLC

Lawrence E. Hamilton III, Manager
Timothy J. Jordan, Manager

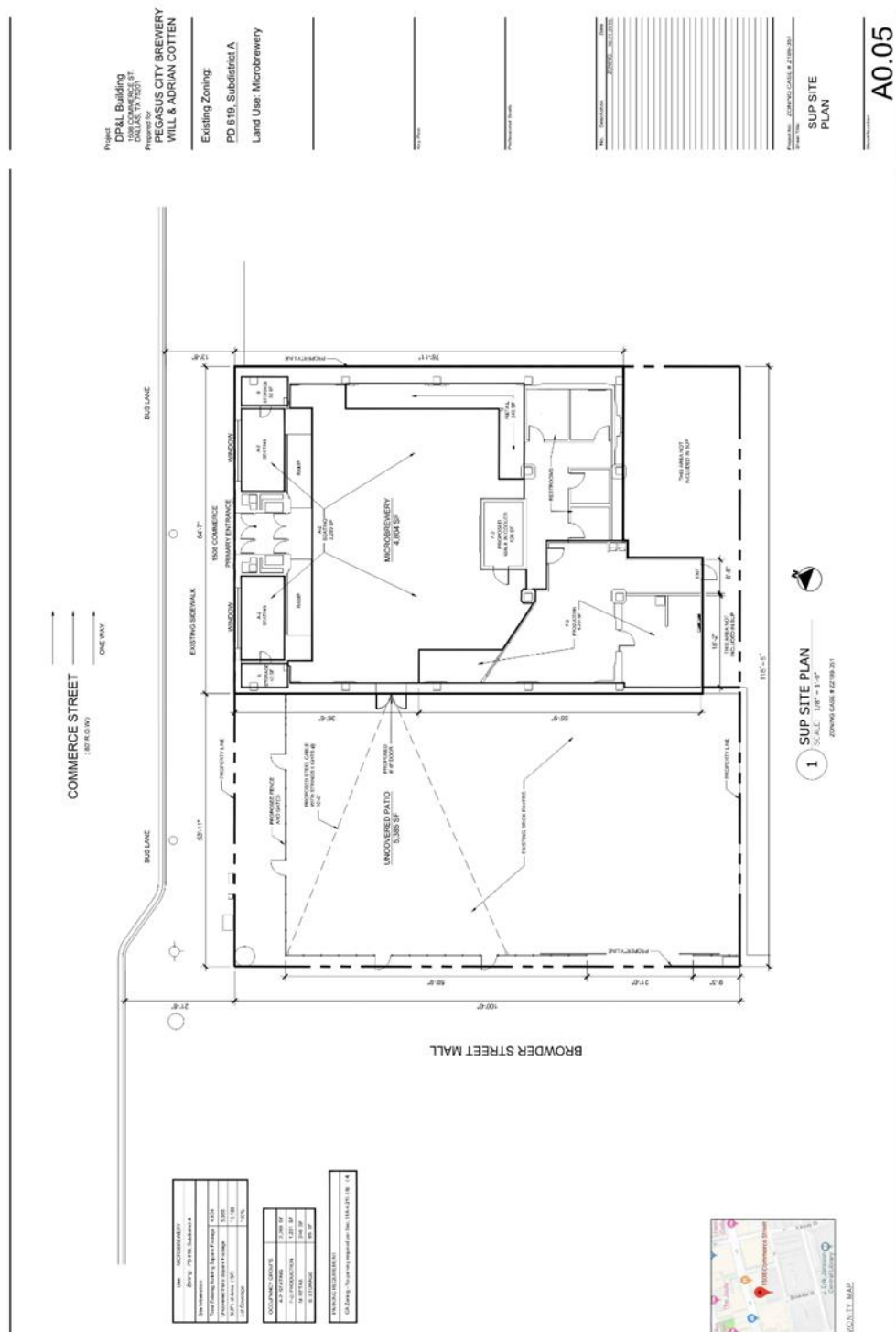
Pegasus City Brewery

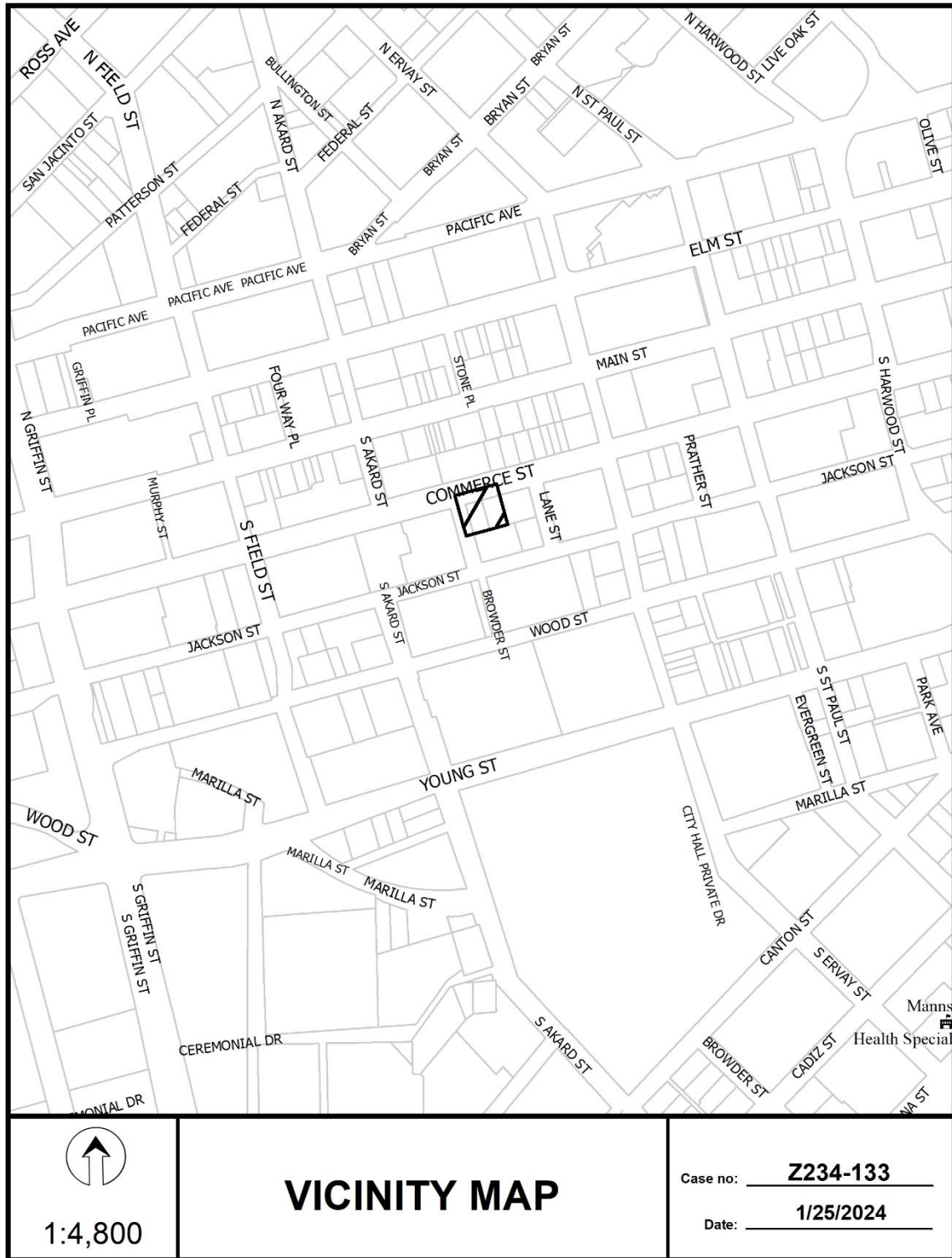
William T. Cotton, President

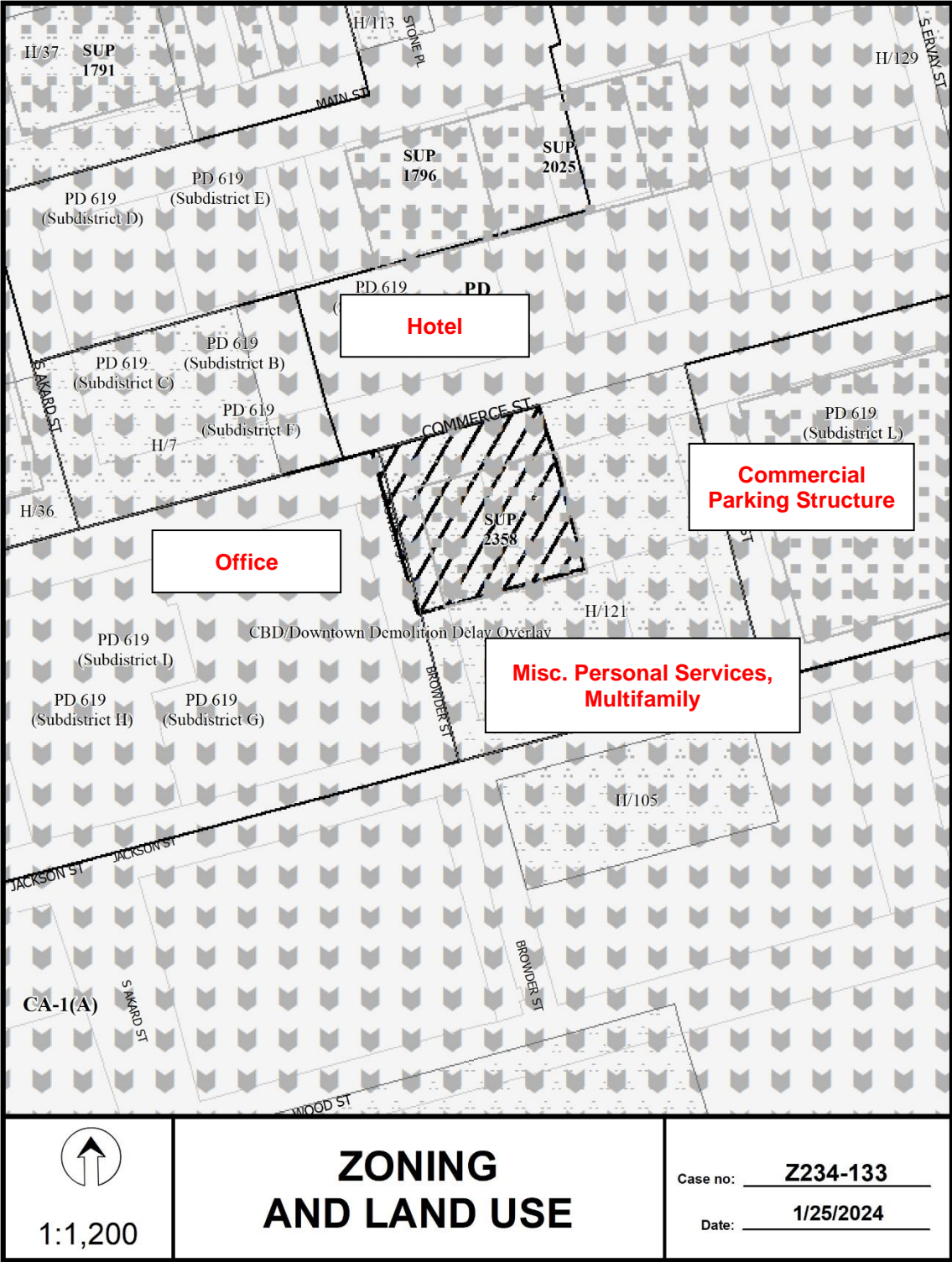
**CPC RECOMMENDED
PROPOSED SUP CONDITIONS**

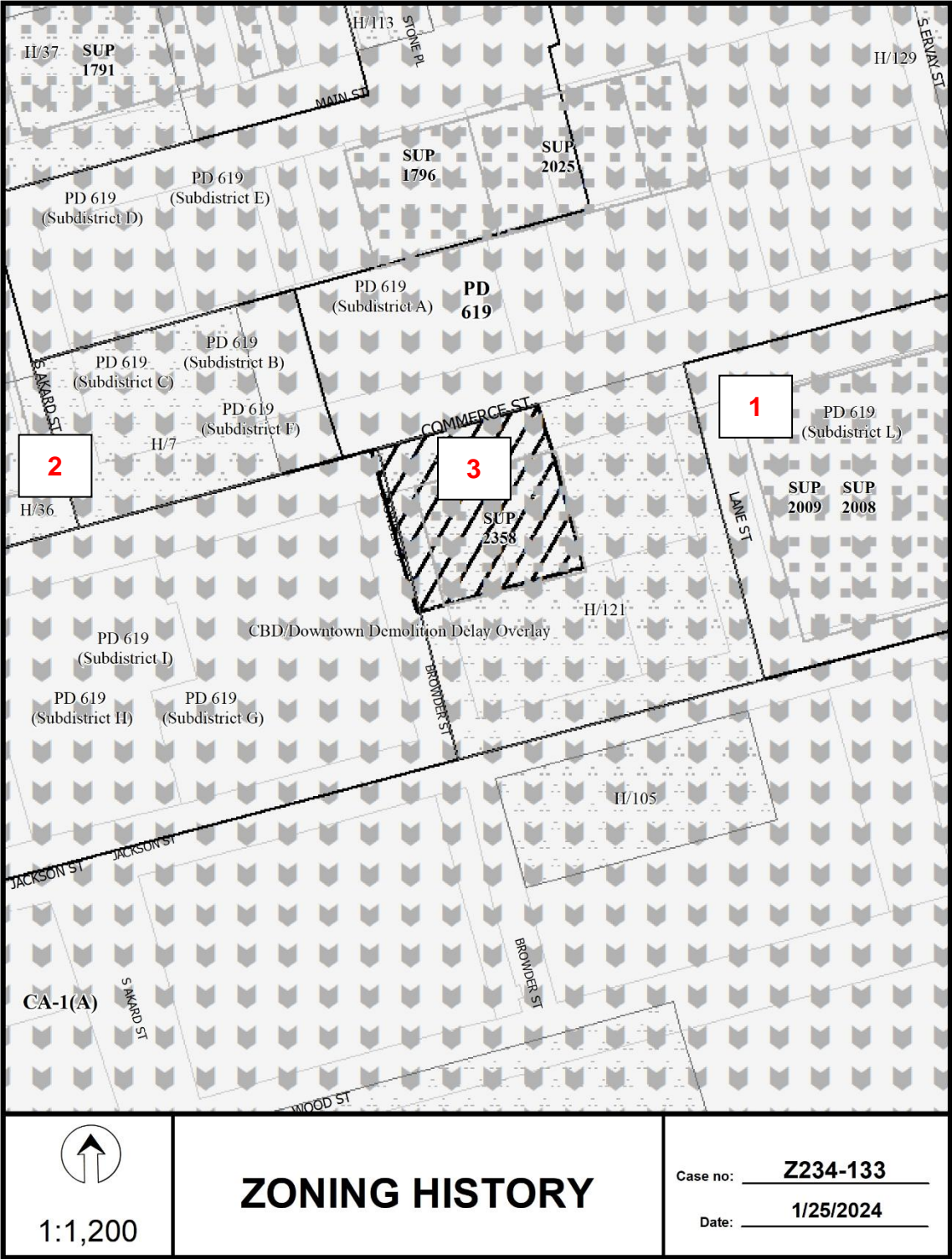
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from passage of this ordinance).
4. FLOOR AREA: Maximum floor area allowed for the alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery is 4,804 square feet in the location shown on the attached site plan. Maximum floor area allowed for an uncovered patio to the alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery is 5,385 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery may only be open to the public between 11:00 a.m. and 12:00 a.m. (midnight), 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.

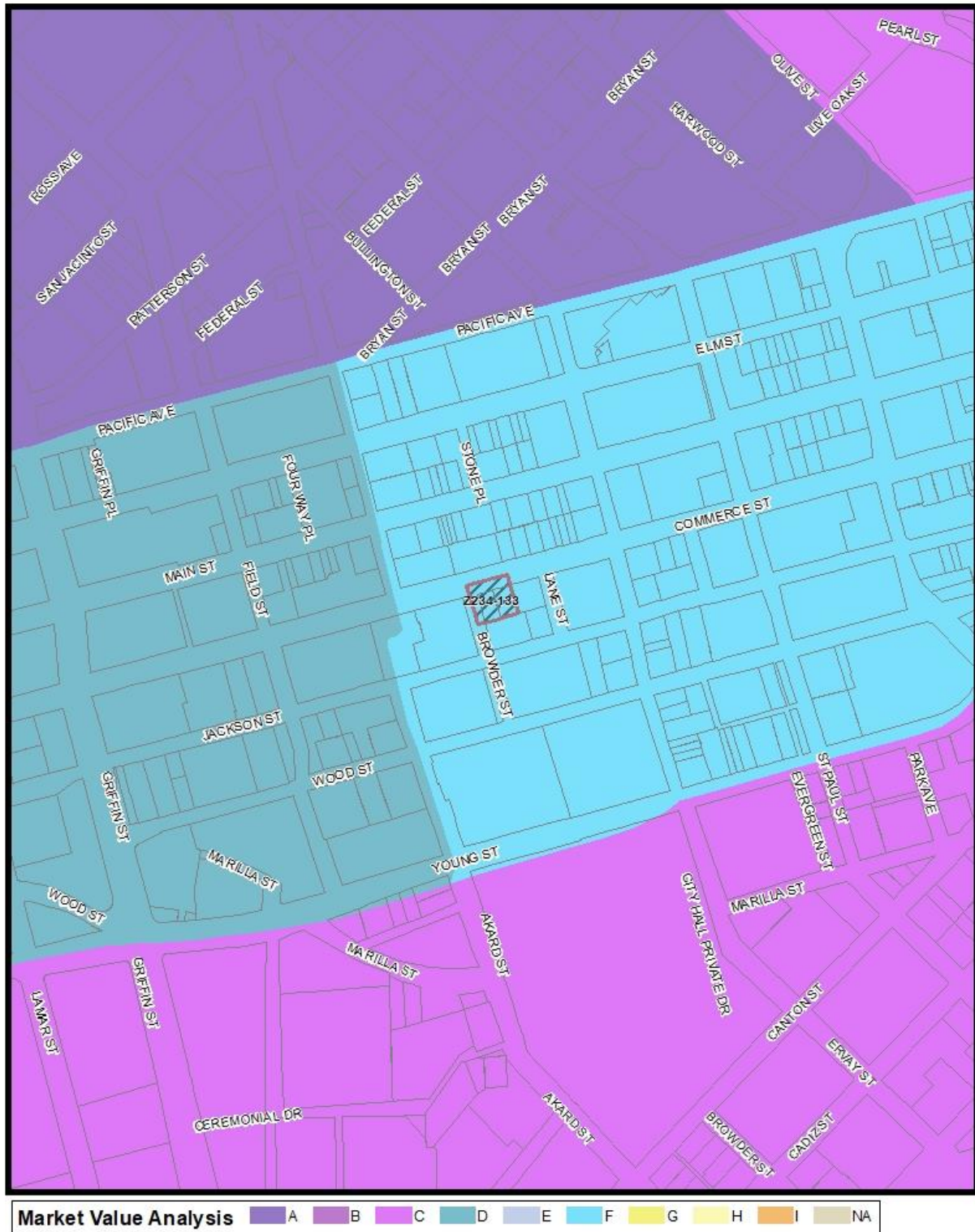
CPC RECOMMENDED PROPOSED SUP SITE PLAN

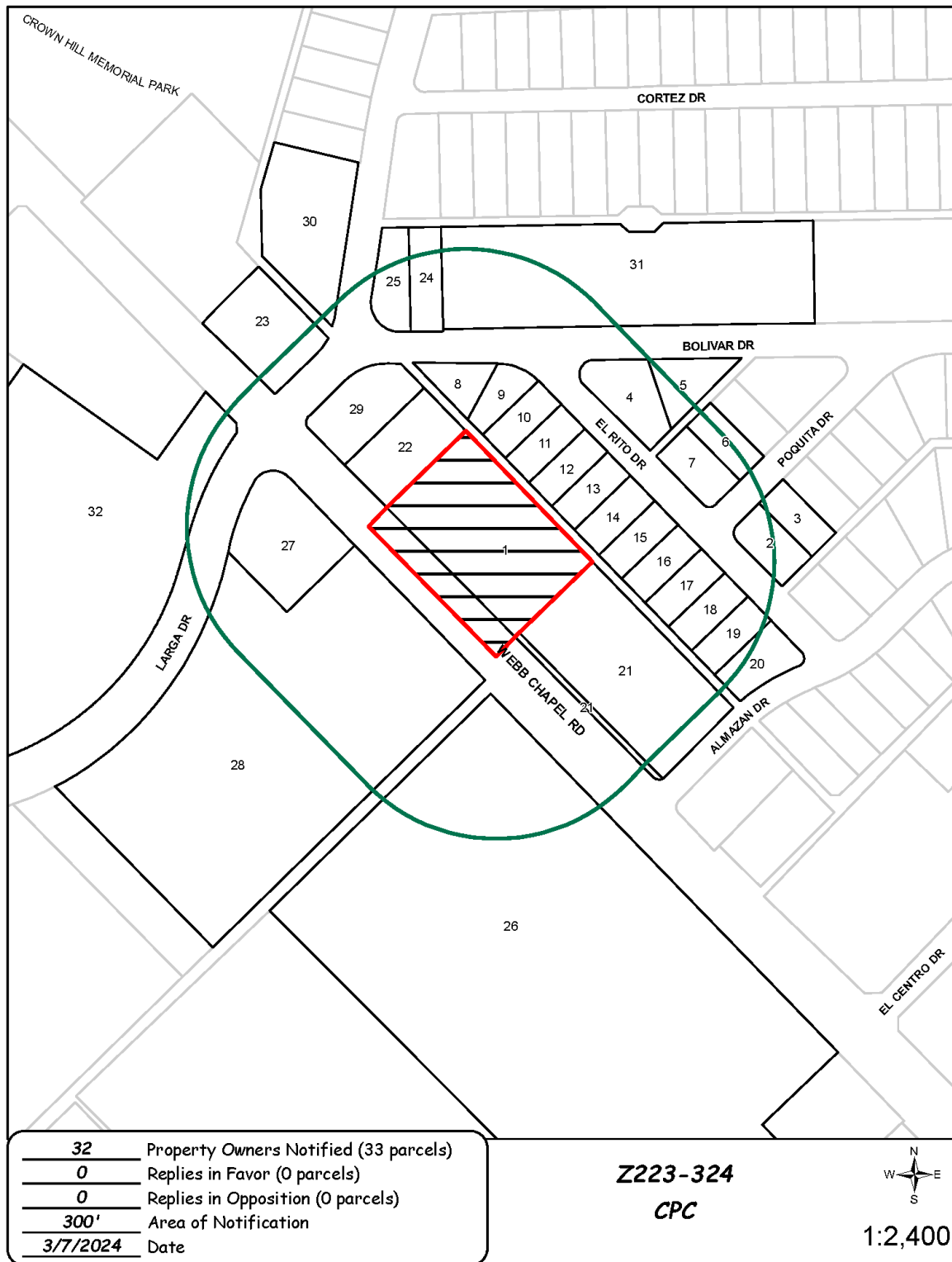












03/06/2024

Reply List of Property Owners***Z234-133******15 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	1512	COMMERCE ST	DPL LOAN HOLDINGS LLC
2	1500	COMMERCE ST	DPL LAND LLC
3	1520	MAIN ST	1520 MAIN LLC
4	1401	COMMERCE ST	SUPREME BRIGHT DALLAS IV LLC
5	1513	COMMERCE ST	1530 MAIN LP
6	1517	COMMERCE ST	1530 MAIN LP
7	1525	COMMERCE ST	POLLOCK ROBERT ETAL
8	1603	COMMERCE ST	KEATING PROPERTIES LLC
9	208	S AKARD ST	SOUTHWESTERN BELL TELEPHONE
10	1400	JACKSON ST	SOUTHWESTERN BELL
11	208	S AKARD ST	WHITACRE TOWER HOLDINGS LP
12	1600	COMMERCE ST	DALPARK PARTNERS LTD
13	1500	JACKSON ST	1500 JACKSON STREET LLC
14	1501	COMMERCE ST	1600 MAIN STREET HOLDINGS LP
15	1530	MAIN ST	DUNHILL 1530 MAIN LP



Agenda Information Sheet

File #: 24-1226

Item #: Z11.

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on property bounded by Millmar Drive, Shiloh Road, Healey Drive, and Casa Oaks Drive

Recommendation of Staff: Approval for a permanent time period, subject to a revised site plan, a revised traffic management plan, and staff's recommended conditions

Recommendation of CPC: Approval for a permanent time period, subject to a site plan, a traffic management plan, and conditions

Z223-272(JA)

FILE NUMBER: Z223-272(JA) **DATE FILED:** May 31, 2023

LOCATION: Property bounded by Millmar Drive, Shiloh Road, Healey Drive, and Casa Oaks Drive

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 12.414 acres **CENSUS TRACT:** 48113012502

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct a new public elementary school to replace an existing public school. *[Edwin J. Kiest Elementary School]*

CPC RECOMMENDATION: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval** for a permanent time period, subject to a revised site plan, a revised traffic management plan, and staff's recommended conditions.

Single Family Districts [Ref. Sec. 51A-4.112(f) for R-7.5(A)]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently developed with a public elementary school. [*Edwin J. Kiest Elementary School*]
- The applicant proposes to construct a new elementary school and then demolish the existing school.
- Platting is required in order to establish a building site for construction of the replacement school. Preliminary plat S212-255 was approved by City Plan Commission, subject to conditions, on July 21, 2022.

Zoning History: There have been no zoning change requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Millmar Drive	Local	-
Shiloh Road	Local	-
Healey Drive	Local	-
Casa Oaks Drive	Local	-

Traffic:

The proposed traffic management plan (TMP), dated November 27, 2023, is sealed by a licensed professional engineer, and contains the signature of the Kiest Elementary School principal. The proposed SUP conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by September 30, 2025 (or within six months after students first begin attending classes in the new building, whichever is later) and by September 30th of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and notes the following pending items (*boxed numbers correspond to numbered locations on CPC-recommended site plan shown later in this report*):

1

Bus driveway remains unresolved. Staff recommends removal of driveway.

Staff Notes: Staff recommends removal of this additional driveway because it creates an additional conflict point between pedestrians and vehicles. While staff understands that the applicant is proposing the separate bus driveway in an effort to keep buses separate from parent vehicles at peak drop off and pick up times, staff recommendation remains that the separate bus driveway be removed,

particularly given the lack of sufficient access points for pedestrians and bicyclists from the western portion of the property.

If pedestrians and bicyclists are being directed to a singular access point at the eastern end of Millmar Drive and a singular access point at the eastern end of Healey Drive, there is no opportunity to avoid crossing a vehicular driveway; therefore, the number of driveway conflict points should be minimized, and staff recommends removal of the separate bus driveway.

2

Staff recommends a maximum width of 24 feet at vehicle access points (city standard for this use at this location).

Staff Notes: The CPC recommendation regarding this item was to include a note at the easternmost drive approach on Millmar Drive and at the drive approach on Healey Drive indicating a width between 24ft-30ft to allow the discussion to be addressed at permitting. While staff accepts this as a compromise for the zoning application phase of the project, staff continues to recommend a maximum driveway width of 24 feet to ensure that vehicles must reduce speed as much as possible at these conflict points between vehicles and pedestrians/bicyclists.

3

CPC-recommended site plan still does not provide sufficient access for pedestrians and bicyclists on the western portion of the property.

Staff Notes: Access routes are needed during school peak hours as much as other times of the day and week. For example, if fields are available to the community outside of school hours, pedestrians and bicyclists should not be limited to access at proposed vehicular driveways. Likewise, students (walkers or bike riders) should not be limited access to the school at the same entry points as vehicles during peak hours.

The CPC-recommended site plan directs pedestrians and bicyclists to singular access points on the eastern portion of Millmar Drive and Healey Drive, making it virtually impossible for pedestrians/bicyclists to access the property and school building without crossing vehicular access points to the property.

Staff recommends pedestrian/bicycle access, including paved pathways, between building entries and all public rights-of-way. For this location, one additional access point with paved pathway on the western portion of Millmar Drive, one additional access point with paved pathway on Casa Oaks Drive, and one additional access point with paved pathway on the western portion of Healey Drive will provide sufficient access for pedestrians and bicyclists without requiring crossing a vehicular access point.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the

applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Public school
Northwest	R-7.5(A) Single Family District	Public park
North	R-7.5(A) Single Family District	Single family

East	R-7.5(A) Single Family District	Single family
South	R-7.5(A) Single Family District	Single family
West	R-7.5(A) Single Family District	Single family

Land Use Compatibility:

The area of request is located in an R-7.5(A) Single Family District and is currently developed with a public elementary school [Edwin J. Kiest Elementary School], which has been in operation on the site since the mid-1950s. Surrounding properties are developed with detached single-family homes and a public park [Harry Stone Park] to the northwest.

Currently, a Specific Use Permit (SUP) is required for schools to operate in an R-7.5(A) zoning district. Therefore, the applicant requests an SUP in order to construct a new elementary school to replace the existing school. The use remains compatible with the surrounding properties and uses.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the current request and recommends approval of the Specific Use Permit with the following changes:

- 1. Revise the site plan and traffic management plan to address pending items outlined in the "Traffic" section (above) of this report to include the following:*
 - a. remove bus driveway;*
 - b. revise curb cuts for vehicular access to comply with city standard for the use/location [24-foot maximum driveway width; 15-foot maximum radii at approach]; and*
 - c. add at least one additional access point for pedestrians and bicyclists at the western end of Millmar Drive, Casa Oaks Drive, and the western end of Healey Drive, including paved pathways between the building and these access points.*
- 2. Revise condition language to follow staff recommendation/applicant's request.*

Development Standards:

Because an SUP does not change the zoning classification of a site, a school authorized by an SUP must comply with the development standards for the zoning district in which the school is located, read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended.

The following table shows development standards applicable for R-7.5(A) Single Family Districts, in general, and development standards for the proposed school at the request site in R-7.5(A).

	Setbacks		Height ¹	Lot Coverage ²	Density/FAR	Special Standards
	Front	Side/Rear				
R-7.5(A) in general	25' min	5' / 5' min for single family structures 10' / 15' min for other permitted structures	30' max Institutional uses, such as schools, may be built to any height consistent with FAA airspace limitations and the building code No max stories	45% max for residential structures 25% max for nonresidential structures 60% max for institutional uses such as schools	No max FAR Min lot area for a residential use is 7,500 sq ft No minimum lot area for a school	Continuity of blockface Parking must comply w FYSB* Max 4' tall fence in front yard
Proposed school at this R-7.5(A) site in particular	25' min at Casa Oaks Dr and Shiloh Rd	25' min at Millmar Dr and Healey Dr This property does not have a rear yard	Any height consistent with FAA airspace limitations and the building code	60% max for institutional uses such as schools	No max FAR No min lot area for a school	Parking must comply w FYSB* Max 4' tall fence in front yard
CPC-rec for school at this R-7.5(A) site in particular	25' min at Casa Oaks Dr and Shiloh Rd	25' min at Millmar Dr and Healey Dr This property does not have a rear yard	45' max 2 stories max	60% max for institutional uses such as schools	No max FAR No min lot area for a school	Parking must comply w FYSB* Max 4' tall fence in front yard

¹ Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.

² Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

*FYSB ... Front Yard Setback

Landscaping:

Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

The city arborist reviewed the current zoning request and anticipates that the site can conform to Article X. A landscape plan will be required for review at permitting. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. [Sec. 51A-4.204](#)(17)(C)(iv)]. Since the proposed SUP conditions do not specify an alternative parking ratio for the school use, off-street parking must be provided in accordance with the standard use regulations (1.5 spaces for each kindergarten/elementary school classroom). A parking analysis provided on the proposed SUP site plan indicates 69 spaces are required (1.5 x 46 classrooms); a total of 93 off-street parking spaces are proposed for the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple, representing the strongest markets (A through C), to orange, representing the weakest markets (G through I). The area of request is not currently part of an MVA cluster; however, it is embedded within an “E” MVA cluster.

Dallas ISD Trustees and Administration
(current as of 3-5-24)

Dallas ISD Board of Trustees:

District 1 **Edwin Flores**
District 2 **Sarah Weinberg** – Board Secretary
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
District 6 **Joyce Foreman**
District 7 **Ben Mackey**
District 8 **Joe Carreon**
District 9 **Justin Henry** – President

Dallas ISD Administration:

Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dr. Brian C. Lusk – Deputy Superintendent of Academics and Transformations
Brent Alfred, AIA – Chief Construction Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of School Leadership
Sean Brinkman – Chief Technology Officer
Angie Gaylord – Chief of Academics
Shannon Trejo – Chief of Innovation
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

CPC Action
March 7, 2024

Motion: It was moved to recommend **approval** of a Specific Use Permit for a public school other than an open-enrollment charter school for a permanent time period, subject to a revised site plan, a revised traffic management plan, and conditions with the following changes:

Item 4: Revise to add; add ' At Shiloh Road and Casa Oaks Drive a 25 foot setback is required'

Item 7: Add 'pedestrian and vehicular' ingress and egress must be provided at 'Millmar Drive, and Healey Drive as shown on the site plan'... (emphasis added)
And add; A minimum of one pedestrian gate to be located along Casa Oaks Drive.

Item 10: Signs, add the following:

- 'This site is considered a non-business district.'
- 'Sign Illumination : All sign lighting must be designed to minimize uplight.'
- 'Athletic field signs if provided shall not be illuminated before 7 am , or after 8 pm'

- Add height condition:

- Maximum building height of 45 feet and 2-stories.
- Maximum height of light poles is 20 feet.

- Add parking / loading conditions:

- Parking is prohibited within required setbacks. Vehicular drive aisles are allowed as shown on the site plan
- Drive crossings to differ in finish from the vehicular ingress & egress
- Loading area to be provided as shown on the site plan
- Garbage storage & mechanical areas visible from a public right-of-way or visible from a residential use must be screened, including on any side visible from the public right-of-way or the residential use, with screening that complies with the provisions of Sec. 51A-4.602(b). The requirement for screening applies regardless of distance from the right-of-way or the residential use.

- Add Lighting:

- Except as provided, all lighting must be directed downward and away from adjacent residential properties.
- Site lighting; Uses that operate between sunset and sunrise must provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.

- Add Other conditions:

- Outdoor amplified sound prohibited between 8 pm – 7 am

SITE PLAN COMMENTS:

- Shift pedestrian access :

- At north & south pedestrian access to be located between vehicular ingress/egress and Shiloh Road coordinated with accessible route at parking aisle to combine pedestrian access to building entry

- Add to site plan; a minimum of one pedestrian access located along Casa Oaks Drive
- add dimension at proposed bus drive of 15 ft
- increase pedestrian refuge area at vehicular drives from 3 ft to 5 ft
- Revise site plan to indicate 24 - 30 ft ingress / egress drive aisle with maximum 15 ft curb radii at Millmar Drive and Healy Drive as shown

TMP

- ADDED COMMENT: the TMP Exhibit 1 notes pedestrian access point: to be indicated on revised exhibit on property zoned an R-7.5(A) Single Family District bounded by Millmar Drive, Shiloh Road, Healey Drive, and Casa Oaks Drive.

Maker: Hampton
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

Notices: Area: 400 Mailed: 186
Replies: For: 5 Against: 4

Speakers: For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
For (Did not speak): Fernando Rubio, 3130 Hammerly, Dallas, TX75212
Kathleen Lenihan, 9400 N. Central Expwy., Dallas, TX, 75231
Against: None

CPC-Recommended SUP Conditions

1. **USE**: The only use authorized by this specific use permit is a public school other than 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 has no expiration date.

CPC-recommendation:

4. **HEIGHT AND STORIES**: Maximum height is 45 feet, except that the maximum height for light poles is 20 feet. Maximum number of stories is two.

Staff-recommendation & Applicant request:

4. ~~**HEIGHT AND STORIES**: Maximum height is 45 feet, except that the maximum height for light poles is 20 feet. Maximum number of stories is two.~~

CPC-recommendation:

5. **SETBACKS**: Minimum side yard is 25 feet at Millmar Drive and Healey Drive. **At Shiloh Road and Casa Oaks Drive a 25-foot setback is required.**

Staff recommendation & Applicant request:

5. **SIDE YARD**: Minimum side yard is 25 feet at Millmar Drive and Healey Drive.

6. **LANDSCAPING**: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
7. **FENCES**: An open fence with a maximum height of six feet may be located in the required yard along a street frontage if all of the following conditions are met. (OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.)
 - A. gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb;
 - B. the fence complies with the visual obstruction regulations in Section 51A-4.602;
 - C. the fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property; and
 - D. for fences within required front yards (Shiloh Road and Casa Oaks Drive), fence height is limited to four feet unless a six-foot open fence is approved by the Board of Adjustment for these locations.

8. **INGRESS-EGRESS**: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
9. **PEDESTRIAN ACCESS**: Pedestrian access to property must be provided in the locations shown on the attached site plan, at a minimum. A minimum of one pedestrian gate to be located along Casa Oaks Drive.

CPC-recommendation:

10. **LIGHTING**: Except as provided, all lighting must be directed downward and away from adjacent residential properties. Uses that operate between sunset and sunrise may provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.

Staff-recommendation & Applicant request:

- ~~10. **LIGHTING**: Except as provided, all lighting must be directed downward and away from adjacent residential properties. Uses that operate between sunset and sunrise must provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.~~

CPC-recommendation:

11. **OUTDOOR AMPLIFIED SOUND**: Outdoor amplified sound prohibited between 8:00 p.m. and 7:00 p.m.

Staff-recommendation & Applicant request:

- ~~11. **OUTDOOR AMPLIFIED SOUND**: Outdoor amplified sound prohibited between 8:00 p.m. and 7:00 p.m.~~

CPC-recommendation:

12. **PARKING AND LOADING**: Parking is prohibited within required setbacks. Vehicular drive aisles are allowed as shown on the site plan. Drive crossings to differ in finish from the vehicular ingress and egress. Loading area to be provided as shown on the site plan.

Staff-recommendation & Applicant request:

- ~~12. **PARKING AND LOADING**: Parking is prohibited within required setbacks. Vehicular drive aisles are allowed as shown on the site plan. Drive crossings to differ in finish from the vehicular ingress and egress. Loading area to be provided as shown on the site plan.~~

13. **PEDESTRIAN AMENITIES:**

A. Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of street frontage:

- i. bench;
- ii. trash receptacle; and
- iii. bicycle rack.

B. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

CPC-recommendation:

14. **SCREENING FOR GARBAGE STORAGE AND MECHANICAL AREAS:** Garbage storage and mechanical areas visible from a public right-of-way or visible from a residential use must be screened, including on any side visible from the public right-of-way or the residential use, with screening that complies with the provisions of Sec. 51A-4.602(b). The requirement for screening applies regardless of distance from the right-of-way or the residential use.

Staff-recommendation & Applicant request:

~~14. **SCREENING FOR GARBAGE STORAGE AND MECHANICAL AREAS:** Garbage storage and mechanical areas visible from a public right-of-way or visible from a residential use must be screened, including on any side visible from the public right-of-way or the residential use, with screening that complies with the provisions of Sec. 51A-4.602(b). The requirement for screening applies regardless of distance from the right-of-way or the residential use.~~

15. **SIDEWALKS/BUFFER:** Prior to the issuance of a certificate of occupancy, minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

CPC-recommendation:

16. **SIGNS:** Signs for a public school other than an open-enrollment charter school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan. The site is considered a non-business district. All sign lighting must be designed to minimize uplight. Athletic field signs, if provided, shall not be illuminated before 7:00 a.m. or after 8:00 p.m.

Staff-recommendation & Applicant request:

16. **SIGNS**: Signs for a public school other than an open-enrollment charter school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

17. **TRAFFIC MANAGEMENT PLAN**:

A. **In general**. Operation of the public school other than an 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 September 30, 2025, or within six months after students first begin attending classes in the new building, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by September 30th of each odd-numbered year.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by September 30, 2025, or within six months after students first begin attending classes in the new building, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by September 30th of each odd-numbered year, the director shall notify the city plan commission.

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.

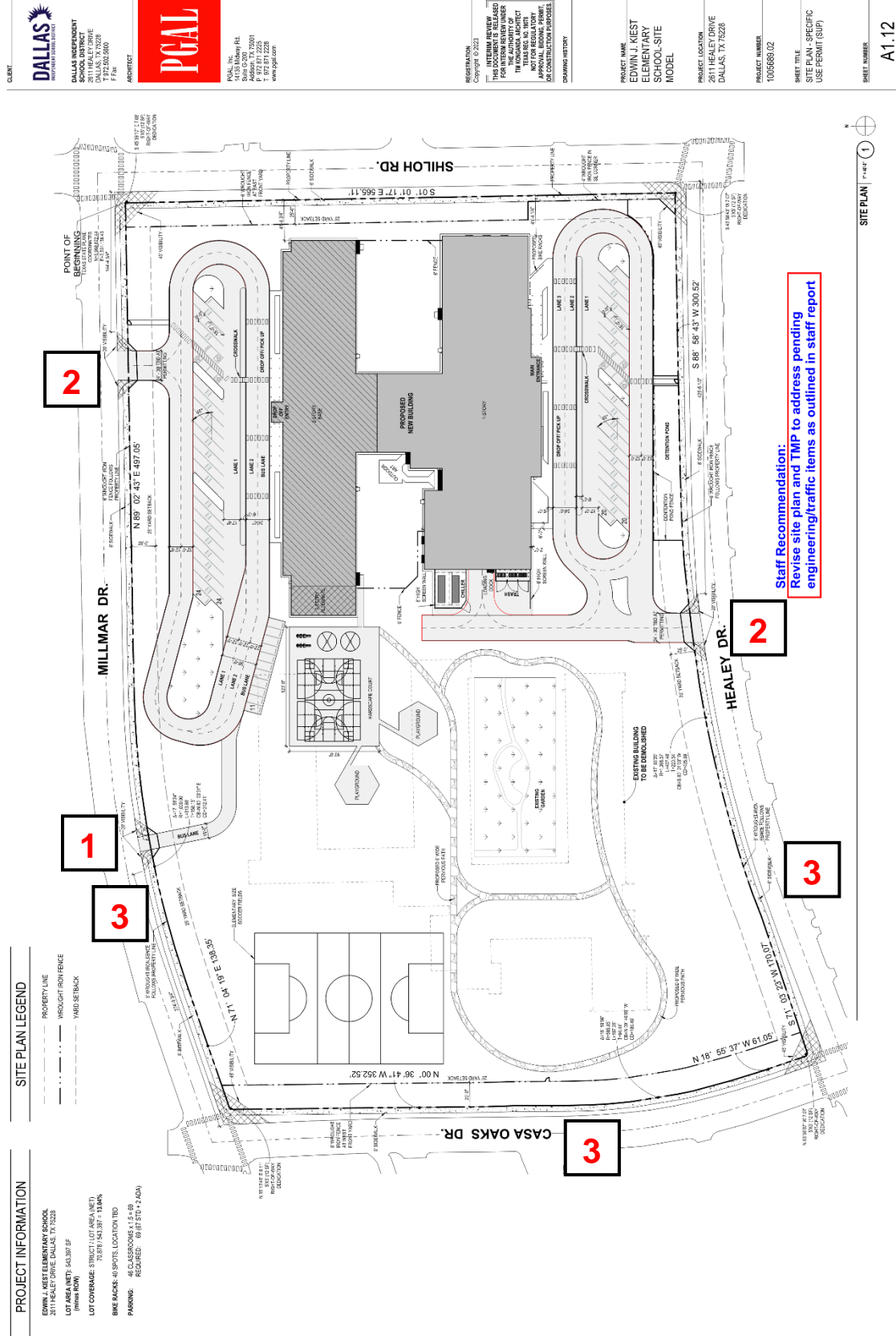
i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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.

18. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.

19. **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-Recommended SUP Site Plan



CPC-Recommended Traffic Management Plan

Staff Recommendation:

Revise site plan and TMP to address pending engineering/traffic items as outlined in staff report

November 27, 2023

PK# 5484-22.556

TRAFFIC MANAGEMENT PLAN

Z223-272



Hunter W. Lemley

DISD EDWIN J. Kiest ELEMENTARY SCHOOL
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by **PGAL** on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing Edwin J. Kiest Elementary School described below. The new school has an existing enrollment of approximately 570 students and is anticipated to increase to a maximum of 850 students after improvements of the new building are complete.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site dismissal field observations on Wednesday, August 31st, 2022, and Thursday September 1st, 2022, during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

November 27, 2023

2. SCHOOL LOCATION AND DESCRIPTION

- **School site location:** 2611 Healey Drive, Dallas, Texas
- **Description of adjacent roadways:**
 - Adjacent Streets:
 - Shiloh Road:
 - Cross-section: Four lanes, two-way operation, no median.
 - Sidewalk connectivity evident along frontage of school. *[School Zone]*
 - Speed Limit: 30 mph *[School Zone of 20 mph]*
 - Millmar Drive:
 - Cross-section: Two lanes, two-way operation, no median.
 - Sidewalk connectivity evident along frontage of school. *[School Zone]*
 - Speed Limit: 30 mph *[School Zone of 20 mph]*
 - Casa Oaks Drive:
 - Cross-section: Two lanes, two-way operation, no median.
 - Sidewalk connectivity evident along frontage of school. *[School Zone]*
 - Speed Limit: 30 mph *[School Zone of 20 mph]*
 - Healey Drive:
 - Cross-section: Two lanes, two-way operation, no median. (One-way westbound during school hours)
 - Sidewalk connectivity evident along frontage of school. *[School Zone]*
 - Speed Limit: 30 mph *[School Zone of 20 mph]*

November 27, 2023

o **Adjacent Intersections:**

- Shiloh Road and Millmar Drive - Marked crosswalks on the west, south, and east legs, barrier free ramps provided on all corners.
- Shiloh Road and Healey Drive - Marked crosswalks (faded) on the north, west, and east legs, barrier free ramps provided on all corners.
- Casa Oaks Drive and Millmar Drive - Marked crosswalks on all approaches, barrier free ramps provided on all corners.
- Casa Oaks Drive and Healey Drive - Marked crosswalks on all approaches, barrier free ramps provided on all corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

3. INGRESS/EGRESS POINTS OF ACCESS

• **Vehicular Ingress/Egress Points:**

- o Millmar Drive: Two Driveways (Existing); One Driveway (Proposed)
- o Healey Drive: Two Driveways (Existing); One Driveway (Proposed)

• **Student (Building) Ingress/Egress Points:**

- o Main student pedestrian access will be located at the main entrances on the north and south sides of the school building according to each pick up/drop-off locations per grade level.

4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Wednesday, August 31st, 2022, and Thursday September 1st, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

November 27, 2023

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.

Table 1. Queuing Summary Table

Dismissal Period (Loading Zone)	Grades	Start/End Times*	Total Enrollment	Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus /Deficit (veh)
			Existing (Proposed)		Proposed	
1A	Pre-K – 2 nd	7:45 AM – 3:15 PM	330 (493)	61 (91)	94	+3
1B	3 rd – 5 th	7:45 AM – 3:15 PM	240 (357)	51 (66)	75	+9

*All times are subject to change

5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

- Description of Existing Conditions

On-Site Circulation:

- Pre-K:
Parent traffic enters the area traveling via Shiloh Road and turns onto Healey Drive. Parent traffic queues/stands on the northbound and southbound curbsides along the property frontage.
- Kindergarten – 2nd Grade:
Parent traffic enters the area traveling via Casa Oaks Drive and turns onto Millmar Drive. Parent traffic queues/stands on the eastbound curbside along the property frontage and along the recessed area on Millmar Drive circulating in a counter-clockwise pattern.
Traffic exits the recessed area exiting back onto Millmar Drive after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle.
- 3rd Grade – 5th Grade:
Parent traffic enters the area traveling via Shiloh Road and turns onto Healey Drive. Healey Drive operates as one-way westbound during school hours. Parent traffic queues/stands on the westbound curbside along the property frontage and along

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the recessed area on Healey Drive circulating in a counter-clockwise pattern.

Traffic exits the recessed area exiting back onto Healey Drive and continuing westbound after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle.

School buses arrive to the site load and unload students along the recessed area on Healey Drive.

Staff and visitor parking lots are provided surrounding the site.

Temporary traffic control devices:

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

- Description of Proposed Conditions

On-Site Circulation:

- Pre-K – 2nd Grade:

Parent traffic is to enter the area traveling via Casa Oaks Drive and turn onto Millmar Drive headed eastbound. Parent traffic queues/stands onsite by entering the recessed area on Millmar Drive circulating in a counter-clockwise pattern.

Two queue lines will form outside the queueing area and stack until the end of the queueing isle on site. Students are to be loaded into parent vehicles as a 3-lane stacking system in front of the queue. A center median isle will be installed to present a safe refuge area for students to wait for the appropriate queued vehicle. Staff members will take extreme caution as they will communicate from within the school and outside the school to accompany students as the students arrive to the appropriate location and help cross through to the median location.

Traffic is to exit the site back onto Millmar Drive after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle.

- 3rd Grade – 5th Grade:

Parent traffic enters the area traveling via Shiloh Road and turns onto Healey Drive. Healey Drive operates as one-way westbound during school hours. Parent traffic queues/stands on site in the recessed area entering on Healey Drive circulating in a counter-clockwise pattern.

Two queue lines will form outside the queueing area and stack until the end of the queueing isle on site. Students are to be loaded into parent vehicles as a 3-lane stacking system in front of the queue. A center median isle will be installed to present a

November 27, 2023

safe refuge area for students to wait for the appropriate queued vehicle. Staff members will take extreme caution as they will communicate from within the school and outside the school to accompany students as the students arrive to the appropriate location and help cross through to the median location.

Traffic is to exit the recessed area exiting back onto Healey Drive and continuing westbound after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle.

School buses arrive to the site before any parent activity in the area provided north of the building and load and unload students along the drop off/pick up lane. The school staff will actively be involved in managing the parent queue to ensure the school bus to safely exit the drop off/pick up lane.

Staff and visitor parking lots are provided surrounding the site.

Temporary traffic control devices:

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Subject School Recommended Loading System:**
 - Administered Sequential Loading System

DEFINITIONS:

A "Administer Sequential Loading System" refers to a managed system that enforces a prescribed policy for picking up students at a specific release time. Passenger loading and vehicle departures are sequential and consecutive order based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area. In situations with a double queue line, students are loaded in "groups" where students enter several vehicles in an instance. After, that group of vehicles depart, then another group of vehicles pull forward for the next set of students to enter each vehicle. Groups of vehicles can contain 5-10 vehicles at one time.

A "Monitored Non-Sequential System" refers to a more commonly used managed system that includes a passively supervised protocol that monitors and discourages unsafe activity along the perimeter of the site. This protocol manages students that wait to exit the

November 27, 2023

building at parent vehicle arrival to get to their destination. Passenger loading and vehicle departures are considered non-consecutive to allow drivers to circulate through the area on a more random, but structured basis.

An "Unmanaged System" refers to an unmanaged protocol where students are not monitored or supervised during the loading period. Vehicle arrivals are non-consecutive and circulate through the area on a more random basis without the supervision of school staff.

- **Separation of modes of transportation:**

- Bus: 5%
- Walk: 10%
- Picked Up by Parent: 85%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times:**

- 7:45 AM – 3:15 PM

7. SCHOOL STAFF ASSISTANCE

- Number:
 - Observed: 10+ Staff Members
 - Desired: 10+ Staff Members
- Location:
 - Observed: At beginning of queue lines
 - Desired: At beginning of queue lines
- Staff Requirements and expectations:
 - Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

November 27, 2023

8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS

- Number:
 - Observed: Three
- Location:
 - Desired: Intersections of:
 - Shiloh Road at Millmar Drive
 - Shiloh at Healey Drive
 - Casa Oaks Drive at Healey Drive

November 27, 2023

9. SCHOOL ADMINISTRATION INPUT STATEMENT

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD Edwin J. Kiest Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

Principal Signature

11/29/2023
Date

Name: Fernando Rubio

Title: Principal of Edwin J. Kiest Elementary

Police Department Signature

Date

Name: _____

Title: _____

10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

Traffic Management Plan
Edwin J. Kiest Elementary School
Page 9

November 27, 2023

11. REPORT FORMAT

This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual*.

12. OTHER ITEMS WHERE APPLICABLE

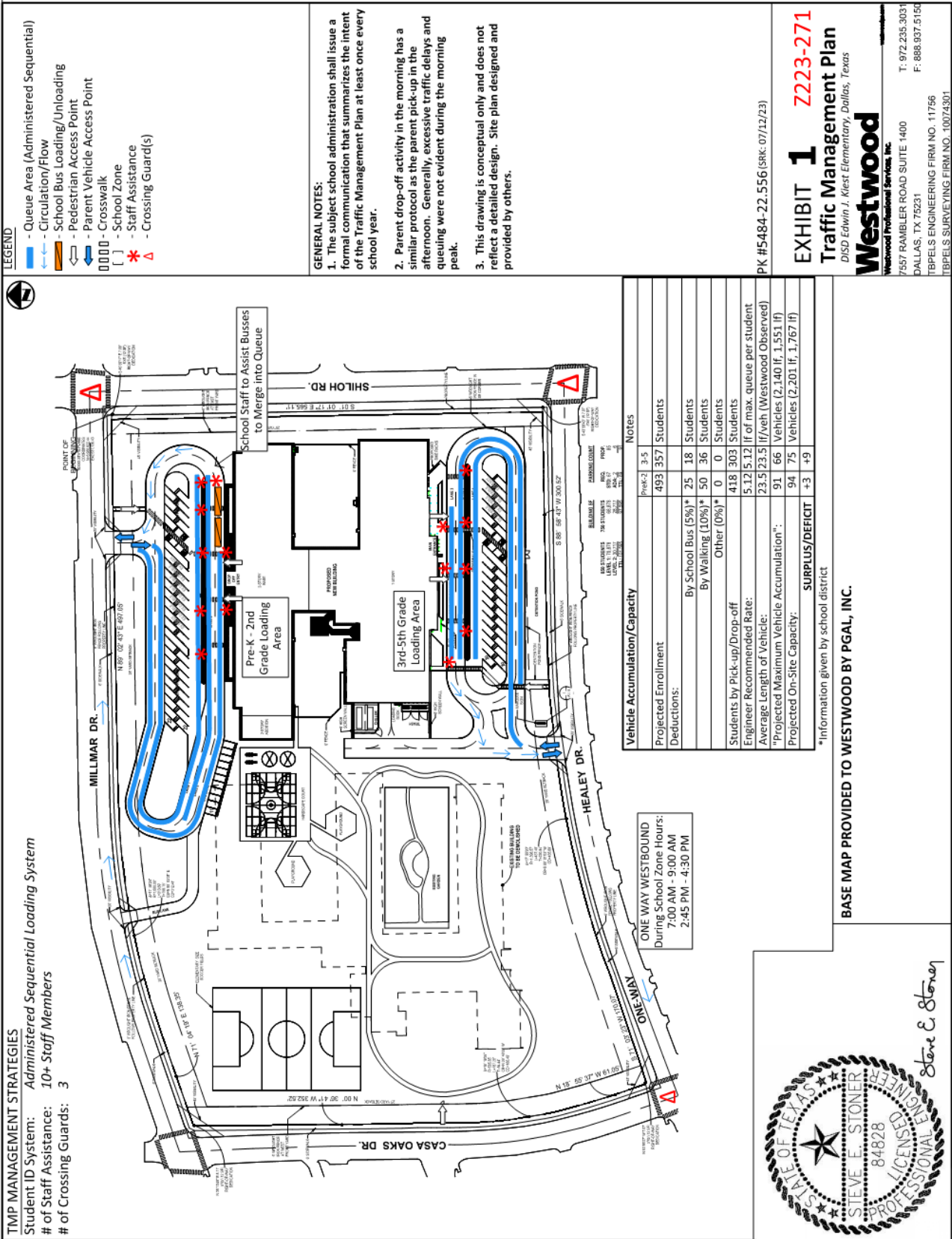
- a) School Bus Operations: (See Section 5)
- b) Methodology:
 - a. Engineer Recommended Rate: 5.12 linear feet per student
 - b. Average Length of Vehicle: 23.5 feet
 - c. Separation of modes of transportation:
 - i. Bus: 5%
 - ii. Walk: 10%
 - iii. Picked Up by Parent: 85%

NOTE: Information provided by DISD and validated with field observations
 - d. Projected maximum vehicle accumulation:
 - i. PreK – 2nd: 21
 - ii. 3rd – 5th: 66
 - e. Projected on-site storage capacity:
 - i. PreK – 2nd: 24
 - ii. 3rd – 5th: 75
 - f. Surplus/Deficit:
 - i. PreK – 2nd: +3
 - ii. 3rd – 5th: +9
- c) Proposed Pedestrian Routes: The pedestrian routes are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Millmar Drive, Casa Oaks Drive, and Healey Drive.
- d) Proposed Parking Management Strategies:
 - a. On-street parking restrictions:
 - i. Shiloh Road: No restrictions posted

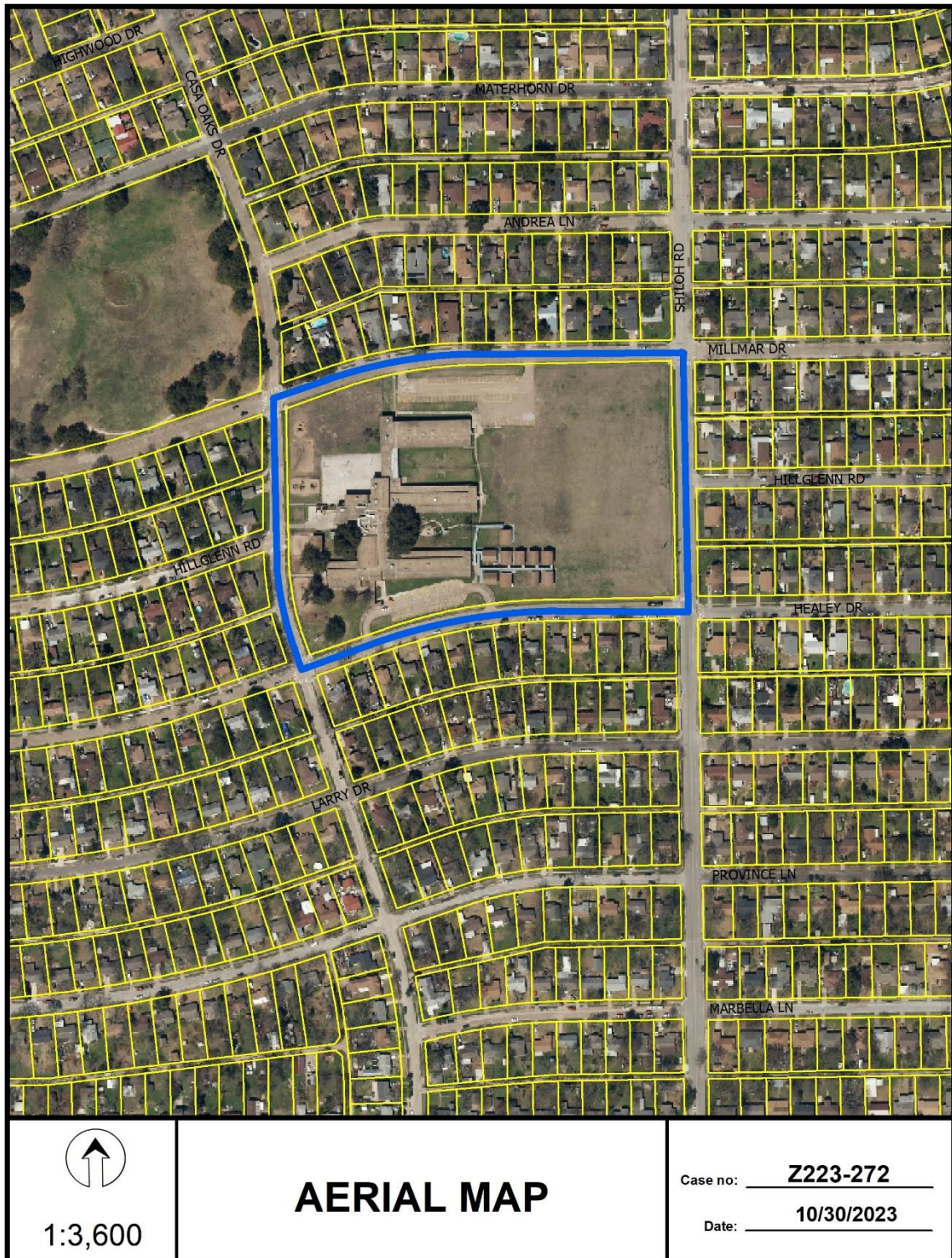
November 27, 2023

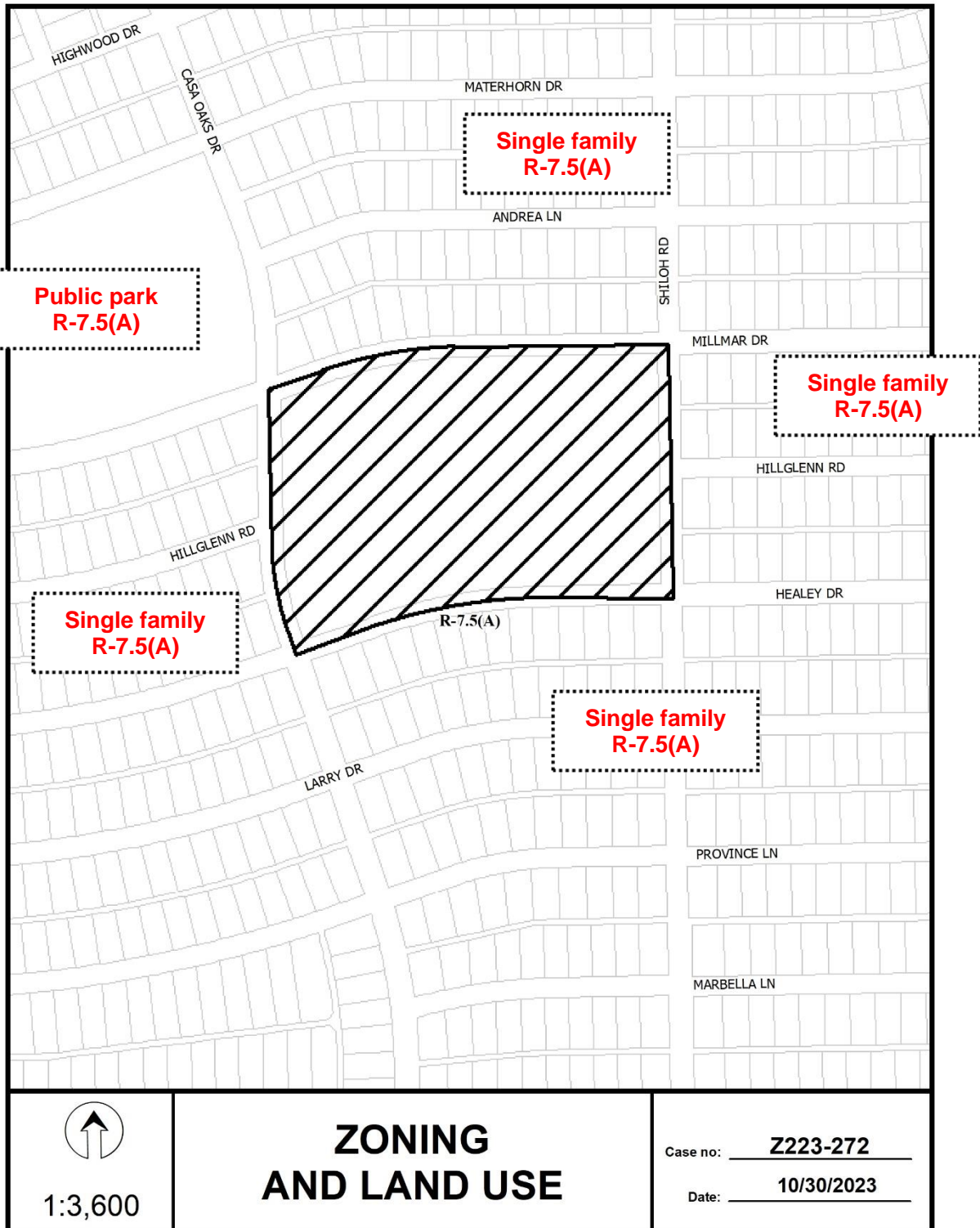
- ii. Healey Drive: restriction for westbound curbside during school hours
- iii. Casa Oaks Drive: "No Parking" anytime on southbound curbside
- iv. Millmar Drive: No restrictions posted
- b. Faculty Parking: North and south of the building
- c. Visitor Parking: south of the building
- e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)
- f) Other Recommendations: (See **Exhibit 1**)

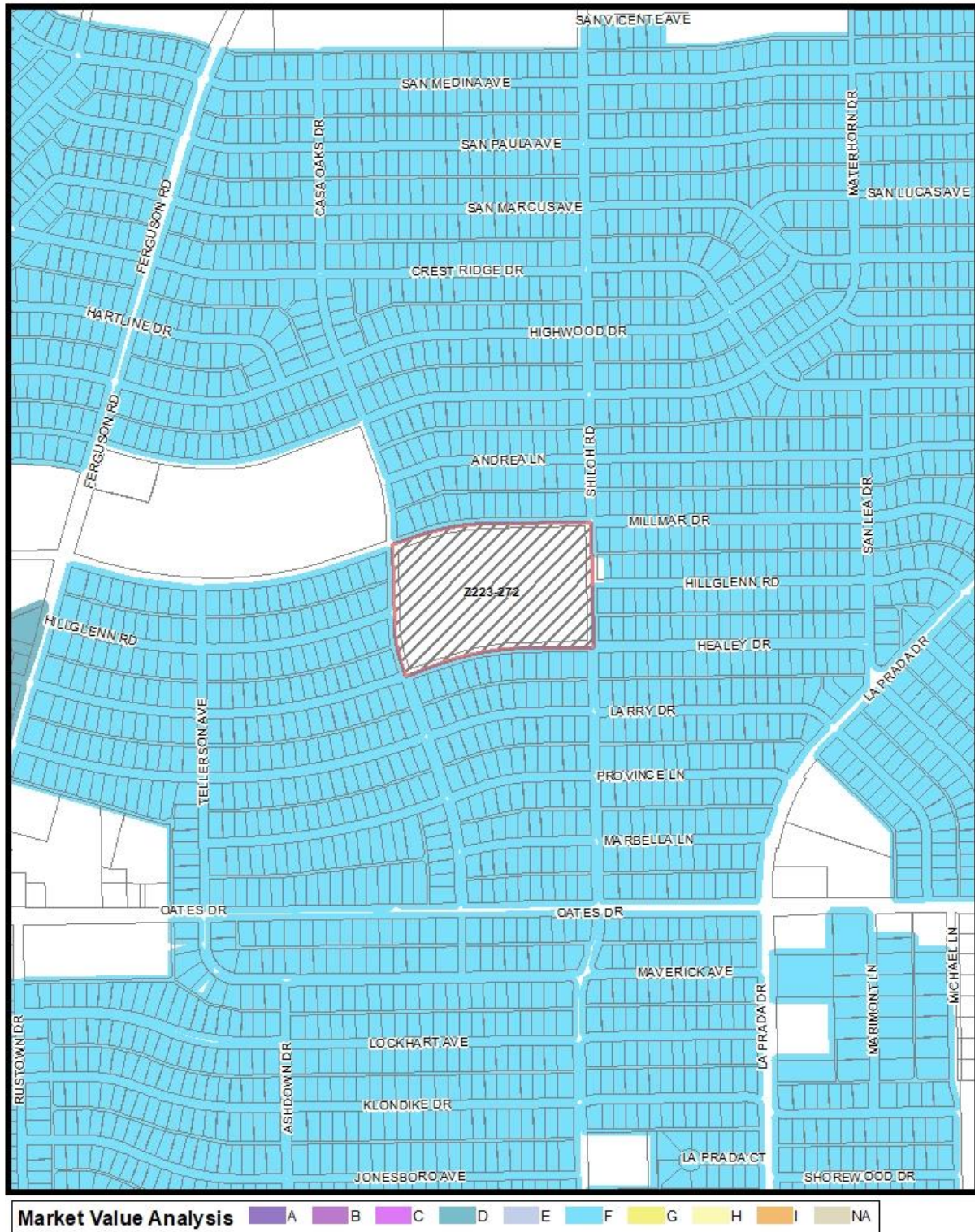
END OF MEMO











Market Value Analysis

Printed Date: 10/30/2023



03/06/2024

Reply List of Property Owners***Z223-272******186 Property Owners Notified******5 Property Owners in Favor******4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2611 HEALEY DR	Dallas ISD
	2	2604 LARRY DR	GONZALEZ SHIRLEY ANN
	3	2610 LARRY DR	TUCKER OPAL A ESTATE OF
	4	2622 LARRY DR	TOVAR EDMUNDO
	5	2626 LARRY DR	CROSBY SARAH INEZ LF EST
	6	2630 LARRY DR	HARRIS CURTIS MICHAEL &
	7	2636 LARRY DR	HARVEY VADA A
	8	2642 LARRY DR	NALL JOHN WILLIAM
	9	2646 LARRY DR	KOSTER PROPERTIES
	10	2650 LARRY DR	GEORGE MICHAEL & GRACIELA
	11	2660 LARRY DR	CRUZ JOSE & EULOGIA
	12	2604 HEALEY DR	CERNARODRIGUEZ OCTAVIO &
	13	2608 HEALEY DR	BENNETT LANDON
	14	2614 HEALEY DR	LIZARDI ARTURO
	15	2618 HEALEY DR	QUEZADA ADRIAN & ANA GARCIA
	16	2624 HEALEY DR	RED COLLAR CAPITAL LLC
	17	2628 HEALEY DR	DONOHOO INVESTMENT COMPANY
	18	2634 HEALEY DR	Taxpayer at
	19	2638 HEALEY DR	VASQUEZ JOSE M &
	20	2644 HEALEY DR	KOSTER PROPERTIES LTD
X	21	2648 HEALEY DR	HARDY CAROL MCWHERTER
	22	2652 HEALEY DR	HENNIG THOMAS L EST OF
	23	2658 HEALEY DR	ESCAMILLA CESARIO SALINAS &
	24	2662 HEALEY DR	TBMC HOLDINGS LLC SERIES 2
	25	2668 HEALEY DR	BANKS ASHLEY GARRETT
	26	2661 LARRY DR	RAMIREZ JOE NOE

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2655	LARRY DR	KOSTER PROERTIES LTD
28	2651	LARRY DR	ALCARAZ REVOCABLE LIVING TRUST
29	2647	LARRY DR	PENNEY LAWRENCE & SYLVIA
30	2643	LARRY DR	ALCALA RODRIGO & ADRIANA
31	2639	LARRY DR	CASTILLO JOSE ANDRES &
32	2633	LARRY DR	CABRERA VICTORIA EST OF
33	2629	LARRY DR	HERNANDEZ EDUARDO BARBOSA
34	2625	LARRY DR	VELA ROBERTO
35	2621	LARRY DR	ALONSO LEONARDO & GUILLERMINA
36	2615	LARRY DR	ALONSO LEONARDO &
37	2611	LARRY DR	ALONSO LEONARDO &
38	2605	LARRY DR	VASQUEZ JESUS
39	2506	MILLMAR DR	SMITH PHILIP N LF EST
40	2512	MILLMAR DR	FILSON NORMA J
41	2518	MILLMAR DR	CERVANTES JOSE ANTONIO
42	2522	MILLMAR DR	LOCKETTE JORDAN & KATHRYN
43	2526	MILLMAR DR	LOPEZ CHRISTINA D
44	2532	MILLMAR DR	A3 CONSTRUCTION SERVICES LLC
45	2538	MILLMAR DR	BARONET BRIANNA N & EDSON A
46	2533	HILLGLENN RD	RICO OLGA LIDIA
47	2529	HILLGLENN RD	DELOSSANTOS BENJAMIN & BENITA
48	2525	HILLGLENN RD	VASQUEZ ANDREA M
49	2519	HILLGLENN RD	GARCIA MIGUEL A JR &
50	2515	HILLGLENN RD	BADGLEY RONALD JIM
51	2509	HILLGLENN RD	TAFALLA LOUIS E
52	2503	HILLGLENN RD	ZARAZUA CLEMENTE
53	2508	HILLGLENN RD	PERMART FREEDOM PPTIES LLC
54	2514	HILLGLENN RD	CASTRO GERMAN TORRES &
55	2518	HILLGLENN RD	SANTILLAN JOSE L EST OF &
56	2522	HILLGLENN RD	ESCUDERO FERNANDO
57	2526	HILLGLENN RD	VARGAS JOSE C

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2532 HILLGLENN RD	ZARAZUA MARIA
	59	2537 HEALEY DR	DIAZ AHTZIRI SOTELO
	60	2531 HEALEY DR	LEMUS OSCAR A
	61	2525 HEALEY DR	CLINES MELVIN K
	62	2521 HEALEY DR	BARACAMONTES JESUS PALOMINO
	63	2517 HEALEY DR	GUTIERREZPEREZ ISRAEL &
	64	2511 HEALEY DR	MURILLO VICENTE JR
	65	2507 HEALEY DR	CELIS DOMINGO
	66	2510 HEALEY DR	GEORGE RAYMOND
	67	2516 HEALEY DR	CISNEROS MARIA T
	68	2520 HEALEY DR	GONZALES MICHAEL DAMIAN &
	69	2524 HEALEY DR	GARCIA JOSE MARTIN &
	70	2532 HEALEY DR	HOUSTON VERNON LLC
	71	2536 HEALEY DR	ALMANZA JOSE
	72	2543 LARRY DR	PEREZ ALEXANDER BALTAZAR
	73	2539 LARRY DR	DUMONT JUDITH CAYLE
	74	2533 LARRY DR	JAMES MAROLYN
	75	2529 LARRY DR	PARKER ANITA N
	76	2521 LARRY DR	ZUNIGA ALEJANDRO &
	77	2515 LARRY DR	GARCIA MANUELA MARTINEZ
	78	2532 LARRY DR	ALONSO LEONARDO & GUILLERMINA
	79	2538 LARRY DR	NEWBAUER DOUGLAS EDWARD
X	80	2542 LARRY DR	FIGUEROA EMILIO
	81	2651 ANDREA DR	DOVEY JESSICA L &
	82	2647 ANDREA DR	SMITH SHELLEY ANNE
	83	2643 ANDREA DR	LAM MINH
	84	2637 ANDREA DR	WINDHAM JAMES C
	85	2633 ANDREA DR	AGUILAR HIRAM & CITLALLI ANYLU LARA
	86	2629 ANDREA DR	MASTERS JAMIE M
X	87	2625 ANDREA DR	DOMINGUEZ MARIA S & FRANK
	88	2621 ANDREA DR	SEMBORSKI KARY ANN &

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2615 ANDREA DR	VEGA ELADIO F
	90	2611 ANDREA DR	THURMOND TRACI
	91	2607 ANDREA DR	COLE SUSANNAH
	92	2603 ANDREA LN	ELLIOTT ROBERT BRUCE
	93	2519 ANDREA DR	CAMMARATA GINA
	94	2515 ANDREA LN	SMITH LEE NOBLE III
	95	2509 ANDREA DR	GUERREO PATRICIA
X	96	2505 ANDREA DR	SHERIDAN JANET LOUISE
O	97	2504 ANDREA DR	CHOI MAXIMILIAN ELIAS &
	98	2508 ANDREA DR	Taxpayer at
	99	2514 ANDREA LN	VALENTE LORRAINE
	100	2520 ANDREA LN	ODRIA SANDRA J
	101	2604 ANDREA DR	KUTZ MAX ALAN & MADISON
	102	2610 ANDREA DR	FARMER DON A & GAIL
	103	2614 ANDREA LN	TIMM LAUREN MICHELLE
	104	2620 ANDREA LN	SANCHEZ ERIC
	105	2624 ANDREA DR	MARQUEZ JUAN A & JULISSA
	106	2628 ANDREA DR	FLORES ESTEBAN &
	107	2632 ANDREA DR	MORENO CYNTHIA
	108	2636 ANDREA DR	AMAYA MARIA A
	109	2642 ANDREA DR	THURMOND PAULA PIPER
	110	2646 ANDREA LN	MORALES JOSHUA VELERIO
	111	2650 ANDREA DR	MITCHELL CODY LANE &
	112	2669 MILLMAR DR	GALLEGOS RAFAEL
O	113	2663 MILLMAR DR	REESE CARRIE J & MCKINNELY S
	114	2659 MILLMAR DR	AVILA JESSE & RHEANNA
	115	2655 MILLMAR DR	AVILA ANGIE
	116	2649 MILLMAR DR	DUNKELBERG MARC & SUZANNE W
	117	2645 MILLMAR DR	PARRISH KAREN DOVE &
	118	2641 MILLMAR DR	NUNN KATELYN E &
	119	2637 MILLMAR DR	BURLESON BETTY LATOMA EST OF

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2633 MILLMAR DR	BRYANT TOBY &
	121	2629 MILLMAR DR	CANHEN HOLDINGS LLC
	122	2623 MILLMAR DR	SANDOVAL KRISTIN ANN
O	123	2619 MILLMAR DR	STEPHENS GRAHAM RAYMOND &
	124	2615 MILLMAR DR	MENDENHALL LINDSEY M &
O	125	2611 MILLMAR DR	RICE BETTY JEAN
	126	2607 MILLMAR DR	KELICK ROBERT &
	127	2703 ANDREA DR	ROBLES STANLEY M
O	128	2709 ANDREA DR	WILSON DOUGLAS EDWARD &
	129	2715 ANDREA DR	HERNANDEZ JUAN &
	130	2702 ANDREA DR	CEDILLO HILARIO
	131	2708 ANDREA LN	CHAVEZ CRISTINA
	132	2714 ANDREA DR	HERNANDEZ ROSA ISELA
	133	2718 ANDREA DR	RUIZ PEDRO
	134	2722 ANDREA DR	BRASHEAR ANTHONY CHRISTOPHER
	135	2728 ANDREA DR	MORALES MAURO
	136	2803 MILLMAR DR	CARILLO JULIAN & GABRIELA
	137	2727 MILLMAR DR	ESCAMILLA ALEJANDRO B
	138	2723 MILLMAR DR	GARCIA MARIA S REVOCABLE TRUST
	139	2719 MILLMAR DR	BERNAL JOSE L SANCHEZ & GLORIA SANCHEZ
	140	2715 MILLMAR DR	GALLEGOS LUIS ANTONIO G &
	141	2709 MILLMAR DR	RODRIGUEZ JOSE & LETICIA
	142	2703 MILLMAR DR	JUAREZ DANIEL MENDOZA &
	143	2702 MILLMAR DR	TRAN DUOC V &
	144	2708 MILLMAR DR	HORNA DAVID R & EVELIA
	145	2714 MILLMAR DR	GONZALEZ JOSE B & MARIA O
	146	2718 MILLMAR DR	COPPOLA GLENDA
	147	2722 MILLMAR DR	RODRIGUEZ JOSE M
	148	2728 MILLMAR DR	GALLARDO JOSE LUIS
	149	2802 MILLMAR DR	AQUINO NOEMI REYES &
	150	2803 HILLGLENN RD	GARCIA ANGEL &

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	2727 HILLGLEN RD	PENA ERNESTO & BLANCA E
	152	2723 HILLGLEN RD	BANDA FILIMON J
	153	2719 HILLGLEN RD	PHAM VAN MINH
	154	2715 HILLGLEN RD	GOMEZ AARON I &
	155	2709 HILLGLEN RD	Taxpayer at
	156	2703 HILLGLEN RD	PUENTE DANIEL & MAYRA
	157	2702 HILLGLEN RD	WYLIE GAIL LEE
	158	2708 HILLGLEN RD	CASTILLO CELSA &
	159	2714 HILLGLEN RD	ROJAS RAQUEL
	160	2718 HILLGLEN RD	TORRES JUAN JOSE
	161	2722 HILLGLEN RD	FRIGO ELIZABETH M
	162	2726 HILLGLEN RD	SCOTT TAMARA NICOL &
	163	2802 HILLGLEN RD	VAUGHN DEBORAH M
	164	2803 HEALEY DR	PAYNE KAY TANNER
	165	2727 HEALEY DR	GREEN ALLISON
	166	2723 HEALEY DR	ZAVALA JAVIER
	167	2717 HEALEY DR	ARRIOLA ANNE MARIE
	168	2711 HEALEY DR	MASIELLO DOMENIC &
	169	2707 HEALEY DR	HURLEY CAROL C
	170	2703 HEALEY DR	TURNER REVOCABLE TRUST
	171	2702 HEALEY DR	NABOR ROGELIO MARCIAL &
	172	2708 HEALEY DR	GUERRERO ALDO
	173	2712 HEALEY DR	FLORES JOSE & VIRGINIA
	174	2716 HEALEY DR	GONZALEZ GILBERT
	175	2722 HEALEY DR	LAM MINH H
	176	2726 HEALEY DR	LAM MINH HOANG
	177	2802 HEALEY DR	FRASER LEWIS & JENNIFER
	178	2705 LARRY DR	CRUZ ORALIA &
	179	2709 LARRY DR	OLIVA ROLANDO G
	180	2715 LARRY DR	GARCIA LEONEL JR
	181	2719 LARRY DR	WILLIAMS FLORA D

Z223-272(JA)

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	2723 LARRY DR	GEORGE RAYMOND &
	183	2729 LARRY DR	GOUD MAHIR G
	184	2704 LARRY DR	GARZA MARIBEL
	185	2708 LARRY DR	RIVERA HECTOR
	186	2714 LARRY DR	MENDOZA LOURDES PATRICIA



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1227
Z12.

Item #:

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 4
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue

Recommendation of Staff: Approval

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z223-282(GB)

FILE NUMBER: Z223-282(GB) **DATE FILED:** June 12, 2023

LOCATION: West corner of South Lancaster Road and Marfa Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 0.152 acres **CENSUS TRACT:** 48112005700

REPRESENTATIVE: Sherry Flewellen

OWNER/APPLICANT: Uptown Reinvestment, LLC

REQUEST: An application for a MU-1 Mixed Use District on property zoned CR Community Retail District

SUMMARY: The purpose of the request is to allow a duplex use on the property.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District. The lot has frontage on South Lancaster and Marfa Avenue.
- This property is currently developed with a duplex. The applicant proposes to use a portion of the property to allow a duplex use.
- To accomplish this, they request a MU-1 Mixed Use District.

Zoning History:

There have not been any zoning cases in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Lancaster Road	Principal Arterial	80 foot / 80 foot Bike Plan
Marfa Avenue	Local	30 foot

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the 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.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED 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.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

URBAN DESIGN ELEMENT

GOAL 5.1 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

GOAL 6.2 EXPAND AFFORDABLE HOUSING OPTIONS AND ENCOURAGE ITS DISTRIBUTION THROUGHOUT THE CITY AND REGION

Policy 6.2.3 Develop, adopt and implement a new policy and guidelines through a variety of incentives which may include projects requesting increased development rights through zoning changes, to receive density bonuses in proportion to the number of affordable residential units provided; waiver of fees, parking reduction; tax abatement; zoning incentives; and other solutions utilized nationally,

GOAL 6.3 ALIGN PLANNING, FUNDING AND COMMUNITY INVESTMENTS WITHIN A QUARTER MILE OF DART STATIONS TO PROMOTE TRANSIT-ORIENTED DEVELOPMENT

Policy 6.3.1 Work with DHA and DART and other agencies to pilot a mixed income TOD project on publicly-owned land to expand housing options near transit and facilitate accessibility to jobs and other services.

Area Plan:

Dallas TOD Lancaster Corridor Station Area Plan was adopted by City Council in February 2013. The Lancaster Corridor area features a concentration of commercial, retail, office, service, and public and institutional facilities along Lancaster Road and the DART Blue Line, with the Kiest and VA Medical Center Stations anchoring the north and south ends of the corridor. The Lancaster Corridor area is envisioned as a thriving, walkable mixed-use corridor that provides a range of high-quality, neighborhood-serving retail, employment opportunities, and housing options with safe multi-modal access between key destinations.

The site is within the residential area around the two DART stations along Lancaster corridor that have experienced population decline. The concept plan envisions the land use type to be urban mixed-use and urban neighborhood which will incorporate new housing options, as well as new commercial and job opportunities and providing links to transit. The applicant's request is consistent with the goals and policies of the *Dallas TOD Lancaster Corridor Station Area Plan*.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Duplex
North	CR Community Retail District	Retail
West	CR Community Retail District	Single family/duplex
East	CS Commercial Service District	Retail, undeveloped
South	CR Community Retail District	Motor Vehicle Fueling Station

Land Use Compatibility:

The area of request is currently zoned CR Community Retail District. To the north of this site is developed with retail uses, to the south is developed with a motor vehicle fueling station, to the west is developed with single-family homes and duplexes, and to the east is developed with retail and undeveloped areas. Currently, the area of request is developed with a duplex. The proposed use is compatible with the surrounding uses. An MU-1 district would be less restrictive than a D(A) Duplex District and could accomplish

the applicant's proposed goals. MU-1 zoning district would also eliminate any difficulties in developing adjacent properties and would not disrupt neighboring residential uses.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200 or PD No. 595

Yellow highlight on the changes volunteered with the deed restrictions.

	Existing	Proposed
Use	CR	MU-1
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden	•	•
Crop production		
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	•	
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	★
Commercial cleaning or laundry plant		
Custom business services	•	★
Custom woodworking, furniture construction, or repair		
Electronics service center	•	★
Job or lithographic printing		
Labor hall		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	•	S
Technical school		

	Existing	Proposed
Use	CR	MU-1
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production		S
Gas pipeline compressor station	S	
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum	•	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	•	S
Convalescent and nursing homes, hospice care, and related institutions	•	R
Convent or monastery		•
Foster home		•
Halfway house		
Hospital	•	S
Library, art gallery, or museum	•	•
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel	S	R, S
Lodging or boarding house	S	
Overnight general purpose shelter	•	
MISCELLANEOUS USES		
Carnival or circus (temporary)		★

	Existing	Proposed
Use	CR	MU-1
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	•	
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex		•
Group residential facility		•
Handicapped group dwelling unit		•
Live-work unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service	R	
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs	R	
Auto service center	R	R
Business school	•	•
Car wash	D	R
Commercial amusement (inside)		S
Commercial amusement (outside)	S	S
Commercial motor vehicle parking		
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	
Dry cleaning or laundry store	•	•
Furniture store	•	•

	Existing	Proposed
Use	CR	MU-1
General merchandise or food store 3,500 square feet or less	•	•
General merchandise or food store greater than 3,500 square feet	•	•
Home improvement center, lumber, brick or building materials sales yard	•	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales	•	•
Outside sales		
Paraphernalia shop		
Pawn shop	•	
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface accessory remote parking		
Swap or buy shop	•	S
Taxidermist		
Temporary retail use	•	•
Theater	•	•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	S, R	S, R
Police or fire station	•	•

	Existing	Proposed
Use	CR	MU-1
Post office	•	•
Radio, television, or microwave tower	S	•
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse	S	S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	•	•
Recycling collection center	•	
Recycling drop-off container	•	•
Recycling drop-off for special occasion collection	•	•
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards

Following is a comparison of the development standards of the current CR District and the proposed MU-1 District.

District	Setback		Density	Height	Lot Cvrg.	FAR
	Front	Side/Rear				
Existing: CR	15'	*20	No maximum	54'	60%	-----
Proposed: MU-1	15' Urban Form: 20' above 45'	20' ** adj from residential	Base no mixed-use project: 15 Mixed-Use Project with Mix 2 categories: 20 Mixed-use project with Mix of 3 or more categories: 25	90'*	80%	No MUP:0.8 MUP-2: 0.9 MUP-3: 0.85(no res) 0.95(res)

Per Sec. 51A-4.122(i), 20 feet where adjacent to or directly across an alley from R, R(A), D, D(A), TH(A), CH, MF, OR MF(A) district and (ii) no minimum in all other cases

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex is two spaces per dwelling unit. The applicant would be required to comply with standard parking ratios at permitting.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials

and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is located an “H” MVA category.

Z223-282(GB)

List of Officers

Applicant: Sherry Flewellen

Owner: Uptown Reinvestment, LLC

CPC Action
March 7, 2024

Motion I: In considering an application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue, it was moved to **hold** this case under advisement until March 21, 2024.

Maker: Forsyth

Second: Herbert

Result: **Commissioner Forsyth withdrew his motion and Commissioner Herbert withdrew his second.**

Motion II: It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant restricting the property to residential and institutional uses only, on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue.

Maker: Forsyth

Second: Blair

Result: Carried: 8 to 4

For: 8 - Hampton, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Blair, Haqq, Hall

Against: 4 - Chernock, Shidid, Sleeper, Housewright,

Absent: 3 - Treadway, Kingston, Rubin

Vacancy: 0

Notices: Area: 200

Mailed: 25

Replies: For: 1

Against: 0

Speakers: For: Sherry Fleweller, 1739 Marfa Ave., Dallas, TX, 75216

Against: None

CPC Action
February 15, 2024

Motion: In considering an application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue, it was moved to **hold** this case under advisement until March 21, 2024.

Maker: Forsyth
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 1 - Shidid
Vacancy: 0

Motion to Reconsider: It was moved to **authorize** reconsideration of the action taken earlier on February 15, 2024, in which was to hold this case under advisement until March 21, 2024.

Maker: Rubin
Second: Wheeler-Reagan
Result: Carried: 11 to 3

For: 11 - Chernock, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Sleeper, Housewright,
Treadway, Haqq, Hall, Rubin

Against: 3 - Hampton, Blair, Kingston
Absent: 1 - Shidid
Vacancy: 0

Reconsideration Motion: In considering an application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue, it was moved to **hold** this case under advisement until March 7, 2024.

Maker: Forsyth
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 1 - Shidid
Vacancy: 0

Notices: Area: 200 Mailed: 25
Replies: For: 1 Against: 0

Speakers: For: Sherry Fleweller, 1739 Marfa Ave., Dallas, TX, 75216
For (Did not speak): Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206
Against: None

CPC Action
January 18, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2304 for a bar, lounge, or tavern for a five-year period, subject to amended conditions on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the northeast line of Harwood Street, southeast of Hickory Street.

Maker: Rubin
Second: Hampton
Result: Carried: 14 to 0
For: 14 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 9
Replies: For: 1 Against: 0

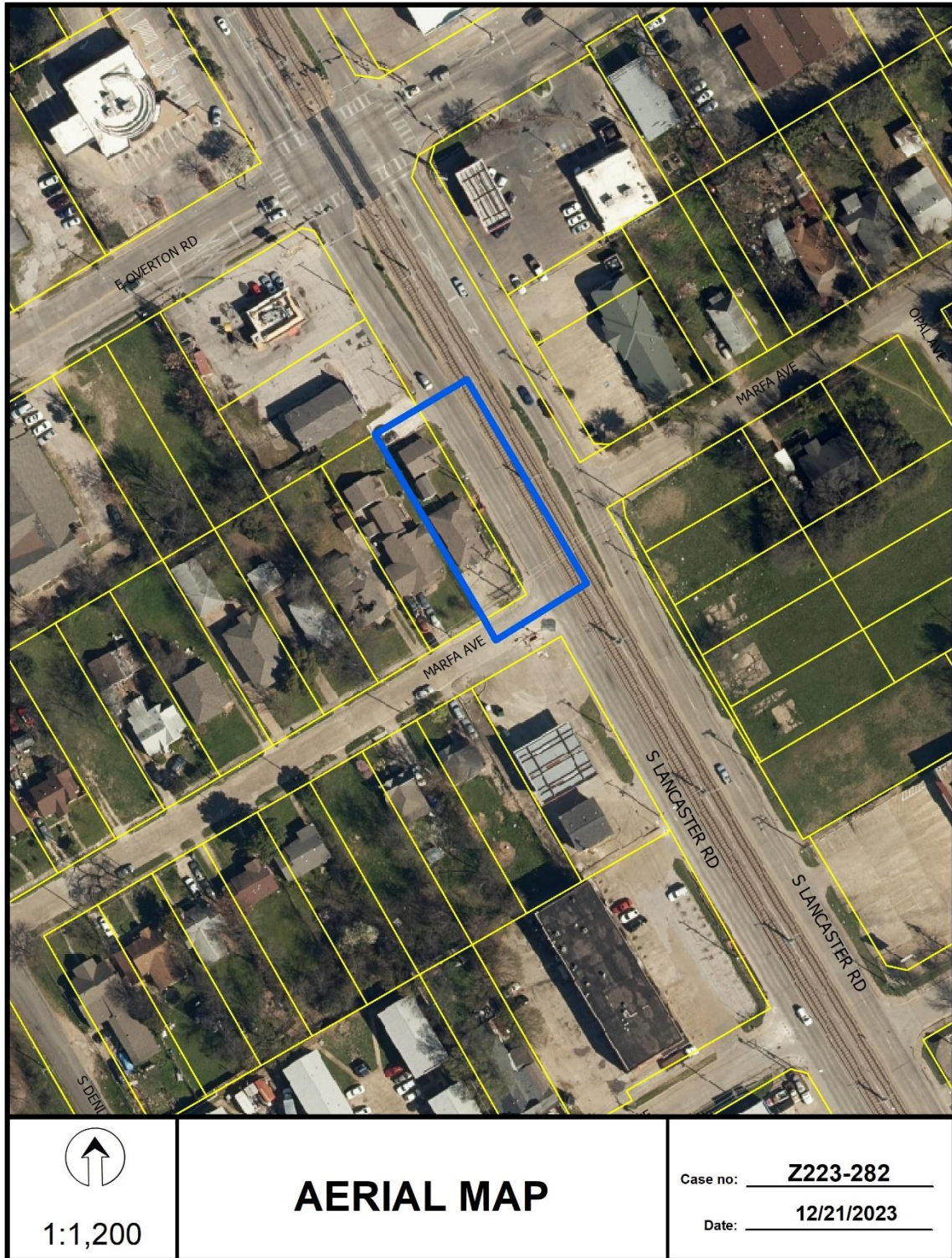
Speakers: None

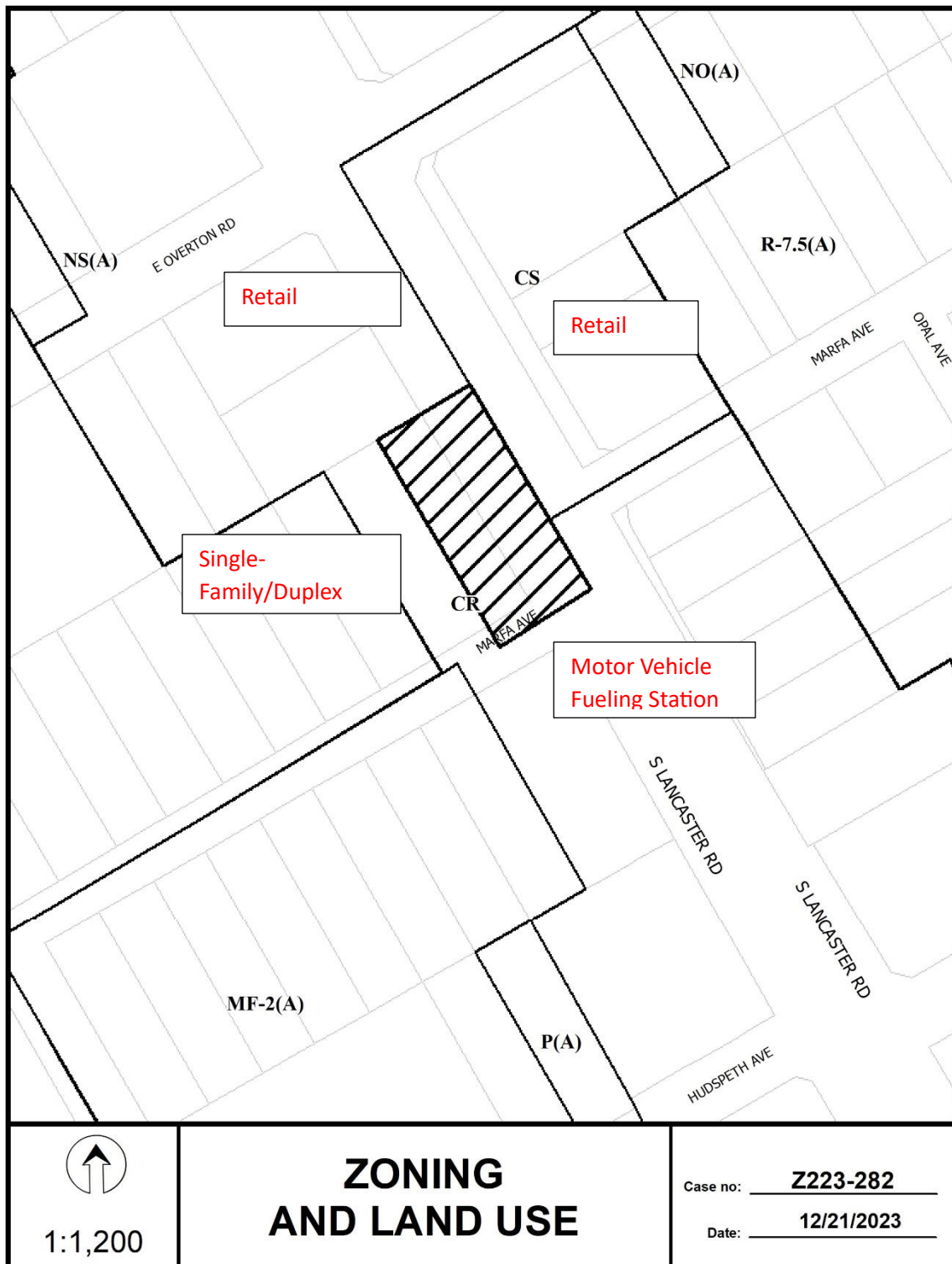
**APPLICANT'S VOLUNTEERED DEED RESTRCIONS
AS ACCEPTED BY THE CITY PLAN COMMISSION**

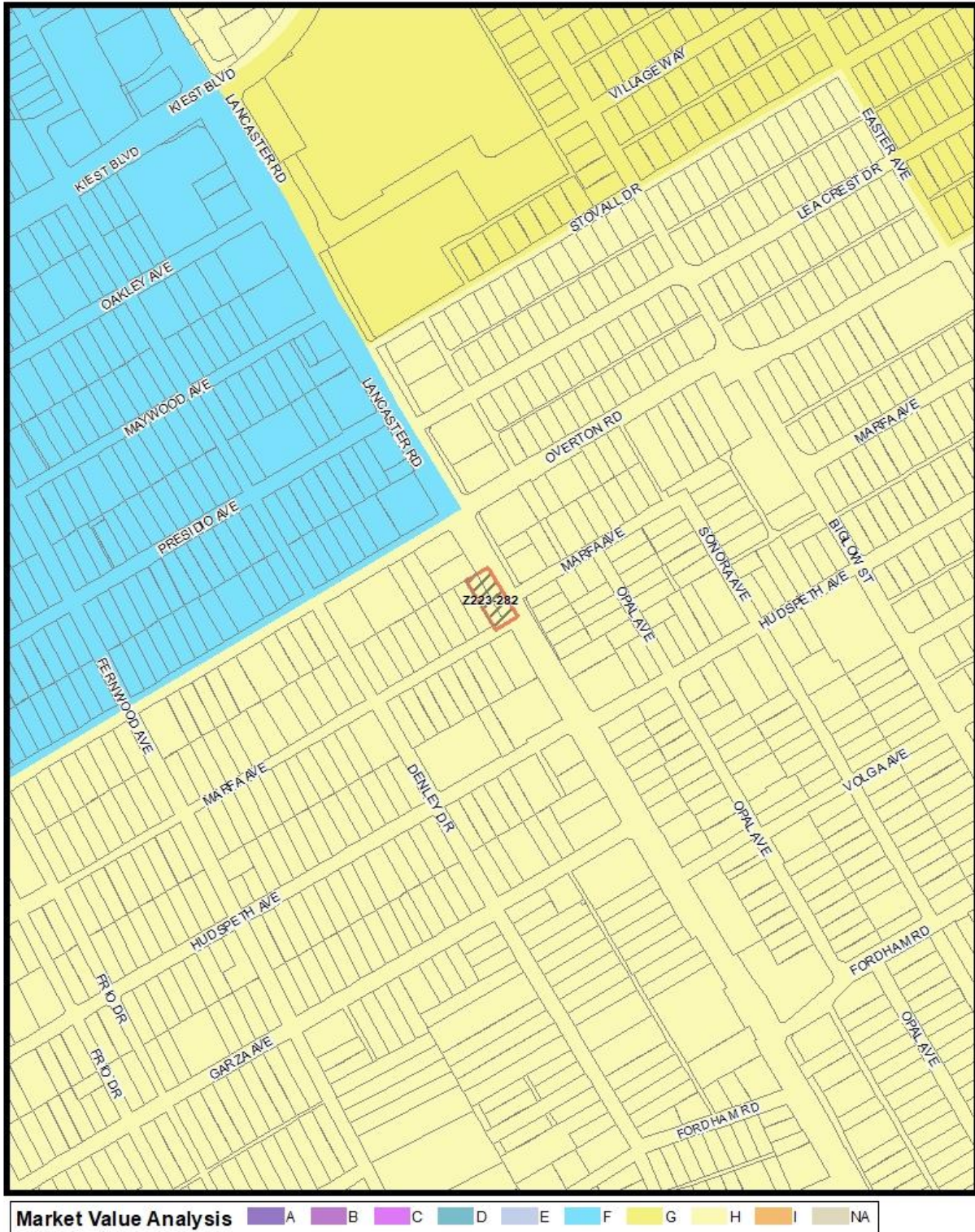
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. To prohibit the following uses:
 - A) Retail
 - B) Personal Service
 - C) Commercial Business









1:4,800

Market Value Analysis

Printed Date: 12/21/2023



03/06/2024

Reply List of Property Owners**Z223-282*****25 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	1739 MARFA AVE	UPTOWN RE INVESTMENTS
	2	3605 S LANCASTER RD	FRIS CHKN LLC % CAJUN OPERATING CO
	3	3611 S LANCASTER RD	FLEWELLEN KARON R
	4	1726 E OVERTON RD	MCGRIFF BENNIE
	5	1722 E OVERTON RD	BATON REVOCABLE TRUST THE
	6	1723 MARFA AVE	RODRIQUEZ FERNANDO C
	7	1727 MARFA AVE	WILLIAMS CHARLES T JR &
	8	1731 MARFA AVE	HANEUL VENTURES LLC
	9	1735 MARFA AVE	THOMAS WILLIE F
	10	3701 S LANCASTER RD	TNE PROPERTIES LLC
	11	1730 MARFA AVE	ENAMORADO AGUSTIN GUEVARA
	12	1726 MARFA AVE	KARINA CARMEN
	13	1722 MARFA AVE	MALDONADO GENARO
	14	1718 MARFA AVE	JMR HOMES LLC
O	15	3620 S LANCASTER RD	JEBODYS RENTAL LLC
	16	3618 S LANCASTER RD	Taxpayer at
	17	1819 MARFA AVE	LEFFALL ESTICLLITA
	18	3711 OPAL AVE	CITY WIDE COMMUNITY DEVELOPMENT
	19	3706 S LANCASTER RD	CITY WIDE COMMUNITY
	20	3702 S LANCASTER RD	CITY WIDE COMMUNITY
	21	1818 MARFA AVE	Taxpayer at
	22	3718 S LANCASTER RD	CITY WIDE COMMUNITY DEV CORP
	23	3602 S LANCASTER RD	MIRAMAR BRANDS HOLDINGS LLC
	24	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
	25	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1228
Z13.

Item #:

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 6
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a community service center on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay District and deed restrictions [Z101-185], at the northeast line of Webb Chapel Road, southeast of Larga Drive
Recommendation of Staff: Approval for a permanent period, subject to a site plan and conditions
Recommendation of CPC: Approval for a four-year period, subject to a site plan and conditions
Z223-324(CR)

FILE NUMBER: Z223-324(CR) **DATE FILED:** August 22, 2023
LOCATION: Northeast line of Webb Chapel Road, southeast of Larga Drive
COUNCIL DISTRICT: 6
SIZE OF REQUEST: ± 1.309 acres **CENSUS TRACT:** 48113009802

REPRESENTATIVE: Bryce Green, Ministry Consultants

OWNER/APPLICANT: Esperanza Ministries

REQUEST: An application for a Specific Use Permit for a community service center on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay District and deed restrictions [Z101-185].

SUMMARY: The purpose of the request is to allow a community service center on the site.

CPC RECOMMENDATION: **Approval** for a four-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a permanent period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
- The site is developed with an approximately 14,107-square-foot building that operates as a medical clinic or ambulatory surgical center. The existing use will vacate the site, with an anticipated date before January 1, 2025. Only interior renovations are proposed at this time.
- The following pre-existing deed restrictions are recorded for this site as part of Zoning Case Z101-185:
 - The following main uses are prohibited:
 - Alcoholic beverage establishment
 - Auto service center
 - A drive-through service lane is only permitted on the southwestern portion of the property adjacent to Webb Chapel Road.
- The proposed community service center will include adult education, ESL, childhood literacy, and early childhood education services.
- Per Section 51A-4.204(7), a community service center is defined as a multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public. For purposes of this definition, a facility where only business transactions or administrative, educational, school support, counseling, informational, referral, or out-patient medical, dental, or optical treatment services (or any combination of these activities) take place is not considered to be a community service center.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Webb Chapel Road	Community Collector	60 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Land Use:**

	Zoning	Use
Site	CR-D-1	Medical clinic or ambulatory surgical center
Northeast	MF-2(A)	Single family
Southeast	CR	Multi-tenant building; personal service use, general merchandise or food store (≤3,500 sqft)
Southwest	CR	Multifamily
Northwest	LO-1-D	Medical clinic or ambulatory surgical center

Land Use Compatibility:

The area of request encompasses a developed lot, including an approximately 14,107 square-foot building currently located within a developed building, 87 parking stalls, and mature landscaping. The property abuts Webb Chapel Road along the southwest, providing two points of ingress and egress and one point of egress-only access. All vehicular access points are gated. A single family neighborhood is separated from the subject site to the northeast by an alley lined on both sides by fence lines.

No changes to the base zoning of CR-D-1 are requested.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city. Staff finds that this application for a Specific Use Permit meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

Staff supports the request due to the continuity of similar land use intensity on site and compatibility in land use intensity with surrounding uses along Webb Chapel Road. Additionally, staff supports the proposed compliance with all other applicable provisions of the Dallas Development Code.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

The Dallas Development Code requires off-street parking for a community service center to be provided for at a ratio of 1 space per 200 square feet. Based on this ratio, 71 parking spaces are required. 87 parking spaces are accounted for on site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an "E" MVA area.

CPC ACTION
March 7, 2024

Motion: It was moved to recommend **approval** of a Specific Use Permit for a community service center for a four-year period, subject to a site plan and staff's recommended conditions with the following change: the SUP expires 4 years from passage of the ordinance on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay District and deed restrictions [Z101-185], on the northeast line of Webb Chapel Road, southeast of Larga Drive.

Maker: Carpenter
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

Notices:	Area: 300	Mailed: 32
Replies:	For: 0	Against: 0

Speakers: None

LIST OF OFFICERS

Esperanza Ministries

Eliot Kerlin
Pat Sargent
Dr. Mark Newcomer
Jaime Fernandez
Kay Gabrysch
Rev. Ricardo Brambila

**CPC RECOMMENDED
PROPOSED SUP 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

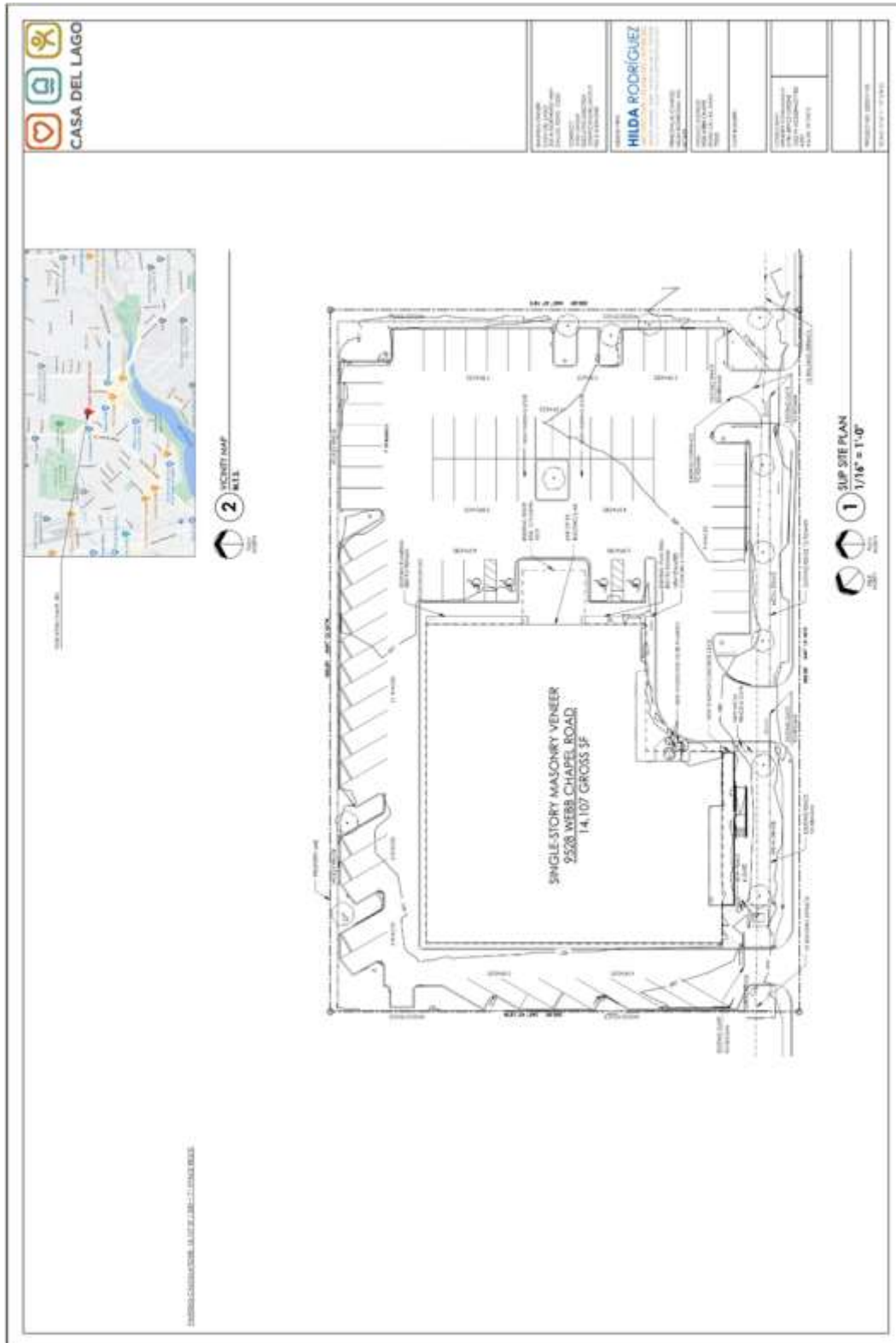
CPC Recommendation:

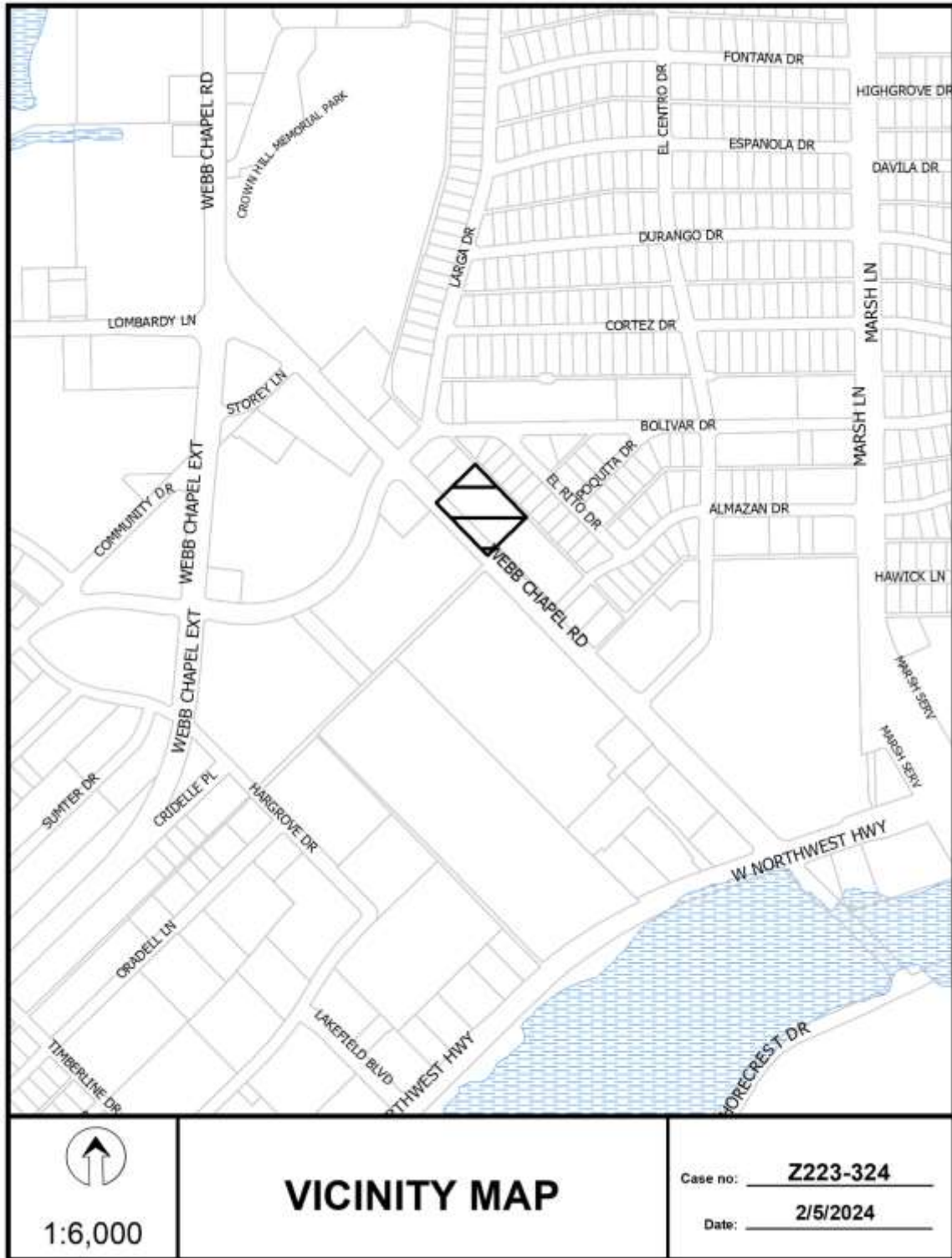
3. TIME LIMIT: This specific use permit expires on (four years from passage of this ordinance).

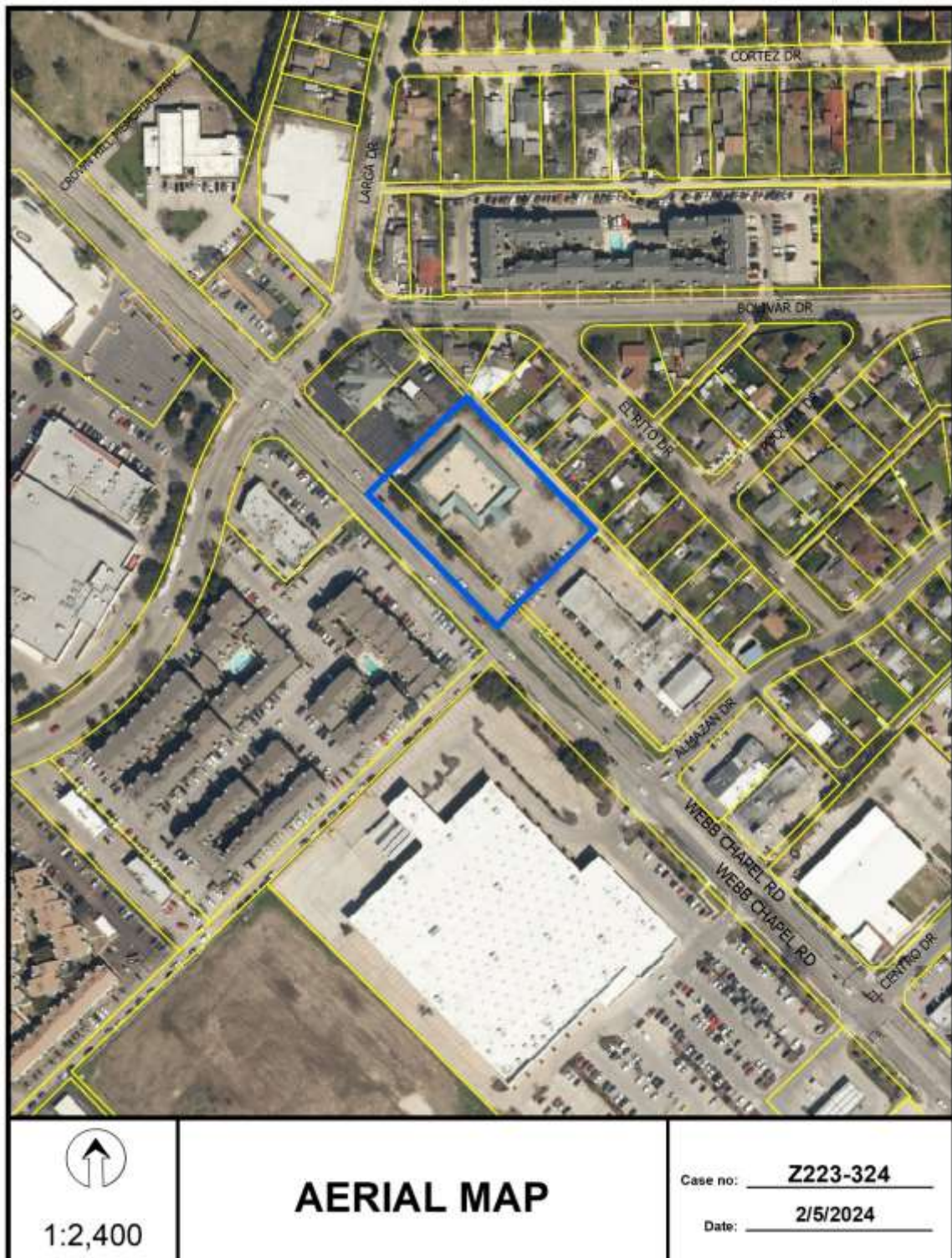
Staff Recommendation:

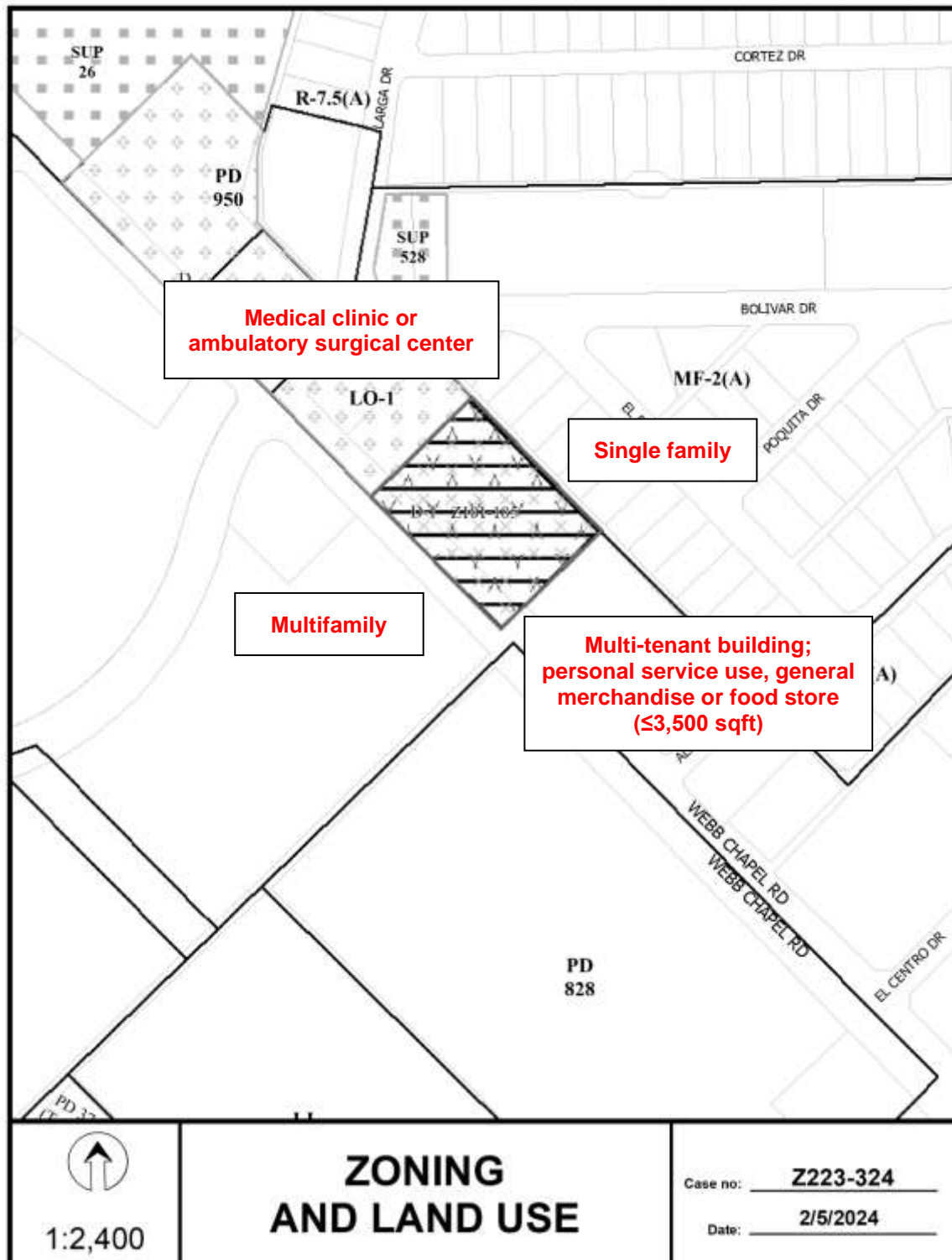
3. TIME LIMIT: This specific use permit has no expiration date.
4. HOURS OF OPERATION: The community service center and offices may be open to the public between 8:30 a.m. and 8:30 p.m., Monday through Thursday. Office hours may only be between 9:00 a.m. and 5:00 p.m. on Friday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**CPC RECOMMENDED
PROPOSED SUP SITE PLAN**

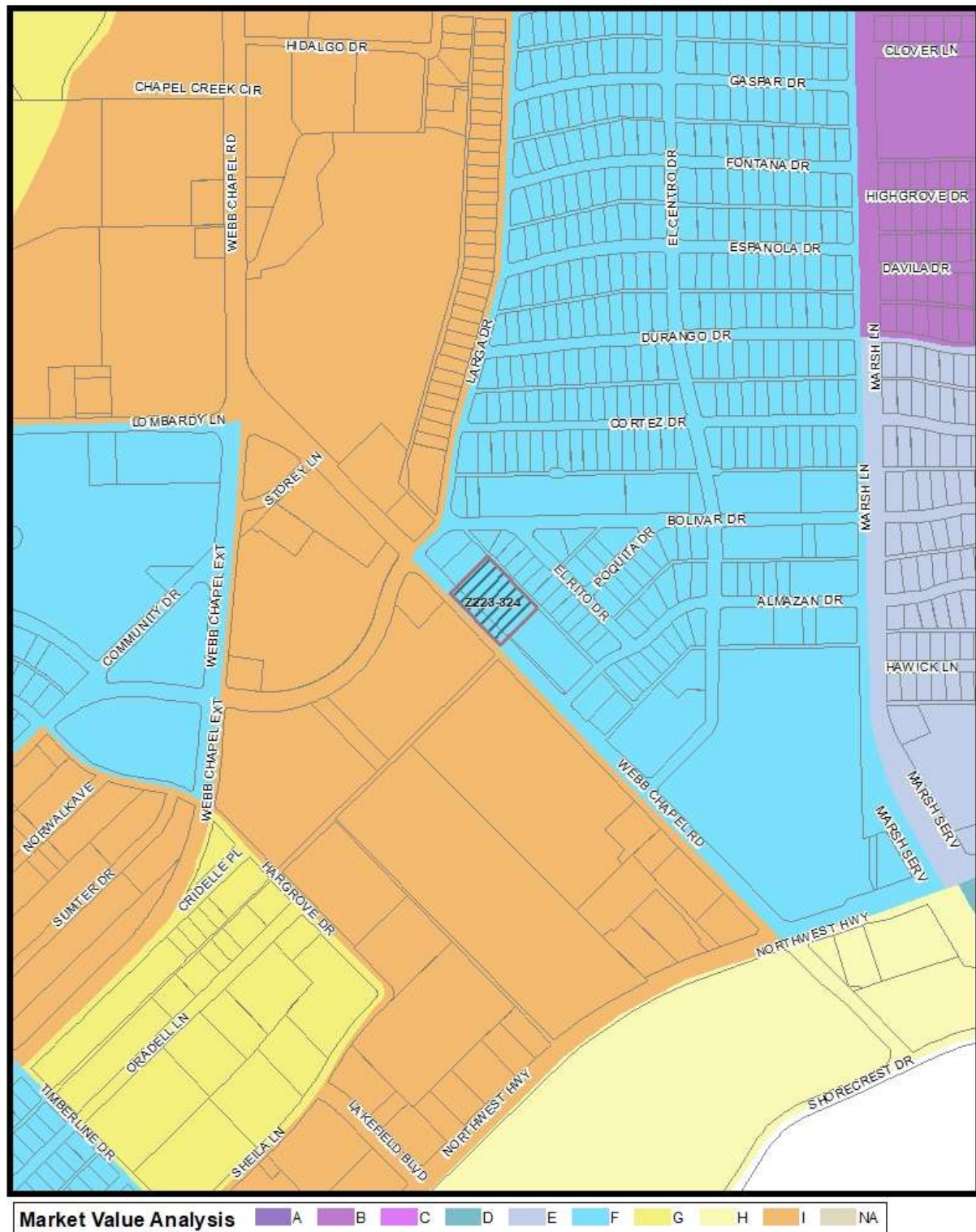








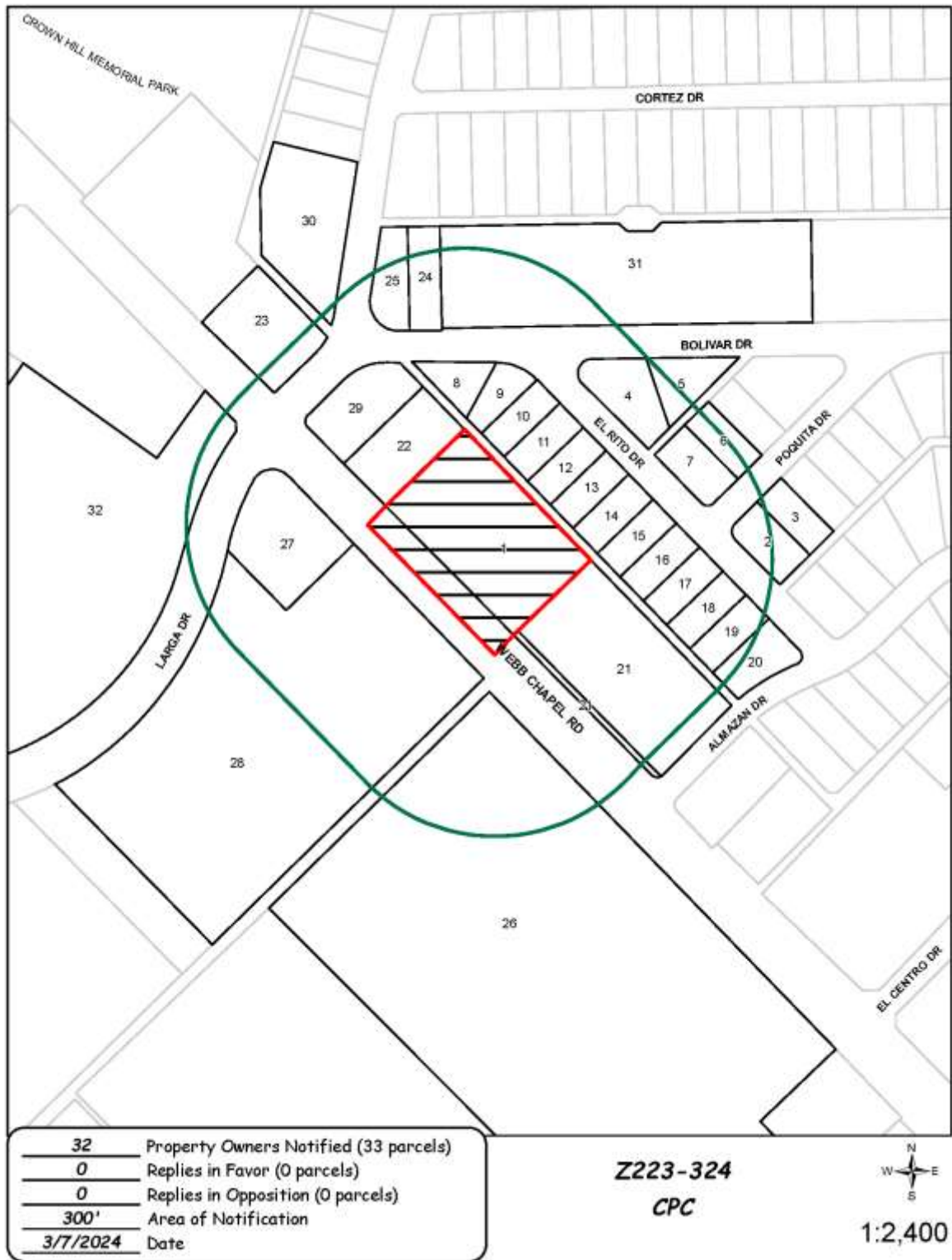
Z223-324(CR)



1:6,000

Market Value Analysis

Printed Date: 2/5/2024



03/06/2024

Reply List of Property Owners***Z223-324******32 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	9528	WEBB CHAPEL RD	ESPERANZA MINISTRIES
2	3534	POQUITA DR	PRESAS DAVID & LILIA
3	3538	POQUITA DR	TRAN HOA VAN
4	3534	BOLIVAR DR	PEREZ RIGOBERTO & DIANA
5	3538	BOLIVAR DR	ALVARADO HECTOR C &
6	3539	POQUITA DR	LOVO JOSUE RIOS
7	3535	POQUITA DR	SOTO JOSE & MIRIAN
8	3512	BOLIVAR DR	SAVAGE DWIGHT E
9	9555	EL RITO DR	RODRIGUEZ JOSE &
10	9551	EL RITO DR	HERNANDEZ JESUS & MARIA
11	9547	EL RITO DR	JASSO APOLONIO
12	9541	EL RITO DR	CANTU MARTIN R RAMIREZ & NORA A RAMIREZ
13	9537	EL RITO DR	GARCIA ISMAEL & ADRIANA
14	9531	EL RITO DR	RODRIGUEZ JOSE M
15	9527	EL RITO DR	SANCHEZ DORA &
16	9523	EL RITO DR	RAZO OTILIO
17	9519	EL RITO DR	AVILA JEREMIAS RIOS &
18	9515	EL RITO DR	Taxpayer at
19	9511	EL RITO DR	MANRIQUEZ JAVIER & ALEJANDRINA
20	9505	EL RITO DR	PESCADOR JUAN &
21	9500	WEBB CHAPEL RD	LY KUVENG
22	9616	WEBBS CHAPEL RD	BROWN J HAL MD
23	9640	WEBB CHAPEL RD	EMBOSSSED HORN INC
24	3507	BOLIVAR DR	JUAREZ JOSE
25	3503	BOLIVAR DR	Taxpayer at

Z223-324(CR)

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
26	9461	WEBB CHAPEL RD	SAMS REAL ESTATE BUSINESS TRUST
27	9625	WEBB CHAPEL RD	CENTURY 9625 LLC
28	9494	LARGA DR	CHAPEL OAKS APARTMENTS I LLC &
29	9620	WEBB CHAPEL RD	BROWN J HAL
30	9511	LARGA DR	DHFFS PROPERTIES LLC
31	3527	BOLIVAR DR	MORELIA PARTNERS LLC &
32	3460	WEBB CHAPEL EXTENSION	MARKET PLACE AT WEBB



Agenda Information Sheet

File #: 24-1236
Z14.

Item #:

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 8
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Specific Use Permit for a motor vehicle fueling station; and **(2)** 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 Subdistrict 5 within Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway

Recommendation of Staff: Denial

Recommendation of CPC: Approval for a three-year period, subject to a site plan, landscape plan and conditions

Z223-112(MP)

Note: This item was deferred by the City Council before opening public hearing on March 27, 2024, and is scheduled for consideration on April 24, 2024.

FILE NUMBER: Z223-112(MP) **DATE FILED:** October 11, 2022

LOCATION: Southwest corner of Elam Road and C.F. Hawn Freeway

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 0.51 acres **CENSUS TRACT:** 48113009304

REPRESENTATIVE: Anil Ram

APPLICANT: Alim Investment

OWNER: Syed Sajid

REQUEST: An application for **(1)** a Specific Use Permit for a motor vehicle fueling station; and **(2)** 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 Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow a motor vehicle fueling station and sales of alcohol within a proposed retail facility on the site.

STAFF RECOMMENDATION: **Denial.**

CPC RECOMMENDATION: **Approval** for a three-year period, subject to a site plan, landscape plan and conditions.

Planned Development District No. 533

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20533.pdf>

D-1 Liquor Control Overlay

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay. The site is currently undeveloped.
- The applicant proposes a new motor vehicle fueling station with an associated general merchandise or food store 3,500 square feet or less. The general merchandise or food store is permitted by right.
- Among the permitted main uses in the PD, the motor vehicle fueling station is permitted by Specific Use Permit only. The property is also located in a D-1 Overlay, which necessitates an SUP to sell alcoholic beverages in conjunction with the proposed general merchandise store.
- Staff recommends denial based on proximity to nearby residential properties as well as the challenges the site may face in meeting city requirements.

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elam Road	Principal Arterial	75 feet / 100 feet Bike Plan
US-175 C.F Hawn Freeway Access Road	Elevated freeway and access road	Varies

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request.

- Driveway on CF Hawn must comply with TxDOT requirements and must be approved by TxDOT
- Driveway on CF Hawn does not comply with city standard, must be 100 feet from intersection

The site plan as proposed conforms with an engineering plan submitted to Development Services on January 17, 2017.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request conflicts with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

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.

Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Land Use:

	Zoning	Land Use
Site	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Undeveloped
North	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Elevated freeway
East	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Vehicle display, sales, and service
South	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Auto service center

West	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Auto service center
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Land Use Compatibility:

CF Hawn Freeway runs along the northeastern boundary of the site. Property to the south and west are used as an auto service center, with a single family subdivision further beyond. The property to the east further down CF Hawn freeway is used as vehicle display, sales, and service. Staff finds that the use may be incompatible with nearby residential uses.

The current zoning, Subdistrict 5 within PD No. 533, allows a variety of commercial and retail uses by right including restaurant uses, personal service uses, and office. However, the proposed motor vehicle fueling station requires approval of an SUP. Staff finds the proposed use within 60 feet of residential properties could fail to meet criteria (2) and (3)(A), (B), (C), and (D) for the evaluation of a specific use permit, noted below. Although the land use of the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less may be appropriate given the commercial land use along the corridor, the site plan associated with the use is noncompliant with code.

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 general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B 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. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems
- video recording and storage systems
- alarm system
- drop safes
- security signs
- height markers
- store visibility
- safety training programs and
- trespass affidavit

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. If developed, the convenience store would be subject to these requirements.

Staff holds that approval of a specific use permit should, as it constitutes the approval and evaluation of single use on a site, be reserved for sites that are specifically well suited for the use. Staff finds that in order to meet the requirements of city code and the principles of safely designed spaces, the site is not well suited for the particular use.

Landscaping:

The development must provide landscaping per Article X and PD No. 533 as amended. Beyond typical Article X requirements, the PD calls for the following additional requirements.

Front yard strip landscaping:

(1) The 10-foot-wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:

- (A) Forty percent of the surface must be permeable.
- (B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.
- (C) One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and access-ways at points of ingress and egress.
- (D) An underground irrigation system must be provided.

Parking screening:

- (2) Off-street parking must be screened from an abutting street right-of-way with:
- (A) a minimum three-foot-high solid fence, with an 18-inch-wide planting bed located on its street side; or
 - (B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

Given the nature of the use, the layout of the site plan, and the size of the site, staff has identified significant difficulty in meeting these requirements of the code. As a result, the proposed site plan does not include space for these code-required plantings.

The applicant has proposed an alternative landscaping plan, which generally conforms to the basics of Article X, except it does not include the required 10-foot buffer required on the thoroughfare (Elam Road) or the required 15-foot buffer required along a freeway. The plan does not meet the requirements or intent of the PD 533 landscaping text to provide buffers to parking areas and front yards. Procedurally, the City Council may approve the proposed plan as an alternative to compliance with code, but staff recommends against it as it serves as an exception to code without significant mitigation.

Parking:

Parking must be provided pursuant to the Dallas Development Code.

A general merchandise or food store 3,500 square feet or less requires 1 space per 200 square feet. Per the site plan, the proposed 3,000 square feet of general merchandise or food store would require 15 spaces. The proposed store includes 400 square feet of restaurant without a drive through, which at a requirement of 1 space per 100 square feet would require 4 spaces. The use of a motor vehicle fueling station requires 2 spaces.

This is a total requirement of 21 spaces. 19 car spaces are provided on site. The plan includes 8 bicycle spaces, which allows a reduction of required spaces, of up to 5% of the total requirement for the site, which is 1.05 spaces. As a result, the site has a deficit of 1 space under the required 21 car spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The

analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The property is located within a “G” MVA area.

List of Officers

Alim Investments LLC

1. Syed Hammad Sajid – Owner/Officer
2. Ashraf Begum – Trustee
3. Arvind Sharma - Trustee

City Plan Commission Action
February 1, 2024

Motion: It was moved to recommend 1) **approval** of a Specific Use Permit for a motor vehicle fueling station; and 2) **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 three-year period with no auto renewal, subject to the applicant's requested conditions with the following change: Landscaping: Landscaping must be provided as shown on the landscape plan on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway.

Maker: Blair
Second: Wheeler-Reagan
Result: Carried: 13 to 1

For: 13 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Treadway, Haqq*, Hall, Kingston, Rubin

Against: 1 - Housewright,
Absent: 0
Vacancy: 1 - District 4

*out of the room, shown voting in favor

Notices:	Area: 200	Mailed: 14
Replies:	For: 1	Against: 0

Speakers: For: Arvind Sharma, 7505 CF Hawn Hwy., Dallas, TX, 75217
Ash Begum, 7505 Cf Hawn Hwy., Dallas, TX, 75217
Against: None

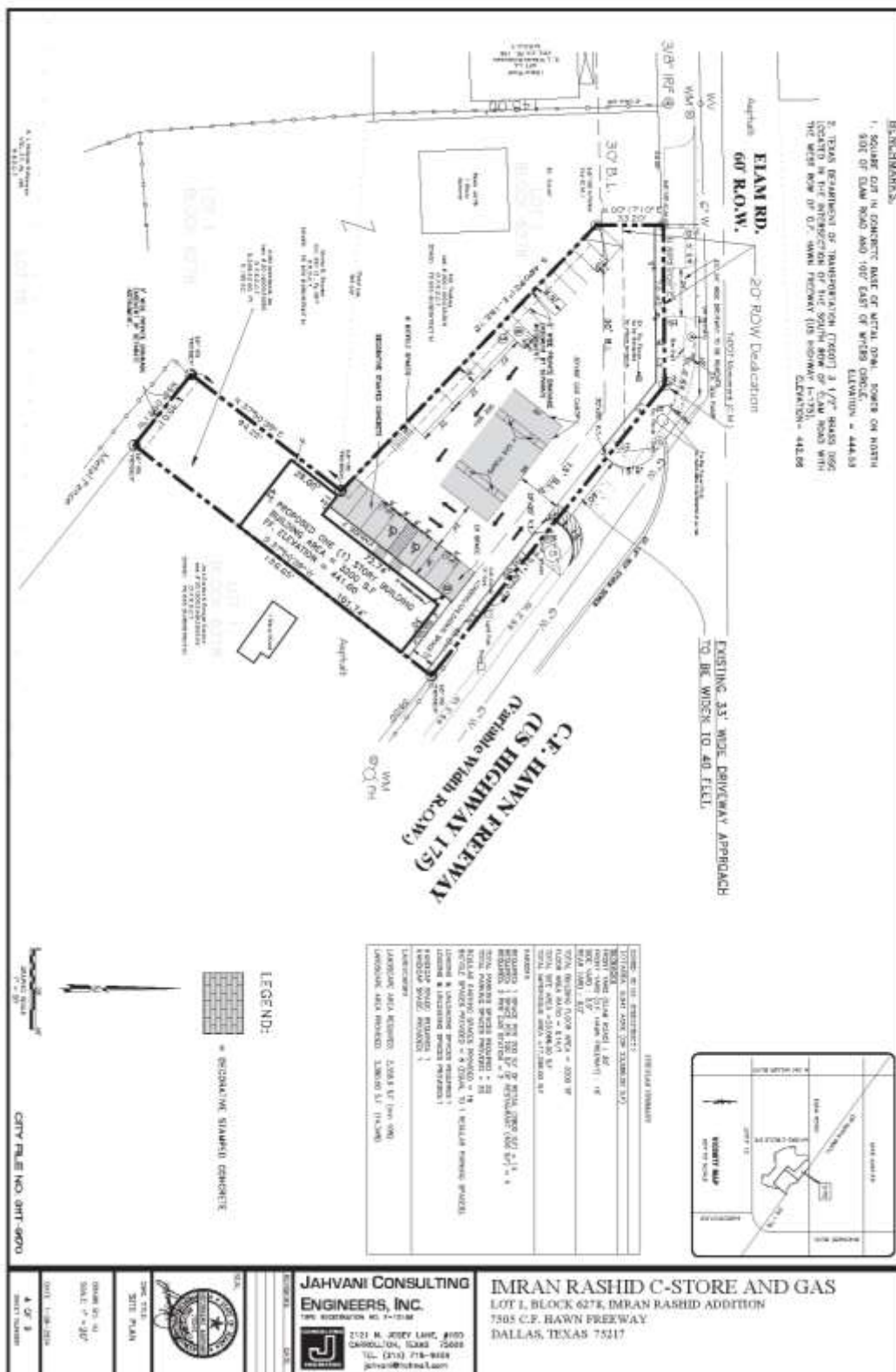
CPC RECOMMENDED CONDITIONS
(Motor vehicle fueling station)

1. USE: The only use authorized by this specific use permit is a **motor vehicle fueling station**.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. OUTSIDE SPEAKERS: Outside speakers are prohibited.
5. LANDSCAPING: Landscaping must be provided as shown on the landscape plan.
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.

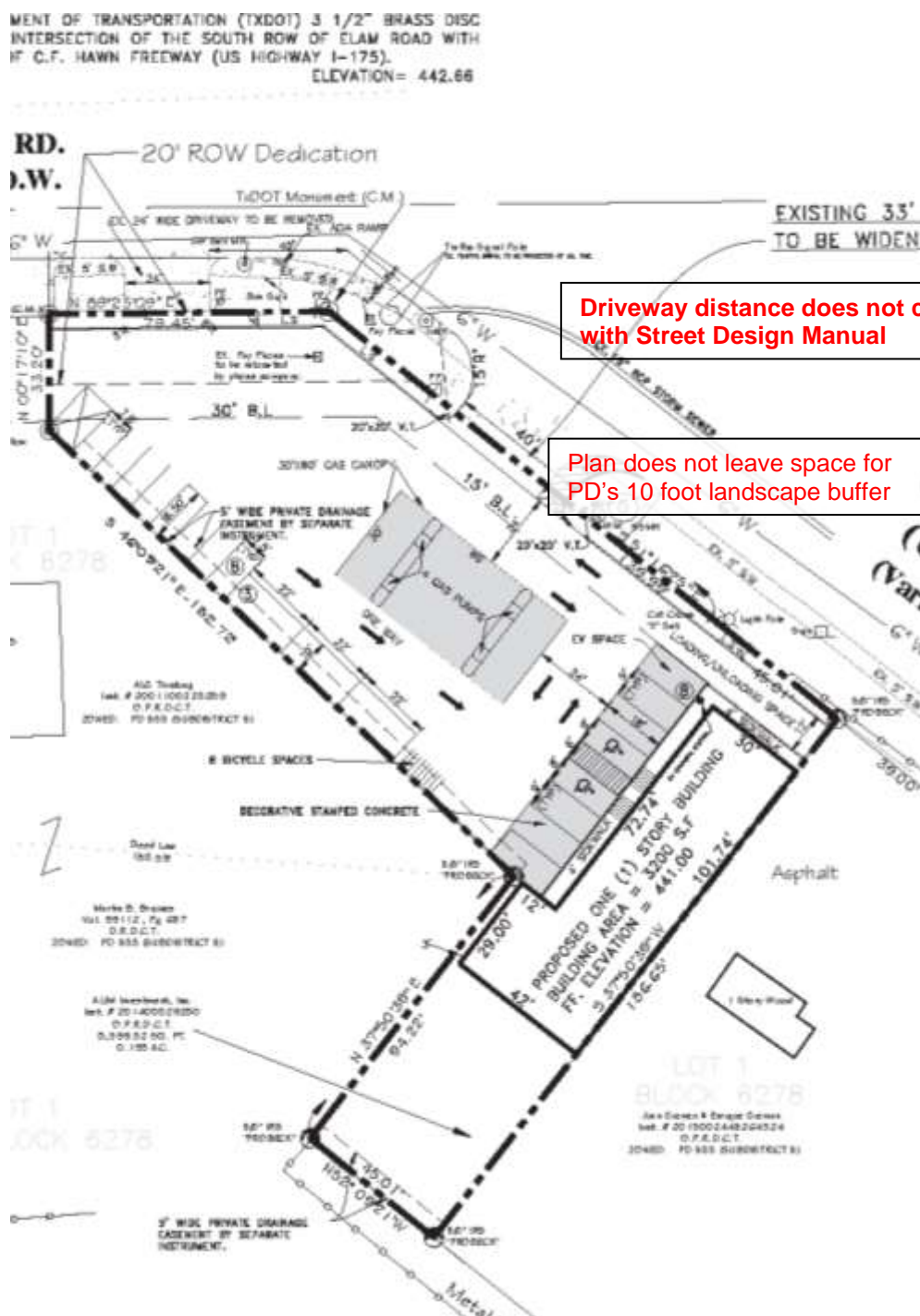
CPC RECOMMENDED CONDITIONS
(Sale of alcoholic beverages)

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 3,500 square feet or less**.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area for the use is 3,500 square feet.
5. OUTSIDE SPEAKERS: Outside speakers are prohibited.
6. LANDSCAPING: Landscaping must be provided as shown on the landscape plan.
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.

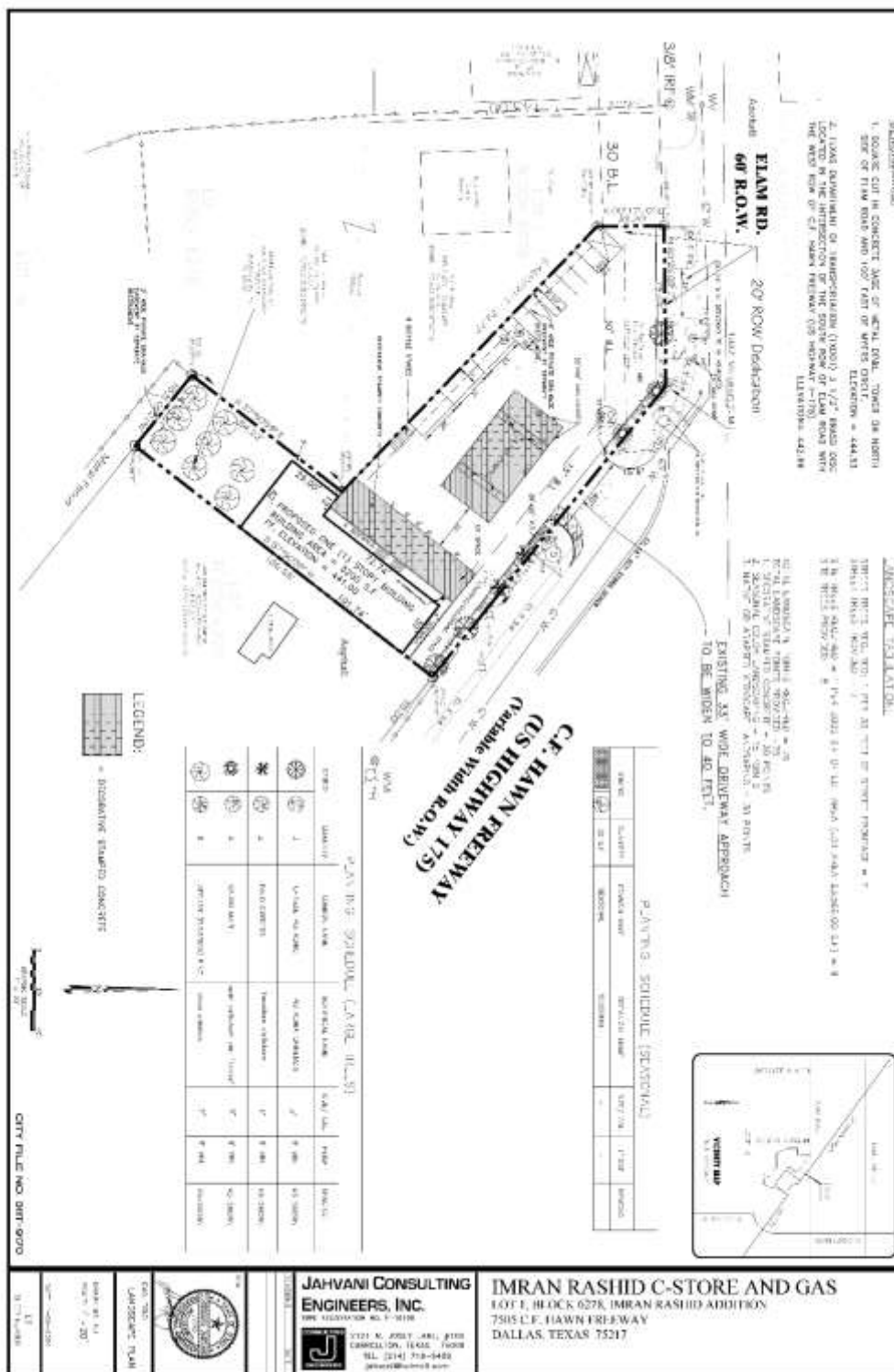
CPC RECOMMENDED SITE PLAN
(Same for both uses)



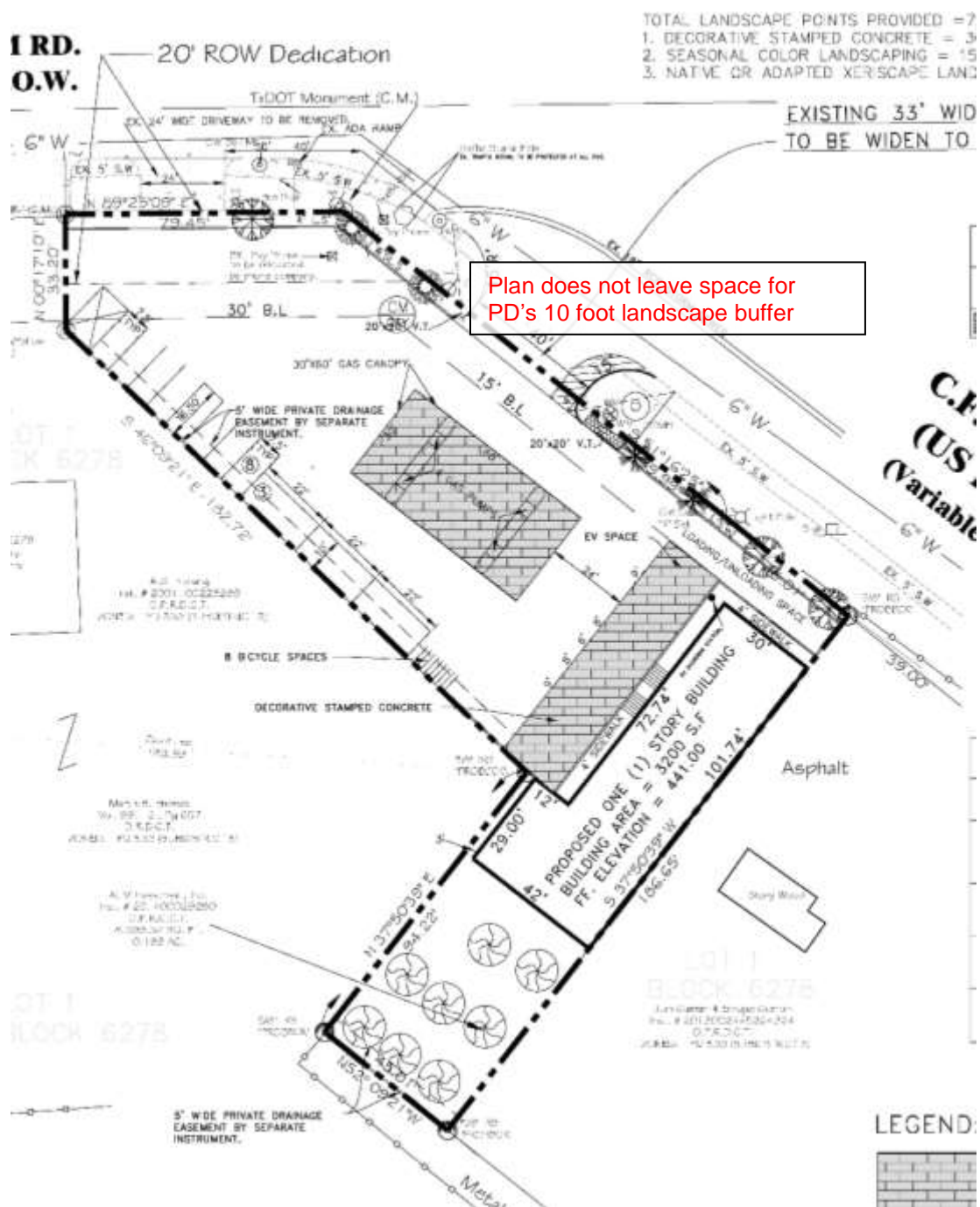
CPC RECOMMENDED SITE PLAN (ENLARGED)
(Same for both uses)

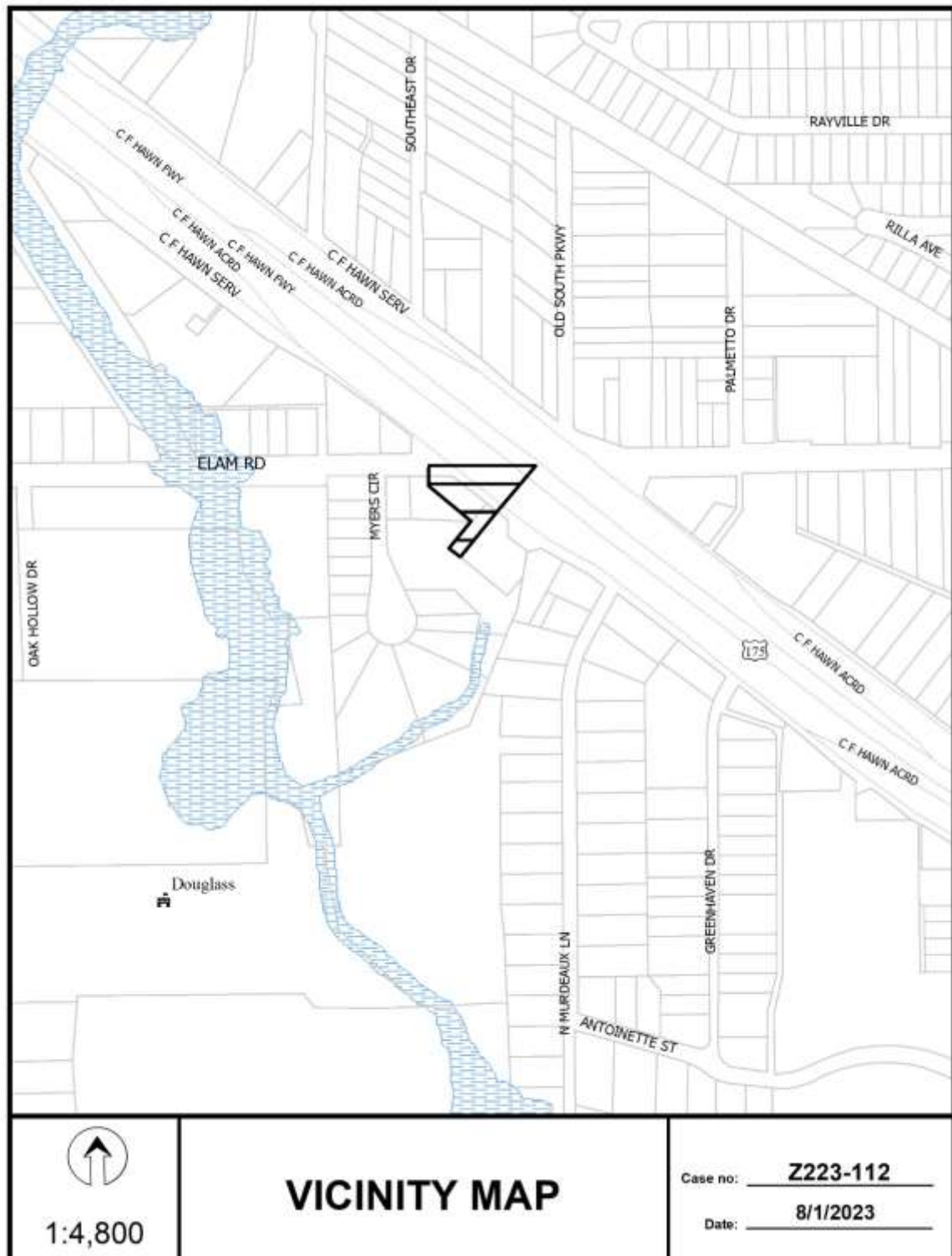


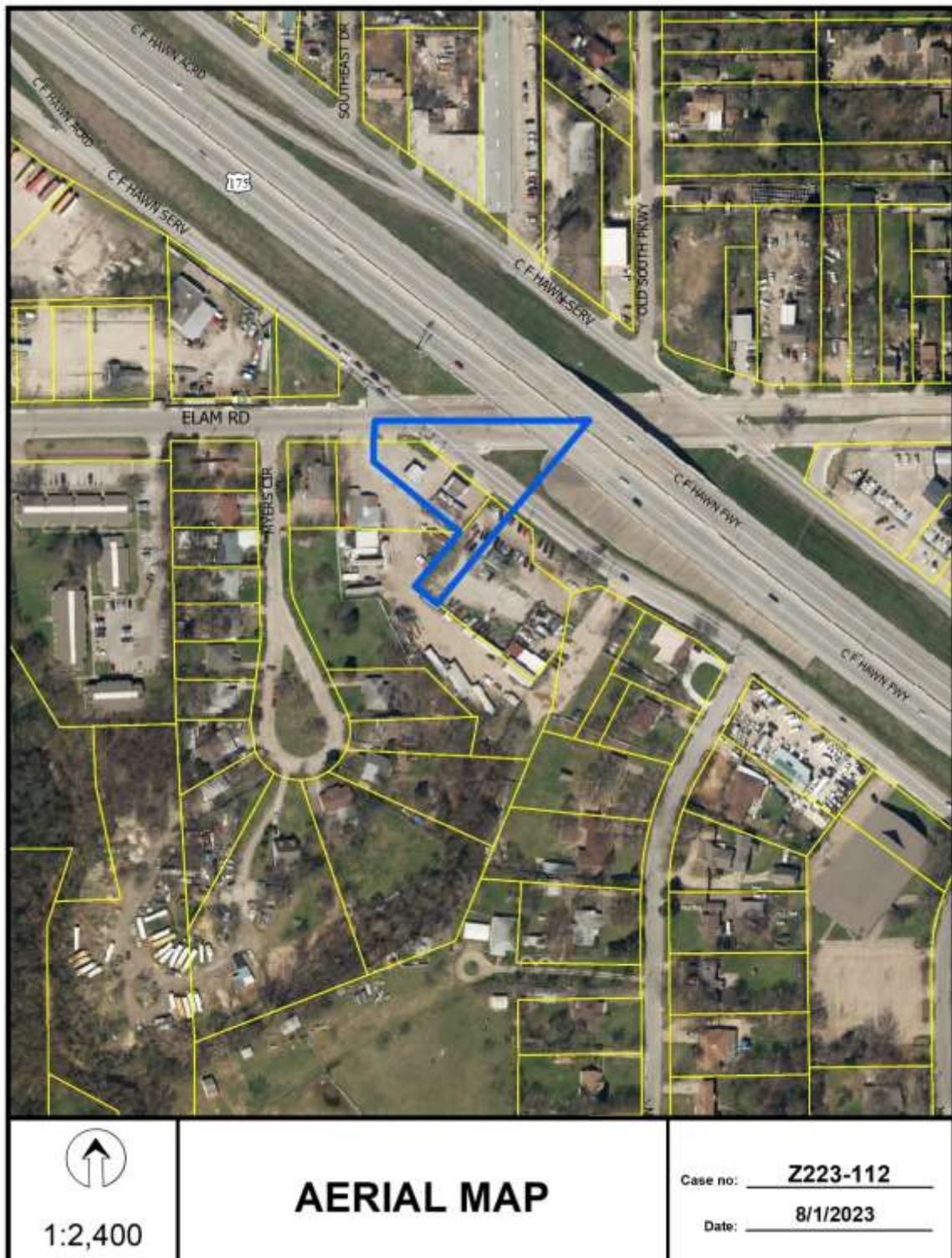
CPC RECOMMENDED LANDSCAPE PLAN
(Same for both uses)

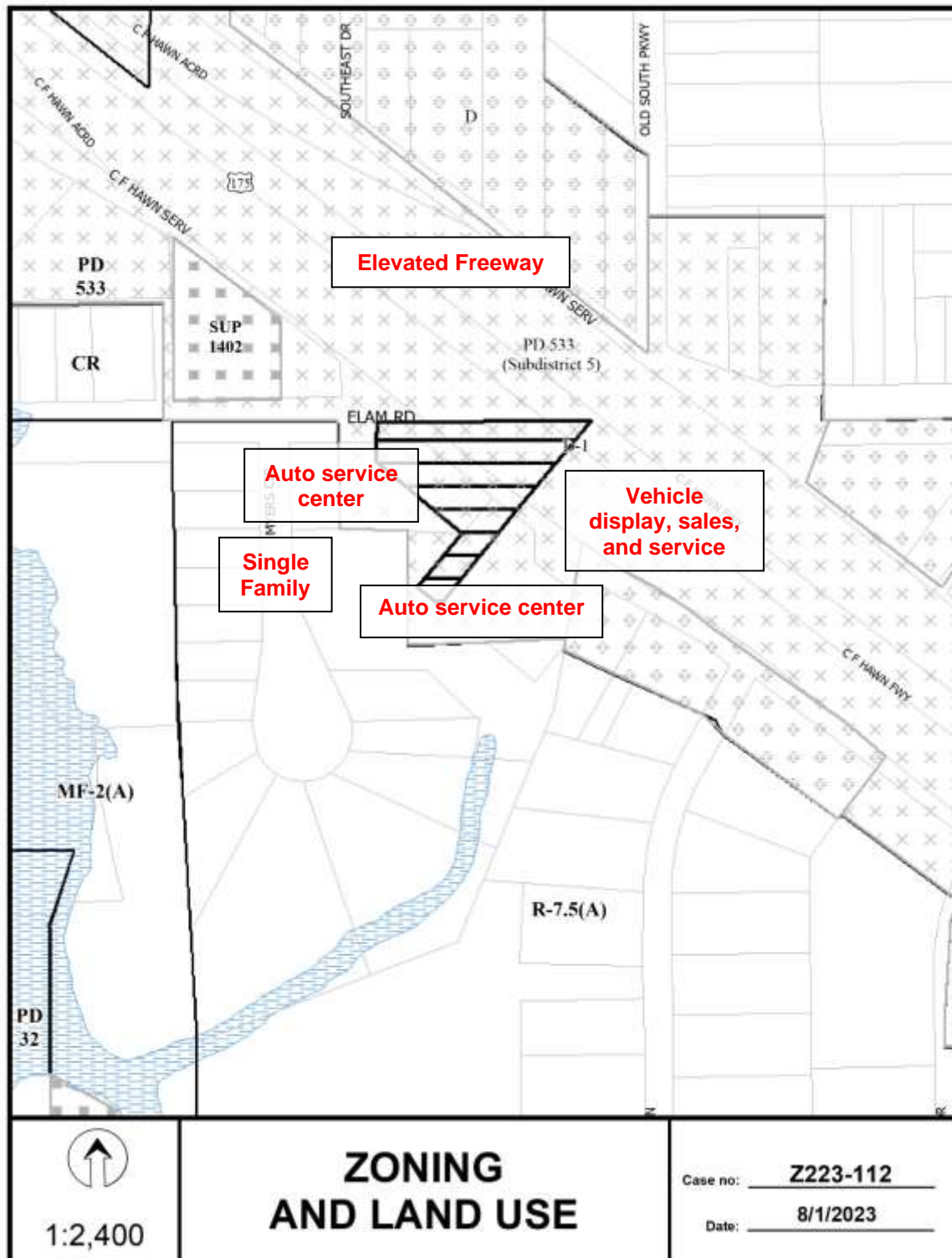


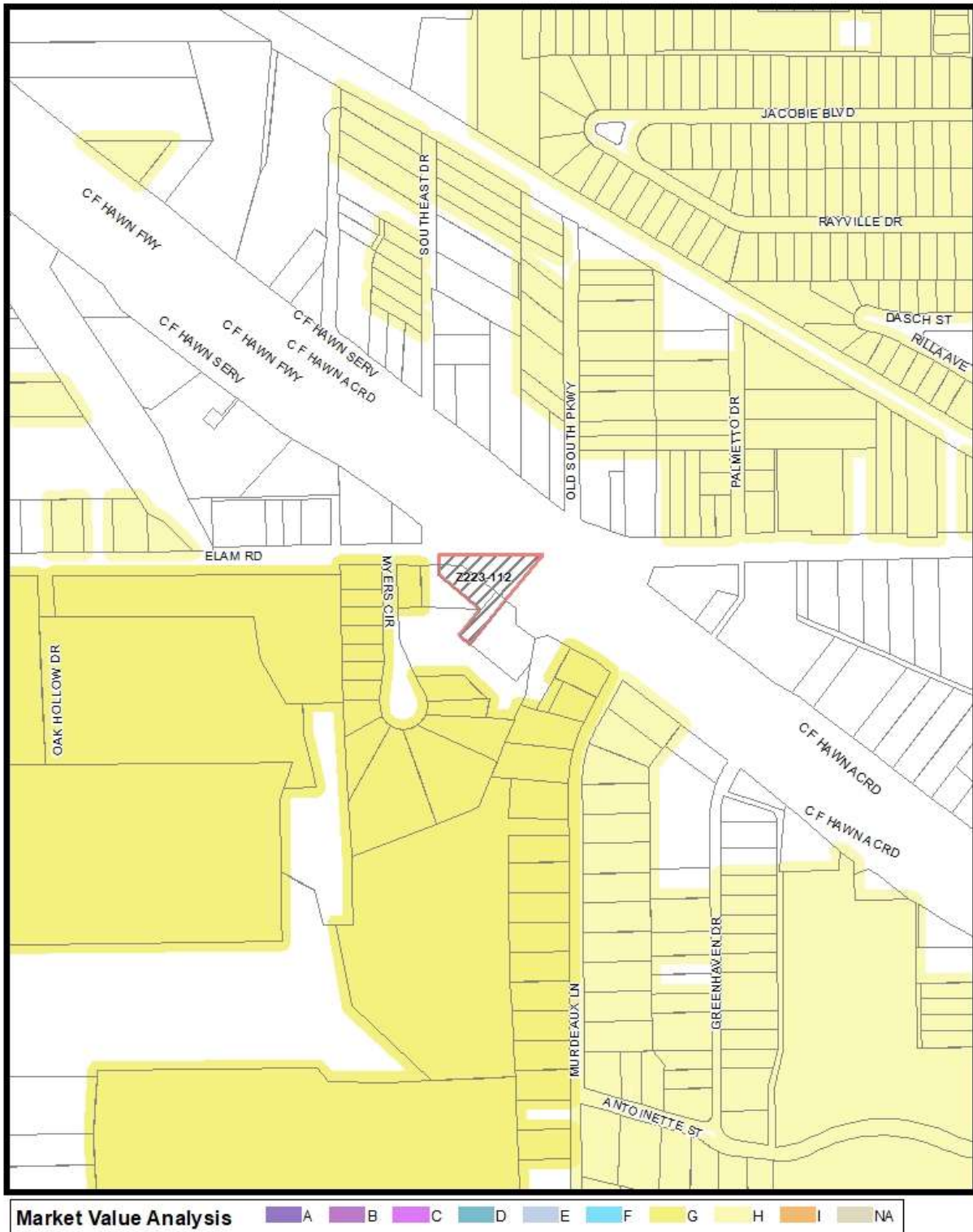
CPC RECOMMENDED LANDSCAPE PLAN (ENLARGED)
(Same for both uses)











1:4,800

Market Value Analysis

Printed Date: 8/1/2023



01/31/2024

Reply List of Property Owners***Z223-112******14 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	7505 C F HAWN FWY	SAJID SYED DBA
	2	7511 C F HAWN FWY	BRIONES MARTIN B
	3	7420 ELAM RD	BRIONES MARTIN B
	4	7505 C F HAWN FWY	ALIM INVESTMENT INC
	5	7511 C F HAWN FWY	GUZMAN JUAN F ETAL
O	6	7505 C F HAWN FWY	GUZMAN JUAN & ENRIQUE
	7	7406 ELAM RD	BRIONES JUAN E
	8	445 MYERS CIR	PEREZ MARIA DOLORES JIMENEZ
	9	439 MYERS CIR	DELGADO ATANACIO &
	10	410 MYERS CIR	MOLINDA EDGAR MARTINEZ &
	11	7345 ELAM RD	DFW OIL INC
	12	7464 C F HAWN FWY	ACTS OF THE APOSTOLIC FAITH
	13	7470 C F HAWN FWY	SOLIS KAYLAN
	14	7503 C F HAWN FWY	RAMIREZ JAMES ZACHARY &



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-1231
PH1.

Item #:

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): 1
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned Regional Retail District (RR), on the northwest corner of West Illinois Avenue and South Zang Boulevard
Recommendation of Staff: Approval, subject to conditions
Recommendation of CPC: Approval, subject to conditions
SPSD223-001(JP)

ACM: Majed Al-Ghafry

FILE NUMBER: SPSP223-001(JP) **DATE INITIATED:** November 22, 2022

LOCATION: Northwest corner of West Illinois Avenue and South Zang Boulevard

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approximately 67.12 acres **CENSUS TRACT:** 62.00

REPRESENTATIVE: Andrew Ruegg of MASTERPLAN

APPLICANT: Brixmor Holdings 12 SPE LLC

OWNER: Brixmor Holdings 12 SPE LLC

REQUEST: An application to create a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned regional retail district (RR).

SUMMARY: The purpose of this request is to create a new Special Provision Sign District (SPSD) for the Wynnewood Village Shopping Center to allow for a refreshed signage aesthetic to promote the economic success of the businesses within the district, attract the public to the goods and services available in the district, and preserve historical and architectural character of signage in the district.

CPC RECOMMENDATION: **Approval**, subject to conditions.

SSDAC RECOMMENDATION: **Approval**, subject to conditions.

STAFF RECOMMENDATION: **Approval**, subject to conditions.

BACKGROUND INFORMATION:

- In general, the purpose of Article VII, the sign ordinance, is to promote health, safety, welfare, convenience, and enjoyment of the public, and, in part to achieve safety, communications efficiency, and landscape quality and preservation. This purpose can be found in 51A-7.101.
- Special Provision Sign Districts (SPSDs) are overlay districts established for the purpose of enhancing, preserving, or developing the character, quality, and property values of areas unique character and special development potential, and to protect public welfare. The purpose and provisions for creating a special provision sign district can be found in 51A-7.500. These overlays are applied to the base zoning provisions for signs, either a business zoning district or a non-business zoning district. The base zoning provisions for the area of request are for a business zoning district. These provisions can be found in 51A-7.300.
- Special Provision Sign District permitting procedures require a Certificate of Appropriateness (CA) for all signs within the district as part of the permit review. In most of SPSPDs, signs that do not meet the criteria for expedited review in 51A-7.505(3), require the CA to be issued through the Committee review process outlined in 51A-7.7.505(5). Signs reviewed by the Committee are evaluated by the Special Sign District Advisory Committee (SSDAC) and either approved or denied by City Plan Commission (CPC) based on the sign's appropriateness to the sign district, with special attention to economic structure, and its effect on surrounding properties.
- City staff held several meetings with applicant's representatives to offer signage that is consistent with other SPSPDs and Article VII in general.
- The existing land use is comprised of retail, restaurant, and personal service uses and is currently zoned regional retail district (RR).
- The surrounding uses are as follows:

LOCATION	ZONING DISTRICT	USE
NORTH	R-7.5(A) Single Family District	Single Family
EAST	TH-3(A) Townhouse District MF-1(A) Multifamily District PD No. 894 MU-1 Mixed Use District	Vacant land, multifamily, church, motor vehicle fueling station
SOUTH	MF-1(A) Multifamily District R-7.5(A) Single Family District	Multifamily and single family
WEST	R-7.5(A) Single Family District LO-3 Limited Office District	Single family, open enrollment charter school, financial institution with drive-in window

STAFF ANALYSIS:

The proposed major signage is as follows:

TYPE OF SIGN	BASE ZONING	WYNNEWOOD SPSP
ALL SIGNS	No restrictions on color, material, or type styles	Same as base zoning
DETACHED, All	<ul style="list-style-type: none"> - Minimum of zero foot setback for monument signs - Detached signs require 200 feet radial separation 	<ul style="list-style-type: none"> - All detached signs must maintain a minimum setback of five feet. - Detached signs on the same premise must be located at least 100 feet apart
MONUMENT	<ul style="list-style-type: none"> - May not exceed 35-feet in height - No more than one per street frontage - May not Exceed 200 square feet in effective area 	<ul style="list-style-type: none"> - May not exceed 12-feet in height - May not exceed 25-feet in width
- Single-Tenant	- No Specific Regulations	<ul style="list-style-type: none"> - No more than one sign per stand-alone building in conjunction with a main use - Not permitted more than 50-feet from the public right-of-way - May not exceed 100 square feet in effective area
- Multi-Tenant	- No Specific Regulations	<ul style="list-style-type: none"> - maximum of two per street frontage, within 50 feet of public ROW, with minimum of 400-feet separation between each other - Signs located more than 50-feet from public ROW are permitted without limitations
- Subdivision Signs	<ul style="list-style-type: none"> - May not exceed 40 sf or six ft in height - Two per street entrance - May not be illuminated 	<ul style="list-style-type: none"> - A maximum of one per street entrance provided no other detached sign at entrance - May not exceed 60 sf or 8 ft in height - Signs may be illuminated - May contain non-commercial message
PYLON	- No Specific Regulations	<ul style="list-style-type: none"> - May not exceed 50-feet in height

		<ul style="list-style-type: none"> - May not exceed 1250-square feet in effective area - Maximum of one per street frontage within 500-feet of public ROW
MOVEMENT CONTROL	<ul style="list-style-type: none"> - May not exceed two feet in height - May not exceed two square feet in effective area - May be located anywhere - May not contain advertising or identification message 	<ul style="list-style-type: none"> - May not exceed eight feet in height - May not exceed thirty-two feet in effective area - May be located anywhere on the premise to promote pedestrian and vehicular wayfinding within the district. - May contain advertising or an identification message.
ATTACHED, Gen		<ul style="list-style-type: none"> - Securely attached to building or canopy
FLAT ATTACHED	<ul style="list-style-type: none"> - Primary - 25% of façade area for all signs - Secondary – 15% of façade area for all signs 	<ul style="list-style-type: none"> - Effective area calculations are based on the tenant lease space square footage - Conduit and raceways must be concealed
CANOPY	<ul style="list-style-type: none"> - No Specific Regulations 	<ul style="list-style-type: none"> - May not exceed 30 - square feet in effective area - May not project vertically more than three feet from the canopy - Maximum of one canopy sign per tenant façade - Concealed raceway
ARCADE	<ul style="list-style-type: none"> - No Specific Regulations 	<ul style="list-style-type: none"> - May not exceed six-square feet in effective area - May not exceed two feet in height
BLADE (Projecting Signs)	<ul style="list-style-type: none"> - May not exceed 20-square feet in effective area - One allowed if no detached signs present 	<ul style="list-style-type: none"> - May not exceed 30-square feet in effective area - Number of signs allowed based on tenant lease space square footage
WINDOW	<ul style="list-style-type: none"> - May not exceed 15% of the area of the window - Must be located in bottom 1/3 	<ul style="list-style-type: none"> - May not exceed four-feet in height or width - Lettering only in upper 2/3s of window

		- May not exceed more than 15 percent of the total window area
PAINTED APPLIED	No Specific Regulations	May cover up to 30 percent of the façade
LEGACY SIGNS	No Specific Regulations	

MARCH 21, 2024 – DRAFT CITY PLAN COMMISSION MINUTES

18. [24-961](#) **SPSD223-001(JP)**

Planner: Jason Pool

Motion: It was moved to recommend **approval** of the creation of a new Special Provision Sign District (SPSD), subject to conditions on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned Regional Retail District (RR), on the northwest corner of West Illinois Avenue and South Zang Boulevard.

Maker: Chernock
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert*, Forsyth, Shidid, Carpenter, Blair*, Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Wheeler-Reagan, Haqq
Vacancy: 1 - District 11

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 194
Replies:	For: 3	Against: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Brett Milke, 3259 Preston Rd., Frisco, TX, 75034
Against: None

SDAC Action:

January 09, 2024

CA: SPSP 223-001(JP)

MOTION: It was moved to **approve** the creation of a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned regional retail district (RR), located on the northwest corner of West Illinois Avenue and South Zang Boulevard.

Maker: Dumas
Second: Hardin
Result: Carried: 3 to 0

For: 3 - Peadon, Hardin, and Dumas
Against: 0 - none
Absent: 2 - Haqq and Webster
Conflict: 0 - none

Speakers: Andrew Ruegg and Brett Mike

Wynnewood Village Sign District.**SEC. 51A-7.2401. DESIGNATION OF WYNNEWOOD VILLAGE SIGN DISTRICT.**

(a) A special provision sign district is hereby created to be known as the Wynnewood Village Sign District.

(b) The Wynnewood Village Sign District is that area within the following described boundaries

(Section Omitted for brevity)

SEC. 51A-7.2402. PURPOSE.

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 while addressing the public's need to locate and navigate to multiple businesses within the shopping center. 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 promote the economic success of each business within this district and, in turn, the collective success of this district.
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district.
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area.
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section [51A-7.101](#). (Ord. Nos. 21114; 22019)

SEC. 51A-7.2403. DEFINITIONS AND INTERPRETATIONS.

(a) In this division:

(1) **ARCADE SIGN** means any sign that is mounted under a canopy or awning and is perpendicular to the building or accessory structure to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(2) **BLADE SIGN** means any sign that is mounted perpendicularly to a building or accessory structure and is not located under a canopy or awning.

(3) **CANOPY** means a permanent, non-fabric architectural element projecting from the face of a building or accessory structure.

(4) **CANOPY SIGN** means a sign attached to, applied on, or supported by a canopy and oriented parallel to the façade in which the canopy is mounted.

(5) **DISTRICT OR THIS DISTRICT** means the Wynnewood Village Sign District.

(6) **FLAT ATTACHED SIGN** means an attached sign projecting 18 inches or less from a building, and with a face parallel to the building façade.

(7) **PAINTED APPLIED SIGN** means a sign that is painted, or that is made to look painted, directly onto the face of the exterior facade of a building not including doors and windows. Signs of this type must naturally conform to the textured surface of the facade.

(8) **PYLON SIGN** means a detached multi-tenant monument sign that is more than twelve feet in height.

(9) **WINDOW SIGN** means a sign painted or affixed to a window.

(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. (Ord. Nos. 21114; 22019)

SEC. 51A-7.2404. SIGN PERMIT REQUIREMENTS.

(a) In general. Except as provided in this subsection, 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](#). A sign permit is not required to:

(1) Change the text on a changeable message sign, or a protective sign.

(2) Erect a non-illuminated sign with an effective area of 32 square feet or less.

(b) Sign permit procedures. Except as provided in this subsection, the procedures for obtaining a sign permit in Section [51A-7.505](#) apply in this district.

(c) All attached and movement control signs shall be reviewed under the director procedure.

SEC. 51A-7.2405. GENERAL REQUIREMENTS FOR ALL SIGNS.

(a) Except as provided in this division, signs must comply with the provisions for business zoning districts in Article VII.

(b) All signs in this district must be premise signs or convey a noncommercial message.

SEC. 51A-7.2406. DETACHED SIGNS.

(a) Detached signs in general.

(1) All detached signs must maintain a minimum setback of five feet.

(2) Detached signs may only be:

- (A) monument signs;
- (B) pylon signs; or
- (C) movement control signs; or
- (D) subdivision signs.

(3) Detached signs on the same premise must be located at least 100 feet apart except that movement control signs do not have a minimum spacing requirement.

(b) Monument signs.

(1) No monument sign may:

- (A) exceed 12 feet in height.
- (B) exceed 25 feet in width.

(2) Single-tenant monument signs.

(A) Single-tenant monument signs located within 50 feet of the public right-of-way are limited to no more than one sign per stand-alone building in conjunction with a main use.

(B) Single-tenant monument signs are not permitted more than 50 feet from the public right-of-way.

CPC PROPOSED CONDITIONS

(C) Single-tenant monument signs may not exceed 100 square feet in effective area.

(3) Multi-tenant monument signs.

(A) A maximum of two multi-tenant monument signs per street frontage is permitted within 50 feet of the public right-of-way, provided that each multi-tenant monument sign is spaced 400 feet or more from one another.

(c) Pylon signs.

(1) No pylon sign may:

(A) exceed 50 feet in height.

(B) exceed 1,250 square feet in effective area.

(2) A maximum of one pylon sign per street frontage is permitted within 50 feet of the public right-of-way.

(d) Movement control signs. The regulations relating to the erection of movement control signs in this district are expressly modified as follows:

(1) No movement control sign may:

(A) exceed 9 feet in height.

(B) exceed thirty feet in effective area.

(2) May be located anywhere on the premise to promote pedestrian and vehicular wayfinding within the district.

(3) May contain advertising or an identification message.

(e) Subdivision signs.

(1) Subdivision signs are permitted as provided for in Section 51A-7.393(d), except as provided below:

(A) One subdivision sign is permitted per street entrance, provided no other detached signs are located at the entrance.

(B) Subdivision signs located more than 50 feet from the public right-of-way are permitted without quantity or spacing limitations.

(C) The maximum effective area of each subdivision sign may not exceed 60 square feet in effective area, excluding its supports.

(D) The highest part of a subdivision sign may not exceed eight feet in height.

(E) Subdivision signs may be illuminated.

(F) Subdivision signs may convey a non-commercial message.

SEC. 51A-7.2407. ATTACHED SIGNS.

- (a) Attached signs in general.
 - (1) Attached signs must be securely attached to the building or canopy.
 - (2) Attached signs may only be:
 - (A) Flat attached signs.
 - (B) Canopy signs.
 - (C) Arcade signs.
 - (D) Blade signs.
 - (E) Window signs.
 - (F) Painted applied signs.
- (b) Flat attached signs.
 - (1) No flat attached sign may:
 - (A) exceed one square foot of effective area per linear foot of the tenant lease space storefront, with a maximum of 75 square feet in effective area if the tenant lease space is equal to or below 10,000 square feet.
 - (B) exceed 300 square feet in effective area if the tenant lease space is above 10,000 square feet but less than 100,000 square feet.
 - (C) exceed 1,000 square feet in effective area if the tenant lease space is greater than 100,000 square feet.
 - (2) Electrical raceways and conduit must be concealed.
- (c) Canopy signs.
 - (1) No canopy sign may:
 - (A) exceed 30 square feet in effective area.
 - (B) project vertically more than three feet from the canopy.
 - (2) Maximum of one canopy sign per tenant facade.
 - (3) Must utilize a bottom-mount concealed raceway if illuminated.
- (d) Arcade signs.
 - (1) No arcade sign may:
 - (A) exceed six square feet in effective area.
 - (B) exceed two feet in height.

CPC PROPOSED CONDITIONS

- (2) Must be located ten feet above sidewalk or walkway if located in pedestrian area.
- (e) Blade signs.
 - (1) No blade sign may:
 - (A) exceed thirty square feet in effective area.
 - (2) Maximum of one blade sign per pedestrian entrance to building if the tenant lease space is less than 100,000 square feet.
 - (3) Maximum of three blade signs per pedestrian entrance to building if the tenant lease space is greater than 100,000 square feet.
 - (4) Must be located ten feet above sidewalk or walkway if located in pedestrian area.
- (f) Window signs.
 - (1) No window sign may:
 - (A) exceed four feet in height.
 - (B) exceed four feet in width.
 - (C) exceed more than 15 percent of the total window area.
 - (2) Lettering with a transparent background is permitted within the upper two-thirds of any window or glass door.
- (g) Painted applied signs.
 - Painted applied signs may cover up to 30 percent of the façade.

SEC. 51A-7.2408. LEGACY SIGNS.

The existing legacy Wynnewood sign located near the intersection of Wynnewood Plaza and Llewellyn shall not be removed by the intentional act of the owner and shall be maintained to preserve the historical aesthetics of the district. Maintenance shall not require the use of specific materials, finishes, or colors.

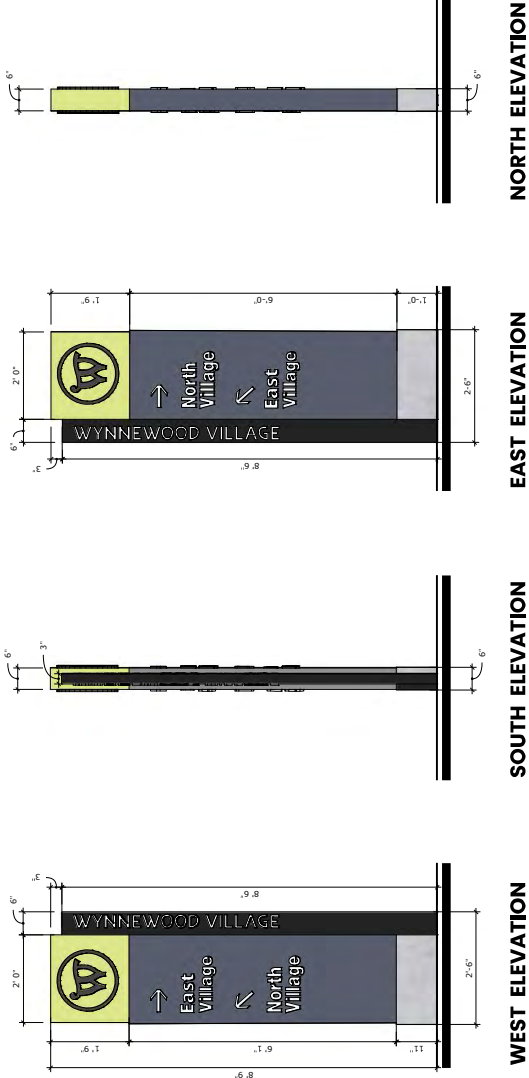
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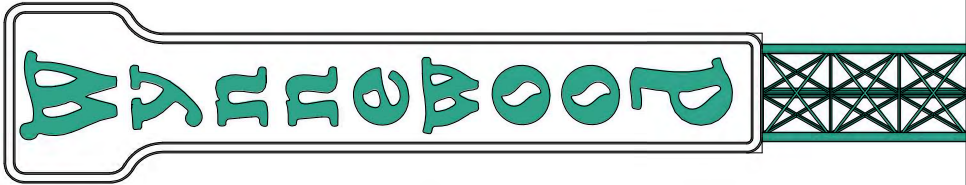
DALLAS, TX

SIGNAGE ELEVATIONS

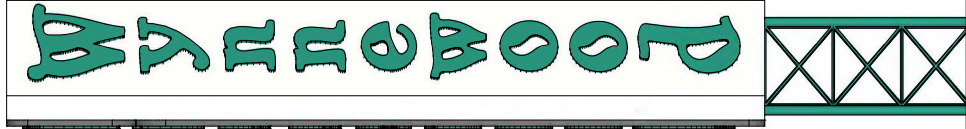
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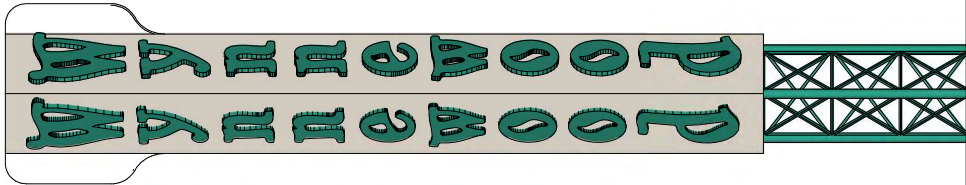




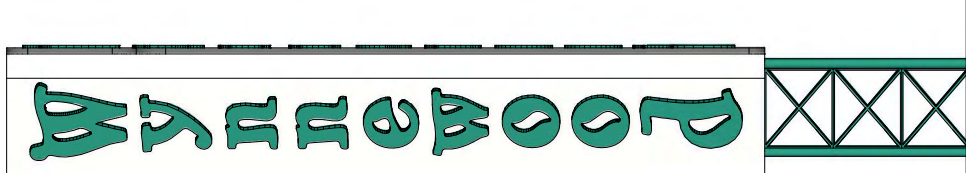
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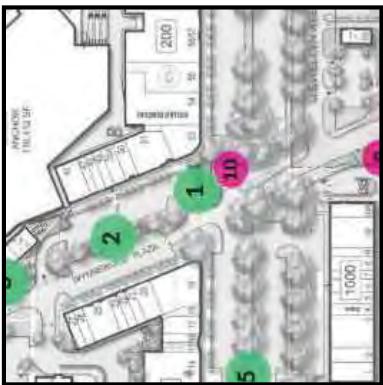
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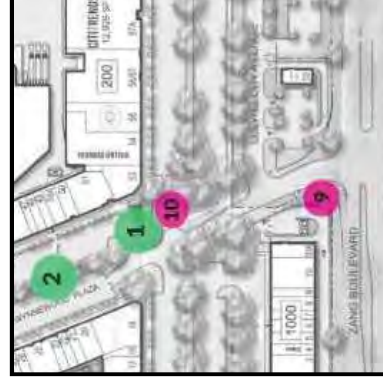
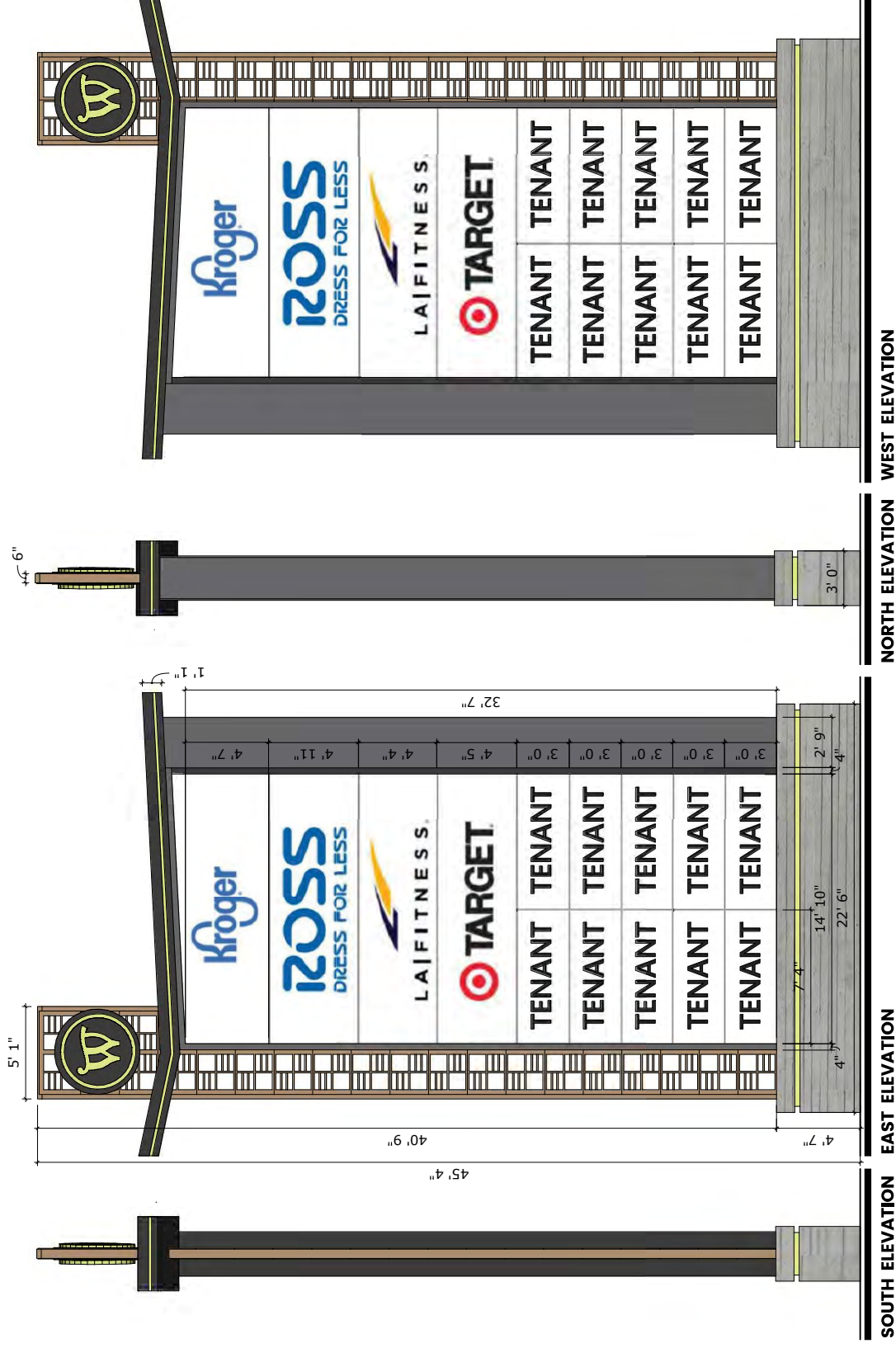
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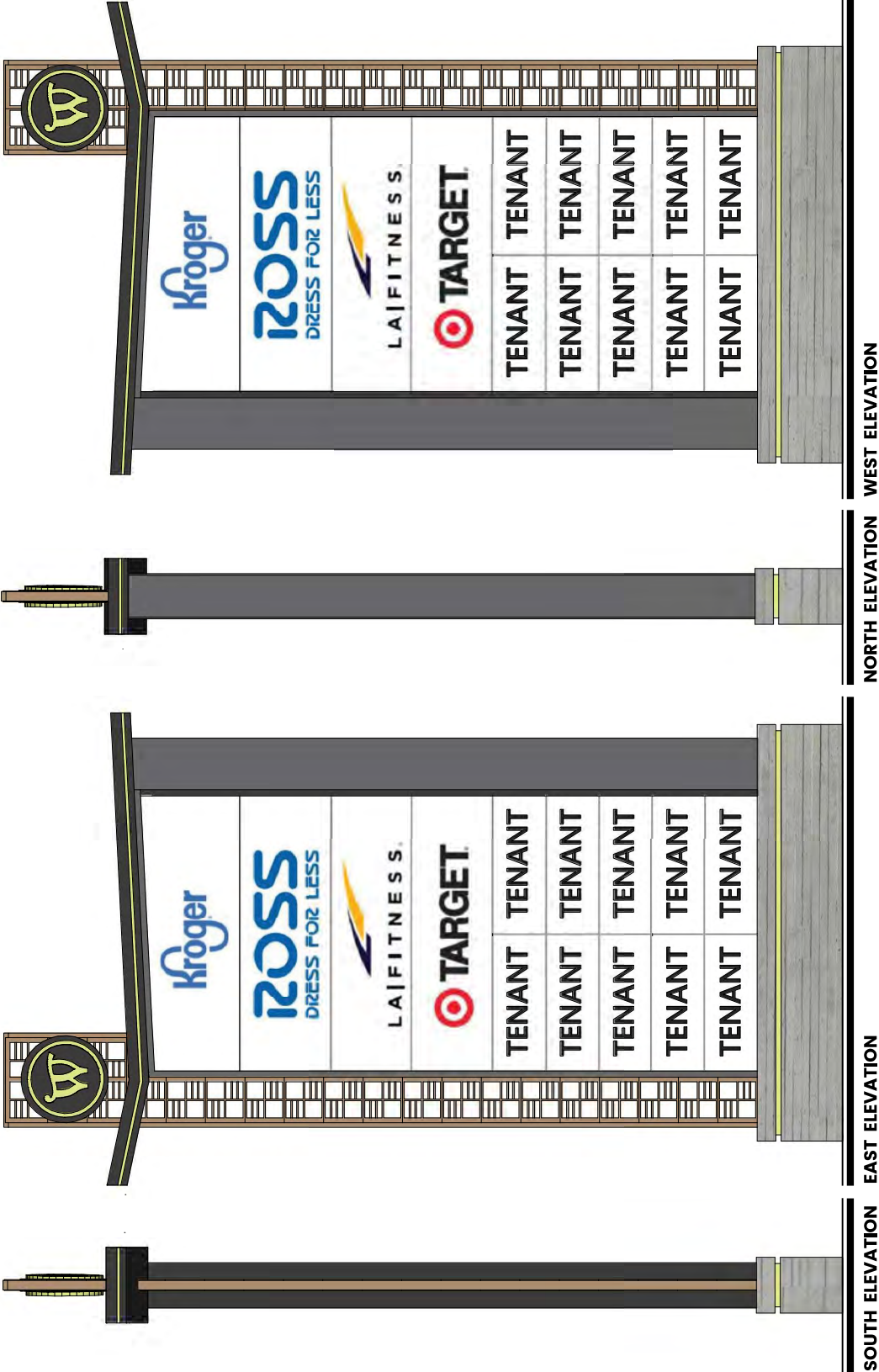


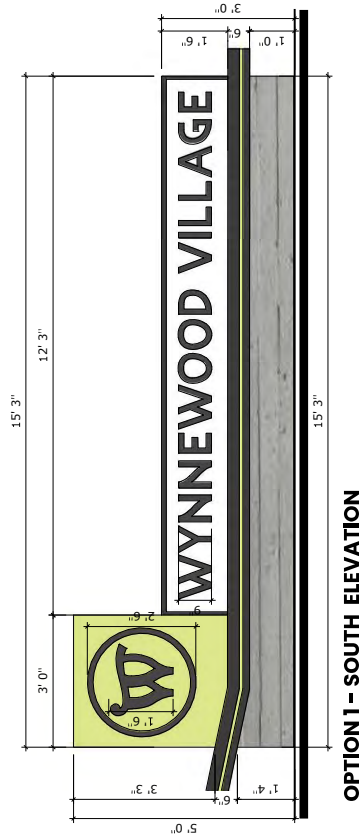
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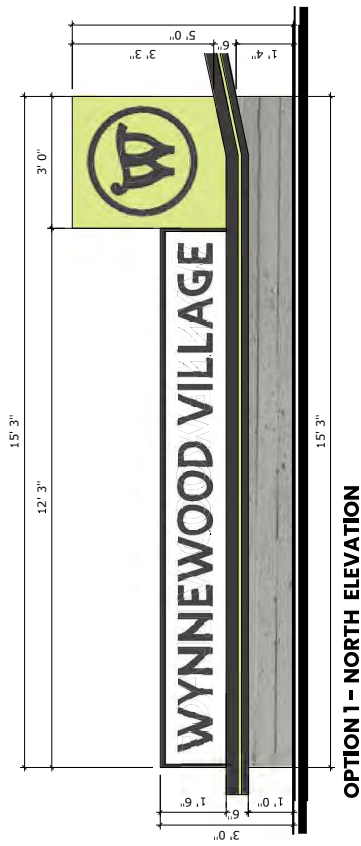
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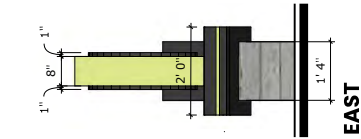




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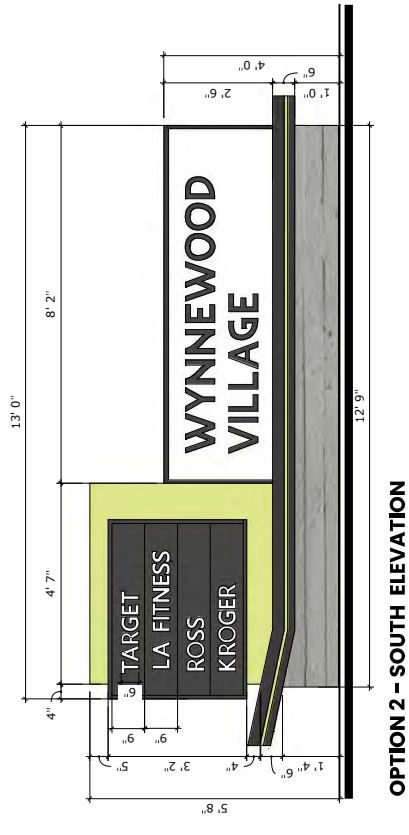
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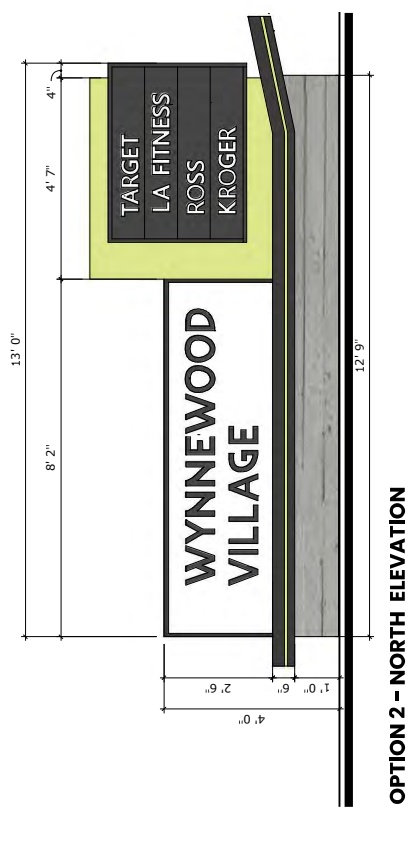
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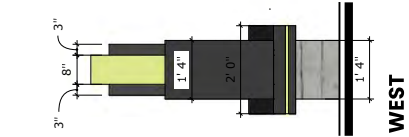
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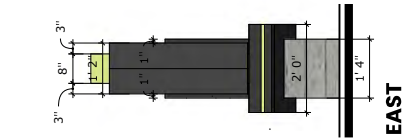
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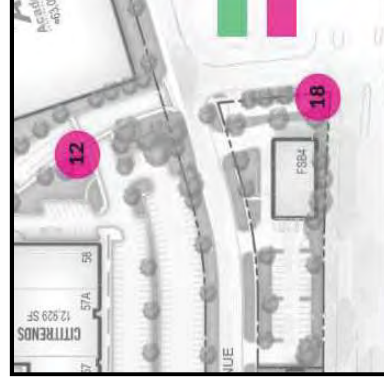
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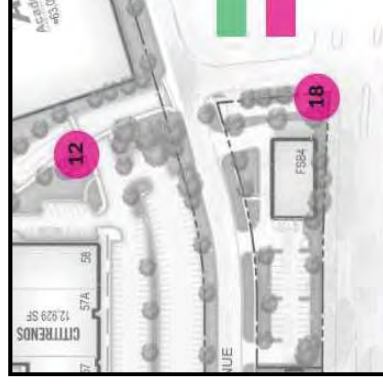
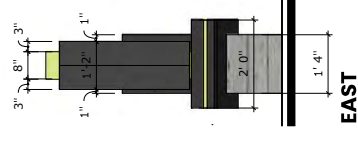
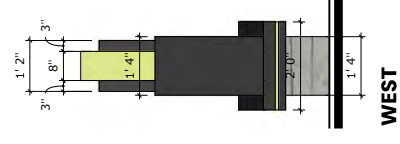
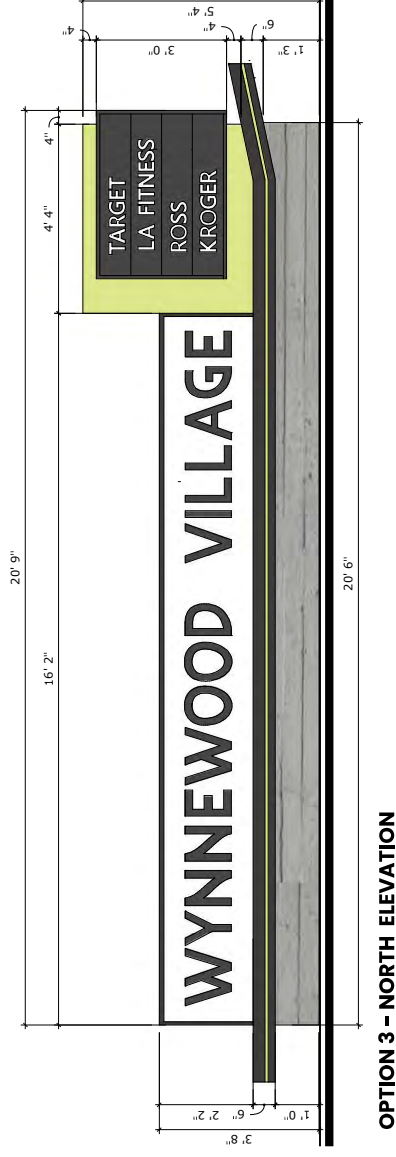
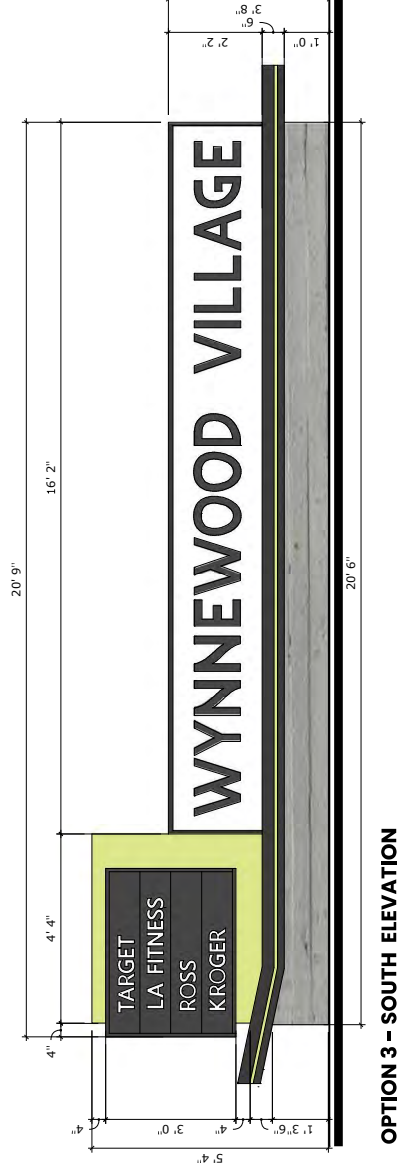


WEST



EAST





WYNNEWOOD VILLAGE

BRIXMOR
DALLAS, TX

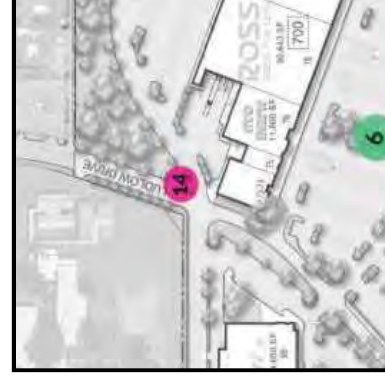
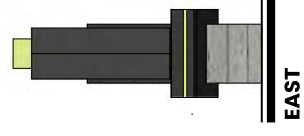
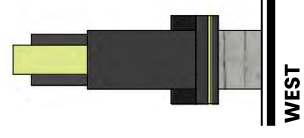
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SCALE 3/4" = 1'-0"

12.13.2022

KEY PLAN

Ó'BRIEN



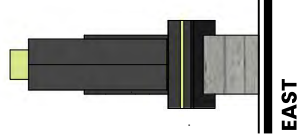
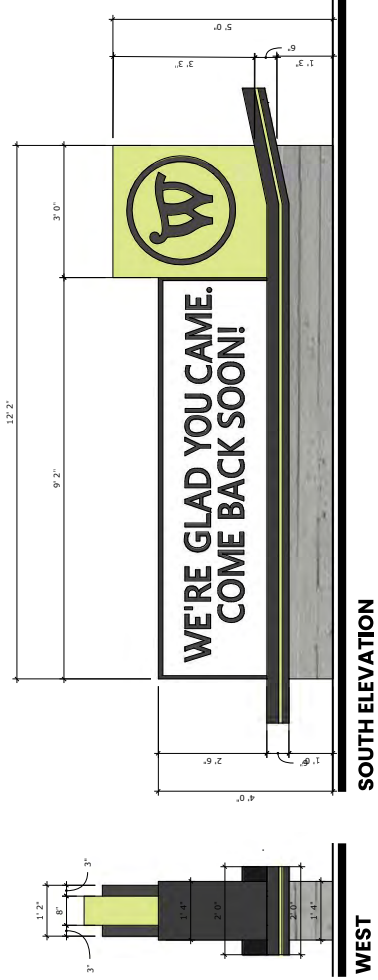
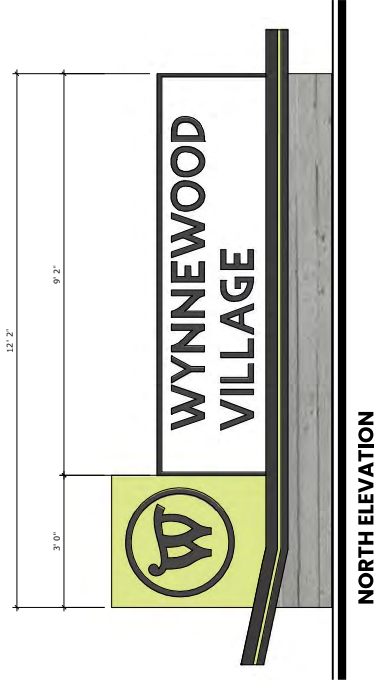
WYNNEWOOD VILLAGE

BRIXMOR
DALLAS, TX

KEY PLAN

O'BRIEN

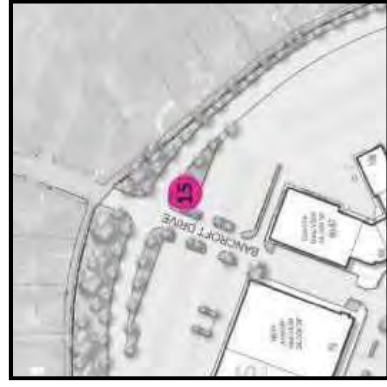
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NORTH ELEVATION

WEST

SOUTH ELEVATION

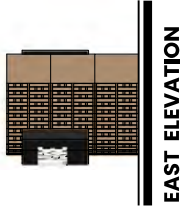




WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



KEY PLAN

WYNNEWOOD VILLAGE

DALLAS, TX

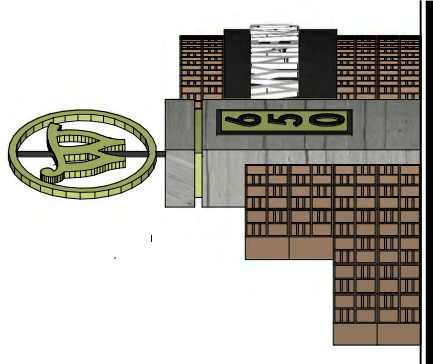
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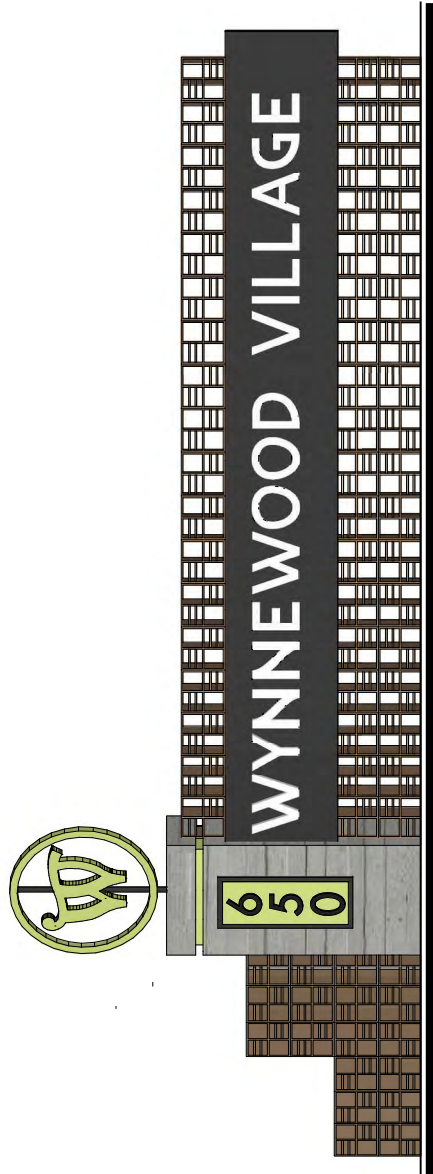
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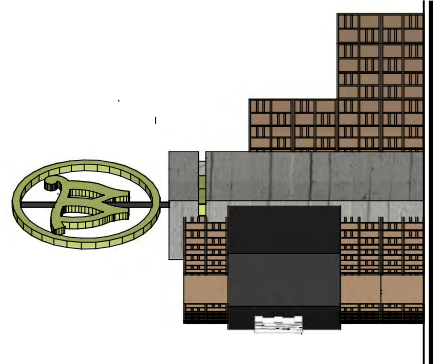
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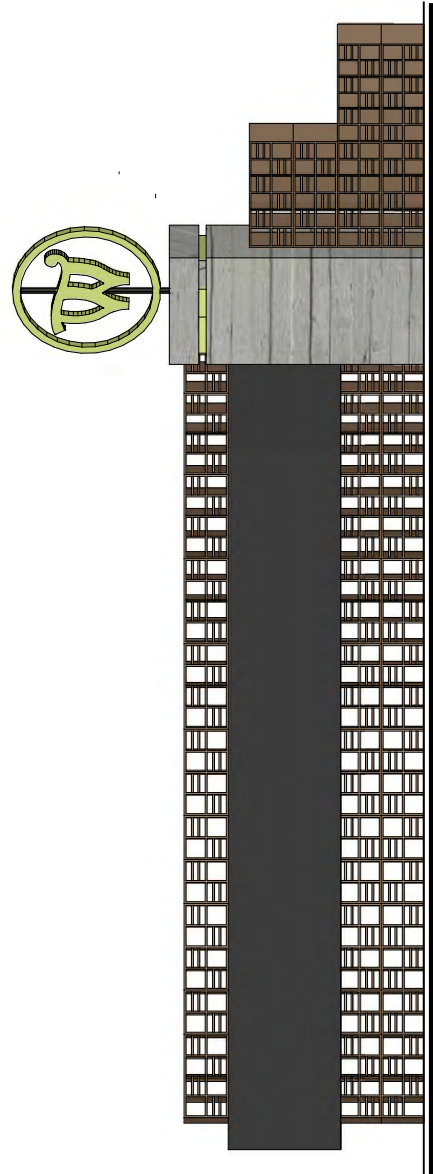
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EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

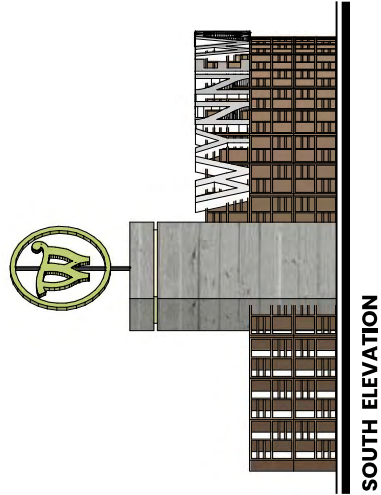
WYNNEWOOD VILLAGE

BRIXMOR

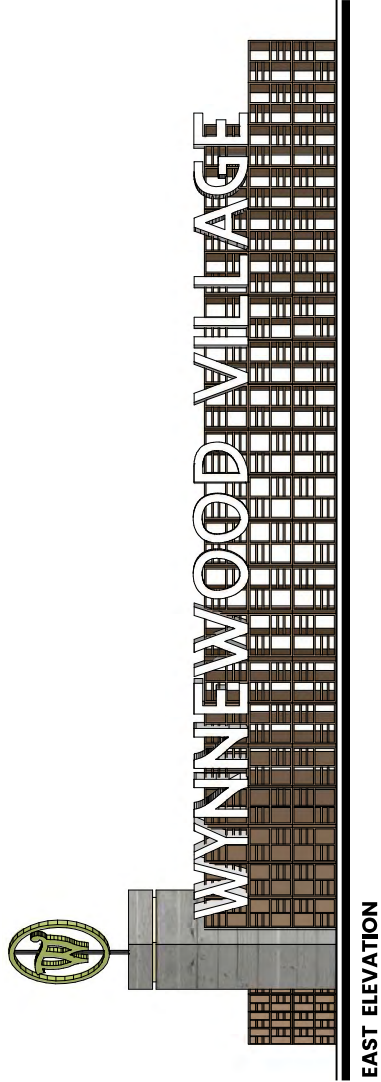
DALLAS, TX

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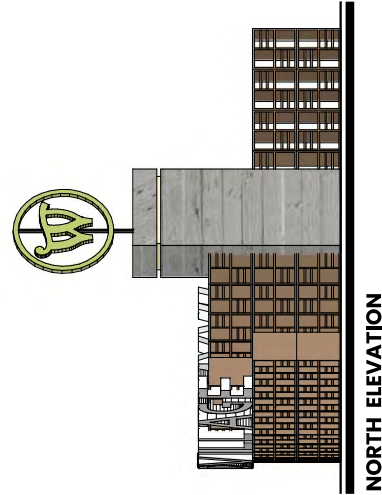
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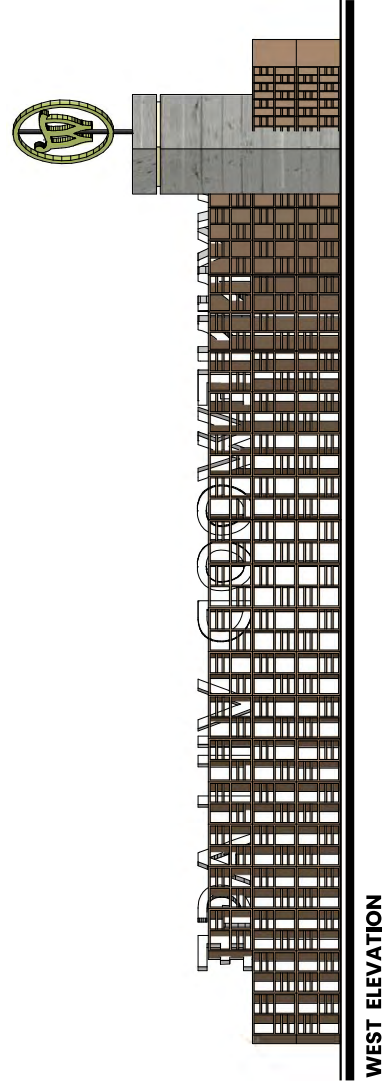
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EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

WYNNEWOOD VILLAGE

DALLAS, TX

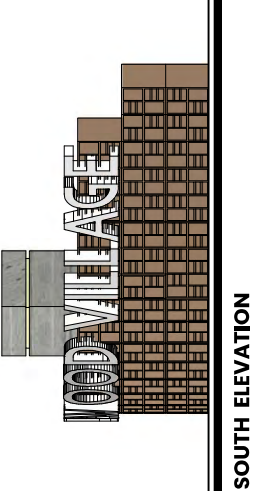


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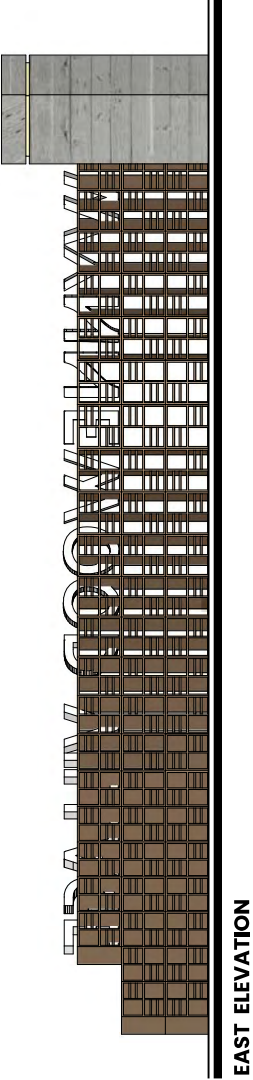


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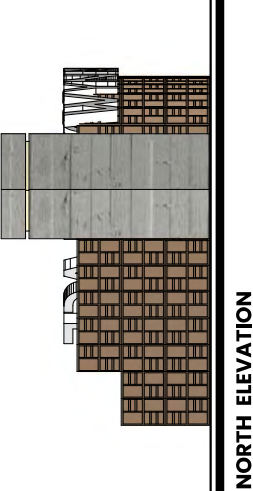




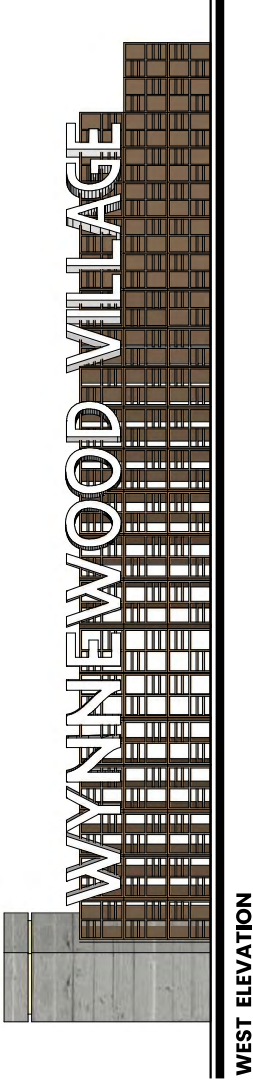
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

WYNNEWOOD VILLAGE

DALLAS, TX

BRIXMOR

SIGN LOCATION 13 - MONUMENT SIGN ELEVATIONS

SCALE 3/4" = 1'-0"

12.13.2022

O'BRIEN

BURLINGTON BLVD
SPSD223-001(JP)

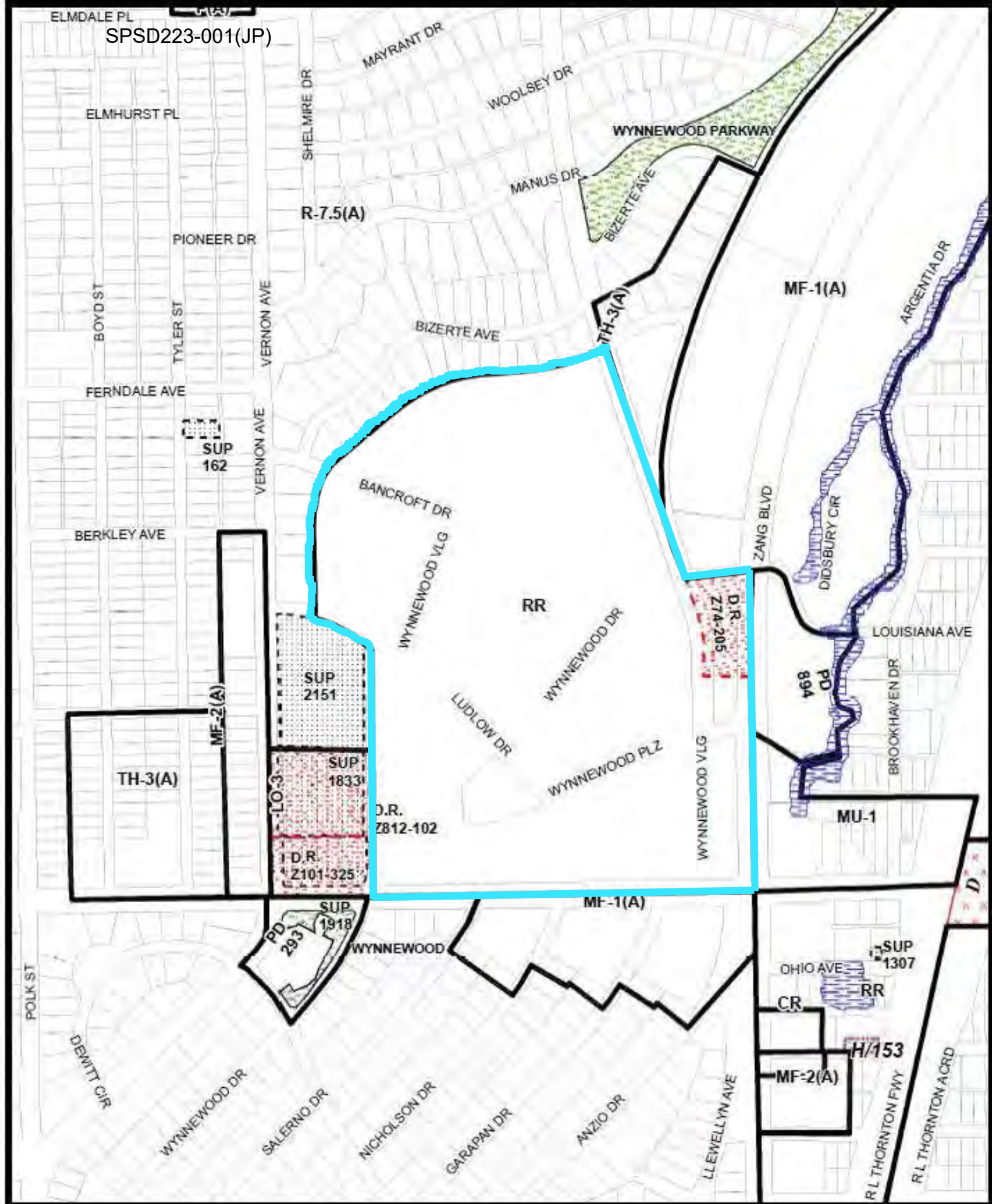


Printed Date: 11/29/2023



1:12,000

Vicinity Map



1:6,000

Zoning Map



R-7.5(A)

TH-3(A)

MF-1(A)

SITE

PD
894

MU-1

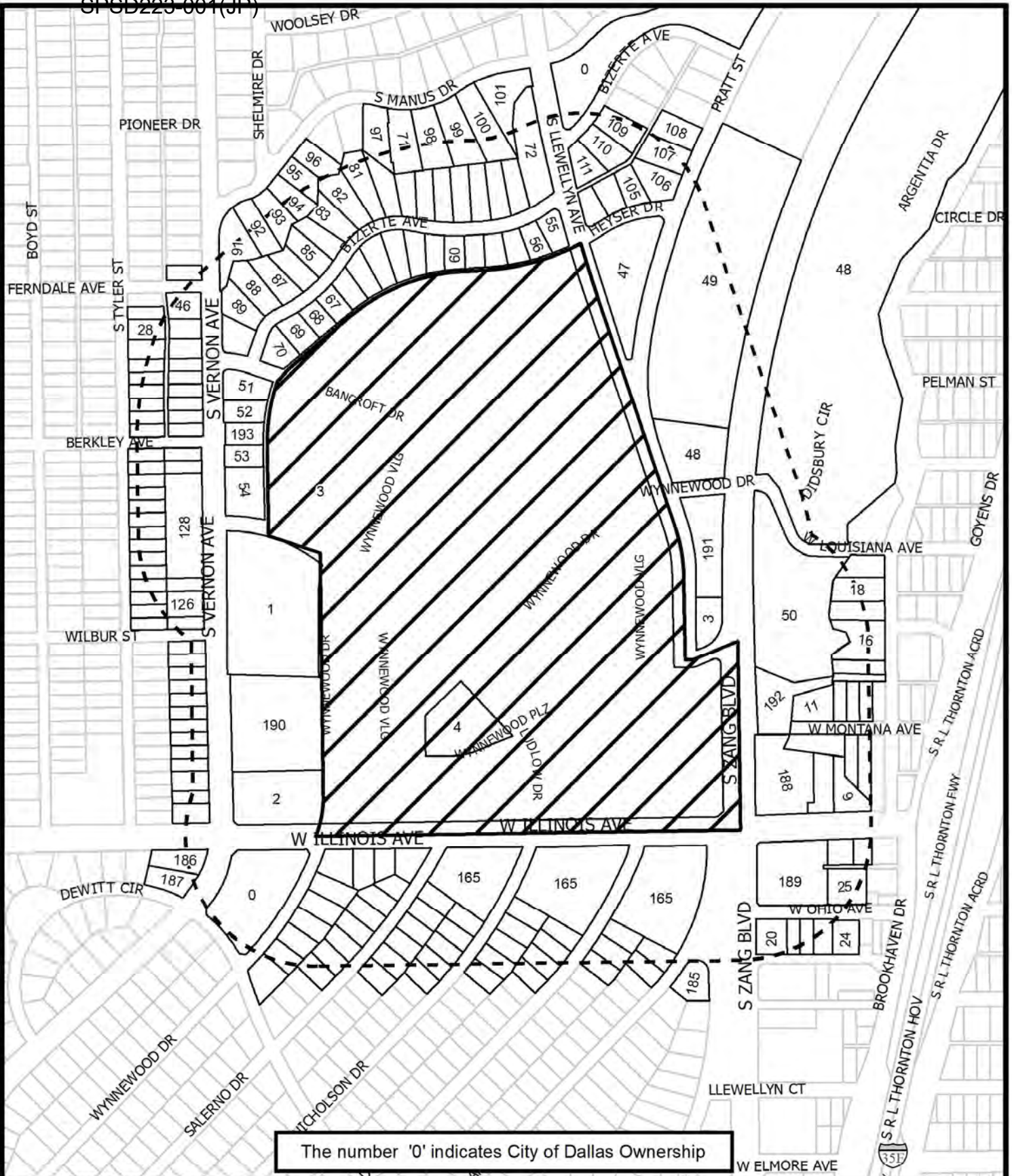
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Printed: 10/31/2022



This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 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.' (Texas Government Code § 2051.102)





1:6,000

NOTIFICATION

500'

AREA OF NOTIFICATION

194

 NUMBER OF PROPERTY
OWNERS NOTIFIED
Case no: **SPSD223-001**Date: **2/27/2024**

03/20/2024

Reply List of Property Owners***SPSD223-001******194 Property Owners Notified******3 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2324	S VERNON AVE	ACADEMY OF DALLAS
2	753	W ILLINOIS AVE	COMERICA BANK TEXAS
3	2150	S LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPE LLC
4	500	WYNNEWOOD VILLAGE	BRIXMOR WYNNEWOOD PARCEL LLC
5	414	W MONTANA AVE	LAFUENTE ANGEL
6	410	W MONTANA AVE	PADILLO REBECCA L R
7	408	W MONTANA AVE	GONZALES MARIA DE JESUS
8	425	W ILLINOIS AVE	ALLOMELI LLC
9	407	W ILLINOIS AVE	Taxpayer at
10	2119	BROOKHAVEN DR	KNIGHT IRVING
11	419	W MONTANA AVE	MONTGOMERY STREET HOMES
12	415	W MONTANA AVE	PIERSON SIMONE
13	411	W MONTANA AVE	VASQUEZ OLIVIA
14	407	W MONTANA AVE	VAZQUEZ OLIVIA
15	2115	BROOKHAVEN DR	SALAZAR BRENDA S
16	2107	BROOKHAVEN DR	BLUE SKY INVESTMENT PPTY LLC &
17	2031	BROOKHAVEN DR	VONHAUSKE JUAN
18	2037	BROOKHAVEN DR	BUSTAMANTE JOAQUIN FELIX
19	2045	BROOKHAVEN DR	GONZALEZ ALEJANDRA &
20	2410	S ZANG BLVD	S & J FOOD SERVICE LLC
21	432	W OHIO AVE	CROWN CASTLE TOWER 05 LLC
22	428	W OHIO AVE	VILLEREAL ARMANDO
23	424	W OHIO AVE	MARTINEZ JUAN
24	416	W OHIO AVE	416 W OHIO DALLAS TRUST
25	417	W OHIO AVE	RATCLIFF YOUTH &
26	420	W ILLINOIS AVE	MADRIGAL VICTOR M & PATRICIA

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	406	W ILLINOIS AVE	Taxpayer at
28	2010	S TYLER ST	VILLARREAL ROLANDO G &
29	2018	S TYLER ST	GONZALEZ FRANCISCO &
30	2015	S VERNON AVE	RAMSAROOP EASTLYN
31	2011	S VERNON AVE	MOLINA JULIAN MATTHEW &
32	2021	S VERNON AVE	GARCIA FERNANDO
33	2103	S VERNON AVE	ARELLANO MARGARITA
34	2022	S TYLER ST	HODGES DIANA PEARL
35	2027	S VERNON AVE	HERNANDEZ IGNACIO &
36	2102	S TYLER ST	LOPERZ JOSE &
37	2026	S TYLER ST	SANTOS DYANA
38	2109	S VERNON AVE	RODGERS CHERYL A
39	2110	S TYLER ST	ALFARO ARON ARIEL LIFE ESTATE
40	2105	S VERNON AVE	GONZALEZ JOSE LUIS &
41	2113	S VERNON AVE	VAZQUEZ ESAU H JUAREZ &
42	2106	S TYLER ST	MACIAS CESAR R SR &
43	2114	S TYLER ST	SEGAVEPO 2 LLC
44	1921	S VERNON AVE	CALZADA ALFONSO S
45	2006	S TYLER ST	Taxpayer at
46	2001	S VERNON AVE	PUENTE JOSE ANTONIO JR & LAURA PATRICIA
47	1900	S LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPEC LLC
48	1805	S ZANG BLVD	WCH LIMITED PARTNERSHIP
49	1805	S ZANG BLVD	DHFC HIGHPOINT @ WYNNEWOOD
50	414	W LOUISIANA AVE	WYNNEWOOD FAMILY HOUSING LP
51	2108	S VERNON AVE	TOLENTINO PAOLA &
52	2116	S VERNON AVE	SOTO RICHARD & IRMA
53	2204	S VERNON AVE	MENDOZA DAISEY
54	2210	S VERNON AVE	WORLD MISSIONARY
55	606	BIZERTE AVE	ROBERTS TEENA JACOB &
56	614	BIZERTE AVE	TREANOR NATHAN CHRISTIAN
57	620	BIZERTE AVE	MINYARD MATT

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	628	BIZERTE AVE	CASSEL BARBARA
59	634	BIZERTE AVE	LEICHLITERHARRISON JODI L
60	640	BIZERTE AVE	MITCHELL LYNDON ARDELL &
61	646	BIZERTE AVE	YANG NAJIB
62	652	BIZERTE AVE	DEVEGOWDA ANIL
63	660	BIZERTE AVE	OCONNOR RAYMOND M III
64	708	BIZERTE AVE	SALA THOMAS WESLEY &
65	716	BIZERTE AVE	VIERA RICARDO & ANNA M
66	722	BIZERTE AVE	DELGADILLO LUIS C &
67	728	BIZERTE AVE	NOELMORGAN JOHN &
68	736	BIZERTE AVE	MACIAS MARY L
69	742	BIZERTE AVE	NIELSEN PAUL E
70	756	BIZERTE AVE	DAMERAU TRAVIS & LESLIE
71	706	S MANUS DR	CROW MITCHELL L &
72	607	BIZERTE AVE	TRIPP CAREY JR
73	615	BIZERTE AVE	WILLIAMS JANICE L
74	621	BIZERTE AVE	SULLIVAN DAVID LAVERNE
75	629	BIZERTE AVE	SALA RONALD G
76	635	BIZERTE AVE	MARTINEZ MARIA N
77	641	BIZERTE AVE	JEFFERS GROMER JR
78	647	BIZERTE AVE	Taxpayer at
79	653	BIZERTE AVE	HARLESS STEVEN
80	659	BIZERTE AVE	SHIBATA JUNJI
81	665	BIZERTE AVE	Taxpayer at
82	705	BIZERTE AVE	ALFARO CARLOS A
83	711	BIZERTE AVE	WILLIAMS WILLIE
84	717	BIZERTE AVE	ALLBRIGHT GUY KEITH
85	723	BIZERTE AVE	TORRESHAZLEY VERONICA
86	729	BIZERTE AVE	WILLIAMS BRIDGETTE
87	737	BIZERTE AVE	PRADO JOSE &
88	743	BIZERTE AVE	MARTIN KIMBERLY KAY

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	749 BIZERTE AVE	ROSALES BAYRON ROIL GONZALEZ &
	90	757 BIZERTE AVE	VILLALPANDO MARIO
	91	766 S MANUS DR	STOUT ALLYSA NOEL &
	92	762 S MANUS DR	KOSAROW ALEX
	93	756 S MANUS DR	MARTINEZ JONATHAN EDWIN
	94	750 S MANUS DR	PEACOCK KIMBERLY A &
	95	744 S MANUS DR	JENKINS MARY ANGELA
	96	736 S MANUS DR	WHEELER MICHELLE
	97	714 S MANUS DR	DAVIS BRIAN E
	98	638 S MANUS DR	INGRAM MARY B
	99	630 S MANUS DR	LIBBY LARRY &
	100	622 S MANUS DR	SULLIVAN JOSEPH M JR &
	101	610 S MANUS DR	SESSIONS DOUGLAS BERNARD & JACQUELYN D
	102	529 HEYSER DR	BURNS FAMILY REV TRUST
O	103	521 HEYSER DR	ROSS KEITH
O	104	519 HEYSER DR	DRY GROUND RENTALS LLC
	105	515 HEYSER DR	RIVERA HUGO & ROSARIO
	106	505 HEYSER DR	REIL MICHAEL C & ALETHA J
	107	1817 PRATT ST	GOODING TONJA RENA
	108	1807 PRATT ST	PERALTA JAIME & MARIBEL
	109	540 BIZERTE AVE	ARNEY JOHN H
	110	548 BIZERTE AVE	TELSCHOW ROBERT D &
	111	552 BIZERTE AVE	JONES CHARLES A &
	112	2326 S TYLER ST	GONZALEZ FRANCISCO &
	113	2322 S TYLER ST	ORTEGA SANTIAGO JR &
	114	2318 S TYLER ST	GREATER NEW HOPE MISSIONARY BAPTIST
	115	2310 S TYLER ST	HERNANDEZ RAFAEL
	116	2306 S TYLER ST	ALNA 2 HOLDINGS LLC
	117	2302 S TYLER ST	GARCIA CESAR GARCIA
	118	2226 S TYLER ST	IBARRA JUAN MARTINEZ &
	119	2222 S TYLER ST	WASHKO MICHAEL JR

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2218 S TYLER ST	PACHECO CELIA
	121	2214 S TYLER ST	RODRIGUEZ EDUARDO &
	122	2210 S TYLER ST	GRACIANO ISIDRO
	123	2206 S TYLER ST	GUTIERREZ DANIEL & MARIA
	124	2202 S TYLER ST	GUTIERREZ DANIEL &
	125	2327 S VERNON AVE	Taxpayer at
	126	2319 S VERNON AVE	Taxpayer at
	127	2315 S VERNON AVE	OSBORN CHARLES A JR
	128	2211 S VERNON AVE	2211 ELMWOOD LLC
	129	2205 S VERNON AVE	BORUNDAGARAY ROSANA
	130	2201 S VERNON AVE	SOLIS ALFONSO JR
	131	811 W ILLINOIS AVE	KEDRIC & PATRICIA COUCH
	132	2523 S VERNON AVE	FTR GROUP LLC
	133	2509 S VERNON AVE	FLORES MARIA ROSARIS RODRIGUEZ EST OF
	134	2507 S VERNON AVE	CARDENAS MARIO &
	135	2503 S VERNON AVE	WYRICK BILLIE JO TR
	136	2427 S VERNON AVE	Taxpayer at
	137	2423 S VERNON AVE	Taxpayer at
	138	2417 S VERNON AVE	Taxpayer at
	139	2413 S VERNON AVE	Taxpayer at
	140	2411 S VERNON AVE	OCREKLAW I LLC
	141	2405 S VERNON AVE	Taxpayer at
	142	2342 WYNNEWOOD DR	LOPEZ ROSANNA
	143	2334 WYNNEWOOD DR	NUNEZ ENEDINA
	144	2330 WYNNEWOOD DR	VICTORY HOUSING VESTERS LLC
	145	2322 WYNNEWOOD DR	Taxpayer at
	146	2318 WYNNEWOOD DR	CORONEL TINA M &
	147	2310 WYNNEWOOD DR	ANDRADE LUIS
	148	2306 WYNNEWOOD DR	ANDRADE LUIS E
	149	722 W ILLINOIS AVE	RODRIGUEZ MA DE JESUS POPOCA ORTIZ
O	150	714 W ILLINOIS AVE	CORKY PPTIES LTD

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2311	SALERNO DR	MARQUEZ LUZ
152	2319	SALERNO DR	SIMS ERIC
153	2323	SALERNO DR	MIRELES M ANA
154	2327	SALERNO DR	ILLINOIS PROPERTY LLC
155	2405	SALERNO DR	CARBAJAL ALEXIS A
156	2411	SALERNO DR	COX KEVIN & DAHLIA
157	2417	SALERNO DR	Taxpayer at
158	2423	SALERNO DR	LOPEZ ROGELIO & MARICELA
159	2410	SALERNO DR	BENITEZ JOSE RUDIS FLORES &
160	2404	SALERNO DR	GARCIA ELSON
161	2332	SALERNO DR	MCCLENDON GUSSIE M
162	2326	SALERNO DR	GONZALEZ ISAMAR &
163	2322	SALERNO DR	ESCALANTE RAUL & JOSEFINA
164	2316	SALERNO DR	GONZALEZ ROGELIO
165	2311	NICHOLSON DR	WSP WYNNEWOOD LLC &
166	2329	NICHOLSON DR	HHH SINGLE FAMILY PORTFOLIO
167	2405	NICHOLSON DR	LIRA LIBRADO G & EMMA
168	2411	NICHOLSON DR	RODRIGUEZ ROSENDO D & MARIA E
169	2415	NICHOLSON DR	ARVIZU FERMIN
170	2421	NICHOLSON DR	MORENO JUAN CARLOS SEGOVIA &
171	2410	NICHOLSON DR	PETERS VONCEIA IGLEHART
172	2404	NICHOLSON DR	DE LEON OLIVIA D &
173	2330	NICHOLSON DR	GARCIA MA DELOS ANGELES
174	2326	NICHOLSON DR	ROBERTS ROTONDA
175	2320	NICHOLSON DR	MARQUEZ JOSE
176	2405	GARAPAN DR	HERRERA JOSE DAVID
177	2411	GARAPAN DR	BOZA LLC
178	2415	GARAPAN DR	BANDA ESTEVE
179	2421	GARAPAN DR	CARRILLOSERRANO LUIS &
180	2410	GARAPAN DR	RAMIREZ ORQUIDEA
181	2404	GARAPAN DR	Taxpayer at

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2328	GARAPAN DR	CORTEZ RUDY SR
183	2405	ANZIO DR	KHAN AMIR H
184	2411	ANZIO DR	FERNANDEZ ANITA
185	2410	ANZIO DR	IRABOR DAMIAN
186	2535	S VERNON AVE	RATLIFF KENNETH
187	2539	S VERNON AVE	ZAPATA BENITA
188	2242	S ZANG BLVD	SEJ ASSET MGMT & INV CO
189	438	W ILLINOIS AVE	CS LOAN POOL VII LLC
190	2510	S VERNON AVE	UPLIFT EDUCATION
191	2000	S LLEWELLYN AVE	BRIXMOR HOLDINGS 12 SPE LLC
192	2200	S ZANG BLVD	FRAMEHOUSE OUTREACH FOUNDATION
193	2122	S VERNON AVE	MONTIEL ALEJANDRO &
194	2511	S VERNON AVE	VASQUEZ ANGEL



Agenda Information Sheet

File #: 24-1160
PH2.

Item #:

STRATEGIC PRIORITY: Housing & Homelessness Solutions
AGENDA DATE: April 24, 2024
COUNCIL DISTRICT(S): All
DEPARTMENT: Department of Housing & Neighborhood Revitalization
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments on the proposed City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan; and, at the close of the public hearing, approval of the City of Dallas FY 2023-24 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City

BACKGROUND

On January 28, 2004, the City Council designated the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under the Urban Land Bank Demonstration Act ("Act"), codified in Texas Local Government Code, Chapter 379C, as amended and authorized the Articles of Amendment to the Articles of Incorporation and Bylaws of the DHADC and the adoption of the Urban Land Bank Demonstration Program Plan by Resolution No. 04-0458.

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 the public purpose of affordable housing development or other purposes outlined in the Act.

The governing body of a municipality that adopts an urban land bank demonstration program must adopt a plan annually. The plan must include the following:

1. a description of the City of Dallas Urban Land Bank Demonstration Program;
2. a list of community housing development organizations eligible to participate in the right of first refusal provided by Texas Local Government Code Section 379C.011;
3. a list of the parcels of real property that may become eligible for sale to the land bank during the upcoming year;

4. the municipality's plan for affordable housing development on those parcels of real property;
5. the sources and amounts of funding anticipated to be 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 (the "City") proposes to present, adopt, and implement a FY 2023-24 Urban Land Bank Demonstration Program Plan ("Plan"). Before adopting the FY 2023-24 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City 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 Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Department of Housing & Neighborhood Revitalization no later than November 1, 2024.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 28, 2004, the City Council authorized the Articles of Amendment to the Articles of Incorporation and Bylaws of the Dallas Housing Acquisition and the adoption of the Urban Land Bank Demonstration Program Plan by Resolution No. 04-0458.

[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on January 22, 2024.](#)

FISCAL INFORMATION

No cost consideration to the City.

April 24, 2024

WHEREAS, the City has an interest in preserving and increasing the tax base and creating affordable housing for low-income households to provide necessary decent, safe, and sanitary housing for such households; and

WHEREAS, on January 28, 2004, the City Council authorized the: (1) City of Dallas Urban Land Bank Demonstration Program and Program Statement; (2) Dallas Housing Acquisition and Development Corporation (DHADC) to (a) amend its Articles of Incorporation and Bylaws to allow DHADC to administer the City of Dallas Urban Land Bank Demonstration Program and (b) change the makeup of its Board of Directors; (3) adoption of the Urban Land Bank Demonstration Program Plan; and (4) an Interlocal Cooperation Contract between the City of Dallas, Dallas County, Dallas Independent School District, Dallas County Hospital District, Dallas County School Equalization Fund, Dallas County Education District and Dallas County Community College District for the Urban Land Bank Demonstration Program by Resolution No. 04-0458; and

WHEREAS, the City Council desires to operate an Urban Land Bank Demonstration Program during FY 2023-24, beginning October 1, 2023; and

WHEREAS, the Urban Land Bank Demonstration Act (Act) requires that a municipality that has adopted an Urban Land Bank Demonstration Program hold a public hearing and adopt an Urban Land Bank Demonstration Program Plan annually; and

WHEREAS, a public hearing was held on this day, to receive public comment on the proposed FY 2023-24 Urban Land Bank Demonstration Program Plan, satisfying the requirements set forth in the Act.

Now, Therefore,

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

SECTION 1. That the FY 2023-24 Urban Land Bank Demonstration Program Plan attached as "Exhibit A" is hereby 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.

Urban Land Bank Demonstration Program Plan Fiscal Year 2023-2024



City of Dallas

**Department of Housing and Neighborhood Revitalization
1500 Marilla Street
Room 6CN
Dallas, Texas 75201**

November 30, 2023

OVERVIEW

The Urban Land Bank Demonstration Act (“Act”), codified in Texas Local Government Code Chapter 379C, as amended (“Code”), 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 the public purpose of affordable housing development or other purposes outlined in the Act.

The governing body of a municipality that adopts an urban land bank demonstration program must adopt a plan annually. The plan must include the following:

1. a list of community housing development organizations eligible to participate in the right of first refusal provided by Texas Local Government Code Section 379C.011;
2. a list of the parcels of real property that may become eligible for sale to the land bank during the upcoming year;
3. the municipality’s plan for affordable housing development on those parcels of real property; and
4. the sources and amounts of funding anticipated to be 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 (the “City”) proposes to present, adopt, and implement a FY 2023-24 Urban Land Bank Demonstration Program Plan (“Plan”). Before adopting the FY 2023-24 Plan, the City will hold a public hearing on the proposed Plan. The City will provide notice of the hearing to all City-certified Community Housing Development Organizations (“CHDO”) and to neighborhood associations identified by the City as serving the neighborhoods in which properties anticipated to be available for sale under the Plan are located. The City 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 Plan, the Plan will be implemented and the annual performance reports on the Plan will be available through the Housing and Neighborhood Revitalization Department no later than November 1, 2024.

The performance report for the FY 2022-23 Urban Land Bank Demonstration Program Plan will be available no later than November 1, 2023.

FY 2023-24 URBAN LAND BANK DEMONSTRATION PROGRAM PLAN

Eligible Parcels of Property

The primary objective of the Urban Land Bank Demonstration Program (“Program”) is to acquire unproductive, vacant, and developable parcels of real property for affordable housing or commercial development. The Dallas Housing Acquisition and Development Corporation (“DHADC”) is an instrumentality of the City and has been designated by the City to administer the Program and Plan on its behalf. The acquisition of these parcels will enable the DHADC to facilitate the development of new single-family homeownership units, multifamily rental units, and lease-purchase units on the parcels to house low-income households and, on appropriate parcels, allow commercial development that will complement the City’s affordable housing strategy. A secondary purpose of the DHADC is to acquire unproductive, vacant parcels of real property zoned for residential use that are not appropriate for residential development due to their size or the presence of factors that would make development of a single-family home prohibitively expensive but, if sold to an eligible adjacent property owner who agrees to maintain the property in accordance with terms set forth by the DHADC, would stabilize the neighborhood in which the parcel is located.

For a parcel to be eligible for sale to the DHADC:

1. the market value of the property as specified in the judgment of foreclosure must be less than the total amount due under the judgment, including all taxes, penalties, and interest, plus the value of nontax liens held by a taxing unit and awarded by the judgment, court costs, and the cost of the sale;
2. the parcel of land must be not improved with a habitable building or buildings or an uninhabitable building or buildings that are occupied as a residence by an owner or tenant who is legally entitled to occupy the building or buildings; and
3. the parcel of land must have delinquent taxes on the property for a total of at least five years as reported by Dallas County.

A list of the eligible properties is attached as **Attachment C**. These properties may be available for sale to the DHADC beginning October 1, 2023. The DHADC anticipates that it will refer up to 25 properties per month for tax foreclosure. However, the annual number of referred parcels will not likely exceed 150 parcels due to funding constraints. Referring parcels on a monthly basis will help the DHADC implement a more strategic acquisition and disposition process and better monitor the parcel acquisition process.

The DHADC’s acquisition strategy for FY 2023-24 will prioritize:

1. acquiring eligible parcels zoned for residential use or suitable for residential use that are located in close geographic proximity to one another in order to reduce

development costs related to the creation of affordable housing units and to most effectively strengthen neighborhoods;

2. to the extent that eligible parcels are available, acquiring parcels zoned for residential use or suitable for residential use that are located within the Emerging Market and Stabilization Reinvestment Strategy Areas (“RSAs”) adopted by the Dallas City Council as part of the Comprehensive Housing Policy on May 9, 2018, via Resolution 18-0704; and restated in the Dallas Housing Policy 2033 adopted by Dallas City Council on April 12, 2023.
3. acquiring eligible parcels zoned for residential or commercial use that are located near existing or planned mixed-income housing developments, City-owned land, or City-supported economic development projects that, if developed with affordable housing units or a commercial use, would support the City’s affordable housing strategy.

City of Dallas Comprehensive Housing Plan for Affordable Housing Development

Background

On March 12, 2017, the Dallas City Council Housing Committee established three goals for the development of a comprehensive strategy for housing: 1) create and maintain available and affordable housing throughout Dallas, 2) promote greater fair housing choices, and 3) overcome patterns of segregation and concentrations of poverty through incentives and requirements.

In August 2017, the City of Dallas engaged The Reinvestment Fund to conduct a Market Value Analysis (“MVA”), an analytical tool used to assess the residential real estate market throughout the entire City to determine, with granular detail, where market strength, transition, and stress exists.

City Council adopted a Comprehensive Housing Policy (CHP) that set citywide production goals for homeownership and rental units for the next three years along with respective income bands that will be prioritized within the production goals and also set forth various programs, tools and strategies to be used to meet the production goals while also overcoming concentrations of poverty and racial segregation by Resolution No. 18-0704 on May 9, 2018.

On April 12, 2023, City Council adopted a Dallas Housing Policy 2033 to replace the CHP by Resolution No. 23-627, and the Dallas Housing Resource Catalog to include the approved programs from the CHP by Resolution No. 23-628. The Department of Housing and Neighborhood Revitalization continues operating its programs, previously authorized and adopted under the CHP, now as restated in the Dallas Housing Resource Catalog.

How the Goals of the Urban Land Bank Demonstration Program Align with the Comprehensive Housing Policy

Dallas Housing Policy 2033 has seven pillars of housing equity that weave together the strategies guiding implementation, leverage internal and external partnerships, and revitalize neighborhoods through housing development that meets the needs of all Dallas residents. While there are interconnections between the seven pillars, each pillar has its own distinct aim that defines how it will contribute to increasing housing equity and affordability. The seven pillars will ensure the grounding of all collaboration and program management in:

- Directing housing and neighborhood revitalization resources administered by the City
- Addressing disparities that negatively impact historically disadvantaged communities
- Provide affordable mixed-income housing initiatives across the City

The Urban Land Bank Demonstration Program aims to support pillar 2 Citywide Production. The strategy overview for Citywide Production is to increase the number of dedicated affordable housing units and market-rate units affordable to a broad mix of incomes levels by adapting existing tools and developing new tools. It also requires a comprehensive approach to reducing barriers that hamper the efforts of both nonprofit and for-profit developers. To build credibility with community stakeholders and leverage private investments for housing developments the City will collaborate with:

- The development community, including both private and nonprofit developers
- Philanthropic entities
- Advocacy groups
- Neighborhood residents
- Other City departments

To increase City-wide production, the City will:

- Maximize housing choice by investing in the development of a range of housing types
- Ensure that affordable housing production does not concentrate dedicated affordable units
- Invest in cultivating the capacity of affordable housing nonprofit and small for-profit developers
- Support all affordable housing projects that include infill and master-planned developments

Sale of Property to a Qualified Participating Developer

Pursuant to the Code, only “qualified participating developers” (“Qualified Participating Developers”) may participate in the Program and purchase parcels from the DHADC,

subject only to statutory exceptions related to sale of parcels for commercial development and to eligible adjacent property owners. In order to be designated as a Qualified Participating Developer under Section 379C.005 of the Code, 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 municipality for the land bank property; and (3) meet any other requirements adopted by the municipality in the urban land bank demonstration plan. The City requires that the Qualified Participating Developer be able to develop the acquired properties within a three-year period. The DHADC will publish an application and update such application from time to time that will provide guidance to Qualified Participating Developers regarding the City's & DHADC's priorities and its criteria for evaluating development proposals.

Sale of Property by DHADC

On **Date**, by **Resolution No.** _____, subject to Contingencies (defined below), Dallas City Council 1) approved the listed vacant lots on **Attachment C** of this Plan ("Vacant Lot(s)" that may become available for sale by DHADC to the developers listed on **Attachment D** of this Plan ("Developer(s)") along with the terms of the developments as further described on **Attachment C** ("Development Plan(s)") of this Plan; 2) authorized the DHADC to execute all documents, including but not limited to sales contract, deed of trust, and deed restrictions necessary to effectuate the sale of the Vacant Lot(s) owned by DHADC to Developer(s) pursuant to the Development Plan(s), approved as to form by the Dallas City Attorney; and 3) authorized the Dallas City Manager to release any non-tax City liens that were filed on the Vacant Lot(s) prior to the Sheriff's deeds transferring the Vacant Lot(s) to the DHADC, approved as to form by the Dallas City Attorney.

Before the sale of the Vacant Lot(s) to Developer(s) may occur, the following requirements (collectively "Contingencies") must be met: (A) the Dallas City Manager or his/her designee must find that the Developer(s) are qualified to participate in the Program under Section 379C.005 of the Act; and (B) the DHADC Board of Directors must approve the sale and development of the Vacant Lot(s) proposed to be sold to Developer(s) pursuant to the Development Plan(s) as further described in Attachment E.

Right of First Refusal to Qualified Organizations

An organization that meets the definition of a Community Housing Development Organization, under 24 CFR 92.2 and is certified by the City as such may be a "qualified organization" ("Qualified Organization") under Section 379C.011 of the Code. Only Qualified Organizations may engage in the "right of first refusal" for the Program.

A list of the CHDOs, who may exercise the "right of first refusal" is attached as **Attachment A**. Attachment A may be amended from time to time as organizations obtain or lose certification. In order to exercise the "right of first refusal" the CHDO must also:

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 DHADC is offering for sale,
2. Have 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 DHADC and within the organization's designated geographical boundaries of operation, and
3. Have built or rehabilitated housing units (within the preceding two-year period) within a one-half mile radius of the offered parcel.

Pursuant to Section 379C.011 of the Code:

1. The DHADC will provide written notice to Qualified Organizations each time it acquires a parcel. The DHADC will list the date of conveyance of the parcel to the DHADC, notify the Qualified Organization that it may exercise its "right of first refusal" within six (6) months from the date of the deed of conveyance of the property to the DHADC, and will request that the Qualified Organization respond to the notice within thirty (30) days of receipt stating whether it intends or declines to exercise its right of first refusal;
2. During this six-month period, the DHADC will not sell the property to a Qualified Participating Developer other than a Qualified Organization unless all Qualified Organizations eligible to exercise the right of first refusal for the parcel notify the DHADC that they are declining to exercise their right of first refusal;
3. After the period for the right of first refusal expires, the DHADC may sell the parcel to any other Qualified Participating Developer at the same price that the DHADC offered the property to the Qualified Organization;
4. At the discretion of the DHADC and consistent with the City approved development plan, the subject parcel may be held for up to twelve (12) additional months by the DHADC once an offer has been received and accepted from a Qualified Organization or Qualified Participating Developer; and
5. If more than one Qualified Organization expresses an interest in exercising its right of first refusal, the Qualified Organization that has designated the most geographically compact area encompassing a portion of the property shall be given priority.

The DHADC will not give a right of first refusal for the purchase of any parcel that reverted to the DHADC pursuant to the Code. Additionally, the right of first refusal applies only to

properties acquired under the Code for the Program. There is no right of first refusal for properties acquired by the DHADC via other programs or acquisition strategies.

Sale of Land Bank Property to an Eligible Adjacent Property Owner

Notwithstanding any other right of first refusal granted under the Code, if the DHADC determines that a property acquired by the DHADC is not appropriate for residential development, the DHADC first shall offer the property for sale to an eligible adjacent property owner for the lower of either (1) the fair market value of the property as determined by the appraisal district in which the property is located or (2) the sales price recorded in the annual plan. For FY 2023-24, if the DHADC determines that a property owned by the DHADC is not appropriate for residential development, the DHADC may sell the property to an eligible adjacent property owner for whichever value is lower; 1) the fair market value for the property as determined by the appraisal district in which the property is located; or 2) \$1,000.00, provided that the eligible adjacent property owner: (1) owns a parcel of real property located immediately adjacent to the parcel owned by the DHADC, (2) maintains a valid homestead exemption on the parcel located immediately adjacent to the parcel owned by the DHADC, (3) does not owe any delinquent property taxes on any land located within the City of Dallas and is not indebted to the City or is delinquent in any payment owed to the City under a contract or other legal obligation, (4) has not been issued a notice of violation or citation for a violation of a health and safety ordinance within the past three years and (5) agrees to maintain the parcel in compliance with all federal, state and local laws and regulations for a period of three years subject to a right of reverter.

An adjacent property owner that purchases a parcel of real 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 DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

Sale of Property for Commercial Use

The DHADC may also acquire and sell parcels of land intended for commercial use to any developer, regardless of whether the developer is considered a Qualified Participating Developer pursuant to the Code. In order to purchase a parcel intended for commercial use, a developer must: (1) have a development plan approved by the City for the property; and (2) demonstrate ability to develop, within a three-year period, the proposed property to be acquired. The DHADC will publish an application, and update such application from time to time, to evaluate whether a developer meets the foregoing criteria.

Sales Prices for Land Bank Parcels

Except for parcels sold to eligible adjacent property owners, for FY 2023-24, properties will be initially offered at fair market value (“FMV”), as determined by a comparative market analysis. A discount will be available if project underwriting indicates that the discount is needed to ensure the viable sale to an income-qualified buyer.

Deed Restrictions and Right of Reverter for Land Bank Parcels

The DHADC will impose deed restrictions (also called “restrictive covenants”) on all parcels it sells.

1. *Properties to be developed for sale by Qualified Participating Developers:* the DHADC will impose deed restrictions to require the development and sale of the parcel to low-income households in accordance with the Code. Furthermore, once sold, the property must be occupied by a low-income household for a period of at least five (5) years. The Code requires that at least 25% of the properties must be deed restricted for sale to households with gross household incomes not greater than 60% AMI and that not more than 30% of the properties may be deed restricted for sale to households with gross household incomes greater than 80% AMI.
2. *Properties to be developed for rental housing by Qualified Participating Developers:* the DHADC will require the development and rental of the property to low-income households in accordance with the Code for a period of not less than fifteen (15) years. The Qualified Participating Developer will be required to: (a) lease 100% of the rental units to households with incomes not greater than 60% of AMI, based on gross household income, adjusted for family size for the Dallas Area Metropolitan Statistical Area as determined annually by HUD, (b) lease 40% percent of the total rental units to households earning no more than 50% of AMI, (c) lease 20% percent of the total rental units to households earning no more than 30% of AMI, (d) file an annual occupancy report with the City on a form provided by the City, and (e) impose deed restrictions that prohibit the exclusion of any individual or family from the development based solely on the participation of the individual or family in the housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S.C. Section 1437f), as amended.
3. *Properties to be developed for commercial purposes:* the DHADC will require that the parcel be developed and maintained in accordance with the development plan for a minimum of 15 years.
4. *Properties to be sold to eligible adjacent property owners:* the DHADC will require that the eligible adjacent property owner maintain the property in accordance with all federal, state and local regulations for three (3) consecutive years. Furthermore, the eligible adjacent property owner will be prohibited from leasing, selling, or transferring the parcel to another person before the third anniversary of

the date the adjacent property owner purchased the parcel from the DHADC, unless the DHADC adopts a policy permitting the transfer of the property to a family member of the eligible adjacent property owner or the transfer occurs as a result of the death of the eligible adjacent property owner.

All DHADC properties will be conveyed with a right of reverter so that if the Qualified Participating Developer (residential development) or developer (commercial development) does not apply for a construction permit within eighteen (18) months from recording the Deed without Warranty and close on any construction financing within the three-year period following the date of the conveyance of the property from the DHADC to the Qualified Participating Developer/developer, the property will revert to the DHADC for subsequent resale to another Qualified Participating Developer/developer or conveyance to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. All DHADC properties previously sold and expected to be sold to eligible Qualified Participating Developer/developers will provide a Deed of Trust which may be subordinated only to a private financial institution's superior lien against the property for the purpose of securing project financing.

Reversion of Unsold Land Bank Properties

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 DHADC to the taxing entities who were parties to the judgment for disposition as otherwise allowed under the law. A property may be transferred to the taxing entities before completion of the four-year period if the DHADC determines that the property is not appropriate for residential or commercial development. The DHADC may also sell property to a political subdivision or a nonprofit organization before completion of the four-year period in accordance with Sections 379C.0106 and 379C.009 of the Local Government Code.

Parcel Exchange and Parcel Swap

The DHADC may permit a Qualified Participating Developer or Developer (collectively "Developer") to exchange a property purchased from the DHADC with any other property owned by the Developer, if the Developer: (1) agrees to construct on the other property affordable housing for low-income households as provided in this Plan and state law, and (2) the other property is located in a planned development incorporating the property originally purchased from the DHADC or another location as approved by the DHADC. The DHADC shall adjust the deed restrictions for each of the properties exchanged by the Developer under this section in a manner consistent with the Code.

The DHADC may sell two adjacent properties that are owned by the DHADC 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.

The DHADC may also allow a Developer to swap a parcel previously purchased from the DHADC with a new parcel purchased from the DHADC if the DHADC determines, in its sole discretion, that: (1) the Developer timely made the request, and (2) the cost to develop affordable housing or a commercial use on the previously purchased parcel is prohibitively expensive. In such instances, the Developer must submit a proposal for the new parcel in accordance with the application process.

Design Guidelines

The DHADC strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. When required, developers will be required to demonstrate that the neighborhood association near the land to be developed has been consulted on any and all design issues. Developers should obtain feedback from neighborhood residents and collaborate to ensure that designs are compatible with existing housing and development patterns.

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

CHDO	Geographic Boundary	Date Certified
Notre Dame Place 2920 Forest Lane, Suite 115 Dallas, Texas 75234 214.497.9269 jwd@orionrealty.com Joseph Dingman	City Wide	contact staff for certification date
Builders of Hope 2215 Canada Drive Dallas, Texas 75212 214.920.9850 jarmstrong@bohcdc.com James Armstrong	City Wide	contact staff for certification date
Brompton Community Development Corporation 3701 Kirby Drive, Ste. 860 Houston, Texas 77098 www.Bromptonchdc.org Eleanor Miles Fanning	City Wide	contact staff for certification date

ATTACHMENT B
Anticipated FY 2023-24 Sources and Amounts of Funding
for the Development of Affordable Housing

HOUSING DEVELOPMENT ASSISTANCE

Community Housing Development Organization Set-Aside Program (HOME)

FY 2023-24	\$1,216,076
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A CHDO is a private nonprofit, community-based service organization that has significant capacity and whose primary purpose is to develop affordable housing for the community it serves. Certified CHDOs receive special designation from the City of Dallas (City). The HOME Investment Partnership (HOME) Program definition of a CHDO is found at 24 CFR Part 92.2. HUD requires that 15% of the City's HOME allocation each year be made available to CHDOs for the development of affordable homebuyer or rental housing. The City provides various forms of financing as grants and loans, including construction subsidy, gap financing, predevelopment assistance and operating assistance. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

New Construction and Substantial Rehabilitation Program

FY 2023-24	\$3,777,307
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The Department of Housing and Neighborhood Revitalization (H&NR) provides various forms of funding to non-profit and for-profit developers. The primary purpose of H&NR's funding is to provide gap financing in the form of a repayable loan to support new developments or substantial rehabilitation of existing developments located within the City limits, with such funding prioritized in the Reinvestment Strategy Areas, as outlined in the City's Comprehensive Housing Policy and the Program Statement for the New Construction and Substantial Rehabilitation Program. Projects must assist the City in meeting the production goals set forth in the policy by proposing to serve households earning between 30%-120% of the Dallas Area Median Income (AMI) with the targeted income bands varying according to the market and development type.

For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

Dallas Housing Finance Corporation Multifamily Program

On April 25, 1984, the City Council approved creation of the DHFC, a public instrumentality and nonprofit corporation, and adopted the Articles of Incorporation. The purpose of the DHFC was to issue revenue bonds on behalf of the City for the purpose of providing funds to finance multifamily developments and mortgage loans for the purchase of single-family homes that serve low to moderate income households. On March 28, 1990, the DHFC bylaws were amended to expand the eligible loan area to citywide for the single-family mortgage program. In February 2007, the DHFC bylaws were amended to allow the DHFC to purchase, lease, hold title to, and take an ownership interest in a residential development subject to City Council approval.

Funding subject to availability. For more information, contact the Department of Housing and Neighborhood Revitalization at 214-670-5988.

ATTACHMENT C
List of Properties Eligible for Sale to the Land Bank in FY 2023-2024
(by Projected AMI Target)

AMI 60% and below			AMI 60% and below		
CD		Address	CD		Address
4	1	HUTCHINS RD	7	2236	ANDERSON ST
7	1	MOSSGLEN DR	5	2301	TUNE AVE
8	1	HIDDEN VALLEY DR	5	2402	JABEZ AVE
13	1	SARANASH CT	14	2415	WORTHINGTON ST
9	6	HEATH ST	7	2416	ST CLAIR DR
8	9	UNKNOWN ST	7	2420	ST CLAIR DR
8	22	NO NAME ST	4	2420	ARIZONA AVE
10	51	LAWLER RD	5	2422	CLEO AVE
10	54	WALNUT ST	7	2437	ST CLAIR DR
4	106	BONKIRK LN	7	2439	ST CLAIR DR
3	115	KINROSS LN	8	2445	PARKCLIFF DR
1	214	N FRANCES ST	5	2471	TUNE AVE
5	502	RAYENELL AVE	7	2511	DYSON ST
5	504	RAYENELL AVE	7	2526	ROMINE AVE
5	650	ELWAYNE AVE	9	2530	PEAVY RD
5	803	APACHE LN	7	2600	ELSIE FAYE HEGGINS ST
3	922	WOLF CREEK CIR	7	2602	EUGENE ST
3	1000	WILD BRICK DR	7	2623	SOUTHLAND ST
3	1001	S WALTON WALKER BLVD	4	2751	FORDHAM RD
14	1010	ALLEN ST	1	2833	BYWAY ST
4	1015	MILDRED ST	5	2843	DON ST
4	1048	E LEDBETTER DR	3	2900	MARIDEEN AVE
4	1109	COMPTON ST	4	2918	FORDHAM RD
4	1125	COMPTON ST	5	3018	MCNEIL ST
7	1205	S HASKELL AVE	14	3020	BRYAN ST
6	1288	N BAGLEY ST	7	3216	CLEVELAND ST
4	1402	STRICKLAND ST	6	3221	PUGET ST
7	1605	PINE ST	14	3300	BLACKBURN ST
7	1708	LENWAY ST	14	3700	MCMILLAN AVE
7	1710	LENWAY ST	7	3701	CARPENTER AVE
8	1906	AUTUMN MEADOW TRL	4	3915	SHINDOLL ST
4	1911	HARLANDALE AVE	8	3962	AVOCADO DR
6	2026	GALLAGHER ST	14	4106	NEWTON AVE
4	2106	EBBTIDE LN	7	4716	HUEY ST
7	2235	EUGENE ST	7	4729	STOKES ST

AMI 60% and below		
CD		Address
7	4935	ECHO AVE
7	5001	MARNE ST
14	5013	MILAM ST
3	5300	KEENLAND PKWY
2	5403	RIVERSIDE DR
2	5405	RIVERSIDE DR
2	5409	RIVERSIDE DR
2	5413	RIVERSIDE DR
2	5417	RIVERSIDE DR
11	6119	ALPHA RD
14	7125	SANTA FE AVE
13	7424	GREENVILLE AVE
7	7701	CARR ST
5	7900	C F HAWN FWY
13	7909	CARUTH CT
13	7916	CORNERSTONE PKWY
13	7918	CORNERSTONE PKWY
13	7920	CORNERSTONE PKWY
7	8200	MOBERLY LN
3	8234	MAX DR
7	8450	CARBONDALE ST
11	9011	EN CORE DR
7	9999	OLDE TOWNE ROWE
10	10010	BUCKINGHAM RD
13	10026	ONTARIO LN
10	10101	WHISPERING TRL
6	10241	HARRY HINES BLVD
5	10356	TAMWORTH DR
5	10700	RYLIE CREST DR
10	10924	AUDELIA RD
6	11327	REEDER RD
8	13122	C F HAWN FWY
10	13219	BRENTRIDGE DR
8	13328	LENOSA LN
8	13638	BIGGS ST

AMI 60% and below		
CD		Address
8	12330	C F HAWN FWY
11	12603	HILLCREST RD
8	13800	C F HAWN FWY
11	14130	REGENCY PL
8	15323	BUDEUDY DR
AMI 61-80%		
CD		Address
1	1	N VAN BUREN AVE
13	22	LAKESIDE PARK
4	111	W GROVER C WASHINGTON AVE
8	112	S BELTLINE RD
4	234	S CORINTH ST
5	322	N MASTERS DR
8	336	W LAWSON RD
4	402	S CORINTH ST
8	733	CLIFFVIEW DR
8	800	OSLO LN
4	816	STELLA AVE
1	820	N VAN BUREN AVE
3	1001	S WALTON WALKER BLVD
4	1115	COMPTON ST
4	1121	COMPTON ST
4	1123	COMPTON ST
4	1127	COMPTON ST
4	1204	S EWING AVE
4	1222	BLISS ST
4	1223	COMPTON ST
5	1227	HILLBURN DR
4	1305	BADEN ST
4	1526	WACO AVE
4	1531	MARFA AVE
5	1612	CONNER DR
4	1720	E 11TH ST
5	1746	OAK HILL CIR

CD		AMI 61-80% Address
7	1800	CHESTNUT ST
5	1813	PLEASANT DR
8	2010	JORDAN VALLEY RD
8	2207	WOODY RD
5	2317	MOONLIGHT AVE
5	2322	SUNBEAM AVE
5	2324	SUNBEAM AVE
5	2325	SUNBEAM AVE
5	2329	TUNE AVE
5	2400	FETCHET ST
5	2400	ELLINGTON ST
5	2400	CLEO AVE
5	2400	MOONLIGHT AVE
5	2400	FETCHET ST
5	2401	JOEL AVE
5	2401	CLEO AVE
5	2401	DUKE AVE
5	2402	TUNE AVE
5	2403	JOEL AVE
5	2404	FETCHET ST
5	2405	FETCHET ST
5	2406	JABEZ AVE
5	2407	JOEL AVE
5	2408	JOEL AVE
5	2408	JABEZ AVE
5	2409	MILLCENT AVE
5	2409	FETCHET ST
5	2409	DUKE AVE
5	2409	JOEL AVE
7	2411	ST CLAIR DR
5	2412	MOONLIGHT AVE
5	2413	FETCHET ST
5	2413	JOEL AVE
7	2413	ST CLAIR DR
5	2414	MOONLIGHT AVE

CD		AMI 61-80% Address
5	2414	JABEZ AVE
7	2414	ANDERSON ST
5	2416	FETCHET ST
5	2416	CLEO AVE
5	2417	FETCHET ST
5	2420	FETCHET ST
5	2420	MOONLIGHT AVE
5	2420	MILLCENT AVE
5	2420	JOEL AVE
5	2422	JOEL AVE
8	2423	OAK PLAZA
5	2424	JABEZ AVE
5	2425	FETCHET ST
5	2425	MILLCENT AVE
7	2425	ST CLAIR DR
5	2427	SUNBEAM AVE
5	2428	SUNBEAM AVE
5	2428	ELLINGTON ST
5	2429	MILLCENT AVE
5	2430	JOEL AVE
5	2431	ELLINGTON ST
5	2433	MILLCENT AVE
5	2436	JOEL AVE
5	2436	MILLCENT AVE
5	2438	DUKE AVE
5	2439	ELLINGTON ST
5	2440	FETCHET ST
5	2441	FETCHET ST
7	2515	SOUTHLAND ST
7	2515	GHENT ST
5	2516	SUNBEAM AVE
7	2534	SOUTHLAND ST
5	2544	TUNE AVE
5	2550	SUNBEAM AVE
7	2555	HOOPER ST

CD	AMI 61-80%	Address
5	2561	TUNE AVE
5	2565	TUNE AVE
5	2566	TUNE AVE
5	2568	TUNE AVE
5	2574	TUNE AVE
5	2600	PLEASANT MOUND RD
7	2618	TANNER ST
7	2622	LENWAY ST
7	2623	LAGOW ST
7	2633	MARTIN LUTHER KING JR BLVD
7	2711	HUNTER ST
8	2741	PALO ALTO DR
4	2756	E ANN ARBOR AVE
4	2803	MORRELL AVE
7	3400	ST FRANCIS AVE
4	3444	CONWAY ST
7	3510	FRANK ST
7	3519	MEYERS ST
7	3607	SIDNEY ST
4	3704	BONNIE VIEW RD
4	3708	OPAL AVE
7	3918	MARSHALL ST
7	3945	HANCOCK ST
13	4110	WALNUT MEADOW LN
13	4112	WALNUT GLEN PL
7	4159	TIMBERIDGE ST
13	4176	WALNUT MEADOW LN
7	4300	SCYENE RD
7	4343	BATEMAN AVE
7	4635	VERDUN AVE
2	4800	FAIRMOUNT ST
7	4910	BOTHAM JEAN BLVD
3	4929	DUNCANVILLE RD
7	5007	MARNE ST
7	5106	SLATER ST

CD	AMI 61-80%	Address
3	5226	W LEDBETTER DR
3	5230	W LEDBETTER DR
8	5261	BONNIE VIEW RD
7	5326	RAILROAD AVE
7	5330	RAILROAD AVE
7	5332	RAILROAD AVE
8	5352	PINE ROW
7	5411	PARKDALE DR
7	5424	RAILROAD AVE
6	5704	BERNAL DR
7	5808	CARLTON GARRETT ST
11	5900	CLUB HILL PL
5	6010	C F HAWN FWY
7	6232	HOLLIS AVE
5	6283	DENHAM CIR
6	6304	SINGLETON BLVD
7	6306	CARLTON GARRETT ST
5	6333	DENHAM CT
13	6453	STEFANI DR
11	6566	TURNER WAY
13	6827	W NORTHWEST HWY
8	7001	S LANCASTER RD
11	7100	ARAGLIN CT
5	7202	RED BUD DR
8	7530	S LANCASTER RD
8	7536	S LANCASTER RD
13	7700	KELVINGATE CT
7	7704	CARBONDALE ST
5	7800	SCYENE RD
13	7831	LAKESIDE PARK RD
7	7904	HULL AVE
5	8000	SCYENE RD
8	8010	S POLK ST
7	8400	ENDICOTT LN
5	8517	SAN MARINO AVE

		AMI 61-80%
CD		Address
8	8617	HONEYSUCKLE LN
13	8848	MCCRAW DR
13	9011	NO NAME ST
6	9800	HARWELL DR
13	9901	JOURDAN WAY
8	9999	VIDA LN
13	10000	ONTARIO LN
10	11000	SWITZER AVE
8	11526	C F HAWN FWY
9	11570	DRUMMOND DR
11	11800	FOREST LAKES LN
11	11801	FOREST LAKES LN
6	11900	FORD RD

		AMI 81-115%
CD		Address
7	1	PRAIRIE FLOWER TRL
8	150	CREEK COVE DR
4	229	LANDIS ST
5	425	CHEYENNE RD
5	559	PLEASANT VISTA DR
5	610	ELWAYNE AVE
5	707	BETHPAGE AVE
4	720	LASALLE DR
5	754	EZEKIAL AVE
4	921	WACO AVE
4	1000	FRONT ST
5	1019	HAYMARKET RD
8	1100	S BELTLINE RD
2	1262	SLEEPY HOLLOW DR
6	1300	LEVEE ST
8	1305	LEAFWOOD DR
5	1324	FRIENDSHIP DR
8	1325	STARK RD
4	1401	HENDRICKS AVE

		AMI 81-115%
CD		Address
4	1411	STRICKLAND ST
4	1415	E LOUISIANA AVE
1	1520	N CLINTON AVE
1	1521	N CLINTON AVE
8	1601	W WHEATLAND RD
1	1614	N WINNETKA AVE
7	1640	MARBURG ST
7	1702	J B JACKSON JR BLVD
7	1709	GARDEN DR
8	1911	EDD RD
9	1960	HIGHLAND RD
8	2158	BEN HUR ST
7	2225	DATHE ST
7	2226	GREER ST
8	2247	HANDLIN ST
7	2254	GARDEN DR
5	2307	MOONLIGHT AVE
7	2311	DYSON ST
7	2311	BETHURUM AVE
5	2320	SUNBEAM AVE
5	2322	MOONLIGHT AVE
6	2331	MANANA DR
5	2402	JOEL AVE
7	2428	ST CLAIR DR
5	2430	JABEZ AVE
7	2438	ST CLAIR DR
7	2530	ROMINE AVE
5	2627	KIRVEN DR
7	2640	SOUTHLAND ST
7	2701	SILKWOOD ST
5	2703	SANTA CRUZ DR
7	2710	ANDERSON ST
7	2726	BOTHAM JEAN BLVD
7	2731	MACON ST
4	2735	HUDSPETH AVE

CD		AMI 81-115% Address
7	2746	MAURINE F BAILEY WAY
4	2753	PROSPERITY AVE
4	2769	PROSPERITY AVE
7	2802	MARDER ST
7	2814	BRIGHAM LN
1	2815	BYWAY ST
7	2815	COLONIAL AVE
7	2820	HOLMES ST
7	2825	NAMUR ST
7	2837	OAKDALE ST
7	2845	FARRAGUT ST
7	2923	PARNELL ST
3	2934	MARIDEEN AVE
3	2938	MARIDEEN AVE
3	2940	S COCKRELL HILL RD
8	3002	STAG RD
7	3010	ROCHESTER ST
8	3035	SIMPSON STUART RD
3	3100	S WALTON WALKER BLVD
7	3212	LATIMER ST
4	3402	MARVIN D LOVE FWY
7	3500	OSAGE CIR
7	3512	CLEVELAND ST
7	3711	CARPENTER AVE
7	3719	PENELOPE ST
7	3807	SPENCE ST
7	3817	DIXON AVE
4	3914	BALCH DR
7	3915	DIAMOND AVE
7	4007	CANAL ST
7	4019	COLONIAL AVE
7	4135	WOODLARK ST
7	4301	SPRING AVE
7	4335	COPELAND AVE
3	4445	W LEDBETTER DR

CD		AMI 81-115% Address
7	4508	HAMILTON AVE
13	4650	WALNUT MEADOW LN
13	4654	WALNUT MEADOW LN
7	4714	DOLPHIN RD
7	4934	CROZIER ST
7	5027	ECHO AVE
3	5300	KEENLAND PKWY
5	5300	CLAYPOOL RD
4	5500	MARGARITA DR
3	5520	MC CAIN CT
3	5627	PALADIUM DR
5	5700	C F HAWN FWY
8	6130	J J LEMMON RD
3	6501	AMERICAN WAY
8	6516	SEBRING DR
8	7402	S COCKRELL HILL RD
8	7700	LOS ALAMITOS DR
13	7901	PARK LN
8	8002	S NASSAU CIR
3	8100	MAX DR
10	8302	FAIR OAKS CROSSING
11	8600	MIDPARK RD
5	8621	ODOM DR
8	8709	S HAMPTON RD
7	9205	BRUTON RD
8	9601	JULIUS SCHEPPS FWY
10	10701	PLANO RD
5	10898	STINSON ST
9	11323	WOODMEADOW PKWY
8	13557	SHORTLEAF DR
8	13943	INDIAN WELLS RD
11	15101	PRESTON RD

ATTACHMENT D
List of Potential Developers Eligible for the Purchase of Land Bank lots
in FY 2023-2024

1. Builders of Hope CDC
2. Confia Homes, LLC
3. Dallas Area Habitat for Humanity, Inc.
4. Marcer Construction Company, LLC
5. Hedgestone Investments, LLC
6. Black Island, LLC
7. Affluency Homes, LLC
8. CTE Homes, LLC
9. Beharry Homes, Inc.
10. Titan and Associates, Inc.
11. Oland Living, LLC
12. Masa Design Build, LLC
13. Texas Heavenly Homes, LTD
14. Covenant Homes Construction & Renovation, LLC
15. Andrews Development & Holdings, LLC
16. Fair Park Central, LLC
17. Muleshoe Properties, Inc.
18. Camden Homes, LLC
19. KH Solutions, Inc.
20. Citybuild CDC
21. SG Provision, LLC
22. BJT Homes, LLC
23. Sankofa Building Group, LLC
24. BC Workshop, Inc.
25. KAH Holdings, Inc.
26. Southfair CDC
27. Mill City NA
28. Texas Community Builders
29. Notre Dame Place, Inc.
30. Invest in South Dallas, LLC
31. The Golden Seeds Foundation
32. New Vision Properties and Land Inc.
33. AE Equity Group

ATTACHMENT E
Proposed Development Plan for Affordable Housing Developments
on Land Bank Properties in FY 2023-2024

AMFI Restrictions

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 81% and 115% of AMFI.

Development Guidelines

Units constructed should have access to public sewer, public water, public road and any other necessary utilities. Units constructed should be a minimum of 1200 square feet with a minimum of 2 bedrooms and 1 bath. Housing units constructed should meet certain physical standards intended to provide quality affordable housing that is durable and energy efficient. Construction must meet all local codes. Units must be equipped with the following Energy Star rated appliances: refrigerator, range/oven, dishwasher and garbage disposal.

Design Guidelines

The Land Bank Program strongly encourages the incorporation of defining features of a neighborhood into newly constructed infill houses. Those defining features of older inner-city neighborhoods may include: roof pitches, porches, materials and window types. Developers must comply with any standards established by an existing neighborhood conservation district and/or neighborhood plans. Additionally, all projects must advance the principles and policies contained in the City of Dallas Complete Streets Design Manual. Site plans and building designs should contribute towards safe and convenient pedestrian, bicycle, transit and automobile access to the extent possible within the project site and the adjacent public right of way frontage. Developers should obtain feedback from Planning and Urban Design, with assistance from the Land Bank Program Manager, to ensure that designs are compatible with existing housing and development patterns.

Development Timeframe

All purchasers of property from the Land Bank must apply for a construction permit within 18 months from recording the Deed without Warranty and close on any construction financing within three (3) years from recording the Deed without Warranty. Developer must complete the sale of a unit to an income eligible homebuyer within four (4) years from the filing date of the deed transferring the lot from DHADC to the eligible developer.



Agenda Information Sheet

File #: 24-910
PH3.

Item #:

STRATEGIC PRIORITY: Housing & Homelessness Solutions

AGENDA DATE: April 24, 2024

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Homeless Solutions

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

A public hearing to receive public comments on the adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME Investment Partnerships Program American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services from the U.S. Department of Housing and Urban Development, to reallocate funds from Tenant Based Rental Assistance to Supportive Services in an amount not to exceed \$2,468,564.00 and to Administration and Planning in an amount not to exceed \$31,436.00, for a total amount not to exceed \$2,500,000.00, to continue supportive services and administration for the expanded R.E.A.L. Time Re-Housing Program - Financing: No cost consideration to the City (This item was held under advisement on January 24, 2024 and February 28, 2024)

BACKGROUND

Following enactment of the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") in March 2020 and the Coronavirus Response and Relief Supplemental Appropriations Act in December 2020, President Joe Biden signed into law the American Rescue Plan Act of 2021 ("ARPA") on March 11, 2021. ARPA included \$1.9 trillion to provide additional federal resources for economic stimulus and recovery from the COVID-19 pandemic. Included in ARPA is \$5 billion in supplemental allocations under a new HOME Investment Partnerships Program American Rescue Plan Act Grant Funds for Homelessness Assistance and Supportive Services ("HOME ARPA"). By letter dated April 28, 2021, the U.S. Department of Housing and Urban Development (HUD) notified the City of Dallas of its HOME ARPA allocation in the amount of \$21,376,123.00.

On August 25, 2021, the City Council authorized Interlocal Agreements with Dallas Housing Authority ("DHA") in the amount of \$31,421,839.00, and agreements with Metro Dallas Homeless Alliance, now Housing Forward ("Housing Forward") in the amount of \$17,491,778.00, for the Dallas R.E.A.L. Time Rapid Rehousing ("DRTRR") Initiative to provide rapid rehousing assistance for individuals and families who are experiencing homelessness.

The DRTRR Initiative formed a regional partnership among the City of Dallas, Dallas County, DHA and other local housing authorities, and Housing Forward, with an initial goal to rapidly rehouse 2,700 individuals experiencing homelessness by the end of 2023. Funding for the DRTRR includes City of Dallas and Dallas County ARPA Coronavirus Local Fiscal Recovery Grant Funds, Emergency Solutions Grant CARES Act Grant Funds, HOME ARPA Grant Funds, and Emergency Housing Vouchers authorized under ARPA, as well as other private funding.

On October 27, 2021, the City Council authorized preliminary adoption of Substantial Amendment No. 2 to the FY 2021-22 Action Plan to accept HOME ARPA Grant Funds from HUD by Resolution No. 21-1751. On January 12, 2022, the City Council conducted a public hearing to receive comments on Substantial Amendment No. 2 to the FY 2021-22 Action Plan to HOME ARPA Grant Funds from HUD; and, at the end of the public hearing, authorized final adoption of Substantial Amendment No. 2 to the FY 2021-22 Action Plan by Resolution No. 22-0200.

In its annual State of Homelessness Address on April 13, 2023, Housing Forward laid out a plan to combine the DRTRR Initiative with other housing resources and re-brand it as the R.E.A.L. Time Rehousing ("RTR") Program, with an expanded goal to rapidly rehouse a cumulative 6,000 people experiencing homelessness by the end of 2025. On June 13, 2023, the City's Housing and Homelessness Committee was briefed on the expanded RTR Program.

Due to the extended timeline for the expanded RTR Program, case management and other supportive services must be provided to RTR participants over a longer period. Funds allocated for Tenant Based Rental Assistance under the original DRTRR Initiative were calculated conservatively, leaving unobligated funding that could be used later as needed. This conservative approach allowed for a surplus in the Tenant Based Rental Assistance category that now needs to be moved to the Supportive Services category, so that the RTR Program can serve more people with services and rental assistance. In addition, HUD data reporting requirements for HOME ARPA Grant Funds used for Tenant Based Rental Assistance are extensive, and additional administrative staff time is needed to comply with these requirements. For these reasons, it is necessary to reallocate HOME ARPA Grant Funds from Tenant Based Rental Assistance to Supportive Services and Administration and Planning. Other RTR funding sources remain available to pay rental assistance.

On December 13, 2023, the City Council authorized preliminary adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for the HOME ARPA Grant Funds, by Resolution No. 23-1657. At that time, Substantial Amendment No. 1 to the FY 2023-24 Action Plan proposed to reallocate HOME ARPA Grant Funds in the amount of \$5,148,311.00 from Tenant Based Rental Assistance to Supportive Services and Administration and Planning.

Substantial Amendment No. 1 to the FY 2023-24 Action Plan for HOME ARPA Grant Funds was open for public review and comment from December 20, 2023, to January 23, 2024. A summary of the proposed changes was published in the Dallas Morning News on or about January 7, 2024, to ensure comprehensive public engagement.

Following preliminary adoption, Office of Homeless Solutions ("OHS"), DHA, and Housing Forward jointly conducted additional analysis, forecasting, and careful calibration of the current rental market, and have determined a more efficient approach would be to reallocate HOME ARPA Grant Funds in the amount of \$2,500,000.00 at this time. If further changes are needed in the future, OHS would bring those forward at that time.

This reallocation will leverage existing funds to maximize the impact of the RTR Program, providing crucial support services and ensuring efficient program administration without imposing any financial burden on the City.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 25, 2021, the City Council authorized Interlocal Agreements with DHA and the City of Dallas for the DRTRR Initiative to provide rapid rehousing assistance for individuals and families who are experiencing homelessness by Resolution No. 21-1399.

On August 25, 2021, the City Council authorized agreements with Metro Dallas Homeless Alliance as a sole source for the DRTRR Initiative to provide rapid rehousing assistance for individuals and families who are experiencing homelessness by Resolution No. 21-1400.

On October 27, 2021, the City Council authorized preliminary adoption of Substantial Amendment No. 2 to the FY 2021-22 Action Plan to accept HOME ARPA Grant Funds from HUD by Resolution No. 21-1751.

On January 12, 2022, the City Council conducted a public hearing to receive comments on Substantial Amendment No. 2 to the FY 2021-22 Action Plan to HOME ARPA Grant Funds from HUD; and, at the end of the public hearing, authorized final adoption of Substantial Amendment No. 2 to the FY 2021-22 Action Plan by Resolution No. 22-0200.

The Housing and Homelessness Solutions Committee was briefed regarding an expanded RTR Program on June 13, 2023.

The Community Development Commission was briefed regarding Substantial Amendment No. 1 to the FY 2023-24 Action Plan to reallocate HOME ARPA Grant Funds on December 7, 2023.

The Citizen Homelessness Commission was briefed regarding Substantial Amendment No. 1 to the FY 2023-24 Action Plan to reallocate HOME ARPA Grant Funds on December 7, 2023.

On December 13, 2023, the City Council authorized preliminary adoption of Substantial Amendment No. 1 to the FY 2023-24 Action Plan for the HOME ARPA Grant Funds by Resolution No. 23-1657.

On January 4, 2024, the Community Development Commission approved Substantial Amendment No. 1 to the FY 2023-24 Action Plan for the HOME ARPA Grant Funds.

On January 24, 2024, this item was held under advisement, with the public hearing closed by Councilmember Jesse Moreno.

On February 28, 2024, this item was held under advisement, with the public hearing open by Councilmember Jesse Moreno.

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FISCAL INFORMATION

No cost consideration to the City.